



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

BEAVER CREEK ELECTORAL AREA 'E' HOUSING NEEDS REPORT

ALBERNI CLAYOQUOT REGIONAL DISTRICT (ACRD)

OCTOBER 2021



ACKNOWLEDGEMENTS

The Beaver Creek Electoral Area 'E' Housing Needs Report (HNR) was developed by a project team consisting of:

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- Staff from the Alberni-Clayoquot Regional District.

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LAND ACKNOWLEDGEMENT

The ACRD recognizes and appreciates that work to develop this Housing Needs Report was conducted in the Tseshaht First Nation and Hupacasath First Nation Territories.

This land acknowledgement intends to inform readers of the colonial history of Vancouver Island and reminds all of us that the lands and waters are a precious resource that hosts us and sustains our wellbeing.

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1. INTRODUCTION

A Housing Needs Report (HNR) is a tool for local governments to use to inform planning documents such as the Zoning Bylaw and Official Community Plan. The report is intended to describe the current housing situation, and to formulate a more complete picture of how the Alberni Valley's changing needs influence housing requirements. The HNR aims to help the Electoral Area residents and property owners, ACRD Board, and others better understand current and future housing needs and identify existing and projected gaps in the housing supply.

A HNR is developed through a Housing Needs Assessment, using the guidelines laid out by the provincial government and guiding legislation. Over 50 distinct kinds of data have been collected, including population (current and projected), housing stock details, household income, and economic sectors. The sections below are intended to summarize the data, analyze any trends, and discuss important findings. Comparisons to the Alberni Valley (not including the City of Port Alberni), ACRD, and the Province of British Columbia (BC) have been made throughout the document to provide context.

Refer to the supplementary Alberni Valley Housing Needs Report for a more detailed description of:

- HNR purpose and requirements.
- Process for HNR data collection and community engagement.
- How the Beaver Creek Electoral Area (EA) compares to the other EAs in the region in terms of housing needs and gaps.

1.1 COMMUNITY ENGAGEMENT OVERVIEW

Stakeholder and community input is important to gain a better understanding of the current and future housing situation, as well as fill gaps not captured by statistical data. To address these gaps, engagement opportunities were provided in late 2020 and into 2021 for the development of the Beaver Creek HNR through a public Alberni Valley housing needs survey, a public online community forum, a joint Advisory Planning Commission meeting with the four Alberni Valley Electoral Areas, and many one-on-one conversations through email, phone and other virtual methods. Community engagement predominantly took place virtually due to the COVID-19 pandemic.

Community engagement in 2020 was completed in collaboration with the City of Port Alberni as part of the development of the City of Port Alberni Housing Needs Assessment and Report. This combined engagement included an online survey targeted at City of Port Alberni and Alberni Valley Electoral Area residents and property owners, and a public online community forum. The survey was hosted on the City's Let's Connect website and promoted through social media and online platforms. A total of 668 responses were received, with 26% of respondents from the Alberni Valley EAs, and 75 individual respondents were from Beaver Creek. All engagement excerpts in this HNR come from responses to the community survey from community members who identified as residents of EA E. A full survey summary for EA E can be found in Appendix B. Key community engagement findings from all engagement methods were used to develop the recommendations in this HNR.

1.2 DATA LIMITATIONS

While best efforts have been made to ensure the data within this report are accurate, there are some limitations to consider. These include:

1. The data in the custom Statistics Canada spreadsheet varies slightly from the Community Profile for Beaver Creek because the custom data counts persons in private households, which is usually less than the total population. This means that it excludes those living in commercial, institutional, or communal dwellings (e.g., nursing homes, rooming houses, hotels, etc.). The difference between the total population and the population in private households in Beaver Creek in 2016 is 14 persons.
2. The projections contained in this report were developed using the population projection data from Statistics Canada, which is only provided for the ACRD. Projections for Beaver Creek were extrapolated from this data using the best practices available. This should represent a plausible scenario should population changes follow the patterns observed over the years. In addition, the projections data is based on the total population data (and not the population in private households).
3. The data from 2011 is considered less reliable due to the voluntary nature of the 2011 National Household Survey.
4. When applying statistical analysis to small population sizes, changes to a small segment of the population can have a large impact on percentages, averages, and mean values.
5. Statistics Canada suppresses the data where the value is less than 5 for privacy reasons. This means that zero values should be interpreted as a number between 0 and 5.
6. The most recent population and demographic Census data is from 2016. Although this Census was conducted five years prior to the publication of the HNR, it is the most reliable form of data available.

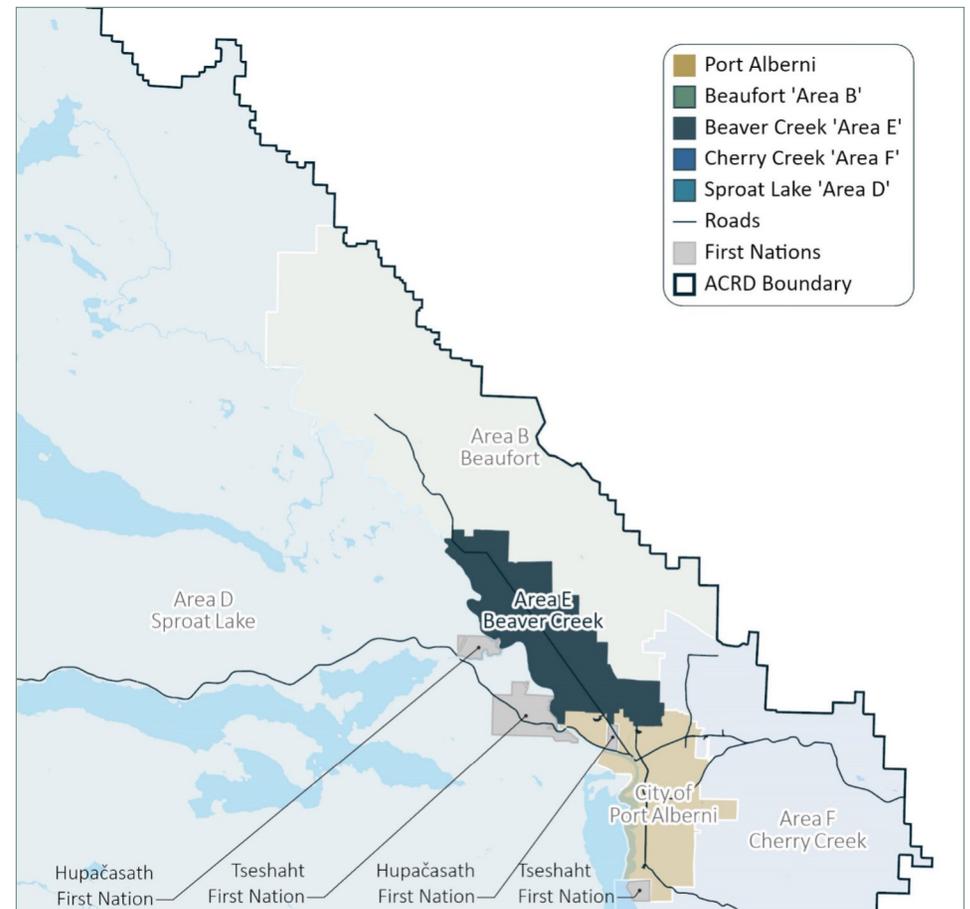


2. CURRENT CONDITIONS IN BEAVER CREEK

This section looks at the most recent demographic and economic profile of Electoral Area E (Beaver Creek), based on the 2016 Census. It also analyzes the current housing stock as well as current needs.

Beaver Creek Electoral Area is 23 km² and borders the northern edge of the City of Port Alberni. Beaver Creek is the smallest of the four Alberni Valley EAs and the most densely populated.

The Beaver Creek Water System provides community water service to approximately 1,030 lots, or 85% of all lots in the Beaver Creek EA. All of the lots within the EA are serviced by individual on-site sewage disposal systems.



2.1 DEMOGRAPHIC PROFILE

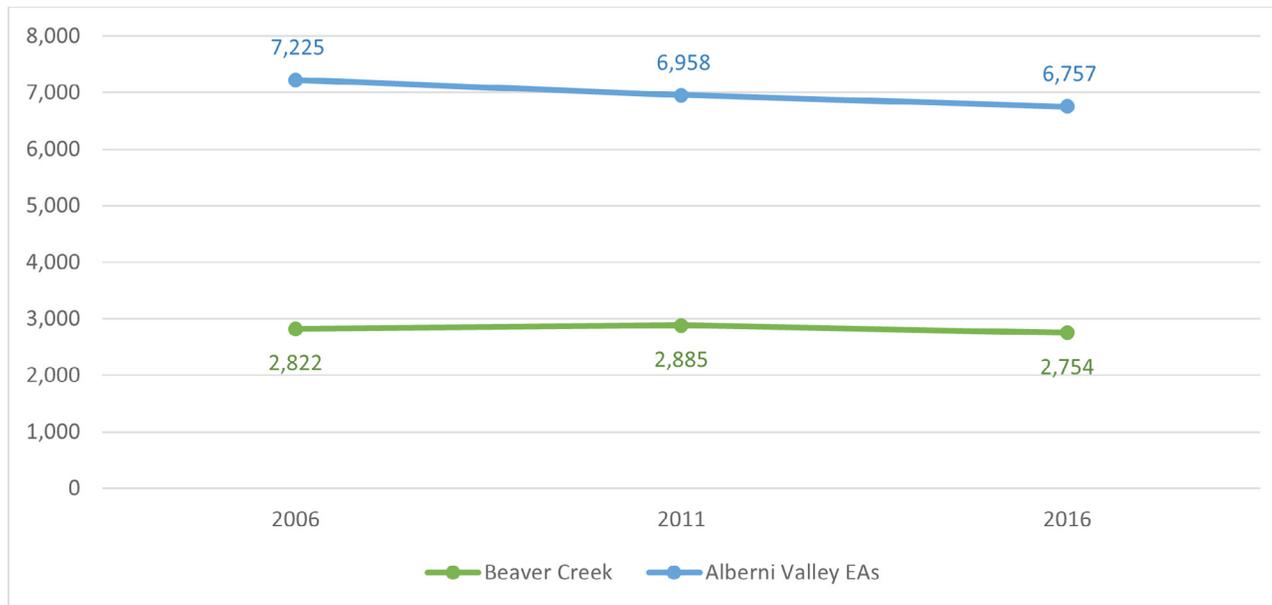
Subsection Summary

- The population of Beaver Creek decreased slightly between 2006 and 2016, as did the population of the Alberni Valley.
- Beaver Creek saw a decrease in average household size between 2011 and 2016.
 - » The decrease in average household size meant that the number of households increased while the population decreased.

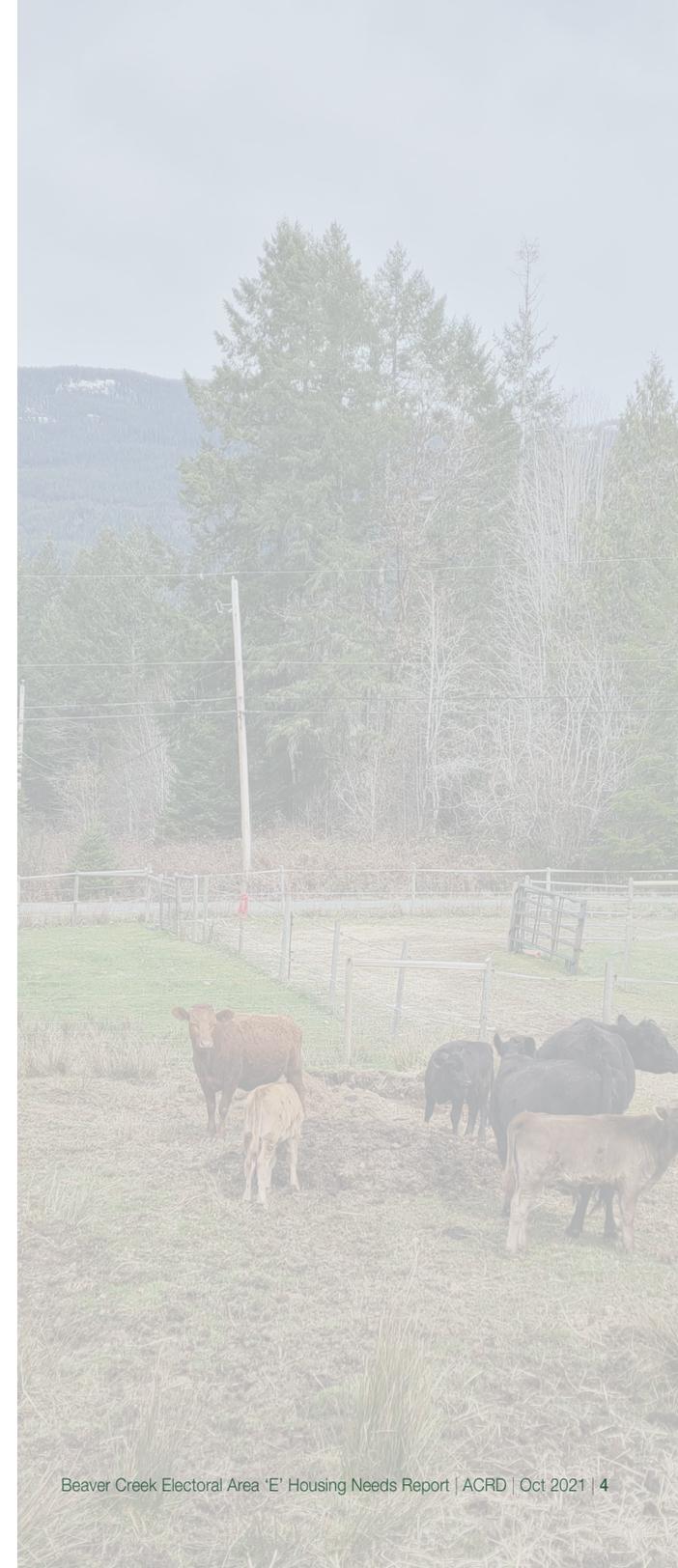
Population

As illustrated in Figure 1, the population of Beaver Creek was 2,754 in 2016, a decrease of 1.4% from 2006. The population of the Alberni Valley also slightly decreased during this time.

Figure 1: Beaver Creek and Alberni Valley Population, 2006-2016



Source: Statistics Canada, Census Profiles 2016, 2011, 2006



What might cause Beaver Creek survey respondents to move?

“Property is too much work as we age and too far out of town.”

“Nothing, we’re here because this is where we want to be.”

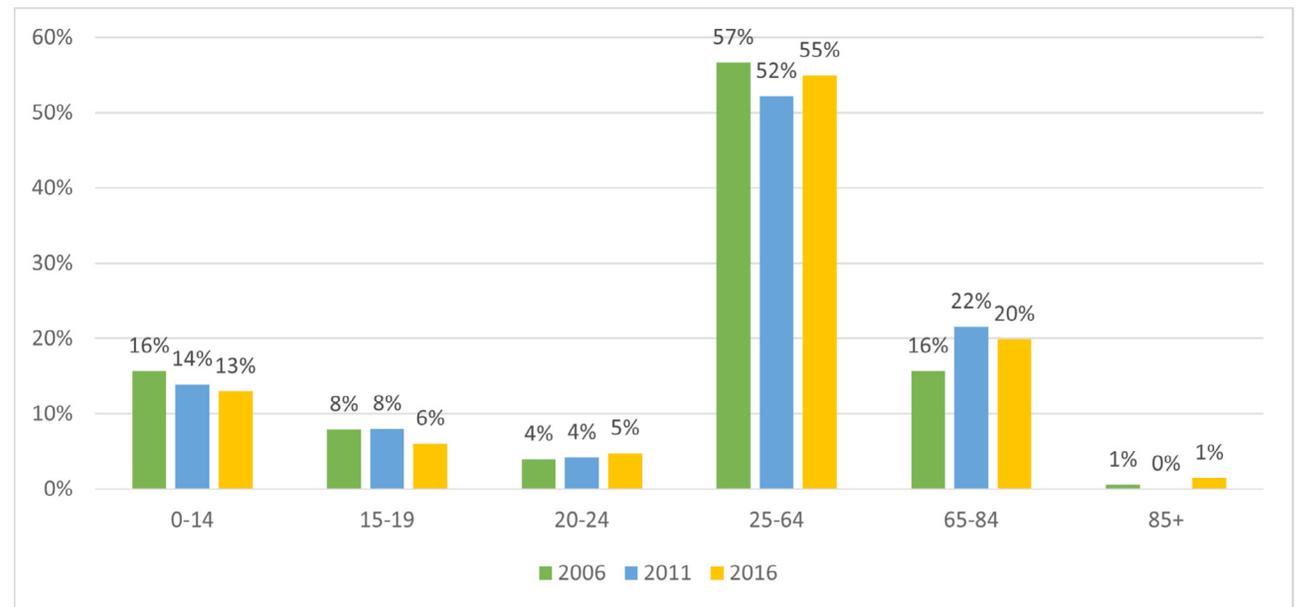
“Old age, not able to maintain the house.”

“Cost of living in a large home in the country without being able to supplement our income from rental space.”

Age

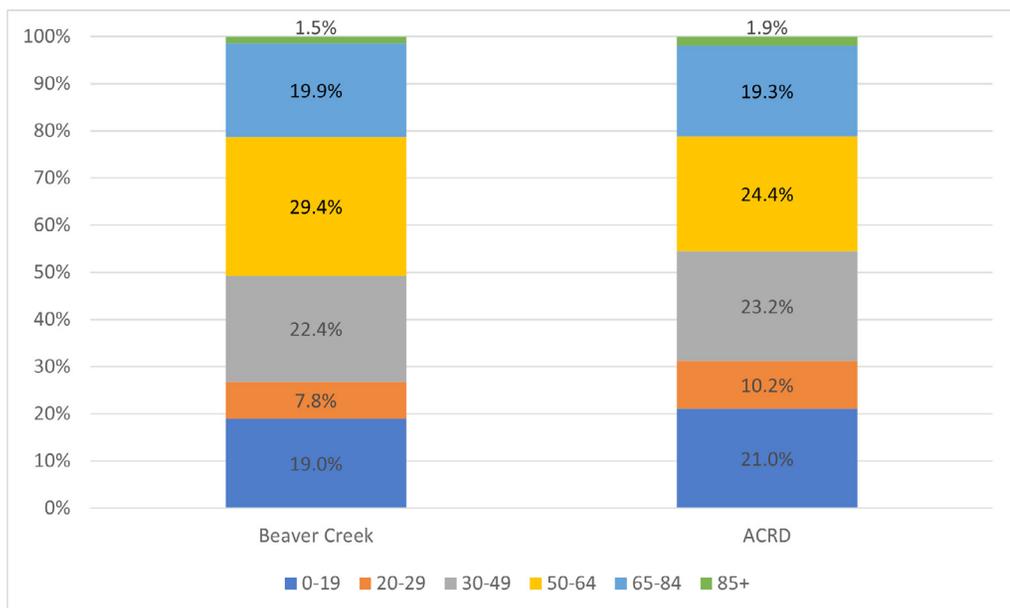
Different from the trend for the other Alberni Valley EAs, Beaver Creek saw a slight decrease in the percentage of seniors between 65 and 84 years between 2011 and 2016. Figure 2 shows how age groups have changed over the last 10 years, with a decreasing proportion of children and teens, while the percentage of adults under 65 increased slightly from 2011 to 2016. The number of people over 85 is low and likely due to the lack of assisted living and long-term care facilities, other services, as well as the rural and remote nature of some of the EA. The lack of services and other amenities in close proximity also presents challenges for those residents who plan to live independently in their home as they age or age in place. 76% of housing needs survey respondents from Beaver Creek indicated their current residence allows them to age in place, while only 10.7% stated their current residence doesn’t allow them to age in place.

Figure 2: Population by Age Group, Beaver Creek, 2006-2016



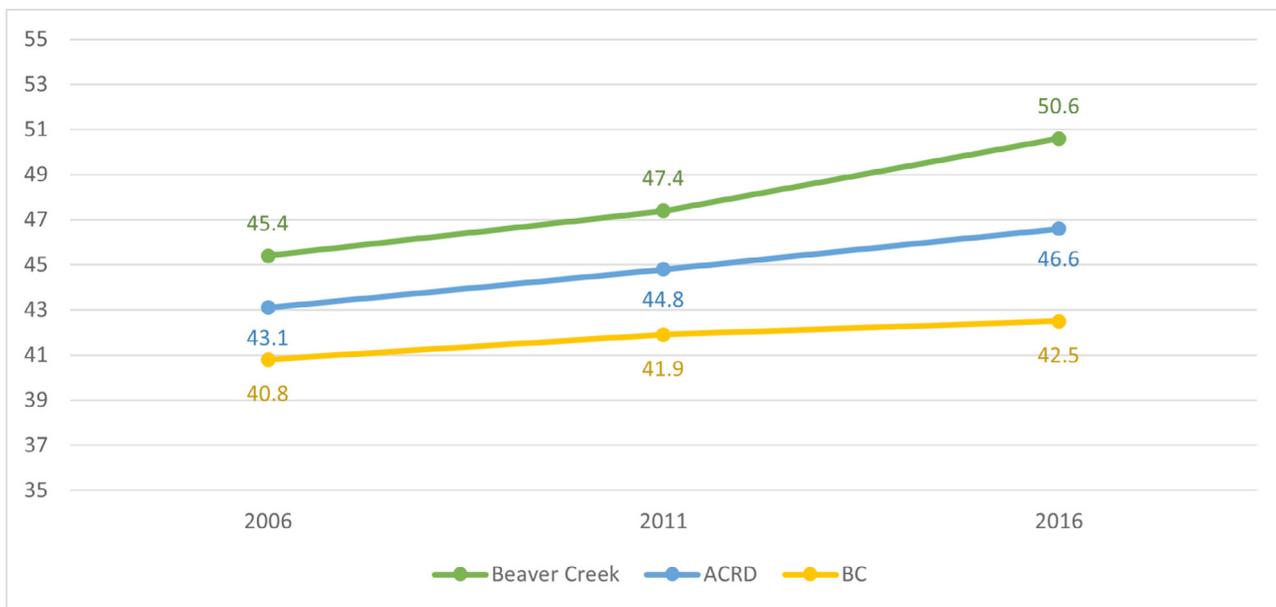
Source: Statistics Canada, Census Profiles 2016, 2011, 2006

Figure 3: Population by Age Group, Beaver Creek and ACRD, 2016



Source: Statistics Canada, Census Profile 2016

Figure 4: Median Age, Beaver Creek, ACRD, and BC, 2006-2016



Source: Statistics Canada, Census Profiles 2016, 2011, 2006

Half of Beaver Creek residents were over 50 in 2016, which is higher than the ACRD as a whole, as shown in Figure 3. Additionally, 30.7% of housing needs survey respondents from Beaver Creek were between 30 and 49 years, 36% between 50 and 64, and 25.3% between 65 and 84 years.

The higher percentage of people over 50 is also reflected in the median age of Beaver Creek residents, which was 50.6 in 2016, compared to 46.6 in the ACRD, and 42.5 for BC. The median age increased significantly between 2011 and 2016 from 47.4 to 50.6.

Mobility

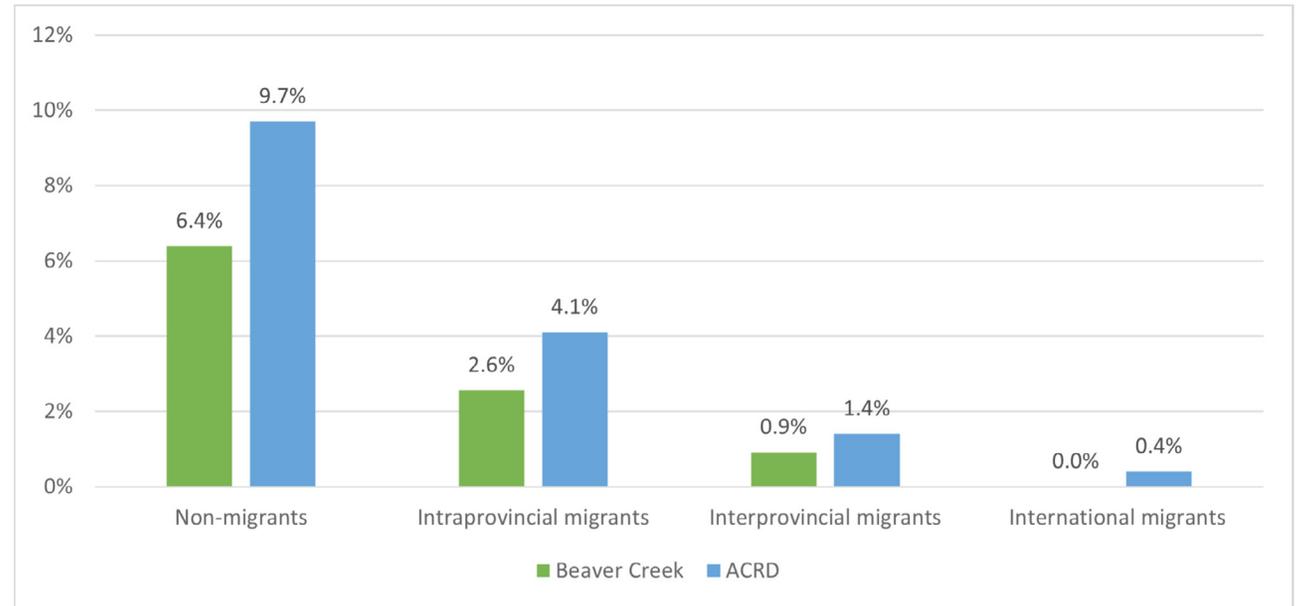
Statistics Canada tracks the movement of people in or within a community as “mobility” which is measured as part of the Census. Beaver Creek had low mobility between 2015 and 2016, with 89.1% of residents not moving at all. Figure 5 below shows where the remaining 10.1% of Beaver Creek residents moved from, compared to the ACRD.

Housing needs survey respondents from Beaver Creek indicated that 39.3% had lived in their home for more than 10 years, with 17.3% having lived in their homes for more than 30 years. Additionally, 45.3% of Beaver Creek survey respondents indicated that they plan to live in their current place of residence for more than 10 years, while 20% were unsure how much longer they would stay.

Households

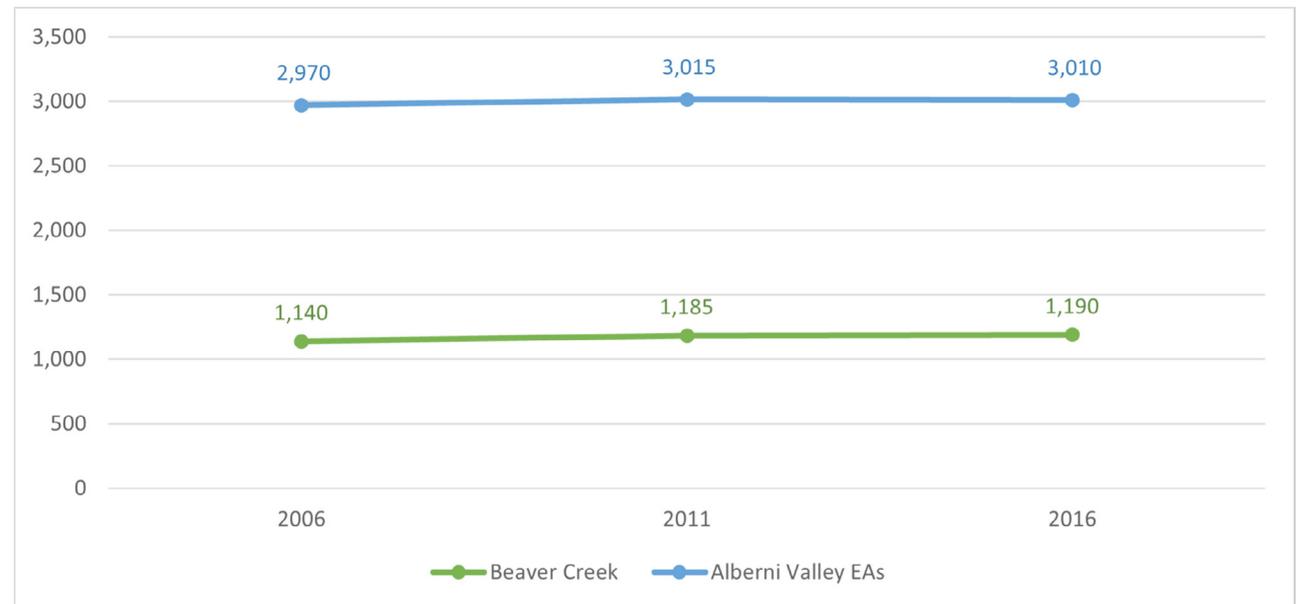
The total number of private households in Beaver Creek was 1,190 in 2016, which makes up about 40% of the Alberni Valley population (excluding the City of Port Alberni). This was an increase of 2% from 2006, which can partly be explained by the decrease in the number of households in the Alberni Valley.

Figure 5: Mobility, Beaver Creek and ACRD, 2015-2016



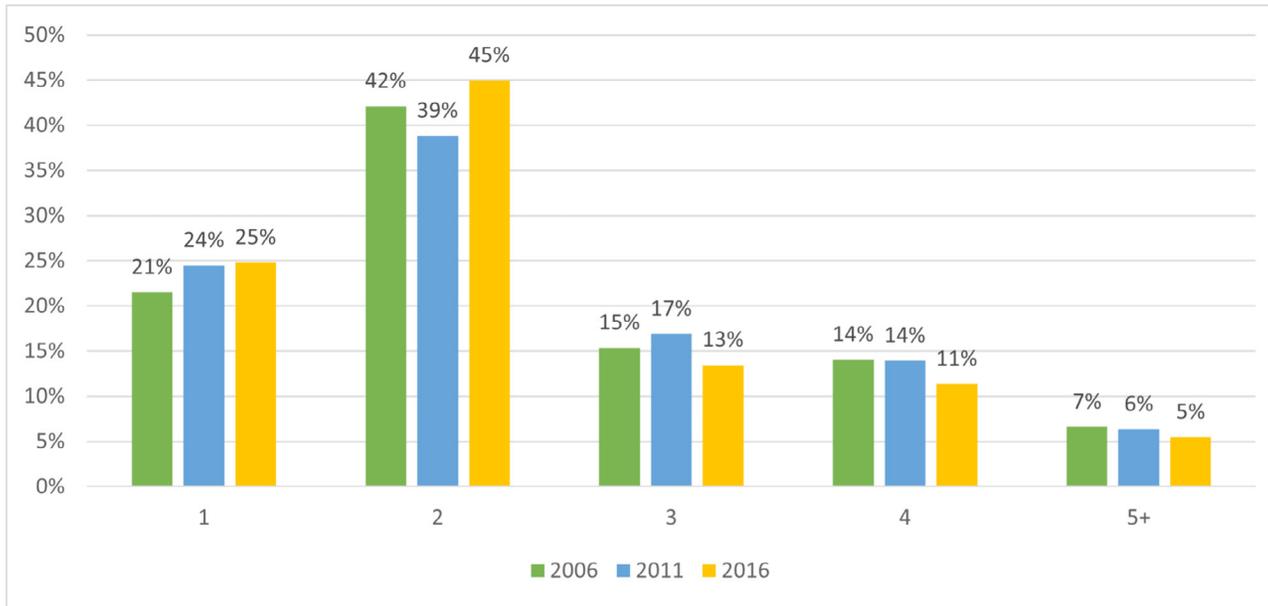
Source: Statistics Canada, Census Profiles 2016

Figure 6: Private Households, Beaver Creek and Alberni Valley, 2006-2016



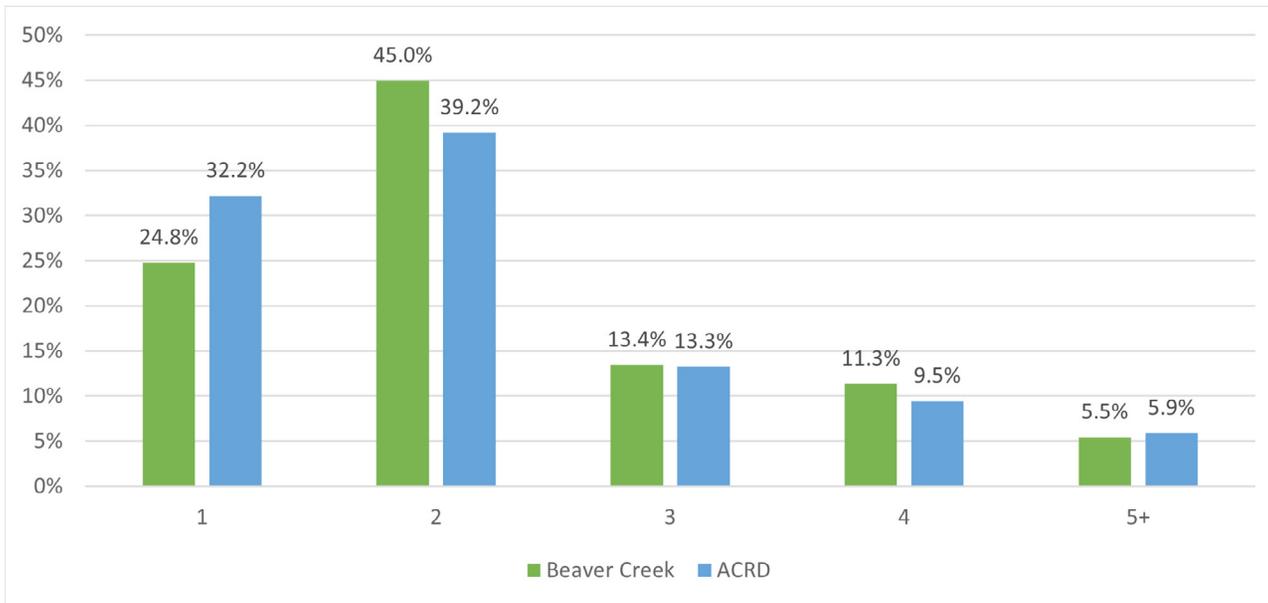
Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

Figure 7: Private Households by Size, Beaver Creek, 2006-2016



Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

Figure 8: Private Households by Size, Beaver Creek and ACRD, 2016



Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

The average household size in Beaver Creek in 2016 was 2.3, which was slightly higher than the ACRD average size of 2.2. Figure 7 shows that the number of 1 and 2 person households grew by 4% and 3% respectively between 2006 and 2016, while the percentage of households with 3 or more people decreased. By 2016, 70% of households were comprised of households with 1 or 2 people.

There were more 2 person households in Beaver Creek compared to the ACRD as a whole in 2016, but less 1 person households. 44.6% of survey respondents from Beaver Creek also indicated they live in a 2 person household, 17.6% from a 3 person household, and 16.2% from a 4 person household.

Indigenous Identity

In 2016, 11.3% of residents in Beaver Creek identified as Indigenous, which is defined by Statistics Canada as including “those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band.” 115 people identifying as Indigenous moved into the Beaver Creek EA between 2006 and 2016, which is an increase of almost 60%. The percentage of Indigenous people living in Beaver Creek is smaller than the percentage for the ACRD (20% in 2016) but larger than the provincial percentage of 6%.

Post-Secondary Students

There is no post-secondary school in Electoral Area E and no information is available regarding the number of Beaver Creek residents who attend the Port Alberni North Island College campus.

Disability and Health

As of 2020, BC Housing provided 20 assisted living units for people with special needs in Beaver Creek.

Canada Mortgage and Housing Corporation (CMHC) provides information about the number of households that have at least one person with “activity limitations” which is defined as difficulties “carrying out daily activities such as hearing, seeing, communicating, or walking. Typically, these difficulties could arise from physical or mental conditions or health problems.”. Activity limitations are more commonly referred to as disabilities. Although there is no data on the number of Beaver Creek residents who have at least one activity limitation, the 2017 Canadian Survey on Disability found that 22.3% of Canadians aged 15 years and over had at least one disability that limited their daily activities. Findings in this survey included:

- People with disabilities were less likely to be employed, with only 59% of working age adults with disabilities employed compared to 80% of working age adults without disabilities.
- People with disabilities had lower incomes.
- Almost one-third of working age adults with more severe disabilities were living in poverty.

This information should be taken into consideration with regards to municipal policy and accessibility standards. It is likely that in Beaver Creek people with disabilities may struggle to find suitable housing. When the rental vacancy rate is low and the housing market is very active, accessible dwellings can be extremely limited, pushing people with disabilities to live in unsafe conditions or homes with inadequate accessibility.

2.2 ECONOMIC PROFILE

This subsection highlights the household incomes, employment, and other economic indicators of Beaver Creek residents. The data was gathered from the custom dataset provided by the Ministry of Municipal Affairs. The income data has been adjusted for 2015 constant dollars.

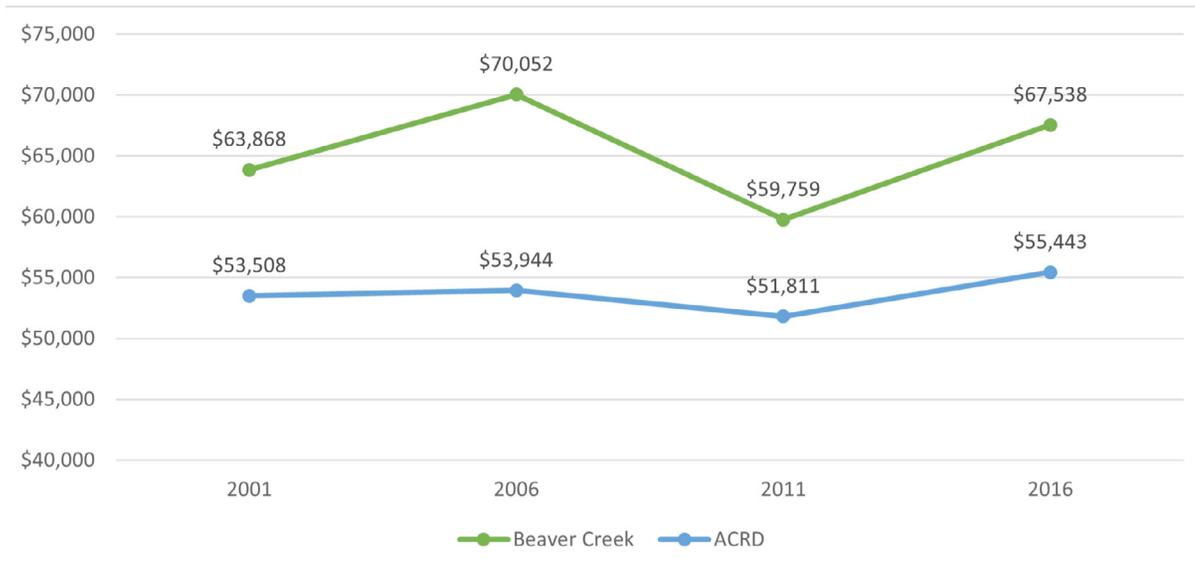
Subsection Summary

- The median household income has increased slightly since 2001.
 - » Beaver Creek rental households saw their median household income increase by 58% between 2006 and 2016.
- The participation rate and unemployment rate has fallen slightly since 2006.
 - » The decreasing participation rate reflects the aging population of the area.

Household Income

The median household income in Beaver Creek has fluctuated significantly since 2001. Households experienced a significant fall in income between 2006 and 2011, likely due to the 2008 economic downturn, but the median income did increase between 2011 and 2016, almost reaching the levels in 2006. In total, Beaver Creek residents saw the median income decrease by 3.6% from the high point in 2006, as shown in Figure 9. As indicated in the housing needs survey results, 35.6% of Beaver Creek respondents reported earning \$75,000 or more (19.2% of which earn more than \$100,000).

Figure 9: Median Household Income, Beaver Creek and ACRD, 2001-2016

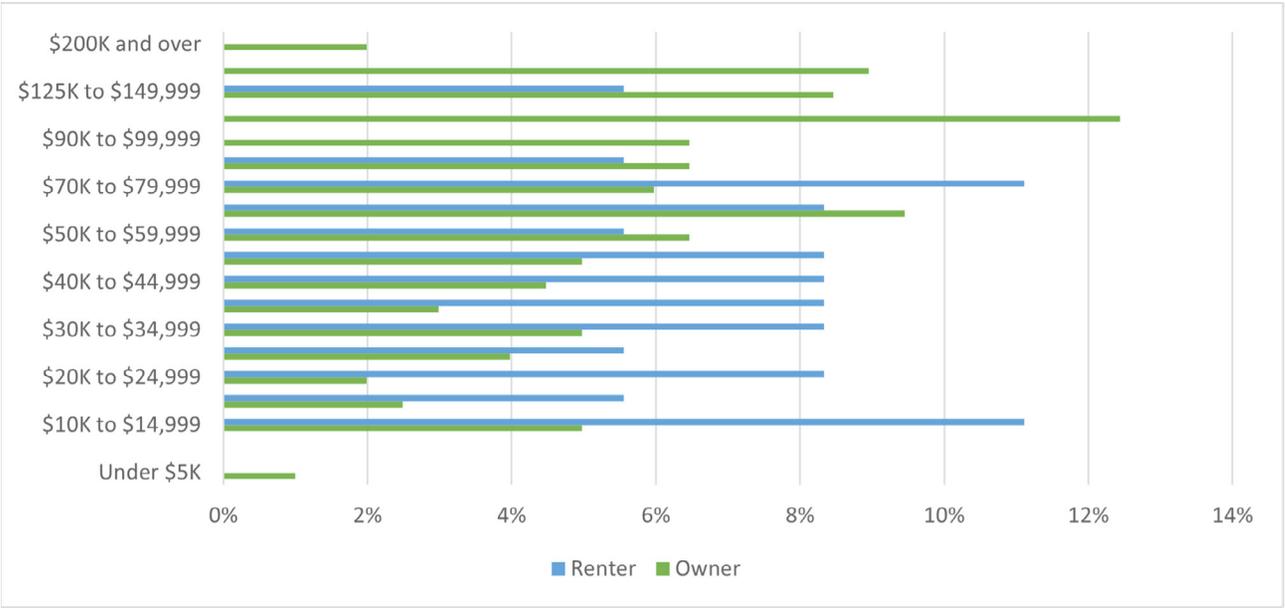


Source: Statistics Canada, Census Profiles 2016, 2011, 2006, 2001 and NHS 2011

Note: Household income data is collected for the year before each Census year. The years shown in the charts below are Census years. The median household income identifies the mid-point of household income data.

In general, owner households have a significantly higher income than renter households, as illustrated by Figure 10. 64% of renter households earn less than \$50,000. In 2016, the median household income for owners was \$73,453, compared to \$40,025 for renters. The income gap between renters and owners has decreased since 2006, as the median household income for renter households increased by 58% and decreased by 3% for owner households. This is a positive trend (for renter households) and is worth further investigation to determine if there are lessons that can be applied to other electoral areas.

Figure 10: Households by Income Bracket and Tenure, Beaver Creek, 2016

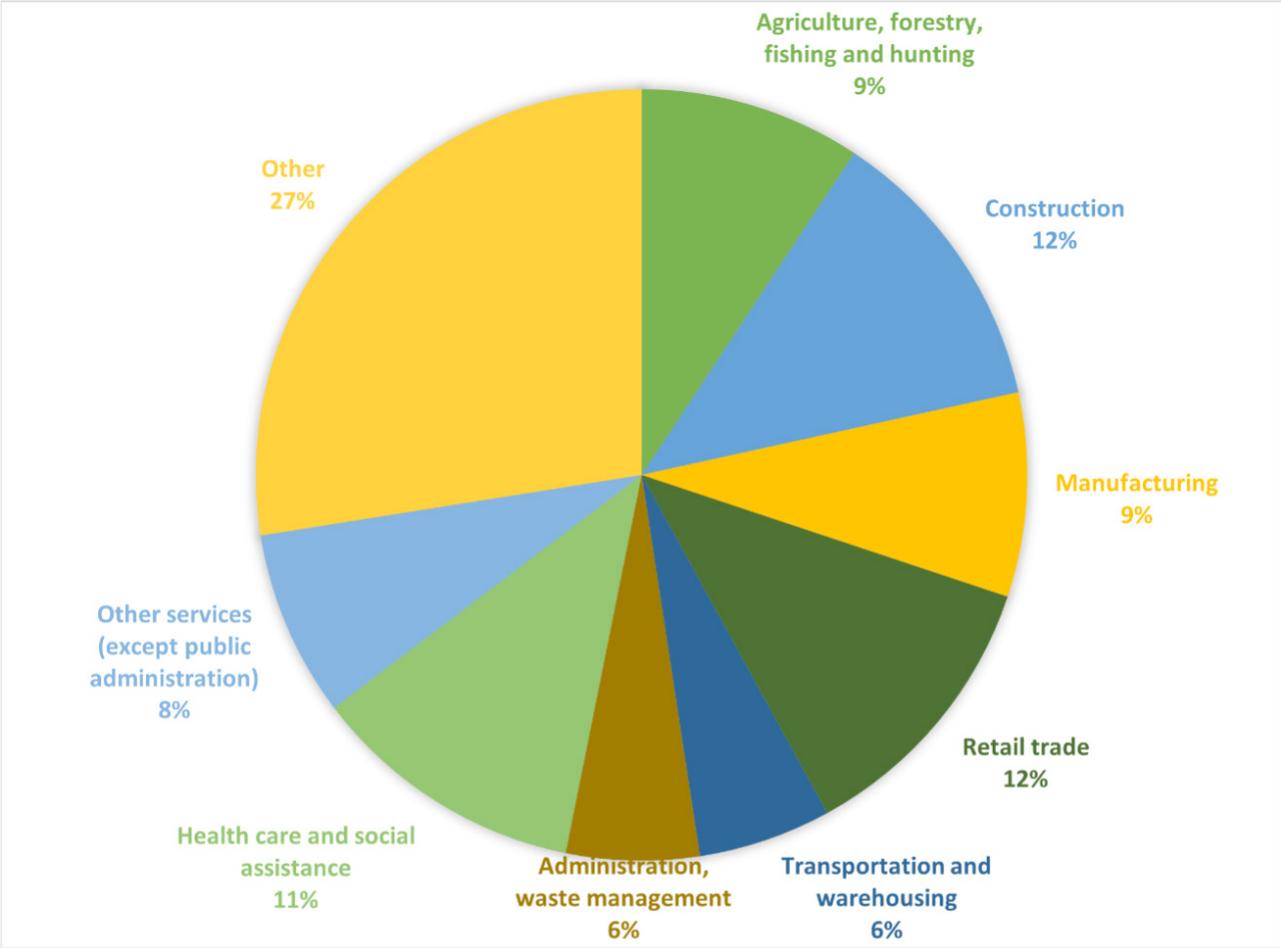


Source: Statistics Canada, Census Profiles 2016

Employment

The major industries employing residents of Beaver Creek in 2016 are shown in Figure 11. The “Other” category includes all industries that employ less than 70 people.

Figure 11: Major Industries, Beaver Creek, 2016



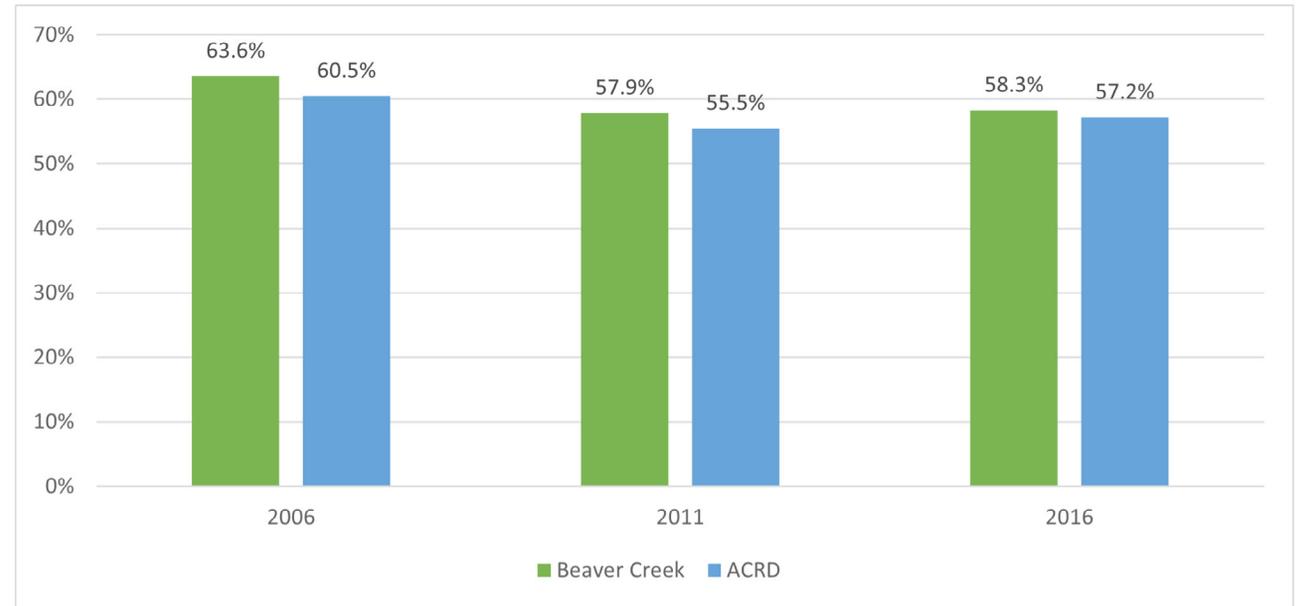
Source: Statistics Canada, Census Profile 2016



The labour force participation rate measures the proportion of adults (older than 14) who are actively working or seeking work. The participation rate in Beaver Creek fell slightly between 2006 and 2011 but then increased between 2011 and 2016, as illustrated in Figure 12. 28% of Beaver Creek residents who responded to the housing needs survey said that they were retired, and 14.7% reported as being employed part time.

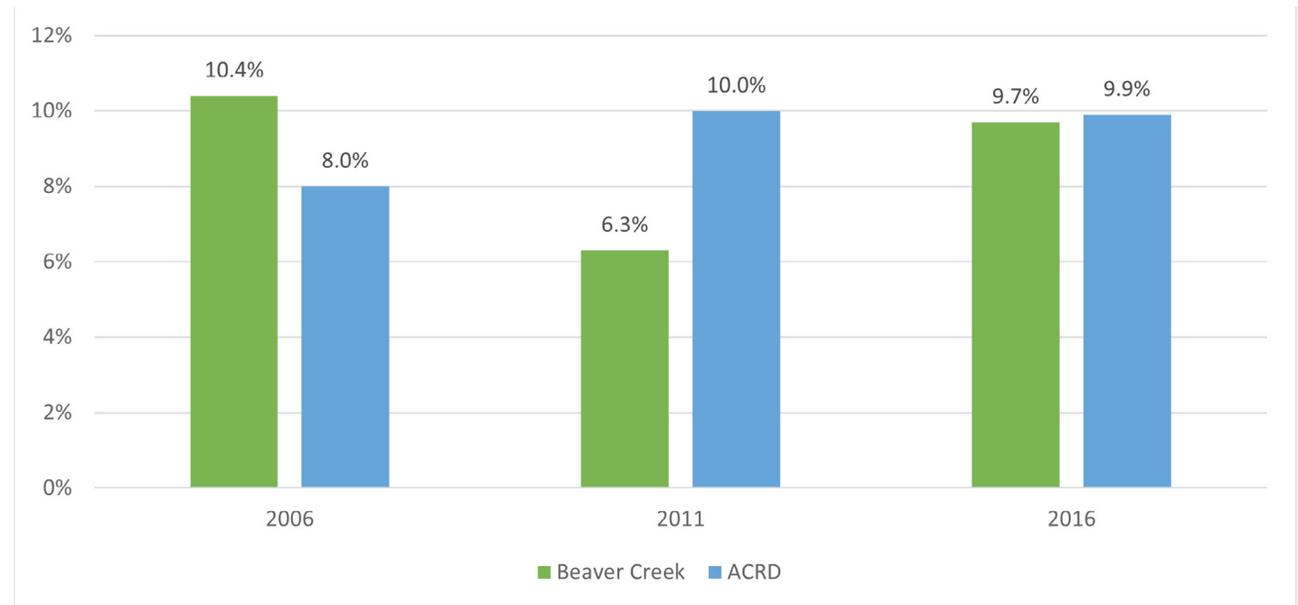
The unemployment rate fell significantly between 2006 and 2011, then returned to near 2006 levels in 2016. This is shown in Figure 13. By comparison, the provincial unemployment rate in 2016 was 6.7%.

Figure 12: Labour Force Participation Rates, Beaver Creek and ACRD, 2006-2016



Source: Statistics Canada, Census Profiles 2016, 2011, 2006, and NHS 2011

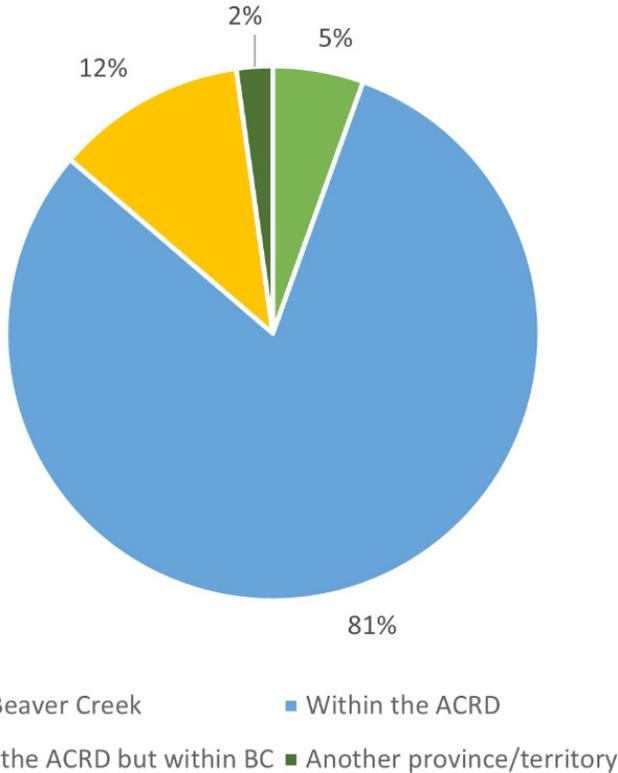
Figure 13: Unemployment Rates, Beaver Creek and ACRD, 2006-2016



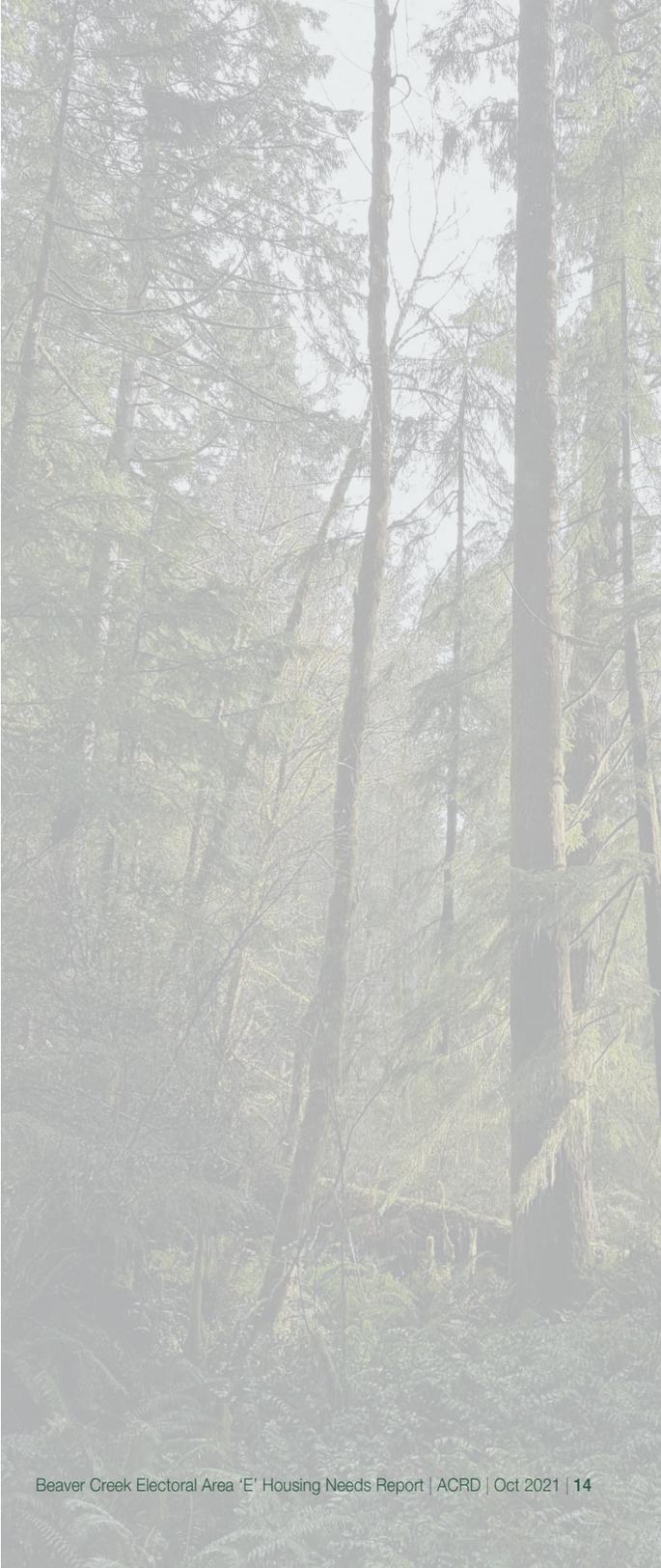
Source: Statistics Canada, Census Profiles 2016, 2011, 2006, and NHS 2011

Figure 14 below shows the commuting destination for residents of Beaver Creek in 2016. Due to the relatively remote location of the Alberni Valley, most residents (86%) commute to a location within Beaver Creek or to another location within the ACRD, likely to Port Alberni, which is the closest commercial and industrial hub. 14% of residents commute to a location outside of the ACRD.

Figure 14: Commuting Destination, Beaver Creek, 2016



Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing



2.3 HOUSING PROFILE

This section presents information about the housing stock, market and non-market rental information, tenure, construction data, and core housing need in Beaver Creek. This information provides context and helps to reveal gaps in meeting community housing needs. This housing profile reveals the most recent history of housing development in Electoral Area E. Like in most other communities in BC, housing and related infrastructure are expensive investments. The housing profile does not always mirror the changes in community profile, and therefore can demonstrate how housing needs are intensifying challenges in the community as demographic and economic conditions change.

Subsection Summary

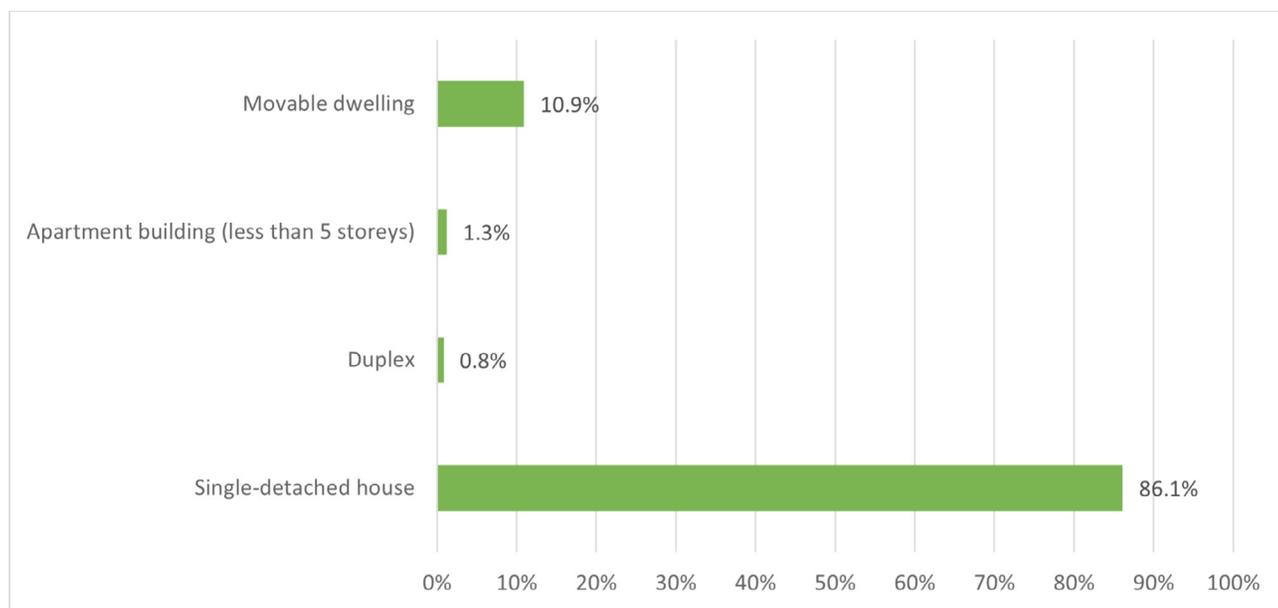
- Single detached dwellings are the most popular housing type.
 - » Movable dwellings are the most common alternative.
- The majority of homes were built before 1980 and have 3 or more bedrooms.
- Assessed values and purchase prices have increased much faster since 2017.
- Beaver Creek residents have seen fluctuations in all 3 housing indicators, but the number of households in extreme core housing need has decreased significantly.

Structural Type

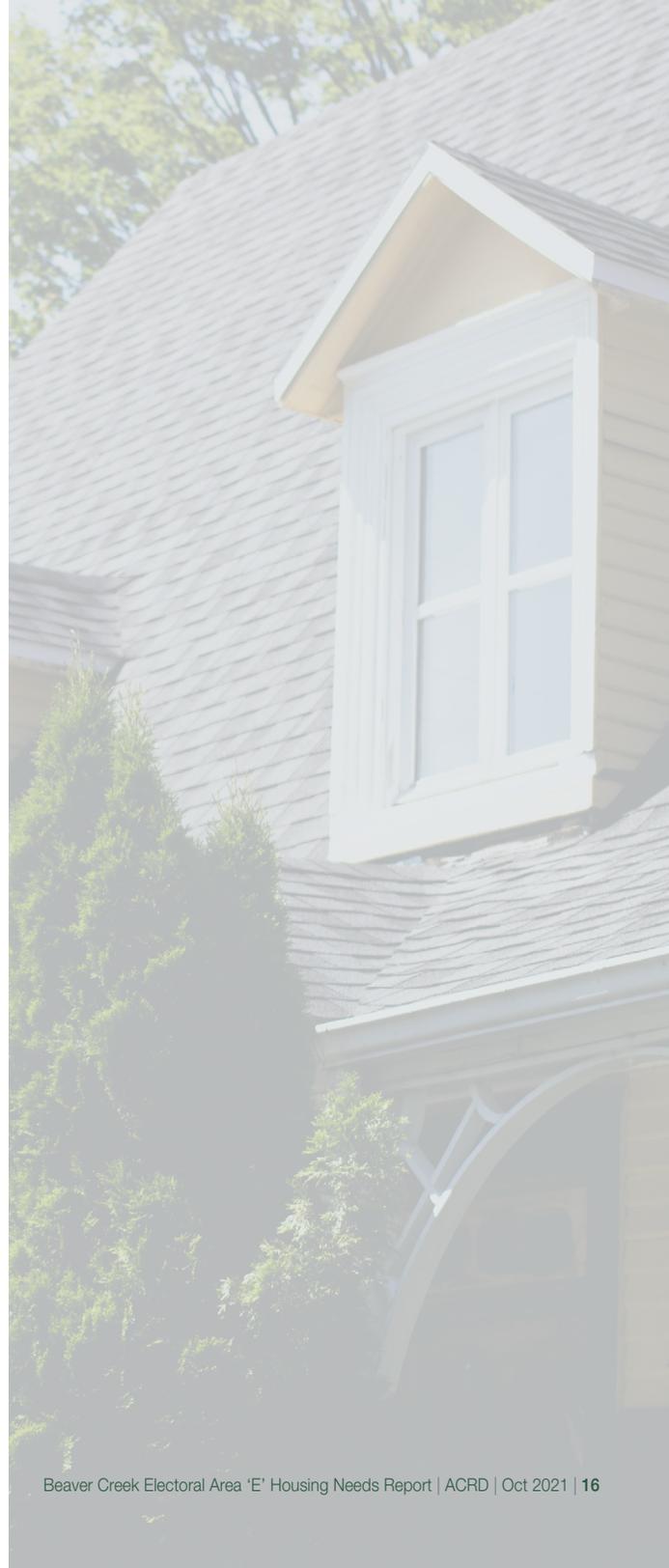
The housing stock in Beaver Creek is primarily comprised of single detached homes (86%), as shown in Figure 15 below. This is significantly more than both the ACRD (73.3%) and the province (44.1%), but very similar to the other electoral areas in the Alberni Valley. Additionally, 82.7% of Beaver Creek housing needs survey respondents indicated they currently live in a single detached house, and 5.3% in a non-permanent mobile home (designed to be constructed to be moved and placed on blocks, posts, or a prepared pad).

Beaver Creek has very limited higher density housing, with only 2.1% of dwellings having more than one unit per structure (not including secondary suites in single-detached dwellings). The majority (86.7%) of survey respondents from Beaver Creek indicated they would prefer to live in a single detached house, and 5.3% indicated they would prefer to live in a mobile home or other moveable structure (tiny home on wheels, float home, etc.). Servicing constraints, topography, and the rural location are some of the challenges hindering the development of higher density housing across the Alberni Valley, which is in general more affordable.

Figure 15: Dwellings by Structure Type, Beaver Creek, 2016



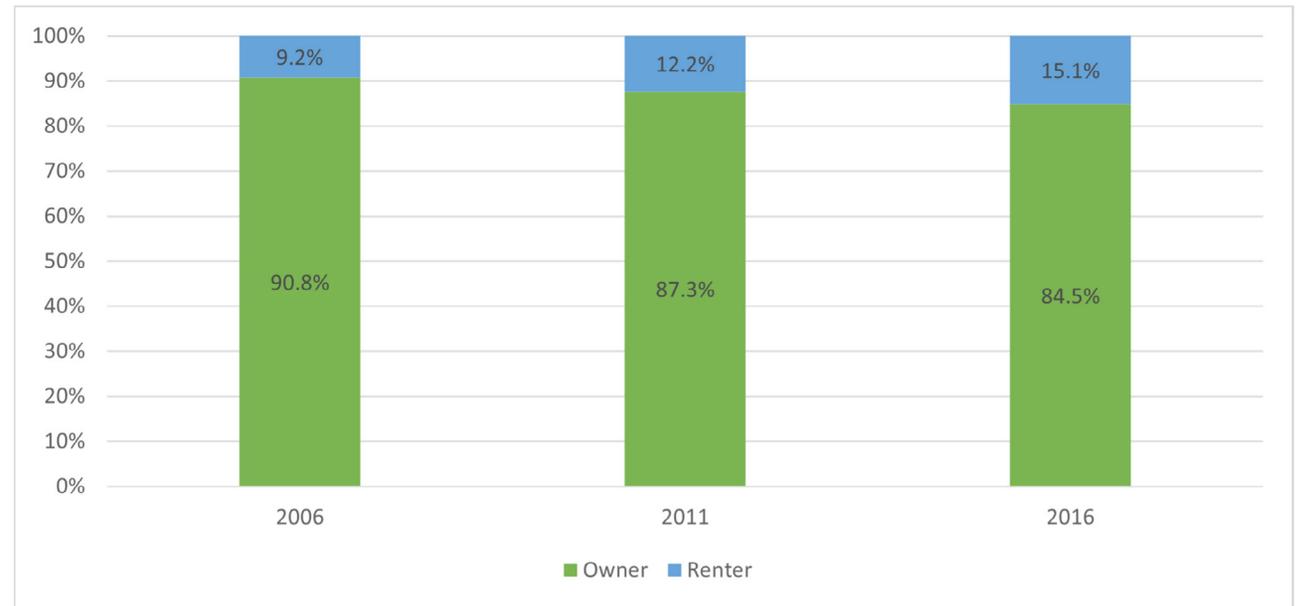
Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing



Tenure

In 2016, the make up of housing tenure was approximately 85% owner households, and 15% renter households. The number of renter households has increased slightly since 2006, as shown in Figure 16.

Figure 16: Household Tenure, Beaver Creek, 2006-2016



Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

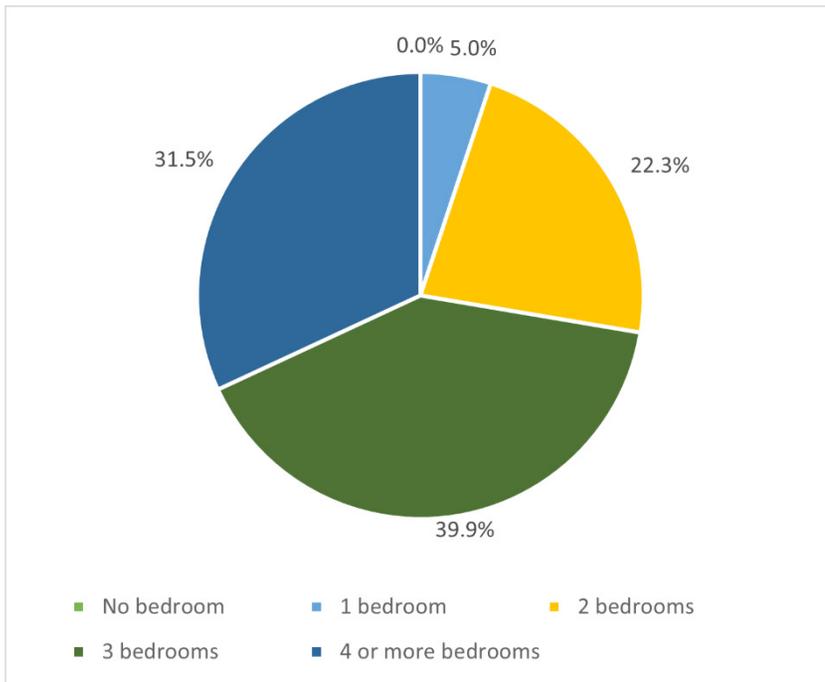
Number of Bedrooms

Figure 17 shows that the majority of dwellings (71%) in Electoral Area E are larger homes that have 3 or more bedrooms, that have traditionally provided housing for families. Over half (52.7%) of Beaver Creek survey respondents indicated that their current place of residence has 3 bedrooms, also supporting the trend of larger homes in EA E.

Many houses have been built to accommodate larger families, but this may no longer meet the modern needs of the community. The information in the demographics section shows us that the number of people living alone has been increasing over time, and most recently more than two thirds of households contained only 1 or 2 people. With an aging population in Beaver Creek, it is likely that many older households are aging in place and living in homes that once served larger families but now only serve 1 or 2 people.

Furthermore, the increasingly high cost of housing (which is addressed in following sections) may be pricing out younger households with children, who would have historically lived in larger homes. With a limited number of smaller single detached homes, it may be difficult for seniors to downsize from larger homes. If seniors are aging in place in larger homes (even if they would prefer to downsize) this could restrict the supply of housing for growing families.

Figure 17: Dwellings by Number of Bedrooms, Beaver Creek, 2016

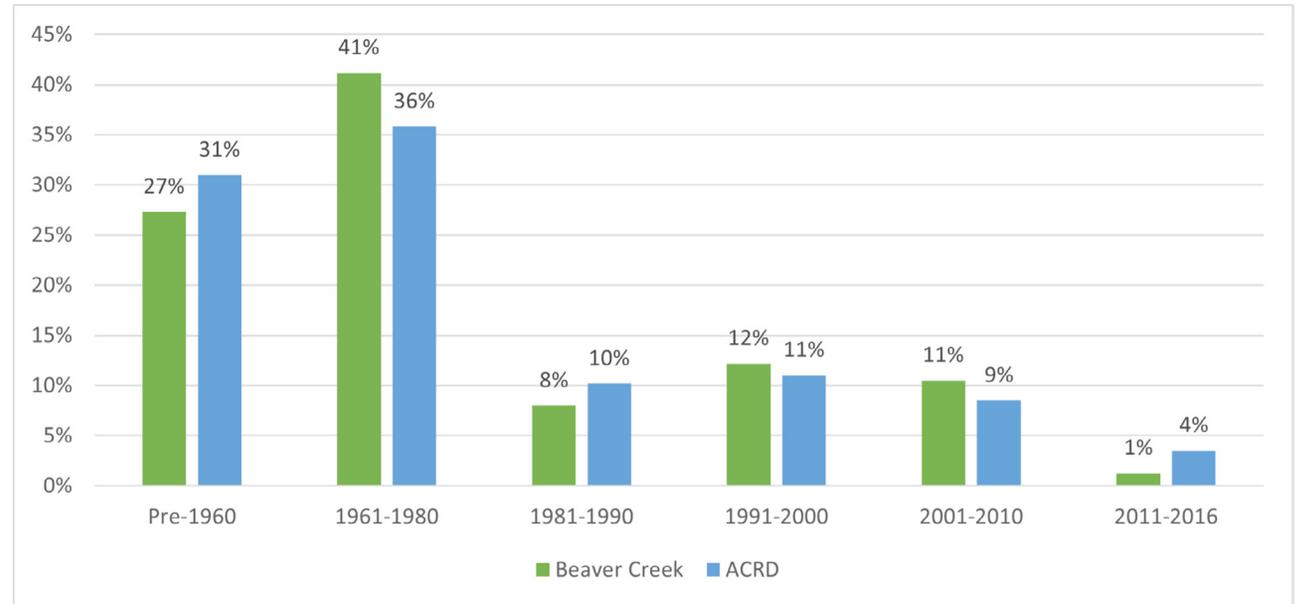


Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

Period of Construction

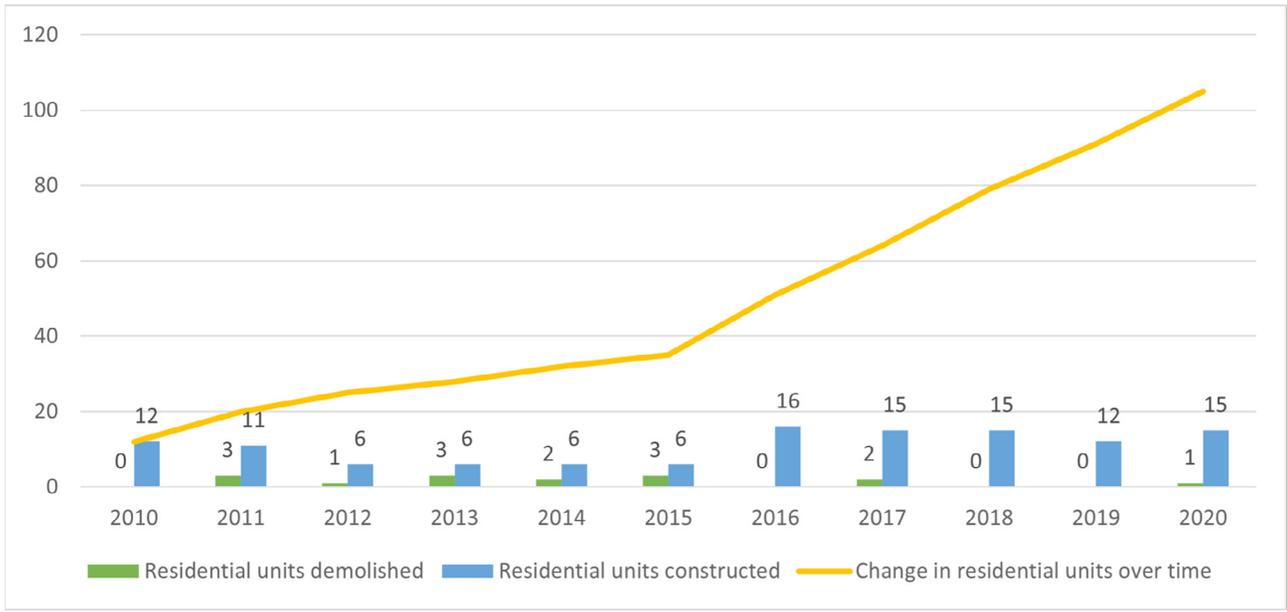
Figure 18 shows that the housing stock in Beaver Creek is aging, with almost 70% of homes built before 1980. Only 1% of homes were built between 2011 and 2016, although building permit data (shown in Figures 19 and 20) shows that there has been a recent increase in development. An aging housing stock can impact affordability, as older homes may require a lot of repairs.

Figure 18: Dwellings by Period of Construction, Beaver Creek and ACRD



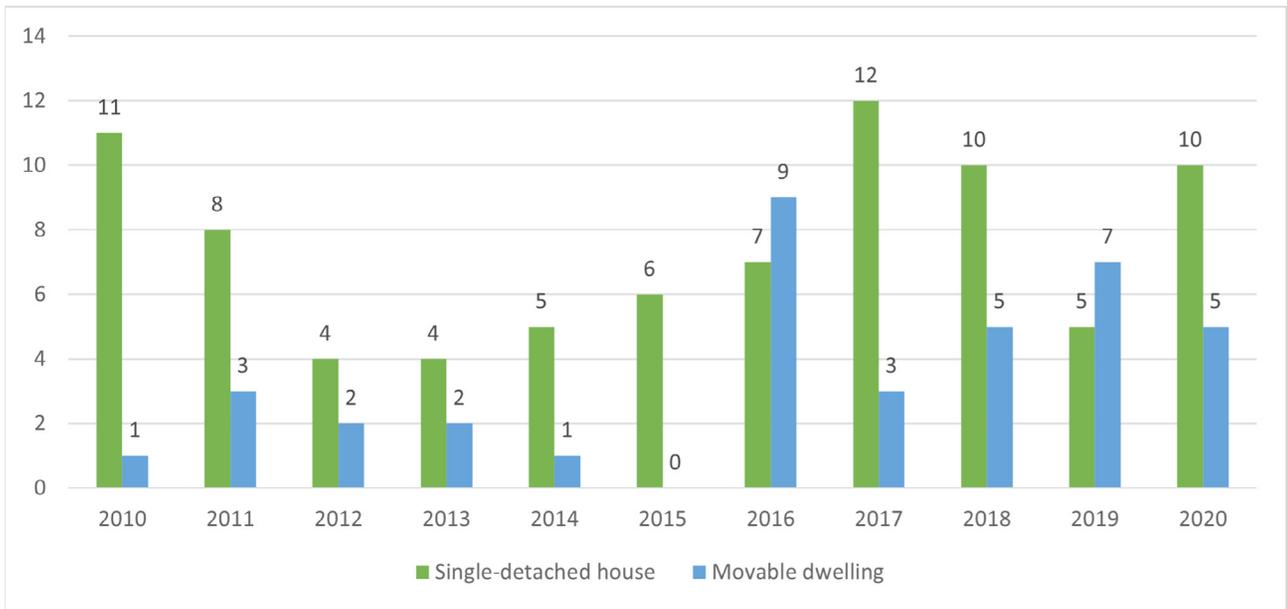
Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

Figure 19: Residential Building Permits, Beaver Creek, 2010-2020



Source: Alberni-Clayoquot Regional District

Figure 20: Residential Building Permits by Type, Beaver Creek, 2010-2020



Source: Alberni-Clayoquot Regional District

New Construction

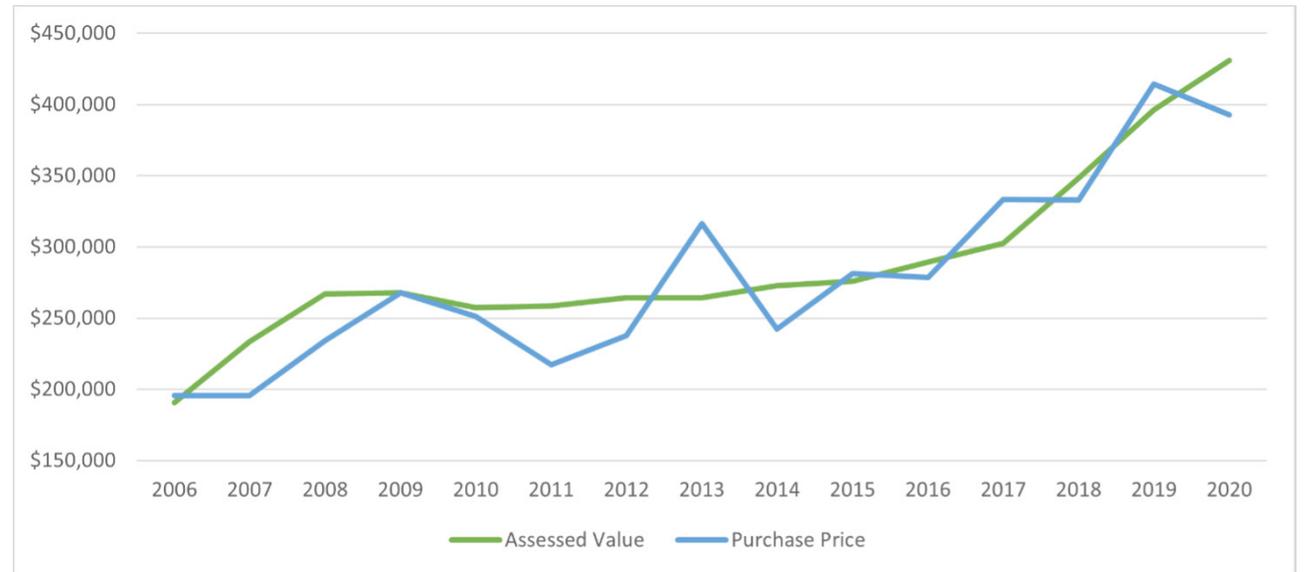
Figure 19 shows the number of residential building and demolition permits that were issued between 2010 and 2020. Beaver Creek has seen increased growth since 2015, likely as the area recovered from the economic downturn of 2008. As of October, ACRD has issued 13 residential building permits (8 for single detached dwellings and 5 for moveable dwellings) so far in 2021, indicating another year of slow but steady growth of the community.

More detailed building permit data shows that the most popular residential structure continues to be single detached dwellings, as shown in Figure 20. More affordable options for the area are movable structures, which have increased in popularity over the last few years.

Home Ownership Market

Beaver Creek has seen a significant increase in both average assessed values and purchase prices since 2017, apart from purchase prices in 2020 (likely impacted by unique market dynamics due to the COVID-19 pandemic). As of 2020, the average home price was almost \$400,000. This could be attributed to the increasing popularity of the west coast of Vancouver Island. Figure 21 shows the average assessment value and average purchase price for residential units in Beaver Creek between 2006 and 2020.

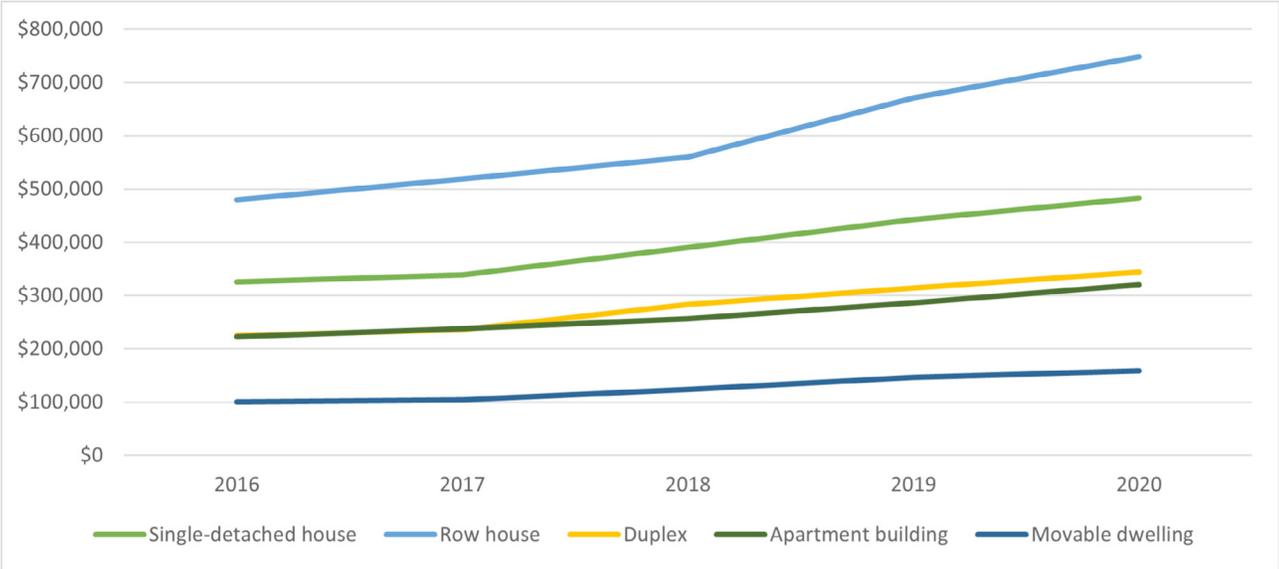
Figure 21: Average Assessed Value and Purchase Price for Residential Units, Beaver Creek, 2006-2020



Source: BC Assessment, 2006-2020

Figure 22 shows the average assessed value for different types of residential structures in Beaver Creek between 2016 and 2020. The relatively low assessed value of apartment buildings is due to limited apartment housing stock.

Figure 22: Average Assessed Value by Structure Type, Beaver Creek, 2016-2020



Source: BC Assessment, 2006-2020

Homelessness

There is no data on the number of people experiencing homelessness in any of the Alberni Valley EAs, but due to the distance from the shelter and other assistance programs in the City of Port Alberni, the number is likely to be very low. A count of people experiencing homelessness in Port Alberni was conducted between April 6 and 7, 2021, with data specific to the Alberni Valley and no other areas of the ACRD. The 2021 count revealed 125 people experiencing homelessness during this time, 42% of which were completely unsheltered (it is noted that this is likely an undercount because it takes place over a 24-hour period). Also note that the City of Port Alberni has 23 beds for people experiencing homelessness, as of March 2020.

Unidentified homeless in the Alberni Valley EAs could be living in unauthorized dwellings in the form of illegal short and long term camping. This dwelling type has been identified as an issue in the ACRD, and has been focused on areas on the West Coast as well as some parts of the Alberni Valley. Typically, recreational vehicles are being used as a form of (temporary) housing, which, as previously described is illegal. Refer to the Alberni Valley HNR for more information on homelessness.

Rental Housing

As discussed above, rental households comprised only 15% of Beaver Creek households in 2016. The rental market is typically divided into two sectors, primary rentals, and secondary rentals. Primary rental units are classified as those that are part of a purpose-built building (e.g., rental units in apartment buildings). The secondary rental market is comprised of all other units, such as secondary suites in single detached dwellings, rented single detached homes, rented condominium units, etc. 2016 Census data shows that the average monthly shelter cost for renter households was \$709. The rental vacancy rate is not known, but due to the small number of primary rental units, it is likely to be very low.

Short Term Rentals and RVs

The ACRD regulates short term vacation rentals (STRs) through a Temporary Use Permit (TUP). As of October 2021, there is one legal short term rental in Electoral Area E that has an issued TUP. There are no TUP applications for a STR under review in EA E, where an application has been made. There may be other short term rental units that have not gone through the permitting process yet or are only at the inquiry stage. One of the questions on the housing needs survey asked respondents if they had rented out part or all of their home as a short term rental, and 9.5% of Beaver Creek respondents said that they had. Short term rentals can limit the availability of permanent rental units, which often leads to increased rental prices.

Additionally, some property owners in the Beaver Creek EA are using recreational vehicles (RVs) as a form of dwelling for short and long term use. Dwelling in an RV longer than the permitted 24 hour time period in residential zones is not permitted, unless in a zone that allows this type of dwelling such as a campground, or in a rural zone that permits temporary dwelling in an RV up to 30 days. This longer term use of RVs as a dwelling can be a concern in this rural EA with a lack of services to accommodate this unauthorized use.

Non-Market Housing

There are no subsidized housing units in Electoral Area E, and BC Housing reported that there were only two households receiving rental assistance in March 2020. This is probably due to the small number of renters in Beaver Creek.

Housing Indicators

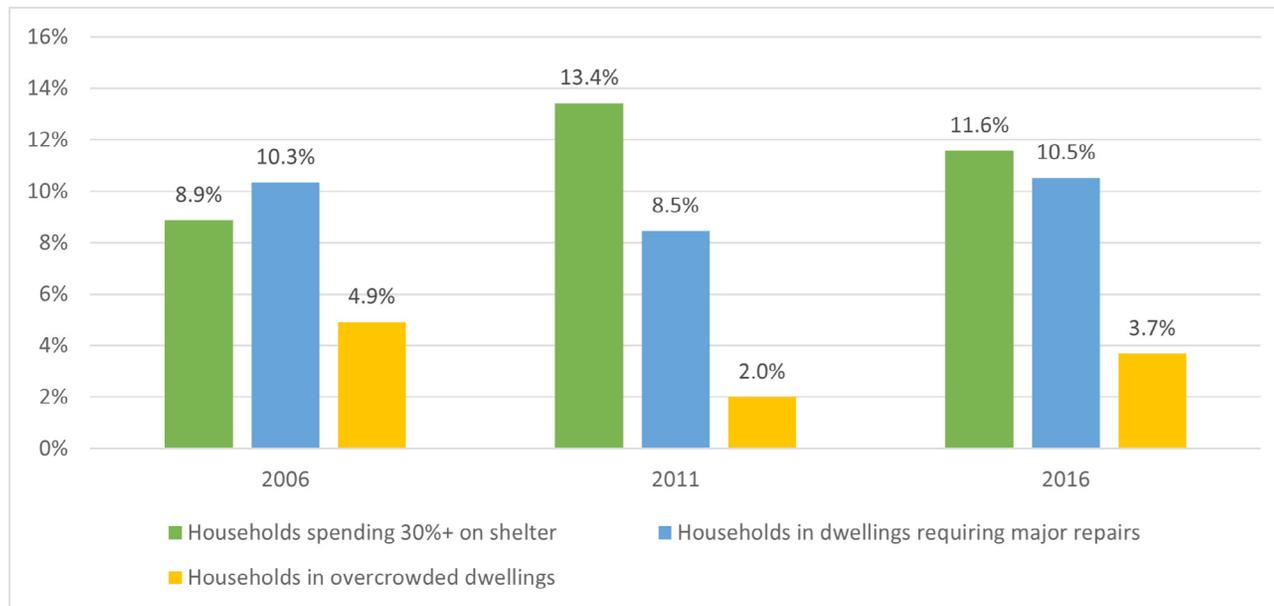
Housing indicators were established by Statistics Canada and CMHC to identify common and critical housing issues within communities. These indicators are measured nationally and allow communities to monitor three key housing-related challenges to see how they change over time, and to compare differences between communities. The indicators are measured for both owners and renters, and assesses the following:

- **Affordability:** shelter costs (including utilities) that are 30% (or less) of total income (before-tax) for the household.
- **Suitability:** the dwelling has enough bedrooms for the size and composition of residents within a household according to National Occupancy Standard (NOS) requirements.
- **Adequacy:** the dwelling does not need major repairs, as reported by the residents.

Figures 23 and 24 demonstrate changes in housing indicators between 2006, 2011 and 2016 for both owner and renter households. Comparing this information helps understand the challenges that each group faces when it comes to these three critical indicators.

In Beaver Creek, like many other communities, affordability is the greatest challenge facing households. In 2016 14.7% of all households (renter and owner occupied) faced housing unaffordability (spent more 30% or more on shelter costs), while 12% lived in homes requiring major repairs. 4% of households were struggling with overcrowded homes in 2016. Beaver Creek has the one of the highest percentages of households living in inadequate dwellings in the Alberni Valley.

Figure 23: Housing Indicators of Owner Households, Beaver Creek, 2006-2016



Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

When survey respondents were asked how their current housing situation could be improved, Beaver Creek respondents stated the following was needed:

- Improvements to make the house more energy efficient and environmentally friendly (22 responses)
- Basic home improvements/renovations (18 responses)
- Accessory dwelling unit for rental income (mortgage helper, like a secondary suite) (14 responses)
- Critical home improvements/renovations (deteriorating house, new roof, electrical issues, windows) (13 responses)

Beaver Creek survey respondents think the most serious housing issue in the Alberni Valley is:

“People on income assistance, single parents, the disabled, and people with pets can’t find affordable or adequate housing”

“Too many marginalized persons without income to obtain proper housing. And then ... no housing... like everywhere.”

“Affordable housing...lack of mental health support...lack of alcohol and drug assistance”

Beaver Creek survey respondents think the most serious housing issue in the Alberni Valley is:

“Not able to put a carriage home or tiny home or park model on our property to help supplement our income and also help with the housing problem.”

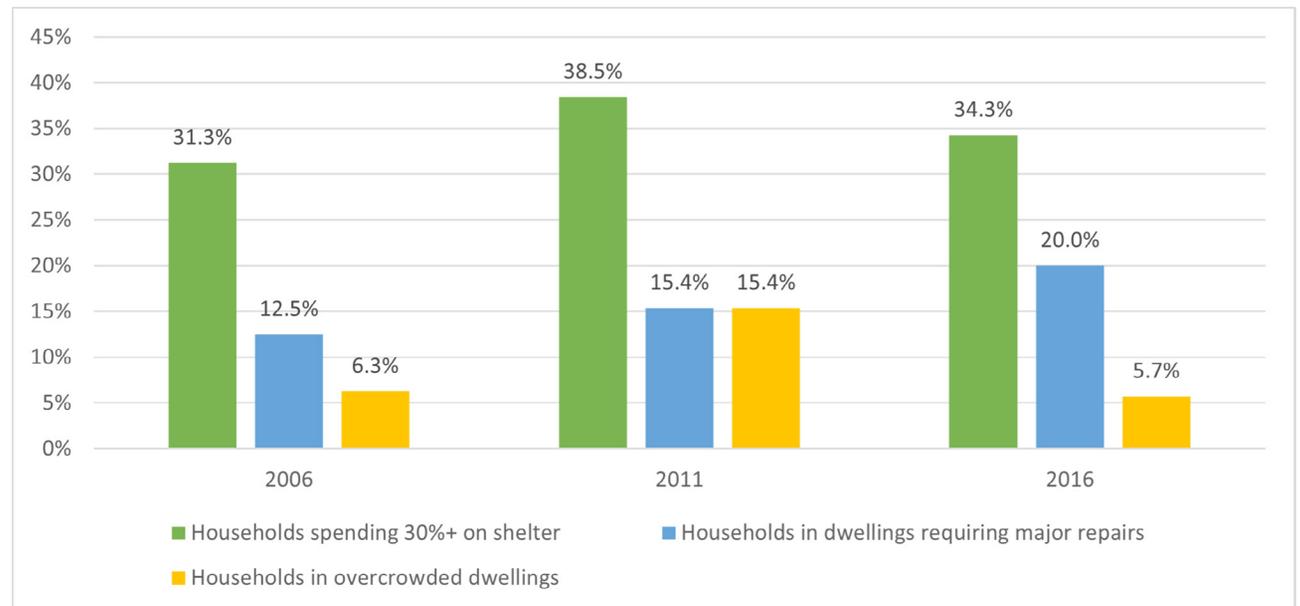
“Lack of rancher style houses.”

“Lack of affordable pet friendly homes to rent.”

Housing indicators for owner households fluctuated largely between 2006 and 2016, but improvements were seen in the affordability indicator. Similar fluctuations were seen in renter household metrics. In 2016, less than 6% of renter households reported living in an unsuitable dwelling, but 20% were living in an inadequate dwelling and over 34% were spending more than 30% of their income on shelter.

Recent increases in the purchase prices of homes in Beaver Creek may put more pressure on the rental market, as landlords may be tempted to sell, which often leads to the eviction of existing tenants. The new owners may either live in the property or rent it out to new tenants at a much higher rate.

Figure 24: Housing Indicators of Renter Households, Beaver Creek, 2006-2016



Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

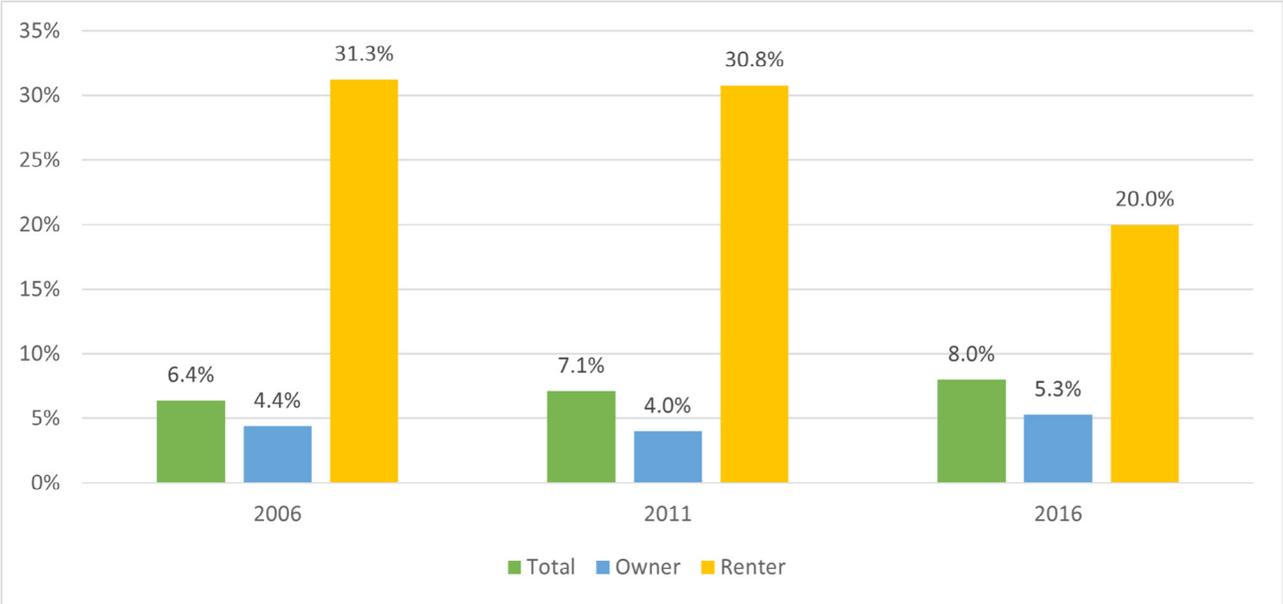
Core Housing Need and Extreme Core Housing Need

The housing indicators in Figures 23 and 24 show the households facing challenges with the affordability (shelter costs exceed 30% of before-tax household income), suitability (overcrowded), or adequacy (if major repairs are required) of their housing.

Core housing need numbers highlight the households that do not meet one or more of the housing indicators, but also cannot afford the median rent or cost for a unit appropriate to their household size (i.e., they cannot afford to move to an appropriate dwelling unit for their needs). Extreme core housing need is a subset of core housing need, applying the same methodology with one additional adjustment. Extreme core housing need refers to households that are in core housing need, and are spending 50% or more of their total income on housing.

While the percentage of renter households identified as in core housing need decreased significantly between 2006 and 2016, the number of total households in core housing need increased, as shown in Figure 25. The increased purchase price of homes during this time has likely contributed to the increase in owner households in core housing need.

Figure 25: Core Housing Need by Tenure, Beaver Creek, 2006-2016



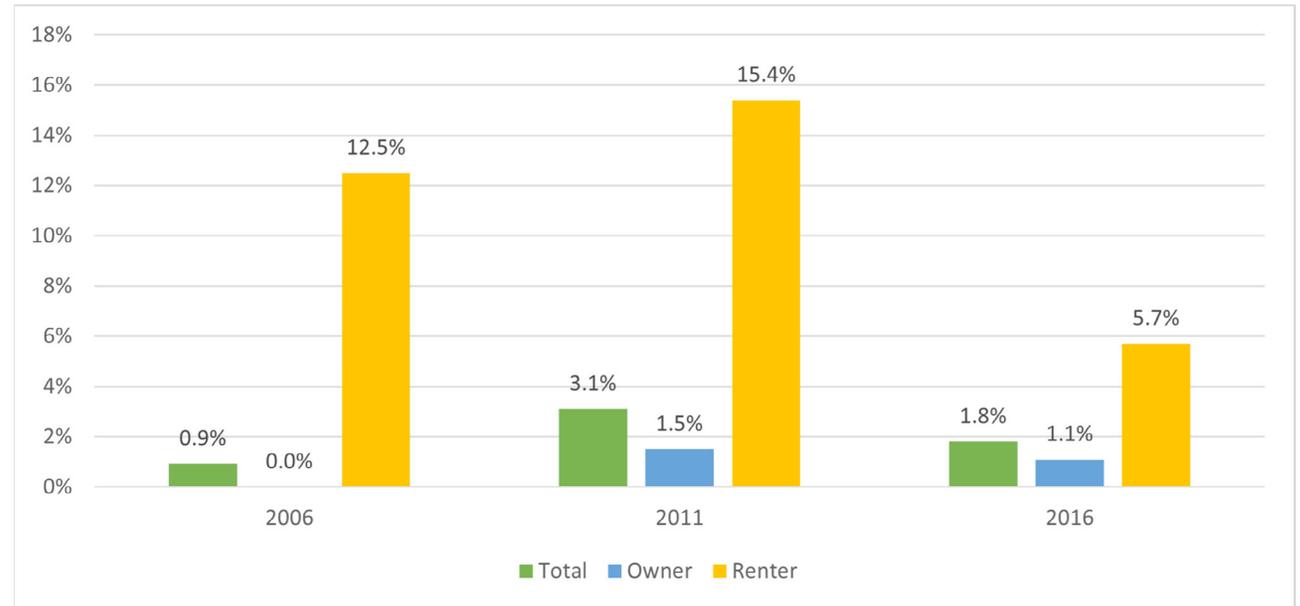
Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

Figure 26 shows extreme core housing need in Beaver Creek. 1.8% percent of all households did not meet one or more of the housing indicators and were spending 50% or more of pre-tax income on housing in 2016.

Beaver Creek did experience a significant drop in extreme core housing need for renter households between 2011 and 2016, while the percentage of owner households decreased slightly.

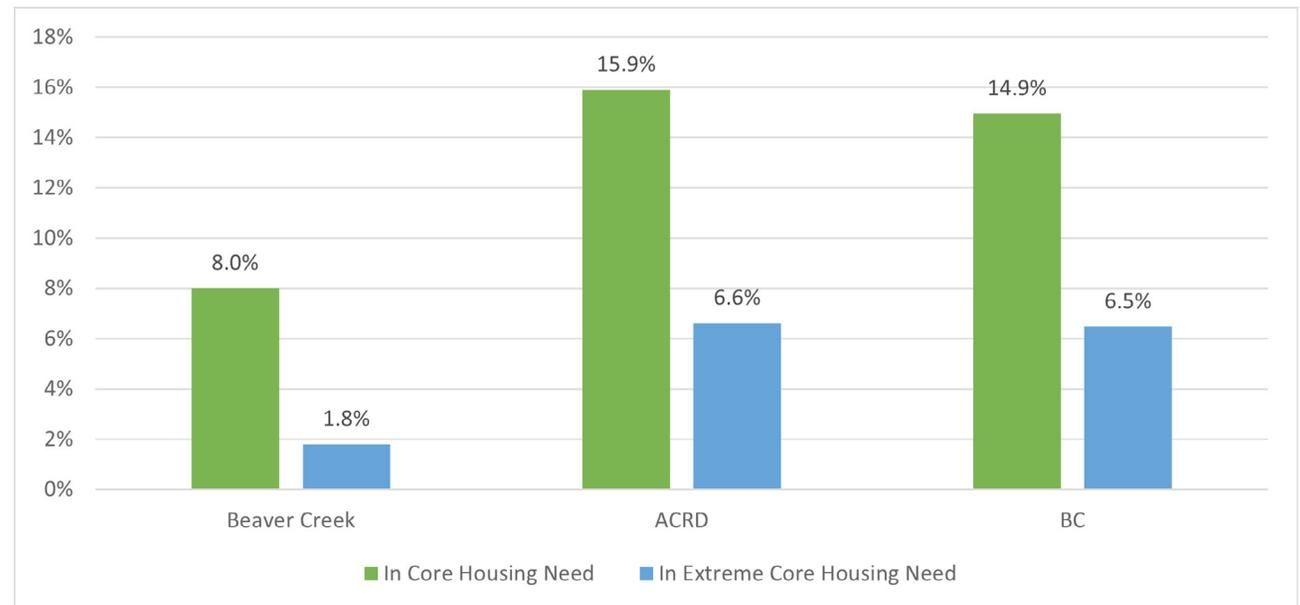
Figure 27 shows a comparison of the percentage of households in core housing need and extreme core housing need in Beaver Creek, the ACRD, and BC. Households in Beaver Creek are much less likely to be in these categories than those in the ACRD or BC.

Figure 26: Extreme Core Housing Need by Tenure, Beaver Creek, 2006-2016



Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

Figure 27: Core Housing and Extreme Core Housing Need, Beaver Creek, ACRD, and BC, 2016



Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing



3. FUTURE NEEDS

3.1 COMMUNITY GROWTH

Subsection summary

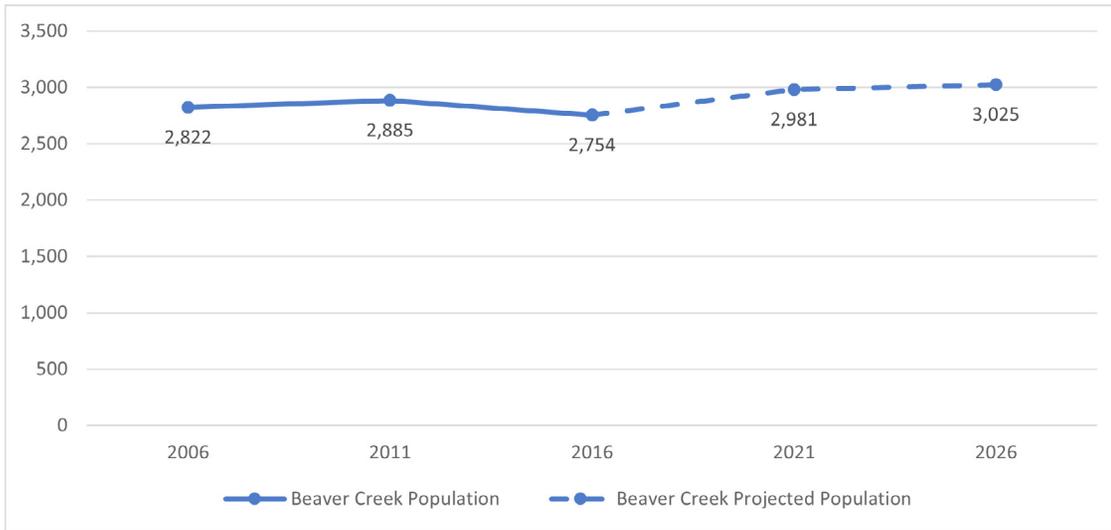
- Beaver Creek is expected to grow by 274 people between 2016 and 2026.
- The population of seniors is likely to continue growing for the next 5 years.
- Projections show that the number of households will start to grow again.
 - » They could even out pace population growth, leading to a smaller average household size.

To determine future housing needs various population, household, and housing unit projections have been calculated. Population and household projections to 2026 are summarized below. The projections are derived from custom BC Statistics population projections for the ACRD. These forecasts are based on past trends, but the actual growth of the community will be influenced by a variety of factors, including growth in the region, availability of housing, and jobs in the community.

Population growth

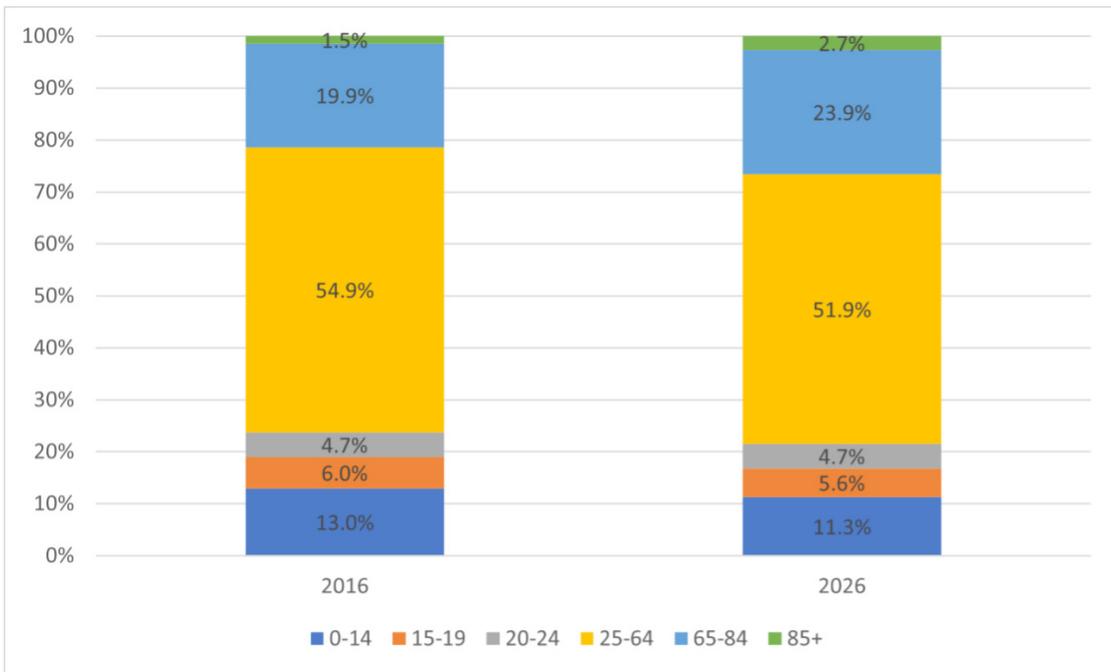
There are many ways to calculate population projections. The projections in this report were developed using Statistics Canada's population projection data which is calculated at the regional district level. The data for the ACRD was used to determine the projections for Beaver Creek. Although the population of Beaver Creek decreased slightly between 2006 and 2016, the increased number of building permits since 2016 would suggest that the population is increasing again, so the projected annual growth of 0.3% for the ACRD has been applied. Note that the population projections are for the total population, rather than the household population numbers that were used for earlier sections of this report.

Figure 28: Projected Population, Beaver Creek, 2006-2026



Source: Derived from BC Stats Population Projections, and Statistics Canada Census Profile 2006, 2011, and 2016

Figure 29: Projected Age Distribution, Beaver Creek, 2016 and 2026



Source: Derived from BC Stats Population Projections, and Statistics Canada Census Profile 2006, 2011, and 2016

Based on Census data from previous years, population growth in Beaver Creek could have grown at a rate of 8.2% between 2016 and 2021, which is similar to the projected growth for Cherry Creek, the other electoral area that surrounds the City of Port Alberni. The community is expected to grow from an estimated 2,981 residents in 2021 to 3,025 residents in 2026, as shown in Figure 28.

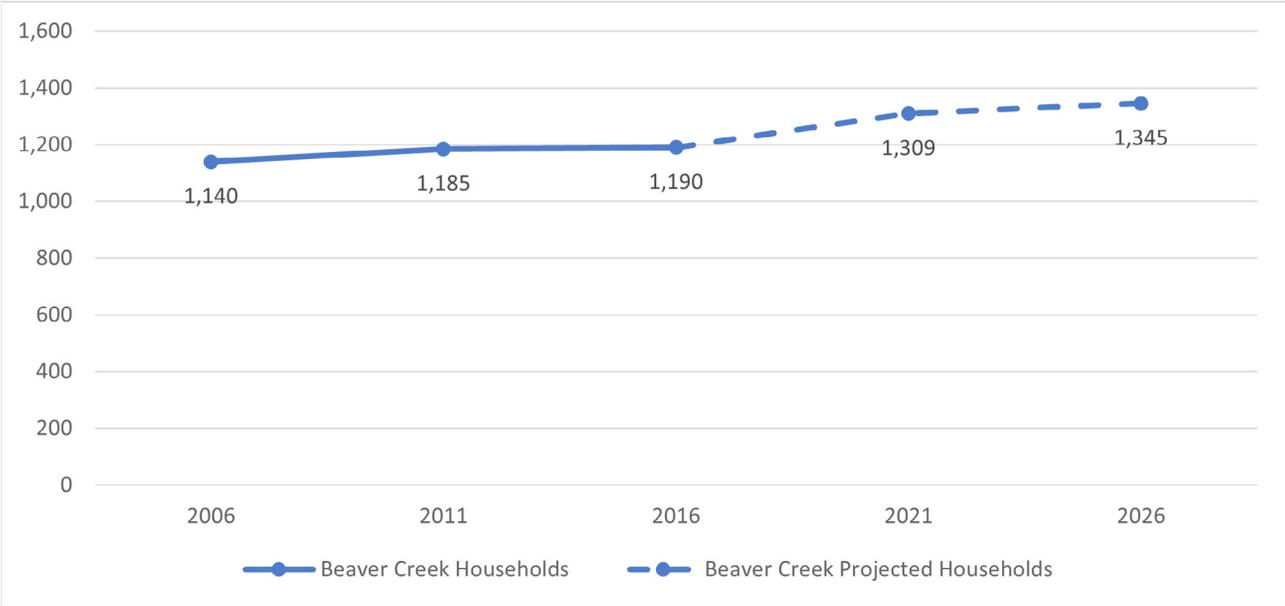
Figure 29 shows the projected change in the number of people in each age group between 2016 and 2026. The senior portion of the population is projected to grow, while all other segments of the population are projected to decrease. If, as projected, the fastest growth age group is adults over 65 then there will likely be additional strain on affordable and accessible housing for seniors. Statistics Canada projects that the average and median ages for ACRD residents will decrease in 2019, before steadily increasing again. Calculations using this data show that the projected median age for Beaver Creek in 2026 would be 47.8, which is a decrease from the median age of 50.6 in 2016.



Household Projections

Statistics Canada also provides household projection data. To calculate the projected number of households for Beaver Creek, it was assumed that the percentage of ACRD households that are in the electoral area would remain the same moving forward, as this number was stable at approximately 9% between 2006 and 2016. Figure 30 shows the growth of households for Beaver Creek between 2006 and 2026. In this scenario, the number of households in the electoral area is projected to increase by 110. The projected average household size is expected to remain at 2.3 for the next 5 years.

Figure 30: Projected Households, Beaver Creek, 2006-2026



Source: Derived from BC Stats Population Projections, and Statistics Canada Census Profile 2006, 2011, and 2016

Projected Dwellings

Given the available projection data and the trends observed for Beaver Creek, calculations suggest that there is no shortage of housing for residents of the area, although there may be inconsistencies with the projections given the housing market demands and changing demographics in the area. There is also likely a shortage of affordable rental housing.

Statistics Canada provides projected population and household numbers for the ACRD, as well as projected average household size. This data makes it possible to calculate the difference between the projected number of households and the projected number of dwellings required, shown in Table 1, based on an average household size of 2.3 persons.

Table 1: Beaver Creek Housing Gap	2016	2021	2026
Population	2,740	2,981	3,025
Households	1,190	1,309	1,345
Additional dwellings required	1	-13	-29

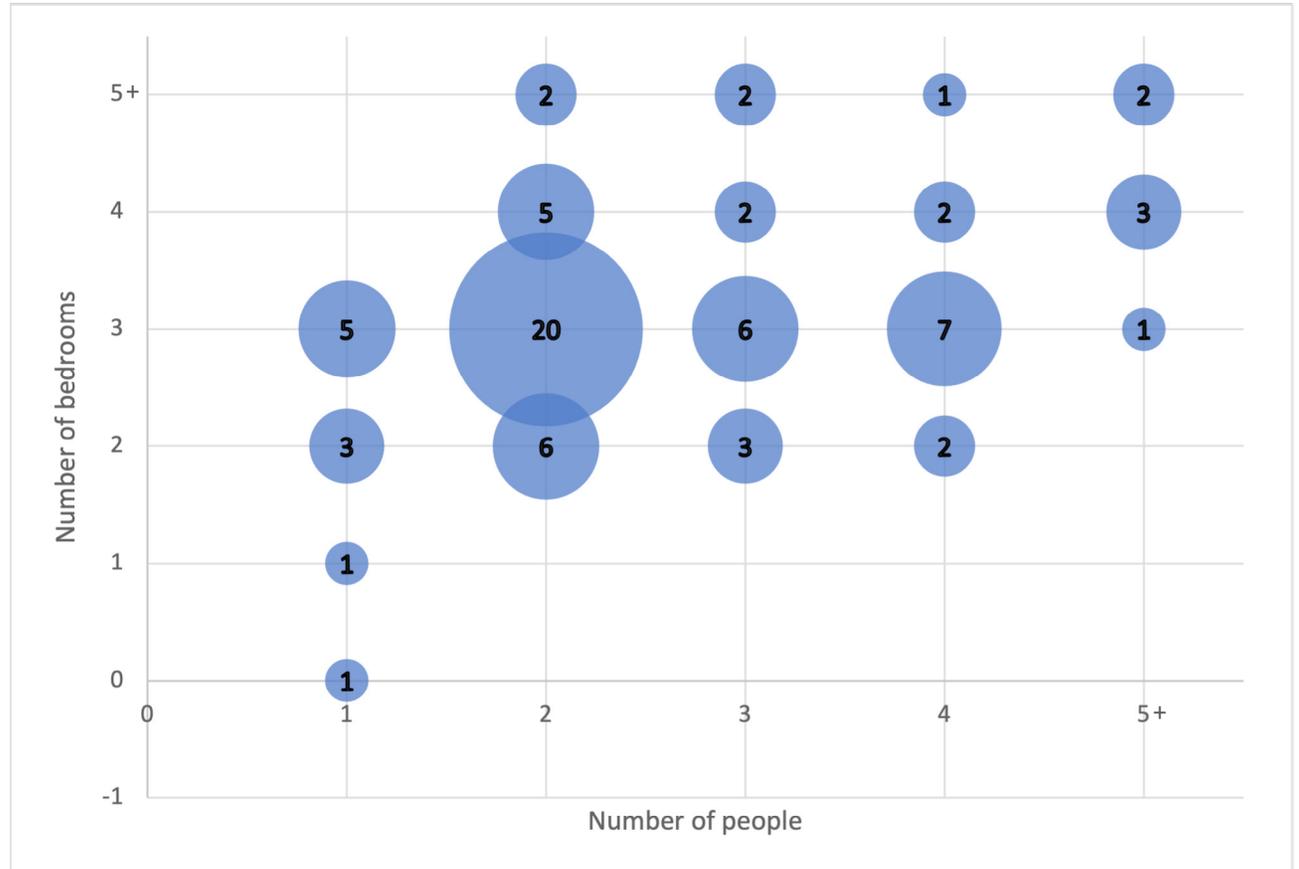
In 2016, there was 1 fewer household (dwelling) than the average household size would indicate was required. It is projected that 1,316 dwellings will be needed by 2026 to accommodate the projected population increase, assuming that the average household size stays at 2.3 persons. However, Statistics Canada also provides projections for households in the ACRD in 2026, and this number can be used to determine the projected number of households for Beaver Creek, separately from the projected population, based on current trends. This information indicates that the number of households (dwellings) could start to grow faster than the population, leading to a decreased average household size.

It is important to note that this number may vary based on market trends and development conditions in the community since 2016 and over the next five years. 83 building permits for new residential units were issued for construction between 2016 and October 2021, which would indicate that either the population is not growing as quickly as projected, or the average number of people per household is increasing, as the projections predicted 119 households would be added between 2016 and 2021. It is noted that the average household size in the ACRD as a whole in 2016 was slightly smaller at 2.2 persons per household.

Housing Size Considerations

Figure 31 shows the correlation between the number of bedrooms in homes and the number of people living in the home, as reported by Beaver Creek residents who filled out the housing needs survey. The size of the bubbles indicates the frequency of the combinations of bedrooms and number of residents. The most common combination is 2 people living in a home with 3 bedrooms. This could indicate a lack of suitable dwellings for older couples looking to downsize.

Figure 31: Frequency of Bedroom and Residents Combinations, Beaver Creek, 2020



Source: Beaver Creek responses to the Alberni Valley Housing Needs Survey

Developable Land Available

Changes in land use and development activity are typically brought about by the aspirations of land owners. Almost 60% of the land or 13 km² in the Beaver Creek EA is in the Agricultural Land Reserve (ALR), which could limit the availability to develop or use this land for non-agricultural uses, such as housing, as land within the ALR is subject to Agricultural Land Commission (ALC) regulations. Approximately 10% of all lots in the Beaver Creek EA (within and outside the ALR) are vacant (defined as lots without buildings assessed by BC Assessment), and have rural or residential zoning to permit and accommodate residential uses. Property owners of vacant lots with appropriate zoning could apply to construct housing with a building permit. Development would be dependent on building code requirements, as well as health requirements for sewage disposal and potable water, and are subject to ALC regulations.

Of the vacant lots that can be considered as land that is ready to be developed, approximately 20% of those are within the ALR. To clarify, lots in the ALR are not prohibited from development, but the ALC regulations currently permit one single family dwelling with secondary manufactured homes permitted in limited circumstances.

Additionally, there have been a number of inquiries regarding development potential for land in Beaver Creek, and 18 properties subject to rezoning applications or subdivision referrals for the creation of up to 39 new residential lots.

Accessory Dwelling Units

Current Zoning Bylaw and OCP regulation permits an accessory dwelling unit (ADU) to a maximum size of 80 square metres in rural and residential zones in OCP areas where the principle use is a single family dwelling. Note, the ADU maximum size is proposed to increase to 90 square metres in the updated Zoning Bylaw, with an anticipated adoption date in 2022. An ADU is a secondary dwelling unit either in or added to an existing single family detached dwelling or in a separate accessory building on the same lot as the main dwelling intended for use as a complete, independent living facility. Such a dwelling is an accessory use to the main dwelling, and is commonly referred to as a secondary suite, granny suite, or carriage home and may be constructed in any zone in which accessory residential use is permitted.

Other ADU requirements include the lot size being a minimum of 0.4 ha, and capability of meeting all building code requirements, as well as health requirements for sewage disposal and potable water. On lots 0.8 ha or larger in size, the zoning permits one ADU or one manufactured home in addition to the principal dwelling.

In the Beaver Creek EA, over 60% of all lots within the OCP area (including those in the ALR) meet the 0.4 ha minimum lot size requirement and are zoned to permit an ADU, which means an additional form of housing could be constructed by applying for a building permit, subject to the requirements previously outlined. However, as previously noted, this available land area that could be used to construct an ADU or manufactured home is reduced by the land that is in the ALR. Less than 60% of the lots in the Beaver Creek OCP area that meet the minimum 0.4 ha lot size, and are zoned to permit an ADU, are not within the ALR.

Beaver Creek survey respondent indicated they have experienced the following issues related to housing in the Alberni Valley:

- The homes that are available and affordable based on your income are of poor quality (22 responses)
- A shortage of rental housing that is affordable based on your income (19 responses)
- A shortage of homes to purchase that are affordable based on your income (15 responses)

Increasing Housing Flexibility in the ALR

As of December 31, 2021, the ALC will have new rules in place to allow property owners in the ALR increased housing flexibility. These changes align with the community input received as part of the development of this Beaver Creek HNR.

Options for an additional small secondary home will be added to ALC regulations, allowing farmers and ALR landowners to have both a principal residence and small secondary residence on their property with a streamlined approval process where required. The current ACRD Zoning Bylaw permits this increased residential flexibility, and once the updated ALC regulation is in place this will allow ACRD property owners to be able to provide additional housing in the ALR without having to apply to the ALC.

As per ALC policy, the additional residence will be able to be used for housing extended family, agritourism accommodation, housing for farm labour or a rental property for supplemental income. There will no longer be a requirement that additional residences must be used by the landowner or immediate family members. Examples of flexible housing options that will be permitted by the ALC under the updated regulation include, but are not limited to: garden suites, guest houses or carriage suites; accommodation above an existing building; manufactured homes; and permitting a principal residence to be constructed in addition to a manufactured home that was formerly a principal residence.



3.2 RECOMMENDATIONS

Alberni Valley Electoral Areas Recommendations

The following five key recommendations emerged through the HNR process and respond directly to the key findings identified. They are applicable across all Alberni Valley Electoral Areas and provide a higher level approach to address the housing gaps anticipated for the next five years and beyond in the Alberni Valley, as well as across the ACRD. These recommendations are listed below for reference, and outlined in more detail in the supplementary Alberni Valley Housing Needs Report:

1. Formulate regional policy options to address current and future housing needs, and incorporate these policies into future updates of Electoral Area Official Community Plans.
2. Strengthen policies and regulations to improve housing affordability and availability, with a focus on a variety of housing types for all stages in life.
3. Develop and strengthen relationships, and work with partners to coordinate collaboration, advocacy and education on regional housing needs and gaps.
4. Consider creating a housing strategy and action plan that outlines funding opportunities, housing targets and tools to incentivize housing and address housing needs in the region.
5. Complete ongoing monitoring of regional housing supply and demand to adapt to evolving housing needs in the region over time.

Beaver Creek Electoral Area Recommendations

In many ways, each of the Alberni Valley EAs continue to experience a unique set of housing challenges. Recommendations for approaches to address the housing gap in the Beaver Creek EA for the next five years and beyond expand on the above higher level Alberni Valley recommendations, and include:

1. **Update the Beaver Creek Official Community Plan to incorporate key housing findings from the Beaver Creek Housing Needs Report.**
 - The Beaver Creek Official Community Plan (OCP) was last updated in 2013, and currently includes limited goals, objectives, and policies around housing.
 - This HNR does not include specific new OCP policy but will later be used to support and inform future updates to the Beaver Creek OCP, and other plans and policies related to housing.
 - Include more specific guidelines for affordable and sustainable housing options, and a diversity of housing types, in future OCP updates.
 - Updates could include incentives for affordable, accessible and adaptable housing, as well as planning for increased housing opportunities due to the closer proximity of some of the Beaver Creek EA to the services and businesses provided in the City of Port Alberni and the availability of a community water service for properties within the Beaver Creek Water System.
 - Consider additional and/or updated OCP housing policies to support increased residential flexibility in the ALR, once updated ALC regulation is in effect as of December 31, 2021.
 - Undertake OCP updates in collaboration with the Beaver Creek community, Beaver Creek Advisory Planning Commission, Agricultural Advisory Committee, Beaver Creek Water Advisory Committee, Beaver Creek Fire Department, as well as other partners and stakeholders.



2. Address growth in the population aged 65 years and over.

- Although the Beaver Creek EA has the highest proportion of residents 0 to 19 years (19%), compared to the other Alberni Valley EAs, 21% of residents are 65 years and older, which means suitable supports need to be in place as this population grows. Additionally, planning housing, supports and services for older residents will also benefit all EA residents.
- Availability of suitable housing and housing affordability for the 65 years and older vulnerable population group must be considered.
- Consider strategies outlined in the 2020 Alberni Valley Age-Friendly Plan, especially to assist the high number (76%) of Beaver Creek residents who feel that they will be able to age in place and grow older in their current residence, or those who prefer to seek retirement living in the rural areas.
- Consider partnerships to improve services and other amenities in more rural portions of the EA to improve accessibility and livability for those residents who plan to live independently in their home as they age.

3. Encourage the development of a spectrum of affordable housing options, focusing on areas serviced by the Beaver Creek Water System.

- Consider including affordable rental housing, universally accessible housing, more supported housing, as well as smaller dwellings that are easy to maintain for seniors looking to downsize, and others who prefer to live in smaller dwellings. As almost 70% of the housing stock in Beaver Creek is aging, comprised of homes built before 1980, it's important to consider options for support to assist with needed repairs to the aging housing stock.
- Encourage development of purpose-built rental, smaller units and diverse housing types in all residential areas, with a focus on properties in closer proximity to the City of Port Alberni and with access to community water services as part of the Beaver Creek Water System.
- Educate and encourage development of accessory dwelling units, where permitted.
- Work with ACRD Beaver Creek Water System staff to leverage grant funding for water system improvements that benefit housing and to develop policies and programs that align with mutual goals and servicing requirements of the Beaver Creek Water System.
- When considering housing development in Beaver Creek, ensure agriculture as a primary use of land in the EA is considered and accommodated where appropriate.
- Ensure specific ALC requirements for developing land in the ALR and non-farm uses are considered.

4. Develop and strengthen partnerships to improve collaboration, advocacy, and education around housing needs and gaps.

- As regional and local policy tools to address housing are limited, partnerships with other levels of government (such as Federal and Provincial), and the region's member municipalities and First Nations, are essential to increase awareness of specific needs and service gaps.
- Work with all partners (including non-profits and private entities) to continue to advocate for increased housing funding and tools, to leverage grant funding opportunities where possible, and to facilitate potential housing options.
- Ensure future collaboration and dialogue with partners is focused on community direction for housing in Beaver Creek.
- Collaborate with all Alberni Valley EA community members (and specifically Beaver Creek EA property owners and residents), agencies, and First Nations, to assist in aligning community goals with housing needed to address demographic change and population growth.
- Strengthen and engage with formal and community groups such as the Beaver Creek Advisory Planning Commission, Agricultural Advisory Committee, Beaver Creek Water Advisory Committee, Beaver Creek Fire Department, as well as other partners and stakeholders.

Beaver Creek survey respondents indicated the following for ideas to improve housing in their community:

“Allow Carriage homes. We will all build on our properties and have places to rent out to those that need it or family care.”

“Possibly allowing building carriage homes in the city and Regional district on smaller lots that currently do not allow due to size of property.”

“We need tiny homes that will allow single people to be able to afford to remain independent.”

“Would like to see more rancher style homes as people age and are less able to manage maintenance on large homes and properties.”

“More land made available either in the city or just within the regional district.”

“Lower property taxes, encourage beautifying of properties, street clean up, etc. Continue to build a community mindset.”

“Put a reasonable cap on rental prices. More affordable housing for seniors. I'm 54 and have been forced to live in my tent trailer and build a roof over it because prices have become unreasonable for a single person.”

“More supportive housing for those with mental health challenges.”



4. SOURCES CITED

Refer to the supplementary Alberni Valley Housing Needs Report for a complete list of sources cited, including for the data used for all Housing Needs Reports.

Beaver Creek Official Community Plan, 2014: <https://www.acrd.bc.ca/cms/wpattachments/wpID272atID1406.pdf>

Available: <https://www.acrd.bc.ca/beaver-creek-ocp>

Province of BC. Ministry of Agriculture, Food and Fisheries. Increasing housing flexibility in the ALR. Available: <https://news.gov.bc.ca/releases/2021AFF0043-001352>



APPENDIX A
Provincial Summary Form

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: [Electoral Area E \(Beaver Creek\)](#)

REGIONAL DISTRICT: [Alberni-Clayoquot Regional District](#)

DATE OF REPORT COMPLETION: **October 2021**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:	ACRD Electoral Areas B, D, and F, City of Port Alberni,
	Neighbouring First Nations:	Tseshah and Hupacasath First Nations

POPULATION	Population:	2,754	Change since 2006:	-2.4%		
	Projected population in 5 years:	3,025	Projected change:	9.8%		
	Number of households:	1,190	Change since 2006:	4.4%		
	Projected # of households in 5 years:	1,345	Projected change:	13%		
	Average household size:	2.3				
	Projected average household size in 5 years:	2.3				
	Median age (local):	50.6	Median age (RD):	46.6	Median age (BC):	42.5
	Projected median age in 5 years:	47.8				
	Seniors 65+ (local):	21.4%	Seniors 65+ (RD):	21.2%	Seniors 65+ (BC):	17.4%
	Projected seniors 65+ in 5 years:	26.6%				
	Owner households:	84.5%	Renter households:	15.1%		
	Renter households in subsidized housing:	8.3%				

INCOME	Median Household Income	Local	Regional District	BC
	All households	\$67,538	\$55,443	\$69,979
	Renter households	\$40,025	\$32,854	\$45,848
	Owner households	\$73,453	\$66,502	\$84,333

ECONOMY	Participation rate:	58.3%	Unemployment rate:	9.7%
	Major local industries:	Health care & social assistance, construction, and retail trade		

HOUSING	Median assessed housing values:	\$464,502	Median housing sale price:	\$369,494
	Median monthly rent:	Unknown	Rental vacancy rate:	Unknown
	Housing units – total:	1,190	Housing units – subsidized:	0
	Annual registered new homes – total:	11(2020)	Annual registered new homes – rental:	0
	Households below affordability standards (spending 30%+ of income on shelter):	14.73%		
	Households below adequacy standards (in dwellings requiring major repairs):	12.05%		
	Households below suitability standards (in overcrowded dwellings):	4.02%		

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

- Goal 4 of the Beaver Creek OCP is to “offer residents a healthy lifestyle, a good quality of life, and affordable housing options.”
- Objective 3.1.5 is to “Facilitate the provision of safe, affordable rental housing within the Plan area.”
- Policy 3.2.8 provides guidelines about accessory residential dwelling units.
- Section 8 is focused on residential uses of the land and allows for a range of housing options within the plan area. Options for density bonusing and density averaging and smaller lot sizes are all provided.

2. Any community consultation undertaken during development of the housing needs report:

- A public online survey in partnership with the City of Port Alberni (for the entire Alberni Valley including the City of Port Alberni and four ACRD Alberni Valley Electoral Areas (EAs): Beaufort, Sproat Lake, Beaver Creek, and Cherry Creek) with 668 responses received. 26% of respondents were from the Alberni Valley EAs, and 75 were from Beaver Creek.
- A public online community forum for residents, property owners and other community members of the Alberni Valley EAs, where community members could ask open ended questions and provide valuable insight and feedback. Some of the attendees included Alberni Valley EA Directors/Alternate Directors, Agricultural Support Worker, Air Quality Council member, Canada Mortgage and Housing Corporation representative, as well as others.
- A joint Advisory Planning Commission (APC) meeting with members of the four Alberni Valley APCs (included a presentation and discussion).
- One-on-one conversations through email, phone and other virtual methods.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies):

- A stakeholder engagement survey (stakeholders included health authorities, provincial government representatives, affordable housing providers, long-term care providers, and many others.)
- An online stakeholder focus group meeting
- A presentation and discussion with the Alberni Clayoquot Health Network, which includes representatives from various organizations and authorities such as Island Health and School District No. 70 (Pacific Rim).

4. Any consultation undertaken with First Nations:

- Invitation to participate in the online public survey.
- Invitation to participate in stakeholder survey.
- Invitation to participate in stakeholder focus group meeting.
- Phone conversation with the Manager of the Port Alberni Friendship Centre.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently (2021)	Anticipated (5 years)
0 bedrooms (bachelor)	57	69
1 bedroom	106	118
2 bedrooms	332	344
3+ bedrooms	935	935
Total	1,309	1,345

Comments: Derived from BC Stats Population Projections, and Statistics Canada Census Profile 2006, 2011, and 2016

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,090	100	1,130	100	1,125	100
Of which are in core housing need	70	6.4	80	7.1	90	8.0
Of which are owner households	45	4.4	40	4.0	50	5.3
Of which are renter households	25	31.3	40	30.8	35	20.0

Comments:

Source: Statistics Canada, Census data from 2006, 2011, and 2016

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,090	100	1,130	100	1,125	100
Of which are in extreme core housing need	10	0.9	35	3.1	10	0.9
Of which are owner households	0	0	15	1.5	0	0
Of which are renter households	10	12.5	20	15.4	10	5.7

Comments:

Source: Statistics Canada, Census data from 2006, 2011, and 2016

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

While the number of households in core and extreme core housing need has fluctuated between 2006 and 2016, the increasing assessed values of housing would indicate that there is still a need for more affordable housing.

Although there is limited data on rental dwelling units for Beaver Creek, 20% of renter households were in core housing need as of 2016, which means there is a need for affordable rental housing in the area.

2. Rental housing:

The number of rental households more than doubled between 2006 and 2016, but since no building

permits were issued for purpose-built rental housing between 2010 and 2020, which indicates that there is likely still a shortage of rental units. Currently all rental units are part of the secondary rental market.

3. Special needs housing:

BC Housing provides 20 assisted living units for people with special needs in Beaver Creek.

4. Housing for seniors:

Beaver Creek has no long-term care or retirement home facilities. The percentage of the population (both local and national) that is over 65 has steadily increased over the years, and as of 2016 26.3% of Electoral Area E residents were of retirement age. Improving access to services and public transportation would allow more residents to age in place. The development of smaller, single-level homes would also free up larger family homes.

5. Housing for families:

There is no data regarding subsidized or affordable housing for families in Beaver Creek, but due to the rising cost of single detached dwellings, it is likely that most young families are finding it increasingly difficult to afford a home in this area.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

There are no shelters for people experiencing homelessness, and no data on the number of people experiencing homelessness in Beaver Creek. Illegal short and long-term camping has been identified as an issue in the ACRD, and has been focused on areas on the West Coast as well as some parts of the Alberni Valley. Typically, recreational vehicles are being used as a form of (temporary) housing. Dwelling in a recreational vehicle in an unauthorized area (i.e., land that is not zoned for camping, such as a campground) is illegal.

7. Any other population groups with specific housing needs identified in the report:

Were there any other key issues identified through the process of developing your housing needs report?

- Beaver Creek has seen a significant increase in the average assessed value and purchase price of homes, with the average assessed value reaching about \$431,000 by the end of 2020. This is driving home ownership out of the reach of many families, as the median income for residents of the ACRD only increased by 2.8% between 2006 and 2016, while the average assessed value of Beaver Creek homes increased by 51.7% during this same time period.
- The number of 1 and 2 person households increased between 2006 and 2016, accounting for 70% of households in Beaver Creek by 2016. However, 71% of homes in Beaver Creek had 3 or more bedrooms in 2016, as historically many homes were built to accommodate families. The relative shortage of smaller and easier to maintain homes is potentially leading to a bottleneck where seniors are staying in larger homes, while families are unable to find larger homes to accommodate their needs.



APPENDIX B

Housing Needs Survey Results

Alberni Valley Housing Needs Survey

SURVEY RESPONSE REPORT

27 October 2020 - 30 November 2020

PROJECT NAME:

Alberni Valley Housing Needs Assessment

FILTER BY:

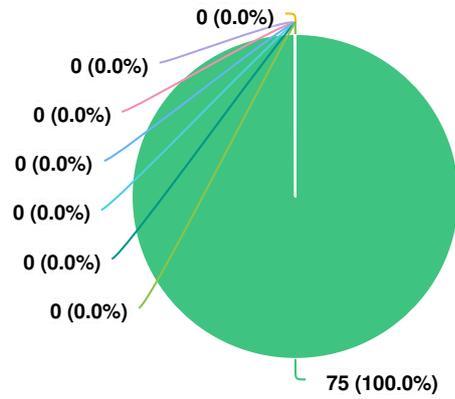
Where is your primary residence located?

Answered : Beaver-Creek-Electoral-Area-



SURVEY QUESTIONS

Q1 | Where is your primary residence located?



Question options

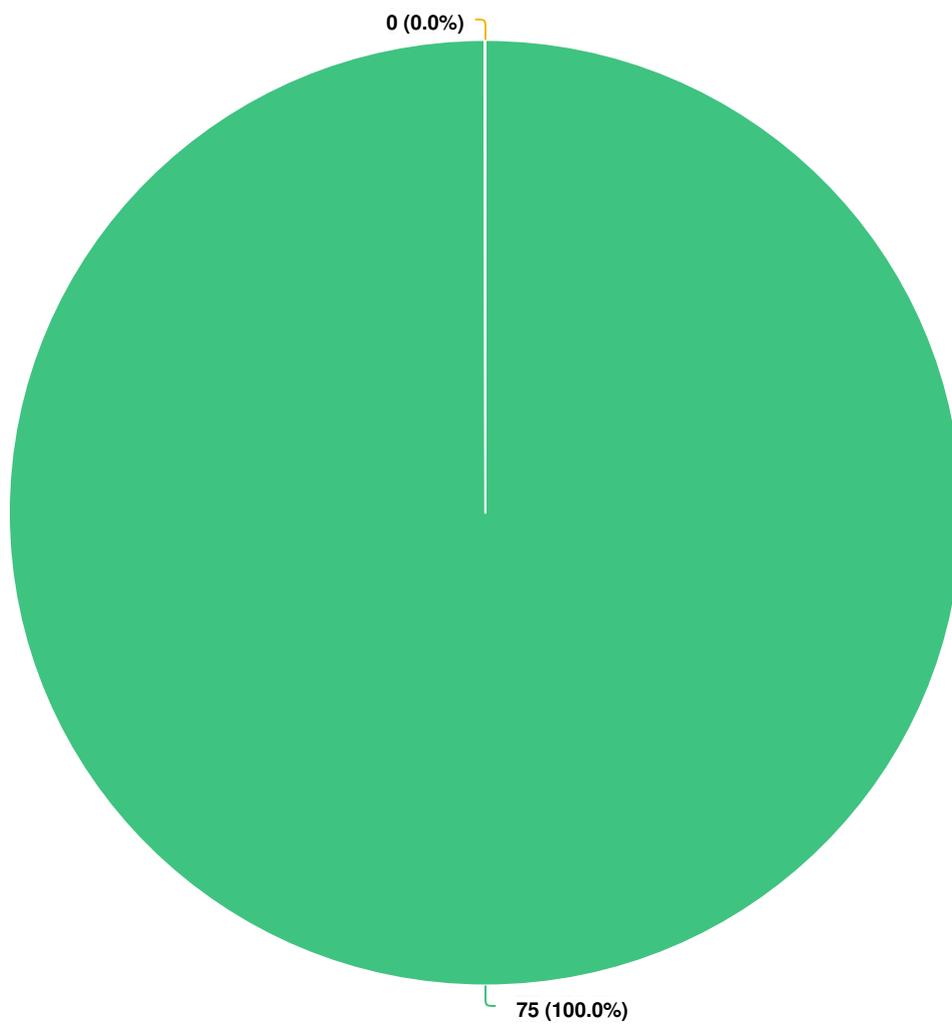
- Beaver Creek Electoral Area
- City of Port Alberni
- Beaufort Electoral Area
- Cherry Creek Electoral Area
- Sproat Lake Electoral Area
- Tseshah First Nation
- Hupacasath First Nation
- Other (please specify)

Mandatory Question (75 response(s))

Question type: Dropdown Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q2 | Do you live in this community year-round?



Question options

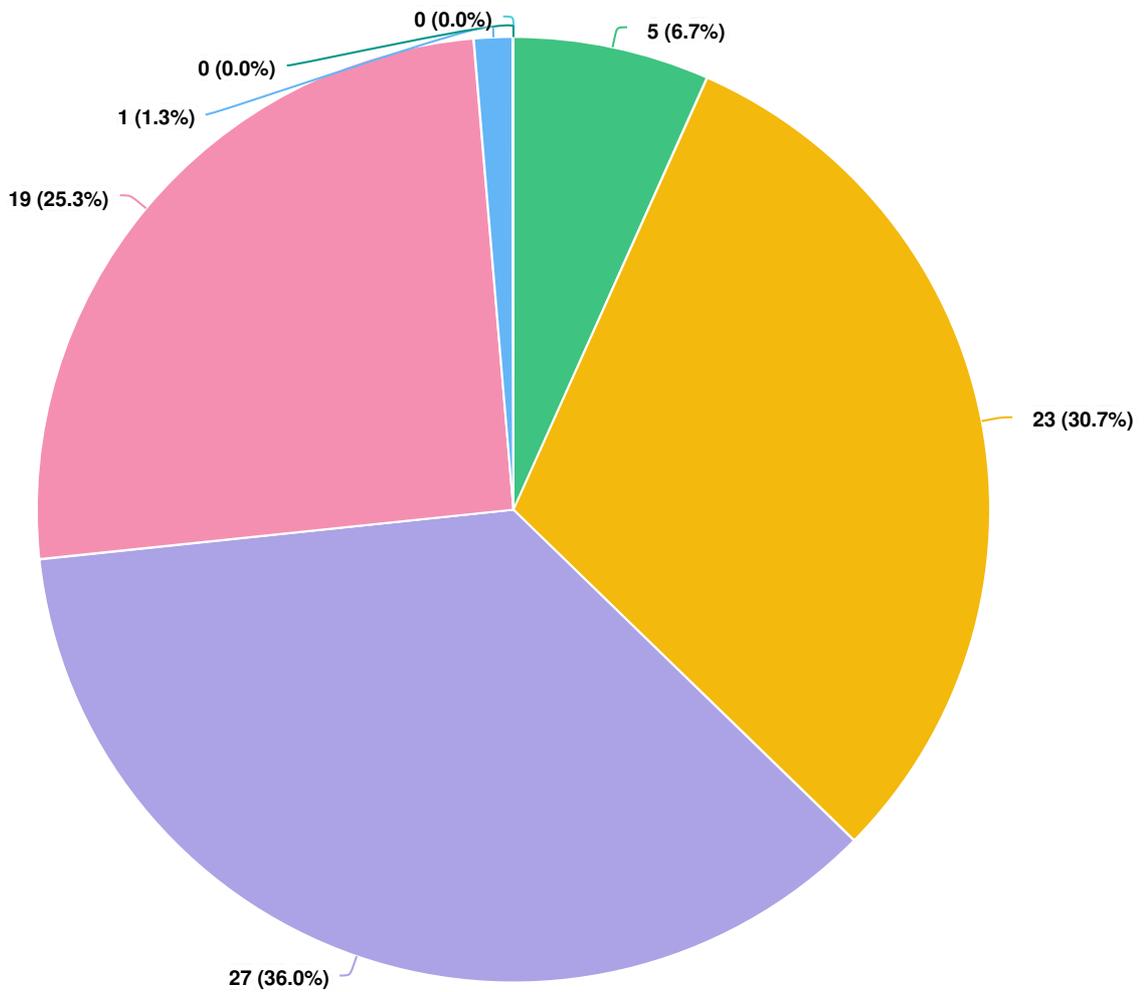
- Yes
- No

Mandatory Question (75 response(s))

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q3 What is your age?



Question options

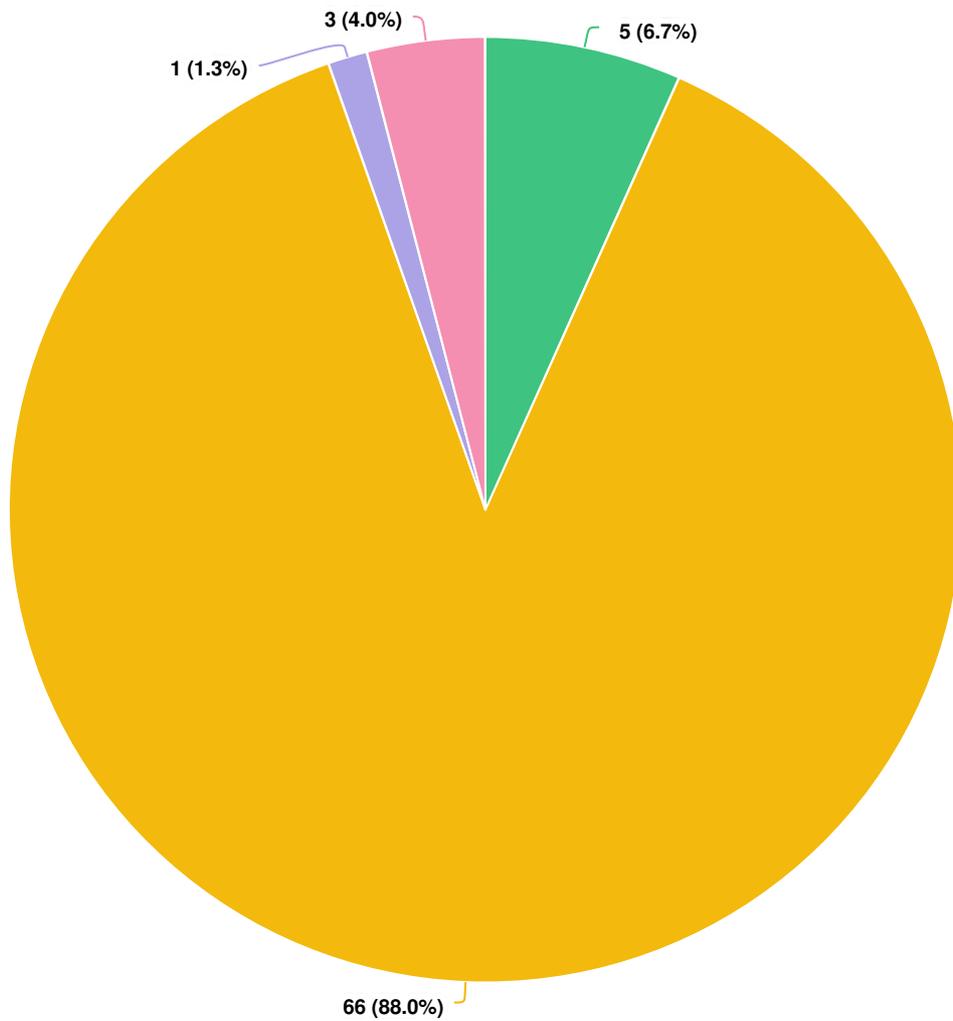
- 20-29 years
- 30-49 years
- 50-64 years
- 65-84 years
- 85 years or older
- 0-14 years
- 15-19 years

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q4 Do you identify as First Nations, Inuit, or Metis?



Question options

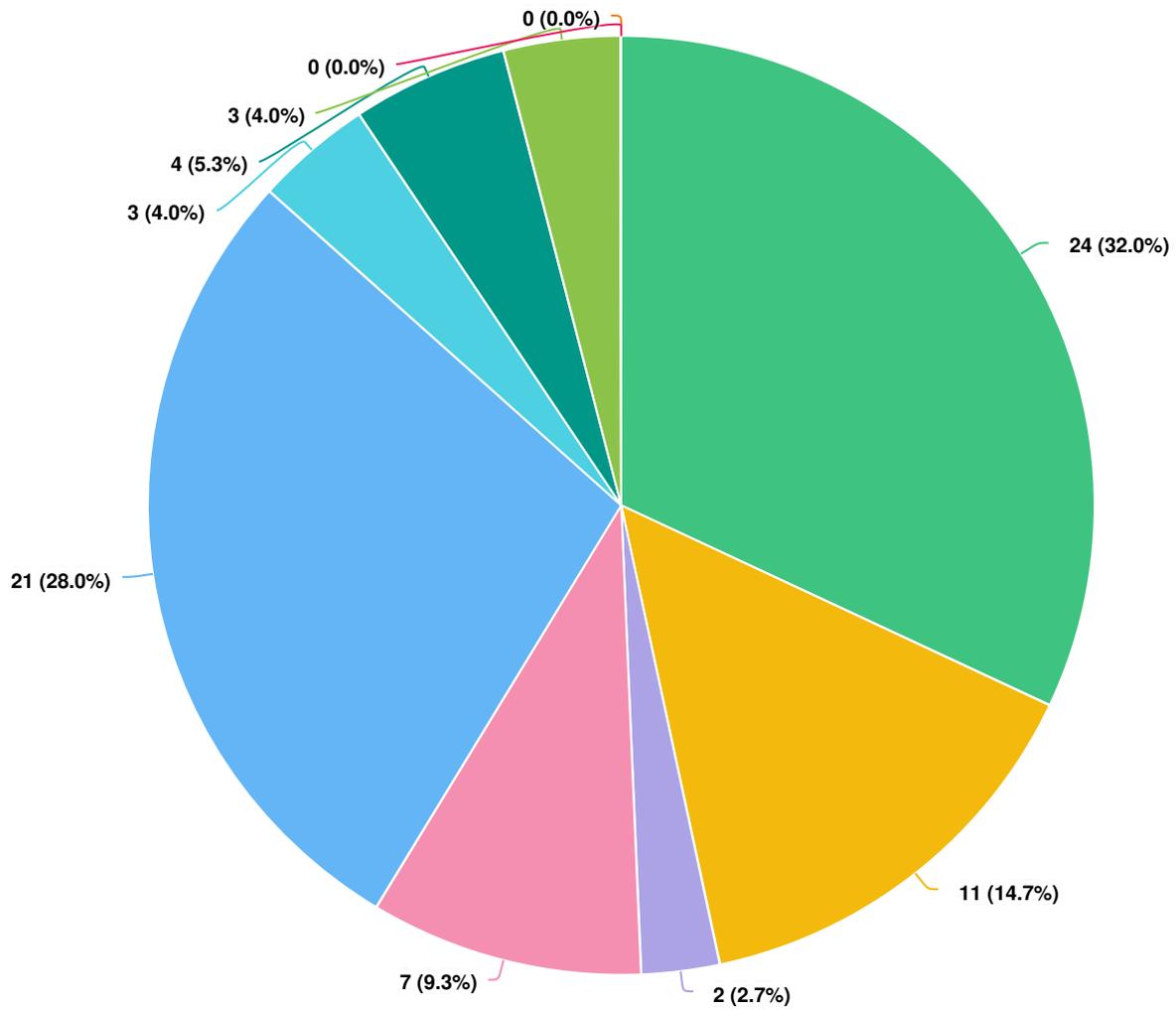
- Yes
- No
- Unsure
- Prefer not to say

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q5 What is your employment status?



Question options

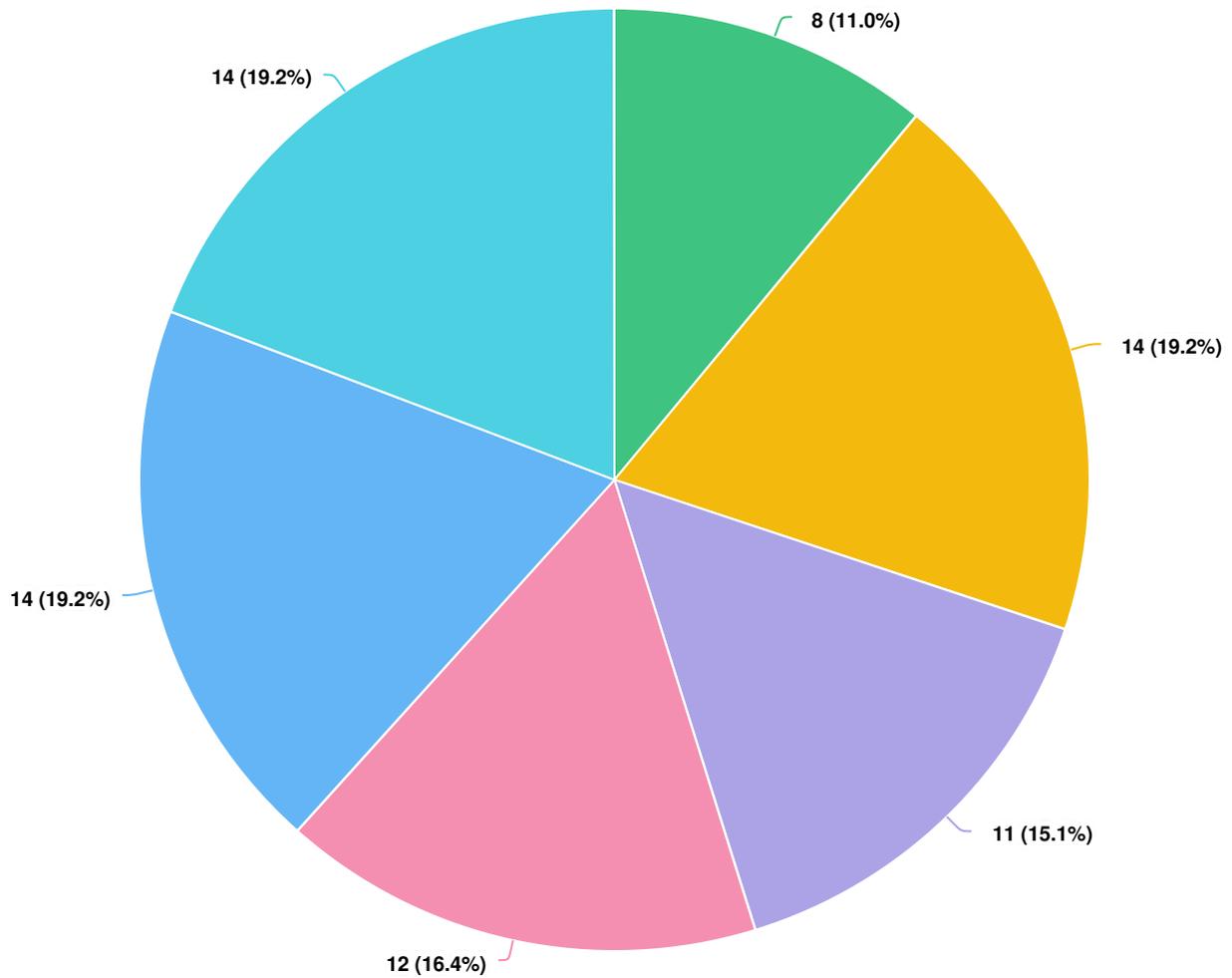
- Full-time employment
 ● Part-time employment
● Temporary/seasonal employment
● Full-time homemaker
- Retired
 ● Unable to work due to a disability
● Prefer not to say
● Other (please specify)
● Unemployed
- Out of work due to pandemic

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q6 What is your total household income per year before deductions?



Question options

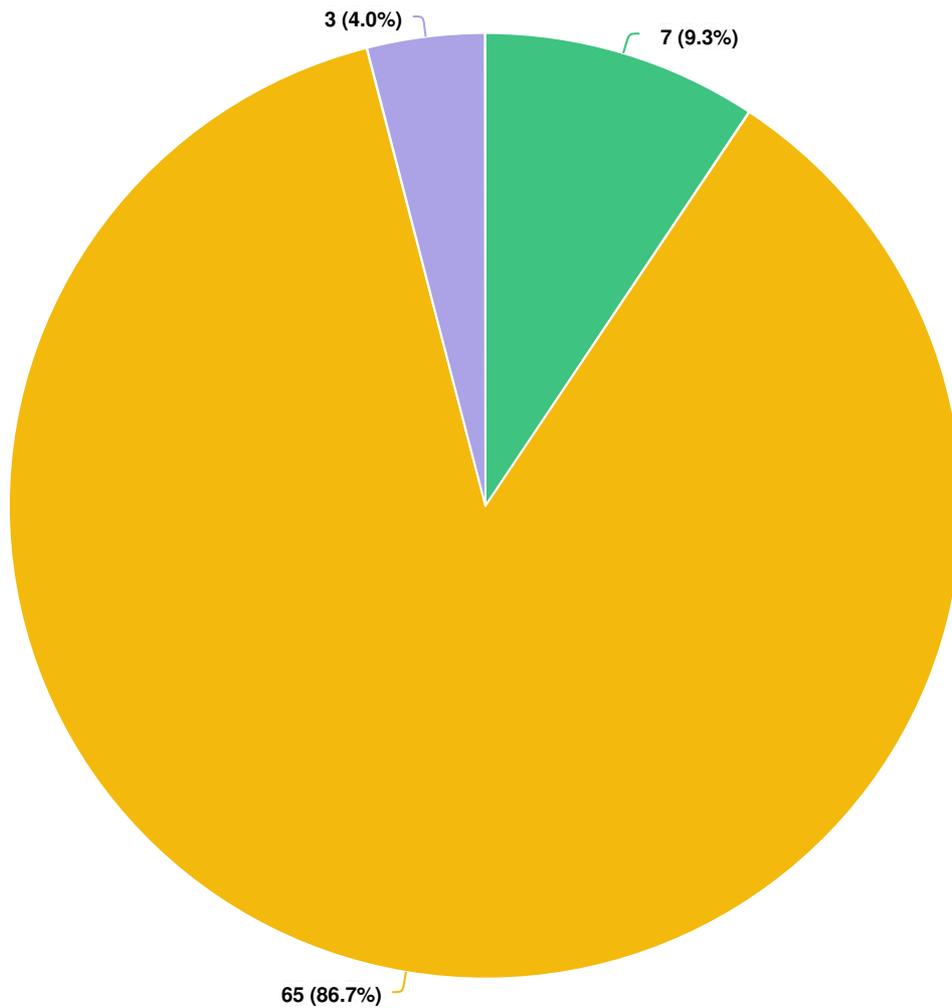
- Less than \$25,000
- \$25,000 to \$49,999
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- More than \$100,000
- Prefer not to answer

Optional question (73 response(s), 2 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q7 | Are you currently receiving any government financial assistance, excluding COVID-19 related assistance?



Question options

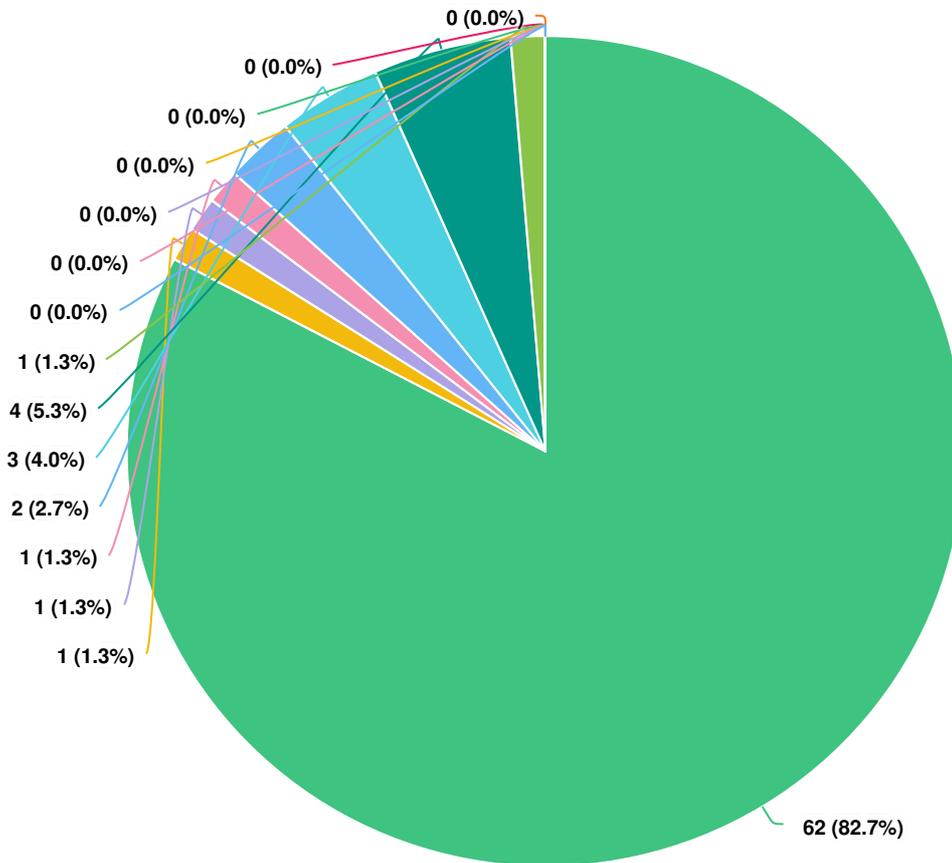
- Yes
- No
- Prefer not to answer

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q8 | What kind of structure is your current place of residence?



Question options

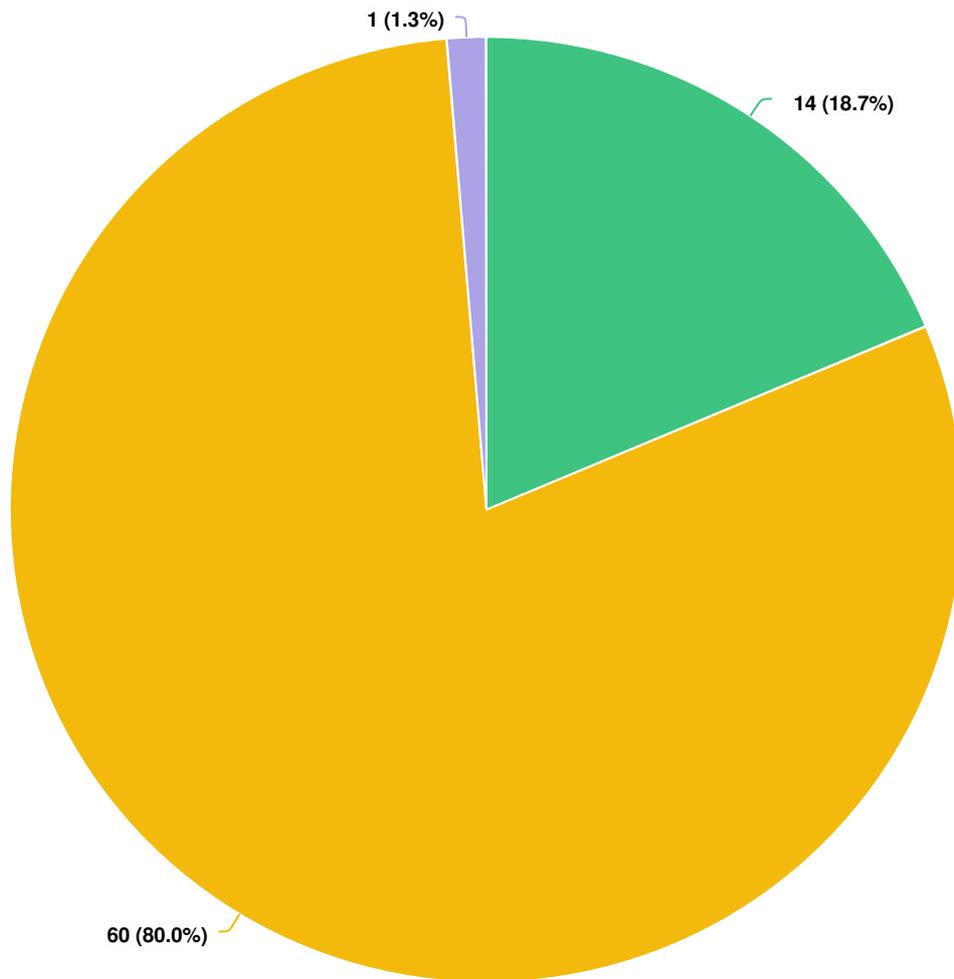
- Single detached house ● Self contained unit within a single detached house (e.g. basement suite)
- Self contained unit outside of a single detached house but on the same property (e.g. carriage home or laneway home)
- Semi-detached house or duplex ● Private bedroom with shared kitchen and living spaces
- Permanent mobile or manufactured home (permanently fixed to a foundation)
- Non-permanent mobile home (designed and constructed to be moved and placed on blocks, posts, or a prepared pad)
- Other movable dwelling (e.g. RV, tiny home on wheels, float home, tent)
- Row house or townhouse (3 or more dwellings joined side by side) ● Apartment or condo building with less than 5 storeys
- Apartment or condo building with 5 or more storeys ● Co-operative housing ● Care home ● Homeless shelter
- Currently without a home

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q9 Do you rent or own your current place of residence?



Question options

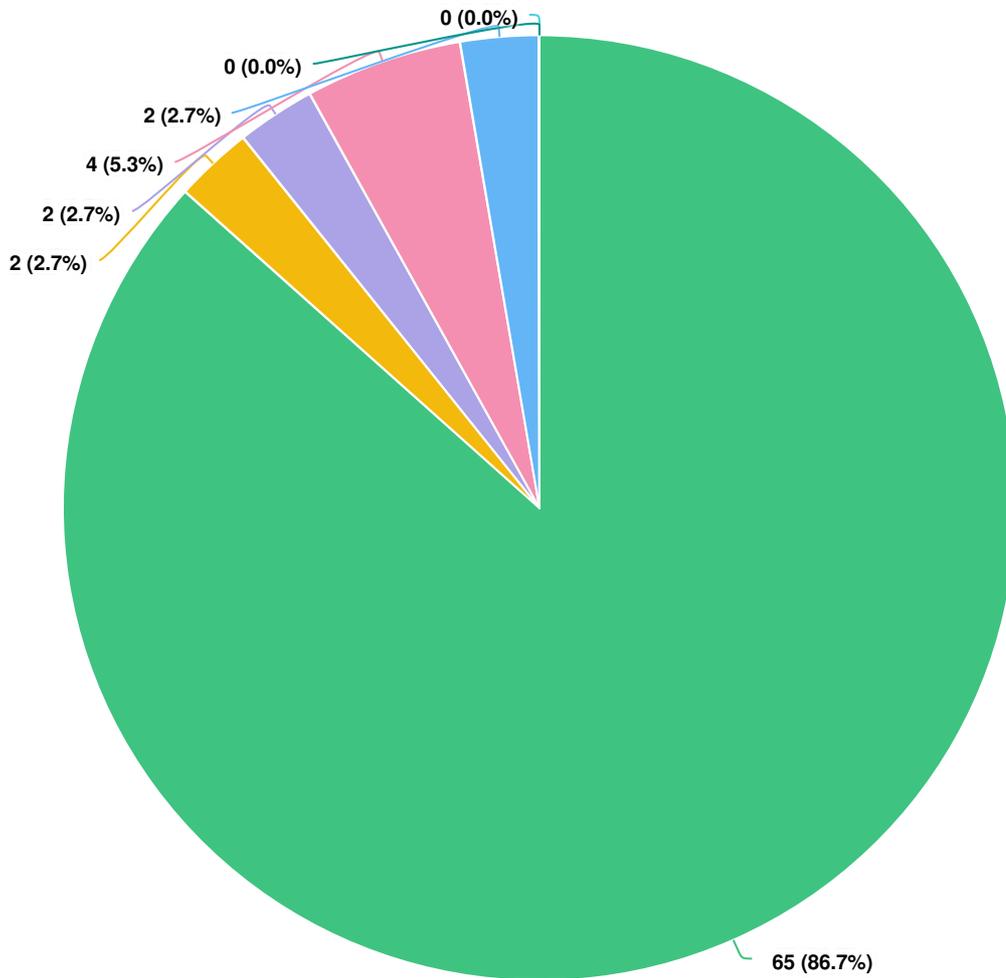
- Rent
- Own
- Other (please specify)

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q10 What type of housing would you prefer to live in?



Question options

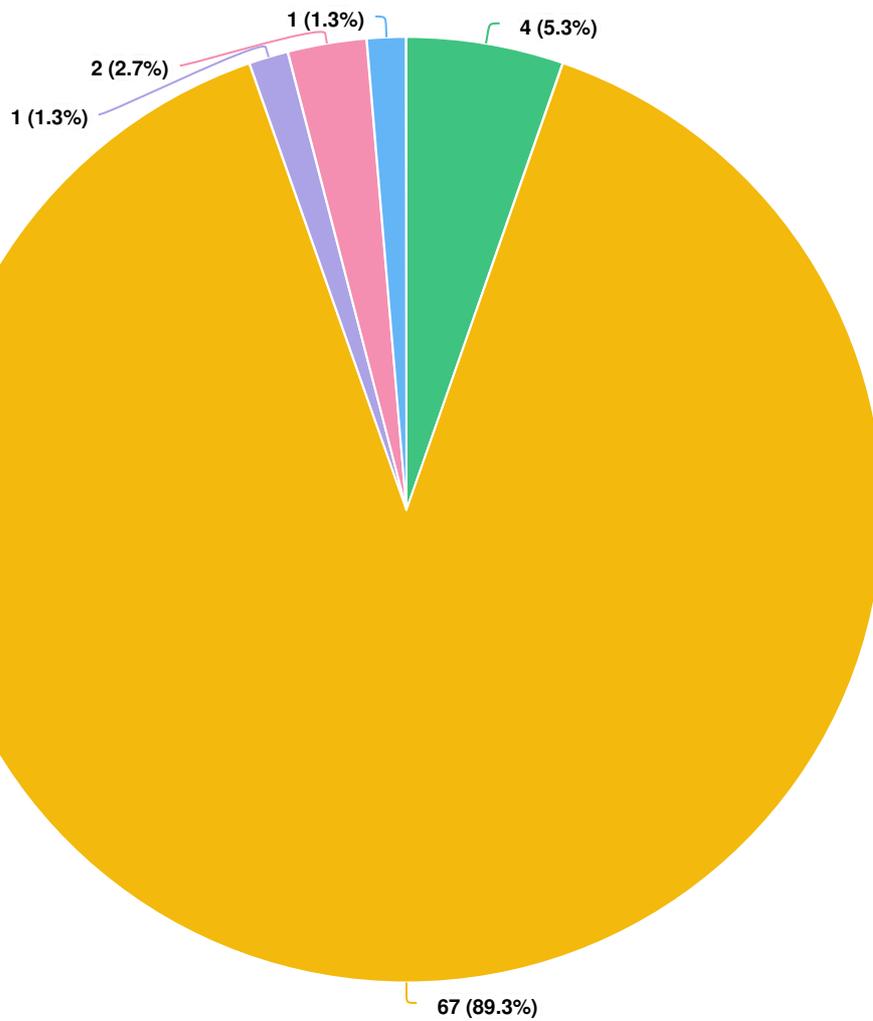
- Single detached house
- Self-contained unit within a home that belongs to a friend/family member
- Low-density multi-family development (townhome, rowhome, etc)
- Mobile home or other moveable structure (tiny home on wheels, float home, etc)
- Medium density multi-family development (a building with up to 4 storeys)
- High-density multi-family development (a building with 5 or more storeys)
- Other (please specify)

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q11 | Would you prefer to rent or own?



Question options

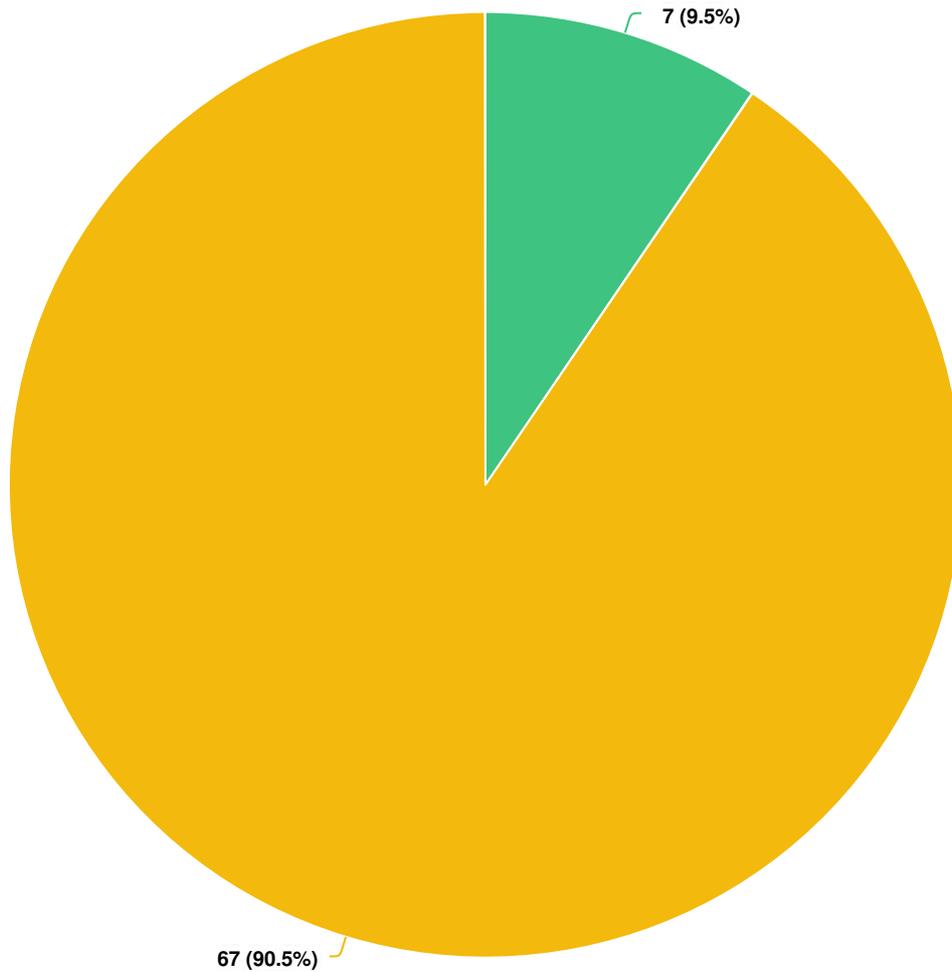
- Rent
- Own
- Co-operative/shared/group
- Not sure
- Other (please specify)

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q12 | Have you ever rented a home you own, or a room in your home, as a short-term vacation rental?



Question options

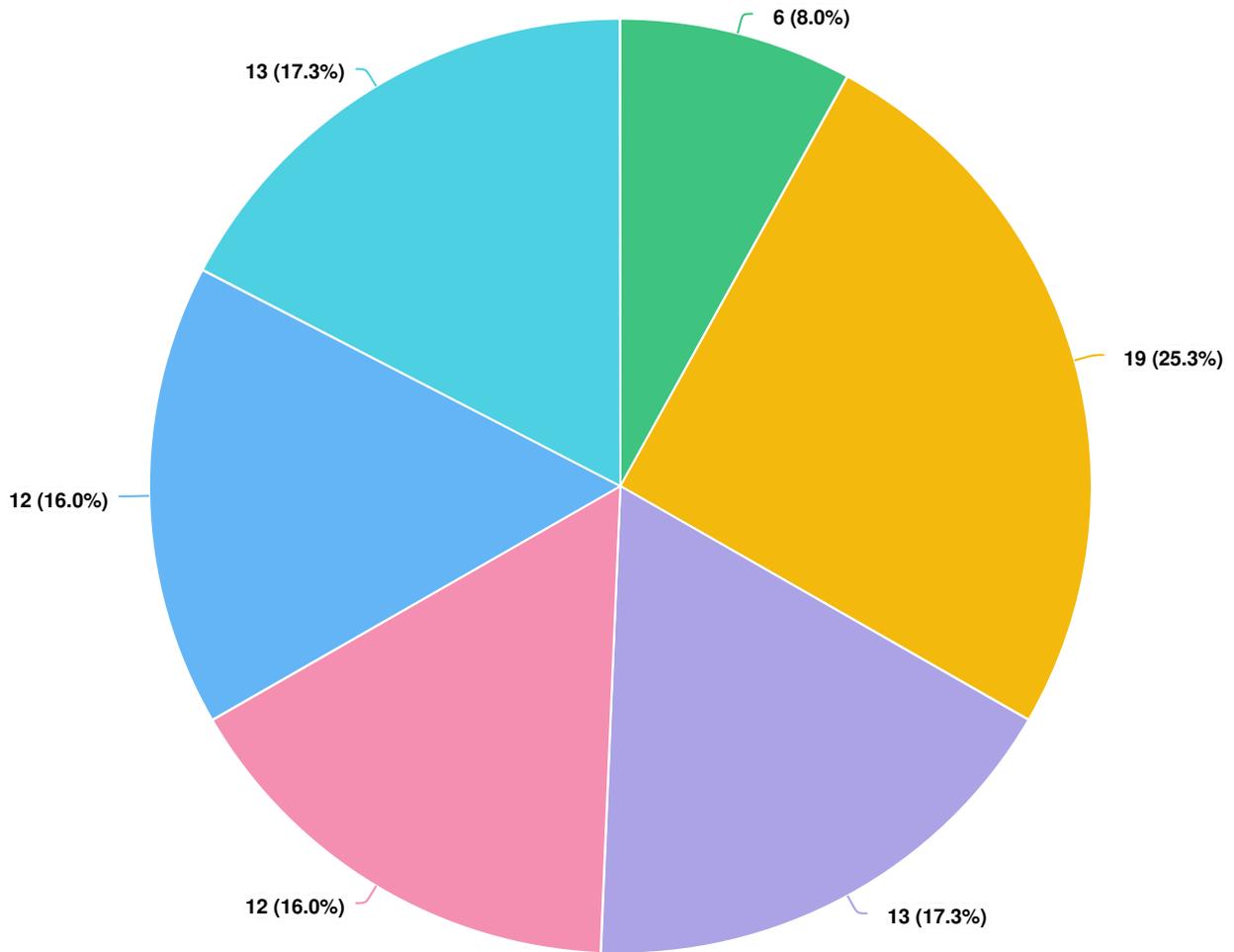
- Yes
- No

Optional question (74 response(s), 1 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q13 How long have you lived in your current place of residence?



Question options

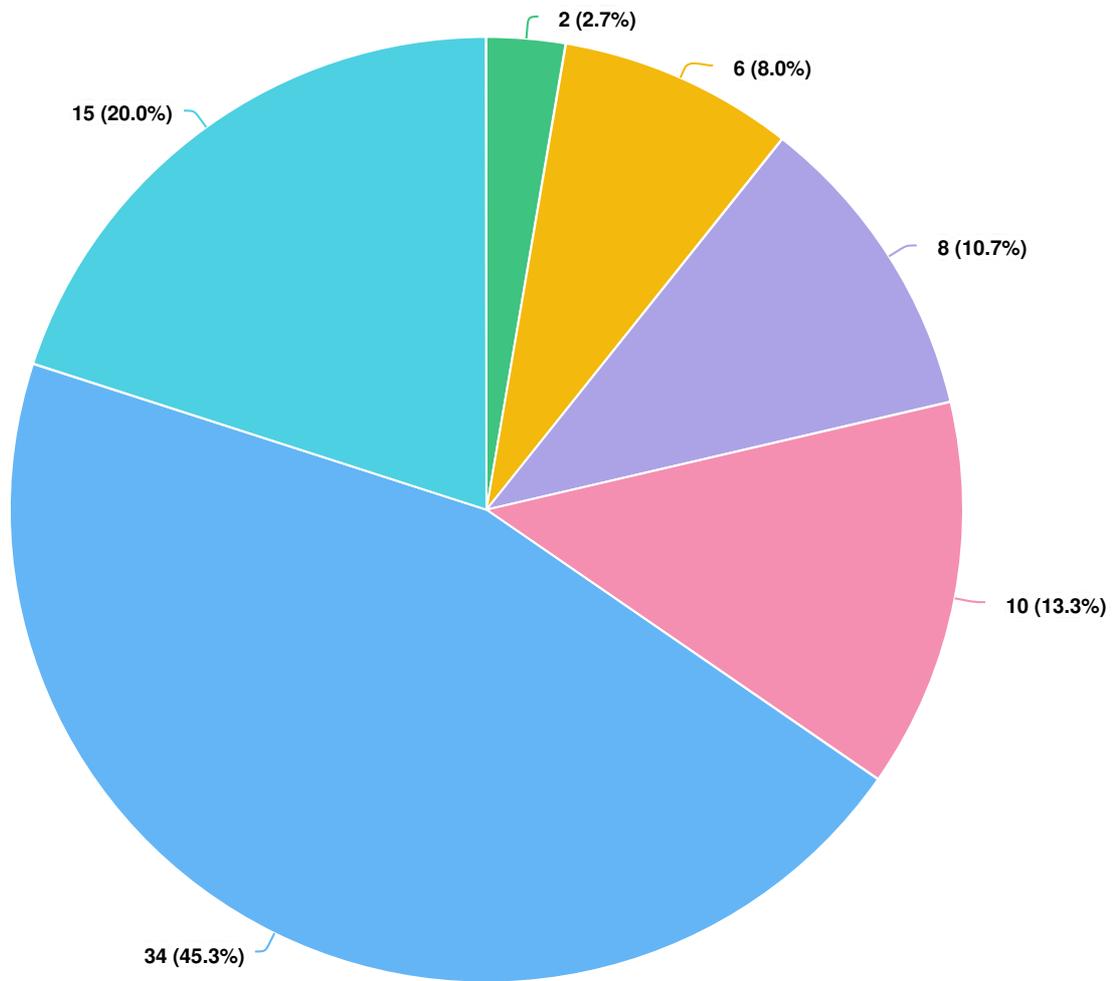
- Less than 1 year
- 1 to 4 years
- 5 to 9 years
- 10 to 19 years
- 20 to 30 years
- More than 30 years

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q14 | How much longer do you plan to live in your current place of residence?



Question options

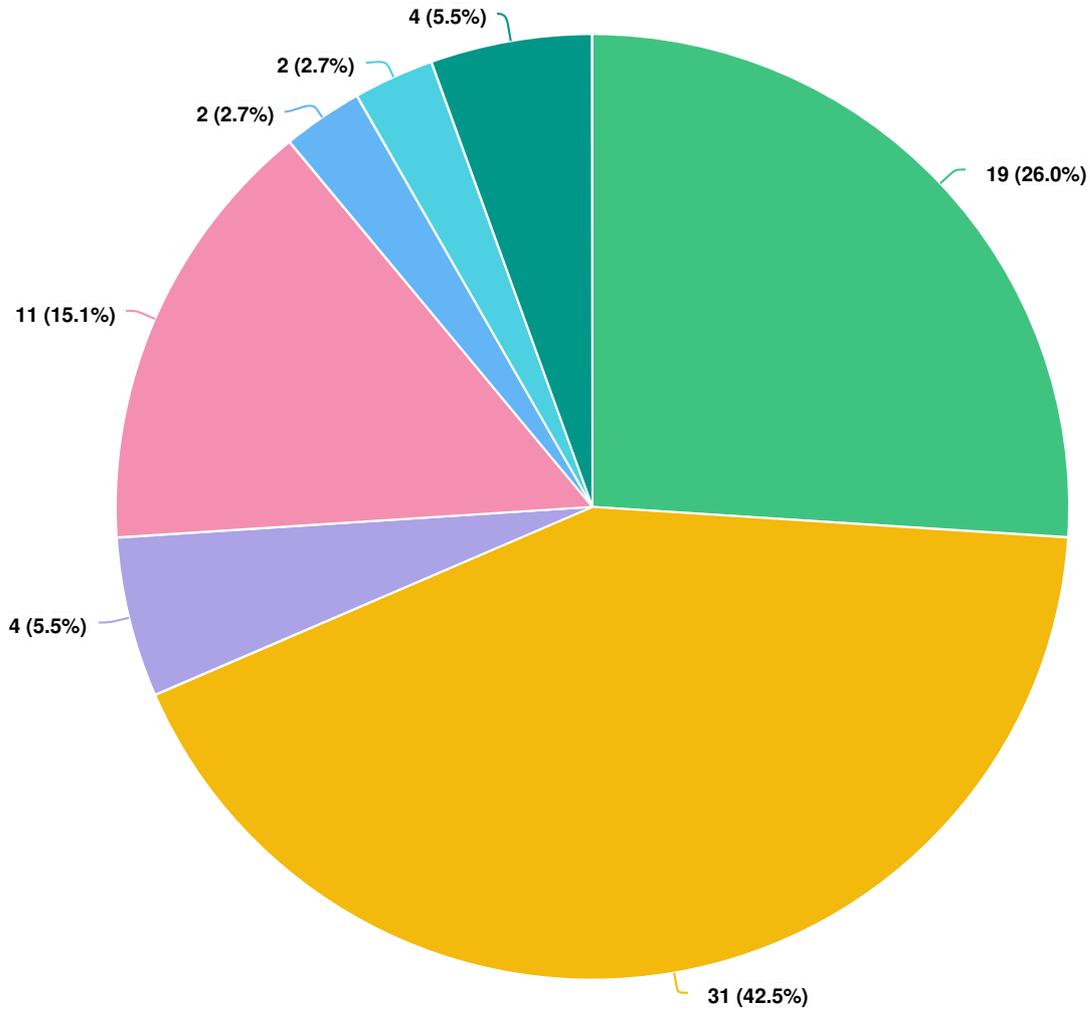
- Less than 1 year
- 1 to 2 years
- 3 to 5 years
- 6 to 10 years
- More than 10 years
- Unsure

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q15 Which of the following best describes your current household situation?



Question options

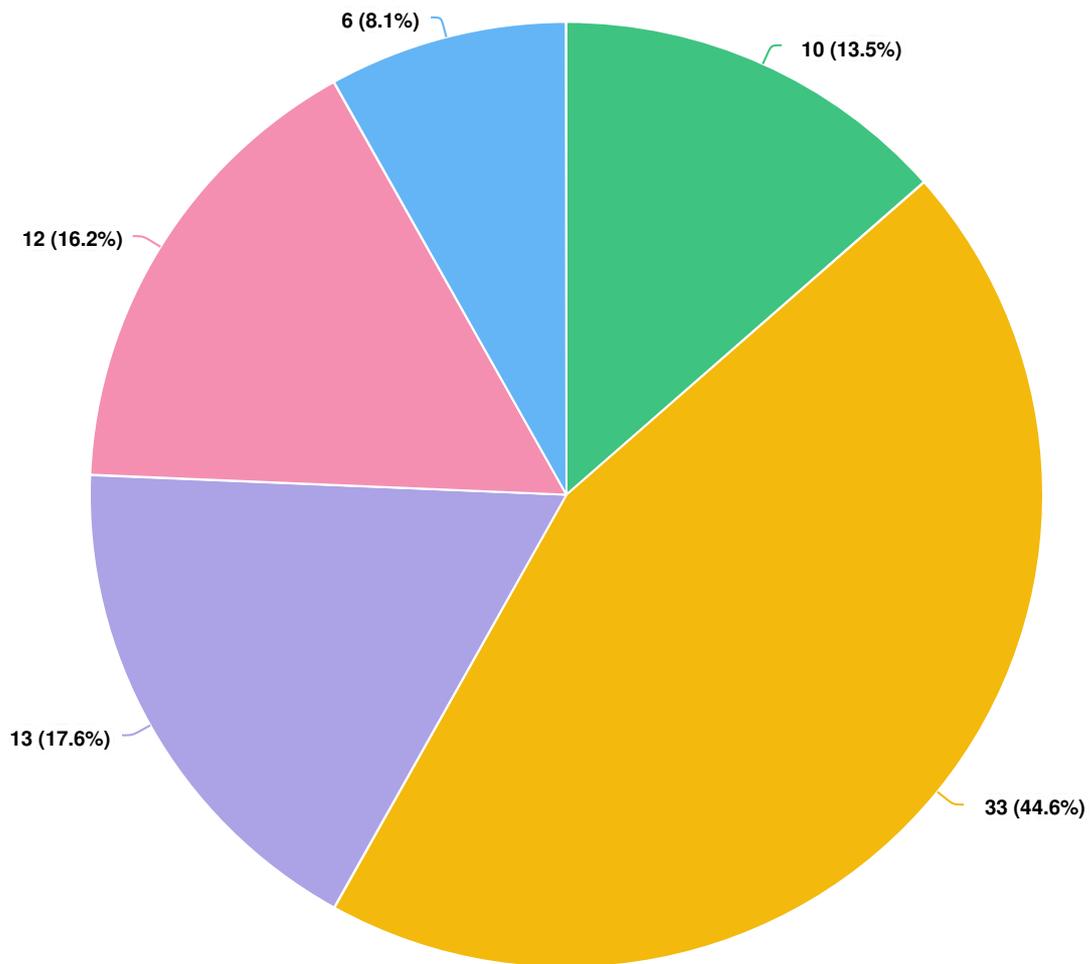
- I have a spouse and children in the home
- I have a spouse but no children in the home
- I am a single parent with children in the home
- I live by myself
- I live with 1 or more people with whom I'm not related
- I am temporarily staying with friends/family
- Other (please specify)

Optional question (73 response(s), 2 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q16 How many people (including you) currently share your place of residence?



Question options

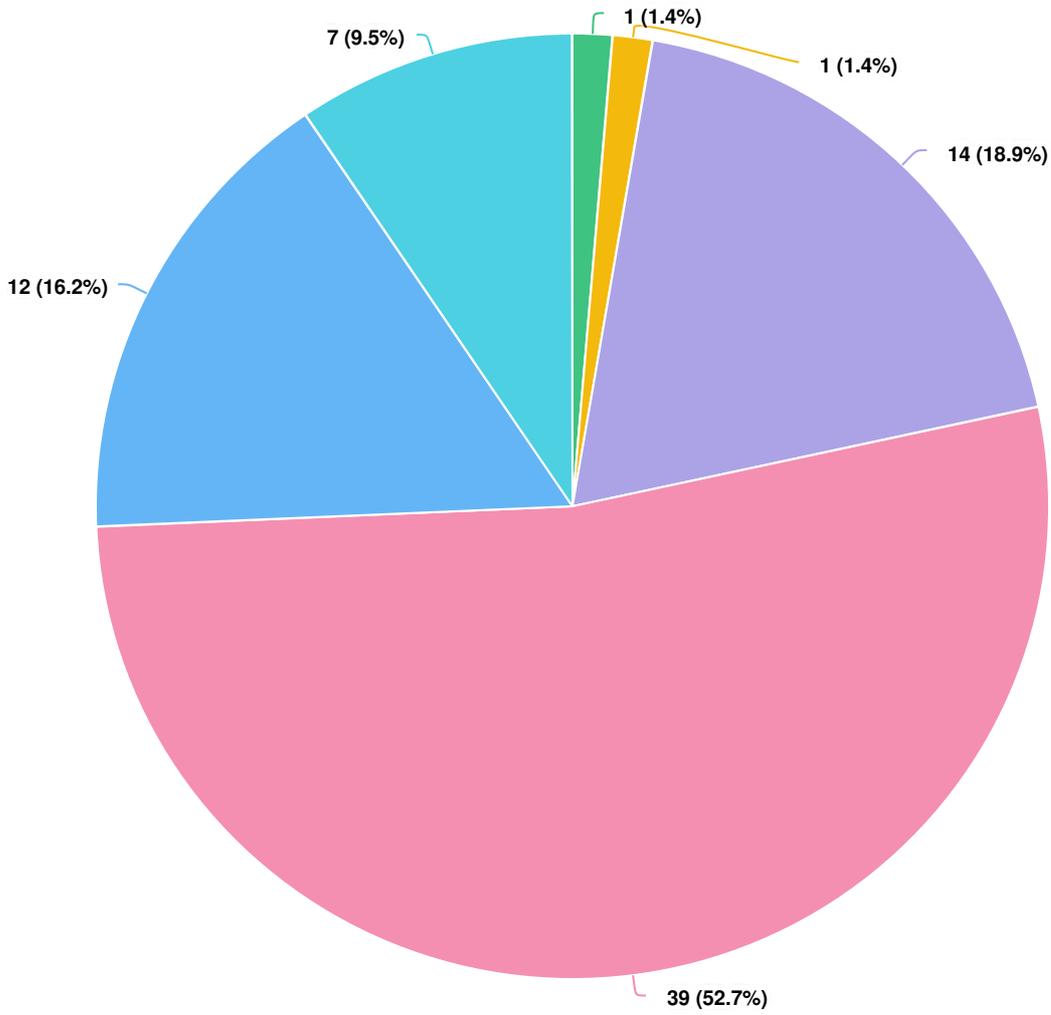
- 1
- 2
- 3
- 4
- 5 or more

Optional question (74 response(s), 1 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q17 | How many bedrooms are there in your current place of residence?



Question options

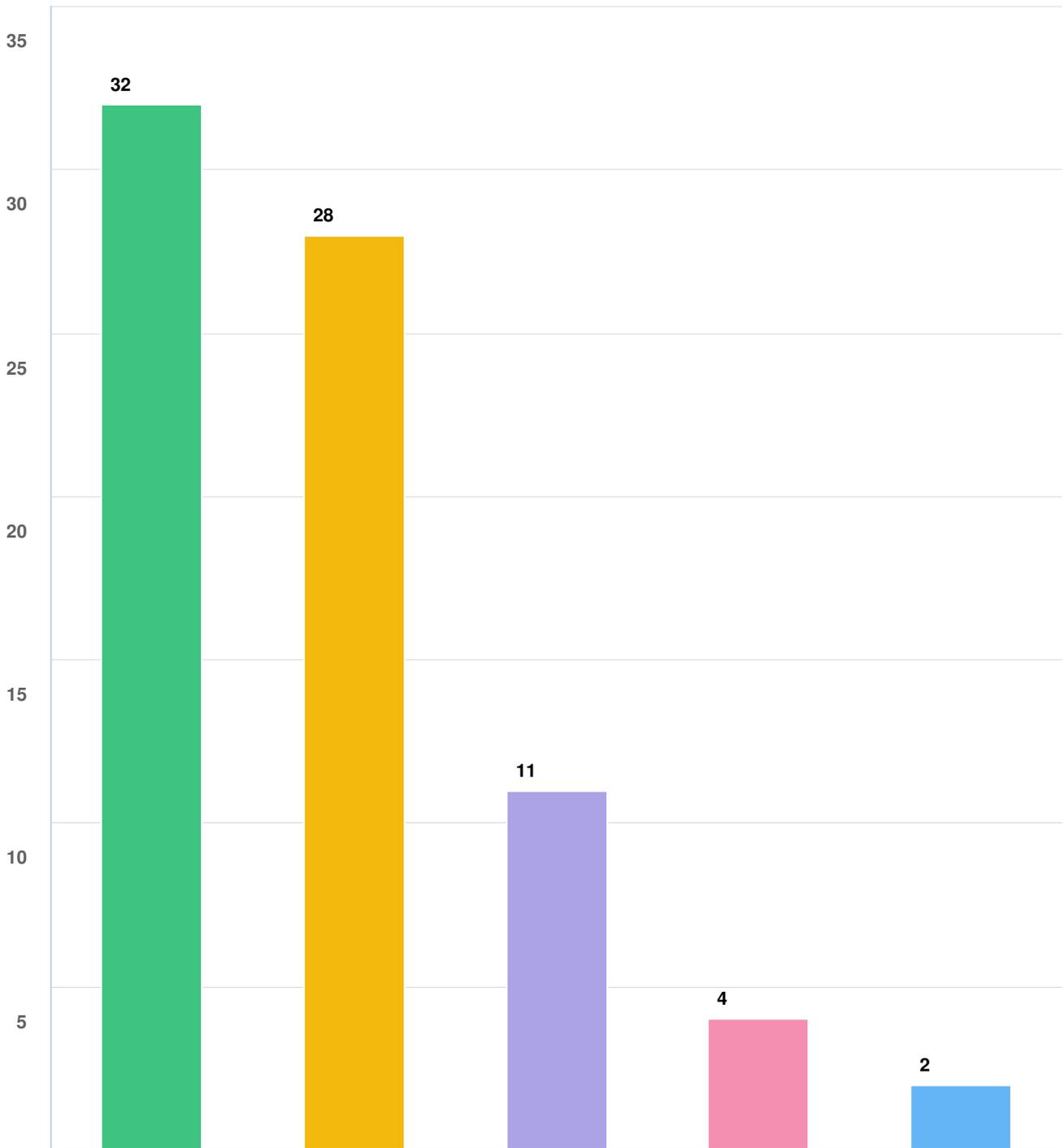
- 0 bedrooms (Bachelor dwelling)
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5 or more bedrooms

Optional question (74 response(s), 1 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q18 How would you describe the condition of your current place of residence? Please select all that apply:



Question options

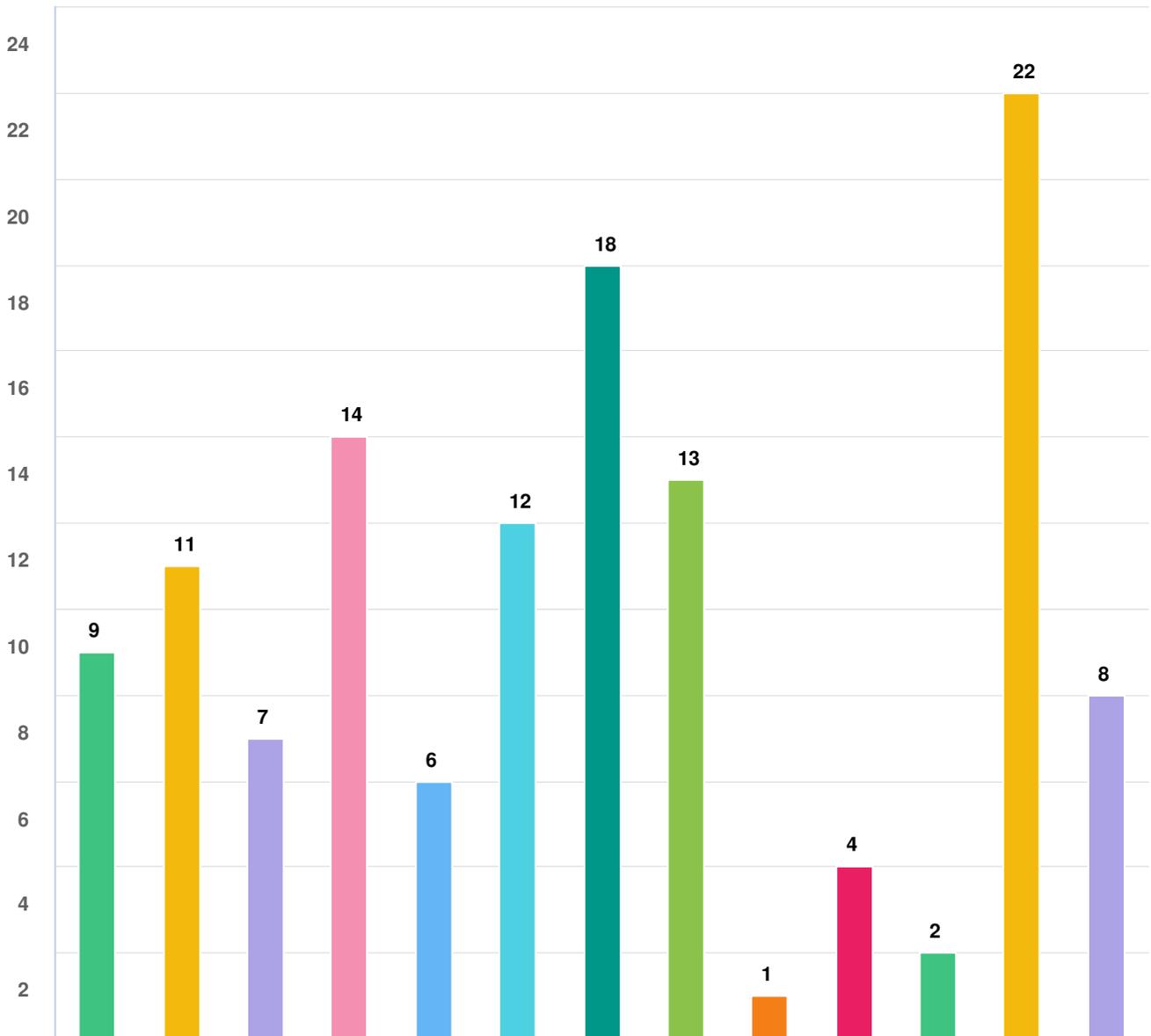
- No issues or repairs required
- Some minor repairs required
- Major repairs/replacements required
- Modifications to accommodate mobility challenges are required
- Other (please specify)

Optional question (74 response(s), 1 skipped)

Question type: Checkbox Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q19 How could your current housing situation be improved? Please select all that apply:



Question options

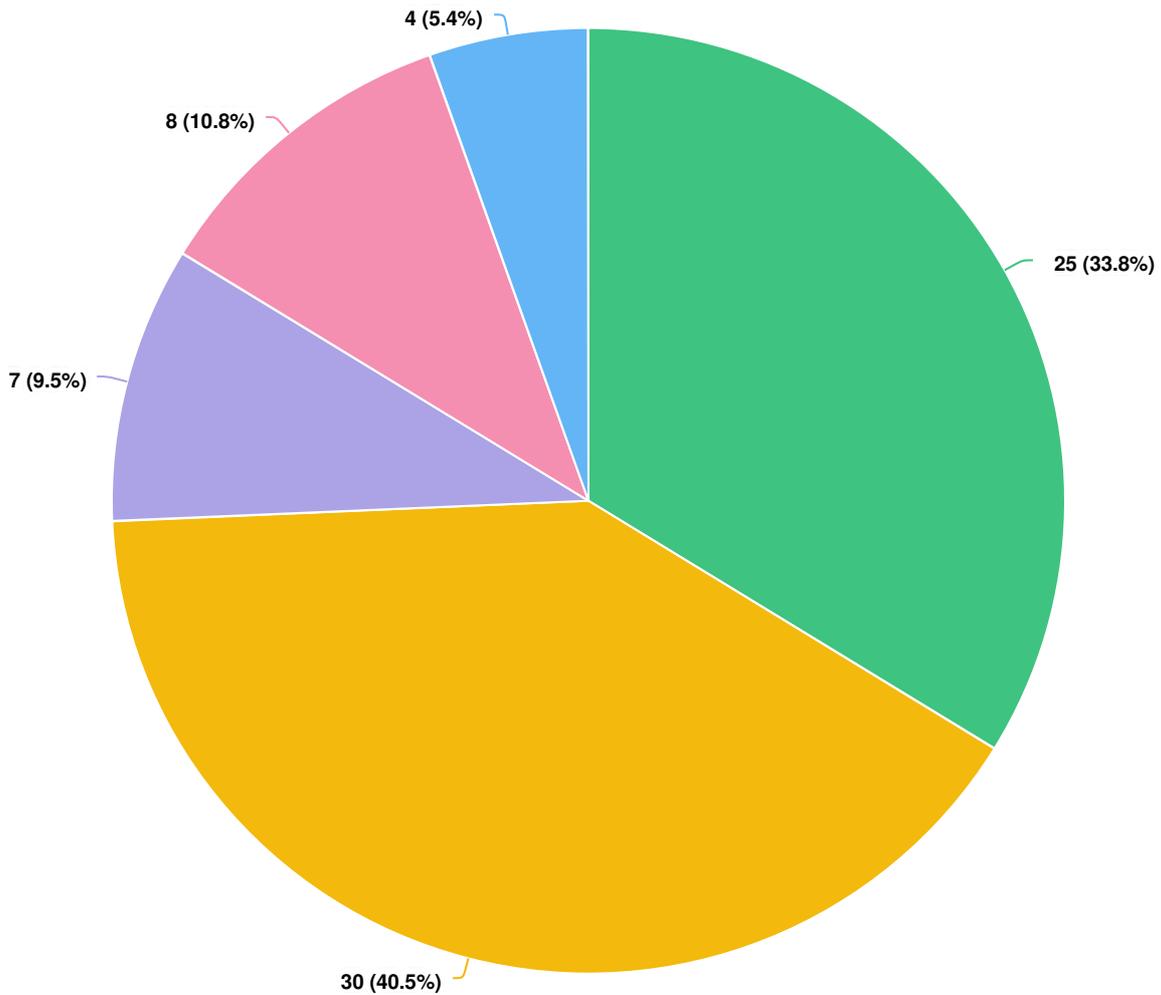
- Lower cost of rent
 ● Lower cost of mortgage
 ● Additional bedrooms for family members
- Accessory dwelling unit for rental income (mortgage helper, like a secondary suite)
 ● Accessory dwelling unit for family members
- Smaller house and yard (less maintenance)
 ● Basic home improvements/renovations (appearance or minor updates)
- Critical home improvements/renovations (deteriorating house, new roof, electrical issues, windows)
- More lawn/greenspace for recreation
 ● More lawn/greenspace for growing food
- More permanent and stable housing (e.g. move from shelter to rental unit)
- Improvements to make the house more energy efficient and environmentally friendly
- Better access to active transportation or transit routes

Optional question (64 response(s), 11 skipped)

Question type: Checkbox Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q20 | Approximately how much of your household income do you currently spend on housing expenses (rent/mortgage, utilities, etc.)?



Question options

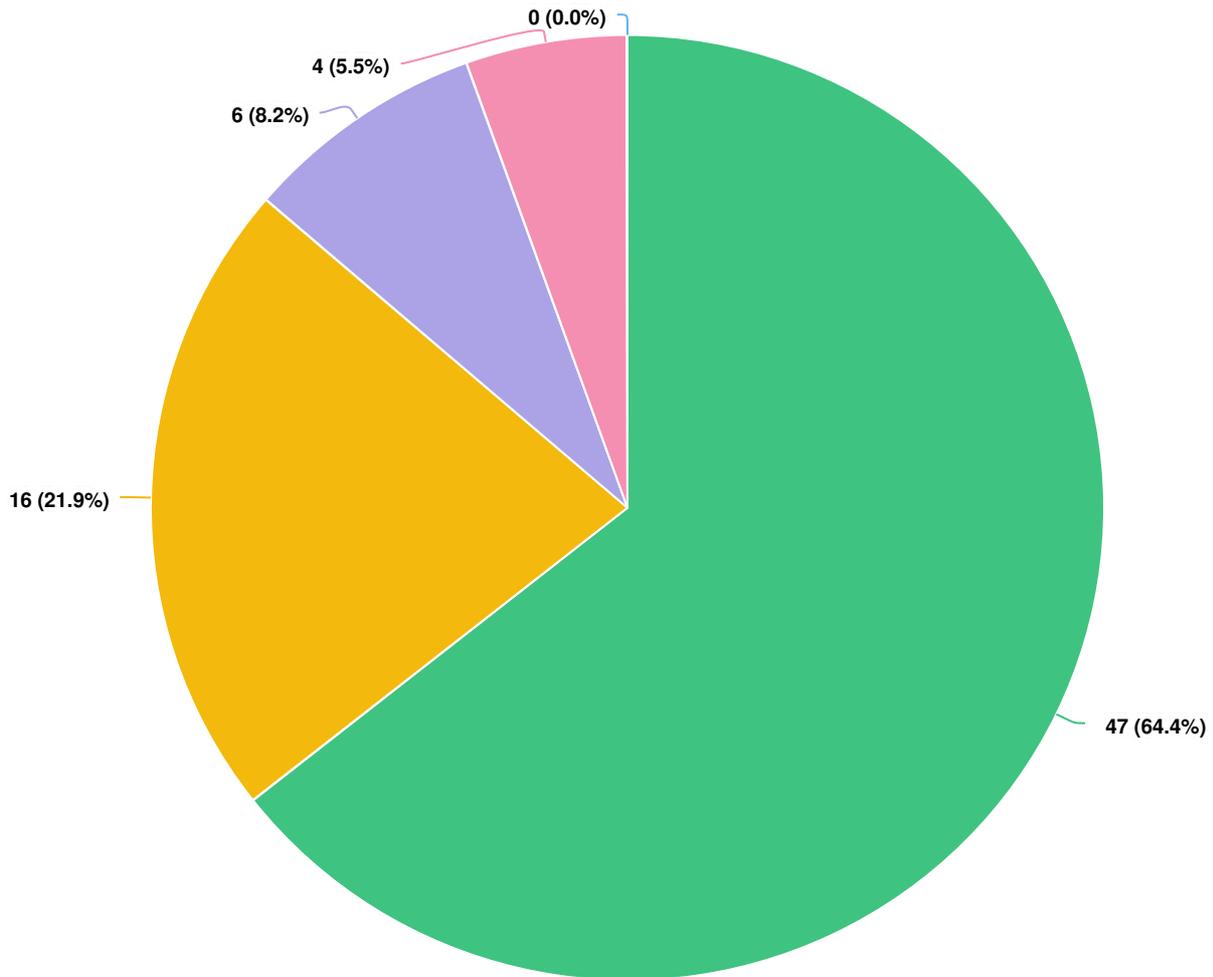
- Less than 30%
- 30% to 50%
- More than 50%
- Don't know
- Prefer not to answer

Optional question (74 response(s), 1 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q21 | Approximately how much of your household income do you currently spend on utilities (heat, electricity, gas, water)?



Question options

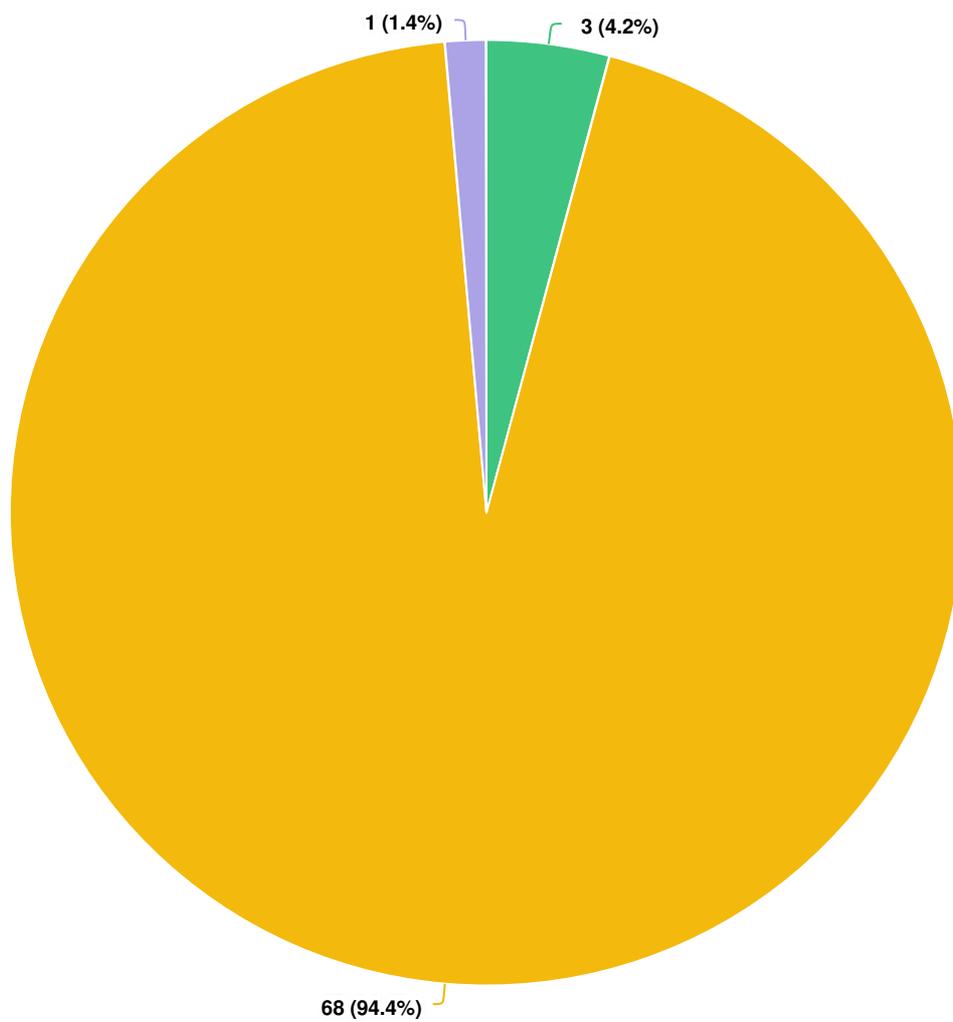
- Less than 30%
- 30% to 50%
- Don't know
- Prefer not to answer
- More than 50%

Optional question (73 response(s), 2 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q22 | Have you ever applied to live in subsidized housing?



Question options

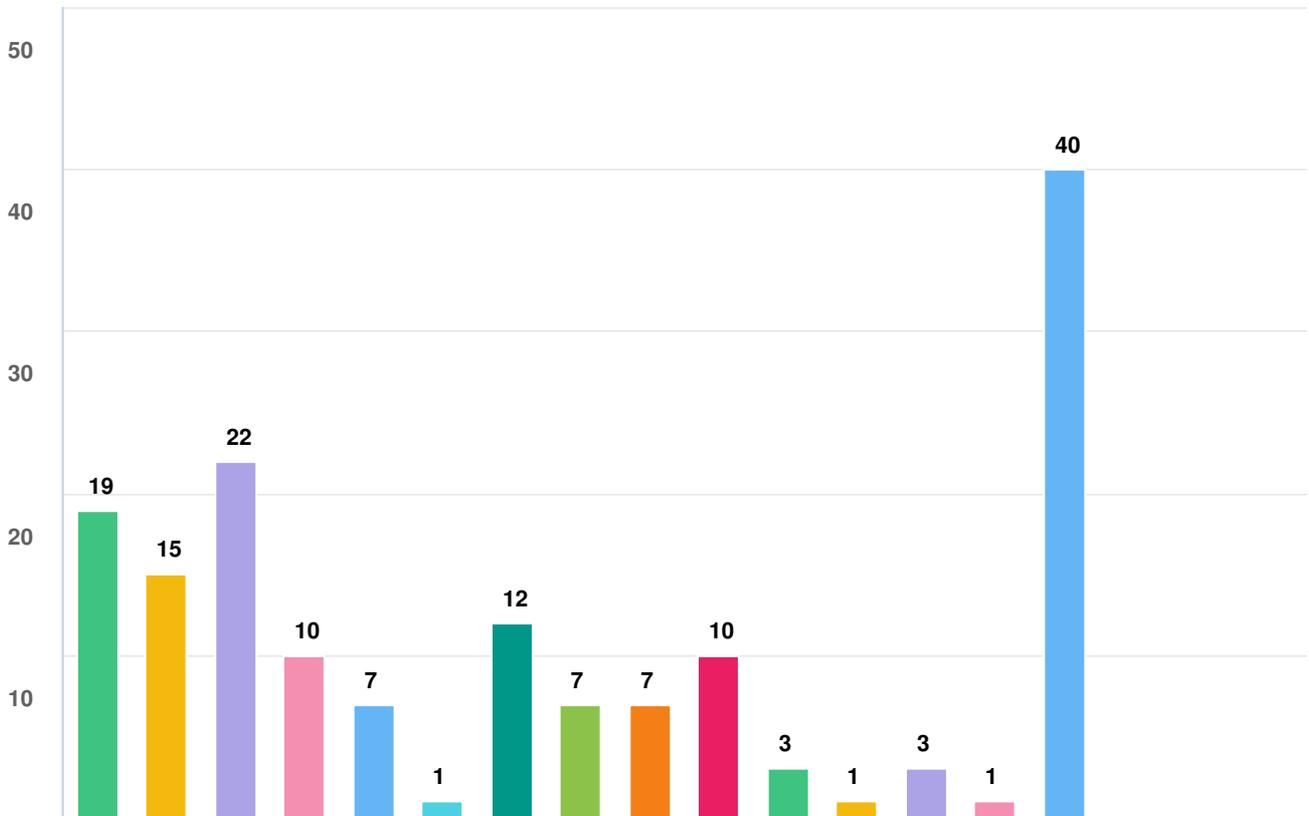
- Yes
- No
- Prefer not to answer

Optional question (72 response(s), 3 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q23 Have you experienced any of the following issues related to housing in the Alberni Valley? Please select all that apply:



Question options

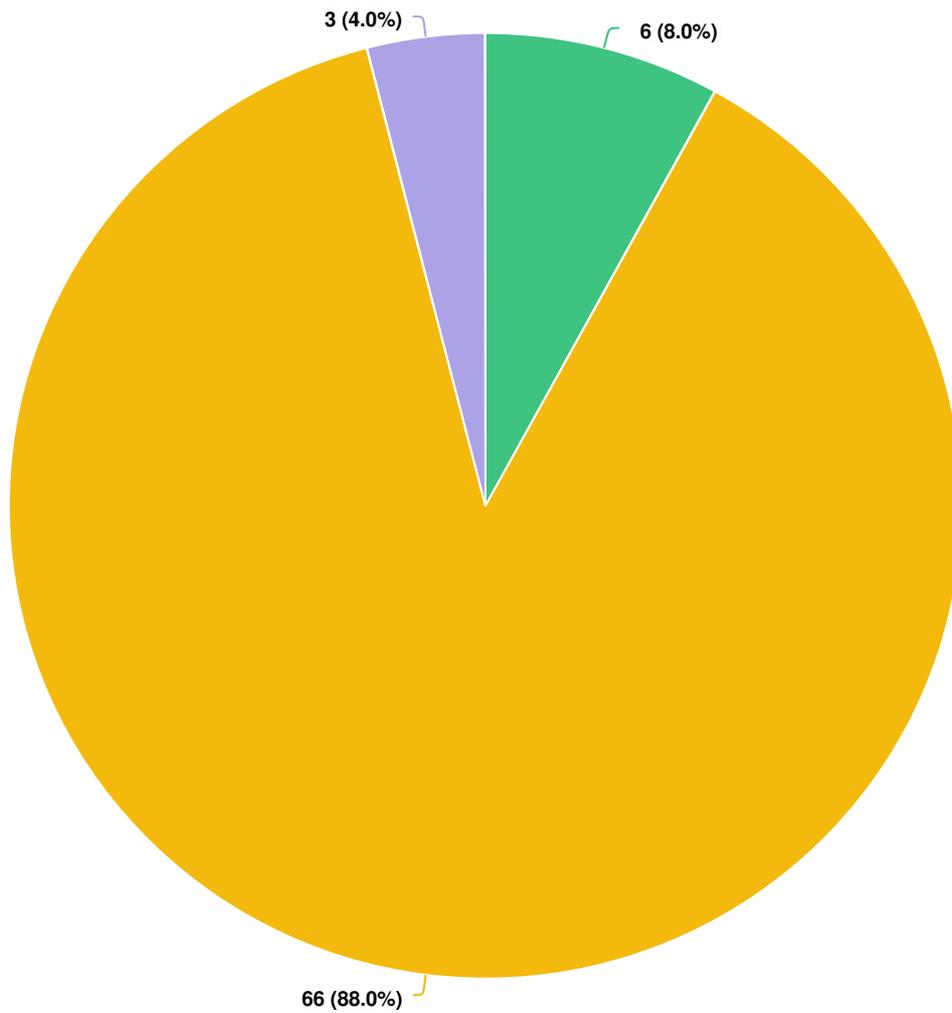
- A shortage of rental housing that is affordable based on your income
- A shortage of homes to purchase that are affordable based on your income
- The homes that are available and affordable based on your income are of poor quality
- The cost of home insurance/strata insurance has become unaffordable
- The homes that are available and affordable based on your income do not have enough bedrooms to accommodate your household
- The homes that are available and affordable based on your income do not accommodate your household's special needs (e.g. wheelchair accessible)
- You do not have the required down payment to purchase an attainable home
- You do not qualify for a mortgage due to your income
- You do not qualify for a mortgage due to your credit rating
- You have tried but are unable to find pet friendly housing
- You receive government financial assistance but it isn't enough to cover basic living expenses
- You have been evicted from a rental unit due to the landlord doing renovations
- You have been evicted from a rental unit due to the landlord selling the unit/building
- You have been evicted from a rental unit due to new development
- None of these apply to my housing situation
- The homes that are available and affordable based on your income are too far from important amenities (e.g. schools, health care, services)
- The homes that are available and affordable based on your income are not close to public transportation routes
- You have applied for subsidized housing but haven't been able to secure a place to live

Optional question (74 response(s), 1 skipped)

Question type: Checkbox Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q24 | Have you ever been refused housing or been discriminated against because of your ethnicity, age, sexual orientation, disability, gender, etc.?



Question options

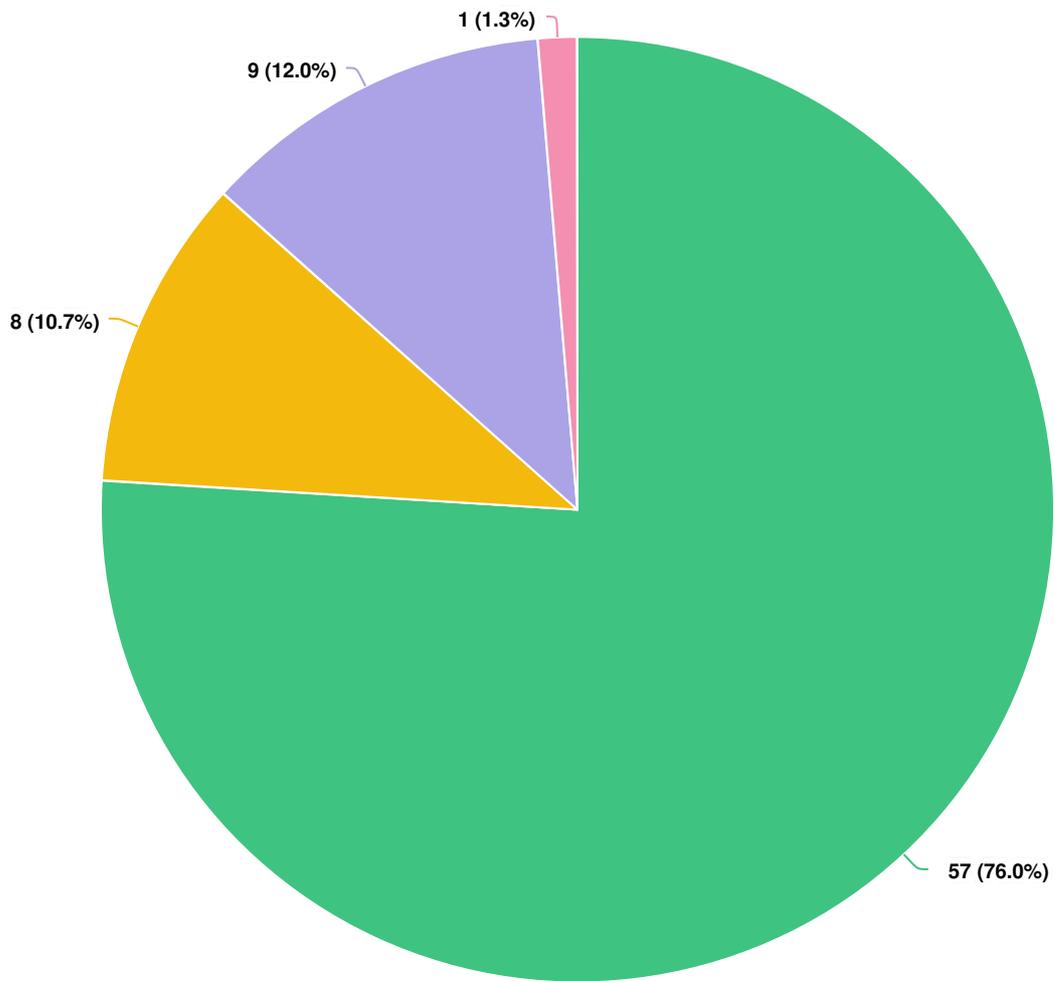
- Yes
- No
- Not sure

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-

Q25 Does your current residence allow you to live independently as you age or age in place?



Question options

- Yes
- No
- Not sure
- Other (please specify)

Optional question (75 response(s), 0 skipped)

Question type: Radio Button Question

Filtering by: Where is your primary residence located? Beaver-Creek-Electoral-Area-