



Housing Needs Report— City of Colwood



November 2024



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1.0 Introduction

Regional Context

Spanning the southern tip of Vancouver Island and the southern Gulf Islands, as of 2021, the Capital Regional District (CRD) serves more than 415,451 people spread throughout 13 municipalities and three electoral areas. The CRD includes a variety of urban and rural communities, big and small. It is a desirable place to live, with many walkable neighbourhoods and access to nature and numerous amenities. Many communities within the CRD are experiencing pressure on their housing systems, with high property values and low rental market vacancy rates contributing to high levels of housing stress among families and individuals across the region, including those living in the City of Colwood.

Communities in the Capital region are not unique in their housing challenges. Across British Columbia, a housing affordability crisis has emerged due to the growing demand for housing (rental and ownership) as well as constraints on the existing housing supply. Additionally, the high and rising cost of housing combined with high interest rates has created growing levels of housing stress and unprecedented financial burdens for many lower-income and middle-income earners. As a result, there is the need for the City to ensure that the housing that is developed remains affordable such that Colwood can continue to offer a high quality of life for all residents.

The on-going housing demand pressures have resulted in a situation where there is growing recognition that the ‘municipal toolbox’ does not have the leverage needed to address the full range and diversity of housing needs in the community. At the same time, the analysis shows that the City of Colwood has been successful in building effective partnerships with the private sector, the non-profit sector and other levels of government and is on track to meet the Provincial housing target of 940 units by 2029.

This report has been developed to meet the requirements set out under the Local Government Act which requires local and regional governments to complete Housing Needs Reports designed to deepen our understanding of current and future housing needs. This includes the development of an Interim Housing Needs Report in keeping with the updated requirements published by the Provincial government in June 2024 and which includes the expectation that local governments will have completed this work by January 1, 2025. The information in this report meets all of the required content set out by the Ministry of Housing for Interim Housing Needs Reports. Definitions for key terms can be located in Appendix A (pg. 95).

Overview

To respond to on-going housing demand pressures, local governments must continue to look for ways to increase the supply and diversity of the existing housing stock, both ownership and rental. In the case of Colwood, sufficient zoned capacity and an efficient development approvals process has helped to support a range of housing choices. The City of Colwood has continued to show flexibility in terms of the mix of housing types that receive approval with Colwood demonstrating success in adding to the mix of housing types at key points along the housing continuum (ownership and rental). The City also supports infill development and has seen an increase in infill development applications.

Constraints in the supply of new purpose-built rental housing is also an on-going challenge for many communities. The City of Colwood has had success using different incentive-based approaches and partnership models for encouraging new purpose-built rental housing units as well as the development of more affordable forms of ownership housing. This includes the use of the City's regulatory powers and development approvals process to encourage and support new affordable housing developments including actively working to streamline the development approvals process as well as waive or reduce processing fees and other charges where possible. It also includes making effective use of the City's Housing Reserve Fund to encourage the development of affordable rental housing for seniors living on a fixed income as well as low-income renters living in the community who are in need of a range of affordable non-market housing choices.

Statements of Key Areas of Housing Need

Affordable Housing

The City of Colwood has built effective partnerships with the non-profit sector and has continued to explore incentive-based approaches for encouraging new purpose-built rental housing units as well as more affordable forms of ownership housing and non-market housing. This has included the use of the City's regulatory powers and development approvals process to increase the supply and diversity of the existing housing stock. In terms of increasing the supply of affordable rental housing, the City has been actively working to streamline the development approvals process as well as waive or reduce processing fees and other charges including making use of the City's Housing Reserve Fund to help reduce the cost of housing and improve the overall affordability profile. To this end, the City of Colwood has been successful in working with other levels of government and the private and non-profit sectors to create an expanded array of affordable housing options for families, seniors and others in the community. It is anticipated that this will continue to be an important area of focus going forward.

Rental Housing

For many households, the cost of ownership continues to move out of reach for many middle-income earners which places greater pressure on the existing rental housing supply. Furthermore, while Colwood has been successful in generating a diverse range of ownership opportunities with 73.4% of all households in Colwood being part of the ownership market, Colwood continues to experience

high and rising ownership costs which can make it more difficult for young families and middle-income owners to save the necessary down payment needed to access the ownership market and to carry the cost of housing at prevailing market rates.

The rental housing stock in Colwood is also under significant pressure with a significant proportion of the rental housing stock (62.3%) being found in the secondary rental market in the form of rented single detached, semi-detached, row house and town house units which have the potential to be sold into the ownership market should ownership housing continue to be desirable and selling prices remain high. As this housing is sold into the ownership market, this could result in the displacement of renter households as well as increased competition for the rental housing units that are available.

While Colwood has experienced some success in adding new purpose-built rental housing in recent years (199 units of purpose-built rental housing between 2021 and 2023), the development economics of creating new purpose-built rental housing can be challenging with the overall financial feasibility of new rental housing construction being constrained by scale, liquidity, price per unit, access to financing, as well as the overall return on investment. In Colwood, approximately 1 in 4 households were renter households (26.7%) with the Provincial HNR calculator estimating that there is the need for 1,562 new rental or ownership housing units in Colwood over the next 5 years to allow the City to keep pace with demand.

Housing for People with Specific Housing Needs

In addition to housing for seniors and families, there is the need to explore opportunities to provide for an expanded range of housing choices for people with specific housing needs. This includes an expanded range of accessible housing choices for people with disabilities as well as an expanded range of inclusive housing choice in established neighbourhoods that allows people with intellectual and developmental disabilities to live in housing where they are a part of their community including a sense of belonging and connection.

Housing for Seniors

In 2021, 49.3% of households living in Colwood were seniors or near seniors while 28.3% were 65 years old and older. Approximately 2.8% of all households in Colwood were older seniors 85 years old and older. While most senior-led households were owners (33.3%) approximately 1 in 7 (14.1%) were renters. This translates into a total of 3,655 senior and near senior households including 2,100 who were 65 years old and older. There were also more than 200 households led by older seniors who were 85 years old and older.

Housing for Families

Between 2016 and 2021, the City of Colwood reported an increase in the number of census families growing from 5,125 households in 2016 to 5,505 households in 2021. A census family is a now/married couple, a common law couple, or a lone parent with a child or youth who is under the age of 25, and who does not have his or her spouse living in the household. Between 2016 and 2021, the number of families with children living in Colwood also increased with the number of families with children growing from 2,845 households in 2016 to 3,105 households in 2021, with families with children accounting for 41.8% of all households living in Colwood in 2021. The City of Colwood also has a larger proportion of

households of 3 or more persons (40.7%) when compared to the Capital region (28.7%). These findings reinforce the need for larger family-oriented housing with larger family households of 3-persons, 4-persons or 5 persons accounting for 38.8% of the total rental housing demand (765 households) and 41.4% of the total ownership demand (2,255 households).

Housing for Individuals Experiencing Homelessness or “At Risk” of Homelessness

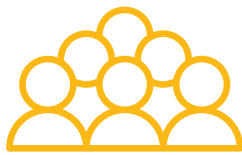
Utilizing the HNR methodology developed by the Province, and based on data from the Province’s Integrated Data Project (IDP), it is estimated that in Colwood, there is a need for 47 units of emergency, transitional or supportive housing. This estimation addresses the immediate needs of individuals experiencing homelessness along the housing and intervention continuum. According to the 2023 Point-in-Time count, at least 1,665 individuals across the Capital Region experienced homelessness in 2023. This represents an increase of 142 individuals since the 2020 count, or an estimated rate of homelessness across the Capital region of 2.6 people per 1,000 population based in information published by the Provincial government, in their report entitled “2023 Report on Homelessness in British Columbia”.

Households in extreme core housing need are precariously housed with many of these households being at increased risk of homelessness through economic eviction. Households in extreme core housing need are households who are spending 50% or more of their income on their housing costs. In 2021, there were 350 households living in Colwood who were in extreme core housing need, representing almost two-thirds of households in core housing need (63.4%). In looking at the housing and tenure profile of the households in extreme core housing need, approximately 160 were owners while 190 were renters. This translates into 2.9% of all owners and 9.6% of all renters. The available data also shows that in terms of absolute numbers, the number of households in extreme core housing need in Colwood has continued to trend upward suggesting that a growing number of households (renters and owners) are experiencing higher levels of housing stress.

Housing that supports transit-oriented development and complete communities

While the number of individuals who live and work in Colwood has continued to increase, a substantial number of Colwood’s workforce lives and works outside of the community in other parts of the Capital region. This includes approximately 3,720 owners as well as 1,485 renters. For these households, there is the need to ensure that they have a range of transportation-related choices including access to public transit and other choices that help to provide for a high quality of life while promoting and supporting complete communities.

Colwood at a Glance



18,961

Residents 2021



7,428

Households 2021



74.1%

In census families

Compared to 60.3% in the CRD



25.8%

In non-census families

Compared to 39.7% in the CRD



2.5 persons

Average household size

Compared to 2.2 in the CRD



42.3 years

Average age of residents

Compared to 45.1 years old in the CRD



2.0 Community Profile

This section provides information on key social, demographic and population-related measures influencing the need for housing in the City of Colwood and provides a general profile of families and individuals living in the community.

Total Population

In 2021, there were 18,961 individuals living in Colwood, accounting for 4.6% of the total population across the Capital region. Between 2016 and 2021, Colwood grew by more 2,100 people representing a 12.5% rate of growth between 2016 and 2021. This rate is higher than most municipalities in the Capital Region with the exception of Langford, 31.8%, and higher than the provincial average at 7.6%.

Age Profile

In 2021, the average age of residents living in Colwood was 42.3 years, which was slightly lower than the average age of residents across the Capital region (45.1 years) and British Columbia (43.1 years). In 2021, children and youth between the ages of 0 and 14 years old accounted for approximately 1 in 6 residents living in Colwood (16.6%). At the same time, seniors 65 years old and older accounted for approximately 19.3% of the total population.

Average Household Size

In 2021, the average household size in Colwood was 2.5 persons which is slightly higher than the average household size for the Capital region (2.2 persons) and British Columbia (2.4 persons). The available data also suggests that the average household size in Colwood has remained relatively consistent between 2016 to 2021 with Colwood representing home to a significant number of senior-led households as well as larger family households.

Family and Household Composition

In 2021, there were 7,428 households living in Colwood of which 5,055 were census family households accounting for 74.1% of all households. There were also 1,920 non-census family households representing 26.1% of the population. Non-census families include single person households, persons living with relatives and non-related persons sharing their housing. In 2021, Colwood has a larger proportion of families with children (56.4%) when compared to the Capital region (49.9%). As well, the number of families with children living in Colwood increased between 2016 and 2021.

People Who Moved

In 2021, there were 2,380 residents living in Colwood who reported that they had moved in the year prior to the Census. This included 1,420 residents who were already living in Colwood and who moved to a different location in Colwood (59.7%) as well as 960 residents (40.3%) who moved to Colwood from elsewhere in British Columbia or Canada as well as a small number of residents who moved to Colwood from outside of Canada.

Table 1 shows the number of individuals living in Colwood who reported they had moved in the year prior to the Census (2020). This includes both those who may have moved to Colwood from elsewhere as well as those who were already living in Colwood and who moved to a different location in Colwood. It also includes a breakdown in the number of residents who moved in the year prior to the Census. As set out in Table 1, of the 2,380 individuals who reported that they moved in the year prior to the Census, 1,400 were owners while 975 were renters.

Table 1: Owners and Renters Living in Colwood Who Moved in the Year Prior to the Census (2020)

	2006	2011	2016	2021
Number of Movers	2,200	1,975	2,385	2,380
Proportion of the Population	15.2%	12.5%	14.4%	12.8%
Owners Who Moved	1,130	1,170	1,230	1,400
Proportion of Owners who Moved	10.1%	9.2%	9.9%	10.0%
Renters Who Moved	1,070	810	1,155	975
Proportion of Renters Who Moved	32.6%	26.6%	28.3%	20.7%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Individuals Moving to Colwood

Table 2 shows the number of individuals living in Colwood who moved to Colwood from elsewhere in the year prior to the Census (2020). This includes 960 individuals including 570 owners and 390 renters with individuals moving to Colwood from elsewhere accounting for 40.3% of all individuals who moved in the year prior to the Census (2020).

Table 2: Owners and Renters Living in Colwood Who Moved from Elsewhere in 2020

	2006	2011	2016	2021
Movers New to the Community	740	700	1,015	960
Proportion of the Population Who Moved	33.0%	35.4%	42.6%	40.3%
Owners Who Moved to the Community	310	315	490	570
Proportion of Owners who Moved	27.4%	26.9%	39.8%	40.7%
Renters Who Moved	415	380	530	390
Proportion of Renters Who Moved	38.8%	46.9%	45.9%	40.0%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Workers Who Live and Work in Colwood

One of the areas that has been added as a key area of focus for the Housing Needs Report addresses the relationship between the housing and transportation infrastructure and the ways that communities have been successful in supporting walking, cycling, and transit-oriented development. Table 3 provides information on the number of workers 15 and older who both live and work in Colwood including the distribution of owners and renters. As set out in Table 3, the findings suggest that the number of individuals who live and work in Colwood has continued to increase, with 2,855 individuals 15 and older reporting this to be the case in 2021, accounting for 34.8% of all workers. This is an important finding which suggests that the City of Colwood has demonstrated reasonable success in improving their overall jobs/housing balance. This significant increase could also be due to people working from home during Covid, which was near its height during the census, and not necessarily the result of the city providing more housing options. The findings also suggest that the increase has been across both owners and renters with 37.2% of all owners and 27.7% of all renters reporting that they both live and work in Colwood.

Table 3: Workers Who Live and Work in Colwood

	2006	2011	2016	2021
Number who live and work in Colwood	620	560	670	2,855
Proportion of Workers Who Live and Work in Colwood	9.6%	8.4%	9.5%	34.8%
Owners who live and work in Colwood	465	490	510	2,275
Proportion of Owners Who Live and Work in Colwood	9.0%	9.1%	9.6%	37.2%
Renters who live and work in Colwood	150	70	165	580
Proportion of Renters Who Live and Work in Colwood	11.5%	5.6%	9.3%	27.7%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Workers Who Live in Colwood and Work Elsewhere in the Capital Region

There is also a significant proportion of Colwood's workforce who live and work outside of the community. This includes 5,205 individuals who live in Colwood but who work elsewhere in the Capital region. This includes approximately 3,720 owners (60.8% of all owners who are part of the workforce) as well as 1,485 renter households (70.9% of all renters who are part of the workforce). For these households, there is the need to ensure that they have a range of transportation-related choices including access to public transit and other choices that help to provide for a high quality of life and that promote and support complete communities.

Table 4: Owners and Renters Who Live in Colwood and Work Elsewhere in the CRD

	2006	2011	2016	2021
Number who live in Colwood and work in the CRD	5,710	5,940	6,260	5,205
Proportion of Workers Who Live in Colwood and work in the CRD	88.5%	89.5%	88.5%	63.4%
Number owners who live in Colwood and work in the CRD	4,580	4,805	4,690	3,720
Proportion of owners who live in Colwood and work in the CRD	88.8%	89.1%	88.4%	60.8%
Number of renters who live in Colwood and work in the CRD	1,130	1,135	1,570	1,485
Proportion of renters who live in Colwood and work in the CRD	86.9%	91.2%	89.0%	70.9%

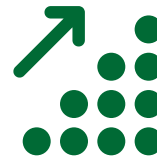
Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Housing Profile at a Glance



7,428

Households 2021



12.8%

**Growth in households
between 2016 and 2021**



5,455

Owners 2021
Up by 605 from 2016



65.0%

Owners with a mortgage
Compared to 56.0% in the CRD



1,975

Renters 2021
Up by 200 from 2016



462

Renters in non-market housing
Accounting for 23.4% of all renter households



3.0 Housing Profile

Local governments must find ways to increase the supply and diversity of the existing housing stock to meet on-going housing demand pressures. The City of Colwood has demonstrated reasonable success in enabling new supply through zoned capacity and through the provision of basic infrastructure. As well, Colwood has been successful in adding a mix of housing types at key points along the housing continuum. This section provides an overview of the mix of housing available in Colwood both in terms of housing type and tenure.

Total Households

In 2021, there were 7,428 households living in Colwood, accounting for approximately 4.0% of the regional total. Between 2016 and 2021, the total number of households in Colwood increased by 840 households, representing a rate of increase of 12.8% between 2016 and 2021.

Total Owners

In 2021, owners accounted for 73.4% of all households in Colwood with the number of owners increasing from 4,850 households in 2016 to 5,455 households in 2021. This represents an increase of 600 owners or a rate of growth in ownership of 12.4%. In looking at the 2021 Census, the findings suggest that the number of owners in Colwood grew at a faster rate (12.4%) between 2016 and 2021 when compared to the rate of increase in ownership across the Capital region (8.1%). Additionally, the available data suggests that owners represented 59.3% of all individuals who moved to Colwood in the year prior to the Census.

Owners with a Mortgage

In 2021, of the 5,455 owners living in Colwood, 65% reported that they had a mortgage, with many of these being younger family households just starting their housing careers. The findings also show that the proportion of households in Colwood with a mortgage was significantly higher than other parts of the Capital region (56%) and British Columbia (58%).

Renters

In 2021, renter households accounted for 26.6% of all households in Colwood with the number of renter households increasing from 1,735 households in 2016 to 1,975 households in 2021. This represents an increase of 240 renter households or a rate of growth of 13.8%. Additionally, the Census suggests that renter households accounted for 40.6% of all individuals who moved to Colwood in the year prior to the Census.

Period of construction

A significant proportion of the housing stock in Colwood is newer housing stock with almost 1 in 5 units (17.6%) being built between 2011 and 2021. This is true for both the ownership and rental housing stock. The 2021 Census also shows that a significant portion of the rental housing stock is older housing stock with half of the inventory of rental housing units (50.1%) in Colwood being built before 1981.

Table 5: Colwood Housing Stock by Period of Construction






	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2021
Number of Units	725	2,405	1,825	1,170	1,315
Proportion of the Stock (%)	9.8%	32.4%	24.6%	15.8%	17.6%
Ownership Units	365	1,765	1,390	970	955
Proportion of the Ownership Stock (%)	6.7%	32.4%	25.5%	17.8%	17.5%
Rental Units	355	635	430	200	355
Proportion of the Rental Stock (%)	18.0%	32.2%	21.8%	10.1%	18.0%

Source: Statistics Canada, 2021 Census

Housing Stock by Housing Type

Colwood has been successful in promoting housing diversity. However, 49.2% of the total housing stock continues to be in the form of single-detached housing. This includes 3,185 single detached ownership units as well as 470 single-detached rental units. The inventory of housing in Colwood also includes 1,520 semi-detached, rowhouse and town house units including 985 ownership units and 610 rental units. Apartment units accounted for 11.6% of the total housing stock with 480 units being in the form of rented units and 380 units being ownership units. There were also 1,375 apartment duplex and accessory dwelling units with 965 units being ownership units and 410 units being part of the rental housing stock, including coach houses, laneway housing as well as garden and basement suites.

Table 6: Number of Housing Units by Housing Type






					
	Single Detached	Semi-detached, row house, or town house units	Apartment units (Low rise or high rise stock)	Basement suites, laneway housing or other types of accessory units	Moveable dwellings
Number of Units	3,655	1,520	865	1,375	5
Proportion of the Stock (%)	49.2%	20.5%	11.6%	18.4%	0.1%
Ownership Units	3,185	985	380	965	--
Proportion of the Ownership Stock (%)	58.4%	16.9%	7.0%	17.7%	0.0%
Rental Units	470	610	480	410	--
Proportion of the Rental Housing Stock (%)	23.9%	31.0%	24.4%	20.8%	0.0%

Source: Statistics Canada, 2021 Census

Sources of Incremental Supply

Between 2016 and 2021, Colwood added approximately 300 single detached housing units, with single detached housing representing 49.2% of the total housing stock. Additionally, there were also 325 new semi-detached, rowhouse and townhouse units added with semi-detached, row house and town house units accounting for 20.5% of the total housing stock. Apartment units accounted for 11.6% of the total housing stock with 145 new apartment units being added between 2016 and 2021. There were 1,375 apartment duplex units identified in the 2021 Census with this form of housing including coach house units, laneway housing and garden suites and basement suites as well as other types of accessory dwelling units. This form of housing represents 18.5% of the total housing stock.

Table 7: Changes in the Number of Housing Units by Housing Type






					
	Single Detached	Semi-detached, row house, or town house units	Apartment units (Low rise or high rise stock)	Basement suites, laneway housing or other types of accessory units	Moveable dwellings
Number of Units 2021	3,655	1,520	865	1,375	5
Number of Units 2016	3,360	1,210	720	1,295	5
Change 2016 and 2021	295	310	145	80	0

Source: Statistics Canada 2016 and 2021 Census

Number of Bedrooms

A large proportion of the housing stock in Colwood is in the form of larger 3 or 4- bedroom units. In 2021, 3- and 4-bedroom units accounted for 73.6% of the total housing stock while bachelor and 1-bedroom units accounted for approximately 8.5% of the total stock. The available data shows that 17.9% of the total housing stock in Colwood is in the form of two-bedroom units. This includes approximately 800 ownership units (14.7%) as well as 535 rental units (27.2%). Across the ownership stock, 83% of units were in the form of 3-bedroom and 4-bedroom units while most of the rental housing stock (52.6%) was in the form of 1-bedroom and 2-bedroom units.

Table 8: Housing Stock by Unit Type

	0 	1 	2 	3 	4+ 
	Bachelor	1-bedroom	2-bedroom	3-bedroom	4+bedrooms
Number of Units	10	625	1,330	3,005	2,455
Proportion of the Stock (%)	0.1%	8.4%	17.9%	40.5%	33.1%
Ownership Units	--	125	800	2,335	2,190
Proportion of the Ownership Stock (%)	0.0%	2.3%	14.7%	42.8%	40.2%
Rental Units	--	500	535	670	265
Proportion of the Rental Stock (%)	0.0%	25.4%	27.2%	34.0%	13.5%

Source: Statistics Canada, 2021 Census

Households by Household Size

In 2021, 21.8% of households living in Colwood were single person households while 37.6% were 2 person households. Similarly, 40.7% of household were larger 3-person, 4 person and 5 person households. Table 9 below shows the overall distribution of households living in Colwood by household size including the number of smaller households of 1 or 2 persons as well as the number of larger households including the breakdown between renters and owners. Based on the information as set out in Table 9, 18.3% of all owners living in Colwood were single person households while 40.3% were 2-person households including a significant number of senior couples. Larger 3-person, 4-person and 5 person households also accounted for 41.4% of the total number of owners living in Colwood, with this finding reinforcing the need for larger family-oriented housing in Colwood including purpose- built rental housing. The information on Table 9 also shows that 31.4% of all renters living in Colwood were single person households while 29.9% were 2- person households. Larger 3-person, 4-person and 5 person households also accounted for 38.7% of the total rental housing demand.

Table 9: Distribution of Owners and Renters by Household Size

	1 person	2-persons	3-persons	4-persons	5-persons
Number of Households	1,620	2,790	1,325	1,155	545
Proportion of Households	21.8%	37.6%	17.8%	15.6%	7.3%
Number of Owners	995	2,195	995	865	395
Proportion of Owners (%)	18.3%	40.3%	18.3%	15.9%	7.2%
Number of Renters	620	590	325	290	150
Proportion of Renters (%)	31.4%	29.9%	16.5%	14.7%	7.6%

Source: Statistics Canada, 2021 Census

Age of Primary Household Maintainer

In 2021, 14% of households living in Colwood were led by someone under the age of 35 years old with 8.9% of all households led by someone under the age of 35 being owners and 27.8% being renters. Additionally, 37% of households were led by someone between the ages of 35 and 54 years old with 33.8% of all households between the ages of 35 and 54 years old being owners and 35.6% being renters. The 2021 Census also showed that 49.2% of all households in Colwood were senior or near senior households 55 years old and older including 57.4% of all owners and 26.3% of all renters.

Table 10: Age of Primary Household Maintainers

	15 to 24 years old	25 to 34 years old	35 to 44 years old	45 to 54 years old	55 years old and older
Number of Households	160	875	1,425	1,270	3,655
Proportion of Households	2.2%	11.8%	19.9%	17.1%	49.2%
Number of Owners	30	450	950	895	3,130
Proportion of Owners (%)	0.6%	8.3%	17.4%	16.4%	57.4%
Number of Renters	125	425	525	875	520
Proportion of Renters (%)	6.3%	21.5%	26.6%	19.0%	26.3%

Source: Statistics Canada, 2021 Census

Seniors and Near Senior Households

In 2021, 49.2% of households living in Colwood were led by a senior (65 years old and older) as well as near senior households (55 and older). Senior led households also account for 33.3% of all owners living in Colwood as well as 14.2% of all renters. This translates into a total of 3,655 senior and near senior households including 2,100 households where the household maintainer was 65 years old and older. It also includes more than 200 households led by someone who was 85 years old and older.

Table 11: Seniors and Near Senior Households

	Near Seniors 55 years old and older	Seniors 65 years old and older	Seniors 85 years old and older
Number of Households	3,655	2,100	205
Proportion of Households	49.2%	28.3%	2.8%
Number of Owners	3,130	1,815	150
Proportion of Owners (%)	57.4%	33.3%	2.8%
Number of Renters	520	280	55
Proportion of Renters (%)	26.3%	14.2%	2.7%

Source: Statistics Canada, 2021 Census

Inventory of Subsidized or Non-Market Housing

BC Housing maintains information on the inventory of subsidized or non-market housing that is available across communities. Based on information published by BC Housing (2023), there are 462 non-market housing units in Colwood. This includes 406 units of subsidized housing or non-market housing for families and 56 units of subsidized housing or non-market housing for seniors. There were also approximately 100 households receiving rent assistance through SAFER (Shelter Aid for Elderly Renters), RAP (Rental Assistance for Families), or the Canada-BC Housing Benefit, representing 23.4% of renter households living in Colwood.

Table 12: Inventory of Subsidize or Non-Market Housing

	Number of Units
Emergency shelter space	-
Homeless rent supplements	-
Transitional and supportive housing	-
Service Allocation—Housing for the Homeless	1
Housing for frail seniors	-
Group homes and special needs housing	-
Transitional housing for women and children fleeing violence	-
Service Allocation—Transitional, Supported, Assisted	15
Housing for low-income families	406
Housing for low-income seniors	56
Service Allocation—Independent Social Housing	462
Rental Assistance (RAP) for families	13
Shelter Aid for Elderly Renters (SAFER)	77
Canada B.C. Benefit	10
Service Allocation—Private Market Rent Assistance	100
Total Inventory of Subsidized Housing	578

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, May 2023

Inventory of Purpose-Built Rental Housing

Canada Mortgage and Housing Corporation (CMHC) maintains information on the inventory of purpose-built rental housing. Based on information available through CMHC, the current inventory of purpose-built rental housing in Colwood includes 481 units of market rental housing with Colwood experiencing some success in adding 199 new units of purpose-built rental housing in 2022 and 2023.

Table 13: Inventory of Purpose-Built Rental Housing in Colwood

	2019	2020	2021	2022	2023
Number of Units	218	216	282	409	481
Increase in Supply	no change	(-2 units)	(+66 units)	(+127 units)	(+72 units)

Source: Canada Mortgage and Housing Corporation, Rental Market Report

Sources of Rental Supply

Constraints on the supply of new purpose-built rental housing is a challenge for many communities. In 2021, approximately 14.3% of the inventory of rental housing in Colwood was in the form of purpose-built rental housing. At the same time 23.4% of the rental housing was subsidized, non-market rental housing stock. It is also worth noting that the secondary rental market which includes rented condo apartment units as well as rented single detached, semi-detached, rowhouse and townhouse units accounts for 62.3% of the rental housing stock in Colwood.

Table 14: Sources of Rental Housing Supply

	Purpose-Built Rental Housing	Secondary Rental Housing	Subsidized Non-Market Housing
Number of Units	282	1,231	462
Proportion of the Stock (%)	14.3%	62.3%	23.4%

Source: Compiled by SPARC BC using information from CMHC, BC Housing and the 2021 Census

Affordability at a Glance



\$113,000

Average household income 2021
\$87,800 for renter households



\$102,000

Median household income 2021
\$79,500 for renter households



\$1,698

Average monthly housing cost (owners)
Compared to \$1,640 in the CRD



\$1,514

Average monthly housing cost (renters)
Compared to \$1,444 in the CRD



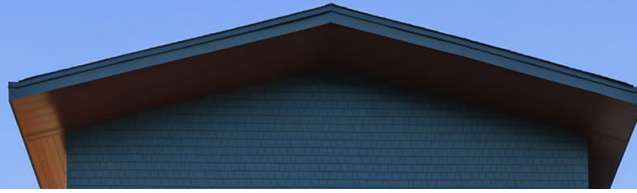
\$54,640

Affordability threshold for a rented bachelor unit
Compared to \$48,880 for the CRD



\$714,600

Benchmark selling price for a semi-detached/ townhouse for Westshore communities
(Victoria Real Estate Board, Sept 2024)



4.0 Affordability Profile

Income plays a central role in determining the housing choices available to families and individuals. This section provides information on the housing costs and incomes for households living in Colwood based on the 2021 Census. This section also includes local housing market data available through Canada Mortgage and Housing Corporation (CMHC) as well as information on the benchmark selling price for single detached, semi-detached and apartment condo units for the Westshore communities based on information published by the Victoria Real Estate Board.

Average Household Income

In 2021, the average household income for Colwood was \$113,000, which was \$10,000 higher than the average household income in 2016. The average household income in Colwood was also \$6,100 higher than the average household income in the Capital region and \$4,400 higher than the average household income for British Columbia.

Median Household Income

In 2021, the median household income for Colwood was \$102,000, which was \$18,000 higher than the median household income in the Capital region and \$17,000 higher than the median household income for British Columbia.

Average and Median Household Income (Renter Households)

In 2021, the average household income for renter households in Colwood was \$87,800 while the median household income for renter households in Colwood was \$79,500. It should also be noted that the median household income for renter households in Colwood was more than \$19,000, higher than the median household income for renter households living in the Capital region.

Average and Median Household Income (Owner Households)

In 2021, the average household income for owners living in Colwood was \$122,200 while the median household income for owners living in Colwood was \$113,000. It should also be noted that the median household income for owners in Colwood was \$10,000 higher than the median household income for owners living in the Capital region.

Average Housing Costs (Renters)

Table 15 shows the breakdown in the average monthly housing cost for rental housing across the Capital region and across the Westshore communities of Langford, View Royal, Colwood and Sooke including a breakdown in the average monthly housing costs by unit type based on the rental market information published by Canada Mortgage and Housing Corporation (CMHC) in their most recent Rental Market Report.

Table 15: Average Market Rents by Unit Type

	Capital Region		Westshore Communities	
	Average Rent	Annual Income Required	Average Rent	Annual Income Required
Bachelor	\$1,222	\$48,880	\$1,366	\$54,640
1-bedroom	\$1,427	\$57,080	\$1,643	\$65,720
2-bedroom	\$1,839	\$73,560	\$2,033	\$81,320
3+ bedroom	\$2,089	\$83,560	\$2,138	\$85,520
Average	\$1,560	\$62,400	\$1,850	\$74,000

Source: CMHC Rental Market Report, October 2023.

Affordability Threshold Based on Average Market Rents

Based on the average market rents reported by Canada Mortgage and Housing Corporation (CMHC) the average market rent in the Westshore communities of Langford, View Royal, Colwood and Sooke is 18.6% higher than the average market rents across the Capital region. It is also worth looking at the overall affordability profile of the housing with the average market rent for a bachelor unit across the Westshore communities (October 2023) being \$1,366 per month, approximately 11.8% higher than the average market rent across the Capital region. Based on this average market rent, a household would need an annual income of \$54,640 to carry the cost of this housing. Similarly, the average market rent for a 1-bedroom unit across the Westshore communities was \$1,643 per month in 2023, approximately 15.1% higher than the average market rent for 1-bedroom units in the capital region. To carry the cost of their housing at this rent level without spending more than 30% of their income on their housing costs, a household would need an annual income of \$65,720. This is almost 3 times the annual income that a household would earn at minimum wage or the amount a senior couple would receive through OAS/GIS (Old Age Security/ Guaranteed Income Supplement).

High and Rising Rental Housing Costs

The on-going housing demand pressures within the Capital region has resulted in upward pressure on rents with the average market rents across the Capital region growing by more than \$100 per month between 2022 and 2023 (\$124 per month across the Westshore communities). Table 16 shows the change in the average monthly housing costs across the Capital region and the Westshore communities including the impact on affordability.

Table 16: Change in Average Monthly Rents (2022 and 2023)

	Capital Region		Westshore Communities	
	Monthly Increase	Annual Increase	Monthly Increase	Annual Increase
Bachelor	\$84	\$1,008	\$36	\$432
1-bedroom	\$86	\$1,032	\$97	\$1,164
2-bedroom	\$140	\$1,680	\$170	\$2,040
3+ bedroom	-\$87	--	-\$70	--
Average	\$103	\$1,236	\$124	\$1,488

Source: CMHC Rental Market Report, December 2023

Average Monthly Housing Costs (Owners)

For many households, the cost of ownership continues to move out of reach while rental housing choices remain constrained. Colwood has been successful in generating a diverse range of ownership opportunities with 73.4% of all households in 2021 being part of the ownership market. In 2021, the average monthly housing cost for owners living in Colwood was \$1,698 per month while the average monthly housing costs for owners living in the Capital region was \$1,640 per month. Table 17 shows the benchmark selling prices for single detached, row/townhouse and apartment units published the Victoria Real Estate Board (September 2024).

Table 17: MLS Benchmark Prices

	Greater Victoria		Westshore Communities	
	Benchmark Price	10% Downpayment	Benchmark Price	10% Downpayment
Single Detached	\$1,142,100	\$114,210	\$1,014,900	\$101,490
Row/Townhouse	\$776,800	\$77,680	\$714,600	\$71,460
Condo Apartment	\$555,800	\$55,580	\$526,300	\$52,630

Source: Victoria Real Estate Board, Monthly Statistics September 2024.

Income Profile

In 2021, more than half (50.2%) of all households in Colwood had an annual income of \$100,000 or more. This represents 3,780 households including 3,145 owners and 640 renters. There were also 560 households who had an annual income of less than \$35,000 with these households being relatively evenly distributed between both renters and owners.

Table 18: Income Distribution of Renters and Owners Living in Colwood

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	\$80K to \$99,999	\$100,000 or more
Number of Households	230	470	595	1,490	975	3,795
Proportion of Households (%)	3.0%	6.2%	7.9%	19.7%	12.9%	50.2%
Number of Owners	110	195	380	975	655	3,145
Income Distribution by Owners	2.0%	3.6%	7.0%	17.9%	12.0%	57.7%
Number of Renters	75	180	250	480	335	640
Income Distribution by Renters	3.8%	9.1%	12.7%	24.3%	17.0%	32.4%

Source: Statistics Canada, 2021 Census (Custom Census Data)

Housing Need at a Glance

1,130

Households spending 30% or more on housing

15.2% of all households in Colwood

450

Renters spending 30% or more on housing

22.7% of all renters living in Colwood

550

Households in core housing need

7.4% of households are in core housing need

220

Renters in core housing need

40% of households in core housing need are renter households

350

Households in extreme core housing need

63.6% of households in core housing need are in extreme core housing need

190

Renters in extreme core housing need

86.4% of renter household in core housing need are in extreme core housing need



5.0 Measures of Housing Need

This section provides information on the different measures related to housing needs in Colwood including considerations related to the adequacy (i.e. the condition of the housing stock), suitability (i.e. the level of crowding) and affordability (i.e. the number of households spending 30% or more of their income on their housing costs). This section also includes information on the number of households in core housing need including those who are in extreme core housing need (i.e. households who are spending 50% or more of their income on their housing costs).

Households Falling Below Suitability Standards

Suitability applies to households who are unable to find housing that is suitable in size based on the needs of their household and Canada’s National Occupancy standards. Households living below the established suitability standard are typically households that are living in over-crowded conditions as a way of reducing their housing costs. In 2021, there were 150 households in Colwood living in housing that falls below the established suitability standards, representing approximately 2% of all households. Renter households living in Colwood are more likely to live in housing that falls below basic suitability standards (5.8%) when compared to owners (0.6%).

Table 19: Households Falling Below Basic Suitability Standards

	2006	2011	2016	2021
Number of Households	135	210	100	150
Proportion of Households	2.5%	3.4%	1.5%	2.0%
Number of Owners	70	180	45	35
Proportion of Owners (%)	1.7%	3.8%	0.9%	0.6%
Number of Renters	60	35	55	115
Proportion of Renters (%)	4.5%	2.7%	1.1%	5.8%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Households Falling Below Adequacy Standards

Adequacy applies to households who are unable to find housing that is in good repair that they can afford. Households who are living below the basic adequacy standard are typically households living in older housing stock which is in poor condition, and which requires major repairs or improvements to meet basic livability standards. In 2021, there were 240 households in Colwood who were living in housing that did not meet basic adequacy standards, representing 3.2% of all households including 2.7% of all owners and 4.5% of all renters.

Table 20: Households Falling Below Basic Adequacy Standards

	2006	2011	2016	2021
Number of Households	245	235	315	240
Proportion of Households	4.5%	3.9%	4.8%	3.2%
Number of Owners	150	180	190	150
Proportion of Owners (%)	3.6%	3.8%	3.9%	2.7%
Number of Renters	95	55	120	90
Proportion of Renters (%)	7.2%	4.2%	6.9%	5.2%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Households Falling Below Basic Affordability Standards

Affordability applies to households who are unable to find housing in their community which they can afford with the resources they have available without spending 30% or more of their income on their housing costs. In 2021, there were 1,130 households (15.2%) living in Colwood who were experiencing affordability challenges including 680 owners (12.5% of all owners) as well as 450 renters (22.7% of all renters).

Table 21: Households Falling Below Basic Affordability Standards

	2006	2011	2016	2021
Number of Households	1,095	1,140	1,205	1,130
Proportion of Households	19.9%	18.7%	18.3%	15.2%
Number of Owners	770	805	795	680
Proportion of Owners (%)	18.4%	16.9%	16.4%	12.5%
Number of Renters	325	335	415	450
Proportion of Renters (%)	24.5%	25.4%	23.1%	22.7%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Households in Core Housing Need

In 2021, there were 550 households living in Colwood who were in core housing need. These are households who are unable to find housing in their community that is suitable in size and in good repair without spending 30% or more of their income on their housing costs. Across Colwood, this includes 220 owners (4% of all owners) and 330 renters (16.7% of all renters).

Table 22: Households in Core Housing Need

	2006	2011	2016	2021
Number of Households	385	555	530	550
Proportion of Households	7.0%	9.1%	8.0%	7.4%
Number of Owners	165	250	210	220
Proportion of Owners (%)	3.9%	5.2%	4.3%	4.0%
Number of Renters	225	305	320	330
Proportion of Renters (%)	17.0%	23.1%	17.8%	16.7%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

Households in Extreme Core Housing Need

Households in extreme core housing need are households who are precariously housed, and who are spending 50% or more of their income on their housing costs. In 2021, there were 350 households living in Colwood who were in extreme core housing need, representing almost two-thirds of households in core housing need (63.4%). In looking at the housing and tenure profile of the households in extreme core housing need, 160 were owners while 190 were renters. This translates into 2.9% of all owners and 9.6% of all renters. The available data also shows that in absolute numbers, the number of households in extreme core housing need in Colwood has continued to trend upward suggesting that a growing number of households (renters and owners) are experiencing higher levels of housing stress, and that when it exists, is often very acute.

Table 23: Households in Extreme Core Housing Need

	2006	2011	2016	2021
Number of Households	145	190	245	350
Proportion of Households	2.6%	3.1%	3.7%	4.7%
Number of Owners	75	100	100	160
Proportion of Owners (%)	1.8%	2.1%	2.1%	2.9%
Number of Renters	65	95	140	190
Proportion of Renters (%)	4.9%	7.2%	8.1%	9.6%

Source: Statistics Canada, 2006, 2011, 2016 and 2021 Census (Custom Census Data)

5-Year Demand Estimate—1,562 units



57

Units for households in extreme core need

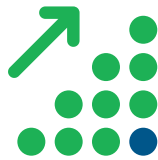
Based on HNR methodology



47

Units for persons experiencing homelessness

Based on HNR methodology



85

Pent-up/suppressed housing demand

Based on HNR methodology



1,165

Anticipated future demand

Based on HNR methodology



8

Rental vacancy rate adjustment

Based on HNR methodology



199

**Additional future demand/
demand buffer**

Based on HNR methodology



6.0 Housing Projections (5-year and 20-year estimates)

The Provincial government requires local governments to prepare 5-year and 20-year housing projections using a standardized method set out in the document published by the BC Government (June 2024) entitled “*Guidelines for Housing Needs Reports – HNR Method Technical Guidance.*” The section sets out the basic guidelines and principles underpinning the HNR methodology for calculating the number of housing units needed over 5-years and 20-years as required under the Provincial Housing Needs Reports Regulation.

In keeping with the guidelines published by the Provincial government in June 2024, local governments are required to complete an interim Housing Needs Report by January 1, 2025, using the HNR Method to estimate the number of housing units needed over 5 year and 20 years to meet existing and emerging housing demand based on the following measures:

1. The number of housing units for households in extreme core housing need
2. The number of housing units for individuals experiencing homelessness
3. The number of housing units for suppressed housing demand
4. The number of housing units for anticipated household growth
5. The number of housing units required to increase the rental vacancy rate to 3%
6. The number of housing units needed to meet additional local housing priorities (the “demand buffer”)

The sum of the six components represents the estimated future demand for the next 5-years and 20-years with the estimates being set out in the Table below:

Table 24: Housing Projections (5-year and 20-Year Projections)

City of Colwood	5 years	20 years
Extreme Core Housing Need	57	226
Persons Experiencing Homelessness	47	95
Suppressed Household Formation	85	340
Anticipated Household Growth	1,165	3,621
Rental Vacancy Rate Adjustment	8	33
Additional Demand	199	796
Total New Units—5 years	1,562	
Total New Units—20 years		5,111

Source: HART: BC HNR Calculator

The number of housing units for households in extreme core housing need



Based on the Provincial HNR guidelines, households in extreme core housing need (ECHN) include renters and owners who are in core housing need and who are spending 50% or more of their income on their housing costs. This includes households who are living in housing that does not meet basic adequacy, suitability and affordability standards and who are ‘at risk’ of losing their housing through economic eviction. To calculate the number of new units required to meet the needs of households in extreme core housing need, the HNR methodology includes both renters and owners in the calculation and takes an average rate of incidence across multiple census periods (2006, 2011, 2016 and 2021). Based on this methodology, it is estimated that Colwood would need an additional 57 units over the next 5-years and an additional 226 units over the next 20 years to help reduce the number of households in extreme core housing need.

The number of individuals experiencing homelessness



The second component identifies the number of people experiencing homelessness (PEH) based on population estimates developed through the Province’s Integrated Data Project (IDP), which was initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing. The information available through the IDP seeks to provide a more complete estimate of the number of individuals experiencing homelessness across British Columbia and is designed to complement and support the information available through the regular Point-in Time (PiT) counts carried out by many local and regional governments. In 2023, there were 1,068 individuals across the Greater Victoria region who were identified as experiencing homelessness on the night of the count. This represents an increase of approximately 60 individuals over the previous count with the Provincial Homeless Count Report (2023). Based on the Provincial Homeless Count data, it is estimated that the rate of homelessness across the Greater Victoria region is equal to approximately 2.6 people per 1,000 population with this rate being higher than the rate of incidence reported for Greater Vancouver which was equal to 1.8 people per 1,000 population in 2023. (2023 Report on Homelessness in British Columbia, Table 2.2, page 22).

The number of housing units and suppressed household formation.



This measure provides an estimate of the level of pent-up housing demand by households who do not have access to the resources that they need to secure suitable and appropriate housing in the private market. This could be the result of different factors that could include a shortage of housing that is affordable to households at the lower end of the housing and income continuum with the demand from lower income renter households not being effective demand. Some examples could include younger adults who are just starting their housing careers and from whom their housing choices are more constrained. It could also include families or individuals who have compromises and trade-offs in terms of the quality of their housing or the amount of space that they consume, including 'doubling-up' or sharing with others. The HNR methodology focuses on household formation using baseline data from the 2006 Census and includes considerations related to different age cohorts and household types.

The number of housing units need based on anticipated household growth



The anticipated household growth (AHG) seeks to identify the number of additional households expected to move to Colwood over the next 5-year and 20-year period based on historical patterns of growth and population and household demand estimates developed by BC Stats based on different population and household growth scenarios both regionally and locally.

Rental vacancy rate adjustment

8

Rental vacancy rate adjustment units

5 year-demand based on HNR methodology

33

Rental vacancy rate adjustment units

20-year demand based on HNR methodology

Housing experts have determined that a vacancy rate of 3% to 5% represents a healthy housing market -one that offers reasonable choice to consumers and a reasonable rate of return on investment for landlords. The rental vacancy rate adjustment is the estimated number of units need to bring the vacancy rate in Colwood to 3% based on the rental housing market data available for Colwood.

Local housing demand estimate/demand buffer

199

**Additional future demand/
demand buffer**

5 year-demand based on local priorities

796

**Additional future demand/
demand buffer**

20-year demand based on local priorities

The final component of the HNR calculator includes an estimate of the number of additional units required based on identified needs in the community. This includes the identification of specific units in terms of housing type, location, unit size, transportation options and affordability. Key considerations could include specific social or economic needs in the community that are going unmet. Within the City of Colwood, this includes the need for expanded range of housing choices for low -income seniors and renters who are to find housing that they can afford as well as affordable entry-level ownership opportunities for families. It also includes the need for supportive or transitional housing with wraparound services and supports to meet the needs of the growing number of individuals from the community who are experiencing homelessness.



7.0 Looking Back

The availability and affordability of housing is fundamental to the livability, economic viability, and social connectedness and well-being of communities. To meet the growing demand for housing in Colwood that is also affordable, including housing for a growing population of seniors and families, this section describes some of the actions that have been taken by the City of Colwood since the 2020 Housing Needs Report was completed. As noted below, to a significant extent, the City of Colwood has continued to demonstrate a strong commitment to addressing the housing needs of those who live in the community. This includes direct investment in increasing the supply of housing available to households falling at the low and middle end of the housing and income continuum as well as the use of the City’s planning and regulatory tools to facilitate and support an expanded range of housing choices at all points along the housing continuum.

Since the 2020 Housing Needs Report was completed, the City of Colwood has been successful in bringing on new housing units (both ownership and rental) and is on track to meet the province’s mandated housing target of 940 new units by 2029. Additionally, the City has implemented a number of initiatives to address the specific needs of households falling at the lower end of the housing and income continuum and who face on-going housing affordability pressures. This includes:

- The creation of a housing reserve fund to support the development of new affordable housing units;
- The initiation of a “Household Prosperity Survey” designed to better understand existing and emerging housing needs in the community;
- Streamlining the City’s development approvals process to prioritize new housing developments including using the City’s zoning and regulatory powers to leverage additional housing units where available;
- Supporting the integration of mixed-use and mixed income developments in existing neighbourhoods;
- Adding specific housing goals and strategies to the City’s Official Community Plan as well as engaging in the development of an Affordable Housing Strategy for the City.
- Supporting the development of ‘small lot subdivisions’ including the development of specific guidelines and measures to facilitate the process;
- Establishing the Gateway & Triangle Lands Vision and Action Plan designed to facilitate and support the development of new housing units (ownership and rental).

The measures outlined above suggest that the City has demonstrated reasonable success in enabling new supply through zoned capacity and through the provision of basic infrastructure. The City has also been successful in building effective partnerships with the non-profit sector as well as across all levels of government with a focus on expanding the supply of affordable, non-market housing available in the community. Likewise, the City has been successful in the development of incentive-based measures and strategies and in working together with the private sector to increase the supply and diversity of the existing housing stock including encouraging and supporting new rental housing construction as well as supporting strategies around ‘gentle intensification’ in established neighbourhoods.

Technical appendices

Population & demographic data

1.0 Population Data

This section provides information on key social, demographic and population-related measures influencing the need for housing in the City of Colwood.

1.1 Total Population

1.1 Total Population

	2006	2011	2016	2021
British Columbia	4,113,490	4,400,055	4,648,055	5,000,879
Capital Region	345,164	359,991	383,360	415,451
City of Colwood	14,687	16,093	16,859	18,961
% of the Regional Population	4.3%	4.5%	4.4%	4.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.2 Population Growth

Table 1.2 Change in Population (2006 to 2021)

	2006	2011	2016	2021
British Columbia	4,113,490	4,400,055	4,648,055	5,000,879
Change in population (Province)	--	286,570	247,998	352,824
% Change in the population	--	7.0%	5.6%	7.6%
Capital Region	345,164	359,991	383,360	415,451
Change in population (CRD)	--	14,827	23,369	32,091
% Change in population (CRD)	359,991	4.3%	6.5%	8.4%
City of Colwood	--	16,093	16,859	18,961
Change in population (Colwood)	383,360	1,406	766	2,102
% Change—population (Colwood)	--	9.6%	4.8%	12.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.3 Average Age

Table 1.3 Average Age

	2006	2011	2016	2021
British Columbia	--	--	42.3	43.1
Capital Region	--	--	44.4	45.1
City of Colwood	--	--	40.9	42.3

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.4 Median Age

Table 1.4 Median Age

	2006	2011	2016	2021
British Columbia	40.8	41.9	42.5	43.0
Capital Region	--	--	42.5	45.0
City of Colwood	38.7	40.1	42.5	42.0

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.5 Age Distribution

Table 1.5 Age Distribution

	0-14	15-19	20-24	25-64	65+
British Columbia (#)	716,900	253,690	294,650	2,719,280	1,016,365
British Columbia (%)	14.3%	5.1%	5.9%	54.4%	20.3%
Capital Region (CRD) #	52,380	19,030	24,240	220,155	99,645
Capital Region (CRD) %	12.6%	4.6%	5.8%	53.0%	24.0%
City of Colwood #	3,150	995	870	10,285	3,655
City of Colwood %	16.6%	5.2%	4.6%	54.2%	19.3%

Source: Statistics Canada. Census 2021

1.6 Population (0 to 14)

Table 1.6 Total Population Children and Youth (0 to 14)

	2006	2011	2016	2021
British Columbia (#)	679,600	677,365	691,390	716,900
British Columbia (%)	16.5%	15.4%	14.9%	14.3%
Capital Region (CRD) #	48,220	46,880	49,895	52,380
Capital Region (CRD) %	14.0%	13.0%	13.0%	12.6%
City of Colwood #	2,950	2,880	2,885	3,150
City of Colwood %	20.1%	17.9%	17.1%	16.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.7 Percentage Change in Population (0 to 14)

Table 1.7 Percentage Change in Population (0 to 14)

	2006	2011	2016	2021
British Columbia	679,600	677,360	691,390	716,900
Change in population (Province)	--	-2,240	14,030	25,510
% Change in the population (Province)	--	-0.3%	2.1%	3.7%
Capital Region	48,230	46,880	49,895	52,380
Change in population (CRD)	--	-1,350	3,015	2,485
% Change in population (CRD)	--	-2.8%	6.4%	5.0%
City of Colwood	2,955	2,880	2,885	3,150
Change in population (Colwood)	--	-75	5	265
% Change - population (Colwood)	--	-2.5%	0.2%	9.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.8 Population (15 to 19)

Table 1.8 Total Population (15 to 19)

	2006	2011	2016	2021
British Columbia (#)	273,565	275,165	258,980	253,690
British Columbia (%)	6.7%	6.3%	5.6%	5.1%
Capital Region (CRD) #	20,630	19,770	18,970	19,030
Capital Region (CRD) %	6.0%	5.5%	4.9%	4.6%
City of Colwood #	1,080	1,075	955	995
City of Colwood #	7.4%	6.7%	5.7%	5.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.9 Change in Population (15 to 19)

Table 1.9 Change in Population (15 to 19)

	2006	2011	2016	2021
British Columbia	273,565	275,165	258,980	253,690
Change in population (Province)	--	1,600	-16,185	-5,290
% Change in the population (Province)	--	0.6%	-5.9%	-2.0%
Capital Region	20,630	19,770	18,970	19,030
Change in population (CRD)	--	-860	-800	60
% Change in population (CRD)	--	-4.2%	-4.0%	0.3%
City of Colwood	1,085	1,075	955	995
Change in population (Colwood)	--	-10	-120	40
% Change - population (Colwood)	--	-0.9%	-11.2%	4.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.10 Population (20 to 24)

Table 1.10 Total Population (20 to 24)

	2006	2011	2016	2021
British Columbia (#)	265,905	279,825	287,560	294,650
British Columbia (%)	6.5%	6.4%	6.2%	5.9%
Capital Region (CRD) #	23,385	23,930	24,470	24,240
Capital Region (CRD) %	6.8%	6.6%	6.4%	5.8%
City of Colwood #	770	850	880	870
City of Colwood #	5.2%	5.3%	5.2%	4.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.11 Percentage Change in Population (20 to 24)

Table 1.11 Percentage Change in Population (20 to 24)

	2006	2011	2016	2021
British Columbia	265,905	279,825	287,560	294,650
Change in population (Province)	--	13,920	7,735	7,090
% Change in the population (Province)	--	5.2%	2.8%	2.5%
Capital Region	23,390	23,930	24,740	24,240
Change in population (CRD)	--	540	810	-500
% Change in population (CRD)	--	2.3%	3.4%	-2.0%
City of Colwood	770	850	880	870
Change in population (Colwood)	--	80	30	-10
% Change - population (Colwood)	--	10.4%	3.5%	-1.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.12 Population (25 to 64)

Table 1.12 Total Population (25 to 64)

	2006	2011	2016	2021
British Columbia (#)	2,294,600	2,478,985	2,561,145	2,719,280
British Columbia (%)	55.8%	56.3%	55.1%	54.4%
Capital Region (CRD) #	190,445	201,740	206,655	220,155
Capital Region (CRD) %	55.2%	56.0%	53.9%	53.0%
City of Colwood #	8,300	9,215	9,410	10,285
City of Colwood %	56.5%	57.3%	55.8%	54.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.13 Change in Population (25 to 64)

Table 1.13 Change in Population (25 to 64)

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	2,294,600	2,478,985	2,561,145	2,719,280
Change in population (Province)	--	184,385	82,160	158,135
% Change in the population	--	8.0%	3.3%	6.2%
Capital Region	190,445	201,740	206,655	220,155
Change in population (CRD)	--	11,295	4,915	13,500
% Change in population (CRD)	--	5.9%	2.4%	6.5%
City of Colwood	8,300	9,215	9,410	10,285
Change in population (Colwood)	--	915	195	875
% Change - population (Colwood)	--	11.0%	2.1%	9.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.14 Population (65 and older)

Table 1.14 Total Population (65 and older)

	2006	2011	2016	2021
British Columbia (#)	599,810	688,715	848,985	1,016,365
British Columbia (%)	14.6%	15.7%	18.3%	20.3%
Capital Region (CRD) #	62,475	67,665	83,090	99,645
Capital Region (CRD) %	18.1%	18.8%	21.7%	24.0%
City of Colwood #	1,600	2,080	2,720	3,655
City of Colwood %	10.9%	12.9%	16.1%	19.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.15 Percentage Change in Population (65 to 84)

Table 1.15 Percentage Change in Population (65 to 84)

	2006	2011	2016	2021
British Columbia	599,810	688,715	848,985	1,016,365
Change in population (Province)	--	88,905	160,270	167,380
% Change in the population	--	14.8%	23.3%	19.7%
Capital Region	62,475	67,665	83,090	99,645
Change in population (CRD)	--	5,190	15,425	16,555
% Change in population (CRD)	--	8.3%	22.8%	19.9%
City of Colwood	1,600	2,080	2,720	3,655
Change in population (Colwood)	--	480	640	935
% Change - population (Colwood)	--	30.0%	30.8%	34.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.16 Population (85 and older)

Table 1.16 Total Population (85 and older)

	2006	2011	2016	2021
British Columbia (#)	76,050	92,675	109,190	122,465
British Columbia (%)	1.8%	2.1%	2.3%	2.4%
Capital Region (CRD) #	10,655	12,225	12,840	13,105
Capital Region (CRD) %	3.1%	3.4%	3.3%	3.2%
City of Colwood #	170	205	260	365
City of Colwood %	1.2%	1.3%	1.5%	1.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.17 Change in Population (85 and older)

Table 1.17 Change in Population (85 and older)

	2006	2011	2016	2021
British Columbia	76,050	92,675	109,190	122,465
Change in population (Province)	--	16,625	16,515	13,275
% Change in the population	--	21.9%	17.8%	12.2%
Capital Region	10,655	12,225	12,840	13,105
Change in population (CRD)	--	1,570	615	265
% Change in population (CRD)	--	14.7%	5.0%	2.1%
City of Colwood	170	205	260	365
Change in population (Colwood)	--	35	55	105
% Change - population (Colwood)	--	20.6%	26.8%	40.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.18 Colwood Residents Moving in the Year Prior to the Census

Table 1.18 Colwood Residents Moving in the Year Prior to the Census (2020)

	2006	2011	2016	2021
British Columbia (#)	686,110	616,645	705,440	706,245
British Columbia (%)	17.0%	14.4%	15.6%	14.5%
Capital Region (CRD) #	57,400	1,270	60,220	62,170
Capital Region (CRD) %	17.0%	12.8%	16.3%	15.4%
City of Colwood #	2,220	1,975	2,385	2,380
City of Colwood %	15.3%	12.5%	14.4%	12.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.19 Owners in Colwood Moving in the Year Prior to the Census

Table 1.19 Colwood Owners Moving in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	355,920	300,600	348,475	344,245
Capital Region (CRD) #	24,585	24,055	25,240	26,995
City of Colwood #	1,130	1,170	1,230	1,400

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.20 Renters in Colwood Moving in the Year Prior to the Census

Table 1.20 Colwood Renters Moving in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	322,890	314,210	355,890	360,140
Capital Region (CRD) #	31,615	30,650	34,890	35,115
City of Colwood #	1,070	810	1,155	975

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.21 Residents Moving to Colwood in the Year Prior to the Census

Table 1.20 Residents Moving to Colwood in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	311,415	268,810	318,825	311,030
British Columbia (%)	7.7%	6.3%	7.1%	6.4%
Capital Region (CRD) #	23,815	560	24,625	24,735
Capital Region (CRD) %	7.1%	5.6%	6.7%	6.1%
City of Colwood #	740	700	1,015	960
City of Colwood %	5.1%	4.4%	6.1%	5.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.22 Owners Moving to Colwood in the Year Prior to the Census

Table 1.22 Owners Moving to Colwood in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	165,185	137,380	162,755	160,520
Capital Region (CRD) #	10,460	9,075	10,860	11,215
City of Colwood #	310	315	490	570

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

1.23 Renters Moving to Colwood in the Year Prior to the Census

Table 1.23 Renters Moving to Colwood in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	141,850	130,615	155,575	149,785
Capital Region (CRD) #	12,605	11,505	13,730	13,500
City of Colwood #	415	380	530	390

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

Housing and Transportation

2.0 Housing and Transportation Connection

This section provides information on the housing and transportation connection for residents living in Colwood.

2.1 Workers 15 years old and older living in Colwood

Table 2.1 Workers 15 years old and older living in Colwood

	2006	2011	2016	2021
British Columbia (#)	2,092,770	1,984,985	2,093,145	1,873,690
Capital Region (CRD) #	182,585	3,535	176,190	151,730
City of Colwood #	7,895	8,030	8,315	7,695

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.2 Change in Workers 15 years old and older living in Colwood

Table 2.2 Change in Workers 15 years old and older living in Colwood

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	2,092,770	1,984,985	2,093,145	1,873,690
Change in population (Province)	--	-107,785	108,160	-219,455
% Change in the population	--	-5.2%	5.4%	-10.5%
Capital Region	182,585	3,535	176,190	151,730
Change in population (CRD)	--	-179,050	172,655	-24,460
% Change in population (CRD)	--	-98.1%	4884.2%	-13.9%
City of Colwood	7,895	8,030	8,315	7,695
Change in population (Colwood)	--	135	285	-620
% Change - population (Colwood)	--	1.7%	3.5%	-7.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.3 Workers 15 years old and older who live and work in Colwood

Table 2.3 Workers 15 years old and older who live and work in the same community

	2006	2011	2016	2021
British Columbia (#)	784685	824245	864415	1324470
British Columbia (%)	48.7%	49.0%	48.9%	64.6%
Capital Region (CRD) #	48,935	52,375	56,880	107,020
Capital Region (CRD) %	34.5%	36.0%	37.4%	59.4%
City of Colwood #	620	560	670	2,855
City of Colwood %	9.6%	8.4%	9.5%	34.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.4 Change in Workers 15 years old and older who live and work in Colwood

Table 2.4 Change in Workers 15 years old and older who live and work in the same community

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	784685	824245	864415	1324470
Change in population (Province)	--	39560	40170	460055
% Change in the population	--	5%	5%	53%
Capital Region	48,935	52,375	56,880	107,020
Change in population (CRD)	--	3440	4505	50140
% Change in population (CRD)	--	7%	9%	88%
City of Colwood	620	560	670	2855
Change in population (Colwood)	--	-60	110	2185
% Change - population (Colwood)	--	-10%	20%	326%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.5 Owners who live and work in Colwood

Table 2.5 Owners 15 years old and older who live and work in the same community

	2006	2011	2016	2021
British Columbia (#)	551,275	579,145	571,225	899,450
British Columbia (%)	46.1%	46.5%	45.8%	63.3%
Capital Region (CRD) #	29,310	31,405	32,255	69,390
Capital Region (CRD) %	30.1%	31.3%	32.7%	59.1%
City of Colwood #	465	490	510	2,275
City of Colwood %	9.0%	9.1%	9.6%	37.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.6 Change in Owners who live and work in Colwood

Table 2.6 Change in Owners who live and work in the same community

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	551,275	579,145	571,225	899,450
Change in population (Province)	--	27,870	-7,920	328,225
% Change in the population	--	5.1%	-1.4%	57.5%
Capital Region	29,310	31,405	32,255	69,390
Change in population (CRD)	--	2,095	850	37,135
% Change in population (CRD)	--	7.1%	2.7%	115.1%
City of Colwood	465	490	510	2,275
Change in population (Colwood)	--	25	20	1,765
% Change - population (Colwood)	--	5.4%	4.1%	346.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.7 Renters who live and work in Colwood

Table 2.7 Renters 15 years old and older who live and work in the same community

	2006	2011	2016	2021
British Columbia (#)	232,030	244,270	292,375	421,800
British Columbia (%)	56.4%	56.5%	56.4%	67.7%
Capital Region (CRD) #	19,575	20,940	24,595	37,570
Capital Region (CRD) %	44.3%	46.2%	46.1%	60.1%
City of Colwood #	150	70	165	580
City of Colwood %	11.5%	5.6%	9.3%	27.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.8 Change in Renters who live and work in Colwood

Table 2.8 Change in Renters who live and work in Colwood

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	232,030	244,270	292,375	421,800
Change in population (Province)	--	12,240	48,105	129,425
% Change in the population	--	5.3%	19.7%	44.3%
Capital Region	19,575	20,940	24,595	37,570
Change in population (CRD)	--	1,365	3,655	12,975
% Change in population (CRD)	--	7.0%	17.5%	52.8%
City of Colwood	150	70	165	580
Change in population (Colwood)	--	-80	95	415
% Change - population (Colwood)	--	-53.3%	135.7%	251.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.9 Workers who live in Colwood and work elsewhere in the Capital Region

Table 2.9 Workers who live in Colwood and work elsewhere in the Capital Region

	2006	2011	2016	2021
British Columbia (#)	744,965	769,295	807,840	638,830
British Columbia (%)	46.2%	45.8%	45.7%	31.2%
Capital Region (CRD) #	89,385	89,715	91,175	70,070
Capital Region (CRD) %	63.0%	61.6%	59.9%	38.9%
City of Colwood #	5,710	5,940	6,260	5,205
City of Colwood %	88.5%	89.5%	88.5%	63.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.10 Change in Residents Who Work Elsewhere in the Capital Region

Table 2.10 Change in Residents 15 years old and older who work elsewhere in the Capital Region

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	744,965	769,295	807,840	638,830
Change in population (Province)	--	24,330	38,545	-169,010
% Change in the population	--	3%	5%	-21%
Capital Region	89,385	89,715	91,175	70,070
Change in population (CRD)	--	330	1,460	-21,105
% Change in population (CRD)	--	0%	2%	-23%
City of Colwood	5,710	5,940	6,260	5,205
Change in population (Colwood)	--	230	320	-1,055
% Change - population (Colwood)	--	4%	5%	-17%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.11 Owners Who Work Elsewhere in the Capital Region

Table 2.11 Owners 15 years old and older who live in Colwood and work elsewhere in the Capital Region

	2006	2011	2016	2021
British Columbia (#)	578,005	594,820	599,115	454,280
British Columbia (%)	48.3%	47.7%	48.1%	32.0%
Capital Region (CRD) #	65,500	66,275	63,615	46,025
Capital Region (CRD) %	67.2%	66.1%	64.5%	39.2%
City of Colwood #	4,580	4,805	4,690	3,720
City of Colwood %	88.8%	89.1%	88.4%	60.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.12 Change in Owners Who Work Elsewhere in the Capital Region

Table 2.12 Change in Owners 15 years old and older who live in Colwood and work elsewhere in the Capital Region

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	578,005	594,820	599,115	454,280
Change in population (Province)	--	16,815	4,295	-144,835
% Change in the population	--	2.9%	0.7%	-24.2%
Capital Region	65,500	66,275	63,615	46,025
Change in population (CRD)	--	775	-2,660	-17,590
% Change in population (CRD)	--	1.2%	-4.0%	-27.7%
City of Colwood	4,580	4,805	4,690	3,720
Change in population (Colwood)	--	225	-115	-970
% Change - population (Colwood)	--	4.9%	-2.4%	-20.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.13 Renters Who Work Elsewhere in the Capital Region

Table 2.13 Renters 15 Years Old and Older Who Work Elsewhere in the Capital Region

	2006	2011	2016	2021
British Columbia (#)	165,665	172,845	207,440	182,175
British Columbia (%)	40.3%	40.0%	40.0%	29.2%
Capital Region (CRD) #	23,785	23,400	27,520	23,920
Capital Region (CRD) %	53.8%	51.6%	51.5%	38.2%
City of Colwood #	1,130	1,135	1,570	1,485
City of Colwood %	86.9%	91.2%	89.0%	70.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.14 Change in Renters Who Work Elsewhere in the Capital Region

Table 2.14 Change in Renters Who Work Elsewhere in the Capital Region

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	165,665	172,845	207,440	182,175
Change in population (Province)	--	7,180	34,595	-25,265
% Change in the population	--	4.3%	20.0%	-12.2%
Capital Region	23,785	23,400	27,520	23,920
Change in population (CRD)	--	-385	4,120	-3,600
% Change in population (CRD)	--	-1.6%	17.6%	-13.1%
City of Colwood	1,130	1,135	1,570	1,485
Change in population (Colwood)	--	5	435	-85
% Change - population (Colwood)	--	0.4%	38.3%	-5.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.15 Residents Who Travel to Work by Car

Table 2.15 Residents Who Travel to Work by Car

	2006	2011	2016	2021
British Columbia (#)	1,499,630	1,526,440	1,590,165	1,497,765
British Columbia (%)	79.3%	76.9%	76.0%	79.9%
Capital Region (CRD) #	118,245	2,955	123,510	112,575
Capital Region (CRD) %	72.1%	83.6%	70.1%	74.2%
City of Colwood #	6,125	6,790	6,975	6,550
City of Colwood %	82.7%	84.6%	83.9%	85.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.16 Change in Residents Who Travel to Work by Car

Table 2.16 Change in Residents Who Travel to Work by Car

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	1,499,630	1,526,440	1,590,165	1,497,765
Change in population (Province)	--	26,810	63,725	-92,400
% Change in the population	--	1.8%	4.2%	-5.8%
Capital Region	118,245	2,955	123,510	112,575
Change in population (CRD)	--	-115,290	120,555	-10,935
% Change in population (CRD)	--	-97.5%	4079.7%	-8.9%
City of Colwood	6,125	6,790	6,975	6,550
Change in population (Colwood)	--	665	185	-425
% Change - population (Colwood)	--	10.9%	2.7%	-6.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.17 Residents Who Take Public Transit to Work

Table 2.17 Residents Who Take Public Transit to Work

	2006	2011	2016	2021
British Columbia (#)	195,145	250,450	274,205	174,045
British Columbia (%)	10.3%	12.6%	13.1%	9.3%
Capital Region (CRD) #	16,325	160	18,820	11,445
Capital Region (CRD) %	10.0%	4.5%	10.7%	7.5%
City of Colwood #	605	585	640	400
City of Colwood %	8.2%	7.3%	7.7%	5.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.18 Change in Residents Who Take Public Transit to Work

Table 2.18 Change in Residents Who Take Public Transit to Work

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	195,145	250,450	274,205	174,045
Change in population (Province)	--	55,305	23,755	-100,160
% Change in the population	--	28.3%	9.5%	-36.5%
Capital Region	16,325	160	18,820	11,445
Change in population (CRD)	--	-16,165	18,660	-7,375
% Change in population (CRD)	--	-99.0%	11662.5%	-39.2%
City of Colwood	605	585	640	400
Change in population (Colwood)	--	-20	55	-240
% Change - population (Colwood)	--	-3.3%	9.4%	-37.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.19 Residents Who Walk and Cycle to Work

Table 2.19 Residents Who Walk and Cycle to Work

	2006	2011	2016	2021
British Columbia (#)	167,645	174,465	193,660	158,340
British Columbia (%)	8.9%	8.8%	9.3%	8.5%
Capital Region (CRD) #	26,015	345	29,515	23,045
Capital Region (CRD) %	15.9%	9.8%	16.8%	15.2%
City of Colwood #	540	465	545	460
City of Colwood %	7.3%	5.8%	6.6%	6.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

2.20 Change in Residents Who Walk and Cycle to Work

Table 2.20 Change in Residents Who Walk and Cycle to Work

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	167,645	174,465	193,660	158,340
Change in population (Province)	--	6,820	19,195	-35,320
% Change in the population	--	4.1%	11.0%	-18.2%
Capital Region	26,015	345	29,515	23,045
Change in population (CRD)	--	-25,670	29,170	-6,470
% Change in population (CRD)	--	-98.7%	8455.1%	-21.9%
City of Colwood	540	465	545	460
Change in population (Colwood)	--	-75	80	-85
% Change - population (Colwood)	--	-13.9%	17.2%	-15.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

Household-Related Data

3.0 Household Data

This section provides information on the different family and household arrangements across households living in the City of Colwood.

3.1 Total Households

There were 7,428 households living in the City of Colwood at the time of the 2016 Census (4% of the regional total) and an increase of 840 households. The Capital region experienced an increase of 15,049 households between 2016 to 2021 for a total of 185,206 households.

Table 3.1 Total Households

	2006	2011	2016	2021
British Columbia #	1,643,150	1,764,637	1,881,969	2,041,834
Capital Region #	152,535	160,634	170,157	185,206
City of Colwood #	5,500	6,096	6,588	7,428
Colwood as % of the Reg. Total	3.6%	3.8%	3.9%	4.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.2 Change in Number of Households

Table 3.2 Change in the Number of Households

	2006	2006-2011	2011-2016	2016-2021
British Columbia	1,643,150	1,764,637	1,881,969	2,041,834
Change in population (Province)	--	121,487	117,332	159,865
% Change in the population	--	7.4%	6.6%	8.5%
Capital Region	152,535	160,634	170,157	185,206
Change in population (CRD)	--	8,099	9,523	15,049
% Change in population (CRD)	--	5.3%	5.9%	8.8%
City of Colwood	5,500	6,096	6,588	7,428
Change in population (Colwood)	--	596	492	840
% Change - population (Colwood)	--	10.8%	8.1%	12.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.3 Total Owners

Table 3.3 Total Owners

	2006	2011	2016	2021
British Columbia (#)	1,145,045	1,234,710	1,279,020	1,363,190
British Columbia (%)	69.7%	70.0%	68.0%	66.8%
Capital Region (CRD) #	99,980	106,035	107,775	116,530
Capital Region (CRD) %	65.5%	66.0%	63.3%	62.9%
City of Colwood #	4,180	4,775	4,850	5,455
City of Colwood %	76.0%	78.3%	73.6%	73.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.4 Change in Owners

Table 3.4 Change in Owners

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	1,145,045	1,234,710	1,279,020	1,363,190
Change in population (Province)	--	89,665	44,310	84,170
% Change in the population	--	7.8%	3.6%	6.6%
Capital Region	99,980	106,035	107,775	116,530
Change in population (CRD)	--	6,055	1,740	8,755
% Change in population (CRD)	--	6.1%	1.6%	8.1%
City of Colwood	4,180	4,775	4,850	5,455
Change in population (Colwood)	--	595	75	605
% Change - population (Colwood)	--	14.2%	1.6%	12.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.5 Owners with a Mortgage

Table 3.5 Owners with a Mortgage

	2006	2011	2016	2021
British Columbia (#)	644,660	688,746	749,506	790,650
British Columbia (%)	56.3%	57.3%	58.6%	58.0%
Capital Region (CRD) #	56,289	56,991	60,677	65,257
Capital Region (CRD) %	56.3%	55.0%	56.3%	56.0%
City of Colwood #	2,353	3,204	3,211	3,546
City of Colwood %	56.3%	67.1%	66.2%	65.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.6 Change in Owners with a Mortgage

Table 3.6 Change in Owners with a Mortgage

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	644,660	688,746	749,506	790,650
Change in population (Province)	--	44,086	60,760	41,144
% Change in the population	--	6.8%	8.8%	5.5%
Capital Region	56,289	56,991	60,677	65,257
Change in population (CRD)	--	702	3,686	4,579
% Change in population (CRD)	--	1.2%	6.5%	7.5%
City of Colwood	2,353	3,204	3,211	3,546
Change in population (Colwood)	--	851	7	335
% Change - population (Colwood)	--	36.1%	0.2%	10.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.7 Total Renters

Table 3.7 Total Renters

	2006	2011	2016	2021
British Columbia (#)	493,995	524,995	592,825	669,450
British Columbia (%)	30.1%	29.8%	31.5%	32.8%
Capital Region (CRD) #	52,365	54,470	67,965	68,425
Capital Region (CRD) %	34.3%	33.9%	39.9%	36.9%
City of Colwood #	1,325	1,320	1,735	1,975
City of Colwood %	24.1%	21.7%	26.3%	26.6%
City of Colwood	2,353	3,204	3,211	3,546

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.8 Change in Renters

Table 3.8 Change in Renters

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	493,995	524,995	592,825	669,450
Change in population (Province)	--	31,000	67,830	76,625
% Change in the population	--	6.3%	12.9%	12.9%
Capital Region	52,365	54,470	67,965	68,425
Change in population (CRD)	--	2,105	13,495	460
% Change in population (CRD)	--	4.0%	24.8%	0.7%
City of Colwood	1,325	1,320	1,735	1,975
Change in population (Colwood)	--	-5	415	240
% Change - population (Colwood)	--	-0.4%	31.4%	13.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.9 Average Household Size

Table 3.9 Average Household Size

	2006	2011	2016	2021
British Columbia	2.5	2.5	2.4	2.4
Capital Region	2.2	2.2	2.2	2.2
City of Colwood	2.7	2.6	2.5	2.5

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.10 Number of Persons Per Household

Table 3.10 Number of Persons Per Household

	1-person	2-person	3-person	4-person	5-person
British Columbia (#)	600,705	719,865	296,200	256,700	168,355
British Columbia (%)	29.4%	35.3%	14.5%	12.6%	8.2%
Capital Region (CRD) #	62,480	69,515	23,890	19,245	10,080
Capital Region (CRD) %	33.7%	37.5%	12.9%	10.4%	5.4%
City of Colwood #	1,620	2,790	1,310	1,155	560
City of Colwood %	21.8%	37.6%	17.6%	15.5%	7.5%

Source: Statistics Canada. Census 2021

3.11 One Person Households

Table 3.11 Number of One Person Households

	2006	2011	2016	2021
British Columbia (#)	461,210	498,925	541,910	600,705
British Columbia (%)	28.1%	28.3%	28.8%	29.4%
Capital Region (CRD) #	50,760	53,875	56,720	62,480
Capital Region (CRD) %	33.3%	33.5%	33.3%	33.7%
City of Colwood #	1,005	1,145	1,365	1,620
City of Colwood %	18.3%	18.8%	20.7%	21.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.12 Change in the Number of One Person Households

Table 3.12 Change in the Number of One Person Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	461,210	498,925	541,910	600,705
Change in population (Province)	--	37,715	42,985	58,795
% Change in the population (Province)	--	8.2%	8.6%	10.8%
Capital Region	50,760	53,875	56,720	62,480
Change in population (CRD)	--	3,115	2,845	5,760
% Change in population (CRD)	--	6.1%	5.3%	10.2%
City of Colwood	1,005	1,145	1,365	1,620
Change in population (Colwood)	--	140	220	255
% Change - population (Colwood)	--	13.9%	19.2%	18.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.13 Two Person Households

Table 3.13 Number of Two Person Households

	2006	2011	2016	2021
British Columbia (#)	562,535	613,270	663,770	719,865
British Columbia (%)	34.2%	34.8%	35.3%	35.3%
Capital Region (CRD) #	56,305	60,235	64,200	69,515
Capital Region (CRD) %	36.9%	37.5%	37.7%	37.5%
City of Colwood #	1,945	2,270	2,510	2,790
City of Colwood %	35.4%	37.2%	38.1%	37.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.14 Change in Number of 2-Person Households

Table 3.14 Change in the Number of 2-Person Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	562,535	613,270	663,770	719,865
Change in population (Province)	--	50,735	50,500	56,095
% Change in the population	--	9.0%	8.2%	8.5%
Capital Region	56,305	60,235	64,200	69,515
Change in population (CRD)	--	3,930	3,965	5,315
% Change in population (CRD)	--	7.0%	6.6%	8.3%
City of Colwood	1,945	2,270	2,510	2,790
Change in population (Colwood)	--	325	240	280
% Change - population (Colwood)	--	16.7%	10.6%	11.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.15 Households of 3 or More Persons

Table 3.15 Number of 3+-Person Households

	2006	2011	2016	2021
British Columbia (#)	618,965	652,445	676,285	721,255
British Columbia (%)	37.7%	37.0%	35.9%	35.3%
Capital Region (CRD) #	45,425	46,525	49,240	53,215
Capital Region (CRD) %	29.8%	29.0%	28.9%	28.7%
City of Colwood #	2,545	2,685	2,710	3,025
City of Colwood #	46.3%	44.0%	41.1%	40.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.16 Change in Number of Households with 3 or More People

Table 3.16 Change in the Number of Households of 3-PEOPLE OR MORE

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	618,965	652,445	676,285	721,255
Change in population (Province)	--	33,480	23,840	44,970
% Change in the population	--	5.4%	3.7%	6.6%
Capital Region	45,425	46,525	49,240	53,215
Change in population (CRD)	--	1,100	2,715	3,975
% Change in population (CRD)	--	2.4%	5.8%	8.1%
City of Colwood	2,545	2,685	2,710	3,025
Change in population (Colwood)	--	140	25	315
% Change - population (Colwood)	--	5.5%	0.9%	11.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.17 Family and Household Type.

Table 3.17 Family and Household Type

	Total Households	Census Families	Multi-Family Households	Non-Census Families
British Columbia (#)	2,041,830	1,236,535	96,025	709,275
British Columbia (%)	100.0%	60.6%	4.7%	34.7%
Capital Region (CRD) #	185,205	106,285	5,445	73,475
Capital Region (CRD) %	100.0%	57.4%	2.9%	39.7%
City of Colwood #	7,425	5,180	325	1,920
City of Colwood %	100.0%	69.7%	4.4%	25.8%

Source: Statistics Canada. Census 2021

3.18 Census Family Households

Table 3.18 Census family Households

	2006	2011	2016	2021
British Columbia (#)	1,161,420	1,238,155	1,311,340	1,332,560
British Columbia (%)	70.7%	70.2%	69.7%	65.3%
Capital Region (CRD) #	96,485	100,050	106,335	111,730
Capital Region (CRD) %	63.3%	62.3%	62.5%	60.3%
City of Colwood #	4,495	4,920	5,125	5,505
City of Colwood %	81.7%	80.7%	77.8%	74.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.19 Change in Census Family Households

Table 3.19 Change in the Number of Census Family Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	1,161,420	1,238,155	1,311,340	1,332,560
Change in population (Province)	--	76,735	73,185	21,220
% Change in the population	--	6.6%	5.9%	1.6%
Capital Region	96,485	100,050	106,335	111,730
Change in population (CRD)	--	3,565	6,285	5,395
% Change in population (CRD)	--	3.7%	6.3%	5.1%
City of Colwood	4,495	4,920	5,125	5,505
Change in population (Colwood)	--	425	205	380
% Change - population (Colwood)	--	9.5%	4.2%	7.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.20 Families with Children

Table 3.20 Families with Children

	2006	2011	2016	2021
British Columbia (#)	682,025	710,420	733,550	769,285
British Columbia (%)	58.7%	57.4%	55.9%	57.7%
Capital Region (CRD) #	51,140	50,575	52,795	55,740
Capital Region (CRD) %	53.0%	50.5%	49.6%	49.9%
City of Colwood #	2,760	2,805	2,845	3,105
City of Colwood %	61.4%	57.0%	55.5%	56.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.21 Change in Families with Children

Table 3.21 Change in the Number of Families With Children

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	682,025	710,420	733,550	769,285
Change in population (Province)	--	28,395	23,130	35,735
% Change in the population	--	4.2%	3.3%	4.9%
Capital Region	51,140	50,575	52,795	55,740
Change in population (CRD)	--	-565	2,220	2,945
% Change in population (CRD)	--	-1.1%	4.4%	5.6%
City of Colwood	2,760	2,805	2,845	3,105
Change in population (Colwood)	--	45	40	260
% Change - population (Colwood)	--	1.6%	1.4%	9.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.22 Families without Children

Table 3.22 Families without Children

	2006	2011	2016	2021
British Columbia (#)	424,895	484,225	527,795	571,815
British Columbia (%)	25.9%	27.4%	28.0%	28.0%
Capital Region (CRD) #	42,070	47,380	50,995	55,830
Capital Region (CRD) %	27.6%	29.5%	30.0%	30.1%
City of Colwood #	1,580	1,960	2,125	2,380
City of Colwood %	28.7%	32.2%	32.3%	32.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.23 Change in Families without Children

Table 3.23 Change in the Number of Families Without Children

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	479,400	527,735	577,790	630,125
Change in population (Province)	--	48,335	50,055	52,335
% Change in the population	--	10.1%	9.5%	9.1%
Capital Region	45,350	49,470	53,540	59,610
Change in population (CRD)	--	4,120	4,070	6,070
% Change in population (CRD)	--	9.1%	8.2%	11.3%
City of Colwood	1,725	2,115	2,290	2,610
Change in population (Colwood)	--	390	175	320
% Change - population (Colwood)	--	22.6%	8.3%	14.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.24 Single Parent Family Households

Table 3.24 Single Parent Family Households

	2006	2011	2016	2021
British Columbia (#)	175,165	189,805	197,940	208,475
British Columbia (%)	25.7%	26.7%	27.0%	27.1%
Capital Region (CRD) #	15,170	15,205	15,385	16,005
Capital Region (CRD) %	29.7%	30.1%	29.1%	28.7%
City of Colwood #	635	645	725	785
City of Colwood %	23.0%	23.0%	25.5%	25.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.25 Change in Single Parent Family Households

Table 3.25 Change in Number of Single Parent Family Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	175,165	189,805	197,940	208,475
Change in population (Province)	--	14,640	8,135	10,535
% Change in the population	--	8.4%	4.3%	5.3%
Capital Region	15,170	15,205	15,385	16,005
Change in population (CRD)	--	35	180	620
% Change in population (CRD)	--	0.2%	1.2%	4.0%
City of Colwood	635	645	725	785
Change in population (Colwood)	--	10	80	60
% Change - population (Colwood)	--	1.6%	12.4%	8.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.26 Persons in Non-Census Family Households

Table 3.26 Persons in Non-Census Family Households

	2006	2011	2016	2021
British Columbia (#)	--	581,565	630,620	1,018,030
British Columbia (%)	--	33.0%	33.5%	49.9%
Capital Region (CRD) #	--	63,125	66,465	100,500
Capital Region (CRD) %	--	27.8%	28.7%	31.6%
City of Colwood #	--	1,350	1,590	2,970
City of Colwood %	--	22.1%	24.1%	40.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.27 Change in Persons in Non-Census Family Households

Table 3.27 Change in the Number of Persons in Non-Census Family Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	581,565	630,620	1,018,030
Change in population (Province)	--	--	49,055	387,410
% Change in the population	--	--	8.4%	61.4%
Capital Region	--	63,125	66,465	100,500
Change in population (CRD)	--	--	3,340	34,035
% Change in population (CRD)	--	--	5.3%	51.2%
City of Colwood	--	1,350	1,590	2,970
Change in population (Colwood)	--	--	240	1,380
% Change - population (Colwood)	--	--	17.8%	86.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.28 Single Person Households

Table 3.28 Single Person Households

	2006	2011	2016	2021
British Columbia (#)	175,165	189,805	197,940	208,475
British Columbia (%)	25.7%	26.7%	27.0%	27.1%
Capital Region (CRD) #	15,170	15,205	15,385	16,005
Capital Region (CRD) %	29.7%	30.1%	29.1%	28.7%
City of Colwood #	635	645	725	785
City of Colwood #	23.0%	23.0%	25.5%	25.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.29 Change in Single Person Households

Table 3.29 Change in the Number of Single Person Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	460,580	498,920	541,915	600,705
Change in population (Province)	--	38,340	42,995	58,790
% Change in the population	--	8.3%	8.6%	10.8%
Capital Region	50,680	53,870	56,720	62,480
Change in population (CRD)	--	3,190	2,850	5,760
% Change in population (CRD)	--	6.3%	5.3%	10.2%
City of Colwood	1,010	1,145	1,365	1,620
Change in population (Colwood)	--	135	220	255
% Change - population (Colwood)	--	13.4%	19.2%	18.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.30 Number of Unrelated Persons Sharing

Table 3.30 Number of Unrelated Persons Sharing

	2006	2011	2016	2021
British Columbia (#)	153,865	--	203,285	277,425
British Columbia (%)	9.4%	--	10.8%	13.6%
Capital Region (CRD) #	16,665	--	22,830	29,200
Capital Region (CRD) %	10.9%	--	13.4%	15.8%
City of Colwood #	275	--	595	965
City of Colwood #	5.0%	--	9.0%	13.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.31 Change in Unrelated Persons Sharing

Table 3.31 Change in Unrelated Persons Sharing

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	153,865	--	203,285	277,425
Change in population (Province)	--	--	--	74,140
% Change in the population	--	--	--	36.5%
Capital Region	16,665	--	22,830	29,200
Change in population (CRD)	--	--	--	6,370
% Change in population (CRD)	--	--	--	27.9%
City of Colwood	275	--	595	965
Change in population (Colwood)	--	--	--	370
% Change - population (Colwood)	--	--	--	62.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.32 Individuals Living with Relatives

Table 3.32 Individuals Living With Relatives

	2006	2011	2016	2021
British Columbia (#)	90,340	--	105,450	139,900
British Columbia (%)	5.5%	--	5.6%	6.9%
Capital Region (CRD) #	6,135	--	7,020	8,825
Capital Region (CRD) %	4.0%	--	4.1%	4.8%
City of Colwood #	205	--	345	390
City of Colwood %	3.7%	--	5.2%	5.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.33 Change in Individuals Living with Relatives

Table 3.33 Change in Individuals Living With Relatives

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	90,340	--	105,450	139,900
Change in population (Province)	--	--	--	34,450
% Change in the population	--	--	--	32.7%
Capital Region	6,135	--	7,020	8,825
Change in population (CRD)	--	--	--	1,805
% Change in population (CRD)	--	--	--	25.7%
City of Colwood	205	--	345	390
Change in population (Colwood)	--	--	--	45
% Change - population (Colwood)	--	--	--	13.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.34 Single Household Maintainer

Table 3.34 Single Household Maintainer

	2006	2011	2016	2021
British Columbia (#)	--	1,038,910	1,091,500	1,003,245
British Columbia (%)	--	58.9%	58.0%	49.1%
Capital Region (CRD) #	--	96,030	96,760	91,800
Capital Region (CRD) %	--	59.8%	56.9%	49.6%
City of Colwood #	--	3,135	3,280	3,070
City of Colwood %	--	51.4%	49.8%	41.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.35 Change in Single Household Maintainer

Table 3.35 Change in the Number of Single Household Maintainer

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	1,038,910	1,091,500	1,003,245
Change in population (Province)	--	--	52,590	-88,255
% Change in the population	--	--	5.1%	-8.1%
Capital Region	--	96,030	96,760	91,800
Change in population (CRD)	--	--	730	-4,960
% Change in population (CRD)	--	--	0.8%	-5.1%
City of Colwood	--	3,135	3,280	3,070
Change in population (Colwood)	--	--	145	-210
% Change - population (Colwood)	--	--	4.6%	-6.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.36 Two Household Maintainers

Table 3.36 Two Household Maintainers

	2006	2011	2016	2021
British Columbia (#)	--	673,945	725,675	904,960
British Columbia (%)	--	38.2%	38.6%	44.3%
Capital Region (CRD) #	--	60,630	68,230	83,055
Capital Region (CRD) %	--	37.7%	40.1%	44.8%
City of Colwood #	--	2,835	3,075	3,865
City of Colwood %	--	46.5%	46.7%	52.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.37 Change in Two Household Maintainers

Table 3.37 Change in the Number of Two Household Maintainers

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	673,945	725,675	904,960
Change in population (Province)	--	--	51,730	179,285
% Change in the population	--	--	7.7%	24.7%
Capital Region	--	60,630	68,230	83,055
Change in population (CRD)	--	--	7,600	14,825
% Change in population (CRD)	--	--	12.5%	21.7%
City of Colwood	--	2,835	3,075	3,865
Change in population (Colwood)	--	--	240	790
% Change - population (Colwood)	--	--	8.5%	25.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.38 Three Household Maintainers

Table 3.38 Three Household Maintainers

	2006	2011	2016	2021
British Columbia (#)	--	51,775	64,790	133,630
British Columbia (%)	--	2.9%	3.4%	6.5%
Capital Region (CRD) #	--	3,980	5,170	10,350
Capital Region (CRD) %	--	2.5%	3.0%	5.6%
City of Colwood #	--	125	235	495
City of Colwood %	--	2.1%	3.6%	6.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.39 Change in Households with Three Household Maintainers

Table 3.39 Change in Households With Three Household Maintainers

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	51,775	64,790	133,630
Change in population (Province)	--	--	13,015	68,840
% Change in the population	--	--	25.1%	106.3%
Capital Region	--	3,980	5,170	10,350
Change in population (CRD)	--	--	1,190	5,180
% Change in population (CRD)	--	--	29.9%	100.2%
City of Colwood	--	125	235	495
Change in population (Colwood)	--	--	110	260
% Change - population (Colwood)	--	--	88.0%	110.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.40 Age of Household Maintainers

Table 3.40 Age of Household Maintainers (2021)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	57,980	625,575	762,075	596,200
British Columbia (%)	2.8%	30.6%	37.3%	29.2%
Capital Region (CRD) #	6,545	54,115	63,925	60,625
Capital Region (CRD) %	3.5%	29.2%	34.5%	32.7%
City of Colwood #	160	2,350	2,825	2,105
City of Colwood %	2.2%	31.6%	38.0%	28.3%

Source: Statistics Canada. Census 2021

3.41 Younger Households (Under 35 Years Old)

Table 3.41 Younger Households (Under 35 Years Old)

	2006	2011	2016	2021
British Columbia (#)	--	293,770	312,570	340,175
British Columbia (%)	--	16.6%	16.6%	16.7%
Capital Region (CRD) #	--	29,205	29,905	31,495
Capital Region (CRD) %	--	18.2%	17.6%	17.0%
City of Colwood #	--	1,080	1,130	1,035
City of Colwood %	--	17.7%	17.2%	13.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.42 Change in Younger Households (Under 35 Years Old)

Table 3.42 Change in Younger Households (Under 35 Years Old)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	293,770	312,570	340,175
Change in population (Province)	--	--	18,800	27,605
% Change in the population	--	--	6.4%	8.8%
Capital Region	--	29,205	29,905	31,495
Change in population (CRD)	--	--	700	1,590
% Change in population (CRD)	--	--	2.4%	5.3%
City of Colwood	--	1,080	1,130	1,035
Change in population (Colwood)	--	--	50	-95
% Change - population (Colwood)	--	--	4.6%	-8.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.43 Senior-Led Households (65 Years Old and Older)

Table 3.43 Senior-Led Households (2021)

	2006	2011	2016	2021
British Columbia (#)	--	410,865	496,475	596,200
British Columbia (%)	--	23.3%	26.4%	29.2%
Capital Region (CRD) #	--	41,855	50,545	60,625
Capital Region (CRD) %	--	26.1%	29.7%	32.7%
City of Colwood #	--	1,265	1,575	2,105
City of Colwood %	--	20.8%	23.9%	28.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.44 Change in Senior-Led Households (65 Years Old and Older)

Table 3.44 Change in the Number of Senior-Led Households

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	410,865	496,475	596,200
Change in population (Province)	--	--	85,610	99,725
% Change in the population	--	--	20.8%	20.1%
Capital Region	--	41,855	50,545	60,625
Change in population (CRD)	--	--	8,690	10,080
% Change in population (CRD)	--	--	20.8%	19.9%
City of Colwood	--	1,265	1,575	2,105
Change in population (Colwood)	--	--	310	530
% Change - population (Colwood)	--	--	24.5%	33.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.45 Older Senior- Households 85 Years+

Table 3.45 Older Senior Households 85 Years+

	2006	2011	2016	2021
British Columbia (#)	--	--	56,085	66,710
British Columbia (%)	--	--	3.0%	3.3%
Capital Region (CRD) #	--	--	6,610	7,115
Capital Region (CRD) %	--	--	3.9%	3.8%
City of Colwood #	--	--	165	205
City of Colwood %	--	--	2.5%	2.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

3.46 Change in Older Senior-Led Households (85 Years Old+)

Table 3.46 Older Senior-Led Households 85 Years +(2021)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	--	56,085	66,710
Change in population (Province)	--	--	--	10,625
% Change in the population	--	--	--	18.9%
Capital Region	--	--	6,610	7,115
Change in population (CRD)	--	--	--	505
% Change in population (CRD)	--	--	--	7.6%
City of Colwood	--	--	165	210
Change in population (Colwood)	--	--	--	45
% Change - population (Colwood)	--	--	--	27.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

Housing Choices

4.0 Housing Choices

This section provides information on the range of housing choices available to families and individuals living in Colwood.

4.1 Single Detached Units

Table 4.1 Single Detached Housing Units

	2006	2011	2016	2021
British Columbia (#)	805,635	842,120	830,660	866,340
British Columbia (%)	49.0%	47.7%	44.1%	42.4%
Capital Region (CRD) #	68,165	70,500	70,660	74,635
Capital Region (CRD) %	44.7%	43.9%	41.5%	40.3%
City of Colwood #	3,130	3,380	3,360	3,655
City of Colwood %	56.9%	55.4%	51.0%	49.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.2 Change in Single Detached Housing Units

Table 4.2 Change in Single Detached Housing Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	805,635	842,120	830,660	866,340
Change in population (Province)	--	36,485	-11,460	35,680
% Change in the population	--	4.5%	-1.4%	4.3%
Capital Region	68,055	70,535	70,630	74,635
Change in population (CRD)	44.6%	43.9%	41.5%	40.3%
% Change in population (CRD)	68,055	70,535	70,630	74,635
City of Colwood	3,130	3,380	3,360	3,655
Change in population (Colwood)	--	250	-20	295
% Change - population (Colwood)	--	8.0%	-0.6%	8.8%

4.3 Semi-Detached, Rowhouse and Townhouse Units

Table 4.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

	2006	2011	2016	2021
British Columbia (#)	165,260	186,075	208,980	235,240
British Columbia (%)	10.1%	10.5%	11.1%	11.5%
Capital Region (CRD) #	14,725	16,015	16,920	18,495
Capital Region (CRD) %	9.7%	10.0%	9.9%	10.0%
City of Colwood #	935	1,185	1,210	1,520
City of Colwood %	17.0%	19.4%	18.4%	20.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.4 Change in Semi-Detached, Rowhouse and Townhouse Units

Table 4.4 Change in Semi-Detached, Rowhouse and Townhouse Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	165,260	186,075	208,980	235,240
Change in population (Province)	--	20,815	22,905	26,260
% Change in the population	--	12.6%	12.3%	12.6%
Capital Region	14,725	16,015	16,920	18,495
Change in population (CRD)	--	1,290	905	1,575
% Change in population (CRD)	--	8.8%	5.7%	9.3%
City of Colwood	935	1,185	1,210	1,520
Change in population (Colwood)	--	250	25	310
% Change - population (Colwood)	--	26.7%	2.1%	25.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.5 Apartment Units

Table 4.5 Apartment Units

	2006	2011	2016	2021
British Columbia (#)	461,290	505,120	562,970	639,320
British Columbia (%)	28.1%	28.6%	29.9%	31.3%
Capital Region (CRD) #	47,400	50,020	54,775	62,210
Capital Region (CRD) %	31.1%	31.1%	32.2%	33.6%
City of Colwood #	455	505	720	865
City of Colwood %	8.3%	8.3%	10.9%	11.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.6 Change in Apartment Units

Table 4.6 Change in Apartment Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	461,290	505,120	562,970	639,320
Change in population (Province)	--	43,830	57,850	76,350
% Change in the population	--	9.5%	11.5%	13.6%
Capital Region	47,400	50,020	54,775	62,210
Change in population (CRD)	--	2,620	4,755	7,435
% Change in population (CRD)	--	5.5%	9.5%	13.6%
City of Colwood	455	505	720	865
Change in population (Colwood)	--	50	215	145
% Change - population (Colwood)	--	11.0%	42.6%	20.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.7 Apartment Duplex Units—Garden and Basement Suites

Table 4.7 Apartment Duplex Units—Garden and Basement Suites

	2006	2011	2016	2021
British Columbia (#)	167,220	184,355	230,075	249,835
British Columbia (%)	10.2%	10.4%	12.2%	12.2%
Capital Region (CRD) #	20,405	21,535	25,835	27,395
Capital Region (CRD) %	13.4%	13.4%	15.2%	14.8%
City of Colwood #	970	1,015	1,295	1,375
City of Colwood %	17.6%	16.7%	19.7%	18.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.8 Change in Apartment Duplex Units

Table 4.8 Change in Apartment Duplex Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	167,220	184,355	230,075	249,835
Change in population (Province)	--	17,135	45,720	19,760
% Change in the population	--	10.2%	24.8%	8.6%
Capital Region	20,405	21,535	25,835	27,395
Change in population (CRD)	--	1,130	4,300	1,560
% Change in population (CRD)	--	5.5%	20.0%	6.0%
City of Colwood	970	1,015	1,295	1,375
Change in population (Colwood)	--	45	280	80
% Change - population (Colwood)	--	4.6%	27.6%	6.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.9 Moveable Dwelling Units

Table 4.9 Moveable Dwelling Units

	2006	2011	2016	2021
British Columbia (#)	43,295	46,960	49,290	51,100
British Columbia (%)	2.6%	2.7%	2.6%	2.5%
Capital Region (CRD) #	1,900	2,535	1,990	2,475
Capital Region (CRD) %	1.2%	1.6%	1.2%	1.3%
City of Colwood #	10	10	5	5
City of Colwood %	0.2%	0.2%	0.1%	0.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.10 Change in the number of Moveable Dwelling Units

Table 4.10 Change in the number of Moveable Dwelling Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	43,295	46,960	49,290	51,100
Change in population (Province)	--	3,665	2,330	1,810
% Change in the population	--	8.5%	5.0%	3.7%
Capital Region	1,900	2,535	1,990	2,475
Change in population (CRD)	--	635	-545	485
% Change in population (CRD)	--	33.4%	-21.5%	24.4%
City of Colwood	10	10	5	5
Change in population (Colwood)	--	--	-5	--
% Change - population (Colwood)	--	0.0%	-50.0%	0.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.11 Number of Bedrooms

Table 4.11 Number of bedrooms

	No bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 or more bedrooms
British Columbia (#)	30,855	354,020	569,180	539,910	547,870
British Columbia (%)	1.5%	17.3%	27.9%	26.4%	26.8%
Capital Region (CRD) #	3,375	37,730	54,565	48,855	40,685
Capital Region (CRD) %	1.8%	20.4%	29.5%	26.4%	22.0%
City of Colwood #	10	625	1,330	3,005	2,455
City of Colwood %	0.1%	8.4%	17.9%	40.5%	33.1%

Source: Statistics Canada. Census 2021

4.12 Units with No Bedrooms

Table 4.12 No Bedrooms

	2006	2011	2016	2021
British Columbia (#)	--	--	22,705	30,855
British Columbia (%)	--	--	1.2%	1.5%
Capital Region (CRD) #	--	--	2,370	3,375
Capital Region (CRD) %	--	--	1.4%	1.8%
City of Colwood #	--	--	10	10
City of Colwood %	--	--	0.2%	0.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.13 Change in Units with No Bedrooms

Table 4.13 Change in Units with No Bedrooms

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	--	22,705	30,855
Change in population (Province)	--	--	--	8,150
% Change in the population	--	--	--	35.9%
Capital Region	--	--	2,370	3,375
Change in population (CRD)	--	--	--	1,005
% Change in population (CRD)	--	--	--	42.4%
City of Colwood	--	--	10	10
Change in population (Colwood)	--	--	--	0
% Change - population (Colwood)	--	--	--	--

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.14 1-Bedroom Units

Table 4.14 1-bedroom Units

	2006	2011	2016	2021
British Columbia (#)	--	--	311,035	354,020
British Columbia (%)	--	--	16.5%	17.3%
Capital Region (CRD) #	--	--	32,945	37,730
Capital Region (CRD) %	--	--	19.4%	20.4%
City of Colwood #	--	--	505	625
City of Colwood %	--	--	7.7%	8.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.15 Change in 1-Bedroom Units

Table 4.15 Change in 1-Bedroom Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	--	311,035	354,020
Change in population (Province)	--	--	--	42,985
% Change in the population	--	--	--	13.8%
Capital Region	--	--	32,945	37,730
Change in population (CRD)	--	--	--	4,785
% Change in population (CRD)	--	--	--	14.5%
City of Colwood	--	--	505	625
Change in population (Colwood)	--	--	--	120
% Change - population (Colwood)	--	--	--	23.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.16 2-Bedroom Units

Table 4.16 2-bedroom Units

	2006	2011	2016	2021
British Columbia (#)	--	472,285	514,015	569,180
British Columbia (%)	--	26.8%	27.3%	27.9%
Capital Region (CRD) #	--	47,200	49,895	54,565
Capital Region (CRD) %	--	29.4%	29.3%	29.5%
City of Colwood #	--	1,150	1,240	1,330
City of Colwood %	--	18.9%	18.8%	17.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.17 Change in 2-Bedroom Units

Table 4.17 Change in 2-Bedroom Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	472,285	514,015	569,180
Change in population (Province)	--	--	41,730	55,165
% Change in the population	--	--	8.8%	10.7%
Capital Region	--	47,200	49,895	54,565
Change in population (CRD)	--	--	2,695	4,670
% Change in population (CRD)	--	--	5.7%	9.4%
City of Colwood	--	1,150	1,240	1,330
Change in population (Colwood)	--	--	90	90
% Change - population (Colwood)	--	--	7.8%	7.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.18 3-Bedroom Units

Table 4.18 3-bedroom Units

	2006	2011	2016	2021
British Columbia (#)	--	499,495	513,135	539,910
British Columbia (%)	--	28.3%	27.3%	26.4%
Capital Region (CRD) #	--	44,125	46,095	48,855
Capital Region (CRD) %	--	27.5%	27.1%	26.4%
City of Colwood #	--	2,460	2,565	3,005
City of Colwood %	--	40.4%	38.9%	40.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.19 Change in units with 3-bedrooms

Table 4.19 Change in units with 3-bedrooms

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	499,495	513,135	539,910
Change in population (Province)	--	--	13,640	26,775
% Change in the population	--	--	2.7%	5.2%
Capital Region	--	44,125	46,095	48,855
Change in population (CRD)	--	--	1,970	2,760
% Change in population (CRD)	--	--	4.5%	6.0%
City of Colwood	--	2,460	2,565	3,005
Change in population (Colwood)	--	--	105	440
% Change - population (Colwood)	--	--	4.3%	17.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.20 4+-Bedroom Units

Table 4.20 4+-bedroom Units

	2006	2011	2016	2021
British Columbia (#)	--	479,280	521,075	547,870
British Columbia (%)	--	27.2%	27.7%	26.8%
Capital Region (CRD) #	--	35,525	38,855	40,685
Capital Region (CRD) %	--	22.1%	22.8%	22.0%
City of Colwood #	--	2,050	2,275	2,455
City of Colwood %	--	33.6%	34.5%	33.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.21 Change in Units with 4+-Bedrooms

Table 4.21 Change in Units with 4+-Bedrooms

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	479,280	521,075	547,870
Change in population (Province)	--	--	41,795	26,795
% Change in the population	--	--	8.7%	5.1%
Capital Region	--	479,280	38,855	40,685
Change in population (CRD)	--	--	3,330	1,830
% Change in population (CRD)	--	--	9.4%	4.7%
City of Colwood	--	2,050	2,275	2,455
Change in population (Colwood)	--	--	225	180
% Change - population (Colwood)	--	--	11.0%	7.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

4.22 Period of Construction

Table 4.22 Housing Stock by Period of Construction

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2021
British Columbia (#)	256,175	550,690	626,250	287,030	321,695
British Columbia (%)	12.5%	27.0%	30.7%	14.1%	15.8%
Capital Region (CRD) #	39,170	55,780	46,185	19,675	24,395
Capital Region (CRD) %	21.1%	30.1%	24.9%	10.6%	13.2%
City of Colwood #	725	2,405	1,825	1,170	1,315
City of Colwood %	9.7%	32.3%	24.5%	15.7%	17.7%

Source: Statistics Canada. Census 2021

4.23 Ownership Stock by Period of Construction

Table 4.23 Ownership Stock by Period of Construction

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2021
British Columbia (#)	159,535	334,705	457,665	207,845	203,440
British Columbia (%)	11.7%	24.6%	33.6%	15.2%	14.9%
Capital Region (CRD) #	24,835	30,130	32,955	14,580	14,025
Capital Region (CRD) %	21.3%	25.9%	28.3%	12.5%	12.0%
City of Colwood #	14,325	25,595	13,130	5,050	10,330
City of Colwood %	20.9%	37.4%	19.2%	7.4%	15.1%

Source: Statistics Canada. Census 2021

4.24 Rental Housing Stock by Period of Construction

Table 4.24 Rental Housing Stock by Period of Construction

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2021
British Columbia (#)	96,375	214,365	164,090	77,780	116,840
British Columbia (%)	14.4%	32.0%	24.5%	11.6%	17.5%
Capital Region (CRD) #	14,325	25,595	13,130	5,050	10,330
Capital Region (CRD) %	20.9%	37.4%	19.2%	7.4%	15.1%
City of Colwood #	355	635	430	200	355
City of Colwood %	18.0%	32.2%	21.8%	10.1%	18.0%

Source: Statistics Canada. Census 2021

Income Profile and Housing Costs

5.0 Income and Housing Cost

This section provides information on the household incomes and housing costs for renters and owners living in Colwood.

5.1 Income Distribution of All Households

Table 5.1 Income Distribution of All Households

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	\$80K to \$99,999	\$100,000 or more
British Columbia (#)	146,000	252,800	222,260	415,875	235,305	853,065
British Columbia (%)	6.9%	11.9%	10.5%	19.6%	11.1%	40.1%
Capital Region (CRD) #	11,975	22,365	20,620	39,815	22,045	75,720
Capital Region (CRD) %	6.2%	11.6%	10.7%	20.7%	11.4%	39.3%
City of Colwood #	230	470	595	1490	975	3,795
City of Colwood %	3.0%	6.2%	7.9%	19.7%	12.9%	50.2%

Source: Statistics Canada. Census 2021

5.2 Income Distribution of Owners

Table 5.2 Income Distribution of Owners

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	\$80K to \$99,999	\$100,000 or more
British Columbia (#)	45,315	103,410	125,700	253,715	155,950	679,090
British Columbia (%)	3.3%	7.6%	9.2%	18.6%	7.6%	33.3%
Capital Region (CRD) #	2,990	7,410	9,960	21,745	13,740	60,685
Capital Region (CRD) %	2.6%	6.4%	8.5%	18.7%	11.8%	52.1%
City of Colwood #	110	195	380	975	655	3,145
City of Colwood %	2.0%	3.6%	7.0%	17.9%	8.8%	42.3%

Source: Statistics Canada. Census 2021

5.3 Income Distribution of Renters

Table 5.3 Income Distribution of Renters

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	\$80K to \$99,999	\$100,000 or more
British Columbia (#)	58,420	106,070	95,125	159,520	78,755	171,555
British Columbia (%)	8.7%	15.8%	14.2%	23.8%	3.9%	8.4%
Capital Region (CRD) #	5680	10940	10715	17960	8370	14755
Capital Region (CRD) %	8.3%	16.0%	15.7%	26.2%	12.2%	21.6%
City of Colwood #	75	180	250	480	335	640
City of Colwood %	3.8%	9.1%	12.7%	24.3%	4.5%	8.6%

Source: Statistics Canada. Census 2021

5.4 Average Household Income

Table 5.4 Average Household Income

	2006	2011	2016	2021
British Columbia	\$80,072	\$84,086	\$90,354	\$108,600
Capital Region	\$79,846	\$82,732	\$88,438	\$106,900
City of Colwood	\$87,747	\$95,517	\$102,904	\$113,000

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.5 Change in the Average Household Income

Table 5.5 Change in the Average Household Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$80,072	\$84,086	\$88,466	\$108,600
Change in population (Province)	--	\$4,014	\$6,268	\$18,246
% Change in the population	--	5.0%	7.5%	20.2%
Capital Region	\$79,846	\$82,732	\$88,438	\$106,900
Change in population (CRD)	--	\$6,050	\$1,740	\$8,755
% Change in population (CRD)	--	6.1%	1.6%	8.1%
City of Colwood	\$87,747	\$95,517	\$97,893	\$113,000
Change in population (Colwood)	--	\$7,770	\$7,387	\$10,096
% Change - population (Colwood)	--	8.9%	7.7%	9.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.6 Median Household Income

Table 5.6 Median Household Income

	2006	2011	2016	2021
British Columbia	\$62,372	\$65,555	\$69,995	\$85,000
Capital Region	\$62,639	\$66,072	\$69,665	\$84,000
City of Colwood	-	\$82,703	\$85,668	\$102,000

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.7 Change in the Median Household Income

Table 5.7 Change in the Median Household Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$52,709	\$88,235	\$90,354	\$85,000
Change in population (Province)	--	\$35,526	\$2,119	-\$5,354
% Change in the population	--	67.4%	2.4%	-5.9%
Capital Region	\$62,639	\$66,072	\$69,642	\$84,000
Change in population (CRD)	--	\$6050	\$1,740	\$8,755
% Change in population (CRD)	--	6.1%	1.6%	8.1%
City of Colwood	\$68,798	\$82,703	\$102,904	\$102,000
Change in population (Colwood)	--	\$13,905	\$20,201	-\$904
% Change - population (Colwood)	--	20.2%	24.4%	-0.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.8 Average Household Income (Owners)

Table 5.8 Average Household Income (Owners)

	2006	2011	2016	2021
British Columbia	\$93,202	\$96,840	\$105,394	\$124,200
Capital Region	\$96,413	\$99,147	\$108,174	\$127,800
City of Colwood	\$95,059	\$102,922	\$114,494	\$122,200

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.9 Change in the Average Household Income of Owners

Table 5.9 Change in the Average Household Income of Owners

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$93,202	\$96,840	\$105,394	\$124,200
Change in population (Province)	--	\$3,638	\$8,554	\$18,806
% Change in the population	--	3.9%	8.8%	17.8%
Capital Region	\$96,413	\$99,147	\$108,174	\$127,800
Change in population (CRD)	--	\$2,734	\$9,027	\$19,626
% Change in population (CRD)	--	2.8%	9.1%	18.1%
City of Colwood	--	\$102,922	\$114,494	\$122,200
Change in population (Colwood)	--	--	\$11,572	\$7,706
% Change - population (Colwood)	--	--	11.2%	6.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.10 Median Household Income (Owners)

Table 5.10 MEDIAN HOUSEHOLD INCOME (OWNERS)

	2006	2011	2016	2021
British Columbia	\$75,243	\$78,302	\$84,333	\$100,000
Capital Region	\$79,401	\$83,365	\$88,704	\$103,000
City of Colwood	\$86,817	\$98,175	\$93,749	\$113,000

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.11 Change in the Median Household Income (Owners)

Table 5.11 Change in the Median Household Income (Owners)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$75,243	\$78,302	\$84,333	\$100,000
Change in population (Province)	--	\$3,059	\$6,031	\$15,667
% Change in the population	--	4.1%	7.7%	18.6%
Capital Region	\$79,401	\$83,365	\$88,704	\$103,000
Change in population (CRD)	--	\$3,964	\$5,339	\$14,296
% Change in population (CRD)	--	5.0%	6.4%	16.1%
City of Colwood	\$86,817	\$98,175	\$93,749	\$113,000
Change in population (Colwood)	--	\$11,358	-\$4,426	\$19,251
% Change - population (Colwood)	--	13.1%	-4.5%	20.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.12 Average Household Income (Renters)

Table 5.12 Average Household Income of Renters

	2006	2011	2016	2021
British Columbia	\$49,988	\$54,507	\$58,525	\$77,600
Capital Region	\$48,351	\$50,878	\$54,364	\$71,200
City of Colwood	\$64,660	\$68,672	\$70,508	\$87,800

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.13 Change in the Average Household Income of Renters

Table 5.13 Change in the Average Household Income of Renters

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$49,988	\$54,507	\$58,525	\$77,600
Change in population (Province)	--	\$4,519	\$4,018	\$19,075
% Change in the population	--	9.0%	7.4%	32.6%
Capital Region	\$48,351	\$50,878	\$54,364	\$71,200
Change in population (CRD)	--	\$2,527	\$3,486	\$16,836
% Change in population (CRD)	--	5.2%	6.9%	31.0%
City of Colwood	\$64,660	\$68,672	\$70,508	\$87,800
Change in population (Colwood)	--	\$4,012	\$1,836	\$17,292
% Change - population (Colwood)	--	6.2%	2.7%	24.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.14 Median Household Income (Renters)

Table 5.14 Median Household Income (Renters)

	2006	2011	2016	2021
British Columbia	\$39,548	\$41,975	\$45,848	\$63,200
Capital Region	\$39,099	\$41,938	\$44,363	\$60,400
City of Colwood	\$62,533	\$67,384	\$65,325	\$79,500

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.15 Change in the Median Household Income (Renters)

Table 5.15 Change in the Median Household Income (Renters)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$39,548	\$41,975	\$45,848	\$63,200
Change in population (Province)	--	\$2,427	\$3,873	\$17,352
% Change in the population	--	6.1%	9.2%	37.8%
Capital Region	\$39,099	\$41,938	\$44,363	\$60,400
Change in population (CRD)	--	\$2,839	\$2,425	\$16,037
% Change in population (CRD)	--	7.3%	5.8%	36.1%
City of Colwood	\$62,533	\$67,384	\$65,325	\$79,500
Change in population (Colwood)	--	7.8%	-\$2,059	\$14,175
% Change - population (Colwood)	--	\$4,851	-3.1%	21.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.16 Average Monthly Housing Costs (Owners)

Table 5.16 Average Monthly Housing Costs—Owners

	2006	2011	2016	2021
British Columbia	--	\$1,228	\$1,388	\$1,654
Capital Region	--	\$1,245	\$1,388	\$1,640
City of Colwood	--	\$1,381	\$1,464	\$1,698

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.17 Change in the Average Housing Costs (Owners)

Table 5.17 Change in the Average Housing Costs (Owners)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$1,059	\$1,228	\$1,387	\$1,668
Change in population (Province)	--	\$169	\$159	\$281
% Change in the population	--	16.0%	12.9%	20.3%
Capital Region	\$1,063	\$1,245	\$1,388	\$1,640
Change in population (CRD)	--	182	143	252
% Change in population (CRD)	--	17.1%	11.5%	18.2%
City of Colwood	\$1,153	\$1,381	\$1,464	\$1,698
Change in population (Colwood)	--	\$228	\$83	\$234
% Change - population (Colwood)	--	19.8%	6.0%	16.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.18 Median Housing Costs (Owners)

Table 5.18 MEDIAN HOUSING COSTS - OWNERS

	2006	2011	2016	2021
British Columbia	-	\$1,023	\$1,149	\$1,320
Capital Region	-	\$1,017	\$1,156	\$1,340
City of Colwood	-	\$1,343	\$1,436	\$1,680

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.19 Change in the Median Housing Costs (Owners)

Table 5.19 Change in the Median Housing Costs (Owners)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	\$1,023	\$1,149	\$1,320
Change in population (Province)	--	--	\$126	\$171
% Change in the population	--	--	12.3%	14.9%
Capital Region	--	\$1,017	\$1,156	\$1,340
Change in population (CRD)	--	--	\$139	\$184
% Change in population (CRD)	--	--	13.7%	15.9%
City of Colwood	--	\$1,343	\$1,436	\$1,680
Change in population (Colwood)	--	--	\$93	\$244
% Change - population (Colwood)	--	--	6.9%	17.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.20 Average Housing Costs (Renters)

Table 5.20 Average Housing Costs—Renters

	2006	2011	2016	2021
British Columbia	–	\$989	\$1,149	\$1,494
Capital Region	–	\$985	\$1,113	\$1,444
City of Colwood	–	–	\$1,201	\$1,514

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.21 Change in the Average Housing Costs (Renters)

Table 5.21 Change in the Average Housing Costs (Renters)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$907	\$989	\$1,149	\$1,494
Change in population (Province)	–	\$82	\$160	\$345
% Change in the population	–	9.0%	16.2%	30.0%
Capital Region	\$918	\$985	\$1,113	\$1,444
Change in population (CRD)	–	\$67	\$128	\$331
% Change in population (CRD)	–	7.3%	13.0%	29.7%
City of Colwood	\$982	\$994	\$1,201	\$1,514
Change in population (Colwood)	–	\$12	\$207	\$313
% Change - population (Colwood)	–	1.2%	20.8%	26.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.22 Median Housing Costs (Renters)

Table 5.22 Median Housing Costs (Renters)

	2006	2011	2016	2021
British Columbia	--	\$903	\$1,036	\$1,370
Capital Region	--	\$901	\$1,003	\$1,350
City of Colwood	--	\$1,002	\$1,150	\$1,370

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

5.23 Change in the Median Housing Costs (Renters)

Table 5.23 Change in the Median Housing Costs (Renters)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	\$903	\$1,036	\$1,370
Change in population (Province)	--	--	\$133	\$334
% Change in the population	--	--	14.7%	32.2%
Capital Region	--	\$901	\$1,003	\$1,350
Change in population (CRD)	--	--	\$102	\$347
% Change in population (CRD)	--	--	11.3%	34.6%
City of Colwood	--	\$1,002	\$1,150	\$1,370
Change in population (Colwood)	--	--	\$148	\$220
% Change - population (Colwood)	--	--	14.8%	19.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

Housing Need

6.0 Measures of Housing Need

This section provides information on the different measures of housing need and the implications for renters and owners living in Colwood.

6.1 Households Falling Below Suitability Standards

Table 6.1 Households Falling Below Suitability Standards

	2006	2011	2016	2021
British Columbia (#)	107,475	106,430	91,410	86,655
British Columbia (%)	6.5%	6.0%	4.9%	4.2%
Capital Region (CRD) #	6,750	7,135	5,495	5,315
Capital Region (CRD) %	4.4%	4.4%	3.2%	2.9%
City of Colwood #	135	210	100	150
City of Colwood %	2.5%	3.4%	1.5%	2.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.2 Change in Households Falling Below Suitability Standards

Table 6.2 Change in Households Falling Below Suitability Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia (#)	107,475	106,430	91,410	86,655
British Columbia (%)	--	-1,045	-15,020	-4,755
	--	-1.0%	-14.1%	-5.2%
	6,750	7,135	5,495	5,315
Capital Region (CRD) #	--	385	-1,640	-180
Capital Region (CRD) %	--	5.7%	-23.0%	-3.3%
	135	210	100	150
City of Colwood #	--	75	-110	50
City of Colwood %	--	55.6%	-52.4%	50.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.3 Owners Falling Below Suitability Standards

Table 6.3 Owners Falling Below Suitability Standards

	2006	2011	2016	2021
British Columbia (#)	45,840	48,135	36,240	36,330
British Columbia (%)	4.0%	3.9%	2.8%	2.7%
Capital Region (CRD) #	2,135	2,740	1,615	1,845
Capital Region (CRD) %	2.1%	2.6%	1.5%	1.6%
City of Colwood #	70	180	45	35
City of Colwood %	1.7%	3.8%	0.9%	0.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.4 Change in Owners Falling Below Suitability Standards

Table 6.4 Change in Owners Falling Below Suitability Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	45,840	48,135	36,240	36,330
Change in population (Province)	--	--	-11,895	90
% Change in the population	--	--	-24.7%	0.2%
Capital Region	2,135	2,740	1,615	1,845
Change in population (CRD)	--	--	-1,125	230
% Change in population (CRD)	--	--	-41.1%	14.2%
City of Colwood	70	180	45	35
Change in population (Colwood)	--	--	-135	-10
% Change - population (Colwood)	--	--	-75.0%	-22.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.5 Renters Falling Below Suitability Standards

Table 6.5 Renters Falling Below Suitability Standards

	2006	2011	2016	2021
British Columbia (#)	61,635	58,295	55,170	50,325
British Columbia (%)	12.5%	11.1%	9.3%	7.5%
Capital Region (CRD) #	4,615	4,395	3,880	3,470
Capital Region (CRD) %	8.8%	8.1%	3.6%	5.1%
City of Colwood #	60	35	55	115
City of Colwood %	4.5%	2.7%	1.1%	5.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.6 Change in Renters Falling Below Suitability Standards

Table 6.6 Change in Renters Falling Below Suitability Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	61,635	58,295	55,170	50,325
Change in population (Province)	--	-3,340	-3,125	-4,845
% Change in the population	--	-5.4%	-5.4%	-8.8%
Capital Region	4,615	4,395	3,880	3,470
Change in population (CRD)	--	-220	-515	-410
% Change in population (CRD)	--	-4.8%	-11.7%	-10.6%
City of Colwood	60	35	55	115
Change in population (Colwood)	--	-25	20	60
% Change - population (Colwood)	--	-41.7%	57.1%	109.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.7 Households Falling Below Adequacy Standards

Table 6.7 Households Falling Below Adequacy Standards

	2006	2011	2016	2021
British Columbia (#)	105,965	110,945	105,410	74,035
British Columbia (%)	6.4%	6.3%	5.6%	3.6%
Capital Region (CRD) #	8,345	8,775	8,355	6,310
Capital Region (CRD) %	5.5%	5.5%	4.9%	3.4%
City of Colwood #	245	235	315	240
City of Colwood %	4.5%	3.9%	4.8%	3.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.8 Change in Households Falling Below Adequacy Standards

Table 6.8 Change in Households Falling Below Adequacy Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	105,965	110,945	105,410	74,035
Change in population (Province)	--	4,980	-5,535	-31,375
% Change in the population	--	4.7%	-5.0%	-29.8%
Capital Region	8,345	8,775	8,355	6,310
Change in population (CRD)	--	430	-420	-2,045
% Change in population (CRD)	--	5.2%	-4.8%	-24.5%
City of Colwood	245	235	315	240
Change in population (Colwood)	--	-10	80	-75
% Change - population (Colwood)	--	-4.1%	34.0%	-23.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.9 Owners Falling Below Adequacy Standards

Table 6.9 Owners Falling Below Adequacy Standards

	2006	2011	2016	2021
British Columbia (#)	63,990	70,140	64,040	49,250
British Columbia (%)	5.6%	5.7%	5.0%	3.6%
Capital Region (CRD) #	4,930	5,190	4,540	3,990
Capital Region (CRD) %	4.9%	4.9%	4.2%	3.4%
City of Colwood #	150	180	190	150
City of Colwood %	3.6%	3.8%	3.9%	2.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.10 Change in Owners Falling Below Adequacy Standards

Table 6.10 Change in Owners Falling Below Adequacy Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	63,990	70,140	64,040	49,250
Change in population (Province)	--	6,150	-6,100	-14,790
% Change in the population	--	9.6%	-8.7%	-23.1%
Capital Region	4,930	5,190	4,540	3,990
Change in population (CRD)	--	260	-650	-550
% Change in population (CRD)	--	5.3%	-12.5%	-12.1%
City of Colwood	150	180	190	150
Change in population (Colwood)	--	30	10	-40
% Change - population (Colwood)	--	20.0%	5.6%	-21.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.11 Renters Falling Below Adequacy Standards

Table 6.11 Renters Falling Below Adequacy Standards

	2006	2011	2016	2021
British Columbia (#)	41,975	40,810	41,370	24,785
British Columbia (%)	8.5%	7.8%	7.0%	3.7%
Capital Region (CRD) #	3,415	3,575	3,820	2,320
Capital Region (CRD) %	6.5%	6.6%	3.5%	3.4%
City of Colwood #	95	55	120	90
City of Colwood %	7.2%	4.2%	6.9%	5.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.12 Change in Renters Falling Below Adequacy Standards

Table 6.12 Change in Renters Falling Below Adequacy Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	41,975	40,810	41,370	24,785
Change in population (Province)	--	-1,165	560	-16,585
% Change in the population	--	-2.8%	1.4%	-40.1%
Capital Region	3,415	3,575	3,820	2,320
Change in population (CRD)	--	160	245	-1,500
% Change in population (CRD)	--	4.7%	6.9%	-39.3%
City of Colwood	95	55	120	90
Change in population (Colwood)	--	-40	65	-30
% Change - population (Colwood)	--	-42.1%	118.2%	-25.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.13 Households Falling Below Affordability Standards

Table 6.13 Households Falling Below Affordability Standards

	2006	2011	2016	2021
British Columbia (#)	374,370	412,820	420,710	385,570
British Columbia (%)	22.8%	23.4%	22.4%	18.9%
Capital Region (CRD) #	35,575	40,135	40,450	37,780
Capital Region (CRD) %	23.3%	25.0%	23.8%	20.4%
City of Colwood #	1,095	1,140	1,205	1,130
City of Colwood %	19.9%	18.7%	18.3%	15.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.14 Change in Households Falling Below Affordability Standards

Table 6.14 Change in Households Falling Below Affordability Standards

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	374,370	412,820	420,710	385,570
Change in population (Province)	--	38,450	7,890	-35,140
% Change in the population	--	10.3%	1.9%	-8.4%
Capital Region	35,575	40,135	40,450	37,780
Change in population (CRD)	--	4,560	315	-2,670
% Change in population (CRD)	--	12.8%	0.8%	-6.6%
City of Colwood	1,095	1,140	1,205	1,130
Change in population (Colwood)	--	45	65	-75
% Change - population (Colwood)	--	4.1%	5.7%	-6.2%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.15 Owners Falling Below Affordability Standards

Table 6.15 Owners Falling Below Affordability Standards

	2006	2011	2016	2021
British Columbia (#)	206,605	229,175	212,165	199,355
British Columbia (%)	18.0%	18.6%	16.6%	14.6%
Capital Region (CRD) #	17,035	19,640	17,470	16,200
Capital Region (CRD) %	17.0%	18.5%	16.2%	13.9%
City of Colwood #	770	805	795	680
City of Colwood %	18.4%	16.9%	16.4%	12.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.16 Change in Owners Falling Below Affordability Standards

Table 6.16 CHANGE IN OWNERS FALLING BELOW AFFORDABILITY STANDARDS

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	206,605	229,175	212,165	199,355
Change in population (Province)	--	22,570	-17,010	-12,810
% Change in the population	--	10.9%	-7.4%	-6.0%
Capital Region	17,035	19,640	17,470	16,200
Change in population (CRD)	--	2,605	-2,170	-1,270
% Change in population (CRD)	--	15.3%	-11.0%	-7.3%
City of Colwood	770	805	795	680
Change in population (Colwood)	--	35	-10	-115
% Change - population (Colwood)	--	4.5%	-1.2%	-14.5%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.17 Renters Falling Below Affordability Standards

Table 6.17 RENTERS FALLING BELOW AFFORDABILITY STANDARDS

	2006	2011	2016	2021
British Columbia (#)	167,760	183,650	208,545	186,215
British Columbia (%)	34.0%	35.0%	35.2%	27.8%
Capital Region (CRD) #	18,540	20,500	22,975	21,585
Capital Region (CRD) %	35.4%	37.6%	21.3%	31.5%
City of Colwood #	325	335	415	450
City of Colwood %	24.5%	25.4%	23.9%	22.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.18 Change in Renters Falling Below Affordability Standards

Table 6.18 CHANGE IN RENTERS FALLING BELOW AFFORDABILITY STANDARDS

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	167,760	183,650	208,545	186,215
Change in population (Province)	--	15,890	24,895	-22,330
% Change in the population	--	9.5%	13.6%	-10.7%
Capital Region	18,540	20,500	22,975	21,585
Change in population (CRD)	--	1,960	2,475	-1,390
% Change in population (CRD)	--	10.6%	12.1%	-6.1%
City of Colwood	325	335	415	450
Change in population (Colwood)	--	10	80	35
% Change - population (Colwood)	--	3.1%	23.9%	8.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.19 Households in Core Housing Need

Table 6.19 Households in Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	221,470	247,280	260,225	257,090
British Columbia (%)	14.6%	15.4%	14.9%	13.4%
Capital Region (CRD) #	18,305	21,635	22,500	22,330
Capital Region (CRD) %	12.8%	14.5%	14.1%	12.6%
City of Colwood #	385	555	530	550
City of Colwood %	7.2%	9.5%	8.3%	7.6%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.20 Change in Households in Core Housing Need

Table 6.20 Change in Households in Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	221,470	247,280	260,225	257,090
Change in population (Province)	--	25,810	12,945	-3,135
% Change in the population	--	11.7%	5.2%	-1.2%
Capital Region	18,305	21,635	22,500	22,330
Change in population (CRD)	--	3,330	865	-170
% Change in population (CRD)	--	18.2%	4.0%	-0.8%
City of Colwood	385	555	530	550
Change in population (Colwood)	--	170	-25	20
% Change - population (Colwood)	--	44.2%	-4.5%	3.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.21 Owners in Core Housing Need

Table 6.21 Owners in Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	88,330	101,080	97,355	102,850
British Columbia (%)	7.7%	8.2%	7.6%	7.5%
Capital Region (CRD) #	5,315	6,995	6,020	6,685
Capital Region (CRD) %	5.3%	6.6%	5.6%	5.7%
City of Colwood #	165	250	210	220
City of Colwood %	3.9%	5.2%	4.3%	4.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.22 Change in Owners in Core Housing Need

Table 6.22 Change in Owners in Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	88,330	101,080	97,355	102,850
Change in population (Province)	--	12,750	-3,725	5,495
% Change in the population	--	14.4%	-3.7%	5.6%
Capital Region	5,315	6,995	6,020	6,685
Change in population (CRD)	--	1,680	-975	665
% Change in population (CRD)	--	31.6%	-13.9%	11.0%
City of Colwood	165	250	210	220
Change in population (Colwood)	--	85	-40	10
% Change - population (Colwood)	--	51.5%	-16.0%	4.8%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.23 Renters in Core Housing Need

Table 6.23 Renters in Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	133,140	146,200	162,870	154,240
British Columbia (%)	27.0%	27.8%	27.5%	23.0%
Capital Region (CRD) #	12,990	14,640	16,475	15,645
Capital Region (CRD) %	24.8%	26.9%	15.3%	22.9%
City of Colwood #	225	305	320	330
City of Colwood %	17.0%	23.1%	18.4%	16.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.24 Change in Renters in Core Housing Need

Table 6.24 Change in Renters in Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia (#)	133,140	146,200	162,870	154,240
British Columbia (%)	--	13,060	16,670	-8,630
	--	9.8%	11.4%	-5.3%
	12,990	14,640	16,475	15,645
Capital Region (CRD) #	--	1,650	1,835	-830
Capital Region (CRD) %	--	12.7%	12.5%	-5.0%
	225	305	320	330
City of Colwood #	--	80	15	10
City of Colwood %	--	35.6%	4.9%	3.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.25 Owner Households in Core Housing Need

Table 6.25 Owner Households in Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	88,330	101,080	97,355	102,850
British Columbia (%)	8.2%	8.8%	8.1%	8.0%
Capital Region (CRD) #	5,315	6,995	6,020	6,685
Capital Region (CRD) %	5.6%	7.0%	5.9%	6.0%
City of Colwood #	165	250	210	220
City of Colwood %	4.0%	5.4%	4.4%	4.1%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.26 Renter Households in Core Housing Need

Table 6.26 Renter Households in Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	133,140	146,200	162,870	154,240
British Columbia (%)	29.9%	31.3%	29.9%	24.7%
Capital Region (CRD) #	12,990	14,640	16,475	15,645
Capital Region (CRD) %	27.0%	29.7%	28.8%	24.2%
City of Colwood #	225	305	320	330
City of Colwood %	17.9%	23.9%	19.5%	17.2%

6.27 Households in Extreme Core Housing Need

Table 6.27 Households in Extreme Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	94,505	107,530	112,590	134,625
British Columbia (%)	5.8%	6.1%	6.0%	6.6%
Capital Region (CRD) #	7,775	9,780	10,125	12,080
Capital Region (CRD) %	5.1%	6.1%	6.0%	6.5%
City of Colwood #	145	190	245	350
City of Colwood %	2.6%	3.1%	3.7%	4.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.28 Change in Households in Extreme Core Housing Need

Table 6.28 Change in Households in Extreme Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	94,505	107,530	112,590	134,625
Change in population (Province)	--	13,025	5,060	22,035
% Change in the population	--	13.8%	4.7%	19.6%
Capital Region	7,775	9,780	10,125	12,080
Change in population (CRD)	--	2,005	345	1,955
% Change in population (CRD)	--	25.8%	3.5%	19.3%
City of Colwood	145	190	245	350
Change in population (Colwood)	--	45	55	105
% Change - population (Colwood)	--	31.0%	28.9%	42.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.29 Owners in Extreme Core Housing Need

Table 6.29 Owners in Extreme Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	40,345	47,155	44,540	64,795
British Columbia (%)	3.5%	3.8%	3.5%	4.8%
Capital Region (CRD) #	2,485	3,255	2,870	4,350
Capital Region (CRD) %	2.5%	3.1%	2.7%	3.7%
City of Colwood #	75	100	100	160
City of Colwood %	1.8%	2.1%	2.1%	2.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.30 Change in Owners in Extreme Core Housing Need

Table 6.30 Change in Owners in Extreme Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	40,345	47,155	44,540	64,795
Change in population (Province)	--	6,810	-2,615	20,255
% Change in the population	--	16.9%	-5.5%	45.5%
Capital Region	2,485	3,255	2,870	4,350
Change in population (CRD)	--	770	-385	1,480
% Change in population (CRD)	--	31.0%	-11.8%	51.6%
City of Colwood	75	100	100	160
Change in population (Colwood)	--	25	0	60
% Change - population (Colwood)	--	33.3%	0.0%	60.0%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

6.31 Renters in Extreme Core Housing Need

Table 6.31 Renters in Extreme Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	54,165	68,050	68,050	69,825
British Columbia (%)	11.0%	13.0%	11.5%	10.4%
Capital Region (CRD) #	5,290	7,260	7,260	7,725
Capital Region (CRD) %	10.1%	13.3%	6.7%	11.3%
City of Colwood #	65	95	140	190
City of Colwood %	4.9%	7.2%	8.1%	9.6%

6.32 Change in Renters in Extreme Core Housing Need

Table 6.32 Change in Renters in Extreme Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	54,165	68,050	68,050	69,825
Change in population (Province)	--	13,885	0	1,775
% Change in the population	--	25.6%	0.0%	2.6%
Capital Region	5,290	7,260	7,260	7,725
Change in population (CRD)	--	1,970	0	465
% Change in population (CRD)	--	37.2%	0.0%	6.4%
City of Colwood	65	95	140	190
Change in population (Colwood)	--	30	45	50
% Change - population (Colwood)	--	41.6%	47.3%	35.7%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

Economic and Employment Data

This section provides information on the different employment and economic information on households living in Colwood including information on the number of families and individuals who are living in low-income based on Statistics Canada’s Low-Income Measure, After-Tax (LIM-AT).

7.0 Class of Employment

Table 7.0 Class of Employment—All Workers

	All Workers	Employees	Permanent Position	Fixed Term	Casual/ Seasonal	Self Employed
British Columbia (#)	2,603,110	2,144,475	1,788,175	116,190	240,110	458,635
British Columbia (%)	100.0%	82.4%	68.7%	4.5%	9.2%	17.6%
Capital Region (CRD) #	219,940	180,495	152,015	9,175	19,310	39,450
Capital Region (CRD) %	100.0%	82.1%	69.1%	4.2%	8.8%	17.9%
City of Colwood #	10,070	8,755	7,745	360	650	1,315
City of Colwood %	100.0%	86.9%	76.9%	3.6%	6.5%	13.1%

Source: Statistics Canada. Census 2021

7.1 Individuals Reporting Income from Employment

Table 7.1 Individuals Reporting Income from Employment

	2006	2011	2016	2021
British Columbia (#)	2,392,805	2,230,005	2,580,140	2,636,595
Capital Region (CRD) #	208,885	189,755	216,685	225,350
City of Colwood #	8,955	8,690	9,795	10,210

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.2 Individuals Employed Full-Time

Table 7.2 Individuals 15 years old and older employed Full-Time

	2006	2011	2016	2021
British Columbia (#)	1,113,365	1,713,540	1,183,405	1,350,335
Capital Region (CRD) #	100,155	142,330	103,045	117,510
City of Colwood #	4,960	6,660	5,275	6,030

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.3 Individuals Employed Part-Time

Table 7.3 Individuals 15 years old and older employed Part-Time

	2006	2011	2016	2021
British Columbia (#)	1,097,260	--	1,396,735	1,286,260
Capital Region (CRD) #	100,155	--	103,045	117,510
City of Colwood #	3,405	--	4,520	4,185

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.4 Families and Individuals in Low-Income

Table 7.4 Families and Individuals in Low-Income

	2006	2011	2016	2021
British Columbia (#)	--	696,850	694,960	528,870
British Columbia (%)	--	16.4	15.5	11.0
Capital Region (CRD) #	--	47,175	48,985	36,965
Capital Region (CRD) %	--	13.6	13.3	9.0
City of Colwood #	--	1,295	1,265	920
City of Colwood %	--	8.1	7.6	5.0

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.5 Change in Families and Individuals in Low-Income

Table 7.5 Change in Families and Individuals in Low-Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	696,850	694,960	528,870
Change in population (Province)	--	--	-1,890	-166,090
% Change in the population	--	--	-0.3%	-23.9%
Capital Region	--	47,175	48,985	36,965
Change in population (CRD)	--	--	1,810	-12,020
% Change in population (CRD)	--	--	3.8%	-24.5%
City of Colwood	--	1,295	1,265	920
Change in population (Colwood)	--	--	-30	-345
% Change - population (Colwood)	--	--	-2.3%	-27.3%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.6 Children and Youth (0 to 17 Years Old) in Low-Income

Table 7.6 Children and Youth (0 to 17 Years Old) in Low-Income

	2006	2011	2016	2021
British Columbia (#)	--	157,250	151,880	98,830
British Columbia (%)	--	19.1	18.5	11.0
Capital Region (CRD) #	--	8,710	9,300	6,005
Capital Region (CRD) %	--	15.2	15.6	10.0
City of Colwood #	--	375	330	210
City of Colwood %	--	10.5	9.6	6.0

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.7 Change in Children and Youth (0 to 17 Years Old) in Low-Income

Table 7.7 Change in Children and Youth (0 to 17 Years Old) in Low-Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	157,250	151,880	98,830
Change in population (Province)	--	--	-5370	-53,050
% Change in the population	--	--	-3.4%	-34.9%
Capital Region	--	8,710	9,300	6,005
Change in population (CRD)	--	--	590	-3,295
% Change in population (CRD)	--	--	6.8%	-35.4%
City of Colwood	--	375	330	210
Change in population (Colwood)	--	--	-45	-120
% Change - population (Colwood)	--	--	-12.0%	-36.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.8 Working Adults in Low-Income (18 to 64 Years Old)

Table 7.8 Working Adults in Low-Income (18 to 64 Years Old)

	2006	2011	2016	2021
British Columbia (#)	--	451,375	427,085	297,960
British Columbia (%)	--	16.2	14.8	10
Capital Region (CRD) #	--	31,765	31,570	21,125
Capital Region (CRD) %	--	13.9	13.6	9
City of Colwood #	--	690	775	485
City of Colwood %	--	6.6	7.3	4

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.9 Change in Working Adults in Low-Income

Table 7.9 Change in Working Adults in Low-Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	--	451,375	427,085
Change in population (Province)	--	--	--	-24290
% Change in the population	--	--	--	-5.4%
Capital Region	--	31,765	31,570	21,125
Change in population (CRD)	--	--	-195	-10445
% Change in population (CRD)	--	--	-0.6%	-33.1%
City of Colwood	--	690	775	485
Change in population (Colwood)	--	--	85	-290
% Change - population (Colwood)	--	--	12.3%	-37.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.10 Seniors (65 Years Old and Older) in Low-Income

Table 7.10 Seniors (65 Years Old and Older) in Low-Income

	2006	2011	2016	2021
British Columbia (#)	--	88,235	115,990	132,075
British Columbia (%)	--	13.9	14.9	14.0
Capital Region (CRD) #	--	6,705	8,115	9,835
Capital Region (CRD) %	--	11.0	10.8	11.0
City of Colwood #	--	225	170	225
City of Colwood %	--	11.1	6.5	6.0

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

7.11 Change in Seniors 65 Years Old and Older in Low-Income

Table 7.11 Change in Seniors 65 Years Old and Older in Low-Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	--	88,235	115,990	132,075
Change in population (Province)	--	--	27,755	16,085
% Change in the population	--	--	31.5%	13.9%
Capital Region	--	6,705	8,115	9,835
Change in population (CRD)	--	--	1,410	1,720
% Change in population (CRD)	--	--	21.0%	21.2%
City of Colwood	--	--	225	170
Change in population (Colwood)	--	--	--	-55
% Change - population (Colwood)	--	--	--	-24.4%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021

Appendix A: Glossary & Definitions

Affordability: Average household income refers to the income of a specified group that is calculated by dividing the aggregate income by the total number of individuals or households identified in the sample or Census universe.

Apartment duplex: Apartment duplex is a Census term that refers to an apartment or flat in a duplex or accessory dwelling unit in a building that has fewer than 5 storeys.

Average household income: Average household income refers to the income of a specified group that is calculated by dividing the aggregate income by the total number of individuals or households identified in the sample or Census universe.

Band Housing: Band housing is a Census term that is used for historical reasons to define the shelter occupancy of housing for First Nations people whose form of housing does not lend itself to the usual classification of tenure (ownership and rental).

Census families: Census families is a Census term that refers to households living in private households in various types of family and household arrangements. Census families can include spouses who are married as well as common-law spouses and can include households both with and without children.

Core housing need: A household is considered to be in core housing need if they are unable to find housing in their community that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Employment income: Employment income is the income received from wages, salaries, and commissions and is typically reported at the individual level.

Full-time employment: Full-time employment is reported in the Census as a full-year and full-time worker that includes individuals aged 15 and older who worked more than 30 hours per week for a minimum of 49 weeks of the year.

Household income: Household income is a Census term that refers to the total household income received from all sources including employment income, investments, pensions, and other sources including government sources. Household income is reported at the household level.

Household size: Household size is a Census term that refers to the number of persons in a private household.

Housing condition: Housing condition is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations around the adequacy or condition of the housing including the number of units that are in need of major repairs. In particular, a household is considered to be in core housing need if they are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Household maintainer: Household maintainer is a Census term that refers to the number of persons in a household and who are responsible for paying the rent, or mortgage, or taxes and other utilities with the age of the primary household maintainer being defined by the first person in the household reported on the Census form and who has been identified as having the primary responsibility.

Low income measures: A household is considered to be in low-income if their income falls below one of a number of different measures established by Statistics Canada and can include LIM (low income measure), LICO (low income cut-off) and is measured both before and after tax.

Low income measure (LIM): LIM is one of the low-income measures established by Statistics Canada and refers to households falling below 50% of the median adjusted after-tax income of private households (LIM-AT) that is further adjusted to reflect differences in household sizes.

Median household income: Median household income refers to the income level of a specified group that is the exact midpoint of the income distribution (i.e. the point where the income distribution divides into two halves).

Movable dwelling: Moveable dwelling is a Census term that refers to manufactured or mobile homes that are either rented or owned.

Movers: Movers include households who have moved in the year prior to the Census. This can include individuals who have moved but remained in the same city, town or community and who are referred to as non-migrants as well as migrants who could include individuals who have moved from a different city, town, township, village, or First Nations reserve. External migrants would be individuals who have moved from outside of Canada.

Non-census family households: Non-census family households is a Census term and refers to individuals or single person households who live alone. Non-census family households can also include unrelated individuals living together.

Number of bedrooms: Number of bedrooms is a Census term that refers to the number of rooms in a private dwelling unit that are designated for sleeping purposes while number of rooms refer to additional living spaces within a private dwelling and include other living spaces such as the kitchen, basement, living/dining area.

Private dwellings: The term private dwellings is a Census term that refers to living quarters which have a private entrance. A private dwelling occupied by usual residents refers to a private dwelling where the individual or household permanently resides.

Structure type: The term structure type is a Census term that refers to the structural characteristics of the dwelling unit and could include different housing types including single detached, semi-detached, row house or apartment unit.

Shelter cost: Shelter costs refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling and that can include mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, and heat.

Shelter-cost-to-income ratio (STIR): The term shelter-cost-to-income ratio refers to the proportion of monthly household income which is spent on shelter costs with the shelter-cost-to-income ratio being calculated for private households who reported a total household income of greater than zero. A household is considered to be experiencing housing affordability challenges if they are spending 30% or more of their income on their housing costs, or if they have a shelter-cost-to-income ratio of 30% or more.

Subsidized housing: Subsidized housing refers to housing where a household pays a rent that is geared to their income. Subsidized housing could refer to traditional social housing, public housing, and other forms of government-assisted housing including non-profit housing. This term can also include households that are receiving rent supplement assistance or some form of housing allowance.

Suitability: Suitability is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations where there are not enough rooms and living spaces to meet the basic standards requirements set out in the National Occupancy Standards (NOS). Measures of suitability refer to the degree of crowding.

Tenure: Tenure is a Census term that is used to determine whether a household rents or owns their housing.

Statistics Canada. 2017. British Columbia. Census Profile. 2016. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

Appendix B: The Inventory of Non-Market Housing

Access to non-market housing is part of the solution. The following table provides information on the inventory of non-market housing choices in the District Municipality of Colwood.

Table 6: INVENTORY OF NON-MARKET HOUSING

	2019	2021	2022	2023
Emergency shelter space	-	-	-	-
Homeless rent supplements	-	-	-	-
Transitional and supportive housing	-	-	-	-
Service Allocation—Housing for the Homeless	1	1	1	1
Housing for frail seniors	6	-	-	-
Group homes and special needs housing	6	-	-	-
Transitional housing for women and children fleeing violence	-	-	-	-
Service Allocation—Transitional, Supported, Assisted	12	11	11	15
Housing for low-income families	180	180	406	406
Housing for low-income seniors	6	56	56	56
Service Allocation—Independent Social Housing	186	236	462	462
Rental Assistance (RAP) for families	35	-	-	13
Shelter Aid for Elderly Renters (SAFER)	86	-	-	77
Canada B.C. Benefit	-	-	-	10
Service Allocation—Private Market Rent Assistance	121	126	109	100
Total Inventory of Subsidized Housing	320	374	583	578

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, May 2023

Quick Fact

Colwood has a total of 462 independent social housing units as well as 100 households living in the private rental market who are receiving rent assistance under the Province’s SAFER, RAP or Canada Housing Benefit program. This translates into 15% of all renter households