

# Tahsis Community Profile

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# 1. INTRODUCTION

## 1.1 BACKGROUND

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The Village of Tahsis' (Tahsis) Official Community Plan (OCP) adopted in 2010 requires updating which McElhanney Consulting Services Ltd. (McElhanney) will complete. This report provides information on the Community Profile, one of the key deliverables in the OCP update.

## 1.2 PURPOSE

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The Community Profile (Profile) is a background document that provides an information baseline of demographic, socio-economic, and housing data. The Profile will inform the OCP process moving forward including providing historical context and important background information for the public engagement process and in the development of OCP policies. The Profile has been compiled using the most recent Statistics Canada Census data (2016), data available from previous Censuses, and BC Stats.

The OCP is a comprehensive long-term plan for the physical development of a local government. The OCP must contain policies and maps around residential development and housing which includes affordable housing, rental housing, and special needs housing. The OCP also includes other land uses such as commercial, industrial, institutional, agriculture, recreational, and public utilities. Prior to developing these policies and maps, it is important to determine and understand the historical context of growth in a community and its current and potential growth including any changes to the demographic profile, housing, and labour force.

## 1.3 REPORT STRUCTURE

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The Profile is organized into three chapters. Each chapter provides a summary of the data collected for Tahsis with comparative data provided for Strathcona Regional District (SRD), the province (BC), or both. At the end of each chapter, a summary is provided regarding the data and potential implications and directions with respect to the OCP (OCP implications). The three chapters included:

- **Chapter 2, Demographic Profile** – past and current (2016) population, age, and household characteristic data.
- **Chapter 3, Housing Profile** – past and current data on dwellings, housing types and tenure, and age of housing stock.
- **Chapter 4, Labour Force and Employment** – past and current data on employment rates and employment by industry.

## 1.4 DATA

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To better understand the data presented in the Profile, the following background information and considerations regarding the data is provided.

- **Census Years** – The Census is conducted every five years by Statistics Canada in years ending in “1” and “6” (i.e., 2011, 2016). Data compilation takes time to complete and data is released by topic areas over the course of the year following the Census.

- **Census Data:** Two forms were used in the 2016 Census, a “short-form”, and a “long-form”. A sample of 25% of Canadian households received the long-form questionnaire, and 75% the short-form. Short-form questions included, date of birth, sex, relationship of household members, and languages spoken. In addition to the questions on the short-form, the long-form included questions regarding housing and labour force activity. In 2011, the Census did not include a long-form, therefore labour force data is either limited or not available.
- **Data Availability:** Given Tahsis’ size, information in several data categories has been suppressed (i.e., not published) by Statistics Canada. This is done for two reasons: 1. to ensure that the identity and characteristics of respondents is not disclosed to ensure the confidentiality of respondents is maintained and 2. to limit the dissemination of data of unacceptable quality. The thresholds for data suppression (i.e., sample size) is dependent on the type of data. Additionally, information from the Census only includes data regarding “usual residents” or permanent, full-time residents.
- **Strathcona Regional District (SRD):** The regional district boundaries were redrawn between the 2006 and 2011 Censuses. As a result, comparison of historical data at the regional district level was limited to 2011 and 2016.



## 2. DEMOGRAPHIC PROFILE

### 2.1. POPULATION

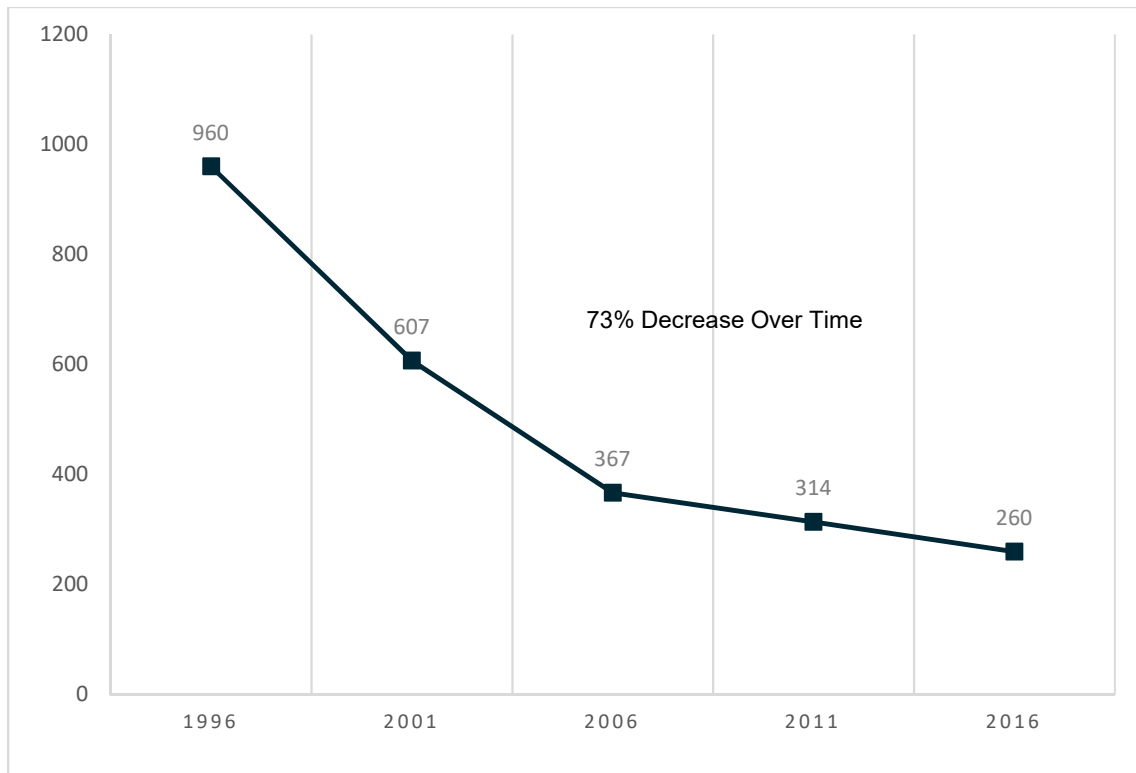
Recent population estimates for Tahsis, the SRD, and BC are provided in *Table 1* with the percent change between 2011 and 2016. While SRD and BC have been growing at moderate rates, Tahsis' permanent population has been declining. Historical population between 1996 and 2016 is provided in *Figure 1*.

*Table 1: Historical Population 1986-2016*

Location	2011	2016	% change
Tahsis	316	250	-21%
Strathcona Regional District	43,255	44,670	3.2%
British Columbia	4,400,055	4,648,055	5.3%

Source: Statistics Canada, Census Data 1986-2016.

*Figure 1: Tahsis Historical Population 1996-2016*



Source: Statistics Canada, Census Data 1996-2016.

## 2.2. AGE CHARACTERISTICS

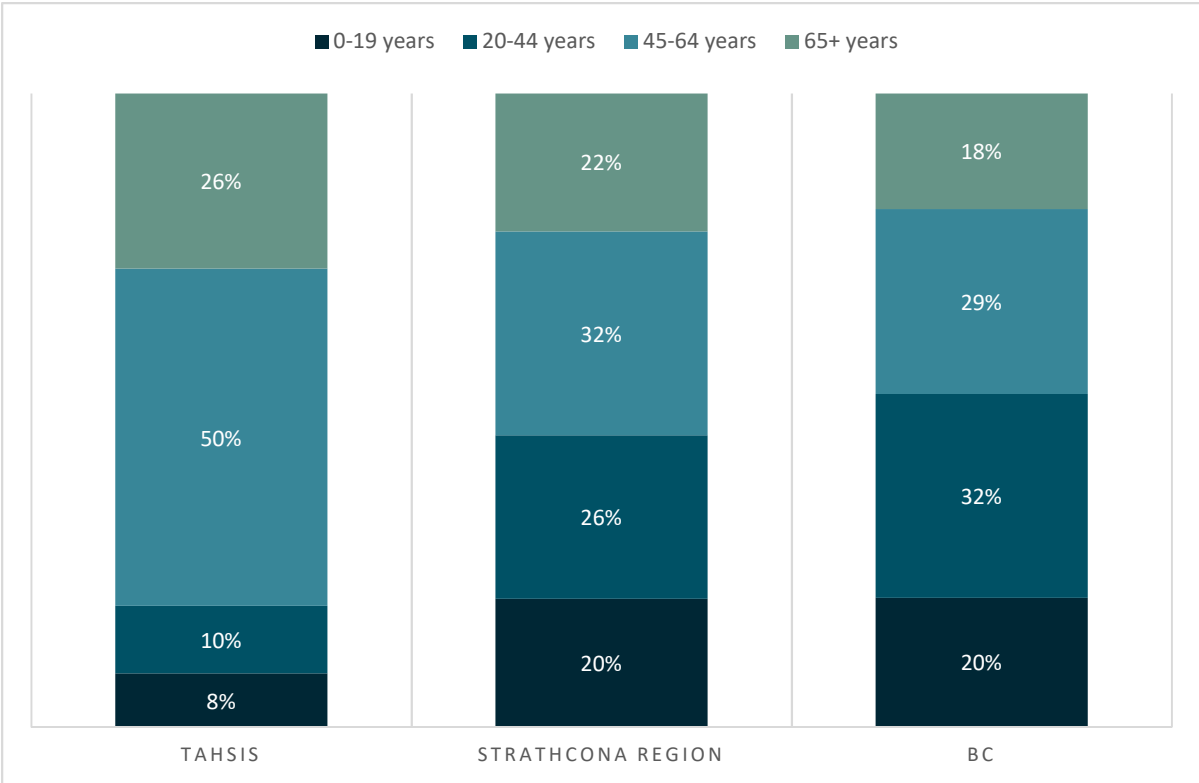
The average age of communities across Canada and BC is increasing; Tahsis is no exception. According to Statistics Canada Census data, the median age of Tahsis residents has increased slightly from 52.9 in 2011 to 53.1 in 2016 (Table 2). Approximately, 26% of the population of Tahsis is over the age of 65 and just 8% are under the age of 20. The largest proportion (50%) of residents are between 45-64 years (Figure 2). This age distribution is quite distinct when compared to SRD and BC which have a more even distribution of residents between age groups.

Table 2: Median Age, 2006-2016

Location	2011	2016
Tahsis	52.9	53.1
Strathcona Regional District	46.3	44.6
British Columbia	41.9	42.3

Source: Statistics Canada, Census 2006-2016.

Figure 2: Percent Population by Age Group - 2016



Source: Statistics Canada, Census 2016.

## 2.3 HOUSEHOLD CHARACTERISTICS

Household characteristic data contains information about residents living within dwellings and includes number of people and household incomes. Households refer to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere.



### 2.3.1 Average Household Size

Average household sizes (persons per household) have been decreasing over the decades at all geographic levels. This trend is typical for aging populations that contain households without children or spouses. Tahsis' household size has been averaging less than two persons over the past ten years, and as of the 2016 Census, is 1.6 persons per household (*Table 3*). This is well below both SRD and BC which are 2.2 and 2.4 respectively.

*Table 3: Average Number of Persons per Household – 2006, 2016*

Location	2006	2011	2016
Tahsis	1.8	1.8	1.6
Strathcona Regional District (SRD)	2.3	2.3	2.2
British Columbia	2.5	2.5	2.4

Source: Statistics Canada, Census 2006-2016.

Note: SRD's boundaries were adjusted between the 2006 and 2011 Censuses.

### 2.3.2 Households by Household Size

Further details on household size are provided by the Census regarding the number of households relative to the number of persons living within. Within Tahsis', the number of one (1) person households increased from 75 in 2011 to 85 in 2016, while the number of two (2) person and three (3) person households decreased (*Table 4*). In comparison, there was little change in SRD's household sizes between the 2011 and 2016 Censuses (*Table 5*).

*Table 4: Tahsis Total Households by Household Size – 2011, 2016*

Household size	Tahsis 2011	% of households	Tahsis 2016	% of households
1 person	75	45%	85	55%
2 persons	60	36%	55	36%
3 persons	20	12%	5	3%
4 persons	5	3%	5	3%
5 or more persons	5	3%	5	3%
<b>Total private households</b>	<b>165</b>	<b>100%</b>	<b>155</b>	<b>100%</b>
Total number of persons	310	n/a	250	n/a

Source: Statistics Canada, Census 2011-2016.

*Table 5: SRD Total Households by Household Size – 2011, 2016*

Household size	SRD 2011	% of households	SRD 2016	% of households
1 person	5,185	28%	5,765	29%
2 persons	7,695	41%	8,230	42%
3 persons	2,625	14%	2,470	13%
4 persons	2,085	11%	2,105	11%

Household size	SRD 2011	% of households	SRD 2016	% of households
5 or more persons	1,050	6%	1,045	5%
Total private households	18,640	100%	19,615	100%
Total number of persons	43,810	n/a	43,810	n/a

Source: Statistics Canada, Census 2011-2016.

### 2.3.3 Average Household Income

Household income includes salaries, wages, retirement income, and government transfers of all persons residing within a household. Average household income in Tahsis is \$37,248 after-tax (*Table 6*). For context, low-income (after-tax) cut-offs established by Statistics Canada for the 2016 Census is \$22,153 for one (1) person households and \$31,301 for two (2) person households. Missing context and data with respect to average household income is cost of living data which is difficult to obtain for small geographic areas.

*Table 6: Average Household Income (after tax), 2016*

Location	2016
Tahsis	\$37,248
Strathcona Regional District	\$42,050
British Columbia	\$69,995
Canada	\$70,336

Source: Statistics Canada, Census 2016.

## 2.4 OCP IMPLICATIONS

While there is a declining full-time population, it is known there is a growing part-time population. Although data from the Census and BC Stats was not available on the estimated part-time resident population, the estimate can be indirectly assumed through the housing profile data provided in Chapter 2.

Age characteristic data indicates that Tahsis' population, like BC and Canada, continues to age. The design of public facilities and provision of public services will need to consider this demographic shift, including other daily services and amenities to help residents "age in place" and to support ongoing, independent living.

Household characteristic data indicates household size continues to decrease. The increase in the number of one (1) person households affirms the need to provide social and community services that prevents social isolation and continues to support a strong sense of community.



### 3. HOUSING PROFILE

#### 3.1 DWELLINGS

The Census defines “dwellings” as meeting conditions for year-round occupancy. There are three major dwelling groups: 1. occupied dwellings which are occupied by usual (year-round) residents, 2. dwellings occupied by temporary residents, and 3. unoccupied dwellings.

##### 3.1.1 Dwellings and Dwelling Occupancy

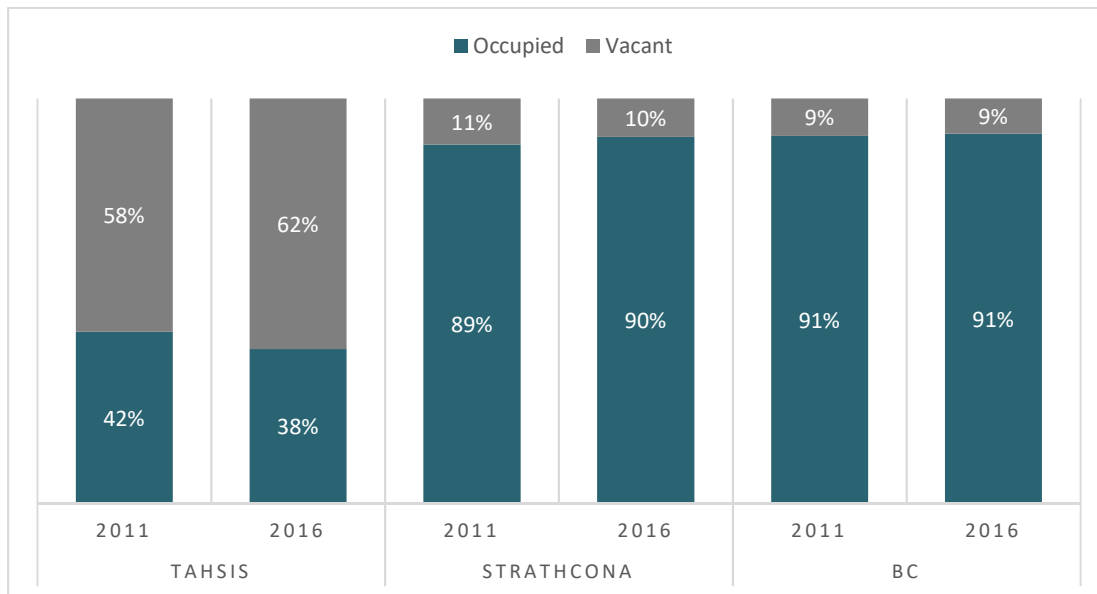
Total dwellings and occupied dwelling data for Tahsis for the 2001-2016 Censuses are identified in *Table 7*. Occupancy rates for dwellings is derived between total dwellings and occupied dwellings. While the total number of dwellings has remained relatively constant, occupied dwellings have declined along with occupancy rates. Tahsis’ 2016 occupancy rates are compared to SRD and the province in *Figure 3*. SRD and the province’s occupancy rates are generally around 90% for both areas. This is significant variation and indicates Tahsis’ existing 400 dwellings, maintained for year-round occupancy, are most likely occupied by part-time residents.

*Table 7: Tahsis Dwellings and Full-time Occupancy Rates, 2001-2016*

Location	2001	2006	2011	2016
Total Dwellings	405	406	397	400
Total Occupied Dwellings	270	195	170	150
Full-time Occupancy Rate	67%	48%	42%	37.5%

Source: Statistics Canada, Census 2011-2016.

*Figure 3: Percent Dwelling Full-time Occupancy, 2011, 2016*



Source: Statistics Canada, Census 2016.

### 3.1.2 Housing Types

The majority (74%) of Tahsis' dwellings are single-detached dwellings. Note, data between the 2011 and 2016 Censuses varies slightly for some of the other dwelling types. This is most likely the result of the same structures being reported differently in the two Census periods.

*Table 8: Tahsis Occupied Dwellings by Structural Type - 2011, 2016*

Structural (Dwelling) type	2011	%	2016	%
Single-detached house	125	73.5%	115	74%
Apartment in a building that has five or more storeys	0	0%	0	0%
Apartment in a building that has fewer than five storeys	10	6%	5	3%
Row house	0	0%	5	3%
Semi-detached house	0	0%	0	0%
Apartment or flat in a duplex	0	0%	0	0%
Other single-attached house	0	0%	5	3%
Movable Dwelling	35	20.5%	25	16%
<b>Total</b>	<b>170</b>	<b>100%</b>	<b>155</b>	<b>100%</b>

Source: Statistics Canada, Census 2011-2016.

### 3.1.3 Age of Housing Stock

The majority (90%) of Tahsis' housing was built prior to 1981. In comparison, SRD's housing stock age is more evenly distributed through the decades.

*Table 9: Period of Construction - Percent (%) of Housing Stock*

Time Period	Tahsis	SRD
Pre-1920	0%	0%
1921-1945	6%	2%
1946-1960	31%	8%
1961-1970	17%	13%
1971-1980	36%	22%
1981-1990	10%	18%
1991-1995	0%	10%
1996-2000	0%	7%
2001-2005	0%	5%
2006-2010	0%	8%
2011-2016	0%	6%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: Statistics Canada, Census 2016.

### 3.1.4 Housing Value

Housing value refers to the amount an owner expects if the asset is sold and includes land and all structures located on it for single-detached dwellings. For multiple dwellings within a structure (i.e., apartments, row house), it includes only the individual dwelling. Median and average values for dwellings are provided in *Table 10*. Also noted in the table, is the median and average value of dwellings from the 2006 Census. Using Statistics Canada consumer price index (CPI) data, the 2006 average value of dwellings would be \$135,640 in 2019 dollars (average annual inflation rate of 1.64%). Similarly, the 2016 average value of dwellings would be \$99,172 in 2019 dollars (average annual inflation rate of 1.76%).

*Table 10: Housing Value – Median and Average Value of Dwellings, 2006 and 2016*

	Tahsis 2006	Tahsis 2016	SRD 2016
Median Value of Dwellings	\$148,913	\$80,125	\$299,859
Average Value of Dwellings	\$109,855	\$94,490	\$331,364

Source: Statistics Canada, Census 2006-2016.

### 3.2 HOUSING TENURE

Tenure refers to whether persons living within the dwelling own or rent it. In Tahsis, 94% of dwellings are owner occupied. This is significantly higher than SRD which is 74% of occupied dwellings (*Table 11*).

*Table 11: Housing Tenure, 2016*

Location	% Owner occupied	% renter occupied
Tahsis	94%	6%
Strathcona Regional District	74%	26%

Source: Statistics Canada, Census 2016.

High ownership rates are also an indicator of housing affordability. Another housing indicator available from the Census is “housing suitability”. In Tahsis, 100% of housing is considered suitable for persons occupying the housing, meaning the dwelling has enough bedrooms for the size and composition of the household.

### 3.1.4 Household Maintainers

Household maintainers refers to the primary person, whether or not they are residing in the household, who pays the rent, mortgage, taxes, and utilities. In Tahsis, the majority (60%) of household maintainers are between the ages of 55-74 (*Table 12*).

*Table 12: Total Households by Age of Primary Household Maintainer, 2016*

Age Group	Tahsis	%	SRD	%
15 to 24 years	0	0%	515	3%
25 to 34 years	0	0%	2,075	11%
35 to 44 years	0	0%	2,645	13%
45 to 54 years	30	23%	3,475	18%

Age Group	Tahsis	%	SRD	%
55 to 64 years	45	30%	4,790	24%
65 to 74 years	45	30%	3,920	20%
75 to 84 years	10	6.7%	1,645	8%
85 years and over	0	0%	550	3%
<b>Total</b>	<b>130</b>	<b>100%</b>	<b>19,615</b>	<b>100%</b>

Source: Statistics Canada, Census 2016.

### 3.3 OCP IMPLICATIONS

Low full-time occupancy rates and a steady number of maintained dwellings indicates there is a significant part-time resident population. Assuming the persons per household rate of 1.6 and assuming 100% occupancy of dwellings in the summer, the estimated population of both full-time and part-time residents would be 640, a significant increase from the 250 estimated full-time residents from the 2016 Census. The needs of part-time residents can be quite different than full-time residents and both will need to be considered in the update of the OCP.

As noted, the majority of housing is owner-occupied, single-detached dwellings built prior to 1981. While housing values have decreased from the 2000s, the overall number suitable for year-round habitation has been maintained. The ability to “age in place” is another important consideration as the age of primary household maintainers continues to increase.



## 4. LABOUR FORCE AND EMPLOYMENT

### 4.1 EMPLOYMENT RATES

Labour force employment rates include all persons aged 15 and over who are participating in the labour force. In Tahsis, there were 85 residents participating in the labour force, 93% of which were employed (*Table 13*). Of those that were employed, 30% worked full-time and 70% worked part year and/or part-time. The overall participation rate (relative to full-time residents) for Tahsis is 36%. In comparison, SRD's participation rate is 60% and the provincial participation rate is 64%. Participation rates are affected by a number of factors, including population age (retired vs. non-retired residents) and employment demand.

Historic participation rates are provided in *Table 14* for Tahsis and BC. The participation rates between the two areas are comparable for 2001 and 2006.

*Table 13: Labour Force Employment Rates, 2016*

	Tahsis	SRD	BC
Employed	93%	90%	93%
Unemployed	7%	10%	7%

Source: Statistics Canada, Census 2016.

*Table 14: Tahsis' Labour Force Participation Rates, 2001, 2006, 2016*

	2001	2006	2016
Tahsis	65.3%	62.5%	36%
BC	65.2%	65.6%	64%

### 4.2 LABOUR FORCE BY INDUSTRY

Transportation and warehousing, health care, social assistance, and public administration are the largest classifications of workers in Tahsis (*Table 15*). Historic labour force population data, is provided in *Table 16*. In 2001, manufacturing was the largest labour force class (32%) followed by educational services (13%).

*Table 15: Labour Force Population by Industry – Tahsis and SRD, 2016*

Industry	Tahsis	%	SRD	%
Agriculture; forestry; fishing and hunting	10	12%	2,285	11%
Mining; quarrying; and oil and gas extraction	0	0%	525	2%
Utilities	0	0%	145	1%

Industry	Tahsis	%	SRD	%
Construction	0	0%	2,020	9%
Manufacturing	0	0%	980	5%
Wholesale trade	0	0%	440	2%
Retail trade	0	0%	2,740	13%
Transportation and warehousing	15	18%	1,010	5%
Information and cultural industries	0	0%	270	1%
Finance and insurance	0	0%	465	2%
Professional; scientific and technical services	0	0%	1,035	5%
Management of companies and enterprises	0	0%	35	0%
Administrative and support; waste management and remediation services	10	12%	915	4%
Educational services	0	0%	1,165	5%
Health care and social assistance	15	18%	2,775	13%
Arts; entertainment and recreation	10	12%	495	2%
Accommodation and food services	10	12%	1,950	9%
Other services (except public administration)	0	0%	965	4%
Public administration	15	18%	980	5%
<b>Total</b>	<b>85</b>	<b>100%</b>	<b>21575</b>	<b>100%</b>

Source: Statistics Canada, Census 2016.

*Table 16: Tahsis' Labour Force Population by Industry, 2001, 2006, 2016*

Industry	2001	%	2006	%	2016	%
Agriculture; forestry; fishing and hunting	35	11%	50	28%	10	12%
Construction	15	5%	10	5.5%	0	0%
Manufacturing	100	32%	10	5.5%	0	0%
Wholesale trade	10	3%	0	0%	0	0%
Retail trade	35	11%	20	12%	0	0%
Transportation and warehousing	0	0%	10	5.5%	15	18%
Information and cultural industries	0	0%	10	5.5%	0	0%
Administrative and support; waste management and remediation services	10	3%	10	5.5%	10	12%
Educational services	40	13%	20	12%	0	0%
Health care and social assistance	0	0%	0	0%	15	18%



Industry	2001	%	2006	%	2016	%
Arts; entertainment and recreation	10	3%	0	0%	10	12%
Accommodation and food services	25	8%	15	8%	10	12%
Other services (except public administration)	25	8%	0	0%	0	0%
Public administration	30	10%	25	14%	15	18%
<b>Total</b>	<b>315</b>	<b>100%</b>	<b>180</b>	<b>100%</b>	<b>85</b>	<b>100%</b>

Source: Statistics Canada, Census 2001, 2006, 2016.

### 4.3 OCP IMPLICATIONS

Labour force and employment characteristics have changed significantly over the past two decades. Participation rates have reduced significantly and the type of employment within the labour force has also shifted from manufacturing and educational services to a mix of natural resource, transportation, and service-related industries. This change is also consistent with the change in age characteristic data, reflecting the shift from a younger population with school age children to an older population that is retired and in need of different services.

