CITY SPACES

INTERIM
Housing Needs Report

District of Kitimat | December 2024

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Introduction

This Interim Housing Needs Report (IHNR) outlines the newly mandated 'HNR method' for estimating current and future housing needs in British Columbia, referred to as the 'applicable method' in legislation. The first section provides a brief overview of the history of housing needs report requirements, followed by the mandatory calculation results for District of Kitimat. Subsequent sections present a detailed analysis of the results, examining estimated housing needs in Kitimat by factors such as housing tenure and type, household income, household size, and the number of bedrooms required.

District of Kitimat Context

District of Kitimat, located in Northwestern British Columbia, is home to over 8,000-residents. Its economy is primarily driven by resource-based industries, which provide well-paying jobs and a favorable tax base for the local government. Population trends in Kitimat have fluctuated over time, closely tied to economic conditions, which have directly impacted housing availability and prices. For instance, significant influxes of temporary workers occurred during the construction of major capital projects like the Rio Tinto Kitimat Smelter Modernization Project. These periods placed considerable pressure on the housing market, leading to the implementation of temporary solutions, such as the Cedar Valley Lodge work camp for LNG Canada.

As some of these large-scale projects have concluded, the pressure on Kitimat's housing system has lessened alongside changes in economic activity. However, Kitimat remains a unique municipality within British Columbia, with certain housing dynamics not always reflected in Census data or other statistics. LNG Canada, for example, accommodates its workforce—both temporary and permanent—through various housing arrangements, including hotels, lodges, work camps, and company-provided accommodations. As of September 2024, 159 LNG Canada employees were housed in company-provided accommodations. Additionally, LNG Canada holds 133 housing leases in Kitimat, most of which are set to expire in 2025. These leases, originally negotiated in 2016, are expected to see rental rate increases as they adjust to current market values.

Although many people initially relocate to Kitimat for work-related opportunities, they often wish to remain due to the area's appealing lifestyle. However, the current housing stock lacks diversity, and new residential development has not kept pace with significant economic investments or proactive land-use planning. Single-detached homes dominate the housing market, supplemented by older purpose-built rental units. Many of these rentals are neither accessible nor suitable for seniors or individuals with disabilities. Additionally, a substantial portion of the rental stock is outdated, of poor quality, and often too expensive to renovate, making it less desirable. Consequently, some residents, particularly seniors, have been forced to leave the community due to a lack of suitable housing options.

The **estimated housing unit needs for the District of Kitimat** are as follows:

- **627-units within 5-years** (an average of 125-units annually),
- **957-units within 10-years**, and
- **1,304-units within 20-years**.

As a critical next step, the District of Kitimat should revise its Official Community Plan to ensure sufficient residentially designated land is available to meet these housing needs.

Housing Needs Report History and HNR Method

Initial Legislative Requirements (2019)

Since 2019, local governments in British Columbia have been mandated to conduct a housing needs assessment every five years, with the first reports due by 2022. Although these assessments required an estimate of the additional housing units needed over the next five years to meet demand, no standardized guidance or methodology was provided for generating these estimates. Consequently, most communities relied on projecting household growth trends from the past five years, often reinforcing existing housing shortages or mismatches. Furthermore, there was no enforcement mechanism or obligation to implement policies addressing the likely underestimated housing needs.

Legislative Amendments (2023)

In Fall 2023, new legislation introduced significant amendments to a wide range of planning and land-use tools, regulations, and requirements for local governments. A key change involved a shift toward more proactive planning, requiring local governments to estimate 5- and 20-year housing needs using a specific 'HNR method' (HNRM) and to ensure sufficient residential capacity through amendments to their Official Community Plans (OCPs) to meet the identified needs. All local governments must complete an interim housing needs report (IHNR) detailing the results of the HNRM calculation by January 1, 2025, and amend their OCPs accordingly by December 31, 2025. The process, including the analysis and OCP amendments, will be required every five years. The IHNR also includes two additional components beyond the HNRM calculation (see **Appendix A** for details on all three required components).

With the release of the HNRM guidelines in June 2024, the preparation of IHNRs can now proceed. This report presents the findings of the HNRM analysis, including additional breakdowns over a 10-year timeframe and by housing type, tenure, income group, household size, and bedroom count for 5- and 10-year periods. These supplemental components go beyond the basic requirements, providing District of Kitimat with a more detailed and nuanced understanding of its housing needs.

Allocation of HNR Method – Distribution of Components

Allocating the HNRM components relies on the household income group concept introduced in the *Interim Housing Needs Assessment Update (Phase1) – Data Inventory* (February 2024), which is further applied in **Income Group and Bedroom Count Allocation** (page 8).

Component A – Extreme Core Housing Need

It is assumed households in Extreme Core Housing Need will require non-market rental housing to meet needs for adequate and affordable housing. 60% of Extreme Core Housing Need is allocated to Deep Subsidy + Supportive Rental, based on the share of renter households in the very low-income group (earning less than $20,000 per year, with a maximum affordable rent of $500), while the remainder is allocated to Non-Market Rental.

Component B – Persons Experiencing Homelessness

It is assumed all persons experiencing homelessness require Deep Subsidy + Supportive Rental. **There is an estimated 56-persons experiencing homelessness in District of Kitimat**[1].

Component C – Suppressed Household Formation

It is assumed suppressed households will generally require Market Rental, except for the 24% of renter households earning over $125,000 per year, which are instead allocated to Ownership[2].

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1. Estimate derived using the HNR methodology, which incorporates data from the Province's Integrated Data Project (IDP). The IDP provides comprehensive annual data on people experiencing homelessness (PEH) and serves as a valuable complement to the annual Point in Time (PiT) counts conducted by local and regional governments. The IDP data is allocated to municipalities or Electoral Areas based on their share of the regional population. Under the HNR methodology, it is assumed that one permanent housing unit is needed for each PEH. For the District of Kitimat, with a local population of 8,210 (as per the HNR census dataset provided by the province), this represents 22% of the regional population (37,270). Applying this share to the regional IDP total of 256 PEH results in an estimate of 56 PEH for the District of Kitimat.
2. Estimated housing need has been calculated with careful consideration of shifting household tenure trends over the past decade. Kitimat's unique economic conditions influence housing preferences, with motivations for owning versus renting differing from typical patterns observed elsewhere. Many renter

Component D – Anticipated Household Growth

Anticipated household growth has been allocated based on an affordability analysis of rental and ownership housing compared against renter and owner incomes.

- **Market Rental**: based on the share of renter households in the moderate and average-income groups (except for the 24% of renter households earning over $125,000 per year, which are allocated to **Ownership**). This represents households that can spend between $1,750 and $2,500 per month.
- **Non-Market Rental**: based on the share of renter households in the low-income group, and 15% of renter households in the moderate-income group. This represents households that can spend between $500 and $1,500 per month.
- **Deep Subsidy + Supportive Rental**: based on the share of renter households in the very low-income group. This represents households that can spend no more than $500 per month.
- **Ownership**: based on carrying forward the 2021 share of owner households, in addition to the 24% of renter households earning over $125,000 per year.[3] This represents households that can spend more than $2,500 per month.

Component E – Rental Vacancy Adjustment

It is assumed all rental vacancy adjustment is Market Rental, as this component seeks to achieve a 3% market rental vacancy rate.

Component F – Demand Factor

Component F seeks to describe the required buffer, or extra room in the housing system, to achieve a 'healthy' supply-demand balance. It is assumed this component will represent a range of housing types and is broadly allocated with the same method as Component D.

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households with above-average incomes, that might otherwise purchase a home, may rent due to employment-related factors. From 2016 to 2021, 45% of new renters in Kitimat lived in apartments, 39% in single-detached homes, and 16% in rowhouses.
For reference, the minimum income required to purchase a benchmark single-detached home, priced at $410,859 (2023 average sale price), is approximately $125,000, assuming 5% downpayment ($20,543), 4.0% CMHC mortgage insurance fee ($15,580), and 25-year mortgage at an interest rate of 4.64%. Qualification is based on a gross debt service ratio of 32% and $1,500 in associated housing costs per month, stress-tested at a rate of 4.44% + 2%.

3. Based on the minimum income ($125,000) required to qualify for the benchmark priced single- detached ($410,859, Average Sale Price, 2023) with a 5% downpayment ($20,543) and 4.0% CMHC Mortgage Insurance ($15,580) at 4.64% for 25-years with a gross debt service ratio of 32% and $1,500 of relevant housing costs per month for qualification at the stress test rate at 4,44%+2%.

HNR Method Results

The results of the HNRM calculation are presented in Table 1, along with an additional 10-year breakdown. The methodology consists of six components, each calculated using a prescribed method. It is important to note that the five-year estimate is not simply one-quarter of the 20-year estimate. For District of Kitimat, the primary factor driving the variation over time is the BC Statistics projection, which anticipates higher annual growth in the first five years (+1.8%) that gradually declines to +0.3% by 2041. Component D represents estimated future housing need, while the other components address pre-existing unmet need, regardless of future population growth.

The **legislatively mandated estimates indicate a need for 627 additional housing units over five years and 1,304-units over 20-years**. OCPs must ensure capacity to accommodate this housing demand.

Table 1: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, District of Kitimat[4]

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	27.3	54.7	109.4
B	Person Experiencing Homelessness	28.2	42.3	56.4
C	Suppressed Household Formation	37.0	74.0	147.9
D	Anticipated Household Growth	437.4	591.9	601.8
E	Rental Vacancy Rate Adjustment	3.6	7.1	14.2
F	Demand Factor	93.6	187.2	374.5
	Total	**627**	**957**	**1,304**

Given most development over the next five years will be from projects currently underway, it is unlikely the short-term estimate is achievable in most municipalities. However, as local policies and plans are amended to accommodate other legislative changes to support additional housing development and diversity, it may become more realistic to achieve these 5-year estimates over time; these changes establish a new framework for land use and housing regulation, and it may take time to be fully operational.

3. Ministry of Housing HNR Method guidelines state values should remain unrounded until the final total, which is to be rounded to the near whole number. For the components, one decimal place has been shown for clarity when summing.

Values presented in Table 1 provide the minimum requirements of the HNRM calculation for IHNRs; however, more nuances could be provided to understand the type, size, and price-point required to meet the needs of local households. The remainder of this technical memo will explore additional complexity for the 5- and 10-year breakdowns of the HNRM calculation.

Allocation of HNR Method – Housing Type + Tenure Categories

To provide a deeper understanding of the high-level results, the HNRM calculation has been allocated to four different housing types or tenures:

- **Market rental** is rental housing with rents set by the market, and in this context could include both secured primary rental and secondary rental. The need would ideally be met with purpose-built secured market rental, which generally offers superior security of tenure. However, strata apartments or secondary suites rented by individual owners would also address the need. Based on analysis of local market rents and incomes, renter households in the moderate- and average-income groups are allocated to market rental (except for the 24% of renter households that could potentially purchase)[5].
- **Non-market rental** is purpose-built subsidized rental housing with a range of below-market rents; this category could include a range of price-points above the housing component of social assistance. Based on analysis of market rents, it is assumed all renter households in the low-income group, and 15% of the moderate-income group, would need non-market rental housing to meet their needs.
- **Deep subsidy and supportive rental** represent two conceptual categories, including those on social assistance with rents affordable to those earning less than the 'deep subsidy income limits' as described by BC Housing programs. This category also includes supportive housing for people experiencing homelessness and those requiring on-going supports with their housing. Based on analysis of market rents, it is assumed all renter households in the very low-income group will need deep subsidy or supportive housing to meet their needs.
- **Ownership** describes housing owned and occupied by individual households; this category is broad, representing a range of households, and does not identify a specific

5. Current purpose-built rental stock in District of Kitimat was recently evaluated for its suitability for seniors, which found 80% would not be suitable for seniors based on accessible criteria such as presence of elevator, front door stairs, and access at-grade.

structure type. The ownership category in this methodology represents owner-occupiers only, and investment properties purchased to rent on the secondary market would be in the market rental category. Based on an affordability analysis of local ownership housing, it is assumed 24% of new renters could potentially purchase (those with incomes greater than $125,000 per year). The share of all households that currently own is also carried forward.

There is some discretion in the allocation and the assumptions to apply will change over time as the local dynamics of rental and ownership housing prices evolve. For example, if ownership prices decrease, a larger share of renter households could be assumed to successfully purchase in the future. Similarly, if market rents were reduced due to the rebalancing of vacancy rates, a smaller share of households could be allotted to non-market rental housing. As the HNRM analysis must be updated every five-years, there will be frequent opportunities to reconsider the allocation of current and future demand to different housing types or tenures and assess how new housing has addressed need.

Table 2 broadly summarizes how the HNRM components have been allocated to the four housing-types and tenure categories (see the next section for further detail).

Table 2: Type and Tenure Allocation of HNR Method, District of Kitimat

COMPONENT	DETAIL	TYPE + TENURE ALLOCATION
A	Extreme Core Housing Need	Non-Market Rental / Deep Subsidy + Supportive Rental
B	Persons Experiencing Homelessness	Deep Subsidy + Supportive Rental
C	Suppressed Household Formation	Market Rental + Ownership[6]
D	Anticipated Household Growth	Distribute by Income[7]
E	Rental Vacancy Rate Adjustment	Market Rental
F	Demand Factor	Distribute by Income

6. Suppressed household formation units allotted to ownership proportionally by the share of renter households earning over $125,000/year with the remainder assigned to market rental.
7. Estimated future renter households are assigned to market, non-market, and deep subsidy rental by income compared against current market rents. For owners, the current (2021) share of owner households is carried forward and applied to the projection. It is assumed a similar share of households will own in the future regardless of income to accommodate for inheritance, assistance from family members, or other novel circumstances allowing for purchase without a high income.

Table 3 provides the resulting distribution of the four housing categories for 5- and 10-years.

Table 3: 5-Year and 10-Year HNR Method Type and Tenure Allocation, District of Kitimat

TIMEFRAME		MARKET RENTAL	NON-MARKET RENTAL	DEEP SUBSIDY + SUPPORTIVE RENTAL	OWNERSHIP	TOTAL
5-Year	#	158	156	75	238	627
	%	25%	25%	12%	38%	100%
10-Year	#	248	234	121	354	957
	%	26%	24%	13%	37%	100%

Over the 10-year timeframe, the share of estimated future housing need allocated to Ownership and Non-Market Rental decreases, while the share for Market Rental increases. The need for Ownership housing is tied to projected household growth, which BC Stats estimates at +2.6% annually during the first five years, declining to +0.8% annually over the following five years. Historical trends indicate a higher influx of renters to the city, resulting in Market Rentals playing a more significant role in meeting housing needs during the second five-year period.[8]

Income Group and Bedroom Count Allocation

This section explores the distribution of Components D and F by income group and household size, with a final breakdown by group and number of bedrooms required to meet the National Occupancy Standards[9]. The allocations have been calculated for both the 5- and 10-year breakdowns of the HNRM results (see **Appendix B** for 5-year tables). The distribution of renter and owner households by income group was used to inform the allocation of the HNRM results by bedroom count.

10-YEAR ALLOCATION OF PROJECTED GROWTH + DEMAND BUFFER

Table 4 provides the distribution of **all households** by income group and household size (2021 Census distribution carried forward) and applied to combined Components D and F. With Component D and F (projected household growth and demand buffer) representing a

8. Renter tenure increased +20% from 2006 to 2021, whereas owner tenure decreased –5% over the same period.
9. Bedroom count allocation is based on 2021 Census household composition distribution by income group. The distribution has been applied to the combined projected growth and demand buffer from the AM calculation for all households, renter households, and owner households.

broad range of all households, they can be projected into the future by income group and household size. Components A, B, C, and E, which specific representations and cannot have the same projection applied to them because they do not broadly represent all households, are excluded from this calculation.

Table 4: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	28	77	56	49	28	**238**	31%
2-person	4	35	74	68	116	**297**	38%
3-person	0	4	12	21	75	**112**	14%
4+person	0	0	13	18	101	**132**	17%
TOTAL	**32**	**116**	**155**	**156**	**320**	**779**	100%
%	4%	15%	20%	20%	41%		

Table 5 provides the distribution of **owner households** by income group and household size (2021 Census distribution) applied to combined Components D and F.

Table 5: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	12	55	42	37	22	**168**	28%
2-person	3	21	57	57	99	**237**	40%
3-person	0	3	5	11	66	**85**	14%
4+person	0	0	5	11	89	**105**	18%
TOTAL	**15**	**79**	**109**	**116**	**276**	**595**	100%
%	3%	13%	18%	19%	46%		

Table 6 provides the distribution of **renter households** by income group and household size (2021 census distribution) applied to the combined Components D and F.

Table 6: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 –7 9%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	19	26	15	13	6	**79**	43%
2-person	0	14	19	12	18	**63**	34%
3-person	0	0	7	11	10	**28**	15%
4+person	0	0	0	0	14	**14**	8%
TOTAL	**19**	**40**	**41**	**36**	**48**	**184**	100%
%	10%	22%	22%	20%	26%		

Bedroom Allocation

There is no direct or consistent relationship between the number of people in a household and the number of bedrooms required, as bedroom needs vary depending on household composition. For example, a three-person household consisting of a couple with one child would require two bedrooms under the National Occupancy Standards, while a three-person household with three unrelated roommates would require three bedrooms. Similarly, a four-person household made up of two couples would only need two bedrooms. While larger households generally require more bedrooms, this is not always the case.

The analysis behind the bedroom and income group distributions in Table 7 (unit count by bedrooms) and Table 8 (percentage distribution by bedrooms) is conducted per income group. For instance, based on the distribution of household composition among low-income households, 88.9% would require one-bedroom units. If this analysis were based on the aggregated distribution of household composition across all income groups, the results would differ. This method was chosen because there is a correlation between income levels, household size, and household composition.[10]

Table 7: Estimated 10-Year Future Demand by Minimum Bedrooms Required, District of Kitimat

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	32	103	111	101	127	**474**
2-bedroom	0	13	31	33	99	**176**
3-bedroom	0	0	13	22	94	**129**
4+bedroom	0	0	0	0	0	**0**
TOTAL	**32**	**116**	**155**	**156**	**320**	**779**

Table 8: Estimated 10-Year Future Demand Minimum Bedrooms Required Income Group Distribution, District of Kitimat[11]

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	88.9%	71.6%	64.5%	39.5%
2-bedroom	0%	11.1%	20.0%	21.3%	31.1%
3-bedroom	0%	0%	8.4%	14.2%	29.4%
4+bedroom	0%	0%	0%	0.0%	0%
TOTAL	100%	100%	100%	100%	100%

10. Analysis based on each individual income group results in a higher estimated need for smaller units than an aggregated analysis would provide.
11. Describes the share of future demand by minimum required bedroom count and income group. For example, 100% of Very Low-income households are estimated to require at least a 1-bedroom unit, while 71.6% of Moderate-income households are estimated to require a 1-bedroom unit and 20% require a 2-bedroom unit.

Interpreting the Results + Housing System Affordability

Key Considerations

- The housing need estimates outline the potential demand for new housing units across various types, tenures, and price ranges to meet both current and future housing needs.
- The estimates for housing type demand are based on a set of assumptions, which may change over time or depending on the data source.
- The housing demand estimates show how current unmet and projected future needs could be addressed by new housing units. However, not all households will require new homes, as vacancies may arise when existing households move into new dwellings.
- Generally, any net increase in housing helps improve the overall affordability of the housing system. In existing urban areas, the most significant impact occurs when low-density, more expensive housing is replaced by higher-density, more affordable options. Some households will need non-market housing to meet their needs, and supporting the development of such housing will have the most significant impact on affordability.
- If the estimated demand for market rental or ownership housing is met, it does not mean that the local government should stop approving further construction. Without the addition of higher-cost housing, wealthier households will outbid lower-income households for existing, more affordable homes, driving up prices and pushing lower-income households out. The historical lack of market supply to accommodate higher-income households has been a key driver of current housing prices.
- Regular five-year updates to the estimates will help assess how effectively recent developments have addressed identified needs, taking into account household choices, the diverse ways first-time buyers purchase, and how filtering can meet some lower-income needs without requiring the construction of new homes.

Conclusion

This report provides the legislatively required content for an Interim Housing Needs Report with additional supplemental analysis. **Appendix A** includes all Interim Report requirements as per Part 14 of the *Local Government Act*:

1. The number of housing units needed currently and over the next 5- and 20-years, calculated using the HNR Method provided in the Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs."[12]

The supplemental analysis in this report provides a finer grain understanding of the total number of estimated units required to meet local need as per the HNR method, and will support drafting effective housing policies and land use regulations in District of Kitimat, particularly for the current Official Community Plan and zoning bylaw amendment process.

12. Requirements as described in the Ministry of Housing's *Guide to Requirements for Housing Needs Reports* (June 2024).

APPENDIX A

INTERIM HOUSING NEEDS REPORT LEGISLATIVE REQUIREMENT

Interim Housing Needs Report Legislative Requirements

Table 9 provides the required results of the HNR Method calculation as per the Ministry of Housing's *Guidelines for Housing Needs Reports – HNR Method Technical Guidance* to estimate housing need for 5- and 20-years.

Table 9: 5- and 20-Year HNR Method Housing Need Estimates, District of Kitimat

COMPONENT	DETAIL	5-YEAR	20-YEAR
A	Extreme Core Housing Need	27.3	109.4
B	Person Experiencing Homelessness	28.2	56.4
C	Suppressed Household Formation	37.0	147.9
D	Anticipated Household Growth	437.4	601.8
E	Rental Vacancy Rate Adjustment	3.6	14.2
F	Demand Factor	93.6	374.5
	Total	**627**	**1,304**

Statement on Housing Need in Proximity to Alternative Transportation Infrastructure

District of Kitimat recognizes the importance of situating housing near transportation infrastructure that supports walking, cycling, and public transit. Developing a strong multi-modal network will provide residents with convenient and equitable access to essential services such as schools, parks, shops, restaurants, and recreational facilities. Housing located near transportation options also allows residents to fulfill their daily needs with less dependence on cars, benefiting those who choose or need to live car-free.

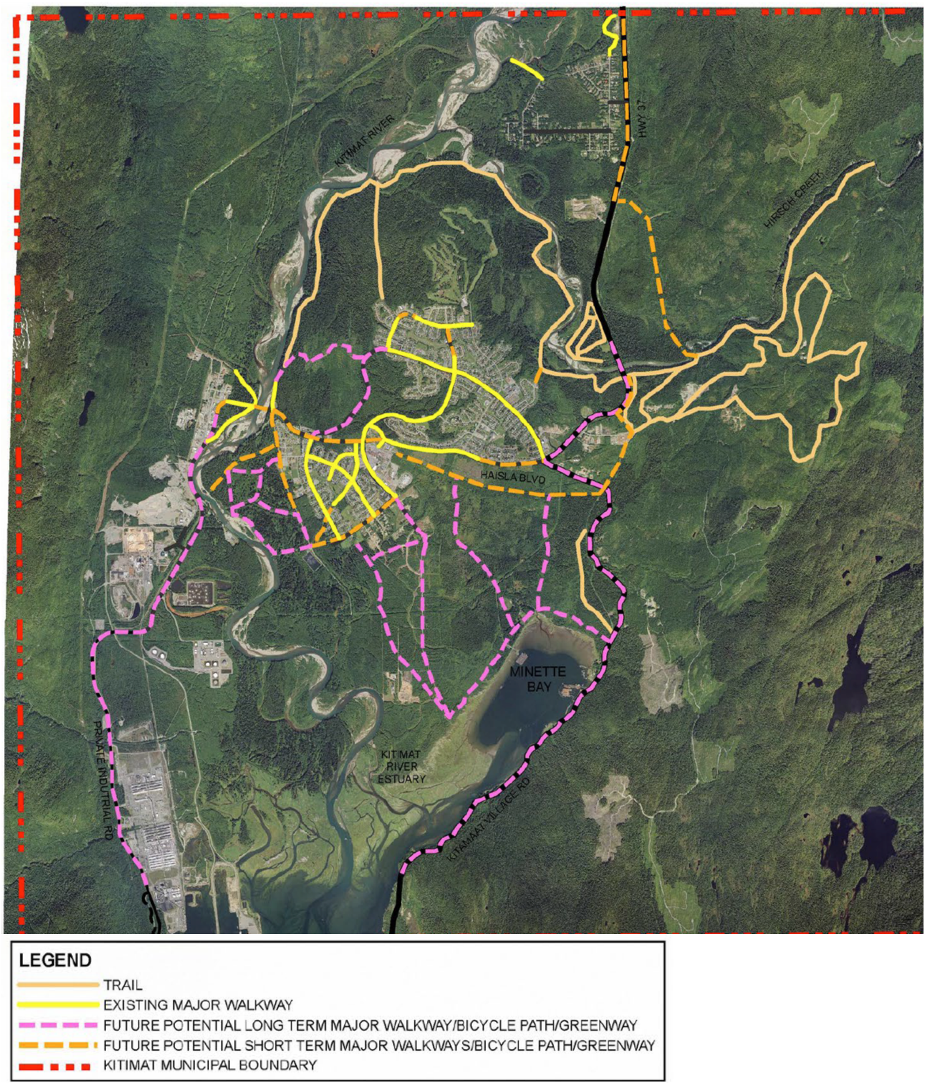
- The current OCP identifies existing and planned walkways, bicycle paths, and greenways close to residential areas with both existing housing and potential for new development (see Figure 1).
- As a winter community, Kitimat has a dedicated bylaw for clearing and maintaining transportation infrastructure to ensure safe movement for both people and vehicles. This bylaw prioritizes snow removal for residential roads, walkways, and stairs within available resources.
- The Cycle Network Plan (2020) outlines various programs and policies to continue supporting and promoting cycling in Kitimat. This includes upgrading infrastructure to

current standards, providing education on bike safety and local routes, and securing funding from the BC Ministry of Transportation and Infrastructure's Bike BC program.[13]

- District of Kitimat is also conducting a Complete Community Assessment, launched in late Fall 2024. The assessment will help identify the best areas in the community for growth, allowing for additional housing capacity while supporting local small businesses.

Figure 1: Walkways, Bicycle Paths and Greenways - District of Kitimat

Source: District of Kitimat, Official Community Plan (2021)



13. Kitimat Cycle Network Plan (July 2020). www.kitimat.ca

Description of Actions Taken by Local Government to Reduce Housing Need

District of Kitimat has taken several actions to address housing need, including:

- Pre-zoned residential / mixed-use area, providing additional capacity for new housing development to occur;
- Recent approval and redevelopment of the former hospital site, with Phase 1 complete (Haisla Town Centre). Units are leased to LNG Canada and future phases can deliver hundreds of more units to the market once developed;
- Issued development approvals for Baxter Landing, a 36-unit townhouse complex near amenities;
- Issued development approvals for Tamitik Status of Women non-market and supportive housing units. The development includes 12-units of transitional housing, 12-units of Second Stage Housing, and 20-units of Long-Term Housing;
- Contributes land and/or resources when opportunities arise to support affordable housing development in Kitimat; and
- Numerous other housing projects have been approved by Council. However, most applicants have not moved forwards with securing permits or initiating construction. As a local government, District of Kitimat has provided the enabling conditions, from a policy and regulatory perspective, to support housing development.

APPENDIX B

HNR METHOD RESULTS + SUPPLEMENTAL TABLES

HNR Method Results

Table 10: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	19	53	38	33	19	**162**	31%
2-person	3	24	51	46	79	**203**	38%
3-person	0	3	8	14	51	**76**	14%
4+person	0	0	9	11	69	**89**	17%
TOTAL	**22**	**80**	**106**	**104**	**218**	**530**	100%
%	4%	15%	20%	20%	41%		

Table 11:Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	8	37	28	25	15	**113**	28%
2-person	2	14	39	39	68	**162**	40%
3-person	0	2	4	7	45	**58**	14%
4+person	0	0	4	7	61	**72**	18%
TOTAL	**10**	**53**	**75**	**78**	**189**	**405**	100%
%	2%	13%	19%	19%	47%		

Table 12: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	13	18	11	9	4	**55**	44%
2-person	0	10	13	8	12	**43**	34%
3-person	0	0	5	7	6	**18**	14%
4+person	0	0	0	0	10	**10**	8%
TOTAL	**13**	**28**	**29**	**24**	**32**	**126**	100%
%	10%	22%	23%	19%	25%		

Table 13: Estimated 5-Year Future Demand by Minimum Bedrooms Required, District of Kitimat

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	22	71	76	68	86	**323**
2-bedroom	0	9	21	22	68	**120**
3-bedroom	0	0	9	14	64	**87**
4+bedroom	0	0	0	0	0	**0**
TOTAL	**22**	**80**	**106**	**104**	**218**	**530**

Table 14: Estimated 5-Year Future Demand Minimum Bedrooms Required Income Group Distribution, District of Kitimat

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	88.9%	71.6%	65.3%	39.4%
2-bedroom	0%	11.1%	19.9%	21.5%	31.1%
3-bedroom	0%	0%	8.5%	13.3%	29.4%
4+bedroom	0%	0%	0%	0.0%	0%
TOTAL	100%	100%	100%	100%	100%

Table 15: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	> $125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	**TOTAL**	**%**
1-person	28	77	56	49	28	**238**	31%
2-person	4	35	74	68	116	**297**	38%
3-person	0	4	12	21	75	**112**	14%
4+person	0	0	13	18	101	**132**	17%
TOTAL	**32**	**116**	**155**	**156**	**320**	**779**	100%
%	4%	15%	20%	20%	41%		

Table 16: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	>$125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	**TOTAL**	**%**
1-person	12	55	42	37	22	**168**	28%
2-person	3	21	57	57	99	**237**	40%
3-person	0	3	5	11	66	**85**	14%
4+person	0	0	5	11	89	**105**	18%
TOTAL	**15**	**79**	**109**	**116**	**276**	**595**	100%
%	3%	13%	18%	19%	46%		

Table 17: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	>$125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	19	26	15	13	6	**79**	43%
2-person	0	14	19	12	18	**63**	34%
3-person	0	0	7	11	10	**28**	15%
4+person	0	0	0	0	14	**14**	8%
TOTAL	**19**	**40**	**41**	**36**	**48**	**184**	100%
%	10%	22%	22%	20%	26%		

Table 18: Estimated 10-Year Future Demand by Minimum Bedrooms Required, District of Kitimat

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	32	103	111	101	127	**474**
2-bedroom	0	13	31	33	99	**176**
3-bedroom	0	0	13	22	94	**129**
4+bedroom	0	0	0	0	0	**0**
TOTAL	**32**	**116**	**155**	**156**	**320**	**779**

Table 19: Estimated 10-Year Future Demand Minimum Bedrooms Required Income Group Distribution, District of Kitimat

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	88.9%	71.6%	64.5%	39.5%
2-bedroom	0%	11.1%	20.0%	21.3%	31.1%
3-bedroom	0%	0%	8.4%	14.2%	29.4%
4+bedroom	0%	0%	0%	0.0%	0%
TOTAL	100%	100%	100%	100%	100%

Table 20: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	>$125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	36	97	70	62	36	**301**	31%
2-person	5	44	93	85	145	**372**	38%
3-person	0	5	15	26	94	**140**	14%
4+person	0	0	16	22	127	**165**	17%
TOTAL	**41**	**146**	**194**	**195**	**402**	**978**	100%
%	4%	14%	20%	20%	41%		

Table 21: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	>$125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	15	68	52	47	27	**209**	28%
2-person	4	26	71	71	125	**297**	40%
3-person	0	4	7	14	82	**107**	14%
4+person	0	0	7	14	111	**132**	18%
TOTAL	**19**	**98**	**137**	**146**	**245**	**745**	100%
%	3%	13%	18%	20%	46%		

Table 22: Estimated 20-Year Future Demand by Income Group and Household Size, Renter Households, District of Kitimat

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< $20,000	$20,000 – $49,999	$50,000 – $79,999	$80,000 – $124,999	>$125,000		
MONTHLY AFFORDABLE HOUSING COST	< $500	$501 – $1,250	$1,251 – $2,000	$2,001 – $3,125	> $3,125	TOTAL	%
1-person	24	33	19	16	7	**99**	43%
2-person	0	18	24	15	22	**79**	34%
3-person	0	0	9	13	12	**34**	15%
4+person	0	0	0	0	18	**18**	8%
TOTAL	**24**	**51**	**52**	**44**	**59**	**230**	100%
%	10%	22%	23%	19%	26%		

Table 23: Estimated 20-Year Future Demand by Minimum Bedrooms Required, District of Kitimat

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	41	130	139	126	159	**595**
2-bedroom	0	16	39	41	125	**221**
3-bedroom	0	0	16	28	118	**161**
4+bedroom	0	0	0	0	0	**0**
TOTAL	**41**	**146**	**194**	**195**	**402**	**978**

Table 24: Estimated 20-Year Future Demand Minimum Bedrooms Required Income Group Distribution, District of Kitimat

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	88.9%	71.7%	64.8%	39.5%
2-bedroom	0%	11.1%	20.1%	21.2%	31.1%
3-bedroom	0%	0%	8.2%	13.9%	29.4%
4+bedroom	0%	0%	0%	0.0%	0%
TOTAL	100%	100%	100%	100%	100%

Supplemental Tables

POPULATION

Table 25: Total Population and Growth, District of Kitimat, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Community	2006	2011	2016	2021	Growth 2006-2021	Change 2006-2021	Annual Growth Rate
District of Kitimat	8,987	8,335	8,131	8,236	-751	-8%	-0.6%

Table 26: Population Growth Rate, District of Kitimat, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change
2006-2011	–7.3%
2011-2016	–2.4%
2016-2021	+1.3%

Table 27: Average and Median Age, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	37.9	41.2
2011	40.9	44.2
2016	40.9	42.6
2021	41.6	42.4

Table 28: Age Group Distribution, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	1,645	18%	1,395	17%	1,330	16%	1,345	16%
15 to 19	725	8%	585	7%	475	6%	440	5%
20 to 24	450	5%	415	5%	450	6%	440	5%
25 to 64	5,205	58%	4,835	58%	4,580	56%	4,595	56%
65 to 84	910	10%	1,035	12%	1,180	15%	1,285	16%
85+	45	1%	80	1%	110	1%	130	2%

Table 29: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, District of Kitimat

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	8,035	7,125	6,790	7,100
Non-Migrants	605	595	635	605
Migrants	250	540	535	420

Table 30: Number of Persons Experiencing Homelessness, District of Kitimat, 2023

Source: Kitimat Point in Time Homeless Count 2023

Point in Time Count 2023	Persons Counted
Minimum Number of Individuals Experiencing Homelessness	55
Unsheltered	76%
Sheltered	24%
Senior (55+)	5%
Adult (25-54)	75%
Youth (Under 25)	20%
Experienced homelessness for the first time as a youth	55%
Indigenous People	76%
2SLGBTGIA+	19%
Woman	67%
Man	31%
Another Gender Identity	2%

HOUSEHOLDS

Table 31: Total Number and Average Size of Households, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

District of Kitimat	2006	2011	2016	2021
Total Number of Households	3,625	3,640	3,500	3,605
Average Household Size	2.5	2.3	2.3	2.3

Table 32: Breakdown of Households by Household Size, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1-person	900	25%	1,050	29%	1,040	30%	1,100	31%
2-person	1,325	37%	1,415	39%	1,275	36%	1,360	38%
3-person	570	16%	490	13%	570	16%	520	14%
4-person	580	16%	485	13%	420	12%	395	11%
5+person	255	7%	200	5%	195	6%	230	6%

Table 33: Number and proportion of Renter and Owner Households, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	705	19%	835	23%	710	20%	850	24%
Owner	2,925	81%	2,805	77%	2,790	80%	2,755	76%
Total	**3,625**		**3,640**		**3,500**		**3,605**	

Table 34: Renter Households in Subsidized Housing, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Kitimat	0	0%	120	14%	55	8%	90	11%

ANTICIPATED POPULATION

Table 35: Anticipated Population, District of Kitimat, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

2021	2022	2023	2024	2025	2026	Change 2021-2026
8,600	8,614	8,871	9,271	9,363	9,384	784

Table 36: Anticipated Population and Growth, District of Kitimat, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

Year	2021	2022	2023	2024	2025	2026	Change 2021-2026
Population	8,600 (Census)	8,614	8,871	9,271	9,363	9,384	
Growth (#)		14	257	400	92	21	784
Growth (%)		0.2%	3.0%	4.5%	1.0%	0.2%	9.1%

Table 37: Anticipated Median and Average Age, District of Kitimat, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

Year	Median Age	Average Age
2021	41.4	40.7
2022	42.2	41.4
2023	40.8	40.6
2024	40.8	40.8
2025	41.4	41.3
2026	42	41.8

Table 38: Anticipated Age Group Distribution, District of Kitimat, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

Age	2021	2026	Growth (#)	Growth (%)
0-14	1562	1648	86	5.5%
15-19	513	557	44	8.6%
20-24	564	528	–36	–6.4%
25-64	5328	5641	313	5.9%
65-84	1459	1855	396	27.1%
85+	138	206	68	49.3%

ANTICIPATED HOUSEHOLDS

Table 39: Anticipated Total Number of Households, District of Kitimat, 2021-2026

Source: BC Statistics; Household Estimates & Projections for British Columbia

2021	2022	2023	2024	2025	2026	Total Change 2021-2026	Percent Change 2021-2026
3,613	3,642	3,760	3,948	4,037	4,092	479	13.3%

Table 40: Anticipated Number of Households and Average Household Size, District of Kitimat, 2021-2026

Source: BC Statistics; Household Estimates & Projections for British Columbia

Year	Average Household Size	Households
2021	2.4	3,613
2022	2.4	3,642
2023	2.4	3,760
2024	2.4	3,948
2025	2.3	4,037
2026	2.3	4,092

HOUSEHOLD INCOME

Table 41: Average and Median Household Income, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

District of Kitimat	2006	2011	2016	2021
Average Income	$92,707	$86,841	$107,834	$123,900
Median Income	$88,269	$71,934	$92,294	$103,000

Table 42: Households by Income Groups, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Income Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
< $ 5,000	40	1%	95	3%	45	1%	30	1%
$5,000 – $9,999	45	1%	120	3%	20	1%	0	0%
$10,000 – $14,999	40	1%	120	3%	55	2%	35	1%
$15,000 – $19,999	105	3%	130	4%	70	2%	65	2%
$20,000 – $24,999	145	4%	100	3%	90	3%	85	2%
$25,000 – $29,999	90	2%	55	2%	105	3%	45	1%
$30,000 – $34,999	100	3%	120	3%	75	2%	100	3%
$35,000 – $39,999	100	3%	130	4%	90	3%	80	2%
$40,000 – $44,999	95	3%	145	4%	120	3%	120	3%
$45,000 – $49,999	160	4%	125	3%	140	4%	110	3%
$50,000 – $59,999	240	7%	335	9%	250	7%	190	5%
$60,000 – $69,999	185	5%	240	7%	250	7%	235	7%
$70,000 – $79,999	250	7%	225	6%	260	7%	275	8%
$80,000 – $89,999	280	8%	165	5%	140	4%	215	6%
$90,000 – $99,999	215	6%	260	7%	215	6%	165	5%
$100,000 – $124,999	670	18%	405	11%	420	12%	395	11%
$125,000 – $149,999	375	10%	320	9%	405	12%	440	12%
$150,000 – $199,999	335	9%	370	10%	405	12%	445	12%
$200,000 +	160	4%	185	5%	335	10%	570	16%
Total	**3,630**		**3,645**		**3,500**		**3,605**	

Table 43: Average and Median Renter Household Income, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

District of Kitimat	2006	2011	2016	2021
Renter Average Income	$53,611	$59,191	$72,119	$104,200
Renter Median Income	$45,041	$43,882	$56,208	$73,000

Table 44: Number of Renter Households in Specified Income Brackets, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Income Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
< $ 5,000	15	2%	35	4%	15	2%	0	0%
$5,000 – $9,999	40	6%	70	8%	20	3%	0	0%
$10,000 – $14,999	25	4%	90	11%	25	3%	25	3%
$15,000 – $19,999	50	7%	55	7%	40	6%	40	5%
$20,000 – $24,999	65	9%	30	4%	40	6%	40	5%
$25,000 – $29,999	50	7%	25	3%	40	6%	0	0%
$30,000 – $34,999	40	6%	55	7%	15	2%	30	4%
$35,000 – $39,999	30	4%	40	5%	35	5%	30	4%
$40,000 – $44,999	35	5%	55	7%	60	8%	40	5%
$45,000 – $49,999	55	8%	35	4%	45	6%	35	4%
$50,000 – $59,999	55	8%	55	7%	65	9%	55	7%
$60,000 – $69,999	45	6%	45	5%	30	4%	70	8%
$70,000 – $79,999	30	4%	60	7%	40	6%	90	11%
$80,000 – $89,999	40	6%	20	2%	0	0%	30	4%
$90,000 – $99,999	30	4%	50	6%	45	6%	35	4%
$100,000 – $124,999	45	6%	25	3%	85	12%	105	12%
$125,000 – $149,999	35	5%	30	4%	60	8%	65	8%
$150,000 – $199,999	10	1%	30	4%	30	4%	65	8%
$200,000 +	10	1%	35	4%	20	3%	70	8%
Total	**705**		**835**		**715**		**850**	

Table 45: Average and Median Owner Household Income, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

District of Kitimat	2006	2011	2016	2021
Owner Average Income	$102,095	$95,076	$116,978	$130,000
Owner Median Income	$99,174	$85,948	$98,598	$114,000

Table 46: Number of Owner Households in Specified Income Brackets, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Income Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
< $ 5,000	20	1%	60	2%	30	1%	15	1%
$5,000 – $9,999	10	0%	50	2%	0	0%	0	0%
$10,000 – $14,999	15	1%	25	1%	25	1%	0	0%
$15,000 – $19,999	50	2%	75	3%	35	1%	30	1%
$20,000 – $24,999	80	3%	70	2%	45	2%	45	2%
$25,000 – $29,999	35	1%	35	1%	60	2%	25	1%
$30,000 – $34,999	55	2%	60	2%	60	2%	70	3%
$35,000 – $39,999	65	2%	95	3%	55	2%	50	2%
$40,000 – $44,999	60	2%	90	3%	65	2%	80	3%
$45,000 – $49,999	110	4%	95	3%	100	4%	75	3%
$50,000 – $59,999	185	6%	280	10%	190	7%	135	5%
$60,000 – $69,999	140	5%	195	7%	220	8%	165	6%
$70,000 – $79,999	220	8%	160	6%	220	8%	190	7%
$80,000 – $89,999	235	8%	140	5%	135	5%	185	7%
$90,000 – $99,999	180	6%	210	7%	165	6%	130	5%
$100,000 – $124,999	625	21%	390	14%	340	12%	285	10%
$125,000 – $149,999	340	12%	290	10%	345	12%	375	14%
$150,000 – $199,999	325	11%	335	12%	380	14%	380	14%
$200,000 +	155	5%	150	5%	315	11%	500	18%
Total	**2,925**		**2,810**		**2,785**		**2,755**	

ECONOMIC SECTORS & LABOUR FORCE

Table 47: Total Number of Workers, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
District of Kitimat	4,725	4,270	4,230	4,265

Table 48: Number of workers by industry (North American Industry Classification System), District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	40	45	20	35
Mining, quarrying, and oil and gas extraction	35	45	145	105
Utilities	20	0	25	35
Construction	200	425	700	635
Manufacturing	2,035	1,210	840	820
Wholesale trade	75	80	80	85
Retail trade	410	345	365	320
Transportation and warehousing	140	195	155	155
Information and cultural industries	50	55	50	15
Finance and insurance	55	75	45	55
Real estate and rental and leasing	35	65	45	50
Professional, scientific and technical services	85	120	170	170
Management of companies and enterprises	0	0	0	25
Administrative and support, waste management and remediation services	135	150	210	190
Educational services	305	245	220	245
Health care and social assistance	365	340	330	415
Arts, entertainment and recreation	75	80	65	130
Accommodation and food services	225	250	305	225
Other services (except public administration)	160	175	130	195
Public administration	170	225	250	250
Industry - Not Applicable	110	140	85	95
Total	**4,725**	**4,270**	**4,230**	**4,265**

Table 49: Unemployment rate and Participation rate, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community		2006	2011	2016	2021
District of Kitimat	Unemployment Rate (%)	9.5	11.8	12.6	9.5
	Participation Rate (%)	65.2	61.3	62.9	62.1

Table 50: Commuting Destination, District of Kitimat, 2021

Source: Statistics Canada, 2021 Census of Population

District of Kitimat	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	2,965	105	40	25

HOUSING UNITS

Table 51: Total Housing Units, District of Kitimat, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	4,381
Dwellings Occupied by usual residents	3,605

Table 52: Total Housing Units by Structural Type, District of Kitimat, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	2,340	65%
Semi-Detached	395	11%
Row House	325	9%
Apartment or Flat in a Duplex	50	1%
Apartment with fewer than 5 storeys	430	12%
Other Single-Attached House	5	0%
Movable Dwelling	65	2%
Total	**3,610**	

Table 53: Total Housing Units by Size, District of Kitimat, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
Bachelor Units (0-bedroom)	0
1-bedroom Units	200
2-bedroom Units	575
3-bedroom Units	1,525
4+bedroom Units	1,300

Table 54: Total Housing Units by Date Built, District of Kitimat, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	1,390	39%
1961-1980	1,420	39%
1981-1990	365	10%
1991-2000	235	7%
2001-2005	30	1%
2006-2010	35	1%
2011-2016	50	1%
2016-2021	85	2%
Total	**3,605**	

Table 55: Number of Housing Units Subsidized by BC Housing, District of Kitimat, 2023

Source: BC Housing; Number of units Subsidized by BC Housing March 31, 2023

District of Kitimat, Non-Market Housing Units	Unit Count, March 31, 2023
Emergency Shelter and Housing for the Homeless	25
Transitional Supported and Assisted Living	36
Independent Social Housing	15
Rent Assistance in Private Market	23
Total	**99**

Table 56: Number of Rental Units, District of Kitimat, 2020

Source: Canadian Mortgage and Housing Corporation; Rural Rental Market Survey Data 2020

Dwelling Type	Studio	1-bedroom	2-bedroom	3-bedroom+	Total
Apartment	30	178	415	8	**631**
Row	0	0	27	31	**58**

Table 57: Average Rents, District of Kitimat, 2020

Source: Canadian Mortgage and Housing Corporation; Rural Rental Market Survey Data 2020

Dwelling Type	Studio	1-bedroom	2-bedroom	3-bedroom+
Apartment	*	$1,218	$1,651	*
Row	*	*	$1,293	*

Table 58: Rental Vacancy Rate, District of Kitimat, 2020

Source: Canadian Mortgage and Housing Corporation; Rural Rental Market Survey Data 2020

Dwelling Type	Studio	1-bedroom	2-bedroom	3-bedroom+
Apartment	*	16.8%	15.9%	
Row	*	*	*	*

Table 59: Number of Active Licensed Short-term Rentals, District of Kitimat, 2024

Source: District of Kitimat; Internal Reporting 2024

District of Kitimat	7

Table 60: Registered New Homes, District of Kitimat, 2016-2022

Source: BC Statistics; Internal Reporting 2024

Structure Type	2016	2017	2018	2019	2020	2021	2022
Single Detached	7	*	16	18	8	8	6
Multi-Unit Homes	*	*	*	*	*	*	*
Purpose Built Rental	*	*	*	*	*	*	*
Total	**7**	**0**	**16**	**18**	**8**	**8**	**6**

HOUSING VALUES

Table 61: Average Rent Estimates, District of Kitimat, 2024

Source: Big River Analytics

Dwelling Type	Bedrooms	Total Units	Available Units	Average Rent
Bachelor	0	2	1	$ 1,400
Apartment	1	85	8	$ 1,126
Apartment	1	28	7	$ 1,875
Apartment	2	157	22	$ 1,560
Apartment	2	85	29	$ 2,350
Total		**357**	**67**	**$ 1,662**

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 62: Households in Core Housing Need, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	145	4%	250	7%	260	8%	300	8%
Renter	110	16%	190	24%	170	25%	165	19%
Owner	30	1%	70	3%	90	3%	125	5%

Table 63: Affordability - Households Spending 30% of Income on Shelter Costs, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	310	9%	440	13%	365	11%	350	10%
Renter	210	31%	225	29%	215	31%	205	24%
Owner	105	4%	215	8%	155	6%	150	5%

Table 64: Adequacy - Households in Dwellings Requiring Major Repairs, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	320	9%	265	8%	395	11%	495	14%
Renter	100	15%	165	21%	135	20%	180	21%
Owner	225	8%	105	4%	265	10%	320	12%

Table 65: Suitability - Households in Overcrowded Dwellings, District of Kitimat, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	125	4%	40	1%	55	2%	115	3%
Renter	65	10%	25	3%	20	3%	90	11%
Owner	65	2%	15	1%	30	1%	30	1%

LIST OF TABLES

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