



# Housing Needs Report— **Town of Oliver**



November 2024



# Land Acknowledgement

Indigenous people lived in the Town of Oliver region for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Sylix speaking people — the “Okanagans”. The Okanagans (Sylix) occupied an area that extended over approximately 69,000 square kilometers. The northern area of this territory is close to the area of Mica Creek just north of Revelstoke, and the eastern boundary is Kootenay Lake. The southern boundary extends to the vicinity of Wilbur, Washington and the western border extends into the Nicola Valley. The Osoyoos Indian Band was formed in 1877. Today, their principal reserve stretches from the Town of Oliver to the Town of Osoyoos and is home to over 400 band members.

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# Message from the Mayor

Dear Residents of Oliver:

Since the spring of 2024, the Town of Oliver has been working on a Housing Needs Report. This crucial project will guide the town planning policies and decisions on one of our community's most pressing priorities: housing.

This report has identified key statistics, trends, projections, and several potential actions and priorities for the Town of Oliver to address in collaboration with community partners over the coming years. Its purpose is to support the development of more housing, a greater variety of housing, and more affordable housing options.

The Town is committed to taking an active role in advancing these goals. Achieving the identified projections will require the involvement of all partners, including businesses, other levels of government, not-for-profits, landowners, and residents. Together, we can work to meet the housing needs of our community.

Thank you to everyone who contributed to the development of this report. I personally encourage all residents to take part in any opportunities that arise in the coming months and years to support the creation of more housing in our community.

Sincerely,

Martin Johansen  
Mayor  
Town of Oliver

# Executive Summary

Under the *Local Government Act*, local governments are required to prepare Housing Needs Reports (HNR) designed to provide a deeper understanding of current and future housing needs. In June 2024, the Provincial government offered additional guidance to local governments about the information to be included in their updated Housing Needs Reports. One of the specific areas of focus introduced in June 2024 was the requirement that local governments develop 5 and 20-year housing demand estimates based on a standardized methodology which includes consideration of the following:

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

When the prescribed HNR methodology is applied for the Town of Oliver it translates into an estimated need for an additional 302 housing units over the next 5 years and an estimated need for 1,107 housing units over the next 20 years.

In asking local governments to prepare these housing demand estimates, there is the desire to ensure that communities have the policies and regulatory processes in place as well as the zoned capacity to meet the estimated future demand. Based on the current building permits issued and development approvals in the Town of Oliver, the analysis shows the Town of Oliver has the zoned capacity needed to meet the expected future demand both in the short-term (within the next 5 years) and over the medium to longer term (15 to 20 years).

In preparing their Housing Needs Reports, local governments are also required to examine their current policies and practices to ensure that their strategies are effective for understanding and meeting the full diversity of needs in their community. This includes the need to look at the mix of housing choices available (both ownership and rental) as well as the need for affordable housing for low-income families, seniors, and people with specific housing needs. The guidelines also ask local governments to take into consideration the needs of people who are experiencing homelessness as well as those who are ‘at risk’ of becoming homeless. Planning for the needs of an aging population as well as seeking to understand the needs of those who are precariously housed or living with a high level of housing insecurity were also identified as an important area of focus for the Town of Oliver.

The discussion and analysis set out in this report shows that the Town of Oliver continues to focus on strategies and approaches that support the social development needs of all residents with the priorities and needs set out in this report being developed with the advice and guidance of key community partners.

# 1.0 Introduction

## 1.1 Regional Context

The Town of Oliver is situated in the Okanagan-Similkameen region, which was home to 90,178 people in 2021, living in 6 municipalities, 9 electoral areas and 9 First Nations communities. The Okanagan-Similkameen region includes communities both large and small which have access to nature and other amenities, and which offer a high quality of life and a strong sense of connection for those who live there. Like many communities across British Columbia, the Town of Oliver is experiencing growing levels of housing need and increasing housing pressures at key points along the housing continuum.

This report was developed to meet the requirements set out under the *Local Government Act* where local governments are expected to prepare *Housing Needs Reports* designed to build a deeper understanding of current and future housing needs in their community. This report describes key areas of housing need in Oliver with respect to the need for affordable housing, rental housing, housing for families and seniors, as well as individuals with specific housing needs. This report also takes into consideration the housing and support needs of unhoused persons as well as those who are precariously housed and who are at risk of becoming homeless.

## 1.2 Areas of Housing Need

This report includes statements about the need for affordable housing, rental housing, housing for seniors, housing for families as well as distinct housing needs in Oliver. This includes the need for housing for families and individuals who have a disability as well as housing for seniors and others living on a fixed income. This section also looks at the need for low-income wage earners living in the community, including the many temporary and seasonal workers who are part of Oliver's workforce during the summer months. The final section also looks at the estimated future demand based on the HNR methodology.

### **Affordable Housing**

Affordable housing is typically defined as housing that does not cost more than 30% of a household's gross annual income. In 2021, there were 340 households in Oliver spending 30% or more of their income on their housing including 145 renters and 195 owners. This represents 28.4% of all renters and 10.8% of all owners.

Core housing need is also a measure of housing need. Households in core housing need are households who are unable to find housing in their community that is suitable in size (suitability) and that is in good repair (adequacy) without spending 30% or more of their income on their housing costs (affordability) based on the resources they have available. Previously, households in core housing need were eligible for social housing including seniors, 55 years old and older, as well as low-income families. In Oliver, there were 130 households in core housing need including 80 renters and 50 owners.

Income can also play a role in shaping the housing choices that are available to families and individuals with households falling at the lower end of the housing and income continuum facing greater challenges in finding and keeping housing they can afford. This includes housing for low-income families, seniors as well as seasonal and casual workers whose housing is tied to their employment and who are 'at risk' of losing their housing when their employment ends.

In 2021, there were 90 households living in Oliver who had an annual income of \$20,000 or less and for whom an affordable rent is equal to \$500 per month, based on the standard that to be considered affordable, a household should not spend more than 30% of their gross annual income on their housing costs. In Oliver, the median household income for renter households was \$46,400 while the average household income for renter households was \$57,600. Based on these reported rent levels, an affordable rent is between \$1,160 and \$1,440 per month.

### **Rental Housing**

Through the community consultation process, it became clear that there is the need for more rental housing. This includes housing designed to meet the needs of key workers moving to the community including housing designed to meet the needs of temporary and seasonal workers, many of whom are working for minimum wage and for whom housing is often tied to employment. This means that when their job ends, they are often 'at risk' of losing their housing.

Like many smaller communities, the Town of Oliver has a limited supply of purpose-built rental housing. Furthermore, while Oliver has had success in adding some new rental units in recent years, more than 63% of the inventory of rental housing stock in Oliver is found in the secondary rental market in the form of rented single detached, semi-detached, row house and town house units. Furthermore, while this housing represents an important source of rental supply, purpose-built rental housing stock is a more stable source of supply. In the case of rented single detached and semi-detached homes which are part of the secondary rental market there is the potential for tenants to be displaced as this housing is sold into the ownership market.

### **Housing for Seniors**

In 2021, 48.0% of households living in Oliver were led by a senior (65 years old and older) while near seniors aged 55 to 64 accounted for 21.4% of all households. Senior led households represent 40.3% of all owners and 20.6% of all renters. In 2021, there were 1,105 senior-led households in Oliver including 930 who were owners and 175 who were renters. There were also 115 senior-led households who were 85 or older.

In looking at the housing choices for seniors living in Oliver, 980 were living in the ownership market, 175 were living in housing in the rental market, including 27 seniors who were living in non-market housing (social housing) and 35 seniors who were receiving some assistance with their rent through the Province's SAFER program (Shelter Aid for Elderly Renters).

### **Housing for Families**

In 2021, Census family households accounted for 65.5% of all households in Oliver. Of these households, 615 were families with children (26.6%) while 950 were families without children (41.1%), including couples just starting out on their housing careers as well as seniors who no longer have children living at home. At the same time, families with children include 2-parent family households, single parent family households as well as multifamily households. While most of the Census family households living in Oliver own their own homes, there are 215 families who are renting including 29 families living in non-market housing as well as 10 families receiving assistance through the Provincial Rental Housing Assistance (RAP) program for working families.

### **Housing for People with Specific Housing Needs**

Oliver has been successful in encouraging a mix of housing types including housing for families, as well as housing for individuals with specific housing needs. Going forward, there continues to be the need for an expanded supply of accessible and affordable housing choices for people with disabilities including the development of a mix of inclusive housing options in established neighbourhoods for people with intellectual and developmental disabilities who are able to live independently and want to be part of their communities. There is also the need for an expanded range of wheelchair accessible housing for people with mobility-related disabilities and who require housing that is designed to accommodate their specific needs.

### **Housing for Individuals Experiencing Homelessness**

Information available through BC Housing shows that there are 291 emergency, transitional or supportive housing units across the Okanagan-Similkameen region to meet the needs of people experiencing homelessness. Based on the proposed HNR methodology, it is estimated that there is the need for 14 units of transitional, supportive, and emergency shelter spaces in Oliver. The available data shows that in 2021, there were 65 households in Oliver who were in extreme core housing need. These are households who are spending 50% of their income on their housing costs and who are at increased risk of losing their housing through economic eviction. In 2021, there were also 920 families and individuals living in Oliver who were in low income based on Statistics Canada's Low-Income Measure (LIM-AT), including 210 children and youth as well as 485 adults who were working age (18 to 64) and 225 low-income seniors.

### **Housing that Supports Transit-Oriented Development and Complete Communities**

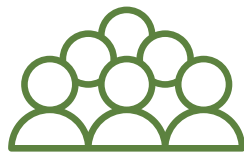
The number of individuals who live and work in Oliver has continued to increase. In 2021, there were 1,255 individuals who live and work in Oliver including 1,015 owners and 240 renters. The Town has made a commitment to building and strengthening connectivity in ways that support an expanded range of transportation choices for those who live and work in the community. Analysis of Census data shows that the number of residents who walk or cycle to work has also increased. However, the data also shows that the majority of Oliver's workforce continues to travel to work by car.



## 1.3 Estimated Future Demand

Based on the Province's HNR methodology, it is estimated that the Town of Oliver will require a total of 302 units over the next 5 years and 1,107 units over the next 20 years. This translates into the need for between 55 and 60 units of new housing per year. Based on the information provided by the Town of Oliver, there exists the zoned capacity to meet the initial 5-year target, but the current zoned capacity would not be sufficient to meet the 20-year targets. Additionally, in terms of the Town's current regulatory approvals, in the last five years the Town has issued approvals for between 18 and 83 units per year for a mix of housing types including single detached, semi-detached (2-plex and 4-plex units) as well as coach house, laneway house and carriage house units. A 46 rental housing development was also approved in 2021 along with some garden suites and accessory dwelling units. To this end, the Town has demonstrated effective planning practices as well as a commitment to encouraging a mix of housing choices both in terms of housing types and tenure. The Town is also committed to exploring partnerships with other levels of government to ensure that the full range of housing needs in the community can be met and to investing in social development and partnerships that contribute to the health, well-being and quality of life of all residents.

# The Town of Oliver at a Glance



5,094

Residents 2021



2,312

Households 2021



1,905

Residents aged 65  
years and older



800

Residents under  
20 years old



350

People moved  
to Oliver in 2020



167

Units approved  
since 2020

## 2.0 Community Profile

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

### 2.1 Total Population

In 2021, there were 5,094 individuals living in Oliver, accounting for 5.6% of the total population across the Okanagan-Similkameen region. Between 2016 and 2021, Oliver grew by more than 166 people representing a 3.4% rate of growth.

### 2.2 Age Profile

In 2021, the average age of residents living in Oliver was 52 years, which was slightly higher than the average age of residents across the Okanagan-Similkameen (51 years) and much higher than the average age for British Columbia (43 years). In 2021, children and youth between the ages of 0 and 14 years old accounted for approximately 11.6% of all residents living in Oliver. At the same time, seniors aged 65 years old and older accounted for approximately 37.4% of the total population.

### 2.3 Average Household Size

In 2021, the average household size in Oliver was 2.2 persons which is slightly higher than the average household size for the Okanagan-Similkameen region (2.1 persons). The available data also suggests that the average household size in Oliver has remained relatively consistent.

### 2.4 Family and Household Composition

In 2021, there were 1,515 census family households living in Oliver accounting for 65.5% of all households. This includes 615 families with children. There were also 795 non-census family households representing 34.4% of all households. Non-census families include single person households, persons living with relatives and non-related persons sharing their housing.

### 2.5 People Who Moved

In 2021, there were 585 residents living in Oliver who moved in the year prior to the Census, including 390 owners and 190 renters. Of those who reported that they moved in the year prior to the Census (2020), 350 individuals reported that they had moved to Oliver from elsewhere, while 245 individuals reported that they were living in Oliver and had moved to a different location in Oliver. Based on the information in the 2021 Census, almost 60% of those who reported that they moved in the year prior to the Census (2020) moved to Oliver from elsewhere, including 210 owners and 135 renters.

**Table 1: People Who Moved Including People Moving to Oliver**

	2006	2011	2016	2021
Movers	615	650	700	585
Residents Moving to the Community	280	320	350	350
Proportion of Movers Who Moved to Oliver	45.5%	49.2%	50.0%	59.8%

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

**Table 2: Tenure Profile of All People Who Moved**

	2006	2011	2016	2021
Total Movers	615	650	700	585
Owners Who Moved	445	320	390	390
Renters Who Moved	170	330	310	190

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

**Table 3: Tenure Profile of People Moving to Oliver**

	2006	2011	2016	2021
Residents Moving to the Community	280	320	350	350
Owners Moving to the Community	195	240	235	210
Renters Moving to the Community	85	75	120	130

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



# Housing Profile at a Glance



**2,312**

**Households** 2021

Increase of 155 households from 2016



**7.2%**

**Growth in households**

between 2016 and 2021



**1,805**

**Owners** 2021

Increase of 150 owners from 2016



**920**

**Owners with a mortgage**



**510**

**Renters** 2021



**56**

**Households living in non-market housing**

## 3.0 Housing Profile

This section provides information of the housing and tenure choices in Oliver in 2021.

### 3.1 Total Households

In 2021, there were 2,312 households living in Oliver, accounting for 5.6% of all households in the Okanagan-Similkameen region. Between 2016 and 2021, the total number of households in Oliver increased by 155 households, representing a rate of increase of 7.2%.

### 3.2 Total Owners

In 2021, owners accounted for 78.1% of all households in Oliver with the number of owners increasing from 1,655 households in 2016 to 1,805 households in 2021. This represents an increase of 150 owners or a rate of increase of 9.1%.

### 3.3 Renters

In 2021, renter households accounted for 22.1% of all households in Oliver, or approximately 510 households. Most of the renter households living in Oliver live in single detached, semi-detached, townhouse or row house units in the secondary rental market (63%).

### 3.4 Non-Market Housing

In 2023, there were 56 units of non-market housing including 29 units for families and 27 units for seniors. This represents approximately 11% of all renter households.

### 3.5 Age of the Housing Stock

The housing stock in Oliver tends to be older stock. In 2021, there were 235 units (10.2%) which were built between 2011 and 2021. This includes 190 units (79.2%) which were part of the inventory of ownership housing, and 50 units (20.8%) which were part of the inventory of rental housing. The 2021 Census also shows that 43.7% of the total inventory of housing in Oliver was built before 1981.

**Table 4: Age of the Housing Stock in Oliver**



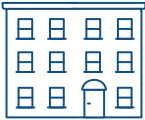


	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2021
Number of Units	430	580	700	375	235
Proportion of the Stock (%)	18.6%	25.1%	30.3%	16.2%	10.2%
Ownership Units	315	355	935	345	190
Proportion of the Ownership Stock (%)	14.7%	16.6%	43.7%	16.1%	8.9%
Rental Units	115	220	95	30	50
Proportion of the Rental Stock (%)	22.5%	43.1%	18.6%	5.9%	9.8%

Source: Statistics Canada, 2021 Census

### 3.6 Housing Stock by Housing Type

The Town of Oliver has a mix of housing types, including 1,540 single detached units (66.6%) as well as 360 semi-detached, rowhouse and town house units (15.6%), and 270 apartment units (11.7%). There are also 45 garden suites, carriage houses and accessory dwelling units (1.9%), as well as approximately 90 manufactured homes or moveable dwelling units (3.9%).

**Table 5: Housing Stock by Housing Type**

					
	Single Detached	Semi-detached, row house, or town house units	Apartment units (Low rise or high rise stock)	Garden suites, laneway housing or other types of accessory units	Moveable dwellings
Number of Units	1,540	360	270	45	90
Proportion of the Stock (%)	66.6%	15.6%	11.7%	1.9%	3.9%

Source: Statistics Canada, 2021 Census

### 3.7 Development Capacity and Building Permits Issued

Local governments are required to prepare Housing Needs Reports which include an estimate of the number of new housing units in the next 5 years as well as the next 20 years. Based on the HNR methodology, it is expected that the Town of Oliver will need 302 units over the next 5 years and 1,107 units over the next 20 years. This translates into an average annual increase of between 55 and 60 units per year. Table 7 shows that the current zoned capacity within the Town of Oliver is sufficient to meet the expected demand over the next 5 to 15 years but that it is not enough to meet the full 20-year demand.

**Table 6: Residential Development Capacity by Development Type**

	UNITS
Vacant single-family lots (infill in existing and recently subdivided neighbourhoods)	82
Proposed major projects and subdivisions including single and multifamily units	531
Other potential subdivisions or infill, including single and multi-family units	237
TOTAL	850

Table 7 provides additional information on the number of building permits issued since 2020 and the number of units generated. As shown in Table 7, the Town of Oliver has been successful in adding both ownership and rental housing units, with the number of additional units being created ranging from the approval of an addition of 18 units per year to as many as 83 units per year including a 46-unit apartment building approved in 2021. As of May, there were a total of 7 units which were approved in 2024 including the conversion of a church which created 6 new rental housing units.

**Table 7: Building Permits Issued 2020 to 2024 by Housing Type**

	2020	2021	2022	2023
Single Detached	14	30	13	22
Semi-Detached/Row/Townhouse/2 plex/6 plex	--	3	6	--
Accessory Dwelling Unit	3	3	6	6
Coach House/Carriage House	1	1	3	3
Apartment	--	46	--	--
Other (Church conversion)				
Total Units Created	18	83	28	31






Source: Administrative data provided by the Town of Oliver (May 2024)



### 3.8 Number of Bedrooms

A large proportion of the housing stock in Oliver is in the form of larger 3 or 4- bedroom units. In 2021, 3- and 4-bedroom units accounted for 50.8% of the total housing stock while bachelor and 1-bedroom units accounted for 9.5% of the total stock. The available data shows that almost 40.0% of the total housing stock in Oliver is in the form of two-bedroom units.

**Table 8: Housing Stock by Unit Type**

	 0 Bachelor	 1 1-bedroom	 2 2-bedroom	 3 3-bedroom	 4+ 4+bedrooms
Number of Units	<b>10</b>	<b>210</b>	<b>920</b>	<b>715</b>	<b>460</b>
Proportion of the Stock (%)	<b>0.4%</b>	<b>9.1%</b>	<b>39.8%</b>	<b>30.9%</b>	<b>19.9%</b>
Ownership Units	--	60	745	575	420
Proportion of the Ownership Stock (%)	--	3.3%	41.3%	31.9%	23.3%
Rental Units	--	155	175	135	35
Proportion of the Rental Stock (%)	--	30.4%	34.3%	26.5%	6.9%

Source: Statistics Canada, 2021 Census

### 3.9 Households by Household Size

In 2021, 30.5% of all households living in Oliver were single person households while 46.5% were 2 person households. Larger 3-person, 4-person or 5-person households accounted for 23.3% of the total. In terms of the inventory of rental housing, approximately 75.5% of renter households are smaller 1-person and 2-person households with only 64.3% of the rental housing stock being in the form of smaller 1-bedroom and 2-bedroom units. The available data also shows that the greatest mismatch in supply is around the 1-bedroom units where 48% of all renter households in Oliver were single person households while 1-bedroom units made up only 30.4% of the total rental stock.

**Table 9: Distribution of Owners and Renters by Household Size**

	1 person	2-persons	3-persons	4-persons	5-persons
Number of Households	705	1,075	245	165	130
Proportion of Households	30.5%	46.5%	10.6%	7.1%	5.6%
Number of Owners	460	915	185	155	90
Proportion of Owners (%)	25.5%	50.7%	10.2%	8.6%	5.0%
Number of Renters	245	140	70	30	20
Proportion of Renters (%)	48.0%	27.5%	13.7%	5.9%	3.9%

Source: Statistics Canada, 2021 Census

### 3.10 Households by the Age of the Primary Household Maintainer

In 2021, 1.3% of households living in Oliver were led by someone under the age of 25 years old, all of which were renter households. Additionally, 17.3% of households were led by someone between the ages of 25 and 44, with 71.3% being owners and almost 30% being renters. As well, 33.5% of all households were between the ages of 45 and 64 years old, with 75.5% being owners and 23.9% being renters. The 2021 Census also showed that 47.8% of all households in Oliver were senior-led households 65 years old and older including 84.2% who were owners and 15.8% who were renters. In 2021, there were also 495 households who were near senior households between the ages of 55 and 64, including 365 households who were owners and 130 households who were renters.

**Table 10: Households by Age of Household Maintainer**

	Under 25 years old	25 to 44 years old	45 to 64 years old	65 years and older
Number of Households	30	400	775	1,105
Proportion of Households	1.3%	17.3%	33.5%	47.8%
Number of Owners	--	285	585	930
Proportion of Owners (%)	--	71.3%	75.5%	84.2%
Number of Renters	25	120	185	175
Proportion of Renters (%)	83.3%	30.0%	23.9%	15.8%

Source: Statistics Canada, 2021 Census

### 3.11 Inventory of Subsidized 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 138 non-market housing units in Oliver. This includes 29 units of subsidized housing or non-market housing for families and 27 units of subsidized housing or non-market housing for seniors. There were also approximately 45 households receiving rent assistance through SAFER (Shelter Aid for Elderly Renters), RAP (Rental Assistance for Families), or the Canada-BC Housing Benefit. In total, 27.1% of all renter households living in Oliver were living in subsidized or non-market housing.

**Table 11: Inventory of Subsidized Housing**

	Number of Units OSRD	Number of Units Town of Oliver
Emergency shelter space	30	-
Homeless rent supplements	45	-
Transitional and supportive housing	291	-
Service Allocation – Housing for the Homeless		--
Housing for frail seniors	565	-
Group homes and special needs housing	99	-
Transitional housing for women and children fleeing violence	56	-
Service Allocation – Transitional, Supported, Assisted	720	37
Housing for low-income families	227	29
Housing for low-income seniors	455	27
Service Allocation – Independent Social Housing	682	56
Rental Assistance (RAP) for families	109	10
Shelter Aid for Elderly Renters (SAFER)	751	35
Canada B.C. Benefit	73	--
Service Allocation – Private Market Rent Assistance	933	45
Total Inventory of Subsidized Housing	2,701	138

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



# Affordability at a Glance



**\$83,400**

**Average household income** 2021  
\$57,600 for renter households



**\$71,000**

**Median household income** 2021  
\$46,400 for renter households



**\$1,100**

**Average monthly housing cost (owners)**  
Compared to \$904 in 2016



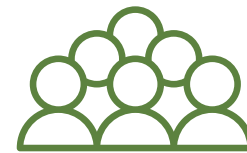
**\$1,028**

**Average monthly housing cost (renters)**  
Compared to \$877 in 2016



**\$41,120**

**Affordability threshold for average rent in 2021**



**480**

**Working-age adults in low income**

## 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 of households living in Oliver based on the 2021 Census.

### 4.1 Average Household Income

In 2021, the average household income for Oliver was \$83,400, which was \$18,072 higher than the average household income in 2016. At the same time, the average household income in Oliver was \$5,700 lower than the average household income in the Okanagan-Similkameen region and \$25,200 lower than the average household income for British Columbia.

### 4.2 Median Household Income

In 2021, the median household income for Oliver was \$71,000, which was \$18,391 higher than the median household income in 2016. The median household income in Oliver was the same as the median household income in the Okanagan-Similkameen region and \$14,000 lower than the median household income for British Columbia.

### 4.3 Average and Median Household Income (Renter Households)

In 2021, the average household income for renter households in Oliver was \$57,600 while the median household income for renter households in Oliver was \$46,400. A median household income of \$46,480 is \$4,000 lower than the median household income for renter households living in the Okanagan-Similkameen region. Similarly, a median household income of \$46,400 is \$16,800 lower than the median household income for renter households across B.C.

### 4.4 Average and Median Household Income (Owner Households)

In 2021, the average household income for owners living in Oliver was \$90,600 while the median household income for owners living in Oliver was \$80,000. The median household income for owners living in Oliver was \$1,000 higher than the median income for owners living in the Okanagan-Similkameen region, while the average income of owners living in Oliver was \$7,200 lower than the average income for owners living in the Okanagan-Similkameen region.

## 4.5 Average Housing Costs (Owners)

In 2021, the average housing cost for owners living in Oliver were \$1,100 which was similar to the average housing cost for owners living in the Okanagan-Similkameen region (\$1,137). At the same time, the average housing cost for owners in Oliver was significantly lower than the average housing cost for owners across British Columbia (\$1,654).

## 4.6 Average Housing Costs (Renters)

In 2021, the average housing cost for renters living in Oliver was \$1,028 which was significantly lower than the average housing cost for renters in the Okanagan-Similkameen region (\$1,258). At the same time, the average housing cost for renters across British Columbia is \$1,492 per month which is \$464 per month, approximately 45% higher than the average rent in Oliver.

## 4.7 Rising Housing Costs

Between 2016 and 2021, the average cost of ownership increased by \$196 per month or 21.7%. At the same time, the cost of renting in Oliver increased by 17.2% or \$151 per month, going from \$877 in 2016 to \$1,028 in 2021.

## 4.8 Income Profile

In 2021, 705 households in Oliver had an annual income of \$100,000 or more. This represents 30.5% of all households including 640 owners (90.8% of households earning \$100,000 or more) and 65 renters (9.2%). There were also 295 households (12.8%) who had an annual income of less than \$35,000. This includes 215 owners or 11.9% of all owners and 110 renters or 21.6% of all renter households.

**Table 12: Income Distribution of Renters and Owners Living in Oliver**

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	\$80K to \$99,999	\$100,000 or more
Number of Units	90	295	370	535	310	705
Proportion of the Stock (%)	3.9%	12.8%	16.0%	23.1%	13.4%	30.5%
Ownership Units	20	195	255	415	260	640
Proportion of the Ownership Units (%)	1.1%	10.8%	14.1%	23.0%	14.4%	35.5%
Rental Units	20	90	115	120	50	65
Proportion of the Rental Units (%)	3.9%	17.6%	22.5%	23.5%	9.8%	12.7%

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

# Housing Need at a Glance



340

**Households spending 30% or more on housing**

14.7% of all households in Oliver



145

**Renters spending 30% or more on housing**

28.4% of renters living in Oliver



130

**Households in core housing need**

5.6% of all households



80

**Renters in core housing need**

61.5% of households in core housing need.



65

**Households in extreme core housing need**

50.0% of households in core housing need



30

**Renters in extreme core housing need**

37.5% of renter households in core housing need



## 5.0 Measures of Housing Need

This section provides information on the different measures related to housing needs in Oliver 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).

### 5.1 Households Falling Below Basic 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 60 households in Oliver living in housing that falls below the established suitability standards, representing approximately 2.6% of all households. The proportion of owners and renters living in housing that does not meet basic suitability standards is comparable and includes 2.5% of owners and 2.9% of renters.

**Table 13: Households Falling Below Basic Suitability Standards**

	2006	2011	2016	2021
Number of Households	40	100	90	60
Proportion of Households (%)	2.1%	4.6%	4.2%	2.6%
Number of Owners	25	80	40	45
Proportion of Owners (%)	1.6%	4.7%	2.4%	2.5%
Number of Renters	15	0	45	15
Proportion of Renters (%)	3.6%	0.0%	8.9%	2.9%

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

## 5.2 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 100 households in Oliver who were living in housing that did not meet basic adequacy standards, representing 4.3% of all households including 3.9% of all owners and 5.9% of all renters.

**Table 14: Households Falling Below Basic Adequacy Standards**

	2006	2011	2016	2021
Number of Households	110	165	115	100
Proportion of Households (%)	5.7%	7.7%	5.3%	4.3%
Number of Owners	80	145	75	70
Proportion of Owners (%)	5.2%	8.5%	4.5%	3.9%
Number of Renters	30	20	40	30
Proportion of Renters (%)	7.2%	4.6%	7.9%	5.9%

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

## 5.3 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 340 households (14.7%) living in Oliver who were experiencing affordability challenges including 195 owners (10.8% of all owners) as well as 145 renters (28.4% of all renters).

**Table 15: Households Falling Below Basic Affordability Standards**

	2006	2011	2016	2021
Number of Households	365	440	425	340
Proportion of Households (%)	18.8%	20.4%	19.7%	14.7%
Number of Owners	190	260	225	195
Proportion of Owners (%)	12.4%	15.2%	13.6%	10.8%
Number of Renters	170	185	200	145
Proportion of Renters (%)	41.0%	42.5%	39.6%	28.4%

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

## 5.4 Households in Core Housing Need

In 2021, there were 130 households living in Oliver 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 Oliver, this includes 50 owners (2.8% of all owners) and 80 renters (15.7% of all renters).

**Table 16: Households in Core Housing Need**

	2006	2011	2016	2021
Number of Households	165	185	215	130
Proportion of Households (%)	5.3%	2.9%	4.3%	2.9%
Number of Owners	75	115	65	50
Proportion of Owners (%)	4.9%	3.8%	1.9%	2.0%
Number of Renters	95	70	155	80
Proportion of Renters (%)	22.9%	16.1%	30.7%	15.7%

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

## 5.5 Households in Extreme Core Housing Need

Households in extreme core housing need are households who precariously housed, and who are spending 50% or more of their income on their housing costs. In 2021, there were 65 households living in Oliver who were in extreme core housing need, representing half of all households in core housing need. In looking at the housing and tenure profile of the households in extreme core housing need, 35 were owners while 30 were renters. This translates into 1.9% of all owners and 5.9% of all renters. The available data also shows that in absolute numbers, the number of households in extreme core housing need in Oliver has fluctuated with the most recent Census period between 2016 and 2021 demonstrating a decline from 4.2% of all households to 2.8%.

**Table 17: Households in Extreme Core Housing Need**

	2006	2011	2016	2021
Number of Households	100	60	90	65
Proportion of Households (%)	5.1%	2.8%	4.2%	2.8%
Number of Owners	40	25	35	35
Proportion of Owners (%)	2.6%	3.8%	1.9%	2.0%
Number of Renters	65	40	55	30
Proportion of Renters (%)	15.7%	9.2%	10.9%	5.9%

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

# 5-Year Demand Estimate—302 units



13

**Households in extreme core need**

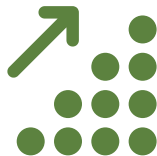
Based on HNR methodology



14

**Persons experiencing homelessness**

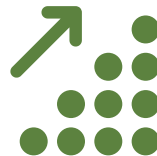
Based on HNR methodology



43

**Pent-up/suppressed housing demand**

Based on HNR methodology



157

**Anticipated future demand**

Based on HNR methodology



7

**Rental vacancy rate adjustment**

Based on HNR methodology



73

**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 years and 20 years and is 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 18: Housing Projections (5 Year and 20 Year projections)**

Town of Oliver	5 years	20 years
Extreme Core Housing Need	13	53
Persons Experiencing Homelessness	14	28
Suppressed Household Formation	43	172
Anticipated Household Growth	157	555
Rental Vacancy Rate Adjustment	2	9
Additional Demand	73	290
Total New Units- 5 years	302	
Total New Units- 20 years		1,107

Source- HART: BC HNR Calculator

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



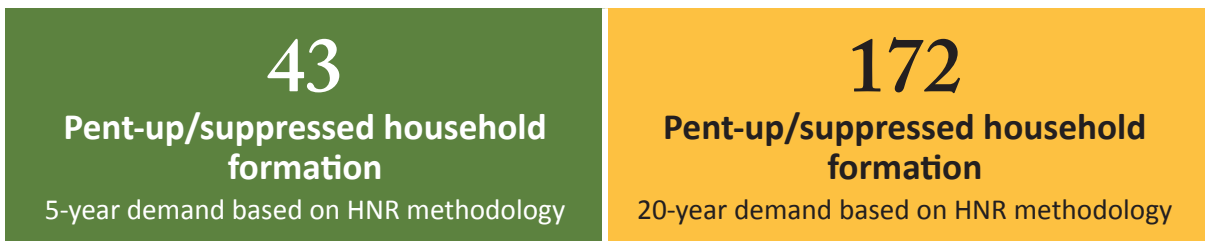
Based on the Provincial HNR guidelines, households in extreme core housing need (ECHN) include renters and owners who are in core housing need and who are spending 50% or more of their income on their housing costs. This includes households who are living in housing that does not meet basic adequacy, 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 Oliver would need an additional 13 units over the next 5 years and an additional 53 units over the next 20 years to help reduce the number of households in extreme core housing need.

## 6.2 The number of individuals experiencing homelessness



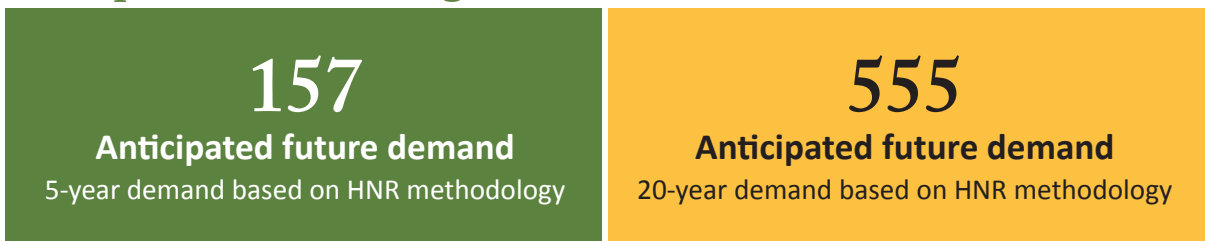
The second component identifies the number of people experiencing homelessness (PEH) based on population estimates developed through the Province's Integrated Data Project (IDP), which was initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen 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 an important source of information for communities like the Town of Oliver where there is limited information available due to the absence of a regular Point-in Time (PiT) count.

### 6.3 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 for whom their housing choices are more constrained. It could also include families or individuals who have make 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.

### 6.4 The number of housing units needed based on anticipated household growth



The anticipated household growth (AHG) seeks to identify the number of additional households expected to move to Oliver 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.

## 6.5 Rental vacancy rate adjustment

<b>2</b> <b>Rental vacancy rate adjustment units</b> 5-year demand based on HNR methodology	<b>9</b> <b>Rental vacancy rate adjustment units</b> 20-year demand based on HNR methodology
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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 needed to bring the rental vacancy rate in Oliver to 3% based on an estimate of the rental housing market data available for Oliver.

## 6.6 Local housing demand estimate/demand buffer

<b>73</b> <b>Additional future demand/ demand buffer</b> 5-year demand based on local priorities	<b>290</b> <b>Additional future demand/ demand buffer</b> 5-year demand based on local priorities
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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 Town of Oliver, this includes the need for an expanded range of housing choices for low-income seniors and renters. 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 in the community who are experiencing homelessness.

## 7.0 Local Priorities and Actions

One of the requirements in preparing an updated *Housing Needs Report* is for the community to identify the actions that have been taken since 2020 when the initial Housing Needs Report was completed. This section includes information and insights generated through a review of existing policies and reports as well as engagement with key community partners including the Town's Social Development Committee. Also included in this section is a discussion of the feedback received through the *Citizen's Survey* which was completed in 2019. This section also highlights key policy statements and strategic directions set out in the Town's Official Community Plan and related planning documents.

### 7.1 Feedback from the *Citizen Survey* (2019)

When asked to identify the most important local issues facing the community, 6% of respondents identified 'housing affordability' as a major challenge while 3% of respondents identified poverty and homelessness.

Likewise, in terms of future investment from 2019 to 2023, 63% of respondents to the Citizen Survey supported making investments in housing and infrastructure including investments in community-based response to issues of homelessness, mental health, and addiction.

Half of all respondents (50%) to the Citizen Survey also expressed support for efforts to increase the supply of diversity of the existing housing stock including expanding the supply of units across different price points and tenures.

### 7.2 Feedback from Community Partners

Community partners who typically provide advice to the Town of Oliver on social development issues held a half-day workshop designed to provide insight into the full range of housing needs across the community. The feedback received through the community partners included the following key themes:

- The need for more rental housing to respond to the full diversity of housing needs including housing for families and single person households as well as seniors. Some partners described situations where families were unable to remain together because of the lack of available and affordable housing with some families struggling to make ends meet as the cost of their housing is no longer affordable.
- Other partners described the need for more housing for temporary and seasonal workers, many of whom are 'at risk' of being displaced once their employment comes to an end. The need for different types of temporary housing arrangements for temporary and seasonal workers including individuals staying in the different types of workers' camps was also discussed including the impact that this can have on workers when the season ends. Many of the challenges that were described fall outside of the boundaries of the Town of Oliver, however, through the discussion, it became clear that the housing situation in the Town of Oliver can be affected by broader social and economic forces.

- Through the discussion, it was noted that most of Oliver’s growth is in the form of ownership housing and that, in some cases, this has meant the displacement of renter households who were living in the housing. Furthermore, while the Town has had some success in adding new rental housing units, most of the rental housing stock is in the form of rented single detached, semi-detached, townhouse and row house units which are part of the secondary rental market.
- The community partners also talked about the “hidden nature” of homelessness in Oliver with the different social service agencies describing the needs of families and individuals who are in transition and who are unable to find suitable and appropriate housing in the community. This included families and individuals who are displaced when their housing is sold as well as many of the temporary or seasonal workers who do not have year-round employment and who are typically low wage earners.
- There was also some discussion about the needs of low-income seniors and people with disabilities who are living on a fixed income and who face limited housing options. Likewise, concerns were raised about the difficult choices that many lower income households make to remain housed. This includes making choices between paying rent and buying food as well as ‘doubling up’ or living in over-crowded conditions or poor-quality housing because that is all they can afford.
- When talking about potential solutions, there was a consensus that there is the need for more rental housing in the form of mixed income, mixed tenure housing including more non-market housing and co-op housing units with these types of efforts being aligned with the types of policy statements and directions that have been adopted by Council. There was also consensus among the community partners that there is benefit in continuing to work together both in terms of identifying and responding to the full diversity of needs in the community and in actively working together to find solutions.

### 7.3 Affordable Housing Priorities

The Town of Oliver recognizes that housing represents an important element related to the Town’s objectives around health, wellbeing and community development and that there are important connections between land use planning and the health and well-being of residents, with access to safe, secure and affordable housing playing an important role in this outcome. To this end, the Town of Oliver has adopted specific housing-related policies and objectives as part of their Official Community Plan and other planning related documents. This includes the adoption of the following objectives, policies, and actions as set out below:

#### Objectives

1. Provide for a variety of housing types and tenures to meet the socio-economic needs of the community, including seniors and those with special housing needs.
2. Facilitate the residential densification of the Town of Oliver’s designated Town Centre and adjacent neighbourhoods.
3. Encourage opportunities for affordable housing.
4. Minimize impacts from residential development on the natural environment.

5. Maximize residential land use efficiency.
6. Support appropriate home-based businesses in residential areas.

### **Policies**

1. Prioritizing residential growth and infill within the Town of Oliver's boundaries over the expansion of services or extension of boundaries to include residential growth beyond its boundaries.
2. Encouraging higher density forms of development to maximize land use and servicing efficiencies. Suitable locations for higher density development are indicated in the Schedule B (Official Community Plan Map).
3. Recognizing the need to retain land for multi-family development in centrally located areas where services are readily available, as this is an important element of housing affordability, and to accommodate demographic changes.
4. Encouraging and supporting affordable housing strategies, including provision for secondary suites and carriage houses in residential areas.
5. Encouraging the design of new compact residential areas that incorporate walkway systems linking residential areas and providing ready pedestrian access to neighbourhood facilities, parks and public open lands.
6. Requiring dedication for public walkways and trails as part of the residential subdivision process, with a priority on providing public access to both sides of the river dyke and to Tuc-el-nuit Lake.
7. Requiring that all new residence be connected to the Town of Oliver sanitary sewer, municipal water and other utilities in accordance with the Town's Subdivision and Development Servicing Bylaw.
8. Supporting community gardens in all residential designations.

### **Actions**

1. Complete the development of an Affordable Housing Strategy and Action Plan.
2. Explore opportunities to work collaboratively across all levels of government as well as coordinate local policies and actions to help increase the supply of affordable housing including:
  - Connecting with local non-profit societies and other partners to identify potential opportunities and leverage funding to support the construction of new affordable housing developments.
  - Advocate for funding to meet the diversity of needs in the community among families, seniors and those with distinct housing needs.
  - Explore funding opportunities to support the infrastructure improvements and upgrades needed to enable the Town to successfully meet the projected future housing demand.
  - Build the Town's capacity to capitalize on funding opportunities to support the construction of new affordable, mixed income/mixed tenure housing in collaboration with key community partners.



3. Identify potential strategies and initiatives to encourage the development of new affordable housing including:
  - Waiving or reducing fees.
  - Providing grants or other types of funding/support such as waiving or reducing development cost charges.
  - Assigning staff to build partnerships, facilitate and support the coordination of funding applications and other resources such as purchasing or contributing land.
4. Adopt a holistic approach to preventing and addressing homelessness including:
  - Providing access to space or other resources to facilitate a coordinated response to issues of extreme heat, extreme cold, or other climate emergencies.
  - Continue to provide support for a coordinated 'cold weather response' during winter months, while also maintaining a 'cooling centre' and providing access to resources for residents, and unhoused individuals during periods of extreme heat.
  - Develop targeted strategies to meet the distinct needs of families and individuals experiencing homelessness including a targeted response to meet the needs of those in extreme core housing need.

# 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 Town of Oliver.

### 1.1 Total Population

**Table 1.1** Total Population

	2006	2011	2016	2021
British Columbia	4,113,487	4,400,057	4,648,055	5,000,879
Okanagan-Similkameen	79,475	80,742	83,022	90,178
Town of Oliver	4,370	4,824	4,928	5,094
% of the Regional Population	5.5%	6.0%	5.9%	5.6%

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

### 1.2 Change in Population Growth (2006 to 2021)

**Table 1.2** Change in Population (2006 to 2021)

	2006	2006 to 2011	2011 to 2016	2016 to 2021
British Columbia	4,113,490	4,400,055	4,648,055	5,000,879
Change in population (Province)	—	286,565	248,000	352,824
% Change in the population	—	7.0%	5.6%	7.6%
Okanagan-Similkameen RD	79,475	80,742	83,022	90,178
Change in population (OSRD)	—	1,267	2,280	7,156
% Change in population (OSRD)	—	1.6%	2.8%	8.6%
Town of Oliver	4,370	4,824	4,928	5,094
Change in population (Oliver)	—	454	104	166
% Change—population (Oliver)	—	10.4%	2.2%	3.4%

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
Okanagan-Similkameen RD	—	—	49.9	51
Town of Oliver	—	—	51.4	52

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

## 1.4 Median Age

**Table 1.4** Median Age

	2006	2011	2016	2021
British Columbia	—	—	42.5	43.0
Okanagan-Similkameen RD	—	—	42.5	56.0
Town of Oliver	—	—	42.5	58.0

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%
Okanagan-Similkameen RD (#)	10,125	3,675	3,225	43,360	29,790
Okanagan-Similkameen RD (%)	11.2%	4.1%	3.6%	48.1%	33.0%
Town of Oliver (#)	590	210	140	2,235	1,905
Town of Oliver (%)	11.6%	4.1%	2.7%	43.9%	37.4%

Source: Statistics Canada. Census 2021

## 1.6 Total Population (0 to 14)

**Table 1.6** Total Population (0 to 14)

	2006	2011	2016	2021
British Columbia (#)	679,600	677,360	691,390	716,900
British Columbia (%)	16.5%	15.4%	14.9%	14.3%
Okanagan-Similkameen RD (#)	10,690	9,855	9,565	10,125
Okanagan-Similkameen RD (%)	13.5%	12.2%	11.5%	11.2%
Town of Oliver (#)	585	585	610	590
Town of Oliver (%)	13.4%	12.1%	12.4%	11.6%

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

## 1.7 Change in Population (0 to 14)

**Table 1.7** Change in Population (0 to 14)

	2006	2006 to 2011	2011 to 2016	2016 to 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	—	-0.3%	2.1%	3.7%
Okanagan-Similkameen RD	10,690	9,855	9,565	10,125
Change in population (OSRD)	—	-835	-290	560
% Change in population (OSRD)	—	-7.8%	-2.9%	5.9%
Town of Oliver	585	585	610	590
Change in population (Oliver)	—	0	25	-20
% Change in population (Oliver)	—	0.0%	4.3%	-3.3%

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

## 1.8 Total 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%
Okanagan-Similkameen RD (#)	4,710	4,335	3,845	3,675
Okanagan-Similkameen RD (%)	5.9%	5.4%	4.6%	4.1%
Town of Oliver (#)	240	245	195	210
Town of Oliver (%)	5.5%	5.1%	4.0%	4.1%

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	2006 to 2011	2011 to 2016	2016 to 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	—	0.6%	-5.9%	-2.0%
Okanagan-Similkameen RD	4,710	4,335	3,845	3,675
Change in population (OSRD)	—	-375	-490	-170
% Change in population (OSRD)	—	-8.0%	-11.3%	-4.4%
Town of Oliver	240	245	195	210
Change in population (Oliver)	—	5	-50	15
% Change in population (Oliver)	—	2.1%	-20.4%	7.7%

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

## 1.10 Total 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
% of the population	6.5%	6.4%	6.2%	5.9%
Capital Region	3,440	3,485	3,145	3,225
% of the population	4.3%	4.3%	3.8%	3.6%
Town of Oliver	135	185	150	140
% of the population	3.1%	3.8%	3.0%	2.7%

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

## 1.11 Change in Population (20 to 24)

**Table 1.11** 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	—	5.2%	2.8%	2.5%
Okanagan-Similkameen RD	3,440	3,485	3,145	3,225
Change in population (OSRD)	—	45	-340	80
% Change in population (OSRD)	—	1.3%	-9.8%	2.5%
Town of Oliver	135	185	150	140
Change in population (Oliver)	—	50	-35	-10
% Change in population (Oliver)	—	37.0%	-18.9%	-6.7%

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

## 1.12 Total 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%
Okanagan-Similkameen RD (#)	39,760	40,815	40,680	43,360
Okanagan-Similkameen RD (%)	50.0%	50.5%	49.0%	48.1%
Town of Oliver (#)	1,880	2,165	2,190	2,235
Town of Oliver (%)	43.0%	44.9%	44.4%	43.9%

Source: Statistics Canada. Census 2006, 2011, 2016 and 2021, 2,719,280, 2,719,280

## 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%
Okanagan-Similkameen RD	39,760	40,815	40,680	43,360
Change in population (OSRD)	—	1,055	-135	2,680
% Change in population (OSRD)	—	2.7%	-0.3%	6.6%
Town of Oliver	1,880	2,165	2,190	2,235
Change in population (Oliver)	—	285	25	45
% Change in population (Oliver)	—	15.2%	1.2%	2.1%

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

## 1.14 Total Population (65 and older)

**Table 1.14** Total Population (65 to 84)

	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%
Okanagan-Similkameen RD (#)	20,880	22,255	25,780	29,790
Okanagan-Similkameen RD (%)	26.3%	27.6%	31.1%	33.0%
Town of Oliver (#)	1,545	1,650	1,790	1,905
Town of Oliver (%)	35.4%	34.2%	36.3%	37.4%

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

## 1.15 Change in Population (65 and older)

**Table 1.15** Change in Population (65 to 84)

	2006	2006 to 2011	2011 to 2016	2016 to 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%
Okanagan-Similkameen RD	20,880	22,255	25,780	29,790
Change in population (OSRD)	—	1,375	3,525	4,010
% Change in population (OSRD)	—	6.6%	15.8%	15.6%
Town of Oliver	1,545	1,650	1,790	1,905
Change in population (Oliver)	—	105	140	115
% Change in population (Oliver)	—	6.8%	8.5%	6.4%

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

## 1.16 Total 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%
Okanagan-Similkameen RD (#)	2,785	3,340	3,680	3,825
Okanagan-Similkameen RD (%)	3.5%	4.1%	4.4%	4.2%
Town of Oliver (#)	240	275	275	220
Town of Oliver (%)	5.5%	5.7%	5.6%	4.3%

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%
Okanagan-Similkameen RD	2,785	3,340	3,680	3,825
Change in population (OSRD)	—	555	340	145
% Change in population (OSRD)	—	19.9%	10.2%	3.9%
Town of Oliver	240	275	275	220
Change in population (Oliver)	—	35	0	-55
% Change in population (Oliver)	—	14.6%	0.0%	-20.0%

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

## 1.18 Oliver Residents Moving in the Year Prior to the Census

**Table 1.18** Oliver Residents Moving in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	686,110	616,645	705,440	706,245
British Columbia (%)	17.0%	14.4%	15.6%	14.5%
Okanagan-Similkameen RD (#)	12,320	10,285	11,865	12,205
Okanagan-Similkameen RD (%)	16.0%	13.2%	14.9%	14.0%
Town of Oliver (#)	615	650	700	585
Town of Oliver (%)	14.8%	14.1%	15.0%	11.8%

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

## 1.19 Owners in Oliver Moving in the Year Prior to the Census

**Table 1.19** Oliver Owners Moving in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	355,920	300,600	348,475	344,245
Okanagan-Similkameen RD (#)	6,915	5,545	6,475	7,360
Town of Oliver (#)	445	320	390	390

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

## 1.20 Renters in Oliver Moving in the Year Prior to the Census

**Table 1.20** Oliver Renters Moving in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	322,890	314,210	355,890	360,140
Okanagan-Similkameen RD (#)	5,375	4,685	5,385	4,810
Town of Oliver (#)	170	330	310	190

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

## 1.21 Residents Moving to Oliver in the Year Prior to the Census

**Table 1.21** Residents Moving to Oliver 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%
Okanagan-Similkameen RD (#)	6,525	5,045	6,520	7,055
Okanagan-Similkameen RD (%)	8.5%	6.5%	8.2%	8.1%
Town of Oliver (#)	280	320	350	350
Town of Oliver (%)	6.7%	6.9%	7.5%	7.1%

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

## 1.22 Owners Moving to Oliver in the Year Prior to the Census

**Table 1.22** Owners Moving to Oliver in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	165,185	137,380	162,755	160,520
Okanagan-Similkameen RD (#)	4,065	2,970	3,885	4,600
Town of Oliver (#)	195	240	235	210

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

## 1.23 Renters Moving to Oliver in the Year Prior to the Census

**Table 1.23** Renters Moving to Oliver in the Year Prior to the Census

	2006	2011	2016	2021
British Columbia (#)	141,850	130,615	155,575	149,785
Okanagan-Similkameen RD (#)	2,445	2,060	2,630	2,445
Town of Oliver (#)	85	75	120	135

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

# Household-Related Data

## 2.0 Household Data

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

### 2.1 Total Households

There were 2,157 households living in the Town of Oliver at the time of the 2016 Census (5.7% of the regional total) and an increase of 155 households. The Okanagan-Similkameen region experienced an increase of 3,308 households between 2016 to 2021 for a total of 40,981 households.

**Table 2.1 Total Households**

	2006	2011	2016	2021
British Columbia #	1,643,150	1,764,637	1,881,969	2,041,834
Okanagan-Similkameen RD (#)	35,240	36,050	37,673	40,981
Town of Oliver (#)	1,945	2,152	2,157	2,312
Oliver as % of the Reg. Total	5.5%	6.0%	5.7%	5.6%

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

### 2.2 Change in Number of Households

**Table 2.2 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%
Okanagan-Similkameen RD	35,240	36,050	37,673	40,981
Change in population (OSRD)	—	810	1,623	3,308
% Change in population (OSRD)	—	2.3%	4.5%	8.8%
Town of Oliver	1,945	2,152	2,157	2,312
Change in population (Oliver)	—	207	5	155
% Change in population (Oliver)	—	10.6%	0.2%	7.2%

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

### 2.3 Total Owners

**Table 2.3 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%
Okanagan-Similkameen RD (#)	26,645	27,520	27,675	30,530
Okanagan-Similkameen RD (%)	75.6%	76.3%	73.5%	74.5%
Town of Oliver (#)	1,535	1,715	1,655	1,805
Town of Oliver (%)	78.9%	79.7%	76.7%	78.1%

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

## 2.4 Net Change in the Number of Owners

**Table 2.4** Net Change in the Number of 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%
Okanagan-Similkameen RD	26,645	27,520	27,675	30,530
Change in population (OSRD)	—	875	155	2,855
% Change in population (OSRD)	—	3.3%	0.6%	10.3%
Town of Oliver	1,535	1,715	1,655	1,805
Change in population (Oliver)	—	180	-60	150
% Change in population (Oliver)	—	11.7%	-3.5%	9.1%

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

## 2.5 Owners with a Mortgage

**Table 2.5** Owners with a Mortgage

	2006	2011	2016	2021
British Columbia (#)	644,560	688,530	727,680	773,665
British Columbia (%)	57.6%	57.3%	58.6%	57.2%
Okanagan-Similkameen RD (#)	12,210	12,250	12,460	14,185
Okanagan-Similkameen RD (%)	48.6%	47.9%	48.6%	47.5%
Town of Oliver (#)	715	710	805	920
Town of Oliver (%)	46.9%	41.4%	48.9%	51.3%

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

## 2.6 Change in the Number of Owners with a Mortgage

**Table 2.6** Change in the Number of Owners with a Mortgage

	2006	2011	2016	2021
British Columbia	644,560	688,530	727,680	773,665
Change in population (Province)	—	43,970	39,150	45,985
% Change in the population	—	6.8%	5.7%	6.3%
Okanagan-Similkameen RD	12,210	12,250	12,460	14,185
Change in population (OSRD)	—	40	210	1,725
% Change in population (OSRD)	—	0.3%	1.7%	13.8%
Town of Oliver	715	710	805	920
Change in population (Oliver)	—	-5	95	115
% Change in population (Oliver)	—	-0.7%	13.4%	14.3%

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

## 2.7 Total Renters

**Table 2.7 Total Renters**

	2006	2011	2016	2021
British Columbia (#)	494,000	525,000	599,360	669,455
British Columbia (%)	30.1%	29.8%	31.8%	32.8%
Okanagan-Similkameen RD (#)	8,550	8,465	9,950	10,300
Okanagan-Similkameen RD (%)	24.3%	23.5%	26.4%	25.1%
Town of Oliver (#)	415	435	505	510
Town of Oliver (%)	21.3%	20.2%	23.4%	22.1%

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

## 2.8 Net Change in the Number of Renters

**Table 2.8 Net Change in the Number of Renters**

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	494,000	525,000	599,360	669,455
Change in population (Province)	—	31,000	74,360	70,095
% Change in the population	—	6.3%	14.2%	11.7%
Okanagan-Similkameen RD	8,550	8,465	9,950	10,300
Change in population (OSRD)	—	-85	1,485	350
% Change in population (OSRD)	—	-1.0%	17.5%	3.5%
Town of Oliver	415	435	505	510
Change in population (Oliver)	—	20	70	5
% Change in population (Oliver)	—	4.8%	16.1%	1.0%

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

## 2.9 Average Household Size

**Table 2.9 Average Household Size**

	2006	2011	2016	2021
British Columbia	2.5	2.5	2.4	2.0
Okanagan-Similkameen RD	2.2	2.2	2.1	2.1
Town of Oliver	2.2	2.2	2.2	2.2

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

## 2.10 Number of Persons Per Household

**Table 2.10** 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%
Okanagan-Similkameen RD (#)	13,170	17,770	4,540	3,430	2,080
Okanagan-Similkameen RD (%)	32.1%	43.4%	11.1%	8.4%	5.1%
Town of Oliver (#)	705	1,075	245	165	130
Town of Oliver (%)	30.5%	46.5%	10.6%	7.1%	5.6%

Source: Statistics Canada. Census 2021

## 2.11 One Person Households

**Table 2.11** 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%
Okanagan-Similkameen RD (#)	10,650	11,090	11,910	13,170
Okanagan-Similkameen RD (%)	30.2%	30.8%	31.6%	32.1%
Town of Oliver (#)	630	645	635	705
Town of Oliver (%)	32.4%	30.0%	29.4%	30.5%

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

## 2.12 Change in Number of One Person Households

**Table 2.12** 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	—	8.2%	8.6%	10.8%
Okanagan-Similkameen RD	10,650	11,090	11,910	13,170
Change in population (OSRD)	—	440	820	1,260
% Change in population (OSRD)	—	4.1%	7.4%	10.6%
Town of Oliver	630	645	635	705
Change in population (Oliver)	—	15	(10)	70
% Change in population (Oliver)	—	2.4%	(1.6%)	11.0%

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

## 2.13 Two Person Households

**Table 2.13** 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%
Okanagan-Similkameen RD (#)	15,095	15,655	16,550	17,770
Okanagan-Similkameen RD (%)	42.8%	43.4%	43.9%	43.4%
Town of Oliver (#)	855	990	985	1,075
Town of Oliver (%)	44.0%	46.0%	45.7%	46.5%

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

## 2.14 Change in Number of Two Person Households

**Table 2.14** Change in the Number of Two 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%
Okanagan-Similkameen RD	15,095	15,655	16,550	17,770
Change in population (OSRD)	—	560	895	1,220
% Change in population (OSRD)	—	3.7%	5.7%	7.4%
Town of Oliver	855	990	985	1,075
Change in population (Oliver)	—	135	(5)	90
% Change in population (Oliver)	—	15.8%	(0.5%)	9.1%

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

## 2.15 Households of Three or More People

**Table 2.15** Households of Three or More People

	2006	2011	2016	2021
British Columbia (#)	618,965	652,445	676,285	721,255
British Columbia (%)	37.7%	37.0%	35.9%	35.3%
Okanagan-Similkameen RD (#)	9,500	9,305	9,215	10,050
Okanagan-Similkameen RD (%)	27.0%	25.8%	24.5%	24.5%
Town of Oliver (#)	470	525	540	540
Town of Oliver (%)	24.2%	24.4%	25.0%	23.4%

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

## 2.16 Change in Number of Households with Three or More People

**Table 2.16** Change in the Number of Households of Three or More People

	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%
Okanagan-Similkameen RD	9,500	9,305	9,215	10,050
Change in population (OSRD)	—	-195	-90	835
% Change in population (OSRD)	—	-2.1%	-1.0%	9.1%
Town of Oliver	470	525	540	540
Change in population (Oliver)	—	55	15	0
% Change in population (Oliver)	—	11.7%	2.9%	0.0%

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

## 2.17 Family and Household Type

**Table 2.17** Family and Household Type

	Total Households	Single 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%
Okanagan-Similkameen RD (#)	40,985	24,825	1,265	14,880
Okanagan-Similkameen RD (%)	100.0%	60.6%	3.1%	36.3%
Town of Oliver (#)	2,310	1,445	70	795
Town of Oliver (%)	99.9%	62.5%	3.0%	34.4%

Source: Statistics Canada. Census 2021

## 2.18 Census Family Households

**Table 2.18** 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%
Okanagan-Similkameen RD (#)	24,155	24,310	25,025	26,090
Okanagan-Similkameen RD (%)	68.5%	67.4%	66.4%	63.7%
Town of Oliver (#)	1,325	1,470	1,505	1,515
Town of Oliver (%)	68.1%	68.3%	69.8%	65.5%

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



## 2.19 Change in the Number of Census Family Households

**Table 2.19** 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%
Okanagan-Similkameen RD	24,155	24,310	25,025	26,090
Change in population (OSRD)	—	155	715	1,065
% Change in population (OSRD)	—	0.6%	2.9%	4.3%
Town of Oliver	1,325	1,470	1,505	1,515
Change in population (Oliver)	—	145	35	10
% Change in population (Oliver)	—	10.9%	2.4%	0.7%

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

## 2.20 Families with Children

**Table 2.20** 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%
Okanagan-Similkameen RD (#)	10,810	10,350	10,155	10,870
Okanagan-Similkameen RD (%)	44.8%	42.6%	40.6%	41.7%
Town of Oliver (#)	555	580	595	615
Town of Oliver (%)	41.9%	39.5%	39.5%	40.6%

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

## 2.21 Change in the Number of Families with Children

**Table 2.21** Change in the Number of Families with Children

	2006	2011	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%
Okanagan-Similkameen RD	10,810	10,350	10,155	10,870
Change in population (OSRD)		-460	-195	715
% Change in population (OSRD)		-4.3%	-1.9%	7.0%
Town of Oliver	555	580	595	615
Change in population (Oliver)		25	15	20
% Change in population (Oliver)		4.5%	2.6%	3.4%

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

## 2.22 Families without Children

**Table 2.22 Families without Children**

	2006	2011	2016	2021
British Columbia (#)	479,400	527,735	577,790	630,125
British Columbia (%)	41.3%	42.6%	44.1%	47.3%
Okanagan-Similkameen RD (#)	13,340	13,965	14,870	16,105
Okanagan-Similkameen RD (%)	55.2%	57.4%	59.4%	61.7%
Town of Oliver (#)	770	900	905	950
Town of Oliver (%)	58.1%	61.2%	60.1%	62.7%

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

## 2.23 Change in the Number of Families without Children

**Table 2.23 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%
Okanagan-Similkameen RD	13,340	13,965	14,870	16,105
Change in population (OSRD)	—	625	905	1,235
% Change in population (OSRD)	—	4.7%	6.5%	8.3%
Town of Oliver	770	900	905	950
Change in population (Oliver)	—	130	5	45
% Change in population (Oliver)	—	16.9%	0.6%	5.0%

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

## 2.24 Single Parent Family Households

**Table 2.24 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%
Okanagan-Similkameen RD (#)	3,175	3,365	3,360	3,655
Okanagan-Similkameen RD (%)	29.4%	32.5%	33.1%	33.6%
Town of Oliver (#)	180	195	220	225
Town of Oliver (%)	32.4%	33.6%	37.0%	36.6%

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

## 2.25 Change in the Number of Single Parent Family Households

**Table 2.25** 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%
Okanagan-Similkameen RD	3,175	3,365	3,360	3,655
Change in population (OSRD)	—	190	-5	295
% Change in population (OSRD)	—	6.0%	-0.1%	8.8%
Town of Oliver	180	195	220	225
Change in population (Oliver)	—	15	25	5
% Change in population (Oliver)	—	8.3%	12.8%	2.3%

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

## 2.26 Non-Census Family Households

**Table 2.26** 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%
Okanagan-Similkameen RD (#)	—	12,385	13,305	19,420
Okanagan-Similkameen RD (%)	—	34.4%	35.3%	47.4%
Town of Oliver (#)	—	720	705	795
Town of Oliver (%)	—	33.5%	32.7%	34.4%

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

## 2.27 Change in the Number of Non-Census Family Households

**Table 2.27** Change in the Number of 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%
Okanagan-Similkameen RD		12,385	13,305	19,420
Change in population (OSRD)	—	—	920	6,115
% Change in population (OSRD)	—	—	7.4%	46.0%
Town of Oliver		720	705	795
Change in population (Oliver)	—	—	-15	90
% Change in population (Oliver)	—	—	-2.1%	12.8%

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

## 2.28 Single Person Households

**Table 2.28** Single Person Households

	2006	2011	2016	2021
British Columbia (#)	460,580	498,920	541,915	600,705
British Columbia (%)	28.0%	28.3%	28.8%	29.4%
Okanagan-Similkameen RD (#)	10,630	11,085	11,910	13,165
Okanagan-Similkameen RD (%)	30.2%	30.7%	31.6%	32.1%
Town of Oliver (#)	620	645	635	700
Town of Oliver (%)	31.9%	30.0%	29.4%	30.3%

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

## 2.29 Change in the Number of Single Person Households

**Table 2.29** 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%
Okanagan-Similkameen RD	10,630	11,085	11,910	13,165
Change in population (OSRD)	—	455	825	1,255
% Change in population (OSRD)	—	4.3%	7.4%	10.5%
Town of Oliver	620	645	635	700
Change in population (Oliver)	—	25	-10	65
% Change in population (Oliver)	—	4.0%	-1.6%	10.2%

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

## 2.30 Number of Unrelated Persons Sharing

**Table 2.30** 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%
Okanagan-Similkameen RD (#)	2,155	—	3,035	4,295
Okanagan-Similkameen RD (%)	6.1%	—	8.1%	10.5%
Town of Oliver (#)	55	—	165	215
Town of Oliver (%)	2.8%	—	7.6%	9.3%

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

## 2.31 Change in the Number of Unrelated Persons Sharing

**Table 2.31** Change in the Number of 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%
Okanagan-Similkameen RD	2,155	—	3,035	4,295
Change in population (OSRD)	—	—	—	1,260
% Change in population (OSRD)	—	—	—	41.5%
Town of Oliver	55	—	165	215
Change in population (Oliver)	—	—	—	50
% Change in population (Oliver)	—	—	—	30.3%

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

## 2.32 Individuals Living with Relatives

**Table 2.32** Individuals Living with Relatives

	2006	2011	2016	2021
British Columbia (#)	90,340	—	105,450	139,900
British Columbia (%)	5.5%	—	5.6%	6.9%
Okanagan-Similkameen RD (#)	1,110	—	1,525	1,950
Okanagan-Similkameen RD (%)	3.1%	—	4.0%	4.8%
Town of Oliver (#)	85	—	95	115
Town of Oliver (%)	4.4%	—	4.4%	5.0%

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

## 2.33 Change in the Number of Individuals Living with Relatives

**Table 2.33** Change in the Number of 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%
Okanagan-Similkameen RD	1,110	—	1,525	1,950
Change in population (OSRD)	—	—	—	425
% Change in population (OSRD)	—	—	—	27.9%
Town of Oliver	85	—	95	115
Change in population (Oliver)	—	—	—	20
% Change in population (Oliver)	—	—	—	21.1%

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

## 2.34 Single Household Maintainer

**Table 2.34** Single Household Maintainer

	2006	2011	2016	2021
British Columbia (#)	1,001,195	1,038,910	1,091,500	1,003,245
British Columbia (%)	60.9%	58.9%	58.0%	49.1%
Okanagan-Similkameen RD (#)	21,735	21,320	22,110	20,350
Okanagan-Similkameen RD (%)	61.7%	59.1%	58.7%	49.7%
Town of Oliver (#)	1,265	1,245	1,265	1,065
Town of Oliver (%)	65.0%	57.9%	58.6%	46.1%

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

## 2.35 Change in the Number of Single Household Maintainer

**Table 2.35** Change in the Number of Single Household Maintainer

	2006	2006-2011	2011-2016	2016-2021
British Columbia	1,001,195	1,038,910	1,091,500	1,003,245
Change in population (Province)	—	37,715	52,590	-88,255
% Change in the population	—	3.8%	5.1%	-8.1%
Okanagan-Similkameen RD	21,735	21,320	22,110	20,350
Change in population (OSRD)	—	-415	790	-1,760
% Change in population (OSRD)	—	-1.9%	3.7%	-8.0%
Town of Oliver	1,265	1,245	1,265	1,065
Change in population (Oliver)	—	-20	20	-200
% Change in population (Oliver)	—	-1.6%	1.6%	-15.8%

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

## 2.36 Two Household Maintainers

**Table 2.36** Two Household Maintainers

	2006	2011	2016	2021
British Columbia (#)	603,520	673,940	725,675	904,960
British Columbia (%)	36.7%	38.2%	38.6%	44.3%
Okanagan-Similkameen RD (#)	13,095	14,165	14,855	18,800
Okanagan-Similkameen RD (%)	37.2%	39.3%	39.4%	45.9%
Town of Oliver (#)	655	880	865	1,100
Town of Oliver (%)	33.7%	40.9%	40.1%	47.6%

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

## 2.37 Change in the Number of Two Household Maintainers

**Table 2.37** Change in the Number of Two Household Maintainers

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	603,520	673,945	725,675	904,960
Change in population (Province)	—	70,425	51,730	179,285
% Change in the population	—	11.7%	7.7%	24.7%
Okanagan-Similkameen RD	13,095	14,165	14,855	18,805
Change in population (OSRD)	—	1,070	690	3,950
% Change in population (OSRD)	—	8.2%	4.9%	26.6%
Town of Oliver	655	880	865	1,100
Change in population (Oliver)	—	225	-15	235
% Change in population (Oliver)	—	34.4%	-1.7%	27.2%

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

## 2.38 Three Household Maintainers

**Table 2.38** Three Household Maintainers

	2006	2011	2016	2021
British Columbia (#)	38,430	51,780	64,795	133,630
British Columbia (%)	2.3%	2.9%	3.4%	6.5%
Okanagan-Similkameen RD (#)	415	560	710	1,830
Okanagan-Similkameen RD (%)	1.2%	1.6%	1.9%	4.5%
Town of Oliver (#)	25	30	25	145
Town of Oliver (%)	1.3%	1.4%	1.2%	6.3%

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

## 2.39 Change in the Number of Households with Three Household Maintainers

**Table 2.39** Change in the Number of Households with Three Household Maintainers

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	38,430	51,780	64,790	133,630
Change in population (Province)	—	13,350	13,010	68,840
% Change in the population	—	34.7%	25.1%	106.3%
Okanagan-Similkameen RD	415	560	710	1,830
Change in population (OSRD)	—	145	150	1,120
% Change in population (OSRD)	—	34.9%	26.8%	157.7%
Town of Oliver	25	30	25	145
Change in population (Oliver)	—	5	-5	120
% Change in population (Oliver)	—	20.0%	-16.7%	480.0%

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

## 2.40 Age of Household Maintainers (2021)

**Table 2.40** 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%
Okanagan-Similkameen RD (#)	580	7,835	14,750	17,820
Okanagan-Similkameen RD (%)	1.4%	19.1%	36.0%	43.5%
Town of Oliver (#)	30	400	775	1,105
Town of Oliver (%)	1.3%	17.3%	33.5%	47.8%

Source: Statistics Canada. Census 2021

## 2.41 Younger Households (Under 35 Years Old)

**Table 2.41** Younger Households (Under 35 Years Old)

	2006	2011	2016	2021
British Columbia (#)	273,280	293,775	312,570	340,175
British Columbia (%)	16.6%	16.6%	16.6%	16.7%
Okanagan-Similkameen RD (#)	3,445	3,510	3,550	3,725
Okanagan-Similkameen RD (%)	9.8%	9.7%	9.4%	9.1%
Town of Oliver (#)	135	140	195	125
Town of Oliver (%)	6.9%	6.5%	9.0%	5.4%

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

## 2.42 Change in the Number of Younger Households (Under 35 Years Old)

**Table 2.42** Change in the Number of Younger Households (Under 35 Years Old)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	273,280	293,775	312,570	340,175
Change in population (Province)	—	20,495	18,795	27,605
% Change in the population	—	7.5%	6.4%	8.8%
Okanagan-Similkameen RD	3,445	3,510	3,550	3,725
Change in population (OSRD)	—	65	40	175
% Change in population (OSRD)	—	1.9%	1.1%	4.9%
Town of Oliver	135	140	195	125
Change in population (Oliver)	—	5	55	-70
% Change in population (Oliver)	—	3.7%	39.3%	-35.9%

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



## 2.43 Senior-Led Households (65 Years Old+)

**Table 2.43 Senior-Led Households (2021)**

	2006	2011	2016	2021
British Columbia (#)	365,560	410,865	496,480	596,200
British Columbia (%)	22.2%	23.3%	26.4%	29.2%
Okanagan-Similkameen RD (#)	13,165	14,035	15,575	17,820
Okanagan-Similkameen RD (%)	37.4%	38.9%	41.3%	43.5%
Town of Oliver (#)	940	1,025	1,020	1,105
Town of Oliver (%)	48.3%	47.6%	47.3%	47.8%

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

## 2.44 Change in the Number of Senior-Led Households (65 Years Old+)

**Table 2.44 Change in the Number of Senior-Led Households**

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	365,560	410,865	496,480	596,200
Change in population (Province)	—	45,305	85,615	99,720
% Change in the population	—	12.4%	20.8%	20.1%
Okanagan-Similkameen RD	13,165	14,035	15,575	17,820
Change in population (OSRD)	—	870	1,540	2,245
% Change in population (OSRD)	—	6.6%	11.0%	14.4%
Town of Oliver	940	1,025	1,020	1,105
Change in population (Oliver)	—	85	-5	85
% Change in population (Oliver)	—	9.0%	-0.5%	8.3%

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

## 2.45 Older Senior-Led Households (85 Years+)

**Table 2.45 Older Senior-Led Households (85 Years+)**

	2006	2011	2016	2021
British Columbia (#)	43,615	48,480	56,085	66,710
British Columbia (%)	2.7%	2.7%	3.0%	3.3%
Okanagan-Similkameen RD (#)	1,650	1,735	2,100	2,135
Okanagan-Similkameen RD (%)	4.7%	4.8%	5.6%	5.2%
Town of Oliver (#)	140	125	150	115
Town of Oliver (%)	7.2%	5.8%	7.0%	5.0%

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

## 2.46 Change in the Number of Older Senior-Led Households (85 Years Old+)

**Table 2.46** Change in the Number of Older Senior-Led Households (85 years Old+)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	43,615	48,480	56,085	66,710
Change in population (Province)	—	4,865	7,605	10,625
% Change in the population	—	11.2%	15.7%	18.9%
Okanagan-Similkameen RD	1,650	1,735	2,100	2,135
Change in population (OSRD)	—	85	365	35
% Change in population (OSRD)	—	5.2%	21.0%	1.7%
Town of Oliver	140	125	150	115
Change in population (Oliver)	—	-15	25	-35
% Change in population (Oliver)	—	-10.7%	20.0%	-23.3%

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

# Housing Choices

## 3.0 Housing Choices

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

### 3.1 Single Detached Housing Units

**Table 3.1** 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%
Okanagan-Similkameen RD (#)	23,130	22,845	23,195	24,070
Okanagan-Similkameen RD (%)	65.6%	63.4%	61.6%	58.7%
Town of Oliver (#)	1,350	1,435	1,460	1,540
Town of Oliver (%)	69.4%	66.7%	67.7%	66.6%

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

### 3.2 Change in the Number of Single Detached Housing Units

**Table 3.2** Change in the Number of 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%
Okanagan-Similkameen RD	23,130	22,845	23,195	24,070
Change in population (OSRD)		-285	350	875
% Change in population (OSRD)		-1.2%	1.5%	3.8%
Town of Oliver	1,350	1,435	1,460	1,540
Change in population (Oliver)		85	25	80
% Change in population (Oliver)		6.3%	1.7%	5.5%

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

### 3.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

**Table 3.3** 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%
Okanagan-Similkameen RD (#)	3,290	3,520	3,795	4,365
Okanagan-Similkameen RD (%)	9.3%	9.8%	10.1%	10.7%
Town of Oliver (#)	275	245	315	360
Town of Oliver (%)	14.1%	11.4%	14.6%	15.6%

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

### 3.4 Change in the Number of Semi-Detached, Duplex, Rowhouse and Townhouse Units

**Table 3.4** Change in the Number of Semi-Detached, Duplex, 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%
Okanagan-Similkameen RD	3,290	3,520	3,795	4,365
Change in population (OSRD)		230	275	570
% Change in population (OSRD)		7.0%	7.8%	15.0%
Town of Oliver	275	245	315	360
Change in population (Oliver)		-30	70	45
% Change in population (Oliver)		-10.9%	28.6%	14.3%

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

### 3.5 Apartment Units

**Table 3.5** 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%
Okanagan-Similkameen RD (#)	6,295	6,590	6,965	7,990
Okanagan-Similkameen RD (%)	17.9%	18.3%	18.5%	19.5%
Town of Oliver (#)	245	340	275	270
Town of Oliver (%)	12.6%	15.8%	12.7%	11.7%

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

### 3.6 Change in the Number of Apartment Units

**Table 3.6** Change in the Number of 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%
Okanagan-Similkameen RD	6,295	6,590	6,965	7,990
Change in population (OSRD)	—	295	375	1,025
% Change in population (OSRD)	—	4.7%	5.7%	14.7%
Town of Oliver	245	340	275	270
Change in population (Oliver)	—	95	-65	-5
% Change in population (Oliver)	—	38.8%	-19.1%	-1.8%

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

### 3.7 Apartment Duplex Units — Garden and Basement Suites

**Table 3.7** 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%
Okanagan-Similkameen RD (#)	580	920	1,325	1,510
Okanagan-Similkameen RD (%)	1.6%	2.6%	3.5%	3.7%
Town of Oliver (#)	35	30	25	45
Town of Oliver (%)	1.8%	1.4%	1.2%	1.9%

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

### 3.8 Change in the Number of Apartment Duplex Units — Garden and Basement Suites

**Table 3.8** Change in the Number of Apartment Duplex Units — Garden and Basement Suites

	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%
Okanagan-Similkameen RD	580	920	1,325	1,510
Change in population (OSRD)	—	340	405	185
% Change in population (OSRD)	—	58.6%	44.0%	14.0%
Town of Oliver	35	30	25	45
Change in population (Oliver)	—	-5	-5	20
% Change in population (Oliver)	—	-14.3%	-16.7%	80.0%

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

### 3.9 Moveable Dwelling Units

**Table 3.9** 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%
Okanagan-Similkameen RD (#)	1,950	2,180	2,390	3,040
Okanagan-Similkameen RD (%)	5.5%	6.0%	6.3%	7.4%
Town of Oliver (#)	50	105	80	90
Town of Oliver (%)	2.6%	4.9%	3.7%	3.9%

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

### 3.10 Change in the Number of Moveable Dwelling Units

**Table 3.10** 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%
Okanagan-Similkameen RD	1,950	2,180	2,390	3,040
Change in population (OSRD)	—	230	210	650
% Change in population (OSRD)	—	11.8%	9.6%	27.2%
Town of Oliver	50	105	80	90
Change in population (Oliver)	—	55	-25	10
% Change in population (Oliver)	—	110.0%	-23.8%	12.5%

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

### 3.11 Number of Bedrooms

**Table 3.11** 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%
Okanagan-Similkameen RD (#)	265	4,605	13,920	12,420	9,770
Okanagan-Similkameen RD (%)	0.6%	11.2%	34.0%	30.3%	23.8%
Town of Oliver (#)	10	210	920	715	460
Town of Oliver (%)	0.4%	9.1%	39.8%	30.9%	19.9%

Source: Statistics Canada. Census 2021

### 3.12 Units with No Bedrooms

**Table 3.12** Units with No Bedrooms

	2006	2011	2016	2021
British Columbia (#)	64,355	31,900	22,710	30,860
British Columbia (%)	3.9%	1.8%	1.2%	1.5%
Okanagan-Similkameen RD (#)	765	185	205	265
Okanagan-Similkameen RD (%)	2.2%	0.5%	0.5%	%
Town of Oliver (#)	45	15	0	10
Town of Oliver (%)	2.3%	0.7%	0.0%	0.4%

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

### 3.13 Change in the Number of Units with No Bedrooms

**Table 3.13** Change in the Number of Units with No Bedrooms

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	64,355	31,900	22,710	30,860
Change in population (Province)	—	(32,455)	(9,190)	8,150
% Change in the population	—	(50.4%)	(28.8%)	35.9%
Okanagan-Similkameen RD	765	185	205	265
Change in population (OSRD)	—	(580)	20	60
% Change in population (OSRD)	—	(75.8%)	10.8%	39.3%
Town of Oliver	45	15	0	10
Change in population (Oliver)	—	(30)	(15)	10
% Change in population (Oliver)	—	(66.7%)	(100.0)	100.0%

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

### 3.14 One Bedroom Units

**Table 3.14** One bedroom Units

	2006	2011	2016	2021
British Columbia (#)	258,220	281,675	311,035	354,020
British Columbia (%)	15.7%	16.0%	16.5%	17.3%
Okanagan-Similkameen RD (#)	3,910	4,315	4,030	4,605
Okanagan-Similkameen RD (%)	11.1%	12.0%	10.7%	11.2%
Town of Oliver (#)	235	140	160	210
Town of Oliver (%)	12.1%	6.5%	7.4%	9.1%

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

### 3.15 Change in the Number of One Bedroom Units

**Table 3.15** Change in the Number of One Bedroom Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	258,220	281,675	311,035	354,020
Change in population (Province)	—	23,455	29,360	42,985
% Change in the population	—	9.1%	10.4%	13.8%
Okanagan-Similkameen RD	3,910	4,315	4,030	4,605
Change in population (OSRD)	—	405	(285)	575
% Change in population (OSRD)	—	10.4%	(6.6%)	14.3%
Town of Oliver	235	140	160	210
Change in population (Oliver)	—	(95)	20	50
% Change in population (Oliver)	—	(40.4%)	14.3%	31.3%

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

### 3.16 Two Bedroom Units

**Table 3.16** Two bedroom Units

	2006	2011	2016	2021
British Columbia (#)	429,020	472,285	514,015	569,180
British Columbia (%)	26.1%	26.8%	27.3%	27.9%
Okanagan-Similkameen RD (#)	12,275	12,340	12,995	13,920
Okanagan-Similkameen RD (%)	34.8%	34.2%	34.5%	34.0%
Town of Oliver (#)	675	875	855	920
Town of Oliver (%)	34.6%	40.6%	39.7%	39.7%

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

### 3.17 Change in the Number of Two Bedroom Units

**Table 3.17** Change in the Number of Two Bedroom Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	429,020	472,285	514,015	569,180
Change in population (Province)	—	43,265	41,730	55,165
% Change in the population	—	10.1%	8.8%	10.7%
Okanagan-Similkameen RD	12,275	12,340	12,995	13,920
Change in population (OSRD)	—	65	655	925
% Change in population (OSRD)	—	0.5%	5.3%	7.1%
Town of Oliver	675	875	855	920
Change in population (Oliver)	—	200	(20)	65
% Change in population (Oliver)	—	29.6%	(2.3%)	7.6%

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

### 3.18 Three Bedroom Units

**Table 3.18** Three Bedroom Units

	2006	2011	2016	2021
British Columbia (#)	481,495	499,495	513,135	539,905
British Columbia (%)	29.3%	28.3%	27.3%	26.4%
Okanagan-Similkameen RD (#)	10,720	10,560	11,545	12,425
Okanagan-Similkameen RD (%)	30.4%	29.3%	30.6%	30.3%
Town of Oliver (#)	570	625	685	715
Town of Oliver (%)	29.2%	29.0%	31.8%	31.0%

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



### 3.19 Change in the Number of Three Bedroom Units

**Table 3.19** Change in the Number of Three Bedroom Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	481,495	499,495	513,135	539,905
Change in population (Province)	—	18,000	13,640	26,770
% Change in the population	—	3.7%	2.7%	5.2%
Okanagan-Similkameen RD	10,720	10,560	11,545	12,425
Change in population (OSRD)	—	(160)	985	880
% Change in population (OSRD)	—	(1.5%)	9.3%	7.6%
Town of Oliver	570	625	685	715
Change in population (Oliver)	—	55	60	30
% Change in population (Oliver)	—	9.6%	9.6%	4.4%

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

### 3.20 Four or More Bedroom Units

**Table 3.20** Four or More Bedroom Units

	2006	2011	2016	2021
British Columbia (#)	410,065	479,280	521,075	547,865
British Columbia (%)	25.0%	27.2%	27.7%	26.8%
Okanagan-Similkameen RD (#)	7,565	8,640	8,895	9,770
Okanagan-Similkameen RD (%)	21.5%	24.0%	23.6%	23.8%
Town of Oliver (#)	425	495	450	460
Town of Oliver (%)	21.8%	23.0%	20.9%	19.9%

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

### 3.21 Change in the Number of Four or More Bedroom Units

**Table 3.21** Change in the Number of Four or More Bedroom Units

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	410,065	479,280	521,075	547,865
Change in population (Province)	—	69,215	41,795	26,790
% Change in the population	—	16.9%	8.7%	5.1%
Okanagan-Similkameen RD	7,565	8,640	8,895	9,770
Change in population (OSRD)	—	1,075	255	875
% Change in population (OSRD)	—	14.2%	3.0%	9.8%
Town of Oliver	425	495	450	460
Change in population (Oliver)	—	70	(45)	10
% Change in population (Oliver)	—	16.5%	(9.1%)	2.2%

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

## 3.22 Housing Stock by Period of Construction

**Table 3.22** 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	626,255	287,020	321,690
British Columbia (%)	12.5%	27.0%	30.7%	14.1%	15.8%
Okanagan-Similkameen RD (#)	6,125	12,090	13,040	4,675	5,050
Okanagan-Similkameen RD (%)	14.9%	29.5%	31.8%	11.4%	12.3%
Town of Oliver (#)	430	580	700	375	235
Town of Oliver (%)	18.6%	25.1%	30.3%	16.2%	10.2%

Source: Statistics Canada. Census 2021

## 3.23 Ownership Housing Stock by Period of Construction

**Table 3.23** Ownership Housing 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%
Okanagan-Similkameen RD (#)	4,350	8,205	10,610	3,815	3,550
Okanagan-Similkameen RD (%)	14.2%	26.9%	34.8%	12.5%	11.6%
Town of Oliver (#)	315	355	935	345	190
Town of Oliver (%)	14.7%	16.6%	43.7%	16.1%	8.9%

Source: Statistics Canada. Census 2021

## 3.24 Rental Housing Stock by Period of Construction

**Table 3.24** 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%
Okanagan-Similkameen RD (#)	1,765	3,860	2,370	845	1,460
Okanagan-Similkameen RD (%)	17.1%	37.5%	23.0%	8.2%	14.2%
Town of Oliver (#)	115	220	95	30	50
Town of Oliver (%)	22.5%	43.1%	18.6%	5.9%	9.8%

Source: Statistics Canada. Census 2021

# Income Profile and Housing Costs

## 4.0 Income and Housing Costs

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

### 4.1 Income Distribution of All Households

**Table 4.1** 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 (#)	104,265	211,065	222,260	415,875	235,305	853,065
British Columbia (%)	5.1%	10.3%	10.9%	20.4%	11.5%	41.8%
Okanagan-Similkameen RD (#)	1,855	5,775	5,890	9,625	4,955	12,895
Okanagan-Similkameen RD (%)	4.5%	14.1%	14.4%	23.5%	12.1%	31.5%
Town of Oliver (#)	90	295	370	535	310	705
Town of Oliver (%)	3.9%	12.8%	16.0%	23.2%	13.4%	30.5%

Source: Statistics Canada. Census 2021

### 4.2 Income Distribution of Owners

**Table 4.2** 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%
Okanagan-Similkameen RD (#)	975	3,330	3,985	7,210	3,955	11,065
Okanagan-Similkameen RD (%)	3.2%	10.9%	13.1%	23.6%	13.0%	36.2%
Town of Oliver (#)	20	195	255	415	260	640
Town of Oliver (%)	1.1%	10.8%	14.1%	23.0%	14.4%	35.5%

Source: Statistics Canada. Census 2021

### 4.3 Income Distribution of Renters

**Table 4.3** 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%
Okanagan-Similkameen RD (#)	845	2,335	1,910	2,455	1,090	1,670
Okanagan-Similkameen RD (%)	8.2%	22.7%	18.5%	23.8%	10.6%	16.2%
Town of Oliver (#)	20	90	115	120	50	65
Town of Oliver (%)	3.9%	17.6%	22.5%	23.5%	9.8%	12.7%

Source: Statistics Canada. Census 2021

## 4.4 Average Household Income

**Table 4.4** Average Household Income

	2006	2011	2016	2021
British Columbia	\$80,072	\$84,086	\$90,354	\$108,600
Okanagan-Similkameen RD	\$63,990	\$65,727	\$74,937	\$89,100
Town of Oliver	\$59,725	\$60,943	\$65,328	\$83,400

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

## 4.5 Change in the Average Household Income

**Table 4.5** 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%
Okanagan-Similkameen RD	\$63,990	\$65,727	\$74,937	\$89,100
Change in population (OSRD)	—	\$1,737	\$9,210	\$14,163
% Change in population (OSRD)	—	2.7%	14.0%	18.9%
Town of Oliver	\$59,725	\$60,943	\$65,328	\$83,400
Change in population (Oliver)		\$1,218	\$4,385	\$18,072
% Change in population (Oliver)		2.0%	7.2%	27.7%

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

## 4.6 Median Household Income

**Table 4.6** Median Household Income

	2006	2011	2016	2021
British Columbia	\$62,372	\$65,555	\$69,979	\$85,000
Okanagan-Similkameen RD	\$50,924	\$50,080	\$57,081	\$71,000
Town of Oliver	\$44,709	\$49,875	\$52,609	\$71,000

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

## 4.7 Change in the Median Household Income

**Table 4.7** Change in the Median Household Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$62,372	\$65,555	\$69,979	\$85,000
Change in population (Province)	—	\$3,183	\$4,424	\$15,021
% Change in the population	—	5.1%	6.7%	21.5%
Okanagan-Similkameen RD	\$50,924	\$50,080	\$57,081	\$71,000
Change in population (OSRD)	—	(\$844)	\$7,001	\$13,919
% Change in population (OSRD)	—	(1.7%)	14.0%	24.4%
Town of Oliver	\$44,709	\$49,875	\$52,609	\$71,000
Change in population (Oliver)	—	\$5,166	\$2,734	\$18,391
% Change in population (Oliver)	—	11.6%	5.5%	35.0%

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

## 4.8 Average Household Income (Owners)

**Table 4.8** Average Household Income (Owners)

	2006	2011	2016	2021
British Columbia	\$93,202	\$96,840	\$105,394	\$124,200
Okanagan-Similkameen RD	\$71,052	\$72,977	\$84,532	\$97,800
Town of Oliver	\$66,193	\$64,472	\$71,601	\$90,600

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

## 4.9 Change in the Average Household Income (Owners)

**Table 4.9** Change in the Average Household Income (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%
Okanagan-Similkameen RD	\$71,052	\$72,977	\$84,532	\$97,800
Change in population (OSRD)	—	\$1,925	\$11,555	\$13,268
% Change in population (OSRD)	—	2.7%	15.8%	15.7%
Town of Oliver	\$66,193	\$64,472	\$71,601	\$90,600
Change in population (Oliver)	—	(\$1,721)	\$7,129	\$18,999
% Change in population (Oliver)	—	(2.6%)	11.1%	26.5%

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

## 4.10 Median Household Income (Owners)

**Table 4.10** Median Household Income (Owners)

	2006	2011	2016	2021
British Columbia	\$75,243	\$78,302	\$84,333	\$100,000
Okanagan-Similkameen RD	\$58,200	\$58,272	\$65,753	\$79,000
Town of Oliver	\$50,893	\$55,926	\$59,138	\$80,000

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

## 4.11 Change in the Median Household Income (Owners)

**Table 4.11** 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%
Okanagan-Similkameen RD	\$58,200	\$58,272	\$65,753	\$79,000
Change in population (OSRD)		\$72	\$7,481	\$13,247
% Change in population (OSRD)		0.1%	12.8%	20.1%
Town of Oliver	\$50,893	\$55,926	\$59,138	\$80,000
Change in population (Oliver)		\$5,033	\$3,212	\$20,862
% Change in population (Oliver)		9.9%	5.7%	35.3%

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

## 4.12 Average Household Income (Renters)

**Table 4.12** Average Household Income (Renters)

	2006	2011	2016	2021
British Columbia	\$49,988	\$54,507	\$58,525	\$77,600
Okanagan-Similkameen RD	\$42,057	\$42,353	\$48,337	\$63,250
Town of Oliver	\$35,858	\$46,978	\$44,763	\$57,600

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

## 4.13 Change in the Average Household Income (Renters)

**Table 4.13** Change in the Average Household Income (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%
Okanagan-Similkameen RD	\$42,057	\$42,353	\$48,337	\$63,250
Change in population (OSRD)		\$296	\$5,984	\$14,913
% Change in population (OSRD)		0.7%	14.1%	30.9%
Town of Oliver	\$35,858	\$46,978	\$44,763	\$57,600
Change in population (Oliver)		\$11,120	(\$2,215)	\$12,837
% Change in population (Oliver)		31.0%	(4.7%)	28.7%

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

## 4.14 Median Household Income (Renters)

**Table 4.14** Median Household Income (Renters)

	2006	2011	2016	2021
British Columbia	\$39,548	\$41,975	\$45,848	\$63,200
Okanagan-Similkameen RD	\$33,150	\$32,601	\$37,783	\$50,400
Town of Oliver	\$25,583	\$40,303	\$37,121	\$46,400

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

## 4.15 Change in the Median Household Income (Renters)

**Table 4.15** 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%
Okanagan-Similkameen RD	\$33,150	\$32,601	\$37,783	\$50,400
Change in population (OSRD)	—	(\$549)	\$5,182	\$12,617
% Change in population (OSRD)	—	(1.7%)	15.9%	33.4%
Town of Oliver	\$25,583	\$40,303	\$37,121	\$46,400
Change in population (Oliver)	—	\$14,720	(3,182)	\$9,279
% Change in population (Oliver)	—	57.5%	(7.9%)	25.0%

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

## 4.16 Average Housing Costs (Owners)

**Table 4.16** Average Housing Costs (Owners)

	2006	2011	2016	2021
British Columbia	\$1,254	\$1,334	\$1,387	\$1,654
Okanagan-Similkameen RD	\$912	\$982	\$970	\$1,137
Town of Oliver	\$818	\$847	\$904	\$1,100

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

## 4.17 Change in the Average Housing Costs (Owners)

**Table 4.17** Change in the Average Housing Costs (Owners)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$1,254	\$1,334	\$1,387	\$1,654
Change in population (Province)	—	\$80	\$53	\$267
% Change in the population	—	6.4%	4.0%	19.3%
Okanagan-Similkameen RD	\$912	\$982	\$970	\$1,137
Change in population (OSRD)	—	\$70	(\$12)	\$167
% Change in population (OSRD)	—	7.7%	(1.2%)	\$167
Town of Oliver	\$818	\$847	\$904	\$1,100
Change in population (Oliver)	—	\$29	\$57	\$196
% Change in population (Oliver)	—	3.5%	6.7%	21.7%

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

## 4.18 Average Housing Costs (Renters)

**Table 4.18** Average Housing Costs (Renters)

	2006	2011	2016	2021
British Columbia	\$980	\$1,075	\$1,149	\$1,492
Okanagan-Similkameen RD	\$849	\$943	\$999	\$1,258
Town of Oliver	\$856	\$969	\$877	\$1,028

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

## 4.19 Change in the Average Housing Costs (Renters)

**Table 4.19** Change in the Average Housing Costs (Renters)

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	\$980	\$1,075	\$1,149	\$1,492
Change in population (Province)	—	\$95	\$74	\$343
% Change in the population	—	9.7%	6.9%	29.9%
Okanagan-Similkameen RD	\$849	\$943	\$999	\$1,258
Change in population (OSRD)	—	\$94	\$56	\$259
% Change in population (OSRD)	—	11.1%	5.9%	25.9%
Town of Oliver	\$856	\$969	\$877	\$1,028
Change in population (Oliver)	—	\$113	(\$92)	\$151
% Change in population (Oliver)	—	13.2%	(9.5%)	17.2%

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

# Housing Need

## 5.0 Measures of Housing Need

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

### 5.1 Households Falling Below Suitability Standards

**Table 5.1 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%
Okanagan-Similkameen RD (#)	1,085	930	850	780
Okanagan-Similkameen RD (%)	3.1%	2.6%	2.3%	1.9%
Town of Oliver (#)	40	100	90	60
Town of Oliver (%)	2.1%	4.6%	4.2%	2.6%

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

### 5.2 Change in the Number of Households Falling Below Suitability Standards

**Table 5.2 Change in the Number of 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
% Change in population BC	—	-1.0%	-14.1%	-5.2%
Okanagan-Similkameen RD	1,085	930	850	780
Change in population (OSRD)	—	-155	-80	-70
% Change in population (OSRD)	—	-14.3%	-8.6%	-8.2%
Town of Oliver	40	100	90	60
Change in population (Oliver)	—	60	-10	-30
Town of Oliver (%)	—	150.0%	-10.0%	-33.3%

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

### 5.3 Owners Falling Below Suitability Standards

**Table 5.3 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%
Okanagan-Similkameen RD (#)	480	505	335	395
Okanagan-Similkameen RD (%)	1.8%	1.8%	1.2%	1.3%
Town of Oliver (#)	25	80	40	45
Town of Oliver (%)	1.6%	3.8%	1.9%	2.0%

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



## 5.4 Change in the Number of Owners Falling Below Suitability Standards

**Table 5.4** Change in the Number of the 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)	—	2,295	-11,895	90
% Change in the population	—	5.0%	-24.7%	0.2%
Okanagan-Similkameen RD	480	505	335	395
Change in population (OSRD)	—	25	-170	60
% Change in population (OSRD)	—	5.2%	-33.7%	17.9%
Town of Oliver	25	80	40	45
Change in population (Oliver)	—	55	-40	5
% Change in population (Oliver)	—	220.0%	-50.0%	12.5%

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

## 5.5 Renters Falling Below Suitability Standards

**Table 5.5** 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%	9.2%	7.5%
Okanagan-Similkameen RD (#)	600	425	515	390
Okanagan-Similkameen RD (%)	7.0%	5.0%	5.2%	3.8%
Town of Oliver (#)	15	0	45	15
Town of Oliver (%)	3.6%	0.0%	8.9%	2.9%

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

## 5.6 Change in the Number of Renters Falling Below Suitability Standards

**Table 5.6** Change in the Number of 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	—	-5.40%	-5.40%	-8.80%
Okanagan-Similkameen RD	600	425	515	390
Change in population (OSRD)	—	-175	90	-125
% Change in population (OSRD)	—	-29.2%	21.2%	-24.3%
Town of Oliver	15	0	45	15
Change in population (Oliver)	—	-15	45	-30
% Change in population (Oliver)	—	-100.0%	n/a	-66.7%

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

## 5.7 Households Falling Below Adequacy Standards

**Table 5.7** 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%
Okanagan-Similkameen RD (#)	2,040	2,265	2,200	1,605
Okanagan-Similkameen RD (%)	5.8%	6.3%	5.8%	3.9%
Town of Oliver (#)	110	165	115	100
Town of Oliver (%)	5.7%	7.7%	5.3%	4.3%

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

## 5.8 Change in the Number of Households Falling Below Adequacy Standards

**Table 5.8** Change in the Number of 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%
Okanagan-Similkameen RD	2,040	2,265	2,200	1,605
Change in population (OSRD)	—	225	-65	-595
% Change in population (OSRD)	—	11.0%	-2.9%	-27.0%
Town of Oliver	110	165	115	100
Change in population (Oliver)	—	55	-50	-15
% Change in population (Oliver)	—	50.0%	-30.3%	-13.0%

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

## 5.9 Owners Falling Below Adequacy Standards

**Table 5.9** 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%
Okanagan-Similkameen RD (#)	1,295	1,590	1,345	1,160
Okanagan-Similkameen RD (%)	4.9%	5.8%	4.9%	3.8%
Town of Oliver (#)	80	145	75	70
Town of Oliver (%)	5.2%	3.8%	1.9%	2.0%

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

## 5.10 Change in the Number of Owners Falling Below Adequacy Standards

**Table 5.10** Change in the Number of 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%
Okanagan-Similkameen RD	1,295	1,590	1,345	1,160
Change in population (OSRD)	—	295	-245	-185
% Change in population (OSRD)	—	22.8%	-15.4%	-13.8%
Town of Oliver	80	145	75	70
Change in population (Oliver)	—	65	-70	-5
% Change in population (Oliver)	—	81.3%	-48.3%	-6.7%

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

## 5.11 Renters Falling Below Adequacy Standards

**Table 5.11** 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%	6.9%	3.7%
Okanagan-Similkameen RD (#)	600	425	515	390
Okanagan-Similkameen RD (%)	7.0%	5.0%	5.2%	3.8%
Town of Oliver (#)	30	20	40	30
Town of Oliver (%)	3.6%	0.0%	8.9%	2.9%

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

## 5.12 Change in the Number of Renters Falling Below Adequacy Standards

**Table 5.12** Change in the Number of 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%
Okanagan-Similkameen RD	745	675	850	445
Change in population (OSRD)		-70	175	-405
% Change in population (OSRD)		-9.4%	25.9%	-47.6%
Town of Oliver	30	20	40	30
Change in population (Oliver)		-10	20	-10
% Change in population (Oliver)		-33.3%	100.0%	-25.0%

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

## 5.13 Households Falling Below Affordability Standards

**Table 5.13** 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%
Okanagan-Similkameen RD (#)	7,495	7,940	7,720	6,740
Okanagan-Similkameen RD (%)	21.3%	22.0%	20.5%	16.4%
Town of Oliver (#)	365	440	425	340
Town of Oliver (%)	18.8%	20.4%	19.7%	14.7%

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

## 5.14 Change in the Number of Households Falling Below Affordability Standards

**Table 5.14** Change in the Number of 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%
Okanagan-Similkameen RD	7,495	7,940	7,720	6,740
Change in population (OSRD)		445	-220	-980
% Change in population (OSRD)		5.9%	-2.8%	-12.7%
Town of Oliver	365	440	425	340
Change in population (Oliver)		75	-15	-85
% Change in population (Oliver)		20.5%	-3.4%	-20.0%

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

## 5.15 Owners Falling Below Affordability Standards

**Table 5.15** 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%
Okanagan-Similkameen RD (#)	4025	4195	3595	3200
Okanagan-Similkameen RD (%)	15.1%	15.2%	13.0%	10.5%
Town of Oliver (#)	190	260	225	195
Town of Oliver (%)	12.4%	3.8%	1.9%	2.0%

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

## 5.16 Change in the Number of Owners Falling Below Affordability Standards

**Table 5.16** Change in the Number of 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%
Okanagan-Similkameen RD	4,025	4,195	3,595	3,200
Change in population (OSRD)		170	-600	-395
% Change in population (OSRD)		4.2%	-14.3%	-11.0%
Town of Oliver	190	260	225	195
Change in population (Oliver)		70	-35	-30
% Change in population (Oliver)		36.8%	-13.5%	-13.3%

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

## 5.17 Renters Falling Below Affordability Standards

**Table 5.17** 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%	34.8%	27.8%
Okanagan-Similkameen RD (#)	600	425	515	390
Okanagan-Similkameen RD (%)	7.0%	5.0%	5.2%	3.8%
Town of Oliver (#)	170	185	200	145
Town of Oliver (%)	3.6%	0.0%	8.9%	2.9%

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

## 5.18 Change in the Number of Renters Falling Below Affordability Standards

**Table 5.18** Change in the Number of 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%
Okanagan-Similkameen RD	3,465	3,745	4,130	3,535
Change in population (OSRD)	—	280	385	-595
% Change in population (OSRD)	—	8.1%	10.3%	-14.4%
Town of Oliver	170	185	200	145
Change in population (Oliver)	—	15	15	-55
% Change in population (Oliver)	—	8.8%	8.1%	-27.5%

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

## 5.19 Households in Core Housing Need

**Table 5.19** Households in Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	221,470	247,280	260,225	257,090
British Columbia (%)	13.5%	14.0%	13.8%	12.6%
Okanagan-Similkameen RD (#)	3,745	4,545	4,480	3,455
Okanagan-Similkameen RD (%)	10.6%	12.6%	11.9%	8.4%
Town of Oliver (#)	165	185	215	130
Town of Oliver (%)	8.5%	8.6%	10.0%	5.6%

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

## 5.20 Change in the Number of Households in Core Housing Need

**Table 5.20** Change in the Number of 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	—	11.70%	5.20%	-1.20%
Okanagan-Similkameen RD	3,745	4,545	4,480	3,455
Change in population (OSRD)	—	800	-65	-1025
% Change in population (OSRD)	—	21.4%	-1.4%	-22.9%
Town of Oliver	165	185	215	130
Change in population (Oliver)	—	20	30	-85
% Change in population (Oliver)	—	12.1%	16.2%	-39.5%

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

## 5.21 Owners in Core Housing Need

**Table 5.21** 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%
Okanagan-Similkameen RD (#)	1555	1895	1615	1330
Okanagan-Similkameen RD (%)	5.8%	6.9%	5.8%	4.4%
Town of Oliver (#)	75	115	65	50
Town of Oliver (%)	4.9%	3.8%	1.9%	2.0%

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

## 5.22 Change in the Number of Owners in Core Housing Need

**Table 5.22** Change in the Number of 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%
Okanagan-Similkameen RD	1,555	1,895	1,615	1,330
Change in population (OSRD)	—	340	-280	-285
% Change in population (OSRD)	—	21.9%	-14.8%	-17.6%
Town of Oliver	75	115	65	50
Change in population (Oliver)	—	40	-50	-15
% Change in population (Oliver)	—	53.3%	-43.5%	-23.1%

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

## 5.23 Renters in Core Housing Need

**Table 5.23** 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%	27.2%	23.0%
Okanagan-Similkameen RD (#)	600	425	515	390
Okanagan-Similkameen RD (%)	7.0%	5.0%	5.2%	3.8%
Town of Oliver (#)	95	70	155	80
Town of Oliver (%)	3.6%	0.0%	8.9%	2.9%

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

## 5.24 Change in the Number of Renters in Core Housing Need

**Table 5.24** Change in the Number of 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
% Change in the population	—	9.8%	11.4%	-5.3%
Okanagan-Similkameen RD	12,990	14,640	16,475	15,645
Change in population (OSRD)	—	1650	1835	-830
% Change in population (OSRD)	—	12.7%	12.5%	-5.0%
Town of Oliver	95	70	155	80
Change in population (Oliver)	—	-25	85	-75
% Change in population (Oliver)	—	-26.3%	121.4%	-48.4%

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

## 5.25 Households in Extreme Core Housing Need

**Table 5.25** 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%
Okanagan-Similkameen RD (#)	1,640	1,990	2,000	1,855
Okanagan-Similkameen RD (%)	4.7%	5.5%	5.3%	4.5%
Town of Oliver (#)	100	60	90	65
Town of Oliver (%)	5.1%	2.8%	4.2%	2.8%

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

## 5.26 Change in the Number of Households in Extreme Core Housing Need

**Table 5.26** Change in the Number of the Number of 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%
Okanagan-Similkameen RD	1,640	1,990	2,000	1,855
Change in population (OSRD)	—	350	10	-145
% Change in population (OSRD)	—	21.3%	0.5%	-7.3%
Town of Oliver	100	60	90	65
Change in population (Oliver)	—	-40	30	-25
% Change in population (Oliver)	—	-40.0%	50.0%	-27.8%

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

## 5.27 Owners in Extreme Core Housing Need

**Table 5.27** 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%
Okanagan-Similkameen RD (#)	695	835	715	865
Okanagan-Similkameen RD (%)	2.6%	3.0%	2.6%	2.8%
Town of Oliver (#)	40	25	35	35
Town of Oliver (%)	2.6%	3.8%	1.9%	2.0%

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



## 5.28 Change in the Number of Owners in Extreme Core Housing Need

**Table 5.28** Change in the Number of the Number of 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%
Okanagan-Similkameen RD	695	835	715	865
Change in population (OSRD)	—	140	-120	150
% Change in population (OSRD)	—	20.1%	-14.4%	21.0%
Town of Oliver	40	25	35	35
Change in population (Oliver)	—	-15	10	0
% Change in population (Oliver)	—	-37.5%	40.0%	0.0%

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

## 5.29 Renters in Extreme Core Housing Need

**Table 5.29** Renters in Extreme Core Housing Need

	2006	2011	2016	2021
British Columbia (#)	54,165	60,380	68,050	69,825
British Columbia (%)	11.0%	11.5%	11.4%	10.4%
Okanagan-Similkameen RD (#)	600	425	515	390
Okanagan-Similkameen RD (%)	7.0%	5.0%	5.2%	3.8%
Town of Oliver (#)	65	40	55	30
Town of Oliver (%)	3.6%	0.0%	8.9%	2.9%

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

## 5.30 Change in the Number of Renters in Extreme Core Housing Need

**Table 5.30** Change in the Number of Renters in Extreme Core Housing Need

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	54,165	60,380	68,050	69,825
Change in population (Province)	—	13,885	0	1,775
% Change in the population	—	25.6%	0.0%	2.6%
Okanagan-Similkameen RD	950	1,160	1,280	990
Change in population (OSRD)	—	210	120	-290
% Change in population (OSRD)	—	22.1%	10.3%	-22.7%
Town of Oliver	65	40	55	30
Change in population (Oliver)	—	-25	15	-25
% Change in population (Oliver)	—	-38.5%	37.5%	-45.5%

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

# Economic & Employment Data

## 6.0 Employment & Economic Data

This section provides information on the different employment and economic information on households living in Oliver 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).

### 6.1 Class of Employment

**Table 6.1** Class of Employment

	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%
Okanagan-Similkameen RD (#)	39,805	31,600	25,460	1,410	4,735	8,200
Okanagan-Similkameen RD (%)	100.0%	79.4%	64.0%	3.5%	11.9%	20.6%
Town of Oliver (#)	2,310	1,875	1,480	395	290	260
Town of Oliver (%)	100.0%	81.2%	64.1%	17.1%	12.6%	11.3%

Source: Statistics Canada. Census 2021

### 6.2 Workers 15 Years Old and Older Living in Oliver

**Table 6.2** Workers 15 Years Old and Older Living in Oliver

	2006	2011	2016	2021
British Columbia (#)	2,217,080	2,354,245	2,471,665	2,657,275
British Columbia (%)	65.7%	64.6%	63.9%	63.3%
Okanagan-Similkameen RD (#)	37,175	36,820	38,320	40,575
Okanagan-Similkameen RD (%)	55.5%	53.8%	54.0%	52.3%
Town of Oliver (#)	1,610	1,860	2,005	2,200
Town of Oliver (%)	44.5%	46.7%	49.1%	50.2%

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

### 6.3 Change in the Number of Workers 15 Year Old and Older Living in Oliver

**Table 6.3** Change in the Number of Workers 15 Years Old and Older Living in Oliver

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	2,217,080	2,354,245	2,471,665	2,657,275
Change in population (Province)	—	137,165	117,420	185,610
% Change in the population	—	6.2%	5.0%	7.5%
Okanagan-Similkameen RD	37,175	36,820	38,320	40,575
Change in population (OSRD)	—	-355	1,500	2,255
% Change in population (OSRD)	—	-1.0%	4.1%	5.9%
Town of Oliver	1,610	1,860	2,005	2,200
Change in population (Oliver)	—	250	145	195
% Change in population (Oliver)	—	15.5%	7.8%	9.7%

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

## 6.4 Families and Individuals in Low-Income

**Table 6.4 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
Okanagan-Similkameen RD (#)		12,900	12,720	10,135
Okanagan-Similkameen RD (%)		17.0	16.4	12.0
Town of Oliver (#)	—	1,295	1,265	920
Town of Oliver (%)	—	8.1	7.6	5.0

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

## 6.5 Change in the Number of Families and Individuals in Low-Income

**Table 6.5 Change in the Number of 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%
Okanagan-Similkameen RD		12,900	12,720	10,135
Change in population (OSRD)		—	-180	-2,585
% Change in population (OSRD)		—	-1.4%	-20.3%
Town of Oliver	—	1,295	1,265	920
Change in population (Oliver)	—	—	-30	-345
% Change in population (Oliver)	—	—	-2.3%	-27.3%

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

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

**Table 6.6 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
Okanagan-Similkameen RD (#)	—	2,415	2,285	1,325
Okanagan-Similkameen RD (%)	—	19.7	20.1	11.0
Town of Oliver (#)	—	375	330	210
Town of Oliver (%)	—	10.5	9.6	6.0

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

## 6.7 Change in the Number of Children and Youth (0 to 17 Years Old) in Low-Income

**Table 6.7** Change in the Number of 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%
Okanagan-Similkameen RD	—	2,415	2,285	1,325
Change in population (OSRD)	—	—	-130	-960
% Change in population (OSRD)	—	—	-5.4%	-42.0%
Town of Oliver	—	375	330	210
Change in population (Oliver)	—	—	-45	-120
% Change in population (Oliver)	—	—	-12.0%	-36.4%

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

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

**Table 6.8** 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
Okanagan-Similkameen RD (#)	—	7,485	6,700	4,620
Okanagan-Similkameen RD (%)	—	17.3	15.5	10
Town of Oliver (#)	—	690	775	485
Town of Oliver (%)	—	6.6	7.3	4

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

## 6.9 Change in the Number of Working Adults in Low-Income

**Table 6.9** Change in the Number of Working Adults in Low-Income

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	—	451,375	427,085	297,960
Change in population (Province)	—	—		-24290
% Change in the population	—	—		-5.4%
Okanagan-Similkameen RD	—	7,485	6,700	4,620
Change in population (OSRD)	—	—	-785	-2080
% Change in population (OSRD)	—	—	-10.5%	-31.0%
Town of Oliver	—	690	775	485
Change in population (Oliver)	—	—	85	-290
% Change in population (Oliver)	—	—	12.3%	-37.4%

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

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

**Table 6.10** 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
Okanagan-Similkameen RD (#)	—	2,995	3,735	4,185
Okanagan-Similkameen RD (%)	—	14.8	16.3	15.0
Town of Oliver (#)	—	225	170	225
Town of Oliver (%)	—	11.1	6.5	6.0

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

## 6.11 Change in the Number of Seniors (65 Years Old and Older) in Low-Income

**Table 6.11** Change in the Number of 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%
Okanagan-Similkameen RD	—	2,995	3,735	4,185
Change in population (OSRD)	—	—	740	450
% Change in population (OSRD)	—	—	24.7%	12.0%
Town of Oliver	—	225	170	225
Change in population (Oliver)	—	—	(55)	55
% Change in population (Oliver)	—	—	-24.4%	32.4%

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

# Housing & Transportation

## 7.0 Housing and Transportation Connection

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

### 7.1 Residents 15 Years Old and Older Who Live and Work in Oliver

**Table 7.1 Residents 15 Years Old and Older Who Live and Work in Oliver**

	2006	2011	2016	2021
British Columbia (#)	784,685	824,245	864,415	1,324,470
British Columbia (%)	48.7%	49.0%	48.9%	64.6%
Okanagan-Similkameen RD (#)	15,690	14,320	15,370	20,880
Okanagan-Similkameen RD (%)	59.9%	57.5%	57.8%	66.3%
Town of Oliver (#)	900	895	830	1,255
Town of Oliver (%)	77.9%	68.8%	55.7%	71.3%

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

### 7.2 Change in the Number of Residents 15 Years Old and Older Who Live and Work in Oliver

**Table 7.2 Change in the Number of Residents 15 Years Old and Older Who Live and Work in Oliver**

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	784,685	824,245	864,415	1,324,470
Change in population (Province)	—	39,560	40,170	460,055
% Change in the population	—	5.0%	4.9%	53.2%
Okanagan-Similkameen RD	15,690	14,320	15,370	20,880
Change in population (OSRD)	—	-1,370	1,050	5,510
% Change in population (OSRD)	—	-8.7%	7.3%	35.8%
Town of Oliver	900	895	830	1,255
Change in population (Oliver)	—	-5	-65	425
% Change in population (Oliver)	—	-0.6%	-7.3%	51.2%

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

## 7.3 Owners 15 Years Old and Older Who Live and Work in Oliver

**Table 7.3 Owners 15 Years Old and Older Who Live and Work in Oliver**

	2006	2011	2016	2021
British Columbia (#)	551,275	579,145	571,225	899,450
British Columbia (%)	46.1%	46.5%	45.8%	63.3%
Okanagan-Similkameen RD (#)	11,445	10,620	10,300	15,280
Okanagan-Similkameen RD (%)	56.9%	53.9%	53.5%	64.7%
Town of Oliver (#)	720	700	565	1,015
Town of Oliver (%)	75.0%	67.6%	52.6%	72.5%

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

## 7.4 Change in the Number of Owners Who Live and Work in Oliver

**Table 7.4 Change in the Number of Owners Who Live and Work in Oliver**

	2006	2006 -2011	2011-2016	2016-2021
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%
Okanagan-Similkameen RD	11,445	10,620	10,300	15,280
Change in population (OSRD)	—	-825	-320	4,980
% Change in population (OSRD)	—	-7.2%	-3.0%	48.3%
Town of Oliver	720	700	565	1,015
Change in population (Oliver)	—	-20	-135	450
% Change in population (Oliver)	—	-2.8%	-19.3%	79.6%

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

## 7.5 Renters 15 Years Old and Older Who Live and Work in Oliver

**Table 7.5 Renters 15 Years Old and Older Who Live and Work in Oliver**

	2006	2011	2016	2021
British Columbia (#)	232,030	244,270	292,375	421,800
British Columbia (%)	56.4%	56.5%	56.4%	67.7%
Okanagan-Similkameen RD (#)	4,235	3,685	5,065	5,545
Okanagan-Similkameen RD (%)	70.1%	71.7%	69.7%	71.9%
Town of Oliver (#)	180	200	265	240
Town of Oliver (%)	92.3%	74.1%	63.9%	67.6%

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

## 7.6 Change in the Number of Renters Who Live and Work in Oliver

**Table 7.6** Change in the Number of Renters Who Live and Work in Oliver

	2006	2006 -2011	2011-2016	2016-2021
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%
Okanagan-Similkameen RD	4,235	3,685	5,065	5,545
Change in population (OSRD)	—	-550	1,380	480
% Change in population (OSRD)	—	-13.0%	37.4%	9.5%
Town of Oliver	180	200	265	240
Change in population (Oliver)	—	20	65	-25
% Change in population (Oliver)	—	11.1%	32.5%	-9.4%

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

## 7.7 Residents 15 Years Old and Older Who Work Elsewhere in the RDOS

**Table 7.7** Residents 15 Years Old and Older Who Work Elsewhere in the RDOS

	2006	2011	2016	2021
British Columbia (#)	744,965	769,295	807,840	638,830
British Columbia (%)	46.2%	45.8%	45.7%	31.2%
Okanagan-Similkameen RD (#)	8,845	8,660	9,225	8,435
Okanagan-Similkameen RD (%)	33.8%	34.8%	34.7%	26.8%
Town of Oliver (#)	225	355	530	455
Town of Oliver (%)	19.5%	27.3%	35.6%	25.9%

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

## 7.8 Change in the Number of Residents 15 Years Old and Older Who Work Elsewhere in the RDOS

**Table 7.8** Change in the Number of Residents 15 Years Old Older Who Work Elsewhere in the RDOS

	2006	2006 -2011	2011-2016	2016-2021
British Columbia	744,965	769,295	807,840	638,830
Change in population (Province)	—	24,330	38,545	-169,010
% Change in the population	—	3.3%	5.0%	-20.9%
Okanagan-Similkameen RD	8,845	8,660	9,225	8,435
Change in population (OSRD)	—	-185	565	-790
% Change in population (OSRD)	—	-2.1%	6.5%	-8.6%
Town of Oliver	225	355	530	455
Change in population (Oliver)	—	130	175	-75
% Change in population (Oliver)	—	57.8%	49.3%	-14.2%

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



## 7.9 Owners 15 Years Old and Older Who Work Elsewhere in the RDOS

**Table 7.9 Owners 15 Years Old and Older Who Live in Oliver and Work Elsewhere in the RDOS**

	2006	2011	2016	2021
British Columbia (#)	578,005	594,820	599,115	454,280
British Columbia (%)	48.3%	47.7%	48.1%	32.0%
Okanagan-Similkameen RD (#)	7,255	7,440	7,395	6,700
Okanagan-Similkameen RD (%)	36.0%	37.7%	38.4%	28.4%
Town of Oliver (#)	205	280	420	345
Town of Oliver (%)	21.4%	27.1%	39.1%	24.6%

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

## 7.10 Change in the Number of Owners 15 Years Old and Older Who Work Elsewhere in the RDOS

**Table 7.10 Change in the Number of Owners 15 Years Old and Older who Work Elsewhere in the RDOS**

	2006	2006 -2011	2011-2016	2016-2021
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%
Okanagan-Similkameen RD	7,255	7,440	7,395	6,700
Change in population (OSRD)	—	185	-45	-695
% Change in population (OSRD)	—	2.5%	-0.6%	-9.4%
Town of Oliver	205	280	420	345
Change in population (Oliver)	—	75	140	-75
% Change in population (Oliver)	-	36.6%	50.0%	-17.9%

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

## 7.11 Renters 15 Years Old and Older Who Work Elsewhere in the RDOS

**Table 7.11 Renters 15 Years Old and Older Who Live in Oliver and Work Elsewhere in the RDOS**

	2006	2011	2016	2021
British Columbia (#)	165,665	172,845	207,440	182,175
British Columbia (%)	40.3%	40.0%	40.0%	29.2%
Okanagan-Similkameen RD (#)	1,565	1,200	1,805	1,680
Okanagan-Similkameen RD (%)	25.9%	23.3%	24.8%	21.8%
Town of Oliver (#)	20	70	110	115
Town of Oliver (%)	10.3%	25.9%	26.5%	32.4%

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

## 7.12 Change in the Number of Renters 15 Years Old and Older Who Work Elsewhere in the RDOS

**Table 7.12** Change in the Number of Renters 15 years Old and Older Who Work Elsewhere in the RDOS

	2006	2006 -2011	2011-2016	2016-2021
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%
Okanagan-Similkameen RD	1,565	1,200	1,805	1,680
Change in population (OSRD)	—	-365	605	-125
% Change in population (OSRD)	—	-23.3%	50.4%	-6.9%
Town of Oliver	20	70	110	115
Change in population (Oliver)	—	50	40	5
% Change in population (Oliver)	—	250.0%	57.1%	4.5%

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

## 7.13 Residents Who Travel to Work by Car

**Table 7.13** 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%
Okanagan-Similkameen RD (#)	25,990	25,330	26,620	26,190
Okanagan-Similkameen RD (%)	84.9%	84.7%	85.6%	84.9%
Town of Oliver (#)	1,120	25,330	1,535	1,605
Town of Oliver (%)	81.2%	84.7%	89.0%	87.0%

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

## 7.14 Change in the Number of Residents Who Travel to Work by Car

**Table 7.14** Change in the Number of Residents Who Travel to Work by Car

	2006	2006 -2011	2011-2016	2016-2021
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%
Okanagan-Similkameen RD	25,990	25,330	26,620	26,190
Change in population (OSRD)	—	-660	1,290	-430
% Change in population (OSRD)	—	-2.5%	5.1%	-1.6%
Town of Oliver	1,120	—	1,535	1,605
Change in population (Oliver)	—	—	—	70
% Change in population (Oliver)	—	—	—	4.6%

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

## 7.15 Residents Who Walk and Cycle to Work

**Table 7.15** 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%
Okanagan-Similkameen RD (#)	3,870	3,630	3,325	3,415
Okanagan-Similkameen RD (%)	12.6%	12.1%	10.7%	11.1%
Town of Oliver (#)	215	3,630	175	210
Town of Oliver (%)	15.6%	12.1%	10.1%	11.4%

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

## 7.16 Change in the Number of Residents Who Walk and Cycle to Work

**Table 7.16** Change in the Number of Residents Who Walk and Cycle to Work

	2006	2006 -2011	2011-2016	2016-2021
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%
Okanagan-Similkameen RD	3,870	3,630	3,325	3,415
Change in population (OSRD)	—	-240	-305	90
% Change in population (OSRD)	—	-6.2%	-8.4%	2.7%
Town of Oliver	215	3,630	175	210
Change in population (Oliver)	—	3,415	-3,455	35
% Change in population (Oliver)	—	1588.4%	-95.2%	20.0%

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 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.

**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.

**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.

**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.

**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.

**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.*