



Bowen Island's Community Profile

Land Use

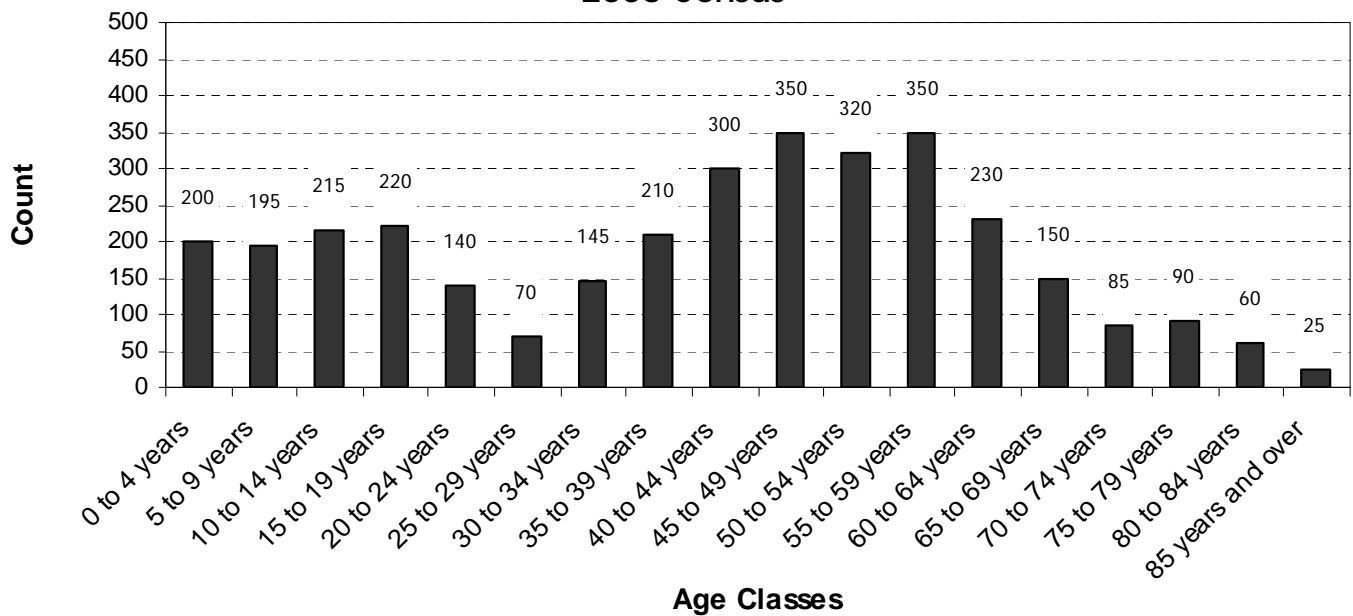
The size of Bowen Island is approximately 50 square kilometers (12,600 acres), with 37 kilometers of coastline. There are approximately 1,950 properties on Bowen. 54% of the properties are privately owned. The remaining 46% is publically owned by the various government agencies which include the Municipality, Federal, Provincial, Islands Trust, and Metro Vancouver. Nearly 40% of Bowen's land base 20 square kilometers (5,000 acres) is Crown Land.

Population Characteristics

According to the 2006 Census, Bowen Island has a population of 3,362 people. The island has a population density of 67.3 per square kilometer. The median age on Bowen is 44.8 years old.

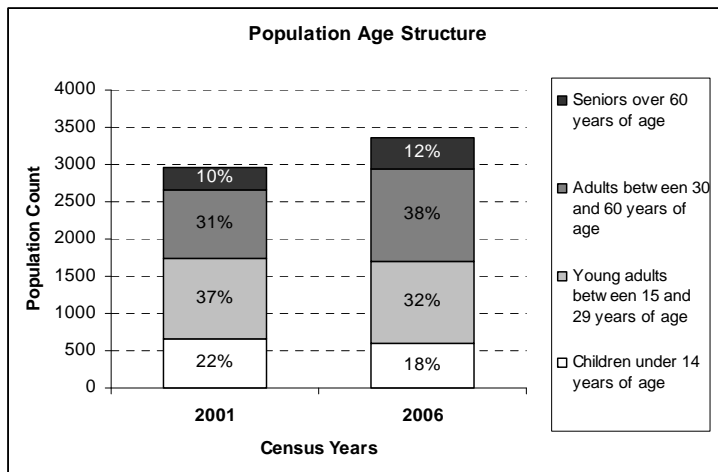
Notes: Population information and dwelling counts for the 2006 Census were released on March 13, 2007. These counts are the final estimates and will remain unchanged in subsequent data releases from Statistics Canada. There is some degree of undercounting in every census, but the extent of the undercount in undetermined. Unless sourced otherwise, all data comes from Census Canada.

**Bowen Island's Population Count
2006 Census**



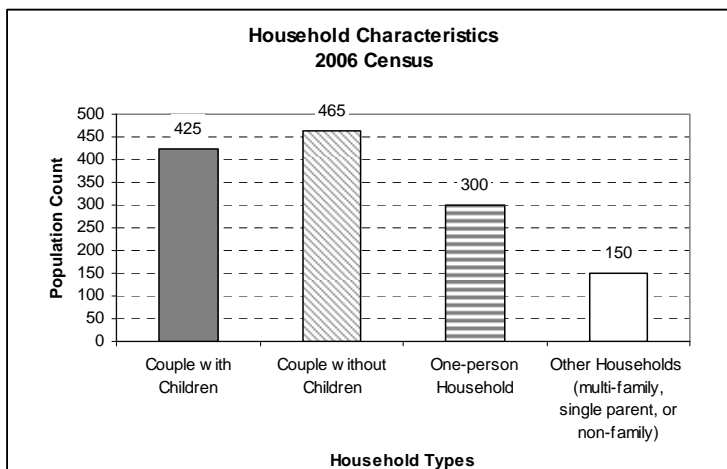
Change in Age Structure

Between 2001 and 2006, the number of children under the age of 14 has declined from 665 to 610. The number of young adults between the ages of 15 and 29 slightly changed from 1,080 to 1,085. Although the number of young adults remained relatively constant, between 2001 and 2006, the proportion of children and young adults relative to the rest of the population has decreased from 59% to 50%. The decrease of the number and proportion of children represents emigration young families off island or less young families moving to the island. The decrease of the number and proportion of young adults is the result of young adults leaving the island for school or work opportunities. Adults between the ages of 30 and 60 significantly increased from 915 to 1,250. Seniors over the age of 60 also significantly increased from 310 to 410. From 2001 to 2006, the proportion of adults and seniors increased from 41% to 50%. Similar to regional and national trends, Bowen's population is aging.



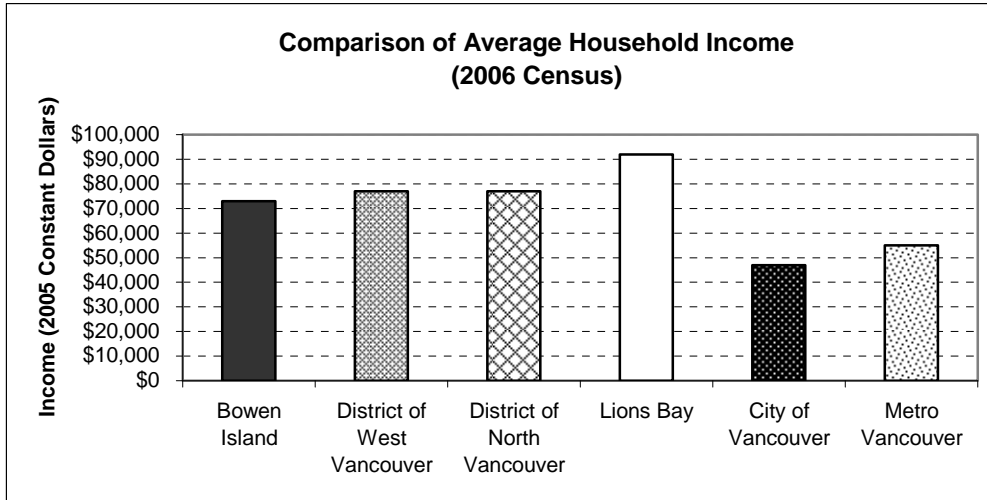
Household Family Characteristics

There are a total of 1,340 household families on Bowen. Bowen Island's household family characteristics are diverse. There are 425 households that contain a couple (married/common law) with at least one child under 25 years of age; 465 households contain a couple without children; 300 households contain only one-person; and 150 households are either multi-family households, lone parent family households, or non-family households. The average household size is 2.5.

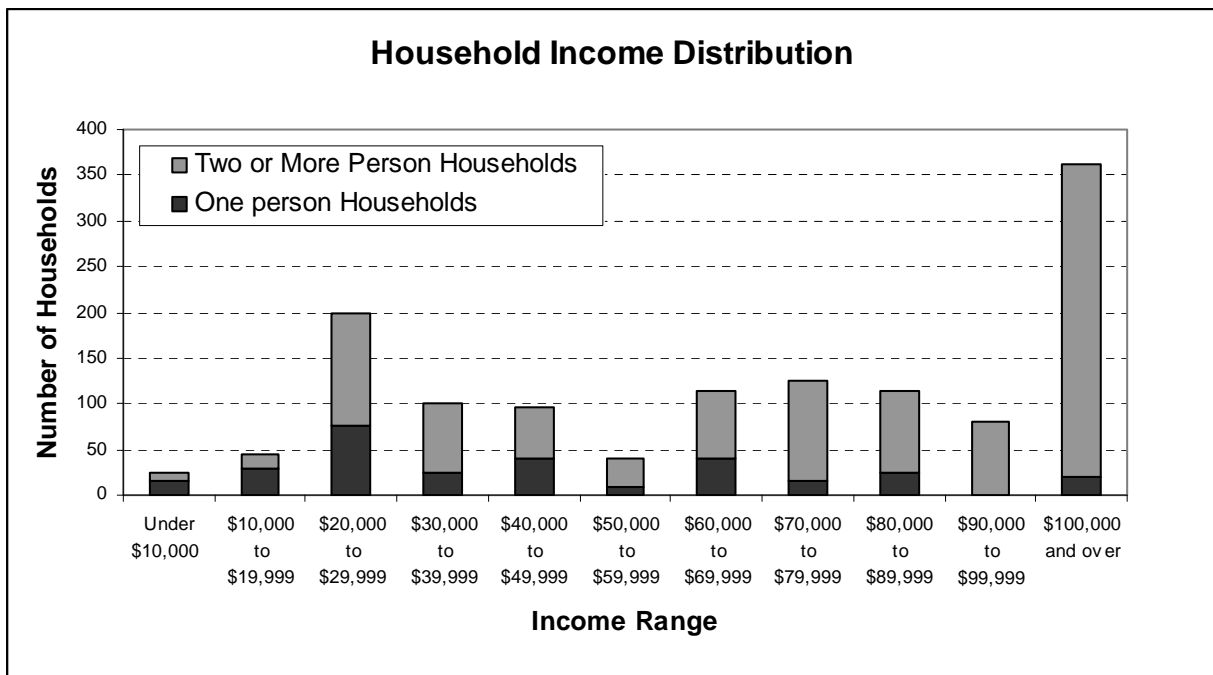


Household Income

Bowen's median household income is fairly similar to the District of West Vancouver and the District of North Vancouver. The median income in 2005 of all private households on Bowen Island was \$73,000. The median incomes of all private households of both the District of West Vancouver and the District of North Vancouver were \$77,000. Beyond Bowen's immediate municipal neighbours, Lions Bay's median household income was \$92,000, the City of Vancouver's median household income was \$47,000, and the Metro Vancouver region had a median household income of \$55,000. The median incomes in 2005 of household renters were \$41,000.



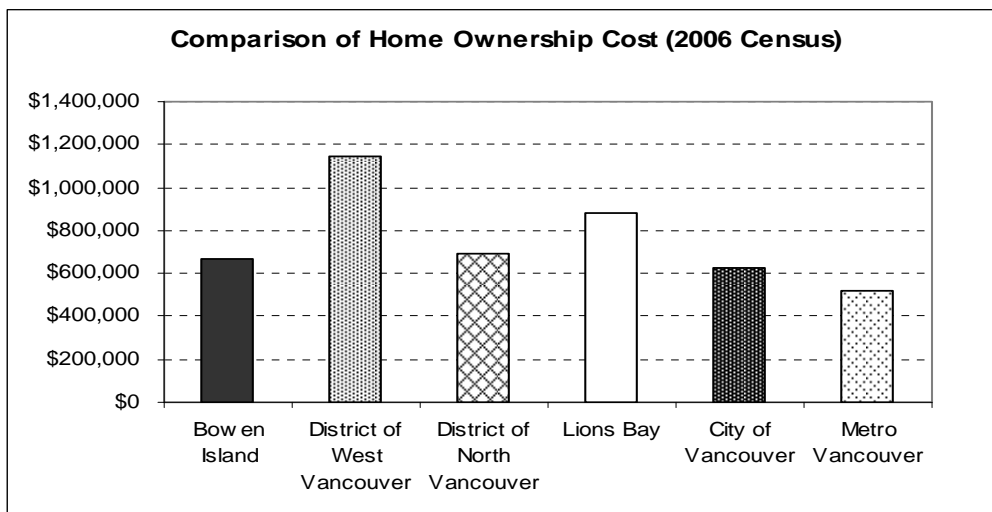
Taking a closer look at the household income distribution on Bowen, over 25% of households earn over \$100,000. Nearly 15% earn between \$20,000 and \$29,999. There is a marked difference between one person households and multi-person households.



Housing

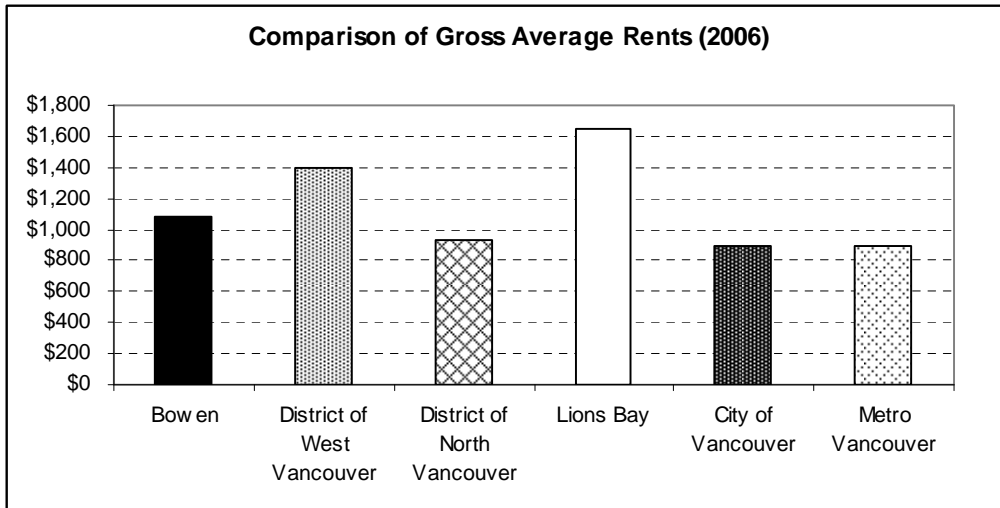
According to the 2006 Census, the total number of private dwellings occupied by a permanent resident is 1,640. 301 dwellings were used as second homes. 91.4% the housing stock is single family housing. Only 8.6% is multi-family housing in the form of townhomes and mixed commercial/residential buildings. The majority of people on Bowen own their home. 81% of all private dwellings are owned, only 19% are rented.

In 2006, the average value of a single family house on Bowen is \$666,000, which is relatively similar to average home ownership values in the District of North Vancouver and the City of Vancouver. West Vancouver has the highest home values in the region. The average value of a house in West Vancouver is \$1,146,000. Lions Bay's average home values are \$879,000. The City of Vancouver's average home value is \$629,000 and Metro Vancouver's average home value is \$521,000.



Assessed values in Bowen show a significant difference between waterfront and non-waterfront properties. In 2007, a typical non-waterfront single family dwelling on Bowen costs \$469,000 compared to \$1,561,000 for a typical waterfront single family dwelling. (BC Assessment Authority, Jan. 2007)

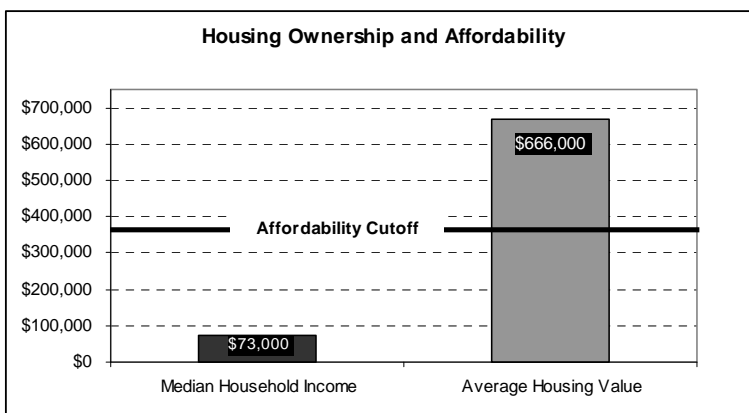
In 2006, there were 255 renters on Bowen. As there is limited rental options on Bowen, the on-going pressure on the existing rental housing supply will result in increased competition for available units as well as upward pressure on rents. This, in turn, will have an impact on housing affordability for the household that are renting. Lions Bay has the highest rents in the region, closely followed by the District of West Vancouver. Bowen rent rates are slightly higher than the District of North Vancouver, the City of Vancouver and Metro Vancouver. From 2001 to 2006, the average gross rent on Bowen increased from \$932 to \$1,085. All rents in the region have increased from 2001 to 2006. Bowen rents have increased 14%, while the average increase of rent in other areas is approximately 10%. (BC Stats)



Housing Affordability

Housing affordability can be defined as the ability to pay for housing relative to income earned. As a general rule, households are considered to have affordability problems if more than 30% of household income is spent on housing costs. At that level of spending, it is likely that inadequate funds will be available for other necessities such as food, clothing, and transportation.

In 2001, the median household income was \$65,000 and the average value of a private dwelling was \$358,000. In 2006, the median household income was \$73,000 and the average value of housing was \$666,000. In general, housing costs have significantly increased, while incomes have not kept up with the cost of housing. With a median household income of \$73,000, the maximum amount spent on housing is \$21,900 a year or no more than \$1,825 a month. With income at this level, one can qualify to purchase a home in the range of \$294,000 to \$360,000. According to the 2006 Census, 25% of all owners are paying more than 30% of their income on housing.



The median household renter's income was \$41,000. The maximum amount spent on housing is \$12,300 a year or no more than \$1,025 a month. With income at this level, one can qualify to purchase a home in the range of \$157,000 to \$192,000. The average rent on Bowen is \$1,085. According the 2006 Census, 51% of all renters on Bowen are paying more than 30% of their income on housing.

Annual Housing Starts

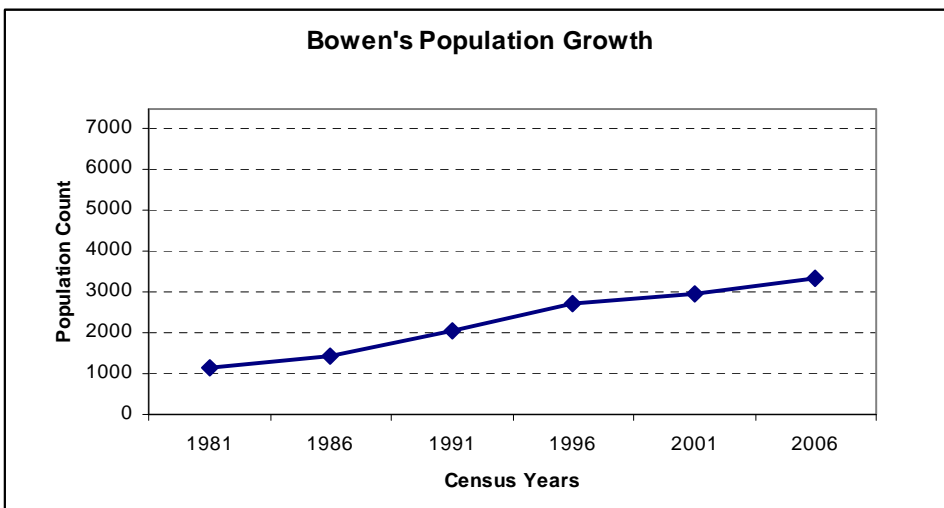
The average number of housing starts is 32 new dwellings per year. Compared to most of Bowen's municipal neighbours and the greater metro Vancouver, Bowen has relatively few new housing units being built.

Number of New Dwellings Source: Canada Mortgage and Housing Corporation							
Year	2001	2002	2003	2004	2005	2006	2007
Bowen Island Municipality	27	35	38	25	49	27	26
District of West Vancouver	127	124	243	213	338	143	159
District of North Vancouver	338	353	198	211	179	144	108
Lions Bay	0	1	0	2	0	0	3
City of Vancouver	4,574	3,926	4,571	5,715	4,155	3,534	4,087
Metro Vancouver	10,862	12,844	15,626	19,430	18,914	18,705	20,736

Population Growth

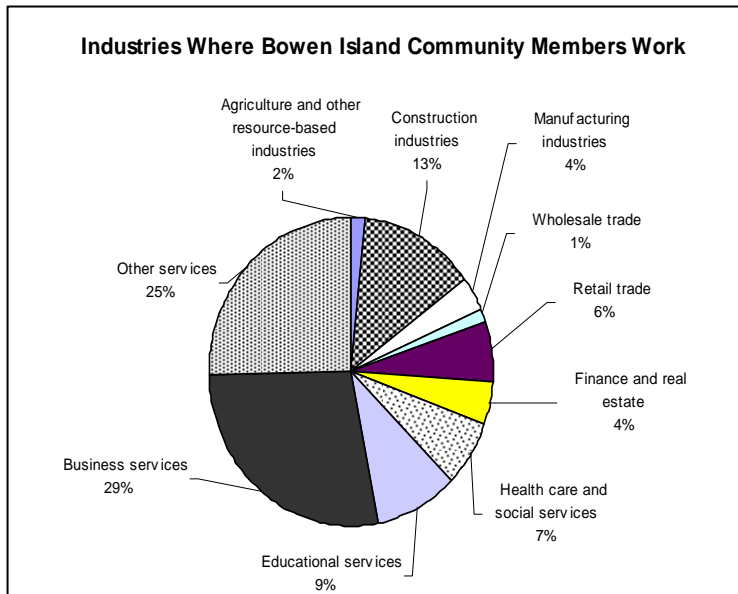
Population growth on Bowen Island has been consistently increasing over the last 25 years, but rates of change significantly vary between Census counts. Bowen's population increased the most between 1986 and 1991. The average growth rate over the last 25 years is 2.6% per year. Future population growth will depend on region's economics and personal housing preference, as well as local housing choice and affordability.

Census Year	1981	1986	1991	1996	2001	2006
Bowen's Population Count	1,125	1,445	2,065	2,738	2,957	3,362



Employment

Community members work in a broad range of industries. As of 2006, there are 2,120 people that are currently in the labour force. The unemployment rate on Bowen is 1.9 compared to B.C. which is 6.0.



Modes of Transportation to Work

In 2006, 435 people reported that they worked on the island. 710 people work off island and commute to another municipality. 455 people worked with no particular fixed workplace address. 25 people reported that they worked in a different province or worked outside the country. Nearly 75% of Bowen's workforce reported that they use the vehicle as the main mode of transportation to work. 13% reported that they use public transit, and 11% either walked or biked or used some other form of transportation.