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# Housing and Transportation Cost Estimates

Presentation to CRD Hospitals and Housing Committee  
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**“To identify average combined estimated housing and transportation cost”**



**Housing cost estimates** - 2016 census

**Transportation costs** - customized 2017 CRD  
Origin and Destination Household Travel Survey

Census tract level and aggregated up to a  
municipal level average



**Project Owner:** CRD Regional Housing – scope determination

**Study Preparation, Data and Analysis:** CRD Regional and Strategic Planning

**DPAC:** updated DPAC on two separate occasions  
– took feedback and adjusted study accordingly



# Transportation Costs

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- Commuting patterns
- Vehicle Ownership Rates
- Distance and frequency of travel
- Fixed Costs – insurance, depreciation
- Operational costs – costs of fuel, servicing, repairs

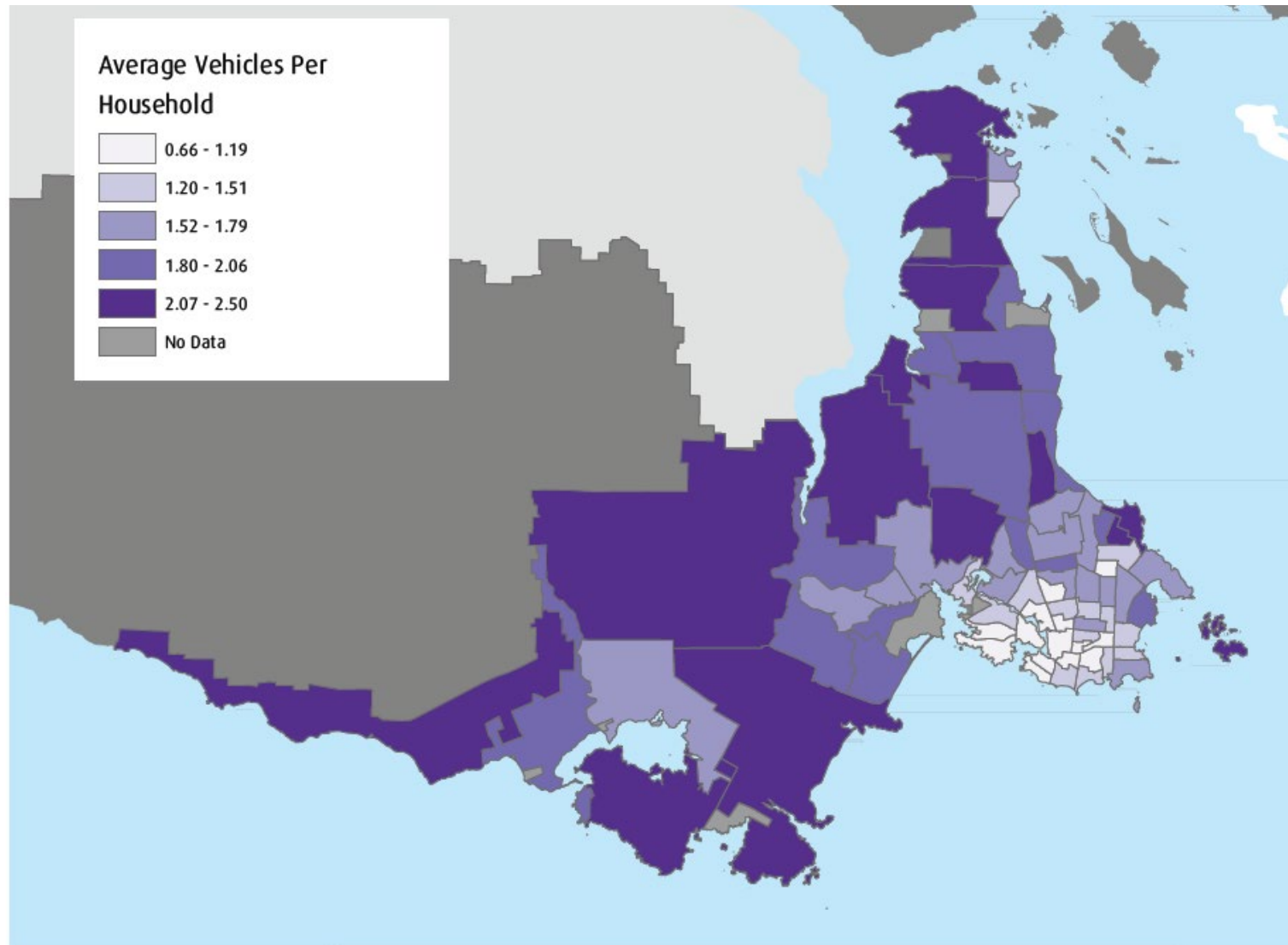
# Transportation – Commuting patterns

Sub Region	Geography	Percentage Commuting within Home Sub Region	Percentage Spending >45 minutes on Commute	Percentage of Commutes By Active Travel*
<b>Core</b>				
	Esquimalt	90.5%	7.1%	35.9%
	Oak Bay	93.6%	4.4%	30.2%
	Saanich	84.5%	5.2%	24.5%
	Victoria	91.5%	6.1%	48.8%
	View Royal	67.3%	9.2%	18.8%
<b>Saanich Peninsula</b>				
	Central Saanich	45.3%	8.5%	12.1%
	North Saanich	57.3%	12.2%	10.5%
	Sidney	69.1%	9.0%	25.1%
<b>West Shore</b>				
	Colwood	31.5%	20.2%	14.3%
	Highlands	33.9%	21.5%	5.8%
	Juan de Fuca (Part 1)	46.8%	43.0%	9.4%
	Langford	32.2%	20.3%	14.1%
	Metchosin	47.9%	30.5%	6.9%
	Sooke	51.1%	43.6%	15.6%

# Transportation Costs – Average Vehicles per Household



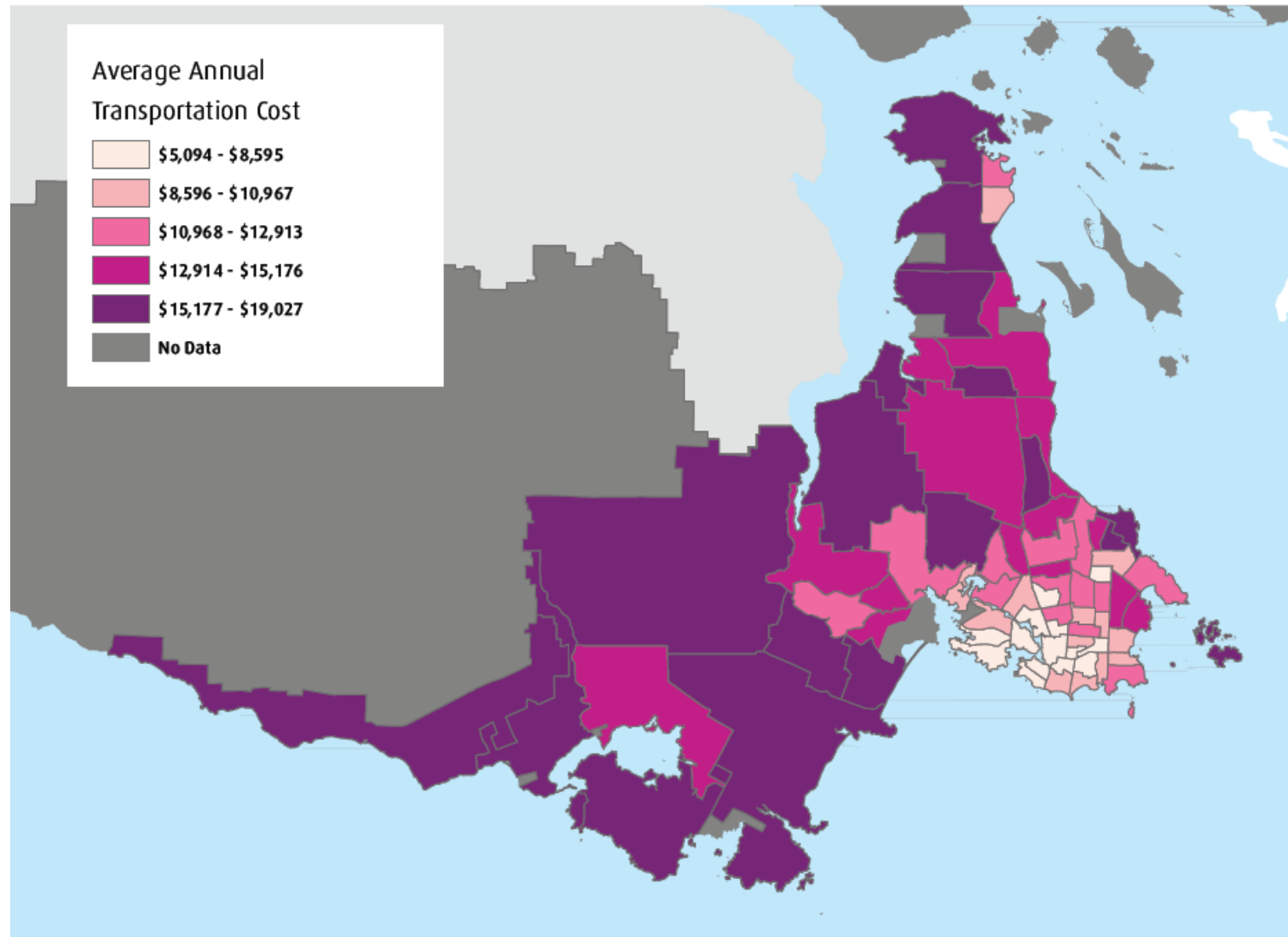
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# Transportation – Average Annual Transportation Cost



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# Housing Costs

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- 2016 Census shelter cost, what households on average actually pay
- Includes rent/mortgage payments, taxes and utilities
- Owner households with and without a mortgage



# Housing Cost Escalation

1

Neighbour 1, may have bought their house or strata lot in 1980 for \$135,000 and are now mortgage free.

2

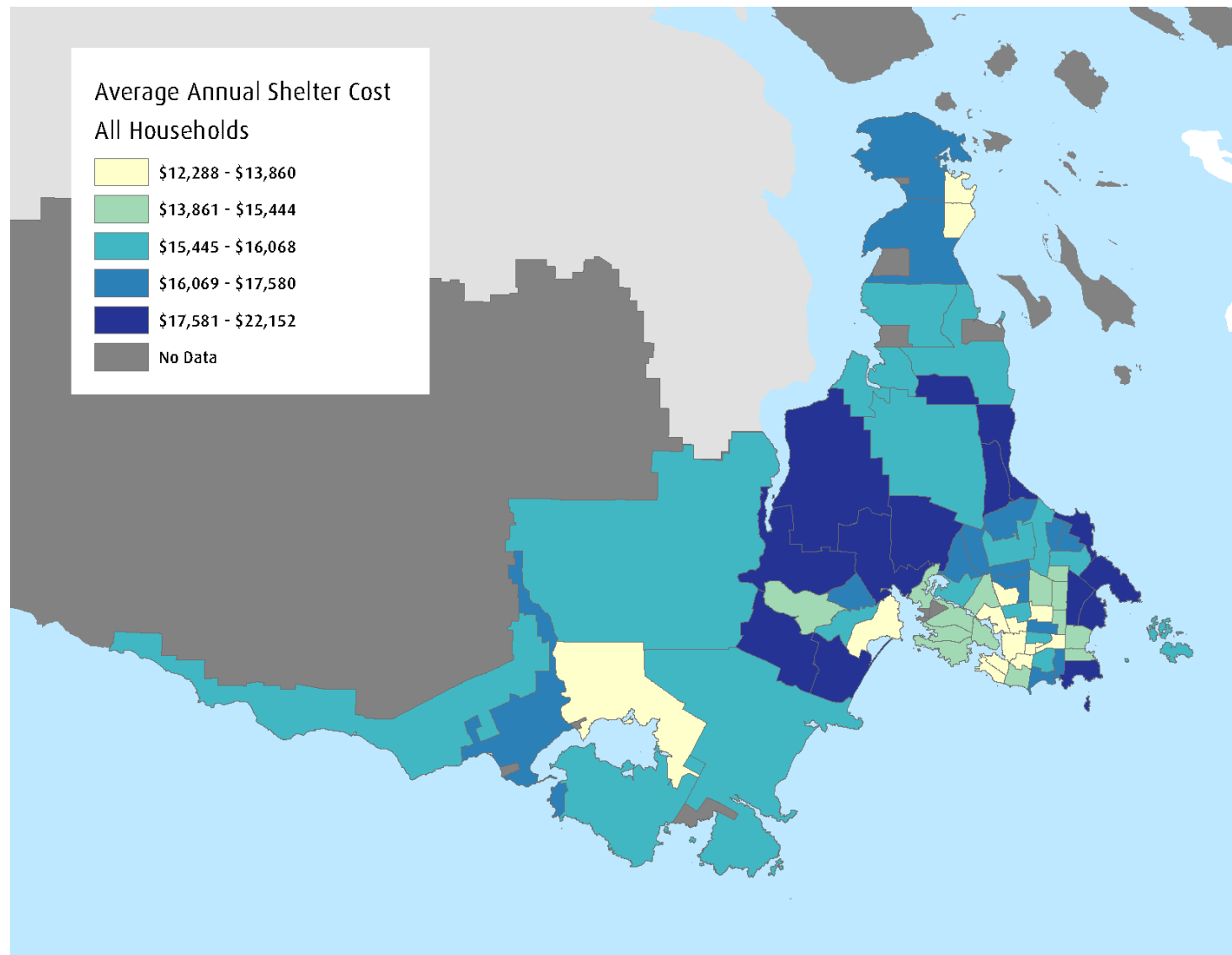
Neighbour 2, on the other hand, purchased a similar house or strata lot for \$400,000 in 2009 requiring a \$300,000 mortgage, which the household has now paid down to \$175,000.

3

Neighbour 3 purchased their house or strata lot in 2019 for \$800,000, requiring a mortgage of \$600,000.



# Average Annual Housing Cost

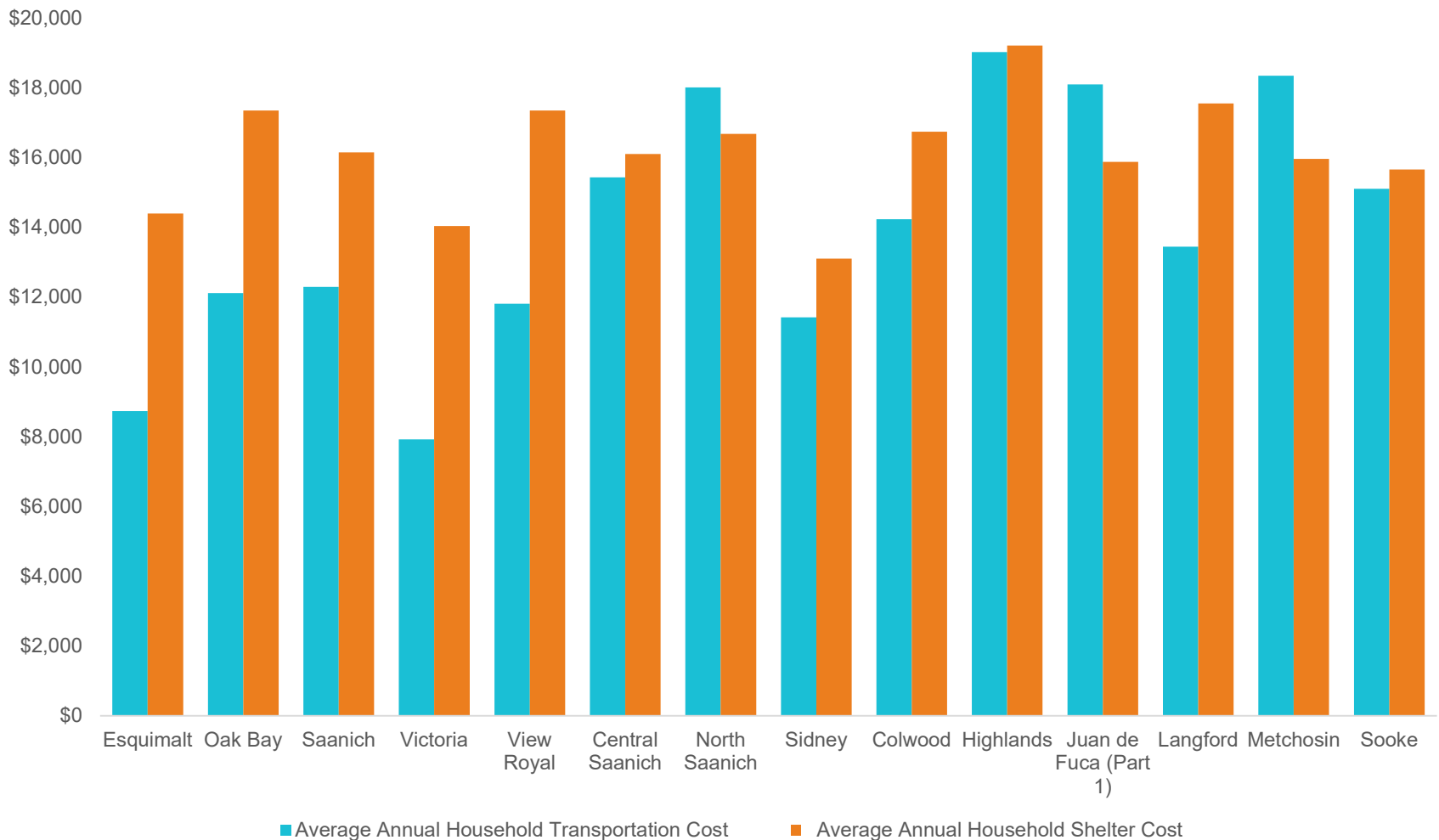


# Average Annual Housing and Transportation Cost



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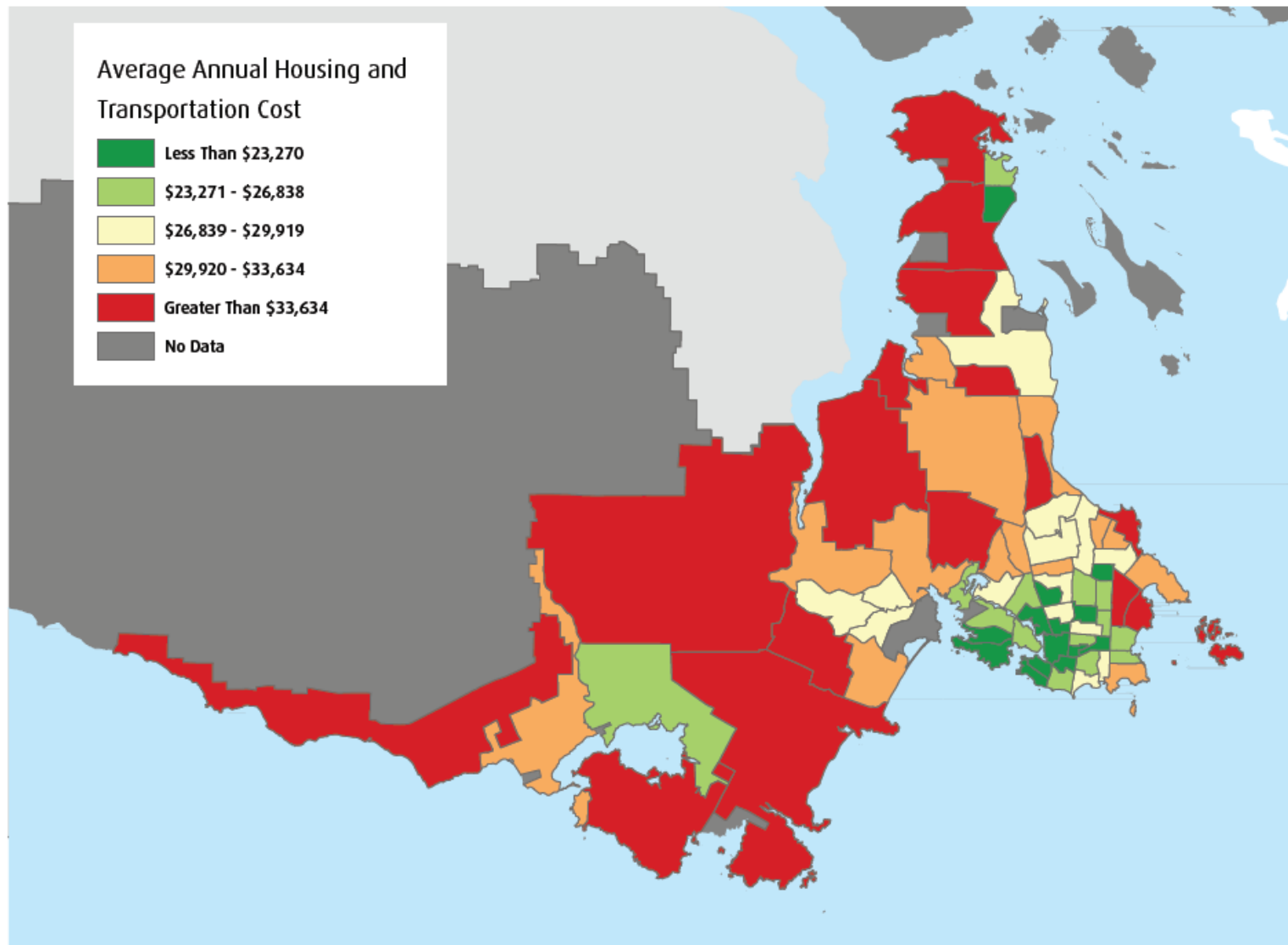
Average Annual Estimated Housing and Transportation Cost



# Average Annual Combined Housing and Transportation Cost



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- Housing location can affect transportation choice and costs, and therefore general affordability.
  - Vehicle ownership drives higher transportation costs – fixed ownership costs are significant regardless of use.
  - Average housing and transportation costs are more moderate in walkable mixed use areas with a diverse housing stock and greater transportation choice.
  - Residents have more control over transportation costs than they do housing costs.
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