

Planning Area Profile

Planning Area: Old City / VIU * * • Area of Land: 460 ha • Neighbourhood Associations:

Harewood Community Association
Western Neighbourhood Association

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Census Data	1996	2001	2006	2006
	Old City / VIU	Old City / VIU	Old City / VIU	City of Nanaimo
Total Population	5440	5335	6305	78690
0-4 years	405 (7%)	355 (7%)	345 (5%)	3455 (4%)
5-19 years	1380 (25%)	1250 (23%)	1230 (20%)	13880 (18%)
20-24 years	340 (6%)	325 (6%)	695 (11%)	5520 (7%)
25-34 years	880 (16%)	725 (14%)	885 (14%)	8255 (10%)
35-44 years	895 (16%)	900 (17%)	815 (13%)	10435 (13%)
45-54 years	570 (10%)	755 (14%)	905 (14%)	12495 (16%)
55-64 years	375 (7%)	410 (8%)	650 (10%)	10505 (13%)
65-74 years	385 (7%)	375 (7%)	440 (7%)	6915 (9%)
75-84 years	175 (3%)	215 (4%)	250 (4%)	5240 (7%)
85 years and over	40 (1%)	40 (1%)	80 (1%)	1990 (3%)
Average age of population	33.6	35	36.9	42.0
Change in population	n/a	-105	520	5693
% Change in population	n/a	-2.0%	9.0%	7.8%
Total Population by 5 year mobility status	5040	4985	5950	74160
Non-movers (same address five years ago)	2115 (42%)	2315 (46%)	2400 (39%)	34945 (45%)
Movers	2930 (58%)	2670 (54%)	3550 (57%)	39215 (51%)
Non-migrant movers	1500 (30%)	1875 (38%)	2065 (33%)	21350 (28%)
Migrant movers	1430 (28%)	790 (16%)	1485 (24%)	17865 (23%)
Households	2050	2135	2670	33525
Persons in private households	5440	5335	6160	76790
Persons per household	2.7	2.5	2.3	2.3
Average household income	34936	37690	43197	56744
Median household income	29725	31226	33873	46460
Low Income Families	445 (31%)	410 (27%)	450 (26.7%)	2698 (12%)
% of all renter households who paid 30% or more of their gross household income on rent.	55	47	55	49
Families	1450	1540	1695	22580
Persons per family	3	2.9	2.7	2.7
Two-parent families	1090 (75%)	1050 (68%)	1205 (71%)	18785 (83%)
Two-parent families with no children at home	470 (32%)	565 (37%)	635 (37%)	10715 (47%)
Two-parent families with children at home	620 (43%)	485 (31%)	570 (34%)	8070 (36%)
Lone-parent families	360 (25%)	495 (32%)	490 (29%)	3795 (17%)
Total children at home	1825	1810	1745	20110
Occupied Dwellings	2050	2135	2670	33525
Owned dwellings	1295 (63%)	1360 (64%)	1545 (58%)	23635 (70%)
Rented dwellings	755 (37%)	775 (36%)	1120 (42%)	9890 (30%)
Single-detached house	1235 (60%)	1315	1235 (46%)	19115 (57%)
Semi-detached/row/duplex	530 (26%)	285 (13%)	835 (31%)	5780 (17%)
Apartments	195 (10%)	290 (14%)	560 (21%)	7755 (23%)
Movable dwelling	85 (4%)	245 (11%)	40 (1%)	870 (3%)
Age of Dwelling				
Built before 1946	220 (11%)	170 (8%)	345 (13%)	2370 (7%)
Built 1946-1960	340 (17%)	355 (17%)	545 (20%)	3635 (11%)
Built 1961-1970	260 (13%)	290 (14%)	355 (13%)	4110 (12%)

Built 1971-1980	570 (28%)	620 (29%)	535 (20%)	6465 (19%)
Built 1981-1990	410 (20%)	405 (19%)	410 (15%)	6285 (19%)
Built 1991-1995	245 (12%)	160 (7%)	265 (10%)	5020 (15%)
Built 1996-2006	n/a	135 (6%)	215 (8%)	5635 (17%)
Total Population 15 years and over by Labour Force Activity	4090	4145	5225	65695
In the labour force	2660 (65%)	2525 (61%)	3450 (66%)	40440 (62%)
Employed	2165 (53%)	2070 (50%)	3120 (60%)	37525 (57%)
Unemployed	490 (12%)	460 (11%)	335 (6%)	2915 (4%)
Not in the labour force	1430 (35%)	1620 (39%)	1765 (34%)	25255 (38%)
Unemployment rate	18.4%	18.20%	9.7%	7.2%
Total Employed Labour Force 15 years and over by Mode of Transportation	1955	1940	2870	34465
Car, truck van as driver	1505 (77%)	1530 (79%)	2045 (71%)	27125 (79%)
Car, truck, van as passenger	215 (11%)	140 (7%)	320 (11%)	2460 (7%)
Public transit	30 (2%)	75 (4%)	170 (6%)	1165 (3%)
Walked to work	100 (5%)	125 (6%)	235 (8%)	2450 (7%)
Bicycle	50 (3%)	50 (3%)	60 (2%)	695 (2%)
Motorcycle	10 (1%)	0	0	140 (0%)
Taxicab	0	0	0	30 (0%)
Other method	30 (2%)	20 (1%)	35 (1%)	410 (1%)
Total Population 20* years and over by Educational Attainment	4090	3735	5215	65690
Less than grade 9	390 (10%)	270 (7%)	1230 (24%)	12665 (19%)
Grades 9 to 13	1695 (41%)	1455 (39%)	1665 (32%)	53030 (81%)
Trades certificate or diploma	175 (4%)	630 (17%)	725 (14%)	18950 (29%)
Other non-university education	1245 (30%)	720 (19%)	720 (14%)	8730 (13%)
University	585 (14%)	660 (18%)	875 (17%)	13225 (20%)
Dominant Demographics				
Official home language	English	English	English	English
Non-official home language	Punjabi	Vietnamese	Punjabi	Punjabi
Immigrant Place of Birth	India/Vietnam	United Kingdom	Western Europe	Eastern Asia
Ethnic Origin	English	English	English	English
Religion	-	-	-	-
Educational Attainment	Grades 9 to 13	Grades 9 to 13	Grades 9 to 13	Grades 9 to 13
Labour by Industry	Health and social service	Retail trade	Retail trade	Retail trade
Labour by Occupation	Sales and service	Sales and service	Sales and service	Sales and service

Please Note – The census tract boundaries may have been different between 1996 & 2001.

* This number was 15 in the 1996 Census.

** This area formerly known as Five Acres