

Nelson City

1	General
<p>Incorporated in 1897, Nelson has a total land area of 11.72 square km (2006 Census). By highway the City is 663 km east of Vancouver and 41 km northeast of Castlegar. Nelson is in the Central Kootenay Regional District.</p>	

2	Population Estimates				Age Distribution				
Annual Estimates					2011 Census			% Distribution, 2011 *	
Year	Nelson	% Change Prev. Year	BC	% Change Prev. Year	Nelson	Male	Female	Nelson	BC
2007	9,475	n/a	4,309,632	n/a	All ages	4,855	5,380	100.0	100.0
2008	9,803	3.5	4,384,047	1.7	0 - 14	815	805	15.9	15.4
2009	9,951	1.5	4,459,947	1.7	15 - 24	625	625	12.2	12.6
2010	9,791	-1.6	4,529,647	1.6	25 - 44	1,355	1,445	27.4	26.3
2011	9,804	0.1	4,573,321	1.0	45 - 64	1,410	1,575	29.2	30.0
					65 +	650	930	15.4	15.7

Source: Statistics Canada (as of July 1, includes estimate of Census undercount)

* based on published totals, both sexes

2006 Census Profiles can be found on our Website at <http://www.bcstats.gov.bc.ca/census.asp>

3	Selected Census Characteristics					
		Nelson			British Columbia	
Characteristics	2001	2006	% Change	% Change	2001	2006
Population	9,298	9,258	- 0.4	5.3	3,907,738	4,113,487
Population (by citizenship)	9,170	9,085	- 0.9	5.3	3,868,875	4,074,385
Non-immigrant	7,855	7,960	1.3	2.9	2,821,870	2,904,240
Immigrant	1,260	1,030	- 18.3	10.8	1,009,820	1,119,215
Labour force (15+ yrs.)	4,760	5,005	5.1	8.1	2,059,950	2,226,380
Employees	3,895	4,150	6.5	9.2	1,715,600	1,873,050
Self-employed	755	825	9.3	7.4	291,455	313,000
Participation rate [ppt.=percentage points]	63.6%	66.1%	2.5 ppt.	0.4 ppt.	65.2%	65.6%
Unemployment rate	8.9%	5.0%	-3.9 ppt.	-2.5 ppt.	8.5%	6.0%
Total population 25 to 64 years	4,865	5,125	5.3	6.5	2,144,050	2,284,465
No certificate, diploma or degree	570	460	- 19.3	- 40.1	471,470	282,200
High school certificate or equivalent	1,040	1,085	4.3	27.7	462,925	591,275
Apprenticeship/trades certificate or diploma	795	755	- 5.0	- 7.4	295,180	273,450
College, CEGEP or other cert. or diploma	1,205	1,050	- 12.9	11.3	401,760	447,005
University certificate, diploma or degree	1,255	1,770	41.0	34.7	512,715	690,535
Bachelor's degree	765	905	18.3	23.0	282,800	347,715
Census families	2,480	2,415	- 2.6	6.9	1,086,030	1,161,420
Lone-parent families	565	525	- 7.1	4.0	168,420	175,165
Households	4,075	4,160	2.1	7.1	1,534,335	1,643,150
1-family households	2,410	2,380	- 1.2	6.1	1,012,925	1,074,850
Multi-family households	40	15	- 62.5	18.4	35,050	41,510
Non-family households	1,635	1,765	8.0	8.3	486,355	526,785
Median Income (2000 & 2005)	\$ 20,667	\$ 22,749	10.1	12.5	\$ 22,095	\$ 24,867
Males	\$ 24,010	\$ 27,901	16.2	9.0	\$ 28,976	\$ 31,598
Females	\$ 17,808	\$ 19,659	10.4	14.0	\$ 17,546	\$ 19,997
Median Family Income (2000 & 2005)	\$ 52,488	\$ 57,095	8.8	20.0	\$ 54,840	\$ 65,787
Economic Families	2,505	2,430	- 3.0	6.5	1,044,850	1,112,810
2001 Incidence, low income 2006 Prevalence, low income	12.1%	12.6%	0.5 ppt.	-0.6 ppt.	13.9%	13.3%
Unattached persons, 15+	1,955	2,140	9.5	4.7	576,825	603,880
Incidence, low income	39.7%	37.6%	-2.1 ppt.	-1.4 ppt.	38.1%	36.7%
Population in private hh.	9,140	9,020	- 1.3	5.1	3,785,270	3,978,215
Incidence, low income	16.9%	18.3%	1.4 ppt.	-0.5 ppt.	17.8%	17.3%
Dwellings	4,075	4,160	2.1	7.1	1,534,335	1,643,150
Owned	2,535	2,640	4.1	12.5	1,017,485	1,145,045
Rented	1,540	1,520	- 1.3	- 3.6	512,360	493,995
Average gross rent	\$ 611	\$ 681	11.5	10.4	\$ 750	\$ 828
Average owners' payments	\$ 755	\$ 884	17.1	17.1	\$ 904	\$ 1,059
Avg. value, owned dwell.	\$ 161,393	\$ 273,287	69.3	81.5	\$ 230,645	\$ 418,703

Source: Statistics Canada. Notes: incomes are for 2005 and 2000; rent/owner's payments are restricted to non-farm, non-reserve private dwellings.

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4		Labour Force by Industry (NAICS)					
		Nelson			BC	% Distribution, 2006	
Industry		2001	2006	% Change	% change	Nelson	BC
Total labour force		4,760	5,010	5.3	8.1	100.0	100.0
Industry - Not applicable		95	30	- 68.4	- 26.6	0.6	1.5
All industries (Experienced LF)		4,665	4,975	6.6	8.9	99.3	98.5
111-112 Farms		-	-	-	5.2	-	1.8
113 Forestry and logging		20	30	50.0	- 10.0	0.6	1.0
114 Fishing, hunting and trapping		-	-	-	1.3	-	0.2
1151/2 Support activities for farms		-	-	-	11.3	-	0.1
1153 Support activities for forestry		65	75	15.4	- 21.5	1.5	0.3
21 Mining and oil and gas extraction		-	25	-	42.6	0.5	0.9
22 Utilities		35	70	100.0	- 3.4	1.4	0.5
23 Construction		340	400	17.6	39.9	8.0	7.5
31-33 Manufacturing		265	380	43.4	- 2.7	7.6	8.5
311 Food manufacturing		20	20	-	3.6	0.4	1.0
321 Wood product manufacturing		30	50	66.7	- 16.1	1.0	1.7
322 Paper manufacturing		10	15	50.0	- 13.5	0.3	0.6
41 Wholesale trade		90	140	55.6	11.6	2.8	4.1
44-45 Retail trade		665	690	3.8	6.9	13.8	11.2
441 Motor vehicle and parts dealers		25	10	- 60.0	9.0	0.2	1.1
445 Food and beverage stores		160	270	68.8	8.4	5.4	2.9
448 Clothing & clothing accessories		85	90	5.9	9.2	1.8	1.1
452 General merchandise stores		85	110	29.4	6.5	2.2	1.2
48-49 Transportation & warehousing		130	150	15.4	0.6	3.0	5.2
51 Information and cultural industries		110	100	- 9.1	- 5.3	2.0	2.6
52 Finance and insurance		120	130	8.3	4.5	2.6	3.8
53 Real estate & rental/leasing		110	70	- 36.4	22.1	1.4	2.3
54 Prof'sonal, scientific & tech. serv.		300	365	21.7	18.6	7.3	7.3
55 Mgmt. of companies/ent'prises		-	-	-	126.6	-	0.1
56 Admin+support, waste mgmnt srv.		155	150	- 3.2	20.4	3.0	4.4
61 Educational services		440	495	12.5	9.2	9.9	6.9
62 Health care and social assistance		610	595	- 2.5	6.5	11.9	9.6
71 Arts, entertainment and recreation		110	230	109.1	11.3	4.6	2.3
72 Accommodation and food services		470	325	- 30.9	7.7	6.5	8.1
721 Accommodation services		130	105	- 19.2	2.5	2.1	1.7
722 Food services & drinking places		340	225	- 33.8	9.2	4.5	6.4
81 Other services (excl. public admin.)		210	245	16.7	11.8	4.9	4.9
91 Public administration		420	300	- 28.6	- 2.0	6.0	5.0
Special Aggregations	Agriculture, Food and Beverage	60	55	- 8.3	5.8	1.1	2.9
	Fishing and Fish Processing	-	-	-	- 3.3	-	0.5
	Logging and Forest Products	130	170	30.8	- 14.7	3.4	3.7
	Mining and Mineral Products	35	55	57.1	17.1	1.1	2.1

Source: Statistics Canada. Industry according to NAICS version used in each census. Unpublished data.

5		Business Locations- Number of Firms by Employment Size Range								
		Firms with no employees		Firms with employees		% change		C Kootenay RD		
		C Kootenay RD	BC	C Kootenay RI	BC	C Kootenay RD	1 to 19	20 to 49	50-199	200 Plus
2008		2,189	185,879	2,502	175,003	-	2,293	134	63	12
2009		2,138	186,541	2,367	176,124	- 5.4	2,170	123	61	13
2010		2,233	194,349	2,408	175,913	1.7	2,204	128	64	12
2011		2,164	195,290	2,381	173,589	- 1.1	2,194	119	58	10

Source: Business Register, Statistics Canada. In some areas, boundary changes/geocoding changes may cause large changes.

6		Municipal Residential Taxes and Charges on a Representative House					
		Nelson					
		House Value		Taxes & Charges			
Year	\$	% change	\$	% change			
2008	318,156		3,374				
2009	320,149	0.6	3,556	5.4			
2010	331,295	3.5	3,662	3.0			
2011	338,966	2.3	3,745	2.2			
2012	339,018	0.0	3,848	2.8			

Year	House Value	Taxes & Charges
2008	100.0	100.0
2009	100.6	105.4
2010	103.5	108.0
2011	106.3	110.6
2012	106.3	113.4

Source: Ministry of Community, Sport & Cultural Development http://www.cd.gov.bc.ca/lgd/infra/statistics_index.htm (No RD level figures)

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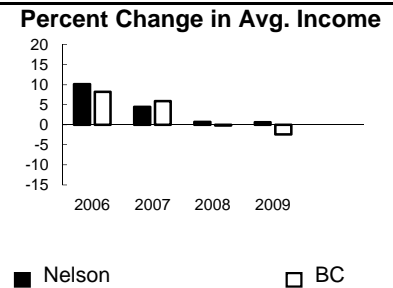
7	Values of Building Permits									
	Residential				Non-Residential			Total		Year
	Number of Units		Value \$'000		Value \$'000			Value \$'000		
Nelson	BC	Nelson	BC	Nelson	BC	Nelson	BC			
2007	78	40,932	14,993	8,611,723	3,501	3,932,968	18,494	12,544,691	2007	
2008	218	30,110	18,591	6,899,289	3,396	3,677,866	21,987	10,577,155	2008	
2009	44	18,607	9,445	4,491,075	10,627	3,138,810	20,072	7,629,885	2009	
2010	30	28,984	8,699	6,705,888	13,577	3,017,921	22,276	9,723,809	2010	
2011	78	25,745	14,802	6,113,406	2,406	3,136,361	17,208	9,249,767	2011	

Source: Statistics Canada

Note: Detailed non-residential permits data can be found on our Website: www.bcstats.gov.bc.ca

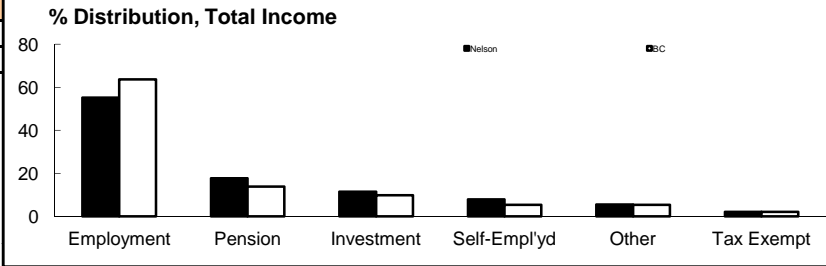
A dash can indicate a nil report, a value of less than \$500, or non-reporting. P indicates 'preliminary'.

8	Personal Taxation Statistics						Percent Change in Avg. Income	
	Total Income of All Returns							
	All Returns (number)		Average Income (\$)		% Change avg. income			
Year	Nelson	BC	Nelson	BC	Nelson	BC		
2005	11,980	3,154,090	31,005	35,601	n/a	n/a		
2006	11,980	3,165,750	34,153	38,523	10.2	8.2		
2007	11,900	3,287,750	35,674	40,802	4.5	5.9		
2008	12,930	3,383,640	35,920	40,736	0.7	-0.2		
2009	13,070	3,406,860	36,131	39,754	0.6	-2.4		



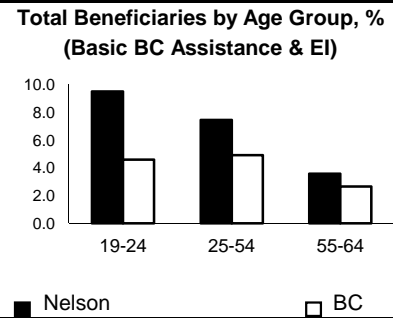
Taxation data available at: <http://www.bcstats.gov.bc.ca/data/dd/income.asp>

9	Source of Total Income 2009				% Distribution, Total Income					
	Nelson		BC							
	\$Thousands	% of Total	% of Total							
Employment	260,845	55.2	63.7							
Pension	83,744	17.7	13.8							
Investment	54,392	11.5	9.8							
Self-Employed	37,411	7.9	5.3							
Other	25,805	5.5	5.3							
Tax Exempt	10,022	2.1	2.0							
Total	472,226	100.0	100.0							



Source: Canada Revenue Agency. Areas are defined by postal codes and may not match municipal boundaries.

9	Dependency on the Safety Net						Total Beneficiaries by Age Group, % (Basic BC Assistance & EI)		
	Percentage of Population by Age Receiving Benefits - September 2009								
	Age Group	BC Basic* Income Assistance Recipients (%)		Employment Insurance Beneficiaries (%)		Total of BC Basic Income Assistance & EI Beneficiaries (%)			
Nelson		BC	Nelson	BC	Nelson	BC			
Under 19	3.7	2.7							
19-24	5.0	2.1	4.8	2.6	9.5	4.6			
25-54	3.3	1.9	4.3	3.1	7.4	4.9			
55-64	1.7	0.7	2.1	2.0	3.6	2.6			
19-64	3.2	1.7	4.0	2.8	7.0	4.4			



* On temporary assistance only. Excluded are those on Continuous Assistance, aboriginals living on reserve, seniors/OAS, & children living with relatives.

Source: BC Stats (using administrative files from the BC Ministry of Housing & Social Development, and Human Resources & Social Development Canada)

Note: EI Beneficiaries reports now include regular, fishing and employment benefits, work sharing and support measures. The reports exclude sickness, maternity and parental benefits.

10	Business Formations and Failures									
	Incorporations				Bankruptcies					
	Number				Nelson		Kootenay DR		BC	
Year	Nelson	BC	Year	Business	Consumer	Business	Consumer	Business	Consumer	
2007	85	34,036	2005	5	19	n.a.	n.a.	786	8,168	
2008	92	30,085	2006	7	21	31	224	585	7,020	
2009	72	26,431	2007	3	16	14	197	470	6,651	
2010	72	30,305	2008	2	14	16	180	454	7,293	
2011	79	30,844	2009	0	39	9	339	380	10,639	

Source: BC Ministry of Finance

Source: Office of the Superintendent of Bankruptcy, Government of Canada

Incorporations are counted in municipality of the registered office address which may differ from the actual business location.

Note: Bankruptcy is by urban postal code forward sortation area and is counted where it is filed.