

Housing Needs Report

Interim Update

December 2, 2024

Presented to: City of West Kelowna

Presented by: Colliers Strategy & Consulting



Table of Contents

| | | | | | |
|------------------|----------------------------------------------------------------|----|------------------|-------------------------------------------------|----|
| | Introduction | 4 | Chapter 3 | Economic Profile | 33 |
| Update 1 | 5- and 20- Year Housing Units Needed | 5 | | Main Employers and Industries | 34 |
| | Methodology Review | 6 | | Historic Employment Characteristics 2011-2021 | 35 |
| | Housing Demand Summary | 7 | | Commuting and Transportation Trends 2011-2021 | 36 |
| | Component A - Housing Units and Extreme Core Housing Need | 8 | | Household Income Characteristics 2011-2021 | 37 |
| | Component B - Housing Units and Homelessness | 9 | | Renter Household Income Trends 2011-2021 | 38 |
| | Component C - Housing Units and Suppressed Household Formation | 10 | | Owner Household Income Trends 2011-2021 | 39 |
| | Component D - Housing Units and Anticipated Household Growth | 13 | Chapter 4 | Housing Supply | 40 |
| | Component E - Housing Units and Rental Vacancy | 14 | | Number of Housing Units by Structural Type | 41 |
| | Component F - Housing Units and Demand | 15 | | Existing Housing Conditions and Characteristics | 43 |
| Update 2 | Need for Housing Near Transportation Infrastructure | 16 | | Number of Housing Units by Structural Type | 44 |
| Update 3 | Actions Taken to Reduce Housing Needs | 19 | | Supply of Housing | 45 |
| Update 4 | Housing Needs Report (2022) General Updates | 23 | | Supply of Housing by Bedrooms, | 46 |
| Chapter 2 | Demographic Profile | 25 | | Housing Units by Date of Construction | 47 |
| | Current Population, City of West Kelowna | 26 | | Housing Starts 2011-2021 | 48 |
| | Projected Population Growth to 2041 | 27 | | Housing Completions by Tenure Type 2011-2021 | 50 |
| | Historic Age Distribution Trends | 28 | | New Housing Completions 2017-2021 | 51 |
| | Movement Trends for City of West Kelowna Households | 30 | | Affordable and Subsidized Housing | 52 |
| | Historic Household Tenure Trends 2011-2021 | 31 | | Social, Subsidized, and Affordable Housing | 53 |
| | Historic Household Size Trends 2011-2021 | 32 | | Homelessness and Social/Subsidized Housing | 55 |

Table of Contents

| | | |
|------------------|------------------------------------------|----|
| | Short-term Rental Accommodation | 56 |
| Chapter 5 | Ownership Housing | 57 |
| | Owner Households 2011-2021 | 58 |
| | Assessed Value – All Housing Forms | 59 |
| | Assessed Value by Housing Type | 61 |
| | Condominium Apartment Market | 62 |
| | Transaction Trends for all Housing Types | 63 |
| | Transaction Values – All Housing Types | 64 |
| | Transaction Value by Number of Bedrooms | 65 |
| | Home Ownership Affordability Analysis | 66 |
| Chapter 6 | Rental Housing | 68 |
| | Rental Households 2011-2021 | 69 |
| | Rental Housing Vacancy Trends 2011-2023 | 70 |
| | Rental Housing Supply | 71 |
| | Secondary Rental Housing Supply | 72 |
| | Average and Median Rent Trends | 73 |
| | Rental Housing Affordability Analysis | 75 |
| Appendix | | 77 |

Introduction

Housing Needs Report Interim Update Requirements

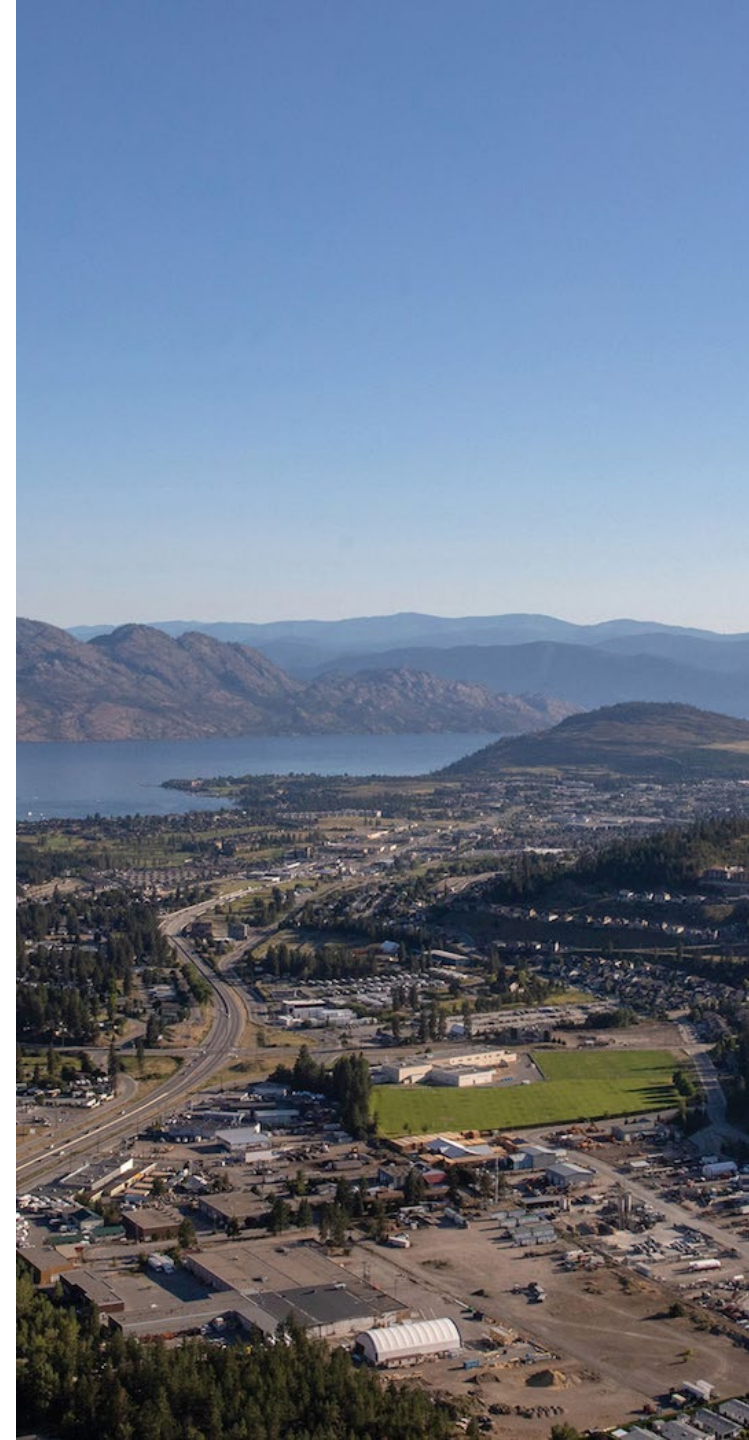
A Housing Needs Report (HNR) is a standardized report mandated by the BC provincial government to help communities better understand their current and future housing needs, positioning them to adequately meet demand in coming years.

All local governments are required to complete Interim HNRs by January 1, 2025.

These interim reports are only required to include three new items in addition to those included in the previous Housing Needs Assessment (HNA):

1. The number of housing units needed currently and anticipated over the next 5 and 20 years, calculated using the HNR Method provided in the Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation; and,
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.

This interim report identifies these required items, while also providing general updates from the previously completed HNA that have become available from Statistics Canada and/or CMHC since the previous HNA was published in 2022.



Update 1

5- and 20- Year Housing Units Needed



Update 1

Methodology Review

The first required Interim Update requires local governments to employ the HNR Method to calculate the total number of housing units their communities will need over the next 5 or 20 years.

The HNR Method consists of six components with corresponding calculations, which produce a figure of units that will be in demand associated with each component.

The six components calculated identify:

1. Supply of units needed to reduce extreme core housing need (those paying more than 50% of income for housing);
2. Supply of units needed to reduce homelessness;
3. Supply of units needed to address suppressed household formation;
4. Supply of units needed to meet household growth over the next 5 or 20 years;
5. Supply of units needed to meet at least a 3% vacancy rate; and,
6. Supply of units needed to meet local demand. This component is only included for municipalities.

Combined, these components **equal the total number of units that are estimated to be required to meet the 5- and 20-year demand** for housing in the City of West Kelowna.

The detailed calculations that produced the required units associated with each component are detailed on the subsequent pages of this report which outline the process to calculate the 20-year demand.

The 5-year unit demand calculations follow the methodology outlined by the Province. While in some cases (Components A, C, E, and F) the calculation was simply dividing the 20-year demand by 4 to evenly distribute the long-term demand over the years, other components were calculated with a unique process. Component B which address homelessness identified the 5-year demand by dividing the 20-year demand by two to reflect the more urgent need for substantial supply to address the most dire impact of insufficient housing. Component D followed the same calculations for both the 5- and 20-year demand with BC stats population data that aligned with those time periods.

Update 1

Housing Demand Summary

Based on the HNR Method calculations, it was determined **that a total of ~3,169 new housing units will be needed over the next 5 years and ~10,290 will be needed over the next 20 years.**

Of the total additional units required over the next 5 years, 2,561 will be **in response to anticipated population growth, and 8,066 new units will be needed over the next 20 years.** The previous housing needs report identified a need for 5,353 new houses to accommodate population growth by 2041*.

The remaining housing units identified as being in demand over the coming years are specifically flagged as units needed to address key components indicative of housing challenges (i.e., high housing costs relative to household incomes, homelessness and core housing need, and low vacancy rates).

Finally, the HNR Method also factors in a buffer of additional local demand which is intended to account for market dynamics that can impact the housing market in irregular and sometimes unpredictable ways.

*Note that while the previous Housing Needs Assessment report (2022) identified a need for significantly fewer new housing units to meet demand resulting from population growth (5,353 units by 2041), the new standardized methodology, introduced by the Province, has altered the previous calculation method used for both projecting the population and projecting the housing units allocated to that population. This methodology change has resulted in the variance of this data point.

Additional Local Housing Demand

| Component | 5 Year Need | 20 Year Need |
|--------------------------------------|--------------|---------------|
| A. Extreme Core Housing Need | 95 | 378 |
| B. Persons Experiencing Homelessness | 102 | 204 |
| C. Suppressed Household Formation | 90 | 358 |
| D. Anticipated Growth | 2,561 | 8,066 |
| E. Rental Vacancy Rate Adjustment | 14 | 56 |
| F. Additional Local Demand | 307 | 1,229 |
| Total New Units Required | 3,169 | 10,290 |

While new housing will be needed to address population growth, the City of West Kelowna will also require new units to address components of housing demand tied to macro-level economic and social factors that have resulted in affordability, accessibility, and homelessness concerns.

Component A

Housing Units and Extreme Core Housing Need

Total New Units Required to Meet ECHN

| | |
|----------|-----------|
| 20 years | 378 Units |
| 5 years | 95 Units |

- The households identified as being in Extreme Core Housing Need (ECHN) are the private households that have fallen below at least one of the indicators of housing adequacy, affordability, or suitability as defined by Statistics Canada. These are **households that would need to spend 50% of more of their total pre-tax income to pay the median local rent in West Kelowna.**
- This calculation assumes that all households in ECHN would require a new unit, though it is possible that repairs and refurbishments to existing units could be sufficient to improve their adequacy and suitability.

Average Extreme Core Housing Need Rates Calculations

| Total Households | 2006 | | 2011 | | 2016 | | 2021 | | Average ECHN Rate |
|----------------------------------|----------|-------------------|----------|-------------------|----------|-------------------|----------|-------------------|--------------------------|
| | # | % of total | # | % of total | # | % of total | # | % of total | |
| Owners | 8,945 | | 9,990 | | 10,430 | | 11,545 | | |
| Renters | 1,215 | | 1,810 | | 2,015 | | 2,430 | | |
| Extreme Core Housing Need | # | % of total | # | % of total | # | % of total | # | % of total | Average ECHN Rate |
| Owners with a Mortgage | n/a | n/a | n/a | n/a | n/a | n/a | 155 | 1% | 1% |
| Renters | 125 | 10% | 165 | 9% | 190 | 9% | 190 | 8% | 9% |

Extreme Core Housing Need Calculations

| Total Households | 2021 Households | Average ECHN Rate | Households in ECHN |
|-----------------------------------------|-----------------|-------------------|--------------------|
| Owners | 11,545 | n/a | n/a |
| Owners with a Mortgage | 11,545 | 1% | 155 |
| Renters | 2,430 | 9% | 223 |
| Total New Units to Meet ECHN - 20 years | | | 378 |
| Total New Units to Meet ECHN - 5 years | | | 95 |

Component B

Housing Units and Homelessness

Total New Units Required for Homelessness Needs

| | |
|----------|-----------|
| 20 years | 204 Units |
| 5 years | 102 Units |

- It can be difficult to confirm the accuracy of data related to homelessness due to challenges associated with the collection and comprehensiveness of information, and **for the purposes of this calculation data is derived from the Integrated Data Project**- a provincial data collection program.
- This calculation assumes that one permanent housing unit is required for each identified person experiencing homelessness, though there may be solutions to provide multi-bedroom units to help address this demand for units (particularly on an interim basis).

Integrated Data Project (IDP) 2021 Homeless Cohort Data

| | Number of People who Experienced Homelessness | Census Divisions Population 2021 | Percent Population |
|---------------------------|-----------------------------------------------|----------------------------------|--------------------|
| Central Okanagan (Region) | 1,244 | 222,162 | 0.56% |

People Experiencing Homelessness Calculations

| Central Okanagan Population | City of West Kelowna Population | | Population Experiencing Homelessness | |
|-----------------------------|---------------------------------|-------------|--------------------------------------|--------------------------------------------|
| | # | % of Region | Regional | Proportional City of West Kelowna Estimate |
| 222,162 | 35,750 | 16.36% | 1,244 | 204 |

Source: The Preventing and Reducing Homelessness Integrated Data Project 2021, data years dictated by Province's HNR Calculation Method

Component C

Housing Units and Suppressed Household Formation

2006 & 2021 Primary Household Maintainers by Age Cohort

| 2006 | | |
|-------------------|-------|--------|
| 2006 Categories | Owner | Renter |
| Under 25 Years | 45 | 105 |
| 25 to 34 years | 790 | 285 |
| 35 to 44 years | 1,770 | 245 |
| 45 to 54 years | 2,165 | 245 |
| 55 to 64 years | 1,710 | 125 |
| 65 to 74 years | 1,435 | 70 |
| 75 years and over | 1,030 | 145 |

| 2021 | | |
|-------------------|-------|--------|
| 2021 Categories | Owner | Renter |
| 15 to 24 years | 45 | 200 |
| 25 to 34 years | 905 | 625 |
| 35 to 44 years | 1,900 | 470 |
| 45 to 54 years | 2,090 | 350 |
| 55 to 64 years | 2,660 | 305 |
| 65 to 74 years | 2,305 | 220 |
| 75 to 84 years | 1,235 | 155 |
| 85 years and over | 400 | 115 |

- The Component C calculation is based on the primary household maintainer trends observed in 2006 based on age and housing tenure. This is contrasted with the primary household maintainer trends observed in 2021.
- A comparison of 2006 and 2021 Census years and affiliated primary maintainer trends was reviewed as required by the Province's HNR calculation methodology.

2006 & 2021 Household Maintainer Age Categories - Summary

| Household Maintainers Age Categories | Population Age Categories | 2006 All Age Categories | 2006 Summed Categories | 2021 All Age Categories | 2021 Summed Categories |
|--------------------------------------|---------------------------|-------------------------|------------------------|-------------------------|------------------------|
| 15 to 24 years | 15 to 19 years | 1,955 | 3,295 | 2,020 | 3,680 |
| | 20 to 24 years | 1,340 | | 1,660 | |
| 25 to 34 years | 25 to 29 years | 1,140 | 2,595 | 1,795 | 4,090 |
| | 30 to 34 years | 1,455 | | 2,295 | |
| 35 to 44 years | 35 to 39 years | 1,785 | 3,950 | 2,540 | 4,725 |
| | 40 to 44 years | 2,165 | | 2,185 | |
| 45 to 54 years | 45 to 49 years | 2,335 | 4,370 | 2,250 | 4,585 |
| | 50 to 54 years | 2,035 | | 2,335 | |
| 55 to 64 years | 55 to 59 years | 1,870 | 3,415 | 2,620 | 5,375 |
| | 60 to 64 years | 1,545 | | 2,755 | |
| 65 to 74 years | 65 to 69 years | 1,405 | 2,665 | 2,425 | 4,435 |
| | 70 to 74 years | 1,260 | | 2,010 | |
| 75 years and over | 75 to 79 years | 1,000 | 1,775 | 1,335 | 2,975 |
| | 80 to 84 years | 495 | | 945 | |
| | 85 years and over | 280 | | 695 | |

Source: 2006, 2021 Census Statistics Canada, Comparison years dictated by Province's HNR Calculation Method

Component C

Housing Units and Suppressed Household Formation

2006 & 2021 Primary Household Maintainer Rates Based on Population by Age Cohort

| Household Maintainers Age Categories | 2006 Households | | 2006 Population | 2006 Headship Rate | | 2021 Population | 2021 Potential Households | |
|--------------------------------------|-----------------|--------|-----------------|--------------------|--------|-----------------|---------------------------|--------|
| | Owner | Renter | | Owner | Renter | | Owner | Renter |
| 15 to 24 years | 45 | 105 | 3,295 | 1% | 3% | 3,680 | 50.26 | 117.27 |
| 25 to 34 years | 790 | 285 | 2,595 | 30% | 11% | 4,090 | 1,245.13 | 449.19 |
| 35 to 44 years | 1,770 | 245 | 3,950 | 45% | 6% | 4,725 | 2,117.28 | 293.07 |
| 45 to 54 years | 2,165 | 245 | 4,370 | 50% | 6% | 4,585 | 2,271.52 | 257.05 |
| 55 to 64 years | 1,710 | 125 | 3,415 | 50% | 4% | 5,375 | 2,691.43 | 196.74 |
| 65 to 74 years | 1,435 | 70 | 2,665 | 54% | 3% | 4,435 | 2,388.08 | 116.49 |
| 75 years and over | 1,030 | 145 | 1,775 | 58% | 8% | 2,975 | 1,726.34 | 243.03 |

- Shown in the table to the left, 2006 Headship Rates (household maintainers as a proportion of the total population for each age group) are applied to the 2021 population for each age cohort.
- This calculation **identifies how many households would have been formed by 2021 if the 2006 rates/trends had continued**, based on the 2021 population. It identifies households that have been unable to form in the same household patterns observed in 2006, generally due to the constrained housing environment in West Kelowna.
- This follows the assumption that due to the housing crisis some residents may be required to form a larger household to split the cost of housing, or have faced challenges owning a home thus continuing to rent.

Component C

Housing Units and Suppressed Household Formation

Total New Units to Meet Suppressed Housing Need

| | |
|----------|-----------|
| 20 years | 358 Units |
| 5 years | 90 Units |

2006 & 2021 Primary Household Maintainers Comparison Summary

| Household Maintainers | 2021 Potential Households | | 2021 Households | | 2021 Suppressed Households | | |
|--------------------------------------------------------|---------------------------|--------|-----------------|--------|----------------------------|---------|------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Total |
| Age Categories | | | | | | | |
| 15 to 24 years | 50.26 | 117.27 | 45 | 200 | 5.26 | -82.73 | 0.00 |
| 25 to 34 years | 1,245.13 | 449.19 | 905 | 625 | 340.13 | -175.81 | 164.32 |
| 35 to 44 years | 2,117.28 | 293.07 | 1,900 | 470 | 217.28 | -176.93 | 40.35 |
| 45 to 54 years | 2,271.52 | 257.05 | 2,090 | 350 | 181.52 | -92.95 | 88.57 |
| 55 to 64 years | 2,691.43 | 196.74 | 2,660 | 305 | 31.43 | -108.26 | 0.00 |
| 65 to 74 years | 2,388.08 | 116.49 | 2,305 | 220 | 83.08 | -103.51 | 0.00 |
| 75 years and over | 1,726.34 | 243.03 | 1,635 | 270 | 91.34 | -26.97 | 64.37 |
| Total Suppressed Households Based on Tenure – 20 years | | | | | 950 | -767 | 358 |

Where the sum of suppressed households by age cohort resulted in a negative figure, a value of "0" was used instead.

- It is estimated that, based on the trends of suppressed households in 2021, about 358 households have been unable to form in the same household patterns observed between 2006 and 2021 due to the constrained housing environment in West Kelowna. This follows the logic that due to the housing crisis, some residents may be required to form a larger household to split the cost of housing, or have faced challenges owning a home, and as a result.
- The sum of suppressed households was then calculated and identified that there were 950 fewer owner households and 767 more renter households that previous proportions would have anticipated.

Component D

Housing Units and Anticipated Household Growth

Total New Units to Meet Household Growth Needs

| | |
|----------|-------------|
| 20 years | 8,066 Units |
| 5 years | 2,561 Units |

- Growth rates were collected from BC Stats, based on anticipated local and regional population and household growth.
- The growth rates identified both locally and regionally were then applied to the 2021 total household count of 13,970 for the City of West Kelowna.
- The combination of these growth rate scenarios was averaged to produce a household projection determined to be most likely per the HNR Method.
- **The difference between the total projected households and the 2021 household count provided the total units needed to address anticipated growth.**

5- and 20- Year Household Growth Rate Calculations

| Household Projections | 2021 Households | 2026 Projected Households | 2021-2026 5-year Growth Rate | 2041 Projected Households | 2021-2041 20-year Growth Rate |
|-----------------------|-----------------|---------------------------|------------------------------|---------------------------|-------------------------------|
| Central Okanagan | 94,335 | 111,658 | 18.36% | 149,431 | 58.40% |
| West Kelowna | 13,970 | 16,526 | 18.30% | 21,943 | 57.74% |

New Units Required based on Projected Household Growth

| Household Growth Scenarios | Projected Total Households 2026 | New Units Required by 2026 | Projected Total Households 2041 | New Units Required by 2041 |
|----------------------------|---------------------------------|----------------------------|---------------------------------|----------------------------|
| Local Based | 16,526 | 2,556 | 21,943 | 7,973 |
| Regionally Based | 16,535 | 2,565 | 22,129 | 8,159 |
| Growth Scenarios Average | 16,531 | 2,561 | 22,036 | 8,066 |

Source: Population Estimates & Projections for British Columbia BC Stats, 2021 Census Statistics Canada, Data years used dictated by Province's HNR Calculation Method

Component E

Housing Units and Rental Vacancy

Total New Rental Units Required to Reach 3.0% Vacancy

| | |
|----------|----------|
| 20 years | 56 Units |
| 5 years | 14 Units |

- The adequacy of rental housing supply is indicated by the market vacancy rate. A very low vacancy rate suggests there isn't enough rental housing, while a high rate suggests an over-supply of housing. **The Province defines a "healthy market" as one where there is a vacancy rate of ~3%.**
- To identify the number of units needed to achieve a healthy rental market, the difference between the estimated units currently allocated as rentals (occupied and available to rent), and the total units that would be required to achieve a 3% vacancy rate based on the current occupied rental units is calculated. This found that, there are likely 2,450 units available to rent, however 2,505 are needed to achieve a healthy rental market.

West Kelowna Rental Vacancy Rates by Unit (2021, CMHC)

| | Bachelor | 1 Bedroom | 2 Bedroom | 3 Bedroom + | Total Average |
|------|----------|-----------|-----------|-------------|---------------|
| 2021 | n/a | 1% | 0.7% | n/a | 0.8% |

Target and Current Rental Units Calculation

| | Vacancy Rate | Occupied Rate | Renter Households | Estimated Number of Rental Units |
|-------------------------------------------------------------------------------------------------|--------------|---------------|-------------------|----------------------------------|
| Target Vacancy Rate | 3.0% | 97.0% | 2,430 | 2,505 |
| Local Vacancy Rate | 0.8% | 99.2% | | 2,450 |
| Units Required for Healthy Vacancy (Difference of Target Supply and Local Supply) – 20 years | | | | 56 |
| Units Required for Healthy Vacancy– 5 years | | | | 14 |

Note that while the HNR methodology required the use of the 2021 CMHC identified rental market vacancy rate (averaged to 0.8%), more recently, CMHC estimated that the 2023 vacancy rate in West Kelowna was 4.2%, suggesting the rental market is becoming less constrained.

Source: CMHC 2021 & 2023, Data years used dictated by Province's HNR Calculation Method

Component F

Housing Units and Demand

Total New Units to Meet Demand Buffer

| | |
|----------|-------------|
| 20 years | 1,229 Units |
| 5 years | 369 Units |

- Finally, beyond the minimum number of housing units to support current and future residents, a buffer is deemed necessary to accommodate additional demand and help maintain a healthy market that is responsive to market shifts.
- The demand buffer also helps in managing demand that might be disproportionate geographically or by dwelling structure type.
- To calculate the demand buffer, **the Province has assigned a 'Demand Factor' (a ratio of housing price to housing density), to each municipality. For West Kelowna, this is 1.2348.**
- Multiplying the total new units in demand by this factor results in the total units required to create a healthy market.

Additional Local Housing Demand

| Component | 5-Year Need | 20-Year Need |
|--------------------------------------|-------------|--------------|
| A. Extreme Core Housing Need | 95 | 378 |
| B. Persons Experiencing Homelessness | 102 | 204 |
| C. Suppressed Household Formation | 89 | 358 |
| E. Rental Vacancy Rate Adjustment | 14 | 56 |
| Total New Units In Demand | 299 | 944 |
| Demand Factor | 1.2348 | |
| Total New Units with Demand Factor | 369 | 1,229 |

Source: Demand factor calculated by Ministry of Housing, Government of British Columbia

Update 2

Need for Housing Near Transportation Infrastructure



Update 2

The Need for Housing Near Transportation Infrastructure

Council Support

The need for housing in proximity to public transportation and other transportation infrastructure is known and supported by City of West Kelowna Council. This understanding and support in part led to the Memorandum of Understanding (MOU) between the City of West Kelowna and BC Transit which was put in place in September 2024 for a proposed three-year Transit Improvement Plan (2025 to 2028). The MOU details a financial commitment for one year of expenditures and calls for transit improvements that will enhance transit service delivery within the City of West Kelowna. These improvements will include **key upgrades to the Rapid Bus Route on Highway 97**, a goal that aligns with and is outlined in Council's Strategic Priorities and the Transit Master Plan.

The City of West Kelowna recognizes that **encouraging the location of transportation infrastructure (public, active, etc.) near housing** has many benefits to the City as a whole. Investing in high ridership routes in West Kelowna, such as Highway 97, as well as continuing to invest in active transportation corridors, will provide the most immediate benefits by supporting the highest number of residents. This is reflected in public engagement feedback collected to date that generally supports increases to the frequency and reliability of transit service.

The recognition of the importance of housing near transportation is further exemplified by the draft Zoning Bylaw that is being presented to Council for consideration, which includes **Urban and Neighbourhood Centre Zones with increased building heights and densities in areas supported by transit and transportation infrastructure**, alongside other aspects that support Density Bonusing.

Resident Support

West Kelowna **residents also understand the importance of creating infill or higher-density housing near existing transit services and amenities** in West Kelowna. This has been identified as a priority for residents through various engagement work completed, included public engagement for the new Infill Housing Strategy. With respect to building infill housing within walking distance of transit hubs and amenities, the vast majority of survey respondents agreed or strongly agreed with this, as outlined in the What We Heard summary report.

Transportation Master Plan

An update to the Transportation Master Plan (TMP) is currently underway. The Plan, once completed and approved, will also provide strategic direction around future community needs including supporting additional housing in close proximity to transportation infrastructure within the City of West Kelowna.

As part of the creation of the existing TMP, consultation with the public was completed, further highlighting community recognition around the need for housing in areas with transportation infrastructure. **Traffic that can result from an increase in private automobile use associated with greater residential density was a primary concern amongst residents**, which can be alleviated by co-locating or locating density in proximity to transit.

Update 2

The Need for Housing Near Transportation Infrastructure

Official Community Plan

The City of West Kelowna's current OCP supports the alignment of housing density with transportation infrastructure through several policy items. More specifically, a key action item in the OCP that aligns with this objective is the **proposal to develop mobility hubs at Westbank and Boucherie Mountain transit exchanges with the intent to increase transportation options for residents as well as increase transit ridership**. Boucherie Urban Centre is identified as a transit-oriented area where taller buildings (commercial and/or residential) are intended to be located near the Highway 97 and Ross Road transit hub and be supported by transit-oriented and active transportation design elements.

Other general support for transit-oriented development, which includes higher density housing built forms, is highlighted specifically where it aligns with the goals of BC Transit and the Kelowna Regional Transit System.

Infill Housing Strategy

The City's Infill Housing Strategy provides **guidance on how infill development can be supported and where it should be located, identifying priority locations with an intent to support housing density proximal to public transportation infrastructure**. This Strategy will further support ongoing efforts to introduce housing near transportation infrastructure as part of a holistic overall approach.

As identified in the Infill Housing Strategy, a significant proportion of West Kelowna residents live within 800 metres of an existing transit stop, suggesting an adequately functional transportation network to support residents. Currently, only the areas of Glenrosa, Westside Road / Bear Creek Road, Bartley North, and Goats Peak / Gellatly are not directly or adequately serviced by public transportation. Despite this, the strategy notes that **the existing transit network is functional and can support increased housing density through infill housing**.

One of the barriers faced by the introduction of infill housing to a community is existing residents' concerns around the possibility of increased parking demand. By ensuring neighbourhoods across West Kelowna have strong and reliable transit service, residents can be less dependent on private vehicles, helping alleviate concerns related to parking.

Transportation Improvement Investments

Further indicative of the support for locating housing near transportation infrastructure are the recent commitments to improve these assets. As a result of collective engagement and collaboration with BC Transit, investment in transit improvements to support improved access and delivery across the city will be implemented. In particular, **improvements to the Highway 97 Rapid Bus route should create a more robust and interconnected movement network** and improve connectivity for households in lower-density residential neighbourhoods.



Update 3
Actions Taken to
Reduce Housing Needs

Update 3

Actions Taken to Reduce Housing Needs

Since the most recent Housing Needs Assessment was received by City of West Kelowna Council (July 2022), several actions have been taken to address housing challenges and reduce housing needs for local residents. Some of the key actions the City has taken are summarized as follows:

Reduced Red Tape and Improved Efficiency

- Amendments to the Development Applications Procedures Bylaw (Development Applications Procedures Bylaw No. 0260) first in September 2022 to increase the number and types of applications allowed under delegated authority, then again in June 2023 by removing public hearing requirements for applications consistent with the OCP.
- Following the devastating wildfires that impacted many homeowners in August 2023, a fast-track building permit application process for those seeking to rebuild as a result of the fires was introduced in September 2023 and is ongoing.
- The City has also allowed for concurrent development permit and building permit applications to be reviewed, supporting streamlined processing.
- Development permit guidelines were updated to reduce instances where a development permit was triggered.
- **Supportive policy and development permit guidelines** are now in place in the new OCP to allow for increased height and density in specific Urban and Neighbourhood Centres.

Short Term Rental Policies & Retaining Housing for Residents

- In April 2024, Council adopted regulations **restricting the prevalence of Short-Term Rental (STR) units** to create a greater supply of long-term housing.
- Information bulletins related to housing were then updated in June 2024 with respect to Short Term Rentals, Carriage Houses, and Secondary Suites. These updates outlined support for the development of accessory dwelling units by educating the public on new processes and regulations put in place.

Official Community Plan (Updated 2023)

- With the adoption of the OCP, several goals and objectives were put in place to support additional housing and improve housing attainability.
- Notably, the OCP reviews housing trends observed in West Kelowna which then informed the identified locations (Centres) where population growth will occur and thus where the need for housing density will need to occur. Housing types within the centres are anticipated primarily as apartments, and townhouses, whereas housing types within the remaining areas of the City are likely to consist of single detached dwellings, low-rise apartments, townhouses and duplexes.
- The OCP also recommends over planning anticipated growth, so that the City is better positioned for future housing demand as well as increase the housing diversity and attainability. The adoption of this approach supports progressive policy development and actions that can be implemented by the City aligns with the Provincial direction to look at over-planning to meet fluctuations in market conditions (e.g., demand factor).

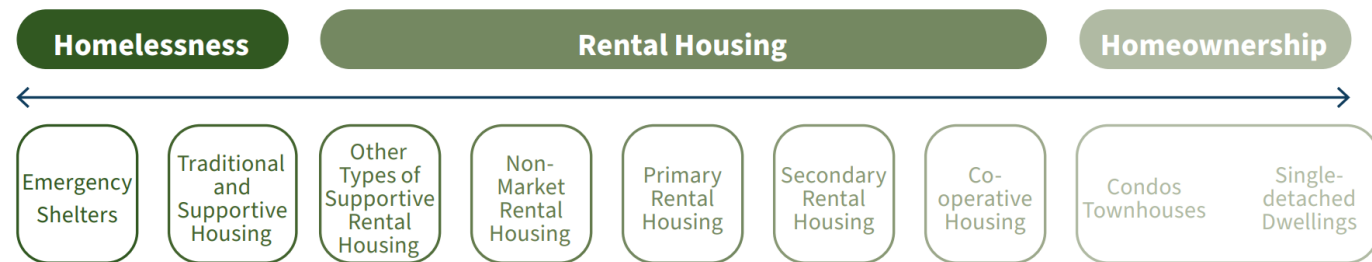
Update 3

Actions Taken to Reduce Housing Needs

Housing Strategy

- The 2023 Strategy identifies four key directions to address the current and anticipated housing needs of West Kelowna. The Housing Strategy complements the direction set out in the OCP by providing high level guidance towards future policy and bylaw development to accommodate growth that meets our community's diverse housing needs.
- Within each direction are strategies and actions that are currently informing bylaw changes as highlighted on the next page. These directions include:
 - Create more opportunities for non-market housing
 - Protect and increase market rental housing
 - Create more opportunities for housing for under-served demographic needs (especially seniors, people with disabilities, people experiencing homelessness, diverse household sizes, and others)
 - Create more housing diversity

The housing continuum as identified in the Housing Strategy, where the unit types most needed are on the left, followed by the less vital unit types to the right:



- The Housing Strategy reviews the role local government plays and the tools it has to inform and impact the housing market. Highlighted is the regulatory power, incentive options, and investment abilities, amongst others which can influence how housing development occurs.
- Through identifying the tools available to local government, the Strategy is able to then list key actions that are readily available and possible to be taken.
- In addition to action items underway, several actions have been completed including the identification of higher density development areas, as demonstrated in the OCP update.

Update 3

Proposed Actions to Reduce Housing Needs

Additional actions are planned and proposed to be taken by Council to further address housing needs in the community. These include:

Tentative Zoning Bylaw

Tentative updates to the City's Zoning Bylaw are proposed, including the following:

- Zoning Bylaw No. 0320 - Consistent with the OCP and Housing Strategy, a Density Bonus program has been proposed which would offer developers the opportunity to build denser projects by committing to building priority housing types or by paying cash in lieu of construction. **This supports the provision of priority housing types** as identified in the Housing Strategy (i.e., purpose-built rental, non-market rental, smaller housing units, units that are more attainable for home ownership, complex care housing, and/or emergency shelter).
- The City will offer an exemption from the Density Bonus program for housing initiatives led by non-profit and government-led facilities, such as affordable non-market rental, diverse, and accessible housing and housing for persons at risk of or experiencing homelessness.

Infill Housing Strategy

As noted in the previous section, the Infill Housing Strategy was endorsed in Fall 2024. In addition to supporting the efforts of locating housing near transportation infrastructure, the Strategy notably details the importance of introducing diverse and denser housing options in established neighbourhoods. **Infill housing is a sustainable and cost-effective built form to introduce new housing units to residents and reduce the overall need for housing in the community.**

The Strategy identifies key neighbourhoods where the introduction of infill housing is best suited, creating a targeted approach that is more likely to be effectively actioned and helping facilitate opportunities for policy refinements to occur as needed. **Lakeview Heights, Boucherie Centre, Westbank Centre and Glenrosa have been identified as the priority neighbourhoods.** These neighbourhoods generally have larger lots which positions them well to introduce a variety of infill housing forms, such as carriage houses, or accommodate multi-plex redevelopments.

The Strategy lists 33 potential actions over 6 main categories that are recommended to be completed over the next 3-5 years. The action categories include:

- 1) Zoning Bylaw amendments
- 2) OCP amendments
- 3) Other land use and related regulatory changes
- 4) Infrastructure, servicing, and capital upgrades
- 5) Strategic considerations and operational changes
- 6) Strategic actions (incentives, parking management strategies, etc.)

Update 4

General Updates From Previous Housing Needs Report



Update 4

Overview

This section of the report consists of the chapters pulled from the 2022 Housing Needs Assessment report and have been updated with data that has become available in the years since the previous report was published. 2021 Census data was added in applicable sub-sections to update findings with respect to West Kelowna's demographic profile, economic profile, and housing supply trends both for ownership and rental housing. Pages where data and/or commentary has been updated are identified with the same yellow 'flag' that is shown in the upper right hand corner of this page.

Notable changes identified include:

- New migration data that identifies a large increase in new migrants between 2016 and 2021, informing the cause for the previously identified population increase.
- Growth in overall employment in the City, with particularly strong growth in the sector of company or enterprise management.
- Commuting data demonstrating an increase in employees remaining in their Census Subdivision, and a significant drop in those going to another Census Subdivision, reflecting the work-from-home trend and suggesting fewer West Kelowna residents are commuting to Kelowna.
- A significant increase in high income earners residing in homes they are renting rather than the previous trend of high rates of home ownership amongst high-income residents.
- A surge in new bachelor units constructed and introduced to the market as a unit option amongst new residential developments.
- A continuation of the previously observed trend of a reduced proportion of residents owning their home and more residents renting them.
- Increased rental vacancy, estimated at about 4.2% in 2023, potentially suggesting a relatively healthy rental market (which is generally defined in BC as a vacancy rate of approximately 3%).

Chapter 2

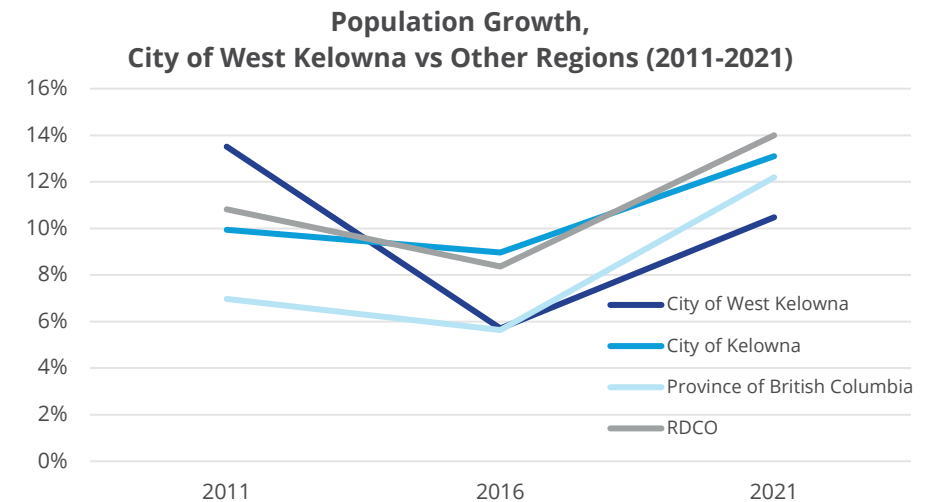
Demographic Profile



Current Population, City of West Kelowna

Population Characteristics

- Between 2016 and 2021, the City of West Kelowna’s population increased by 10.5%, or a total of 3,423 additional residents. This equates to an average annual growth rate of approximately 2.1%.
- **Population growth between 2016 and 2021 was substantially higher percentage-wise than between 2011 and 2016**, during which time the population increased by only 5.7% (or 1.1% annually). This indicates a recent uptick in growth and a heightened need for new development to accommodate new residents in West Kelowna.
- Over the past 5 years, the rate of population growth in the City of West Kelowna was less than the neighbouring City of Kelowna and the Regional District of Central Okanagan (both greater than 12%), as well as slightly less than the average annual population growth rate exhibited across all of British Columbia approximately 12%.

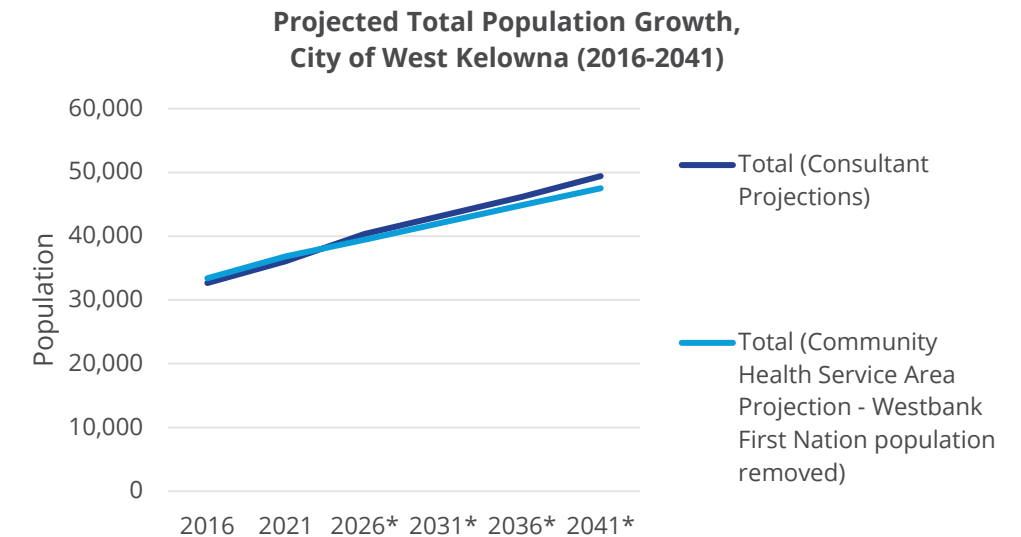


| Population Growth, City of West Kelowna vs Other Regions (2011-2021) | | | | |
|----------------------------------------------------------------------|----------------------|-----------------|------------------------------|---------|
| Year | City of West Kelowna | City of Kelowna | Province of British Columbia | RDCO |
| 2006 | 27,215 | 106,707 | 4,113,487 | 162,276 |
| 2011 | 30,892 | 117,312 | 4,400,057 | 179,839 |
| 2016 | 32,655 | 127,830 | 4,648,055 | 194,882 |
| 2021 | 36,078 | 144,576 | 5,214,805 | 222,162 |

RDCO: Regional District of Central Okanagan

Projected Population Growth to 2041 Population Characteristics

- The City of West Kelowna’s population is **projected to grow substantially over the next 20 years to 49,419 residents by 2041.**
- Accurately projecting the future population of an urban area is a complex exercise due to the interplay of a number of factors such as migration, birth rates, and regional capacity to accommodate additional growth. Therefore, these trends should be monitored over time and projections should be updated to account for any notable changes that might significantly impact growth.
- Two different projection models were utilized for this analysis: the BC Statistics database population projections (Community Health Service Area Projections), and population growth figures as a percentage of growth projected for the City of West Kelowna (Consultant Projections).
- The BC Statistics Community Health Service Area projections incorporate population projections for Westbank First Nation. On average, over previous Census periods, the population of Westbank First Nation accounts for approximately 22% of the West Kelowna Census Division, although reporting over Census periods is inconsistent.
- The Consultant projections are slightly higher, forecasting an additional 3,533 residents by 2041 in comparison to the Community Health Service Area Projections.



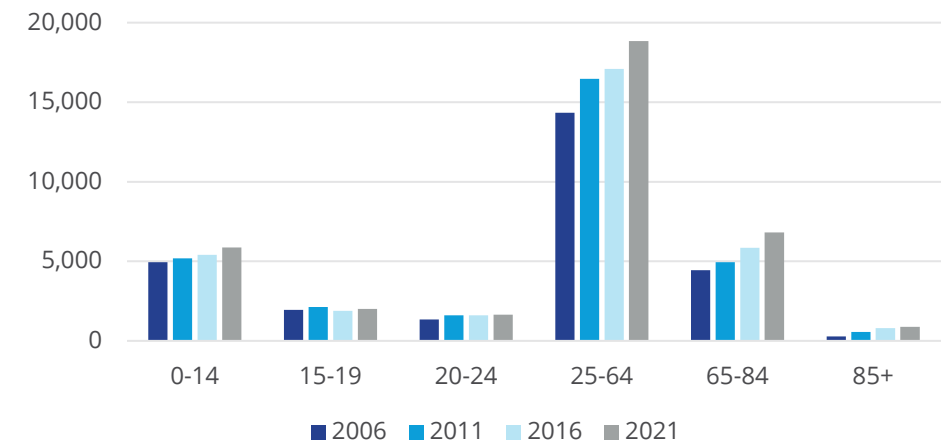
| Projected Total Population Growth, City of West Kelowna (2016-2041) | | |
|---------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|
| | Consultant Projections | Community Health Service Area Projection (Westbank First Nation Population removed) |
| 2016 | 32,655 | 32,655 |
| 2021 | 36,078 | 36,080 |
| 2026* | 40,339 | 38,507 |
| 2031* | 43,252 | 41,049 |
| 2036* | 46,164 | 43,477 |
| 2041* | 49,419 | 45,886 |

Historic Age Distribution Trends

Population Characteristics

- Since 2006, the population of the City of West Kelowna has aged overall, with the most significant average growth occurring in the age 85+ demographic.
- While the population of residents under age 25 has grown, this has occurred at a significantly slower pace than other, older age categories. The working-age demographic (25-64) has consistently increased at a pace of approximately 9.66% between Census periods.
- The median age of the City's population has been increasing slowly since 2006; however, a decrease was observed between 2021 and 2016 which may indicate a slight uptick in population growth amongst younger individuals in the working-age demographic during this period.
- Overall, **the average age in the City of West Kelowna has increased to 43.3 (2021), up from 40 in the 2006 Census.**
- **The median age, on the other hand, has fallen from 45.2 in 2016 to 44 in 2021.** This suggests a possible levelling out of age demographics and a less pronounced trend toward aging than seen when focusing on the average age figures, which can be more influenced by 'outliers'.

Population by Age Group,
City of West Kelowna (2006 - 2021)



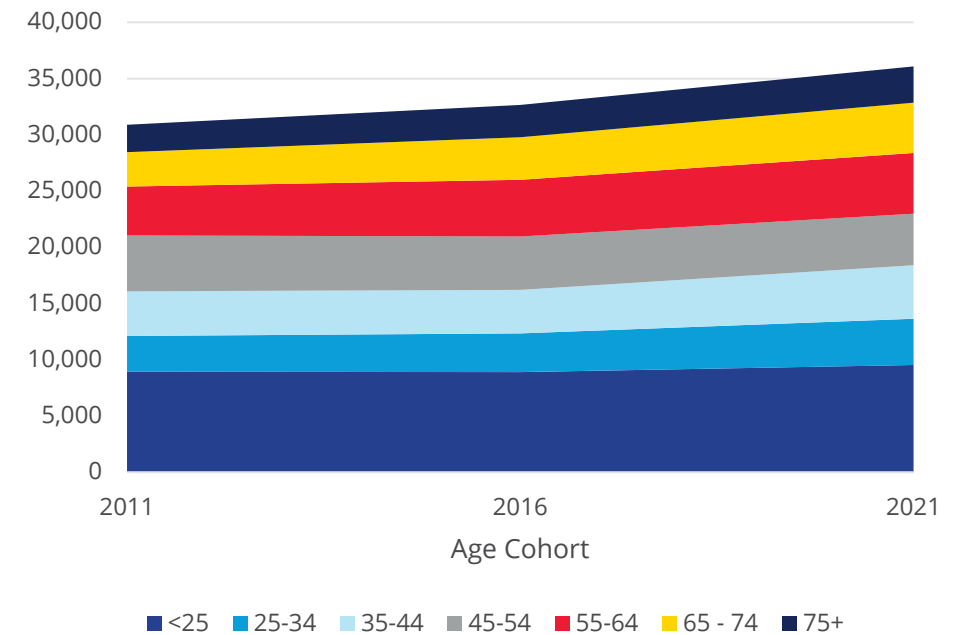
| Age Cohort Breakdown, City of West Kelowna (2006-2021) | | | | |
|--------------------------------------------------------|--------|--------|--------|--------|
| | 2006 | 2011 | 2016 | 2021 |
| 0-14 | 18.29% | 16.82% | 17.50% | 16.30% |
| 15-19 | 7.24% | 6.89% | 6.13% | 5.59% |
| 20-24 | 4.96% | 5.18% | 5.20% | 4.55% |
| 25-64 | 53.05% | 53.31% | 55.34% | 52.23% |
| 65-84 | 16.46% | 15.99% | 18.95% | 18.89% |
| 85+ | 1.04% | 1.85% | 2.57% | 2.45% |

Historic Age Group Distribution

Population Characteristics

- In the short-term, as the population grows, it is anticipated that the most substantial growth will be in older age cohorts similar to trends experienced across BC and in recent Census years in the City of West Kelowna.
- Since 2011, **the proportion of the working-aged population aged 25-64 has been modestly decreasing**, down from 82% in 2011 to 79% in 2021. The decrease in the proportion of this age group to the overall population may have implications on the workforce.
- **The proportion of retirees in the City of West Kelowna, generally those aged 65+, has increased** from 18% in 2011 to 21% in 2021.
- As the population ages, it is anticipated that there will be impacts on the housing market as different age cohorts historically have demanded different types of housing.

Population by Age Cohort,
City of West Kelowna (2011-2021)

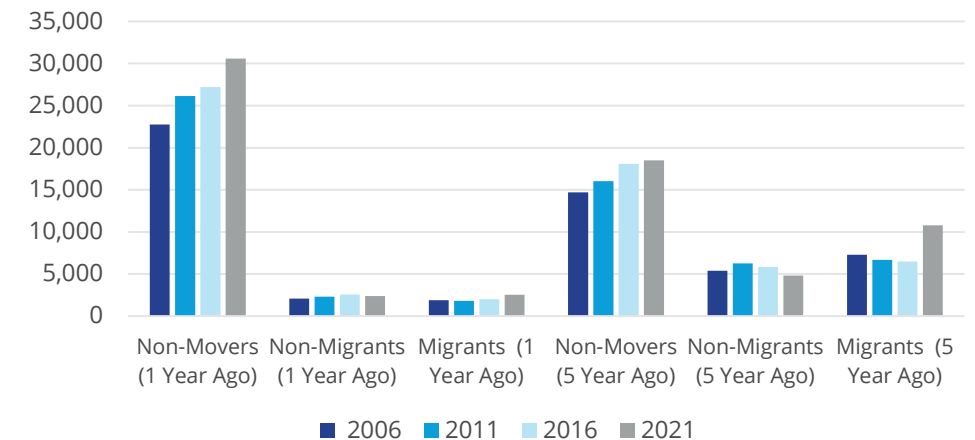


Movement Trends for City of West Kelowna households

Mobility and Migration

- In the broader context of urban areas in BC, the City of West Kelowna is a highly desirable place to live with a wide variety of housing and employment opportunities both within the City and the surrounding region.
- A “non-mover” is a person who is living at the same address as the one at which they resided in the previous Census period (recorded at 1- and 5-year intervals).
- A “non-migrant” is a person who did not live in the same residence within the reporting timeframe, but still lived in the City of West Kelowna.
- A “migrant” describes internal migrants (who lived in a different municipality or province) and external migrants who did not live in Canada within the reporting timeframe.
- The percentage of non-movers in the City of West Kelowna has been increasing consistently since 2006**, suggesting ‘staying power’ with residents establishing long-term homes in West Kelowna.
- There was a significant increase in migrants to West Kelowna in the five years between 2016 and 2021**, possibly reflective of low interest rates in 2020 and 2021, in addition to new ‘work-from-home’ trends, that supported internal migration from the Lower Mainland.

Migration & Mobility Trends,
City of West Kelowna (2006-2021)



Migration and Mobility Trends, City of West Kelowna (2006-2021)

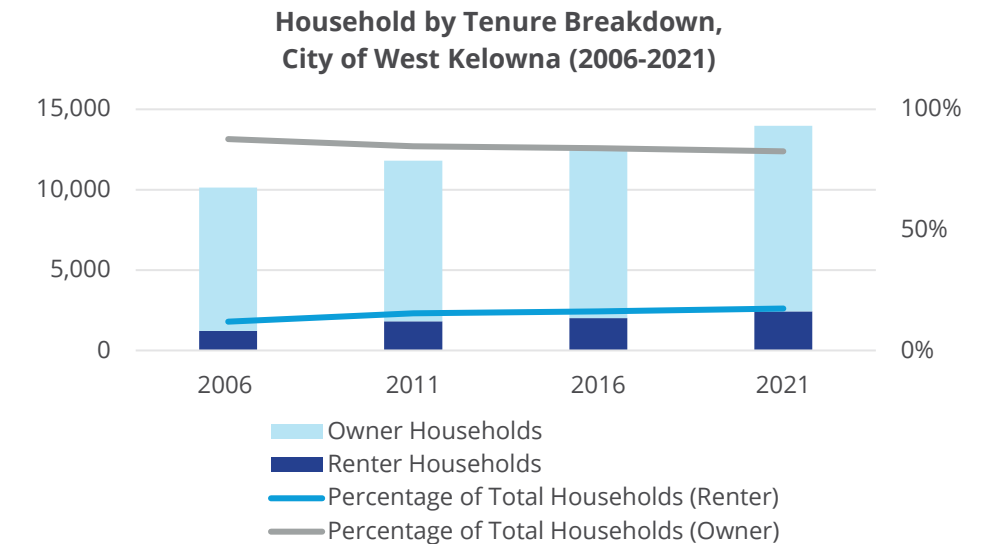
| | 2006 | 2011 | 2016 | 2021 |
|----------------------------------|--------|--------|--------|--------|
| Non-Movers (1 Year Ago) | 22,765 | 26,125 | 27,185 | 30,580 |
| Non-Migrants (1 Year Ago) | 2,070 | 2,325 | 2,560 | 2,375 |
| Migrants (1 Year Ago) | 1,875 | 1,810 | 1,995 | 2,545 |
| Non-Movers (5 Year Ago) | 14,690 | 16,035 | 18,075 | 18,490 |
| Non-Migrants (5 Year Ago) | 5,375 | 6,270 | 5,825 | 4,800 |
| Migrants (5 Year Ago) | 7,294 | 6,670 | 6,495 | 10,790 |

Updated 2024

Historic Household Tenure Trends 2006-2021

Household Trends

- Over time, West Kelowna has experienced a consistent increase in the total number of households, demonstrating a total growth rate of ~37.4% between 2006 and 2021. This trend is further explored on the next page.
- The majority of households in the City of West Kelowna own their homes**, although there has been modest growth in the number of renter households.
- West Kelowna’s ownership rate (82.6%) is significantly higher than the neighbouring City of Kelowna and Provincial rates of 64.7% and 66.8% respectively that were observed in 2021. This signifies that a more substantial proportion of West Kelowna’s population own the home they reside in compared to these other reference areas.
- With a historic trend of lower rates of new purpose-built rental housing being developed annually in West Kelowna compared to new free-hold (owned) housing, there is more pressure on older rental properties or homes in the secondary rental market to meet the needs of the rental households in the city.

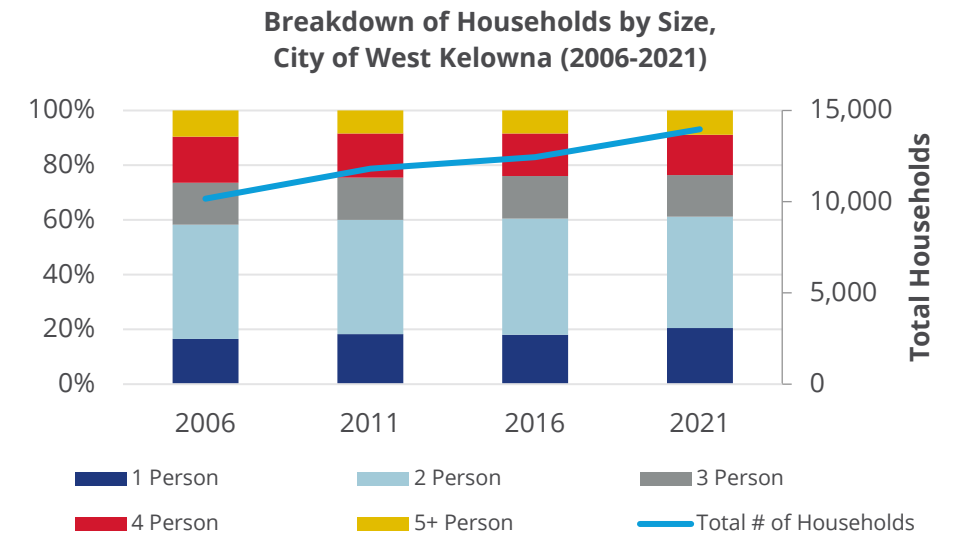


| Household by Tenure Breakdown, City of West Kelowna (2006-2021 Census) | | | | |
|------------------------------------------------------------------------|--------|--------|--------|--------|
| Renter Households | 2006 | 2011 | 2016 | 2021 |
| # | 1,215 | 1,815 | 2,015 | 2,430 |
| % | 11.95% | 15.37% | 16.20% | 17.4% |
| Owner Households | 2006 | 2011 | 2016 | 2021 |
| # | 8,910 | 9,990 | 10,430 | 11,450 |
| % | 87.65% | 84.63% | 83.84% | 82.6% |

Historic Household Size Trends 2006-2021

Household Trends

- The City of West Kelowna has 13,975 households as of the 2021 Census, representing an increase of 12.3% since 2016.
- **Average household size in the City of West Kelowna has remained consistent since 2006, sitting at 2.6 over the past 4 census periods**, which is greater than the Provincial average (2.4) and adjacent City of Kelowna (2.3) but largely consistent with the RDCO.
- The total number of households has increased directly in proportion to the rising population of the City of West Kelowna.
- Two-person households remain the most prevalent household type in the City of West Kelowna. This trend is anticipated to continue.



| Breakdown of Household by Size %, City of West Kelowna (2006-2021) | | | | |
|--------------------------------------------------------------------|--------|--------|--------|--------|
| | 2006 | 2011 | 2016 | 2021 |
| 1 Person | 16.48% | 18.30% | 18.01% | 20.51% |
| 2 Person | 41.76% | 41.68% | 42.44% | 40.73% |
| 3 Person | 15.35% | 15.50% | 15.64% | 15.10% |
| 4 Person | 16.87% | 16.09% | 15.51% | 14.82% |
| 5+ Person | 9.54% | 8.43% | 8.40% | 8.91% |

Chapter 3

Economic Profile



Main Employers and Employment Industries

Economic Trends

- Stable employment is crucial for continued growth and to ensure households can thrive and survive in the City of West Kelowna.
- Over the past 5 years, the total number of workers in West Kelowna increased by just over 13%, with the most notable increase occurring in the construction, professional services, management, administration, education, and public administration sectors.
- Health care is the sector that employs the highest number of West Kelowna residents, followed by those working in retail.**
- With rising housing prices being experienced across all unit types in the City of West Kelowna, stable and sufficient employment is critical to ensuring local residents can afford adequate shelter and sufficiently support their households. This might involve focusing on attracting more employers that fall within the NAICS sectors that have shown the most growth in recent years to create additional jobs.
- It is understood that a significant proportion of households in West Kelowna travel to neighbouring municipalities for work, predominantly to the City of Kelowna.

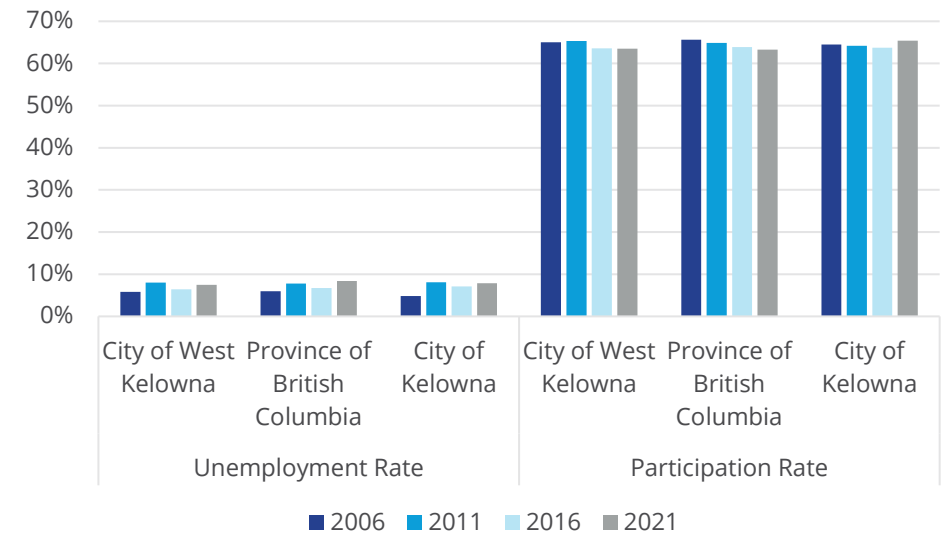
| Employment Trends in the City of West Kelowna (2006-2016 Census) | | | | | |
|--------------------------------------------------------------------------|--------|--------|--------|--------|-----------|
| | 2006 | 2011 | 2016 | 2021 | 2016-21 Δ |
| Total Number of Workers | 14,220 | 16,090 | 16,755 | 18,695 | 13.2% |
| Number of workers by industry (NAICS) | | | | | |
| 11 Agriculture, forestry, fishing and hunting | 390 | 285 | 395 | 280 | -29.1% |
| 21 Mining, quarrying, and oil & gas extraction | 165 | 145 | 315 | 270 | -14.3% |
| 22 Utilities | 95 | 125 | 120 | 140 | 16.7% |
| 23 Construction | 1800 | 1,550 | 1,880 | 2,330 | 23.9% |
| 31-33 Manufacturing | 1290 | 1,020 | 1,065 | 995 | -6.6% |
| 41 Wholesale trade | 595 | 840 | 500 | 540 | 8.0% |
| 44-45 Retail trade | 1900 | 2,295 | 2,300 | 2,405 | 4.6% |
| 48-49 Transportation and warehousing | 555 | 505 | 630 | 690 | 9.5% |
| 51 Information and cultural industries | 250 | 435 | 325 | 300 | -7.7% |
| 52 Finance and insurance | 510 | 625 | 575 | 680 | 18.3% |
| 53 Real estate and rental and leasing | 365 | 335 | 430 | 460 | 7.0% |
| 54 Professional, scientific & technical services | 935 | 1,205 | 1,080 | 1,515 | 40.3% |
| 55 Management of companies and enterprises | 0 | - | 25 | 45 | 80.0% |
| 56 Administrative and support, waste management and remediation services | 720 | 630 | 695 | 870 | 25.2% |
| 61 Educational services | 685 | 870 | 945 | 1,280 | 35.4% |
| 62 Health care and social assistance | 1450 | 2,105 | 2,155 | 2,510 | 16.5% |
| 71 Arts, entertainment and recreation | 305 | 285 | 405 | 380 | -6.2% |
| 72 Accommodation and food services | 1035 | 1,205 | 1,370 | 1225 | -10.6% |
| 81 Other services (except public administration) | 840 | 850 | 865 | 915 | 5.8% |
| 91 Public administration | 335 | 805 | 690 | 860 | 24.6% |

Updated 2024

Historic Employment Characteristics 2006-2021 Economic Trends

- Significant regional economic changes can have cascading effects on the supply and demand of housing, as they might impact the ability of households to locate in the City and/or sufficiently fulfill household needs.
- 2021 unemployment (7.5%) and participation (63.5%) rates have largely followed province-wide trends (8.4% and 63.3% respectively in 2021) and have also generally aligned with trends in the neighbouring City of Kelowna (7.9% and 65.4% respectively in 2021), with no particularly significant changes seen since 2006.
- **Employment conditions in the City of West Kelowna and the City of Kelowna are anticipated to remain aligned moving forward**, given the close proximity and complementary nature of the two economies in the context of the region.
- Furthermore, West Kelowna has a unique relationship with the City of Kelowna, contributing a portion of its workforce to the larger neighbouring municipality (with some Kelowna residents also working in West Kelowna).

Employment Characteristics, City of West Kelowna vs City of Kelowna vs Province (2006-2021)



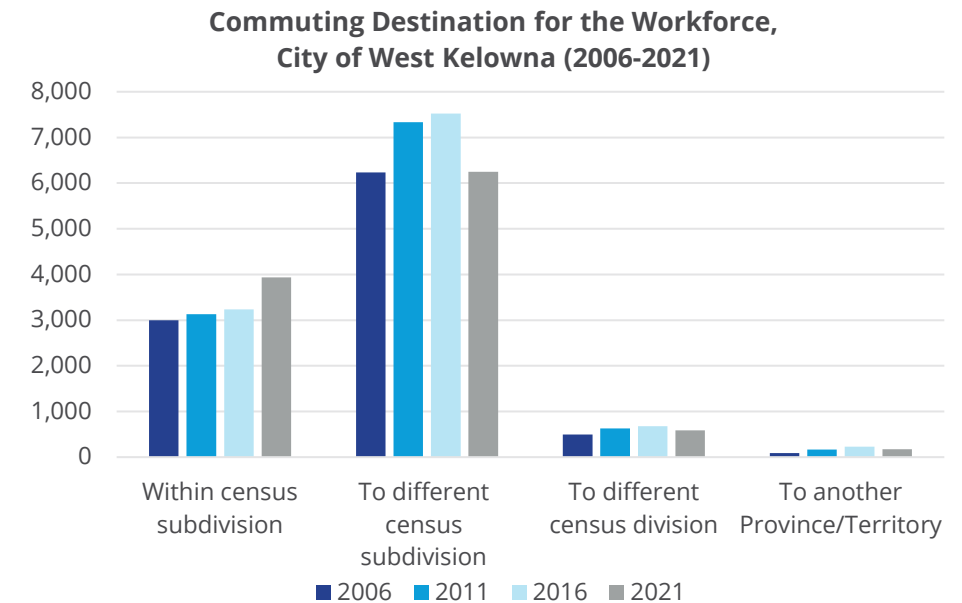
| Employment Characteristics, City of West Kelowna (2006-2021 Census) | | | | |
|---------------------------------------------------------------------|--------|--------|--------|--------|
| | 2006 | 2011 | 2016 | 2021 |
| Total Number of Workers | 14,220 | 16,090 | 16,755 | 18,695 |
| Unemployment Rate | 5.8% | 8.0% | 6.4% | 7.5% |
| Participation Rate | 65.0% | 65.3% | 63.6% | 63.5% |

Source: Statistics Canada Census, 2006-2021

Commuting and Transportation Trends 2006-2021

Economic Trends

- The proximity of a household to places of employment, services, and amenities can have a significant impact on quality of life. For example, the cost of commuting can comprise a significant percentage of annual household spending which may impact a household's ability to access suitable housing.
- **The proportion of West Kelowna residents commuting to a different Census Subdivision dropped significantly between 2016 and 2021**, likely a reflection of "work-from-home" trends which might, in turn, have escalated internal migration and provided quality of life benefits for residents no longer having to commute.
- It is assumed that the largest proportion of those commuting to a different Census Subdivision work in the City of Kelowna to maximize the greater number of employment opportunities in the larger city.
- These commuting trends can have a significant impact on local and regional infrastructure, with population growth expected to further contribute to infrastructure capacity issues and traffic congestion.



Commuting Destination, City of West Kelowna (2006-2021 Census)

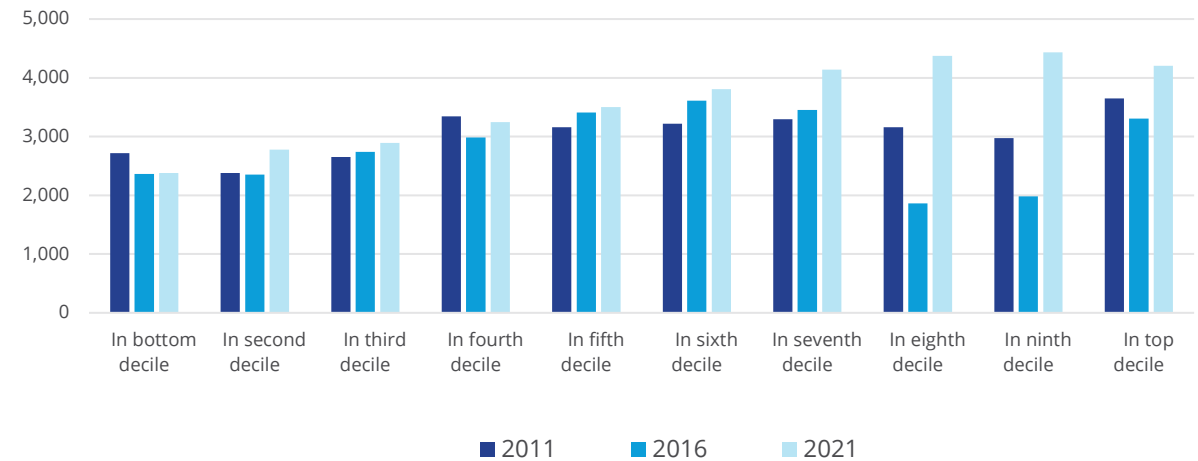
| | 2006 | 2011 | 2016 | 2021 |
|----------------------------------------|-------|-------|-------|-------|
| Within census subdivision | 3,000 | 3,130 | 3,235 | 3,935 |
| To different census subdivision | 6,235 | 7,335 | 7,520 | 6,245 |
| To different census division | 495 | 630 | 680 | 585 |
| To another Province/Territory | 90 | 165 | 230 | 170 |

Household Income Characteristics 2011-2021

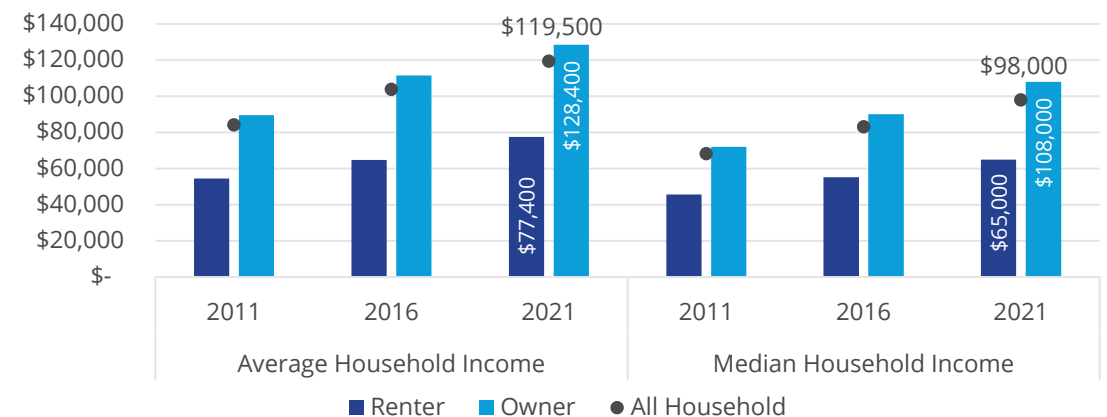
Economic Trends

- In the City of West Kelowna, average and median household incomes have been rising steadily since 2011.
- In 2021, the average and median household income in the City of West Kelowna was reported to be \$119,500 and \$98,000 respectively.
- Average household gross incomes grew approximately 15% across both owner and renter household types between 2016 and 2021, while more precisely incomes grew by 20% for renter households and 15% for owner households. This rate is lower than the 23% growth rate observed between 2011 and 2016.**
- The number of households in the upper income brackets (sixth decile and higher) has grown substantially between 2016 and 2021, suggesting that while average incomes might not be rising as quickly as they did in the last Census period, a greater proportion of residents have become high income earners.
- In 2021, households that were owner-occupied had significantly higher average and median incomes than rental households, with average incomes of \$128,000 vs. \$77,400 and median incomes of \$108,000 vs. \$65,000 respectively.

Households Income Brackets,
City of West Kelowna (2011-2021)



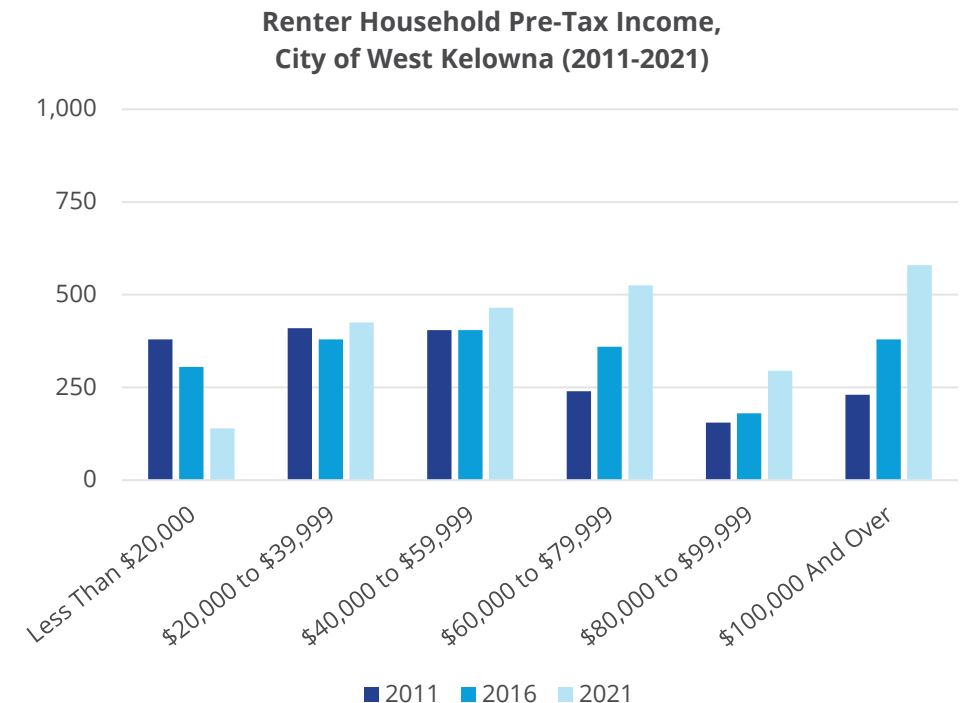
Average and Median Household Income,
City of West Kelowna (2011-2021)



Renter Household Income Trends 2011-2021

Economic Trends

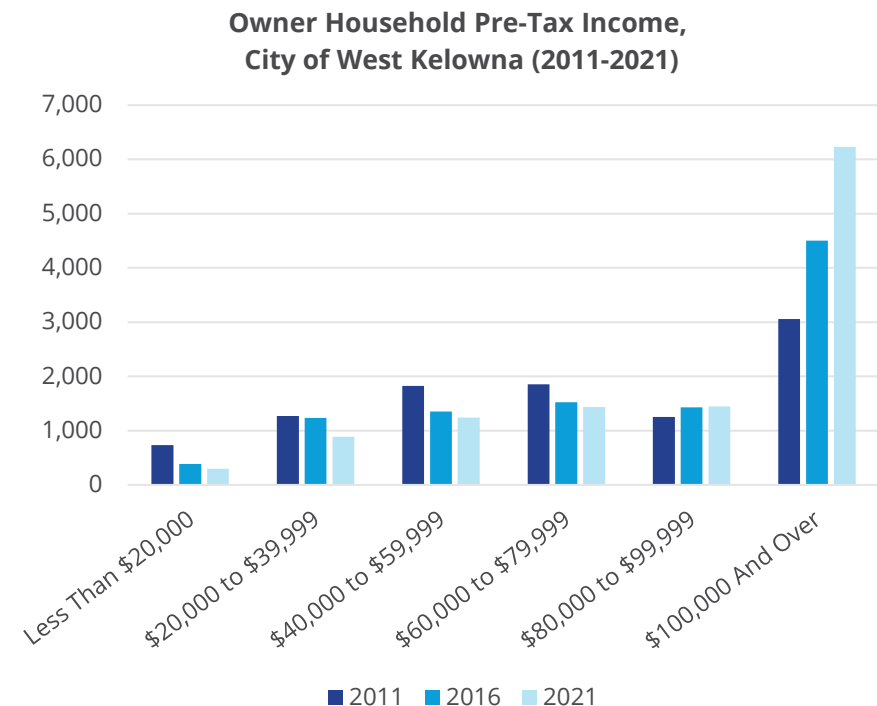
- Proportionally, **renter households have lower household average and median incomes than owner households, despite their total income increasing consistently** over the past 10 years.
- Between 2011 and 2021, the number of renter households earning more than \$100,000 annually increased by approximately 152%, the greatest change amongst the Census income categories.
- The total number of renter households earning below \$40,000 was reduced by 28% (225 households) from 790 in 2011 to 565 in 2021.
- Average and median pre-tax incomes for renter households in 2021 were \$77,400 and \$65,000 respectively. Adjusted for inflation, the average and median renter household income is approximately \$88,834 and \$74,603 respectively for 2024.



Owner Household Income Trends 2011-2021

Economic Trends

- **There are significantly more homeowner households than renter households in the City of West Kelowna. Additionally, owner households are disproportionately higher-income earners than rental households** with the majority earning about \$100,000 annually.
- Since 2011, the proportion of owner households earning greater than \$100,000 annually has grown by 104%. While 31% of all owner households earned \$100,000 or more in 2011, 54% of owner households earned in this income bracket in 2021.
- In the same 2011 to 2021 time period, the total number of owner households earning below \$40,000 a year decreased from 2,005 households to 1,180, a decrease of 41%.
- Average and median pre-tax income for owner households in 2021 were \$128,400 and \$108,000 respectively. Adjusted for inflation, the average and median owner household income is approximately \$147,369 and \$123,955, respectively, for 2024.



Chapter 4

Housing Supply



Number of Housing Units by Structural Type

Existing Dwelling Units

- Historically, the City of West Kelowna's housing market has predominantly been comprised of large single detached housing units, although this trend is slowly beginning to shift towards a larger offering of multi-family and attached housing formats.
- As the City of West Kelowna's population increases, there may be a desire to accommodate new residential housing demand in the form of higher-density developments.** This is being incorporated into future policy currently in development by Planning staff at the City of West Kelowna to house a growing population.
- The City of West Kelowna's OCP allows for new residential development in the form of mid to high-rise apartments up to 19-storeys in height in certain locations.
- At this time, it is understood that no high-rise residential developments are currently proposed. This trend is expected to continue until development pressure necessitates the need for denser urban forms.
- Note: The 2021 reporting of housing units by structural type does not fully align with the total housing units reported in 2016 + housing completions between 2016 and 2021 in part due to rounding by Stats Canada to maintained anonymity.*

| Housing Units by Structure Type, City of West Kelowna (2016-2021 Census) | | | | |
|-----------------------------------------------------------------------------|--------|-----|--------|------|
| Unit Type | 2016 | | 2021 | |
| | # | % | # | % |
| Total Occupied Dwelling Units | 12,445 | 100 | 13,970 | 100 |
| Single Detached House | 8,730 | 70 | 9,505 | 68 |
| Apartment in a Building that has Five or More Storeys | 0 | 0 | 0 | 0 |
| Semi-Detached House | 475 | 3.8 | 525 | 3.8 |
| Row House | 385 | 3.1 | 465 | 3.3 |
| Apartment or Flat in a Duplex | 1,110 | 8.8 | 1,280 | 9.2 |
| Apartment in a Building that has Fewer than Five Storeys | 1,205 | 9.7 | 1,695 | 12.1 |
| Other Single-Attached House | 40 | 0.3 | 30 | 0.2 |
| Movable Dwelling | 495 | 3.9 | 470 | 3.4 |

Number of Housing Units by Structural Type

Existing Dwelling Units

- The 2021 Census characterized the City of West Kelowna's housing market as predominantly consisting of owned units, accounting for approximately 82.6% of all housing units.
- Lakeview Pointe, a purpose-built rental building on Elliott Road completed in July 2021, has set a new height precedent for developments greater than 5-storeys in height in West Kelowna.** This building was not captured in the 2021 Census which was completed in May of 2021.
- Residential buildings greater than 6-storeys in height require alignment of economic conditions that balance the additional cost of building with concrete (a requirement for buildings of this height) and the achievable lease or sales rates. Tall buildings such as those seen in Downtown Kelowna are not anticipated to be built in the short-to-medium term future in West Kelowna due to current market trends.
- It is anticipated that market conditions will eventually shift to a point where there is demand for this type of high-density housing. It is difficult to model with accuracy the timeline of demand for high-density urban residential development in West Kelowna.

| Housing Units by Structural Type, City of West Kelowna (2021 Census) | | | | | | |
|----------------------------------------------------------------------|---------------|--------------|--------------|--------------|---------------|---------------|
| Unit Type | Owned | | Rented | | Total | |
| | # | % | # | % | # | % |
| Single Detached House | 8,640 | 61.8% | 860 | 6.2% | 9,510 | 68.1% |
| Apartment in a Building that has Five or More Storeys | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Semi-Detached House | 440 | 3.1% | 85 | 0.6% | 525 | 3.8% |
| Row House | 280 | 2.0% | 165 | 1.2% | 445 | 3.2% |
| Apartment or Flat in a Duplex | 715 | 5.1% | 545 | 3.9% | 1,255 | 9.0% |
| Apartment in a Building that has Fewer than Five Storeys | 1,005 | 7.2% | 695 | 5.0% | 1,695 | 12.1% |
| Other Single-Attached House | 10 | 0.1% | 25 | 0.2% | 30 | 0.2% |
| Movable Dwelling | 450 | 3.2% | 60 | 0.4% | 510 | 3.6% |
| Total | 11,545 | 82.6% | 2,435 | 17.4% | 13,975 | 100.0% |

Percentages shown are of the Total Units (13,975).

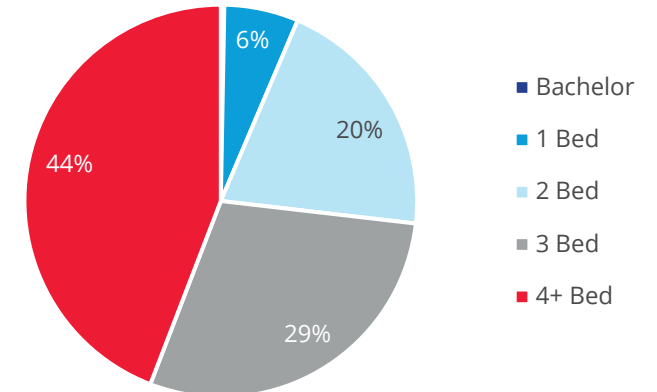
Updated 2024

Existing Housing Conditions and Characteristics

Existing Dwelling Units

- The supply of housing in West Kelowna predominantly consists of units that have three or more bedrooms, with the greatest proportion (about 44%) of units having four or more bedrooms.
- The proportion of units with many bedrooms generally aligns with the dwelling type trends observed in West Kelowna, as most single-detached dwellings (the predominant dwelling type in the city) generally consist of three or more bedrooms.
- **From 2016 to 2021, the rate of growth amongst smaller-unit residences was much higher than units with more than 2 bedrooms.** This growth was especially pronounced amongst bachelor suite units which grew by about 300%.
- This finding suggests residents' shifting needs and preferences, favouring the development of smaller units that can house 1 or 2 person families as West Kelowna grows and evolves.

Housing by Unit Size, City of West Kelowna (2021 Census)



| Breakdown by Unit Size, City of West Kelowna (2016-2021 Census) | | | |
|-----------------------------------------------------------------|-------|-------|----------|
| Unit Size | 2016 | 2021 | % Change |
| Bachelor | 10 | 40 | 300% |
| 1-bed | 470 | 855 | 82% |
| 2-bed | 2,435 | 2,855 | 17% |
| 3-bed | 3,970 | 4,055 | 2% |
| 4+ bed | 5,560 | 6,170 | 11% |

Source: Statistics Canada Census, 2021

Number of Housing Units by Structural Type

Existing Dwelling Units

- For the purposes of this Housing Needs Assessment, the most common housing forms in the City of West Kelowna are analyzed in relation to their impact on supply, demand, and overall value trends. These housing forms are the most impactful on the housing market as they are disproportionately where West Kelowna residents reside.
- The reported supply of housing units in the City of West Kelowna published by BC Assessment vs. the 2021 Census may differ for a variety of potential reasons including utilizing different reporting boundaries, double counting of units, or rounding as a way to protect anonymity.
- The main housing forms identified include single-detached dwellings, strata condominiums, residential dwellings with suites, duplexes, and manufactured homes.**
- There are an estimated total of 78 apartment rental residential properties which are not evaluated by BC Assessment based on number of bedrooms, but rather as an entire property. For the purposes of this analysis, they have been included in the rental housing supply analysis but not as individual properties.

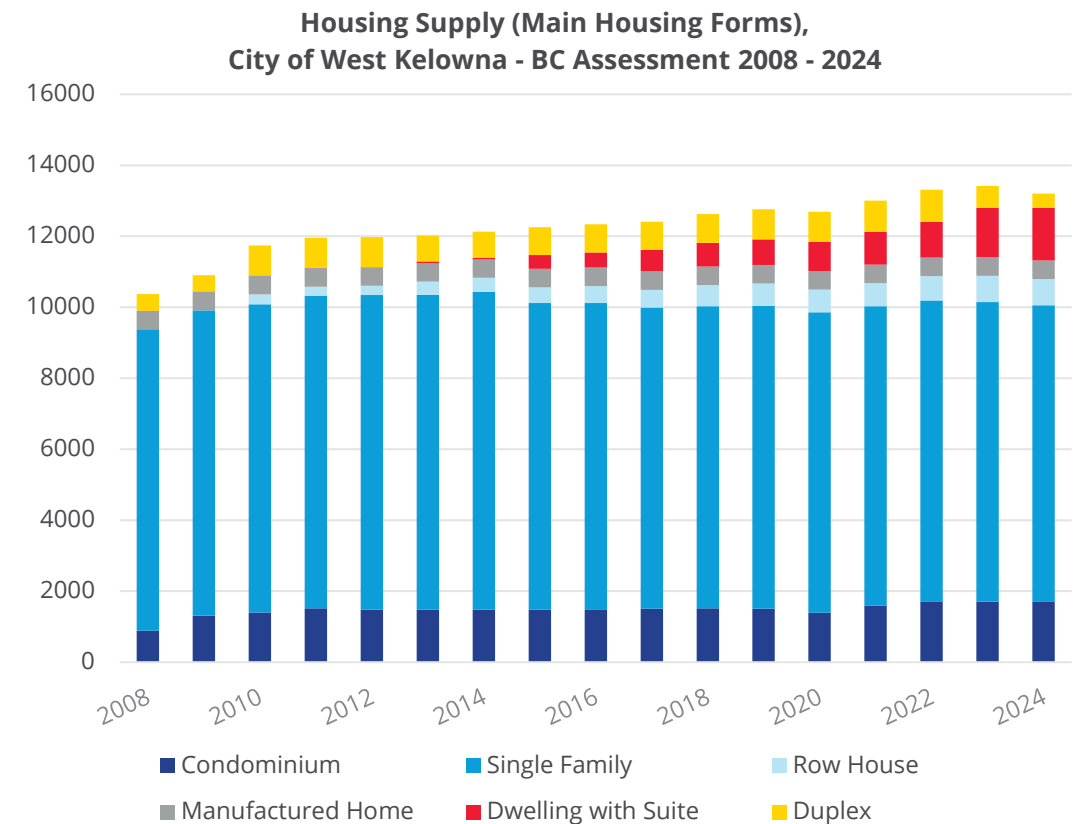
| Supply of Housing Units, BC Assessment (2024) | | | |
|-----------------------------------------------|-------|-----------------------------------------------|-------|
| Main Housing Forms | | Other Housing Forms | |
| Form | Units | Forms | Units |
| Single Detached Dwelling | 8,362 | Vacant Residential Less than 2 Acres | 0 |
| Strata Condominium | 1,695 | Property Subject to Section 19(8) | 25 |
| Residential Dwelling with Suite | 1,478 | Residential Out Building Only | 0 |
| Duplex | 409 | Seasonal Dwelling | 0 |
| Row House | 740 | Fourplex | 9 |
| Manufactured Home | 521 | Multi-Family (Vacant) | 0 |
| | | Multi-Family (Garden Apartment & Row Housing) | 50 |
| | | 2-Acre + Single Family Dwelling, Duplex | 198 |
| | | 2-Acre + Vacant | 0 |
| | | 2-Acre+ Manufactured Home | 6 |
| | | Bed & Breakfast Less than 4 Units | 0 |
| | | Multi-Family (rental) | 78 |

- Section 19(8) of the Assessment Act allows certain residential land to be assessed at less than market value where the owner qualifies and provided the property has potential for development for a more valuable use than its current use.
- Multi-Family generally refers to a rental property comprised of more than one rental unit. As BC Assessment has a fourplex housing category, it is assumed that "multi-family" comprises properties larger than 4 units.
- Fourplex generally refers to a property comprised of four units attached units, frequently rental units.

Supply of Housing Existing Dwelling Units

- The supply of the West Kelowna's housing (in main housing forms), has been increasing on average by 1.54% annually since 2008.
- According to BC Assessment data, **the supply of single-family homes in the City of West Kelowna has largely remained stagnant since 2008**, with most new supply being introduced in other forms such as condominiums, row houses, single-family homes with suites, as well as duplexes.
- It is understood that some older single-detached homes are increasingly being replaced by medium density (duplex, fourplex) type units in some areas of the City.
- There are 81 fewer single detached homes in 2024 compared to 2023 which is estimated to be derived from a combination of replacements to other housing forms, and potentially from homes lost in the McDougall Creek Wildfires in the summer of 2023.
- The supply of condominiums in the City of West Kelowna has grown relatively slowly, at a rate of approximately 2% annually since 2009.
- The supply of manufactured homes has remained stable since 2008.

Source: BC Assessment Data 2024



Detailed unit counts for each year can be found in the appendix.

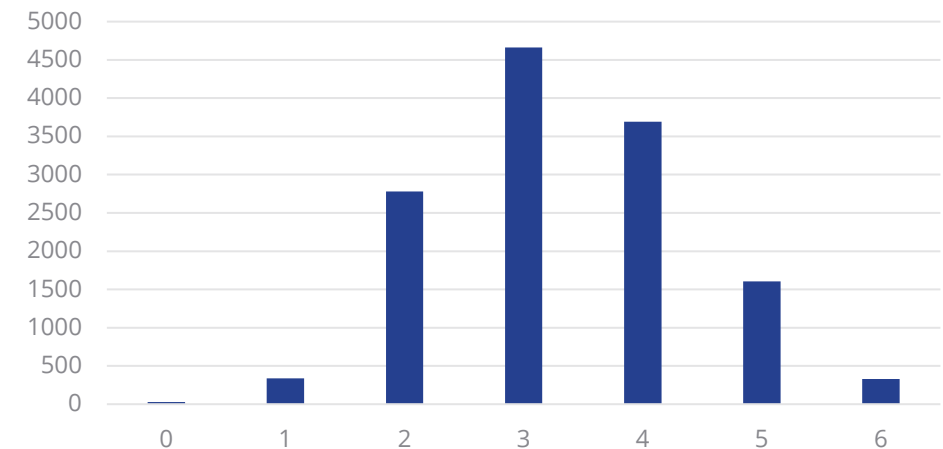
Updated 2024

Supply of Housing by Bedrooms

Existing Dwelling Units

- Focusing on West Kelowna's main housing forms, the number of assessed properties has been steadily increasing since 2008, which is in alignment with new housing construction data tracked by the CMHC.
- Other housing types in the City of West Kelowna identified include single-family homes on properties larger than 2 acres in size, bed & breakfasts with less than 4 units, and seasonal dwellings. These housing forms do not house a substantial subset of the City's population and are therefore largely insignificant for this study.
- BC Assessment Data, like the Statistics Canada data previously referenced, indicates that the City of West Kelowna's housing market is disproportionately comprised of units with a greater number of bedrooms, with **2-, 3-, and 4-bedroom units accounting for 80.9% of all housing citywide.**

Housing Supply (Main Housing Forms) Unit Bedroom Count - BC Assessment, City of West Kelowna (2024)



Housing Supply of Main Housing Forms by Bedroom Count - City of West Kelowna (BC Assessment 2022)

| Bedrooms | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
|----------|----|-----|-------|-------|-------|-------|-----|
| # | 28 | 337 | 2,782 | 4,660 | 3,693 | 1,604 | 330 |
| % | 0% | 3% | 21% | 35% | 27% | 12% | 2% |

Housing Units by Date of Construction

Existing Dwelling Units

- **12.7% of the dwelling units that currently exist in the City of West Kelowna were constructed between 1961 and 1980, with the second highest proportion (11.4%) built between 1991 and 2000**, as reported in the 2021 Census.
- This signifies a somewhat aging housing stock, with modest but consistent ongoing supply being constructed in recent decades.
- Until 2017, most of the rental housing supply was built between 1961-1980 with a comparatively modest introduction of new rental units in the years that followed

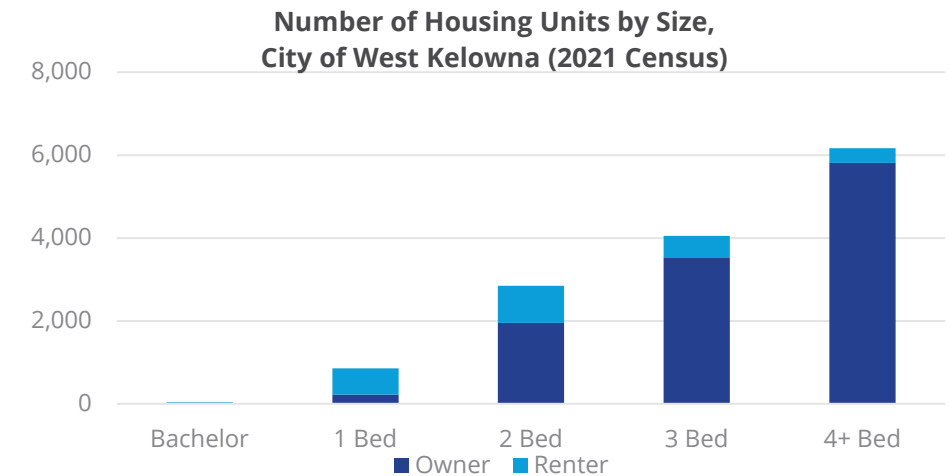
| Dwelling Units by Construction Date, City of West Kelowna (2021 Census) | | | | | | |
|----------------------------------------------------------------------------|-------|-------|--------|------|-------|-------|
| Construction Date | Owned | | Rented | | Total | |
| | # | % | # | % | # | % |
| Pre-1960 | 175 | 0.6% | 75 | 0.3% | 255 | 0.9% |
| 1961-1980 | 2,795 | 10.1% | 715 | 2.6% | 3,505 | 12.7% |
| 1981-1990 | 1,550 | 5.6% | 300 | 1.1% | 1,850 | 6.7% |
| 1991-2000 | 2,790 | 10.1% | 350 | 1.3% | 3,145 | 11.4% |
| 2001-2005 | 1,200 | 4.3% | 155 | 0.6% | 1,360 | 4.9% |
| 2005-2010 | 1,290 | 4.7% | 325 | 1.2% | 1,615 | 5.8% |
| 2011-2016 | 630 | 2.3% | 95 | 0.3% | 720 | 2.6% |
| 2017-2021 | 850 | 3.1% | 515 | 1.9% | 1,360 | 4.9% |

Updated 2024

Number of Housing Units by Size

Existing Dwelling Units

- In the City of West Kelowna, there is a significant supply of residences that consist of 2, 3, and 4+ bedrooms per unit. This coincides with the historic supply of larger, single-detached homes in the City.
- As reported in 2021, there is a limited supply of small units (Bachelor and 1-bedroom), however, with new development expected to occur in higher-density formats (row houses and apartments for example), this proportion is expected to increase.
- With regards to the correlation with tenure, **studio, 1-bed, and 2-bedroom units are more likely to be rented than owned**, a trend that is anticipated to continue as purpose-built rental supply will generally consist of smaller units in apartment buildings.



| Unit Size | Owned | | Rented | | Total | |
|-------------------|-------|------|--------|------|-------|------|
| | # | % | # | % | # | % |
| Bachelor | 20 | 0.1% | 20 | 0.1% | 40 | 0.3% |
| 1-Bedroom | 220 | 2% | 635 | 5% | 855 | 6% |
| 2-Bedroom | 1,950 | 14% | 900 | 6% | 2,855 | 20% |
| 3-Bedroom | 3,535 | 25% | 515 | 4% | 4,050 | 29% |
| 4+ Bedroom | 5,815 | 42% | 355 | 3% | 6,175 | 44% |
| | 11540 | 83% | 2425 | 17% | 13975 | 100% |

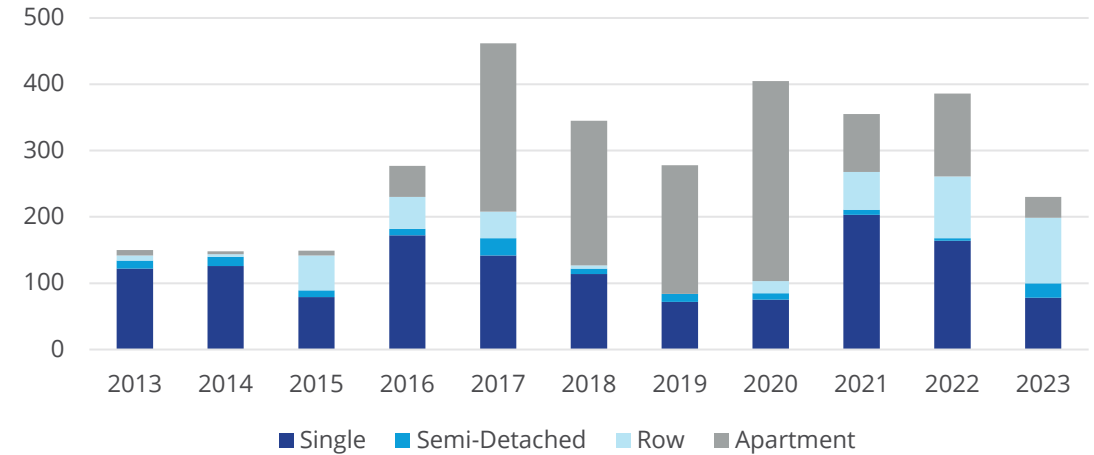
Updated 2024

Housing Starts

New Home Construction

- New housing construction in the past 10 years has largely been in the form of new condominium / rental apartments in low-rise (5 storeys or fewer) buildings, with significant development occurring from 2017 to 2020.
- Over the past decade approximately **80% of new apartment construction has been in purpose-built rental developments.**
- The shift to higher density forms of residential development is roughly in alignment with trends exhibited across most urban areas in British Columbia which respond to a lack of available development land and mandates of densification of core neighbourhoods.
- New multi-family development dropped significantly in 2023, potentially tied to the high cost of construction that started in summer of 2022 with a rise in interest rates most significantly impacting the financial feasibility of new construction.

New Housing Construction by Unit Type, City of West Kelowna (2013 - 2023)



| New Housing Construction by Unit Type, City of West Kelowna (2013 - 2023 CMHC) | | | | | | | | | | | |
|--------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|------|------|
| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Single | 122 | 126 | 79 | 172 | 142 | 114 | 72 | 75 | 203 | 164 | 78 |
| Semi-Detached | 12 | 14 | 10 | 10 | 26 | 8 | 12 | 10 | 8 | 4 | 22 |
| Row | 8 | 4 | 53 | 48 | 40 | 5 | 0 | 18 | 57 | 93 | 99 |
| Apartment | 8 | 4 | 7 | 47 | 254 | 218 | 194 | 302 | 87 | 125 | 31 |
| All | 150 | 148 | 149 | 277 | 462 | 345 | 278 | 405 | 355 | 386 | 230 |

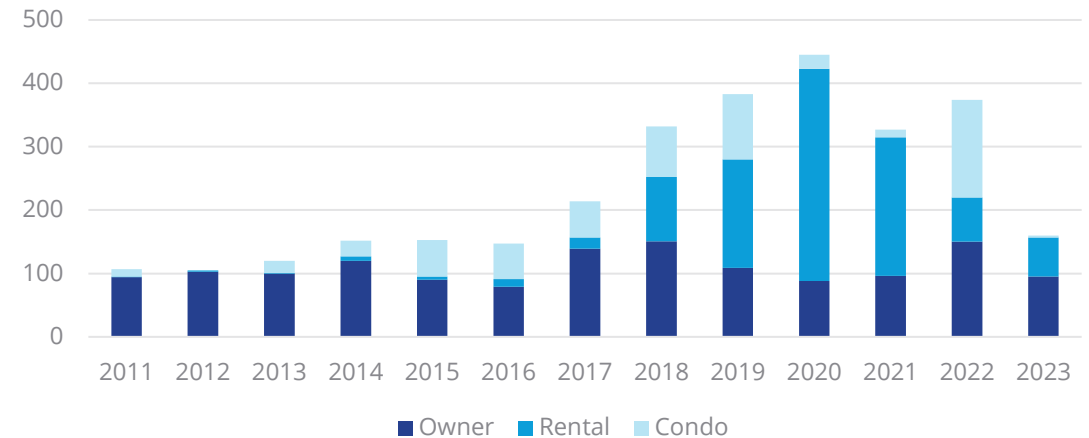
Source: CMHC Housing Data (2024)

Updated 2024

Housing Completions by Tenure Type New Home Construction

- In the decade **between 2013 and 2023 there were approximately 2,840 new residential units constructed in West Kelowna.**
- The proportion of new housing construction as rental housing rose steadily from 2011 to 2021, with a decrease in purpose-built housing completed in 2022 and 2023.
- The substantial new rental supply introduced in 2019, 2020 and 2021 has contributed to the increase in rental vacancy rates observed in 2022, 2023 and early 2024.
- New rental housing is disproportionately found in the apartment housing form, a trend that is expected to continue. This will likely impact mostly families that may require larger unit types with rental tenure, as there is very little stock of this housing type.

New Housing Completions by Tenure Type, City of West Kelowna (2011-2023)



| New Housing Completions by Tenure Type, City of West Kelowna (2011 - 2023 CMHC) | | | | | | | | | | | | | |
|---------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Owner | 94 | 103 | 100 | 120 | 90 | 79 | 139 | 151 | 109 | 88 | 96 | 150 | 95 |
| Rental | 1 | 2 | 1 | 7 | 5 | 12 | 18 | 101 | 171 | 335 | 219 | 70 | 62 |
| Condo | 12 | 0 | 19 | 25 | 58 | 56 | 57 | 80 | 103 | 22 | 12 | 154 | 3 |

Source: CMHC Housing Data (2024)

New Housing Completions 2017 – 2021

New Home Construction

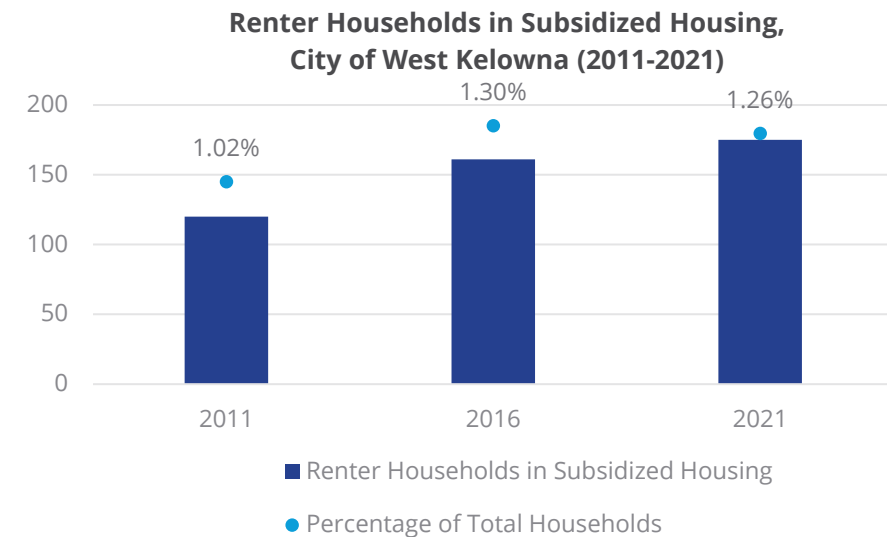
- The majority of new housing construction in the City of West Kelowna is in the apartment development form.
- The CMHC indicates that the majority of rental units in the City of West Kelowna are rental apartments although population data indicates that the secondary rental housing market accommodates the most residents.
- With a limited supply of new rental units in larger housing formats (rental single-detached and semi-detached housing), there may be a lack of new supply of larger units that can better accommodate larger households.
- As the City of West Kelowna residential housing market has no high-rise development buildings constructed to date, it is possible that the market doesn't present the financial precursors to build higher-density forms.

| New Housing Completions by Structural Type and Tenure, City of West Kelowna (Difference between 2016 and 2021 Census) | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|-------|-------|--------|-------|-------|-------|
| | Owned | | Rented | | Total | |
| | # | % | # | % | # | % |
| Single Detached House | 26 | 9.5% | 30 | 3.6% | 56 | 5.0% |
| Semi-Detached House | 30 | 10.9% | 0 | 0.0% | 30 | 2.7% |
| Row House | 107 | 39.1% | 0 | 0.0% | 107 | 9.6% |
| Apartment | 111 | 40.5% | 814 | 96.4% | 925 | 82.7% |

Updated 2024

Affordable and Subsidized Housing Rental Housing Trends

- A relatively small proportion of total households in the City of West Kelowna are living in subsidized rental housing, approximately 1.26% according to the 2021 Census.
- This proportion is lower than that of the neighbouring City of Kelowna, where 3.5% of households are residing in subsidized rental housing
- The 2021 Census rate for West Kelowna is a slight decrease from the 2016 percentage of total households of 1.30%, although the **total number of households identified as being in subsidized housing increased by 14 between 2016 and 2021** (161 to 175 households).
- The population living in subsidized rental housing are generally the households most vulnerable amongst all household types to changing economic conditions, such as inflation, and changes to the overall housing market.



| Renter Households in Subsidized Housing, City of West Kelowna (2011 - 2021 Census) | | | |
|------------------------------------------------------------------------------------|--------|--------|--------|
| | 2011 | 2016 | 2021 |
| Renter Households in Subsidized Housing | 120 | 161 | 175 |
| Percentage of Total Households | 1.015% | 1.296% | 1.257% |

Social, Subsidized, and Affordable Housing Rental Housing Trends

- Social housing in Canada comes in many forms including public housing, non-profit housing, co-operative housing, and rent supplemented housing.
 - Subsidized housing is a type of housing where the government provides financial support or rent assistance.
 - In Canada, the CMHC defines housing as affordable if it costs less than 30% of a household's pre-tax income on housing.
 - The purpose of social and subsidized housing is to ensure that vulnerable households are housed safely and sustainably to prevent homelessness, support individual health and wellbeing, provide stability, and act as a stepping stone to other forms of housing.
 - The City of West Kelowna has a significantly smaller supply of affordable housing units than the neighbouring City of Kelowna.
- Housing that accommodates those experiencing or at risk of experiencing homelessness in the Central Okanagan area is generally concentrated in the City of Kelowna. For example, in the Spring of 2024, BC Housing opened 60 temporary homes in the Trailside Transitional Housing program in Kelowna.
 - Given the substantial population of lower-income rental households, the City of West Kelowna should likely prioritize incentivizing and approving new, permanent affordable housing to house those in precarious living situations.

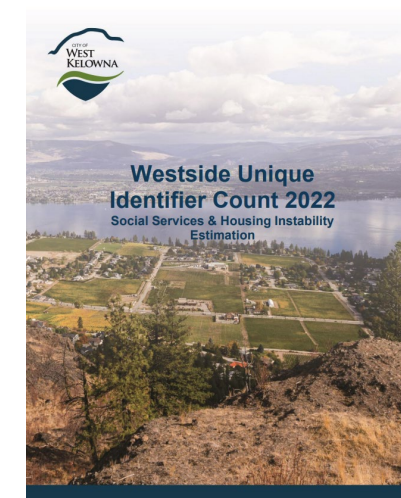
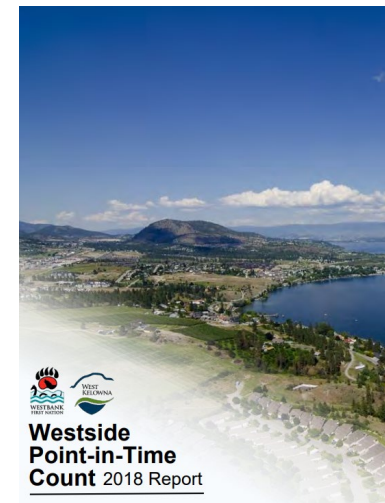
Social, Subsidized, and Affordable Housing Rental Housing Trends

- As noted in the 2023 Housing Strategy, BC Housing reported that as of 2022 there were 123 BC Housing-affiliated non-market housing units in West Kelowna, as well as 109 rental subsidies in the private market, and 64 transitional supported and assisted living units.
- The City of West Kelowna has approximately 152 purpose-built affordable housing units, which does not necessarily include units that are leasing at below-market rates.
- The official inventory of affordable housing units does not include older rental housing that charges below-average rents as they are not as secure for tenure as purpose-built affordable housing.
- The 2021 census reported 175 households living in subsidized housing, up from 120 households in 2011. If the number of households living in subsidized housing continues to increase, there will be demand for additional affordable and subsidized housing units given the existing inventory of units.
- The total number of households that live in subsidized housing may be underrepresented due to a lack of subsidized housing options in the City of West Kelowna.
- There are no post-secondary housing units in the City of West Kelowna.

| Affordable Housing Supply | | | | |
|-------------------------------|-------------------|--------------------|-------------------------------------------------------------------|-------|
| Name | Type | Address | Note | Units |
| Central Okanagan Co-Operative | Co-operative | 2421 Last Road | Senior Building 55+ | 34 |
| The Lions | Non-profit | 3715 Gellatly Road | Subsidized independent housing for seniors with low income | 40 |
| Providence Vista | Non-profit | 3737 Gellatly Road | Adult day centre for people at risk of losing their independence. | 40 |
| Bartley Road Shelter | Temporary Shelter | 2515 Bartley Road | Temporary Modular | 38 |

Homelessness and Social/Subsidized Housing Rental Housing Trends

- The City of West Kelowna completed a **Point-In-Time (PIC) count in 2018 and identified 72 individuals experiencing homelessness**. The PIC is a strategy used to help determine the extent of homelessness in a community at a single point in time. This allows the community to better understand the nature and extent of the unhoused population.
- In 2021, 38-beds were introduced to the City of West Kelowna on Bartley Road through a partnership between BC Housing and Turning Points Collaborative Society to assist people experiencing homelessness. It is understood that the modular housing project has helped alleviate those in precarious housing situations.
- Of the 72 individuals identified to be experiencing homelessness in 2017, the **largest age cohort identified from the respondents were aged 25-44 (52.8%) followed by those aged 45-64 (29.2%)**.
- Of the 72 respondents, **62% of those identified as male**.
- **3 in 5 of the respondents identified as having indigenous backgrounds** which is a significant over-representation compared to the overall population.
- Expanding on the 2018 PIC, a Unique Identifier Count (UIC) was completed in 2022 which spoke to 279 respondents. An update to the UIC is also currently underway.
- The survey found that at least 56% or approximately 157 responded yes to the question: “Do you consider your housing situation to be unstable or feel you could lose your housing?”



Short-Term Rental Accommodation Rental Housing Trends

- Short-term accommodations (STAs) are a form of accommodation where part of a principal residence (such as a suite in a single-detached house) is rented to visitors for a period of time less than a month.
- New STA regulations came into effect on July 13, 2021 limiting the ability for housing units to be rented for durations less than 30 days.
- In the City of West Kelowna, short-term rental accommodations must only operate out of a single-detached house, secondary suite, or carriage house. All other building and structure types can not be rented as an STA.
- 2024 data from short-term accommodation websites such as Airbnb and VRBO estimate that there are on average 500 units actively listed each month for short-term rental, with a blended average occupancy rate across the whole year of 54%, peak occupancy of 73% in July and low occupancy in January at 32%.
- With a significant proportion of the renter household population living in secondary suites and the secondary rental market, short-term rental units may continue to remove housing from the general rental housing pool and reduce the overall supply of available rental housing in the City of West Kelowna.
- As of Fall 2024, it is estimated that the average rate for an STA in West Kelowna is \$397 a night across all rental unit types.
- Assuming the revenue achievable with a \$397 nightly rate for 54% average annual occupancy, revenue before taxes and fees could generate as much as \$6,520 monthly, substantially more than the average rent reported in the City of West Kelowna.
- As a result of the revenue achievable in a short-term rental unit exceeding the rental rates achievable in a dedicated long-term rental housing unit, homeowners may continue to decide to pursue this housing model despite the existing legal framework.

Chapter 5

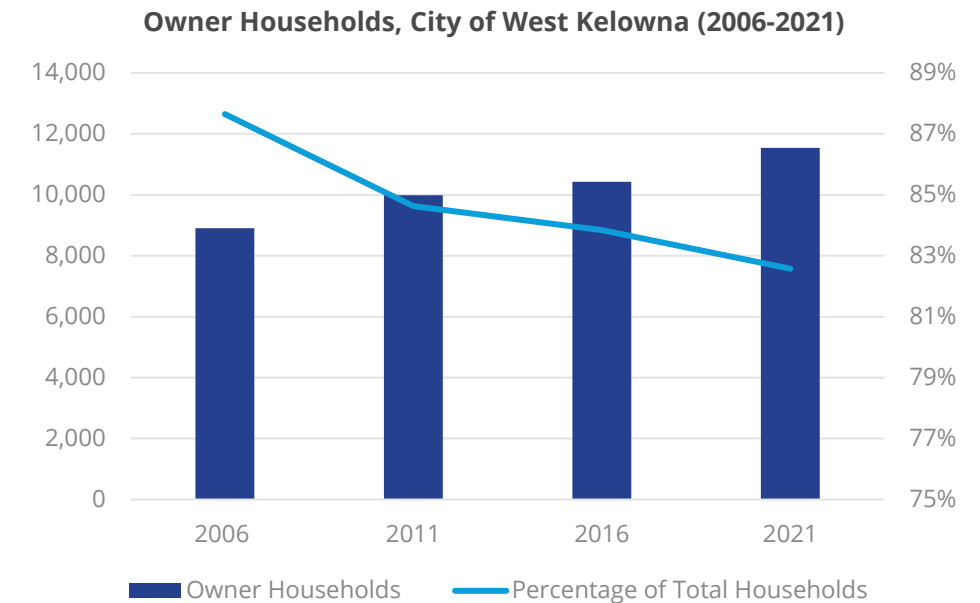
Ownership Housing



Owner Households 2006-2021

Homeownership

- Although total households have been increasing in the City of West Kelowna, as a result of an increase in new supply developed and the overall population increases experienced in the City, the proportion of owner households has been decreasing as rental households increase in prevalence.
- At a rate of approximately 82.6% homeownership in West Kelowna is significantly higher than the provincial rate of 66.8% as of the 2021 Census.
- Despite this decrease, owner households are expected to remain the dominant household type for the coming years in the City.
- Until other factors such as a substantial increase in the supply of new rental housing or household housing preference in the region change, owner households are anticipated to remain the dominant household type for the projection period.

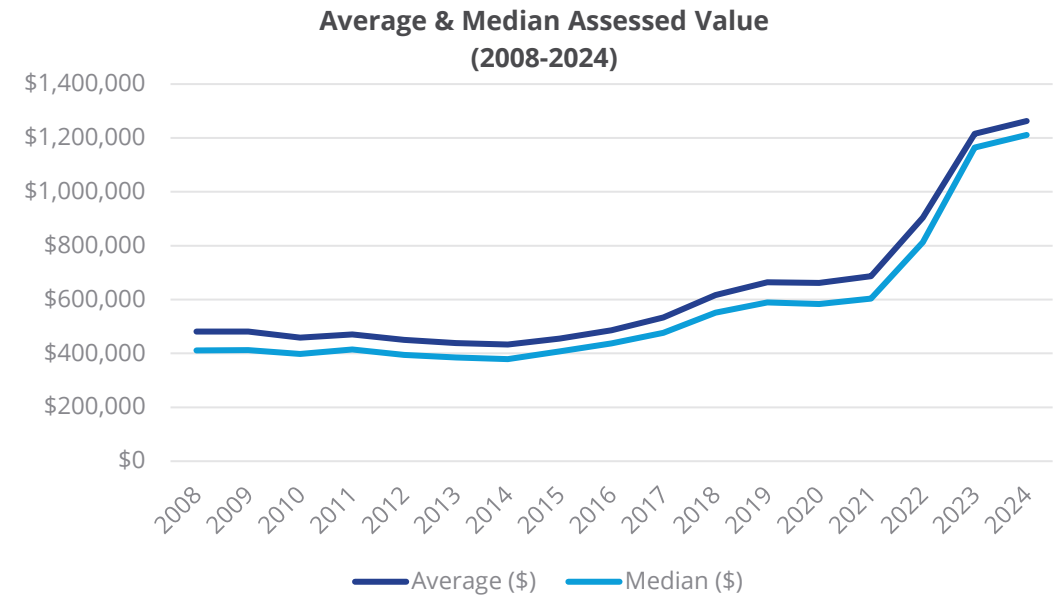


| Owner Households, City of West Kelowna (2006-2016 Census) | | | | |
|-----------------------------------------------------------|--------|--------|--------|--------|
| | 2006 | 2011 | 2016 | 2021 |
| # | 8,910 | 9,990 | 10,430 | 11,540 |
| % | 87.65% | 84.63% | 83.84% | 82.58 |

Updated 2024

Assessed Value – All Housing Forms Housing Values

- BC Assessment housing values are used by municipal tax authorities to determine ownership and how much a homeowner must pay in tax for ownership. BC Assessment appraisers must value every property across British Columbia which can result in value discrepancies.
- BC Assessment has tracked assessed housing data in the City of West Kelowna beginning in 2008, which is illustrated in the graph to the right, while detailed values are highlighted below in the table from 2012.
- Average assessed value in the City of West Kelowna had remained relatively stagnant between 2008 and 2016 increasing an average of 0.18% annually.
- Since 2016, the average assessed value has increased year over year, on average at a rate of 11.8%.
- Since the pandemic (2020-2024 assessed years), the average annual increase year over year was 14.7%, with significant increases of 31.7% and 34.3% between 2021 and 2022, and then from 2022 to 2023 respectively.



| Average and Median Assessed Value – All Unit Types, City of West Kelowna (2012 – 2024 BC Assessment) | | | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Average (\$) | 450,889 | 439,125 | 433,219 | 455,803 | 485,724 | 533,793 | 616,289 | 664,014 | 661,954 | 686,491 | 904,341 | 1,215,089 | 1,262,948 |
| Median (\$) | 395,000 | 385,000 | 379,000 | 408,000 | 437,000 | 477,000 | 552,000 | 590,000 | 584,000 | 604,000 | 813,000 | 1,164,266 | 1,211,233 |
| % Change (Ave Value) | -4.29 | -2.61 | -1.34 | 5.21 | 6.56 | 9.90 | 15.45 | 7.74 | -0.31 | 3.71 | 31.73 | 34.3 | 3.94 |

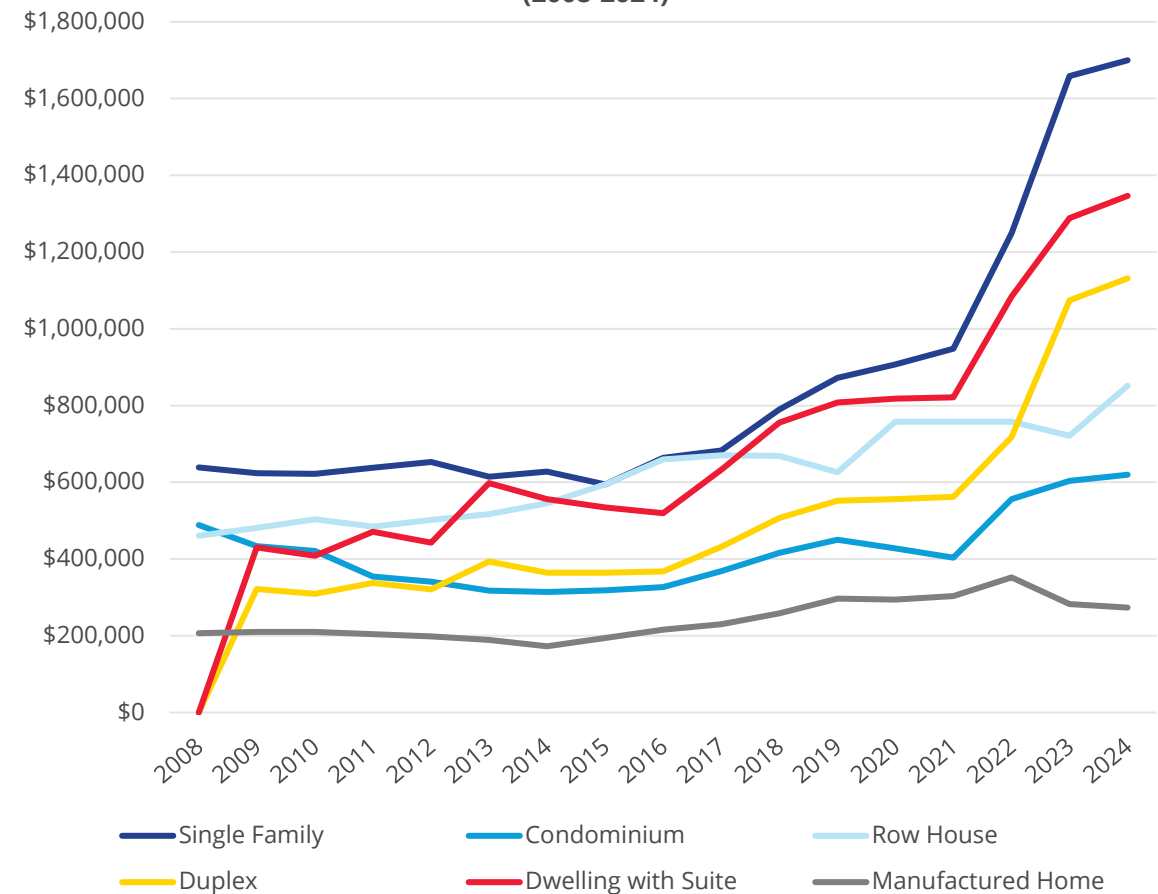
Source: BC Assessment (2022)

Assessed Value – All Housing Forms

Housing Values

- Average assessed values in the City of West Kelowna have generally increased across all structure types consistently since 2008.
- Average year over year assessed value growth rate across all unit types between 2008 and 2024 is approximately 5.5%, which has outpaced the average annual inflation rate of about 1.6%.
- The average rate of growth in assessed value from 2020 to 2024 is approximately 9.5%, which again outpaces the annual inflation rate during that time period of approximately 3.14%
- The average assessed value of Single Family homes have experienced the quickest increase in recent years, with a 31.8% increase between the average 2021 and 2022 values, then a subsequent 32.8% increase between 2021 and 2022.

Average Assessed Value by Housing Form
(2008-2024)



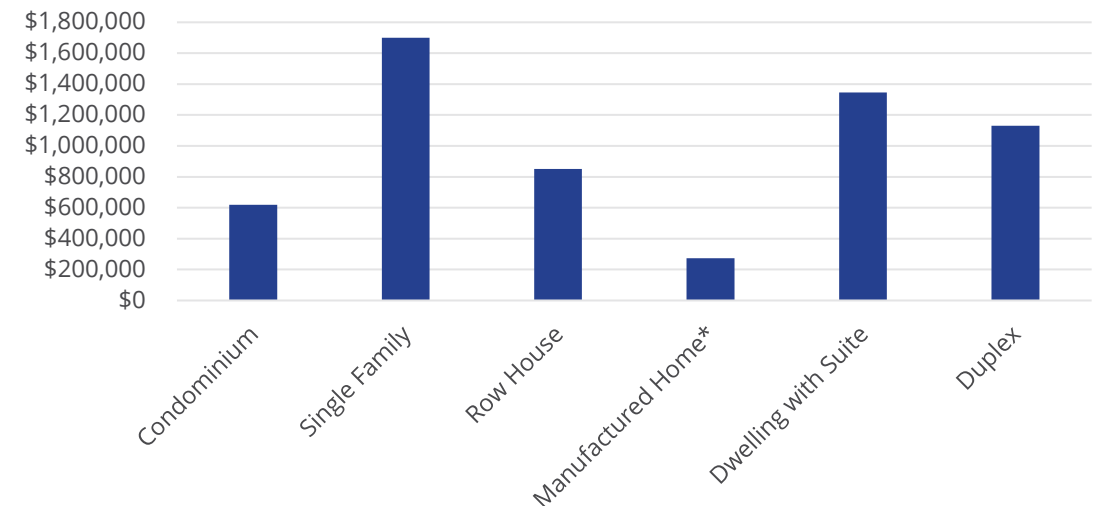
Updated 2024

Assessed Value by Housing Type

Housing Values

- In the City of West Kelowna, the largest housing units generally have the highest assessed value.
- Generally, the majority of assessed value for properties in British Columbia is largely land value compared to structure and improvement value.
- Given the City of West Kelowna's historic building trends focused on larger housing types such as duplexes and single-family houses, the supply of newer condominium units was generally comprised of older units.
- Assessed value assigned to an individual property may differ substantially from a transaction value due to a number of factors such as market pressure and buyer emotion which are not considered by BC Assessment.

Average Residential Assessed Value by Housing Type, City of West Kelowna (2024)

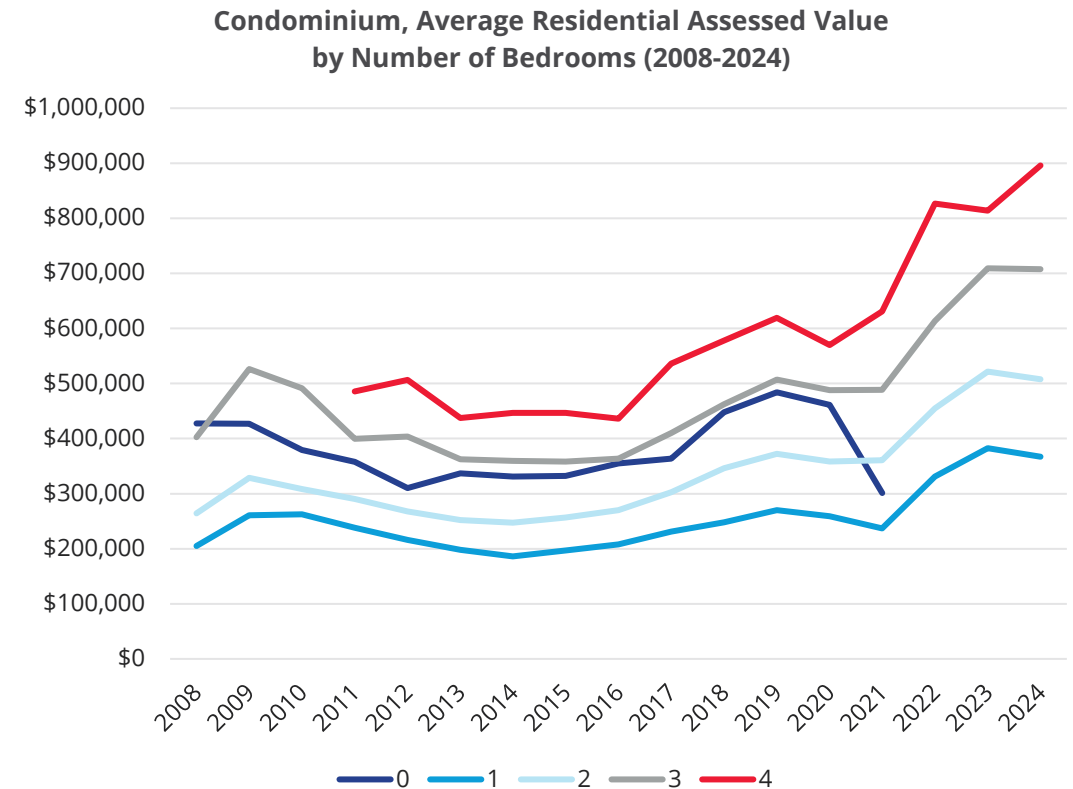


Average Residential Assessed Value by Housing Type, City of West Kelowna (2024 Assessment Year)

| Condominium | Single Family | Row House | Manufactured Home | Dwelling with Suite | Duplex |
|-------------|---------------|-----------|-------------------|---------------------|-------------|
| \$619,687 | \$1,699,721 | \$851,633 | \$273,477 | \$1,346,463 | \$1,131,525 |

Condominium Apartment Market Housing Values

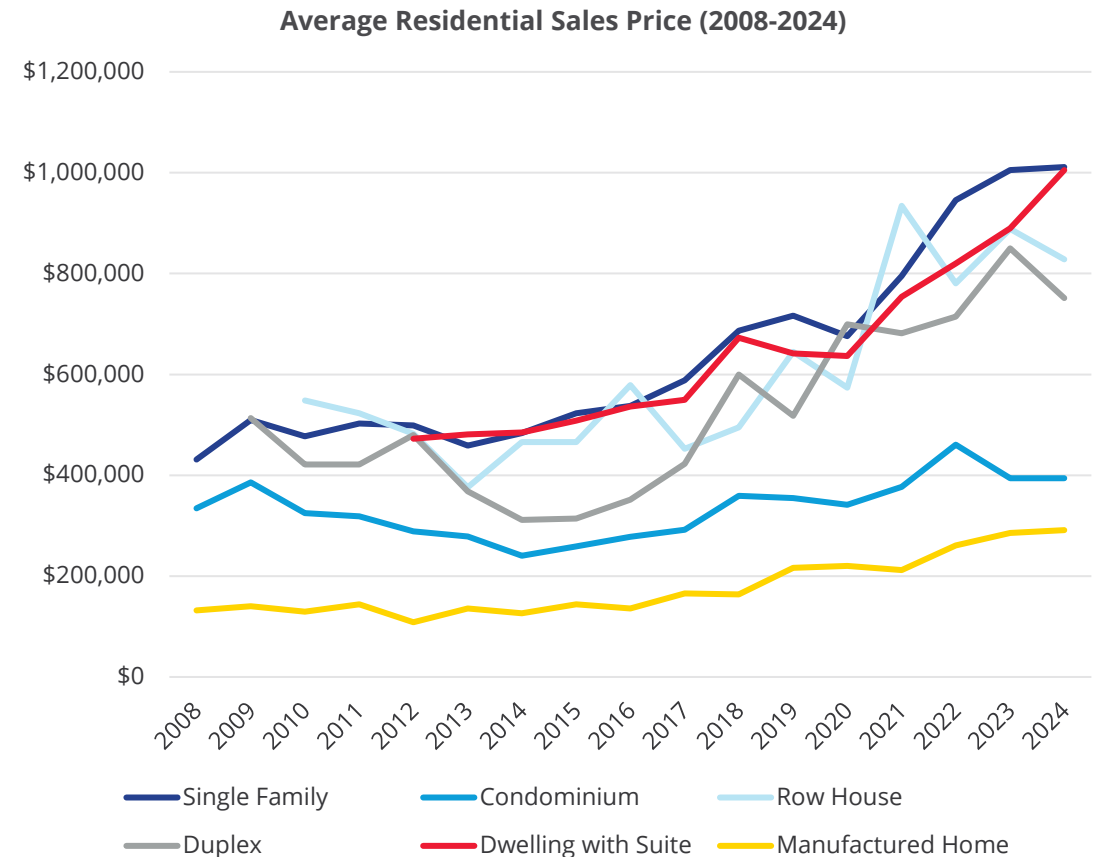
- In general, the assessed value of condominium apartments has increased significantly since 2008 with higher value units corresponding to number of bedrooms.
- Assessed condominium apartment values in the City of West Kelowna have largely grown at a slower pace than other types of housing units.
- Given the relatively small inventory of condominium apartments in the City of West Kelowna, there are significant discrepancies between assessed values by unit size. This is most relevant to studio (0 bedroom) apartments, where the high price is the result of few units in the market, and generally found within newer residential developments.
- Further, the significant dip in value observed by BC Assessment for studio units is likely also a result of a lack of supply of small condominium units. As a result, a decrease in the value of a small set of units may disproportionately impact the average value of the entire supply.



Transaction Trends for all Housing Types

Housing Values

- The 2024 sales data provided by BC Assessment included transaction completed from January to October 2024 and additional sales data from the remainder of the year may result in different values.
- Similar to most urban areas in Canada, the average residential sale price for housing as a trend has been increasing steadily since 2008. This has resulted in significant affordability challenges for households all across the country.
- Since 2008, there have been a total of 17,300 property transactions in the City of West Kelowna, approximately 60% of which were for single-family dwellings.
- The second most transacted housing form in the City of West Kelowna are condominium units which account for approximately 20% of all transactions over the 2008-2024 period.
- Residential transaction values (excluding manufactured homes) increased approximately 5.05% annually between 2008 and 2023 across all main housing forms, with decreases in transaction values in 2024 reducing the average to 4.6% annually.
- Since 2008, the average transaction value of a housing unit in the City of West Kelowna has increased by 105%.



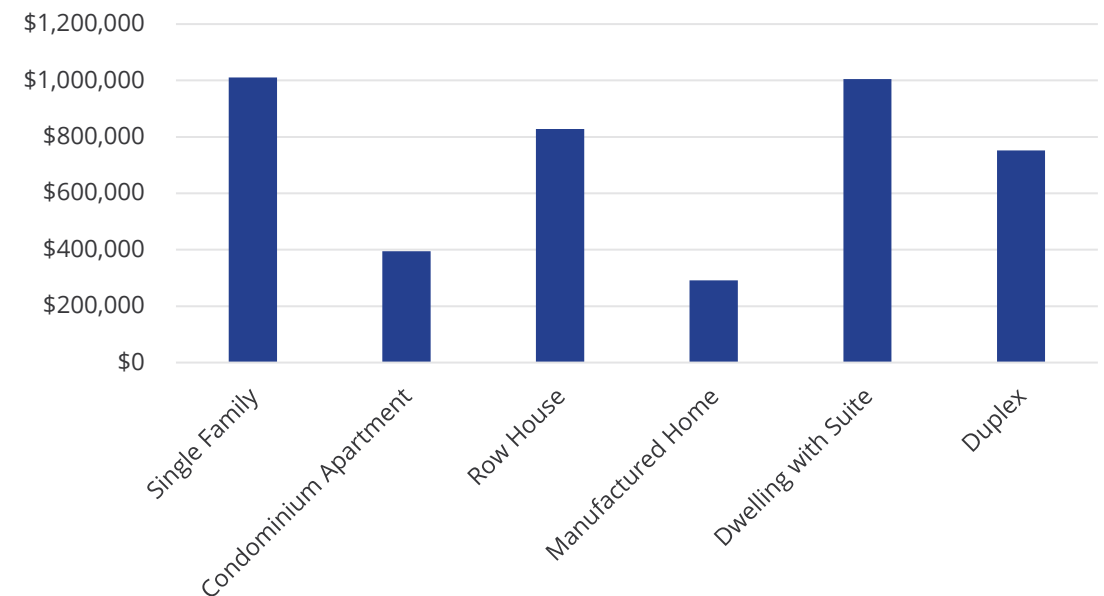
Updated 2024

Transaction Values - All Housing Types

Housing Values

- Similar to what was identified in the previous Housing Needs Assessment Report (2022), single-family houses have been transacting for almost the same value as row houses and dwellings that have a suite.
- Historically, single-family homes are the most transacted dwelling type in the City of West Kelowna, with this trend continuing in 2024.
- Although single-family dwellings have so far been transacting for similar values as row houses, for every row house sold in West Kelowna, approximately 6 single-family dwellings are transacted.
- Dwellings with suites are typically larger single-detached homes that feature a basement or other form of suite. It is understood that because these homes are larger, they fetch a higher average sale price than standard single detached units without an additional suite.
- Between January 1 and November 1 there have been about 68 residential transactions, the top three being 18 of which have been for single-detached homes, 11 for homes with a suite, and 10 for duplexes.

Average Residential Sale Price by Housing Type (2024)



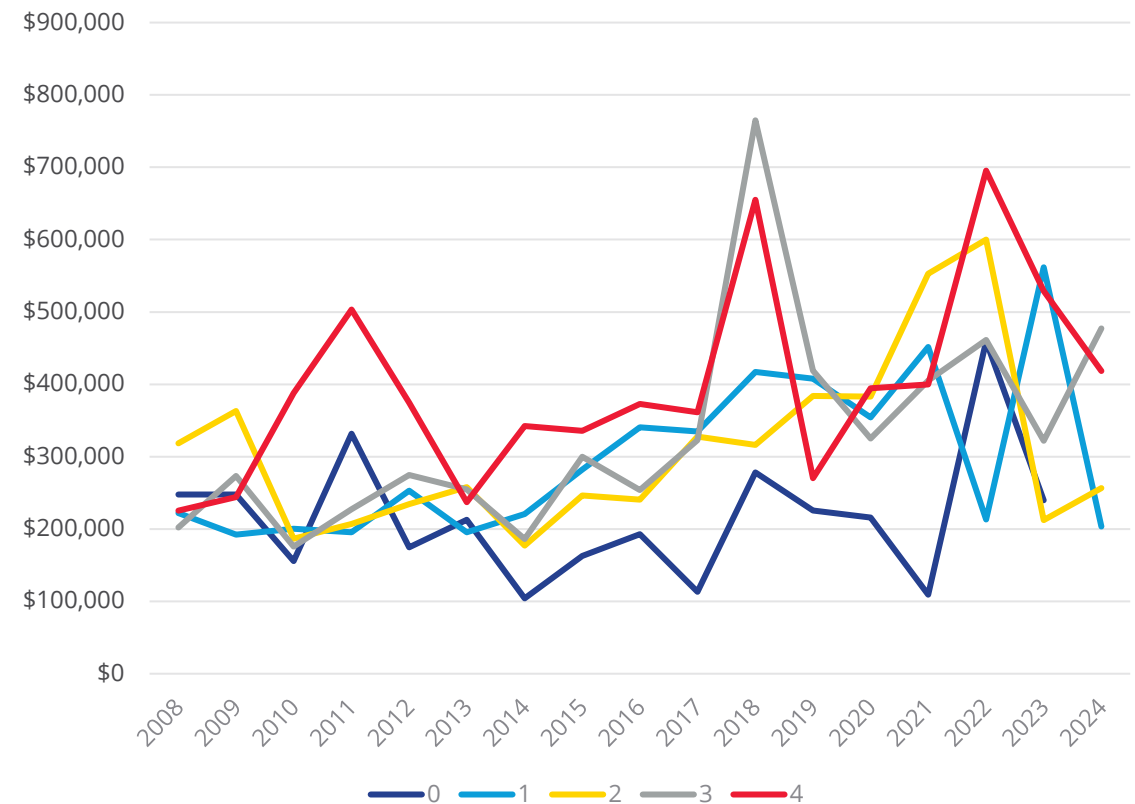
Average Residential Transaction Value by Housing Type, City of West Kelowna 2024

| Single Family | Condominium Apartment | Row House | Manufactured Home | Dwelling with Suite | Duplex |
|---------------|-----------------------|-----------|-------------------|---------------------|-----------|
| \$1,011,256 | \$394,221 | \$827,928 | \$291,225 | \$1,005,231 | \$751,666 |

Transaction Value by Number of Bedrooms Housing Values

- The data in the graph to the right shows the average transaction value of units across the main housing forms, categorized by the number of bedrooms in each unit that was sold in those years.
- All unit types being categorized together by bedroom count means that the quality of the housing type, and the other factors that would influence price blended together, resulting in very inconsistent transaction patterns.
- In general, like most urban areas across British Columbia, the more bedrooms a housing unit has, the greater the average transaction price, meaning 3- and 4-bedroom units have generally had a higher sale price historically.

Average Sale Price by Number of Bedrooms in Unit (2008-2024)



Homeownership Affordability Analysis

Home Ownership Trends

- A housing affordability analysis was conducted to determine how a typical ownership household could allocate income to home ownership in the present City of West Kelowna housing market.
- Assumptions:
 - Adjusted for inflation from 2021, an average annual owner household income of \$130,661.
 - A maximum of 30% of monthly pre-tax income is to be spent on housing.
 - Purchase price with 20% down payment.
 - Amortization period of 25 years.
 - 5-year fixed Closed Mortgage Rate of 6.6% (November 2024 average of range of available bank rates).
 - Monthly fees for maintenance (\$200), property tax (\$250), utilities/heating (\$100).

| Average Income (2021 Census, Adjusted for 2024 Inflation) | | |
|-----------------------------------------------------------|------------------------|---------------------------------------------------------|
| Average Annual Owner Household Income | Average Monthly Income | Monthly Income Available for Housing Payments (pre-tax) |
| \$130,661 | \$10,888 | \$3,266 |

| Average Sale Price (2024) BC Assessment | | | |
|-----------------------------------------|-----------------------|-------------------|-----------|
| Single-Family Dwelling | Condominium Apartment | Manufactured Home | Duplex |
| \$1,011,256 | \$394,221 | \$291,225 | \$751,666 |

| Minimum Annual Household Income Required to Spend Less than 30% of Monthly Pre-tax Income on Housing Fees | | | | |
|-----------------------------------------------------------------------------------------------------------|------------------------|-----------------|-------------------|-----------|
| | Single-Family Dwelling | Condo Apartment | Manufactured Home | Duplex |
| Household Income | \$216,000 | \$92,500 | \$69,900 | \$171,000 |

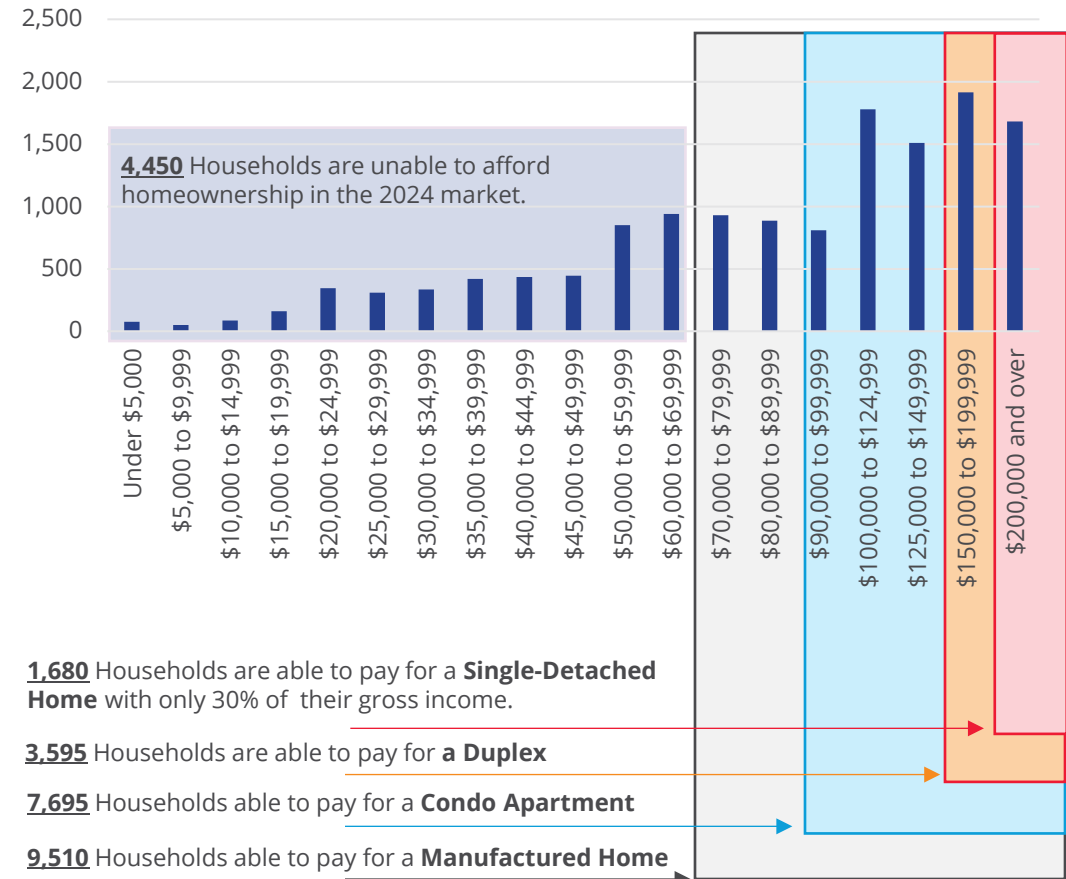
Updated 2024

Homeownership Affordability Analysis

Homeownership Trends

- Average transaction values were compiled from BC Assessment data across the main housing forms in the City of West Kelowna and compared to income brackets of households in the City.
- For a household to purchase a single-family home for the average transaction price found in 2024, a household needs to earn at least \$216,000 annually to ensure servicing housing fees, taxes, interest, and debt payments are under 30% of monthly income.
- One of the most significant challenges for households aiming to enter the homeownership market is the 20% down payment requirement. Particularly for households spending more than 30% of monthly income on housing, the savings required are extremely prohibitive.
- For the average single-detached home sale price of \$1,011,256 a 20% down-payment is \$202,251.

Households with Income Ranges able to Spend 30% of Monthly Gross Income on Ownership Housing Costs (2024)



Chapter 6

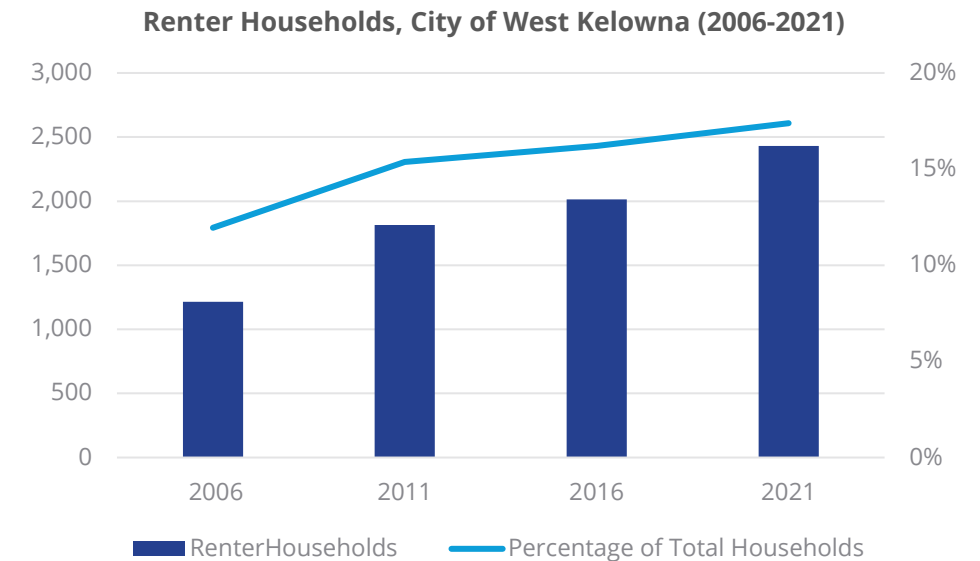
Rental Housing



Renter Households 2006-2021

Rental Housing Trends

- The Canadian Mortgage and Housing Corporation (CMHC) tracks a wide range of housing data across Canada's urban areas to report on data and trends for rental housing.
- The share of renter households in the City of West Kelowna has been increasing both in terms of absolute renter households but also increasing as a proportion of total households in the City.
- As the total number of renter households grows in the City of West Kelowna, without a sufficient supply of adequate rental housing, there may be an exodus of households to other housing markets.
- Conversely, if supply is not sufficient to meet rental housing demand, households may be forced to increasingly pay more for adequate housing or may be forced to live in inadequate housing situations.



| Renter Households, City of West Kelowna (2006-2021 Census) | | | | |
|------------------------------------------------------------|--------|--------|--------|--------|
| | 2006 | 2011 | 2016 | 2021 |
| # | 1,215 | 1,815 | 2,015 | 2,430 |
| % | 11.95% | 15.37% | 16.20% | 17.39% |

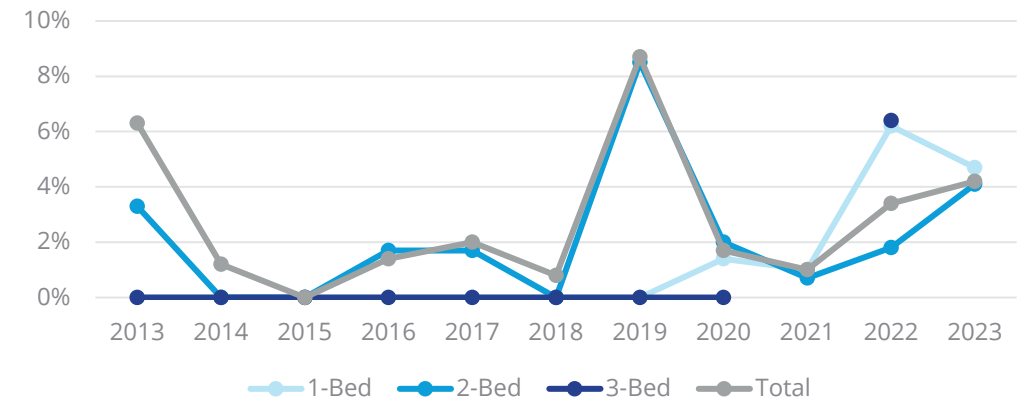
Updated 2024

Rental Housing Vacancy Trends 2013-2023

Rental Housing Trends

- The rental vacancy rate in the City of West Kelowna has averaged at approximately 3% vacancy between 2013 and 2023. This is higher than neighbouring Kelowna which has averaged a 1% vacancy during the same time period.
- CMHC does not report sufficient data on available rental housing units to accurately report vacancy rates for Bachelor, 1-, and 3-bedroom units.
- Low rental vacancy rates are one of the main factors driving monthly rental rate increases as it is an indicator of substantial demand for rental housing and a lack of supply of available or suitable units. If rental vacancy is too high, it may indicate there is an oversupply of units (or units may not be suitable) and this can cause property owners to forgo maintenance and upkeep.
- Fluctuations exhibited in the rental housing market data are potentially a result of the relatively small inventory of monitored rental units.
- The neighbouring City of Kelowna has a significantly larger rental housing supply and has experienced consistently low rental vacancy rates across all unit types and sizes.

Rental Vacancy Rate, City of West Kelowna (2013-2023)



| Rental Vacancy Rate (2013-2023 CMHC) | | | | | | | | | | | |
|--------------------------------------|------|------|------|------|------|------|------|------|------|------|------|
| City of West Kelowna | | | | | | | | | | | |
| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| 1-Bed | - | - | - | - | - | - | - | 1% | 1% | 6.2% | 4.7% |
| 2-Bed | 3% | 0% | 0% | 2% | 2% | 0% | 9% | 2% | 1% | 1.8% | 4.1% |
| 3-Bed | - | - | - | - | - | - | - | 0% | - | 6.4% | - |
| Total | 6% | 1% | 0% | 1% | 2% | 1% | 9% | 2% | 1% | 3.4% | 4.2% |
| City of Kelowna | | | | | | | | | | | |
| Bachelor | 2% | 0% | 1% | 0% | 0% | 0% | 0% | 6% | 0% | 0.1% | 0.2% |
| 1-Bed | 1% | 1% | 1% | 1% | 0% | 4% | 4% | 2% | 1% | 1.1% | 0.7% |
| 2-Bed | 2% | 1% | 1% | 1% | 0% | 1% | 2% | 1% | 1% | 0.9% | 1.2% |
| 3-Bed | 2% | 0% | | 0% | 1% | 1% | 1% | 2% | 1% | 1.4% | |
| Total | 2% | 1% | 1% | 1% | 0% | 2% | 2% | 2% | 1% | 0.9% | 1.0% |

Source: CMHC (2024)

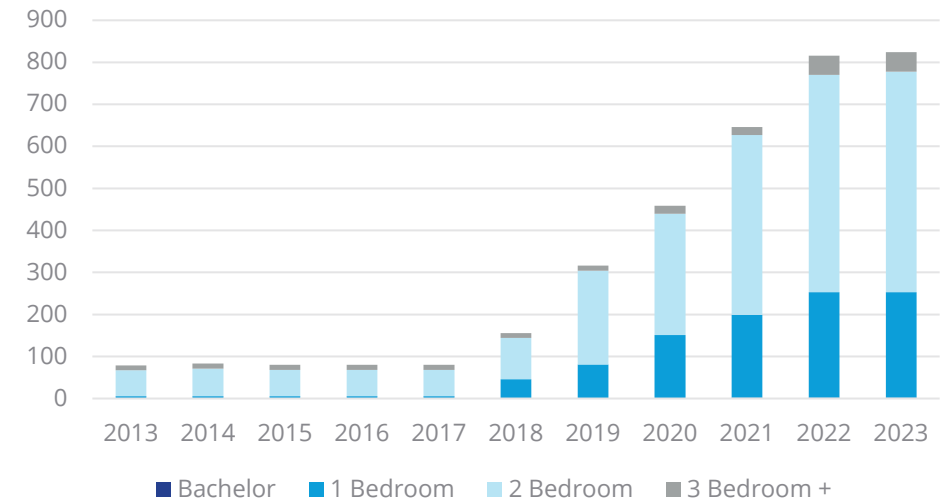
Updated 2024

Rental Housing Supply

Rental Housing Trends

- As monitored by the CMHC, the City of West Kelowna’s primary-market rental housing supply has remained relatively stagnant between 2011 and 2017 and although data has not been tracked prior to 2011, it is expected that the supply of rental housing was consistent at 2011-2017 levels.
- Between 2017 and 2023 the supply of purpose-built rental units has increased by approximately 744 units, an increase of 930%. Amongst the newly introduced rental supply, 2-bedroom units have become most prominent with an increase of 463 2-bedroom units over the same 2017 to 2023 time period, a 747% increase.
- With an estimated supply of 824 rental housing units as of 2023 and over 2,400 rental households (2021), it is assumed that the majority of rental households in the City of West Kelowna are housed in the secondary rental housing market.

Primary Rental Market Supply by Bedroom Type, City of West Kelowna (2013-2023)



| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|
| Bachelor | - | - | - | - | - | - | - | - | 2 | 2 | 2 |
| 1-Bed | 6 | 6 | 6 | 6 | 6 | 46 | 81 | 151 | 197 | 251 | 251 |
| 2-Bed | 61 | 65 | 62 | 62 | 62 | 98 | 223 | 289 | 428 | 517 | 525 |
| 3-Bed+ | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 19 | 19 | 46 | 46 |
| Total | 79 | 83 | 80 | 80 | 80 | 156 | 316 | 459 | 629 | 816 | 824 |

Source: CMHC (2024)

Secondary Rental Housing Supply

Rental Housing Trends

- The secondary rental housing market is generally comprised of rented properties that are not necessarily intended for rental housing. This may include individually owned properties and housing units such as rented single-family houses, rented condominium units, and rented strata duplex homes.
 - In general, housing units in the secondary rental market are considered to be less secure as they are more easily removed from the long-term rental housing market, the unit may be sold to another household, or an owner may choose to occupy the unit.
 - While not specifically tracked by Statistics Canada or CMHC, given the large number of observed renter households in the 2011, 2016, and 2021 census period and the reported supply of rental housing units by the CMHC in the respective years, it can be assumed that the majority of the renter population is accommodated in secondary suites, whether officially permitted (legal suites) or otherwise. Effectively, it is understood that a large amount of the supply of secondary rental market supply is located within basement suites or secondary suites.
- The City of West Kelowna's secondary suites policy recognizes that these unit types are an important form of affordable rental housing with benefits for homeowners, tenants, and the community.
 - In the City, secondary suites are typically self-contained secondary dwelling units with separate cooking facilities and at least one bathroom attached. They must be located only within a principal single detached dwelling.

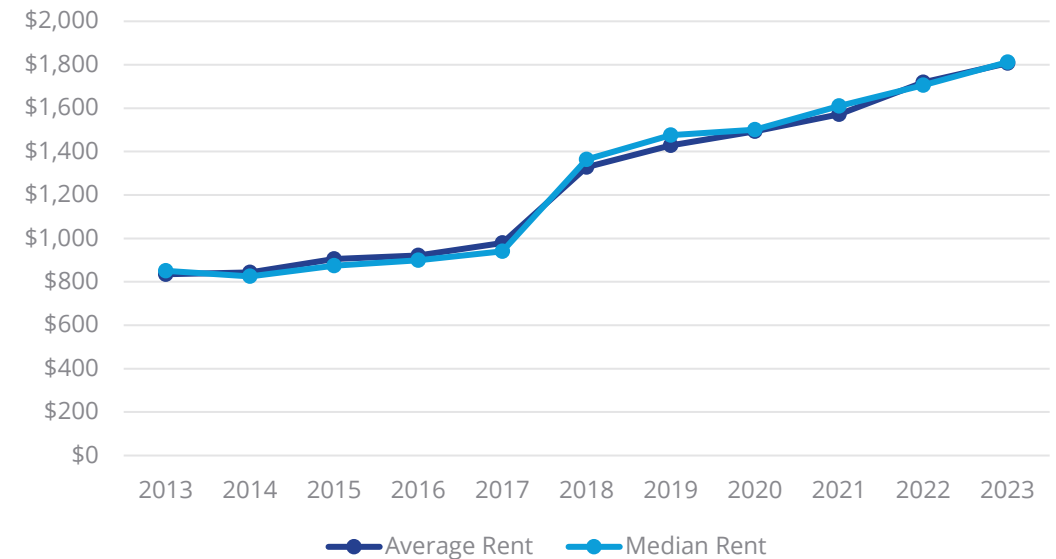
Updated 2024

Average and Median Rent Trends

Rental Housing Trends

- Likely due to a lack of supply in the City of West Kelowna rental housing market, there is limited data on average and median rents.
- As indicated in the figures to the right, the most consistently tracked rental market in the City of West Kelowna is the 2-bedroom unit which most significantly impacts average and median rent across all unit types in the City. There is limited rental data for 1-bedroom and 3-bedroom units.
- As observed in urban areas across British Columbia, it can be generally expected that average and median rent for new rental housing units increases with each additional bedroom in the City of West Kelowna.
- Note: The CMHC has not reported average rents for studio units in the City of West Kelowna.

Average and Median Rent - All Unit Types, City of West Kelowna (2013-2023)



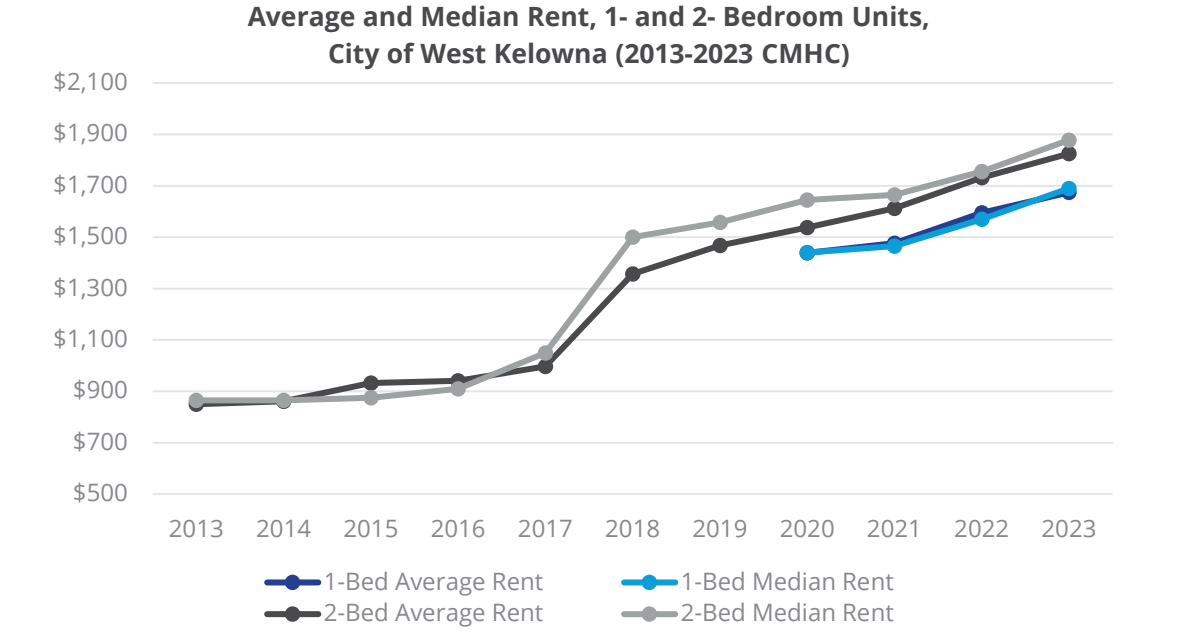
| Average and Median Rent - All Unit Types, City of West Kelowna (2013 - 2023 CMHC) | | | | | | | | | | | |
|-----------------------------------------------------------------------------------|-------|-------|-------|-------|-------|---------|---------|---------|---------|---------|---------|
| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Average | \$835 | \$844 | \$905 | \$922 | \$979 | \$1,328 | \$1,429 | \$1,493 | \$1,571 | \$1,719 | \$1,807 |
| Median | \$850 | \$825 | \$875 | \$900 | \$940 | \$1,363 | \$1,476 | \$1,500 | \$1,610 | \$1,706 | \$1,812 |

Source: CMHC (2024)

Updated 2024

Average and Median Rent Trends Rental Housing Trends

- The CMHC has very limited rental data on 1-bedroom rental housing units in the City, most likely due to a lack of supply resulting.
- Average monthly rental rates across a given market are typically impacted by a wide variety of factors including inflation, supply, demand, and unit availability.
- Between 2018 and 2023, average rent increases have significantly outpaced inflation. Inflation rates in this 5 year period ranged from 0.7% to 6.9% while the average rent for 2-bedrooms increased by 34% in that period.
- Monthly rents for a 2-bedroom rental unit have increased substantially between 2017 and 2021 with the greatest year-over-year increase occurring between 2017 and 2018 when average rent increased 36.11% from \$997 to \$1,357. The average annual rate increase has been approximately 6.1% between 2018 and 2023.
- New apartments generally command higher monthly rents than older existing apartments and this may be a significant reason why average/median rents have increased substantially for 2-bedroom units since 2017 with the new supply being introduced in the City of West Kelowna’s market.



| Average and Median Rent, 1- and 2- Bedroom Units, City of West Kelowna (2013-2023 CMHC) | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------|------|-------|-------|-------|-------|---------|---------|---------|---------|---------|---------|---------|
| | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| 1-Bed | Ave. | - | - | - | - | - | - | - | \$1,439 | \$1,476 | \$1,595 | \$1,674 |
| | Med. | - | - | - | - | - | - | - | \$1,440 | \$1,465 | \$1,570 | \$1,690 |
| 2-Bed | Ave. | \$850 | \$862 | \$933 | \$941 | \$997 | \$1,357 | \$1,468 | \$1,537 | \$1,612 | \$1,732 | \$1,825 |
| | Med. | \$865 | \$865 | \$875 | \$910 | \$1,050 | \$1,500 | \$1,558 | \$1,645 | \$1,665 | \$1,756 | \$1,878 |

Source: CMHC (2024)

Updated 2024

Rental Housing Affordability Analysis

Rental Housing Trends

- According to the CMHC, housing is considered affordable when a household is able to spend less than 30% of pre-tax income on adequate and sustainable shelter.
- Households that are spending more than 30% of their income on shelter are considered to be in core housing need, while households that are spending 50% or more of their gross income on shelter are considered to be in severe housing need.
- The 2021 Census estimated that a total of 3,020 households in West Kelowna were in housing that was unaffordable based on their income. Of those, approximately 1,965 were owners of their housing while 1,060 were renters.
- The average rental rate across all units has increased at an average rate of 6% annually, with the most significant increase occurring between 2021 and 2022 where the average rental rate rose by 9% from about \$1,571 to \$1,719.

| | Average Rent, City of West Kelowna (CMHC 2023) | | | |
|-------------|------------------------------------------------|-----------|-----------|-----------|
| | All Units | 1-Bedroom | 2-Bedroom | 3-Bedroom |
| 2020 | \$1,493 | \$1,439 | \$1,537 | \$1,254 |
| 2021 | \$1,571 | \$1,476 | \$1,612 | - |
| 2022 | \$1,719 | \$1,595 | \$1,732 | \$2,290 |
| 2023 | \$1,807 | \$1,674 | \$1,825 | \$2,361 |

| | Housing Affordability, West Kelowna (2021 Census, Adjusted for Inflation to 2024 Estimate) | | |
|--------------------------|-----------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------|
| | Average Household Income | Average Monthly Income | Monthly Income Available for Housing Payments (rent/mortgage, assuming max 30% of pre-tax income) |
| Total Households | \$128,060 | \$10,671 | \$3,201 |
| Renter Households | \$88,834 | \$7,403 | \$2,220 |

Rental Housing Affordability Analysis

Rental Housing Trends

- Based on average rent across all unit type in West Kelowna in 2023 (\$1,807), households would need to earn a minimum of \$65,052 annually, pre-tax, for the rental market to be considered generally affordable.
- If household income is less than \$43,368 annually, households will be required to spend more than 50% of monthly income to find a rental housing unit at average market rents.
- The large volume of households that are required to spend more than 30% of monthly income on rent highlights the need for additional affordable rental housing to ensure households have sufficient funds for other essentials such as food and transportation.

**Renter Households by Annual Pre-Tax Income,
City of West Kelowna (Census 2021)**



An aerial photograph of a city and a large lake, likely Okanagan Lake, under a dramatic, cloudy sky. The foreground shows a dark, rocky hillside with sparse vegetation. Two people are standing on the ridge, looking out over the city and the water. The city is nestled in a valley, with a bridge crossing the lake in the distance. The word "Appendix" is written in white text on a blue rectangular background in the lower-left corner.

Appendix

Appendix

Definitions

Adequate housing is reported by their residents as not requiring any major repairs.

Affordable housing has shelter costs equal to less than 30% of total before-tax household income.

Attainable housing is housing that is affordable for households earning around the median income in a community.

Bedrooms refers to rooms in a private dwelling that are designed mainly for sleeping purposes. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. One-room private dwellings such as bachelor or studio apartments have zero bedrooms.

Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

Extreme core housing need is considered the same as core housing need with the exception that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Household means a person or a group of persons who occupy the same housing unit.

Primary household maintainer is identified as the main or first person in a household who pays the rent or mortgage, or the taxes, or other maintenance costs.

Primary rental market consists of the conventional rental housing stock, mainly of purpose-built rental apartments.

Private dwelling and/or residential unit refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance must be one that can be used without passing through the living quarters of some other person or group of persons, i.e. not a bedroom.

Secondary rental market consists of rentals that were introduced onto the housing market initially as free-hold stratified dwellings, then rented. This includes rented houses, secondary suites, individually rented condo units, and units in multiple conversion dwellings. Generally the landlord is the owner of the single unit.

Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Appendix

Historical BC Assessment Data

| Housing Supply (Main Housing Forms), City of West Kelowna (2008 – 2024 BC Assessment) | | | | | | | | | | | | | | | | | |
|---------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Condominium | 883 | 1,307 | 1,403 | 1,521 | 1,477 | 1,477 | 1,479 | 1,479 | 1,476 | 1,511 | 1,515 | 1,510 | 1,389 | 1,594 | 1,702 | 1,704 | 1,695 |
| Single Family | 8,493 | 8,605 | 8,677 | 8,802 | 8,866 | 8,880 | 8,954 | 8,637 | 8,647 | 8,481 | 8,513 | 8,528 | 8,470 | 8,432 | 8,489 | 8,443 | 8,362 |
| Row House | 0 | 0 | 286 | 257 | 260 | 366 | 396 | 445 | 470 | 501 | 592 | 627 | 641 | 652 | 685 | 739 | 740 |
| Manufactured Home | 518 | 520 | 518 | 520 | 519 | 515 | 517 | 522 | 523 | 521 | 523 | 524 | 524 | 521 | 522 | 522 | 521 |
| Dwelling with Suite | 20 | 20 | 22 | 22 | 122 | 138 | 986 | 1,100 | 1,100 | 1,624 | 1,804 | 2,000 | 2,224 | 2,476 | 2,694 | 1,391 | 1,478 |
| Duplex | 468 | 464 | 846 | 850 | 848 | 728 | 730 | 785 | 793 | 793 | 817 | 843 | 841 | 883 | 909 | 623 | 409 |
| Total | 10,372 | 10,906 | 11,740 | 11,960 | 11,980 | 12,018 | 12,132 | 12,255 | 12,340 | 12,408 | 12,627 | 12,760 | 12,685 | 13,000 | 13,310 | 13,422 | 13,205 |