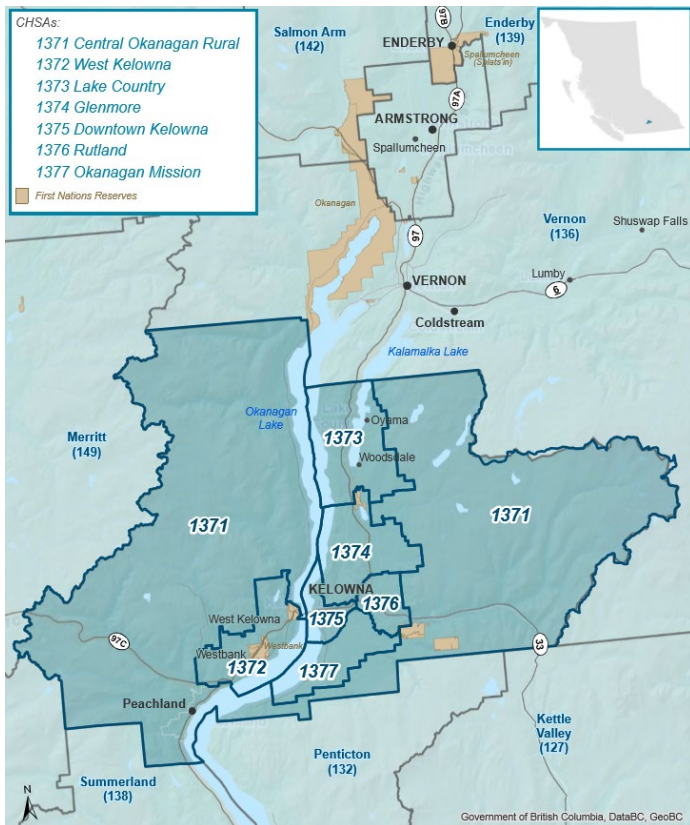




Kelowna & Central Okanagan Health Region Population & Housing Growth 2020 to 2041



Accelerating success.

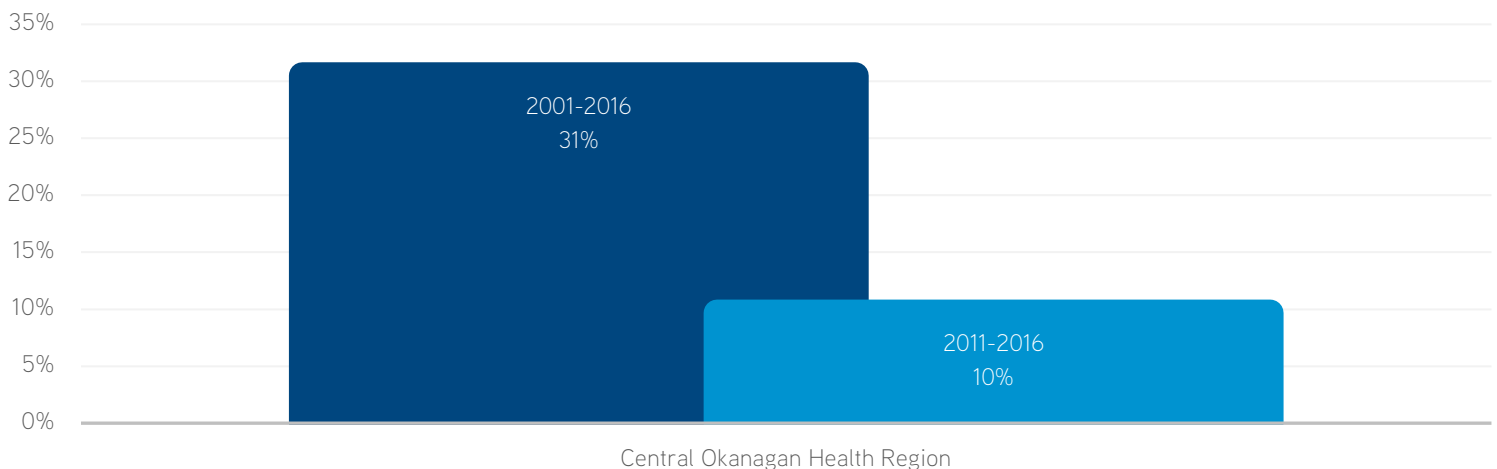


The Central Okanagan Health District, including the areas of Central Okanagan Rural, Downtown Kelowna, Glenmore, Lake Country, Okanagan Mission, Rutland and West Kelowna, has been growing dramatically for over the 30 years leading up to the 2016 census, and by 2041 is forecast to represent a total population of 540,320, up from 185,514 in 1986. Based on this forecast growth, Colliers estimates that there will be demand for an additional 9,051 dwelling units by 2030 and a total of over 17,900 new dwelling units by 2041 in the area.

Central/East Kelowna Growth Similar to Overall Area

The growth pattern for the areas within the Central Okanagan Health Region are forecast to see similar rates of overall growth; meaning that there does not appear to be one area that may prevail over the others in terms of attracting residents. This is quite different from other areas like Vancouver and Victoria, where the majority of new growth is forecast to be concentrated in suburban areas.

Central Okanagan Population Growth



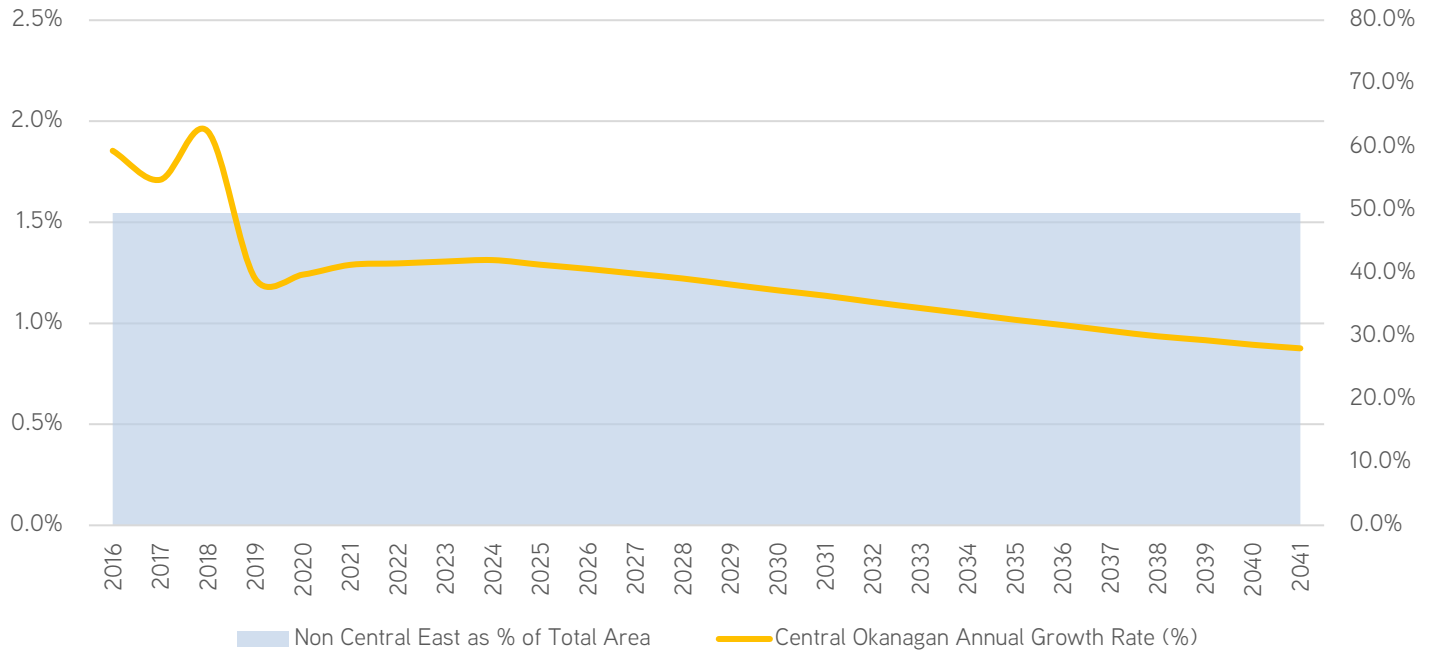
In the coming years to 2041, BC Statistics indicate that the population of the Central Okanagan Health Region is forecast to grow by almost 112,800 people. At that point, the area will have a population of over 540,000.

¹ BC Statistics population forecasts obtained in 2020.

² The next Canadian Census will be in May of 2021 with data released in late 2021 and early 2022.

³ The Okanagan Health Region as defined in this report includes the following communities: Central Okanagan Rural, Downtown Kelowna, Glenmore, Lake Country, Okanagan Mission, Rutland and West Kelowna.

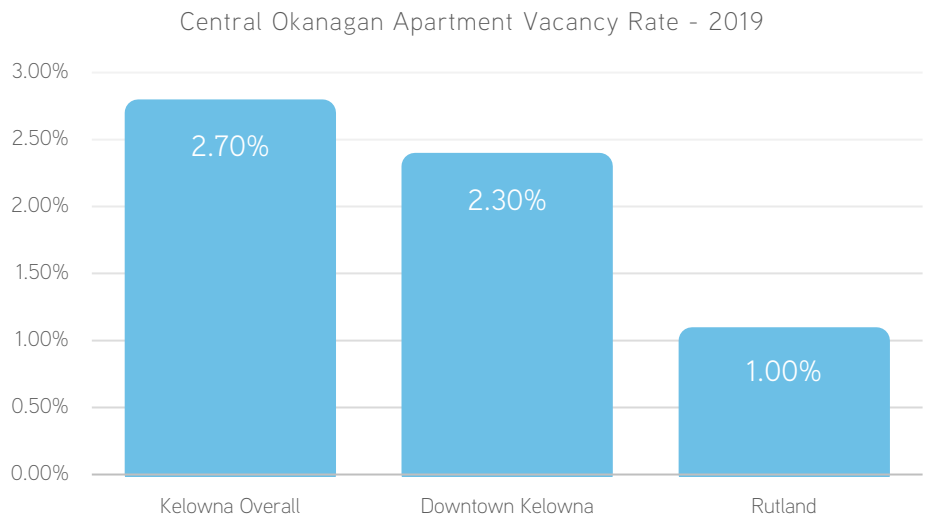
Population Growth Rates: Central Okanagan Health Region



Over the coming 20 years, the population growth rate of the Central Okanagan Health Region is forecast to maintain a rate of approximately 1.3% for until 2027, after which the growth rate is expected to moderate to as low as 0.9% by 2038.

Housing the Growing Population

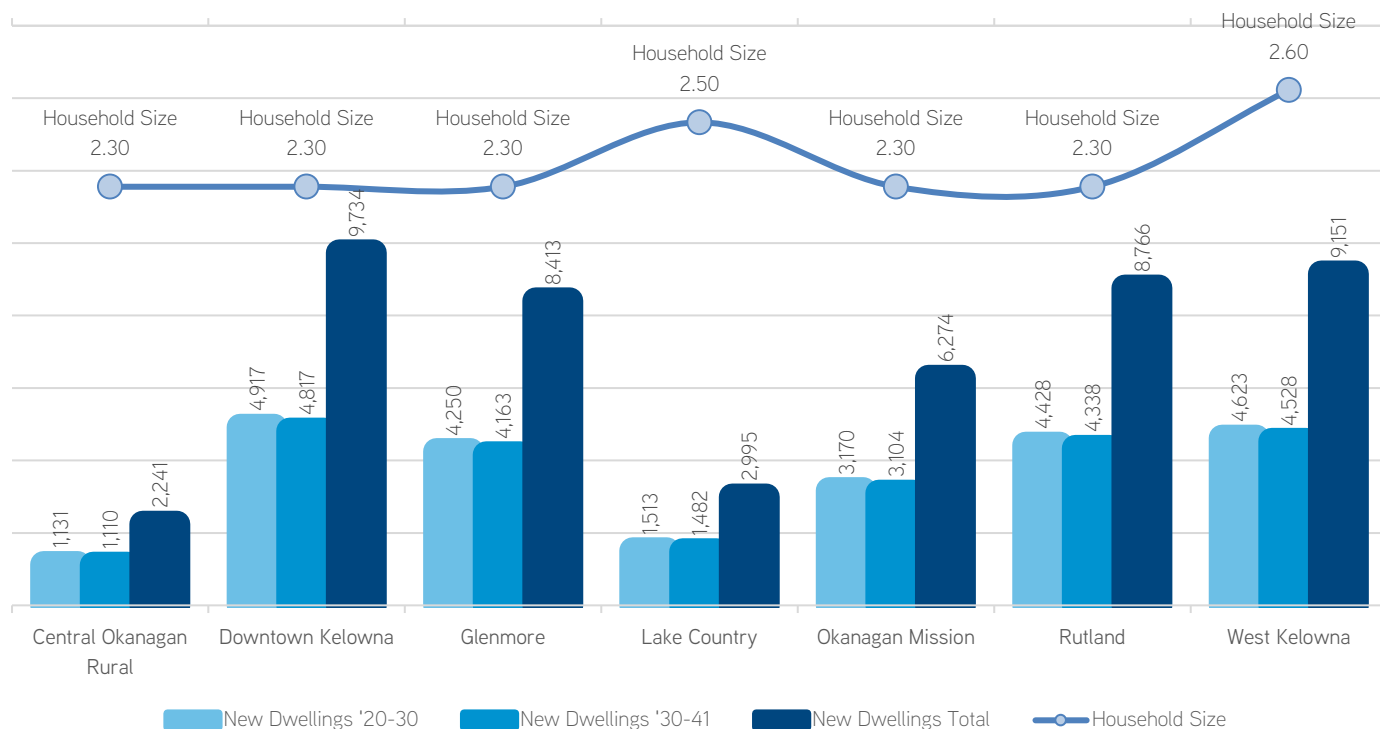
The sustained growth in population will need to be accommodated in some way as the overall vacancy rate for apartments in the region is between 1.0% and 2.7%, leaving limited room for population growth without new construction.



Central Okanagan Future Dwelling Unit Demand (Statistics Canada, BC Statistics)

Based on the current household sized for the different communities in the Central Okanagan Health Region, future demand for housing is estimated based on the forecast growth of each individual community. Average household sizes between 2.30 and 2.60 people per household means the future new demand for housing is forecast to be 9,051 new dwelling units by 2030, and over 17,900 in total by 2041. Growth of this rate implies an average forecast annual expansion of over 852 new dwelling units per year.

Central Okanagan Future Dwelling Unit Demand
Statistics Canada, BC Statistics



BC Major Projects Inventory—New Housing Development

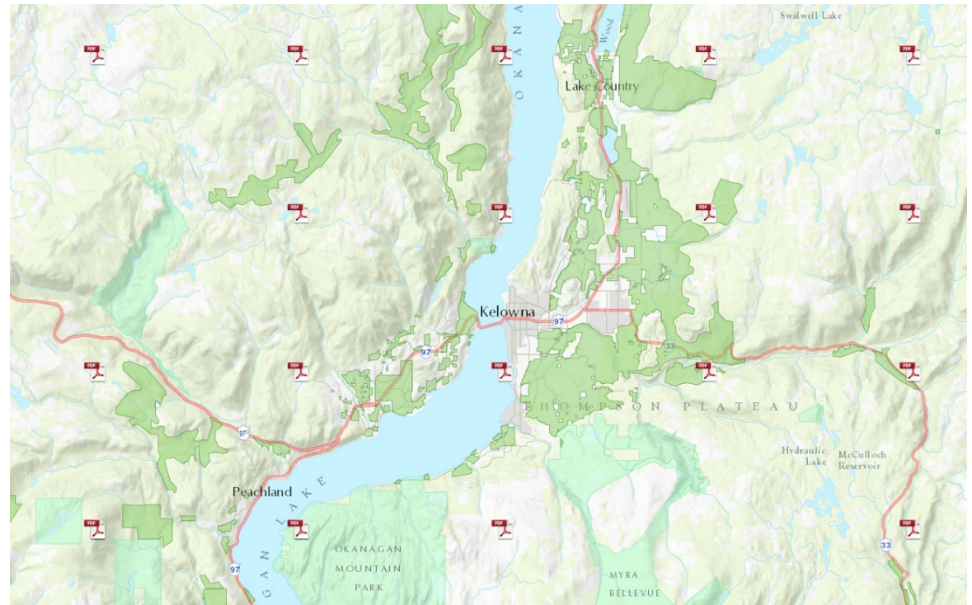
Based on the BC Major Projects Inventory, presently there are a reported 22 residential or mixed-use projects planned or in process in the Kelowna area. These projects are estimated to have a total cost to produce in excess of \$4,667,000,000 and will provide in excess of 9,770 dwelling units based on an average cost of \$478,000 per dwelling unit. Based on an average household size for these projects, housing for approximately 22,500 people will be provided. This will leave a shortfall of housing for almost 8,150 new households.

In the overall area, current planned developments in the Kelowna area can accommodate 55% of this future demand based on these reported major projects.

Land Uses in the Central Okanagan Area

When considering this forecast growth, it is important to consider land shortages that may be impacted by the Agricultural Land Reserve (ALR), and as a consequence most development will compromise development or redevelopment of existing non-agricultural land uses and densification of existing neighbourhoods, assuming that the boundaries for the ALR are not changed.

In the image to the right, dark green areas indicate ALR protected land which constitutes a larger are of the land mass in the Kelowna area. Many other areas are either developed or are mountainous or park areas that are substantially undevelopable.



Concluding Remarks

Based on both the existing family structure of the various communities in the Central Okanagan Health Region and the forecast growth in population provided by BC Statistics, the following issues appear clear.

- The Central Okanagan Health Region is forecast to see a population of over 540,000 by the year 2041
- The area is forecast to see population increase by 26.4% as of 2041
- 17,917 new dwelling units are forecasted to be required in the Central Okanagan Health Region area by 2041
- Although there are 22 planned major projects in the area, these 9,770 planned units only account for 55% of this future demand meaning that there is still room for more development in the region
- Both owned (strata) and leased (rental) multi-family development will be required to accommodate future growth.

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\$3.5B

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revenue

2B

square feet
under management

18,000+

professionals
and staff

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