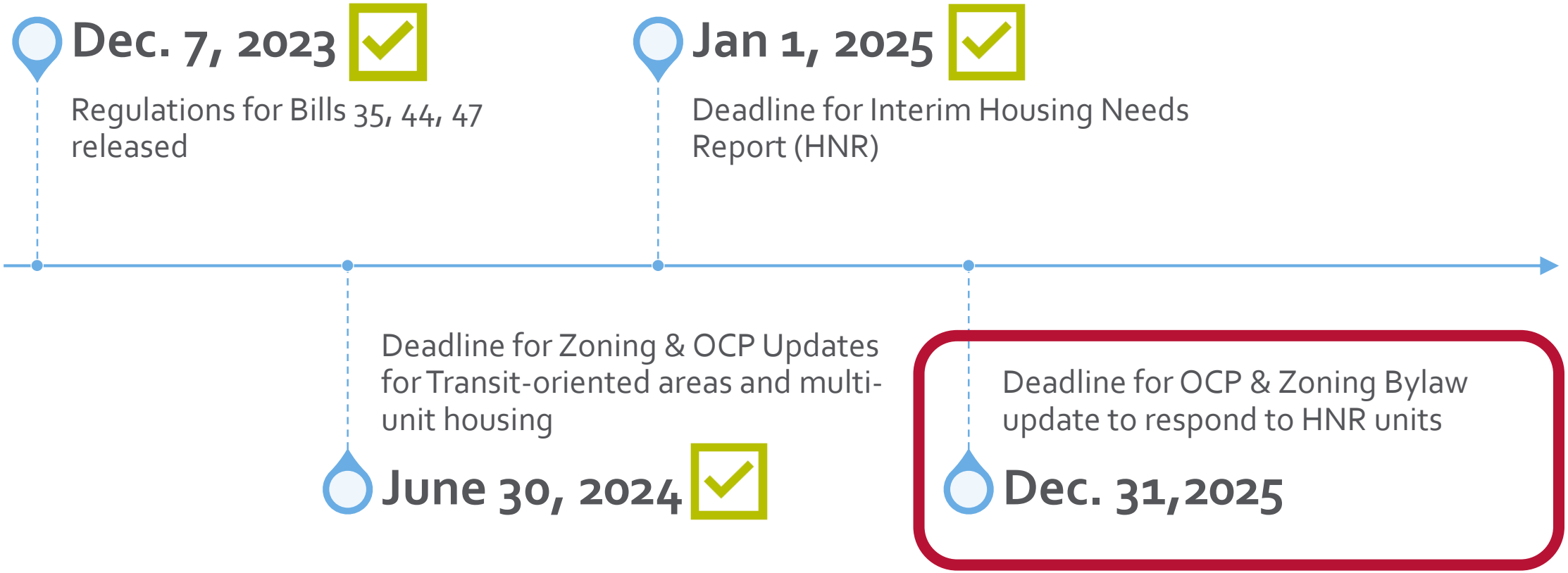
City of Kelowna

2025 OCP Update:
Revised Growth Scenario

April 14, 2025

Provincial Housing Requirements



2025 OCP Update Requirements

1

Statements and map designations for residential development including:

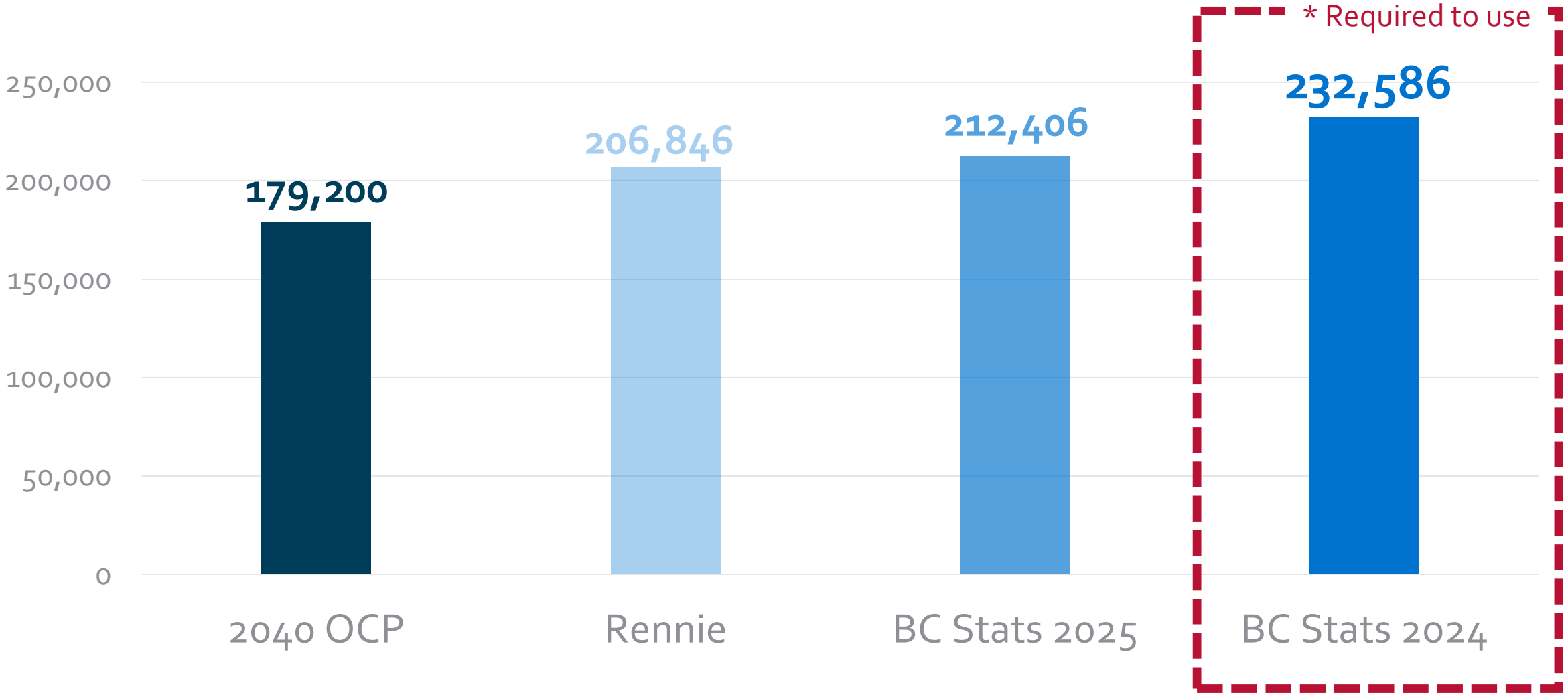
- Location, amount, type, and density

2

Housing policies addressing HNA including:

- Affordable, rental, special needs, family, seniors, shelter housing
- Housing close to alternative transportation infrastructure

2041 population projections



Interim Housing Needs Assessment

2021 - 2041

7,882 units (unmet need) + 36,689 units (growth)

= **44,571 new units**

**2040 OCP anticipated 25,300 units*

Growing from 25,330 to 45,000 units

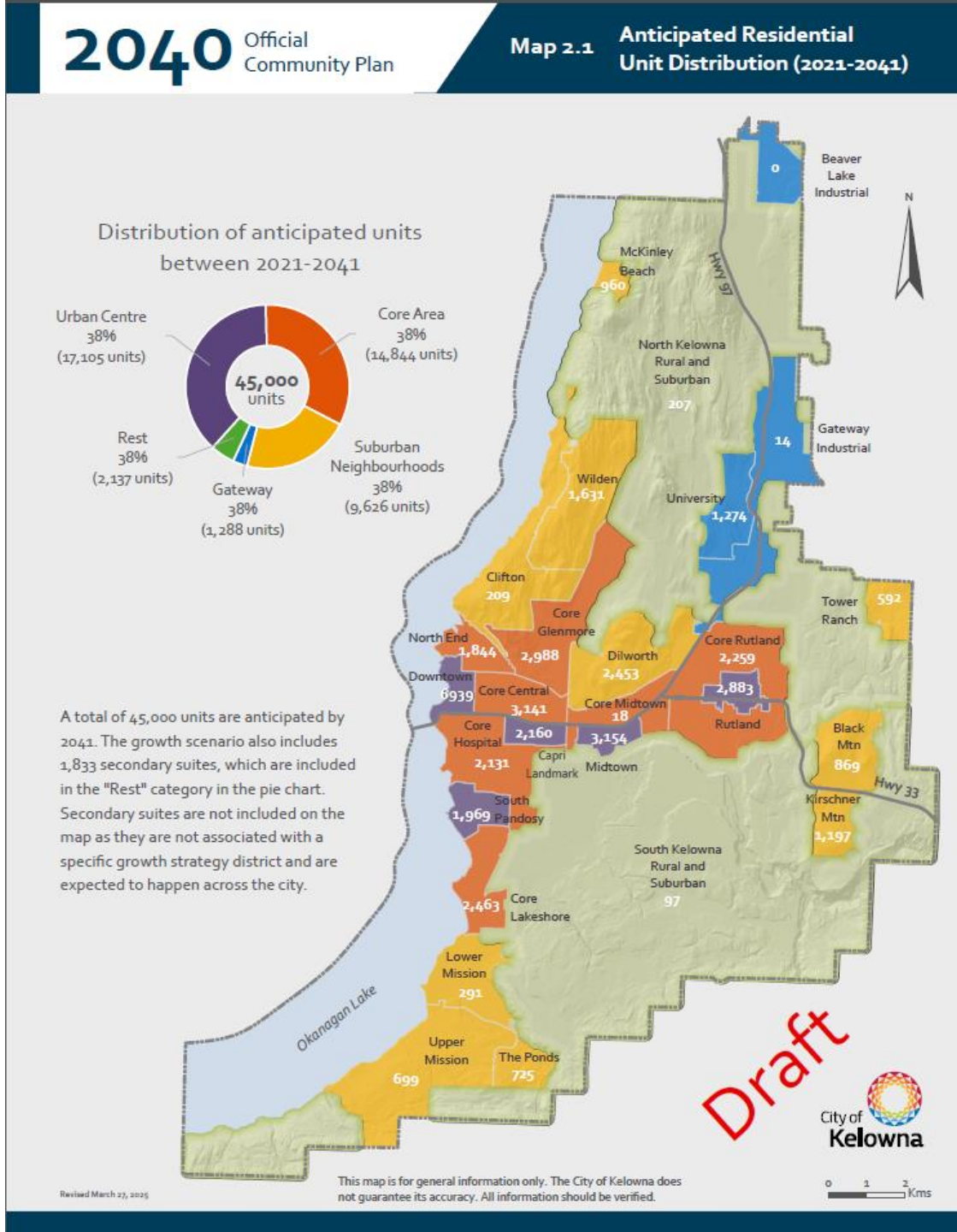
- Future land use designations
- Zoning Bylaw

} Ample capacity

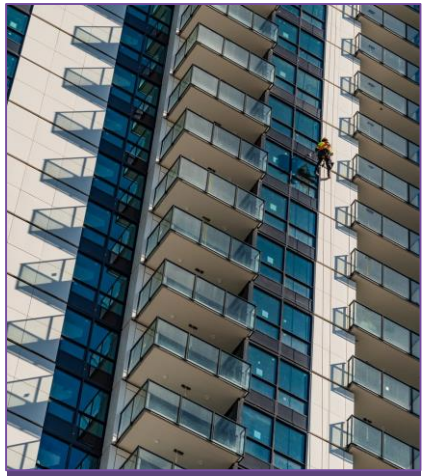
Model City informs **where** the new growth is expected to go.

Growing from 25,330 to 45,000 units

- Growth direction set by OCP Pillars
- Model City anticipates where growth will happen based on:
  - Permanent growth boundary
  - Current future land use
  - Current zoning
  - Current DA's, BP's, ASP's and known future developments
  - High development potential



Revised growth scenario



38%
Urban Centres

33%
Core Area

21%
Suburban

3%
Gateway

1%
Rest

*Secondary suites make up the remaining **4%** across the city

2041 housing mix

2040 OCP (2021 – 2040)

5,980 single/two units (24%)

19,350 multiple units (76%)

25,330 units total

2041 Growth Scenario (2021 – 2041)

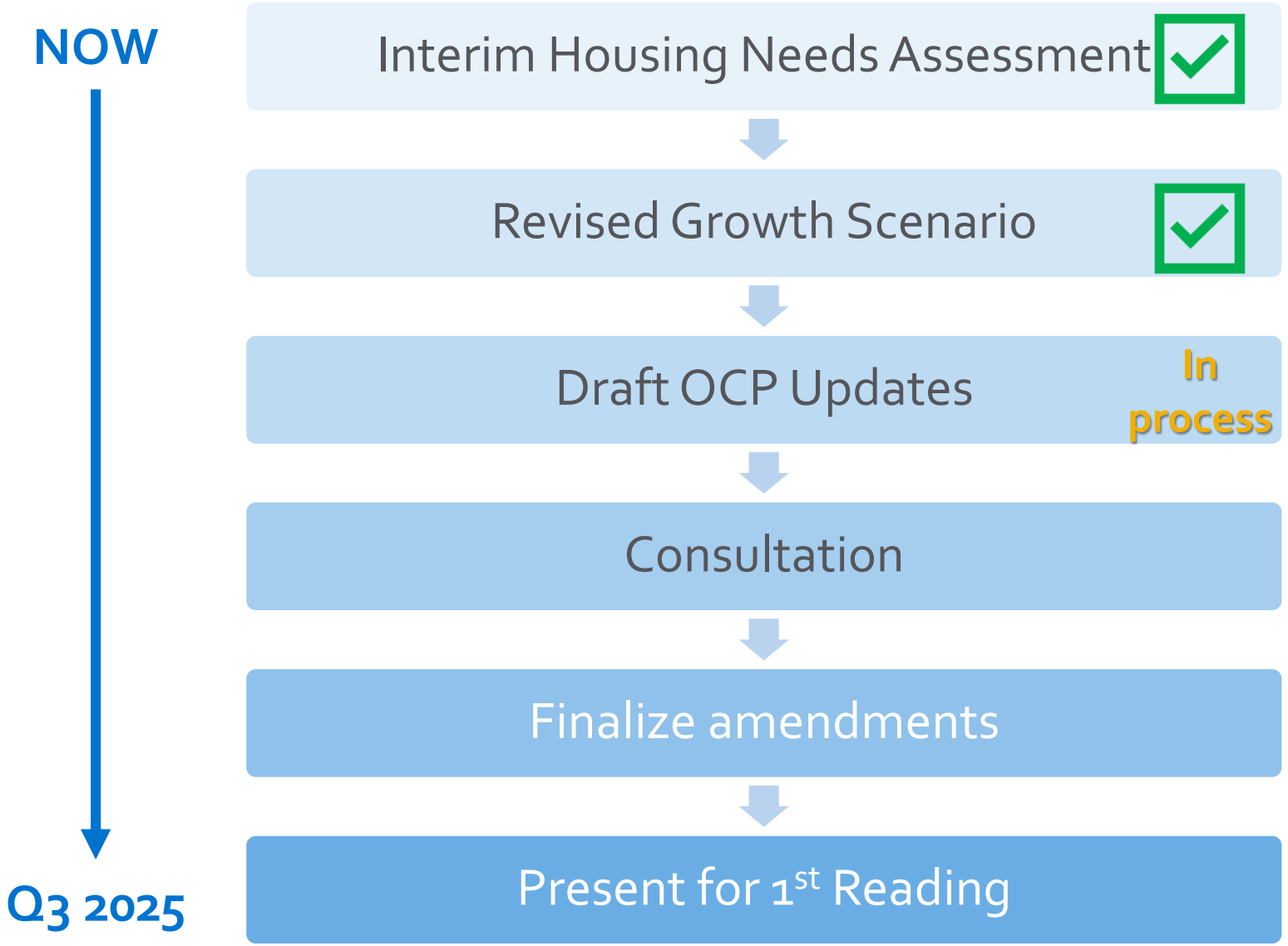
15,600 ground oriented **(35%)**

29,400 apartment **(65%)**

45,000 units total

*Approx **total housing stock** (new and existing): 107,008 **(54% ground oriented, 46% apartment)***

2025 OCP Update Process



Draft OCP Updates

Chapter 2	• Housing & residential unit projections to 2041 • 20-year housing distribution
Chapters 4, 5, 6, 7, 8	• Select housing policy updates
Chapter 16	• New implementation actions and priorities

City of Kelowna

Questions?