



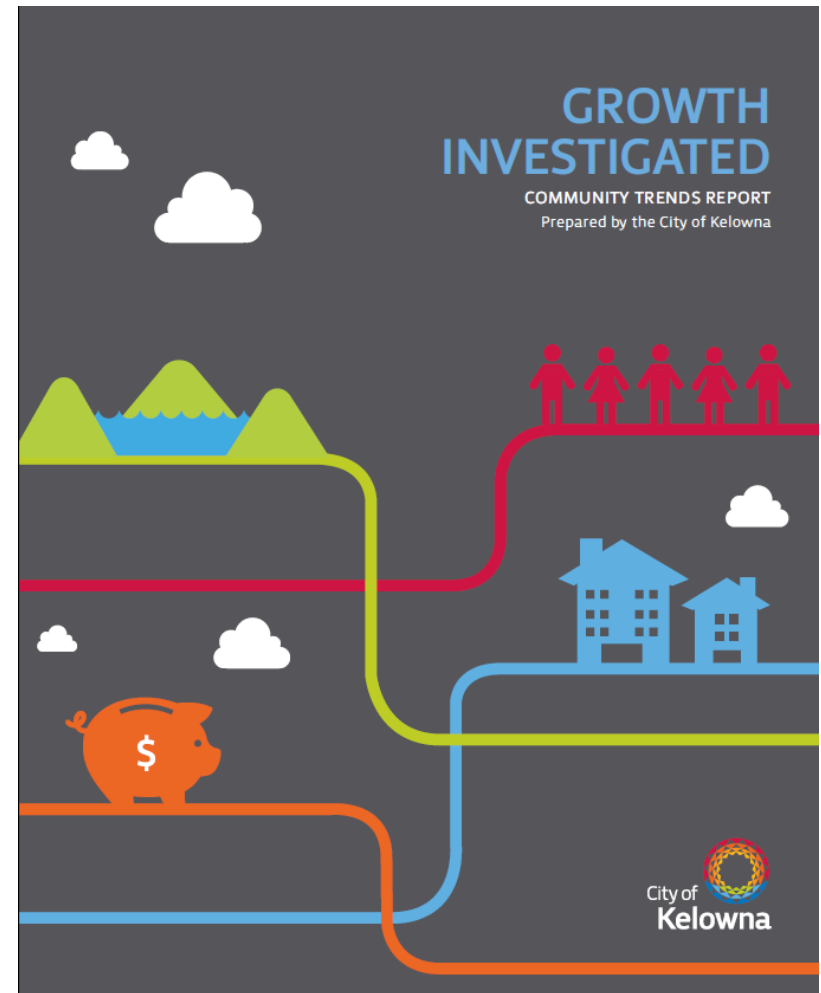
Growth Investigated

Community Trends Report
Policy and Planning Department



Purpose

- ▶ Third report
 - ▶ Primarily 2015 data
- ▶ Identify major trends
- ▶ Corporate & community resource



Four Key Areas

- ▶ Our people
- ▶ Our economy
- ▶ Our homes
- ▶ Our environment



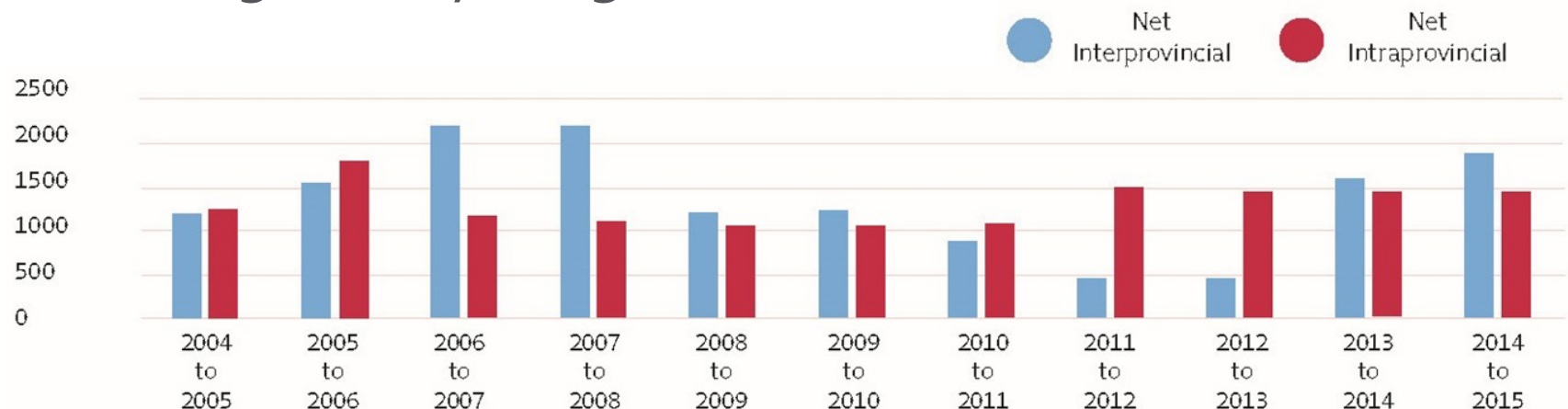
Our People Highlights

- ▶ Population increased to 127,500 in 2016
- ▶ Fastest growing CMA in Canada
- ▶ 21% of population over 65



Our People Trend: Regional Connections Drive Growth

- ▶ Migration from BC and other provinces
- ▶ High housing costs in Metro Van
- ▶ Employment opportunities in BC
- ▶ Adding more young adults



Our Economy Highlights

- ▶ Strong business climate
- ▶ Tech sector expands by 11%
- ▶ Building permits up by 33%
- ▶ Median household income growth
- ▶ Small increase in annual Unemployment rate

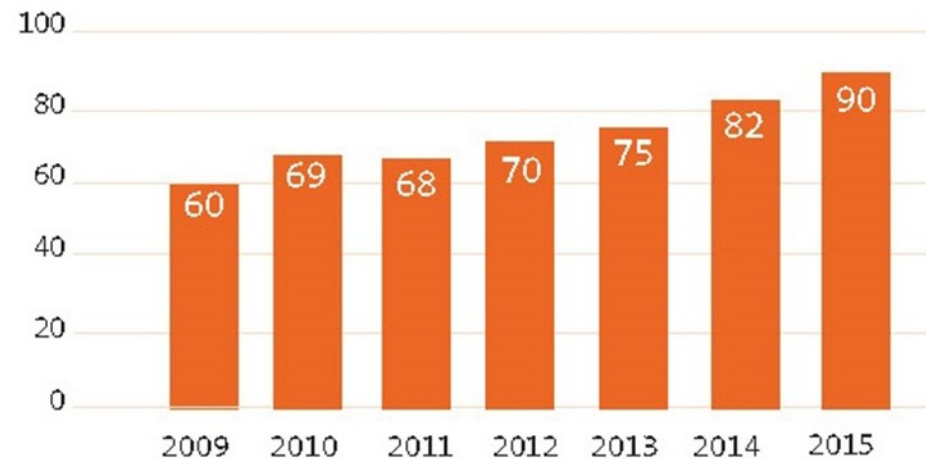


Our Economy Trend: Tourism Boosted



- ▶ Room revenue up 10%
- ▶ Occupancy rates up 3%
- ▶ Low gas prices and weak dollar contributed to this trend

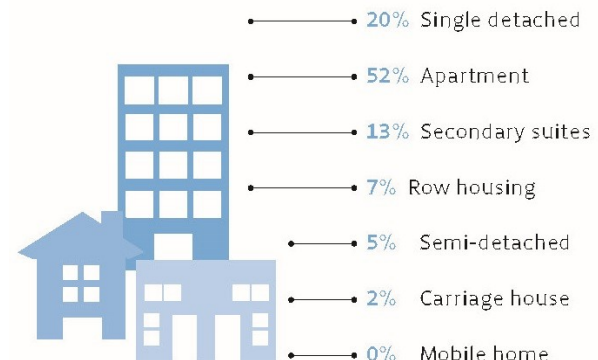
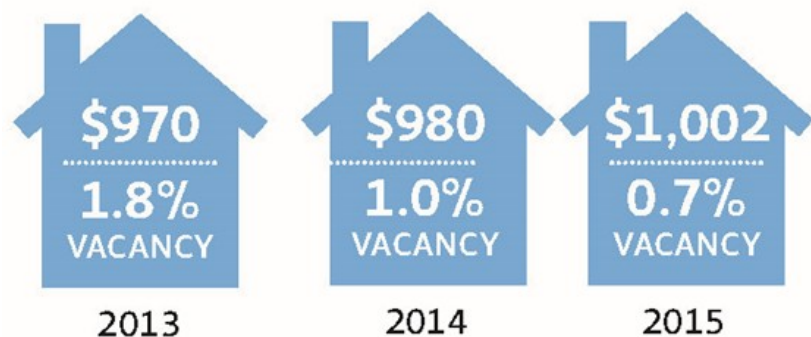
Annual hotel room revenue (\$ millions)



Source: Tourism Kelowna Indicators

Our Homes Highlights

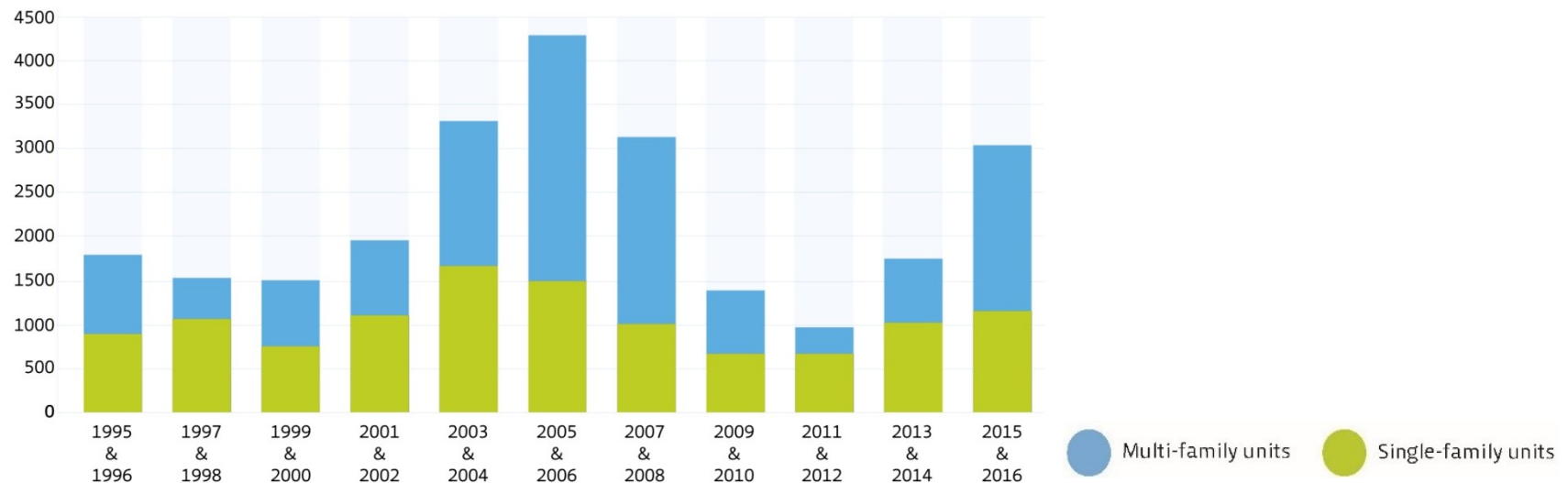
- ▶ Significant amount of multi-unit development
 - ▶ 60% of building permits issued
- ▶ Increasing affordability challenges
 - ▶ Median cost of single detached house (\$500,000)
- ▶ Highly constrained rental market
 - ▶ Forecast to improve in 2018, incentives in place



Our Homes Trend: Housing Boom?

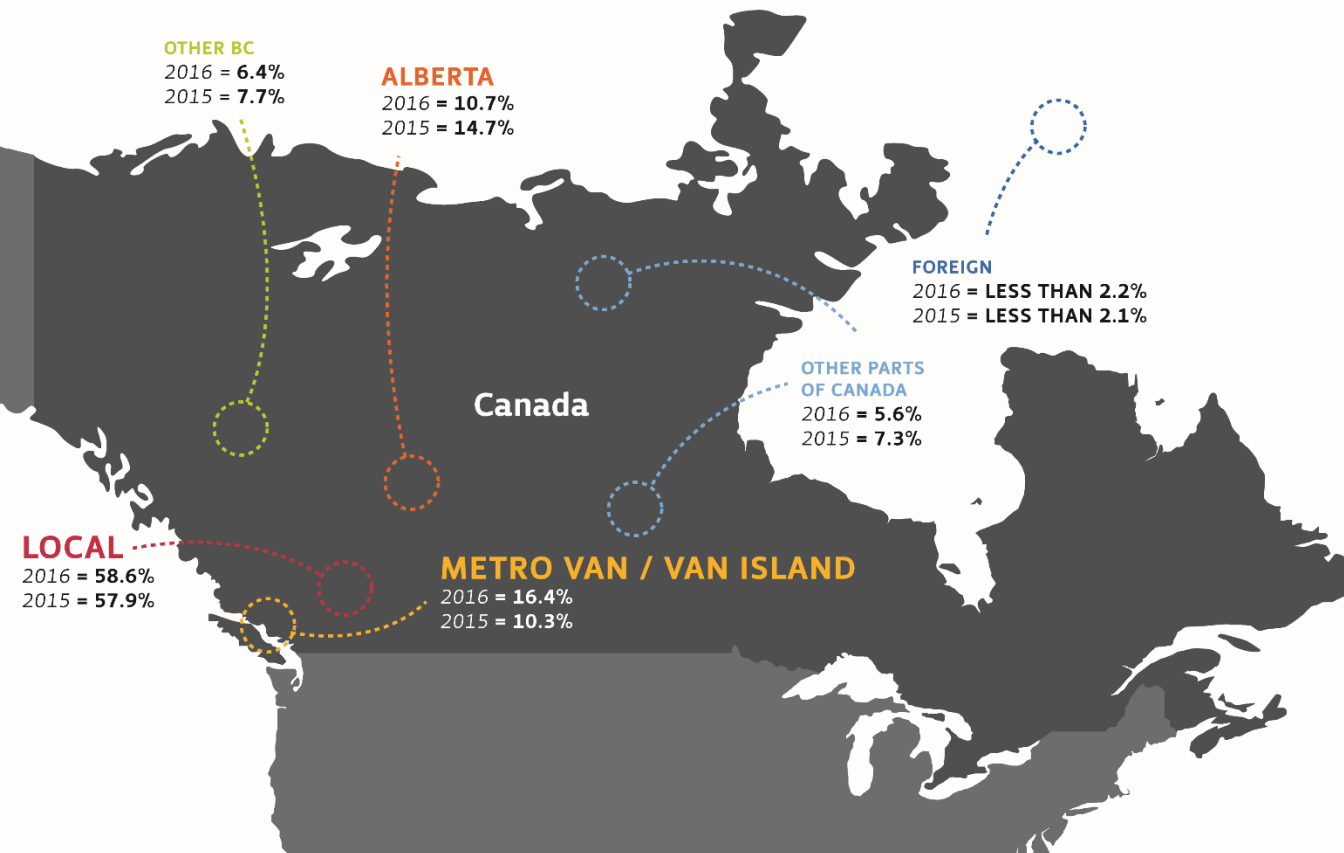
- ▶ Highest building permit statistics since 2008
- ▶ Current growth driven by:
 - ▶ Multi-family projects
 - ▶ Student housing around UBCO

Number of Building Permits Issued Annually



Our Homes Trend: Housing Boom?

Where are people coming from to buy Okanagan real estate?



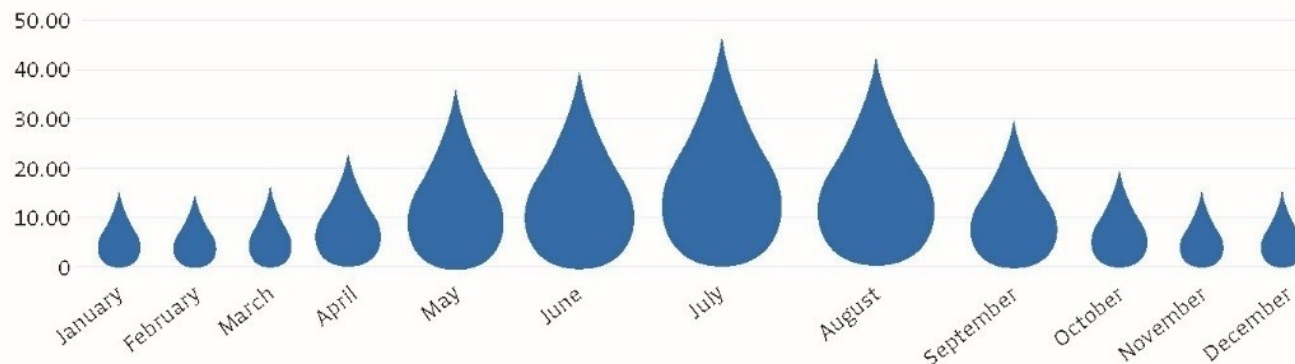
- ▶ Majority from Okanagan
- ▶ Bump in buyers from Metro Van & Van Island
- ▶ Drop in Alberta buyers

Our Environment Highlights

► Water conservation

- Drought in July 2015
- City utility introduced restrictions
- July to Sept was down 8 per cent from 10 year average
- Summer household consumption down from 2012

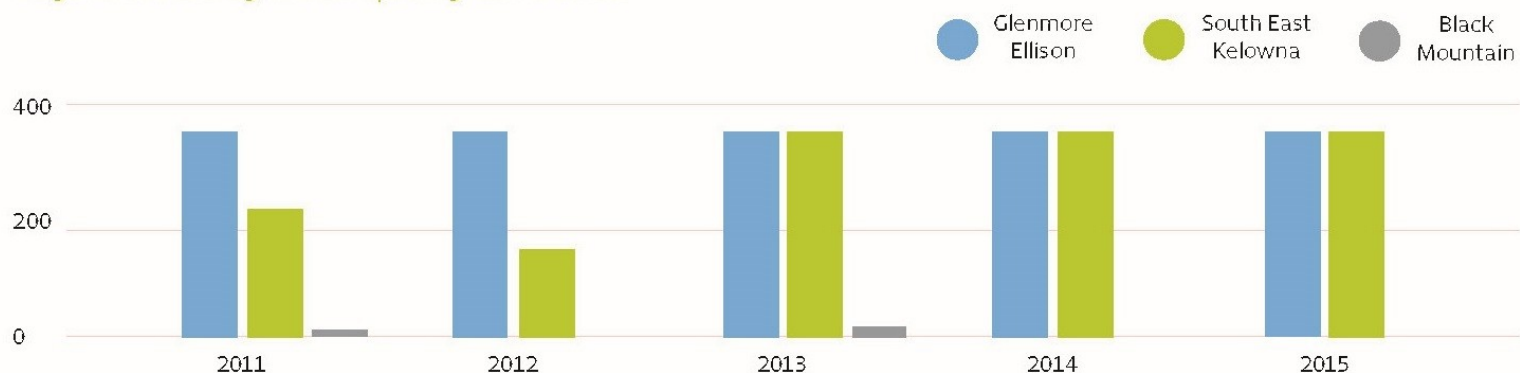
Monthly household water consumption for Kelowna utility



Our Environment Trend: Water Quality Varies

- ▶ Only 52% of Kelowna citizens on city utility
- ▶ Other 48% served by other water purveyors
- ▶ Significant number of residents are lacking access to clean, safe, and sustainable water

Days affected by water quality advisories



Next Steps

- ▶ Share trends report
- ▶ Track various data
- ▶ On-going action
 - ▶ Plans
 - ▶ Infrastructure
 - ▶ Partnerships
- ▶ Identify new trends

