

Chapter 3: Growth Projections



Housing Projections

Commercial Projections

Industrial Projections

Institutional Projections





“Kelowna’s population is projected to grow by an additional 45,485 people at an annual rate of 1.51% through to 2030.”

Kelowna’s population is projected to grow at an annual rate of 1.51% through to 2030. That growth rate would translate into 45,485 new residents. Kelowna’s population in the year 2030 is expected to be 161,701.

While the overall growth rate is expected to average 1.51% over the 20 year horizon of the OCP, there will be fluctuations in that growth rate over time that in some instances might be quite volatile. It is impossible to anticipate the nature of the fluctuations. For the purposes of the OCP and accompanying servicing plans and financing strategies, projections to at least five year periods are necessary. In response to that need, five year growth rates were estimated by using short term rates based on recent Census trends and longer term rates based on BC Stats projections, adjusted to local trends.



Table 3.1 Projected Growth Rates

Time Period	Average Annual Growth Rate	New Population	Population at End of Period
2011 - 2015	1.88%	11,824	130,750
2016 - 2020	1.58%	10,842	141,689
2021 - 2025	1.38%	10,201	152,038
2026 - 2030	1.22%	7,686	161,701

Kelowna is expected to experience growth in all age groups. The increases in the older age groups will, however, be far more substantial than increases in the younger age groups. The chart below shows expected changes in the age distribution of Kelowna residents.

Table 3.2 City of Kelowna - Projected Age Distribution

Year / Age	0-19	20-39	40-64	65+	TOTAL
2006 Census	21.8 %	24.2 %	34.5 %	19.5 %	100 %
2010	20.0 %	25.1 %	33.9 %	21.0 %	100 %
2020	18.2 %	25.8 %	32.7 %	23.3 %	100 %
2030	16.6%	26.3 %	31.5 %	25.6 %	100 %

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HOUSING PROJECTIONS

To determine housing needs over the 20 year horizon of the OCP, population estimates were examined in conjunction with trends in household size.

Although household sizes are generally shrinking based on a decline in overall birth rates, an increase in death rates, and an increase in divorce (single parent households), this trend will likely be moderated by an increase in blended families, sharing, and elderly dependency. It is expected that City of Kelowna average household sizes will be slightly lower than regional numbers due to a higher proportion of seniors, some in single person households.





Table 3.3 **Average Household Sizes**

Year	Average Persons per Household
2011 - 2015	2.20 Persons per Unit
2016 - 2020	2.16 Persons per Unit
2021 - 2025	2.14 Persons per Unit
2026 - 2030	2.11 Persons per Unit

20 Year Average Household Size – 2.15 Persons Per Unit

(BC Stats projection for RDCO is for an average household size of 2.23.)

Assuming the 5-year incremental growth rates and average household occupancy as noted above, approximately 20,084 homes will be needed for new residents. For planning purposes, it is anticipated that the need will be for 8,565 single / two unit homes, and 11,519 multiple unit homes (apartments, townhouses, etc.).

An analysis of recent building permit issuances indicates that there were approximately 500 units of apartment hotel construction in the last five years (averaging 100 units per year). Assuming this trend continues (based on outside economic forces such as oil revenues in Alberta) there could be an additional need for 2,000 resort / apartment hotel units over and above units required to house population growth. These units are calculated separately in order to provide the opportunity, should economic conditions change, to drop them from the growth strategy without recalculation of other housing needs.

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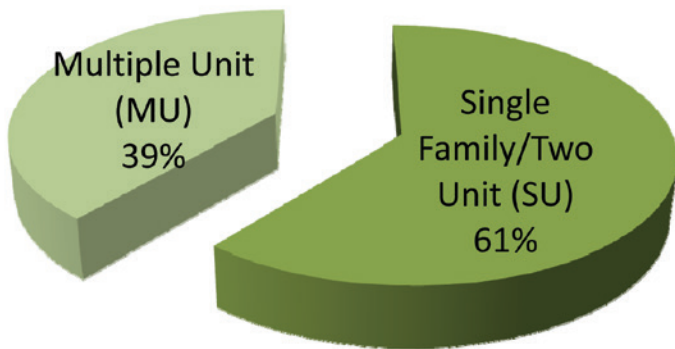
Table 3.4 **Housing Unit Projections**

Year	Single/Two Units	Multiple Units	Single and Multiple Units	Resort Units
2010 - 2014	2,491	3,045	5,537	500
2015 - 2019	2,285	2,793	5,078	500
2020 - 2024	1,945	2,918	4,863	500
2025 - 2029	1,842	2,763	4,606	500
Total 2030	8,565	11,519	20,084	2,000

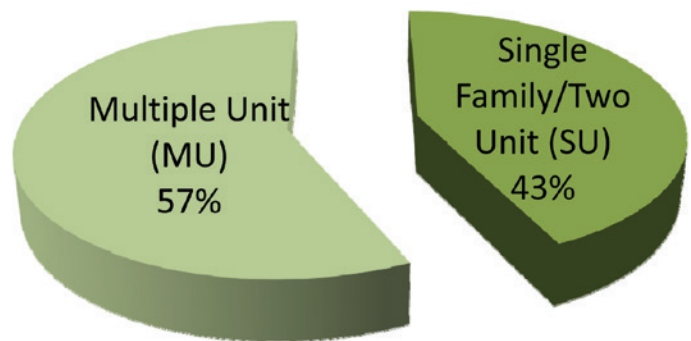
The City will support a new housing distribution as outlined in the above and in Table 3.5. Map 3.1 shows the anticipated geographic distribution of the units in Table 3.5. The 20 Year Servicing Plan and Financing Strategy has been put together on the basis of the information in Table 3.5 and Map 3.1. As such, development at odds with these, could trigger a need to review the Servicing Plan and Financing Strategy.

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Existing Housing Distribution



Estimated Additional Housing 2030





20 Year Development Projection

The development of new housing between 2010 and 2030 is projected to occur as a function of both development / redevelopment in some areas, and development initiatives in new growth areas. Based on previous planning initiatives, and approved projects within the community, a pattern of housing growth is projected to occur on a distribution of 57% multiple unit and 43% single / two unit as shown in Table 3.5.

The 20 Year Servicing Plan and Financing Strategy has been prepared based on the number and distribution of projected housing units to 2030 shown below. Any departures from these projections may trigger a need to review the Servicing Plan and Financing Strategy.

In addition, there is a residual potential for housing beyond 2030 of approximately 2000 single / two unit homes and over 50,000 multiple unit homes within the Permanent Growth Boundary.

Table 3.5 New Housing Distribution

	SU	MU	Subtotal
North Clifton	200	0	200
Glenmore Highlands	1640	220	1860
North Glenmore	540	270	810
Glenmore Valley	0	150	150
Clifton / South Glenmore	160	350	510
Inner City / Waterfront	0	2830	2830 (a)
South Pandosy	50	1150	1200
Guisachan	0	100	100
Lakeshore / Cook	0	400	400
North Okanagan Mission	260	150	410
South Okanagan Mission	1830	150	1980
Southeast Kelowna	210	0	210
Black Mountain	1350	200	1550
Dilworth Mountain	150	150	300 (b)
Midtown	0	1620	1620
Capri / Landmark	0	1250	1250 (c)
Rutland	35	1800	1835
Tower Ranch	640	50	690
University South	500	570	1070
University North	0	110	110
Secondary Suites/Carriage Houses	1000	0	1000
Total	8565	11520	20085

Notes for Table 3.5

- The Inner-City / Waterfront area includes those lands in the South Central, North Central, North End, Kelowna Centre, and Downtown (generally west of Gordon Drive).
- Includes 150 units at Mt. Baldy, outside of LUC.
- Includes those lands west of Gordon Drive (Clement to Springfield), Capri, Bernard / Lawrence Ave, Sutherland / Dickson Ave and Landmark (Burtch, Harvey, Spall, Springfield).

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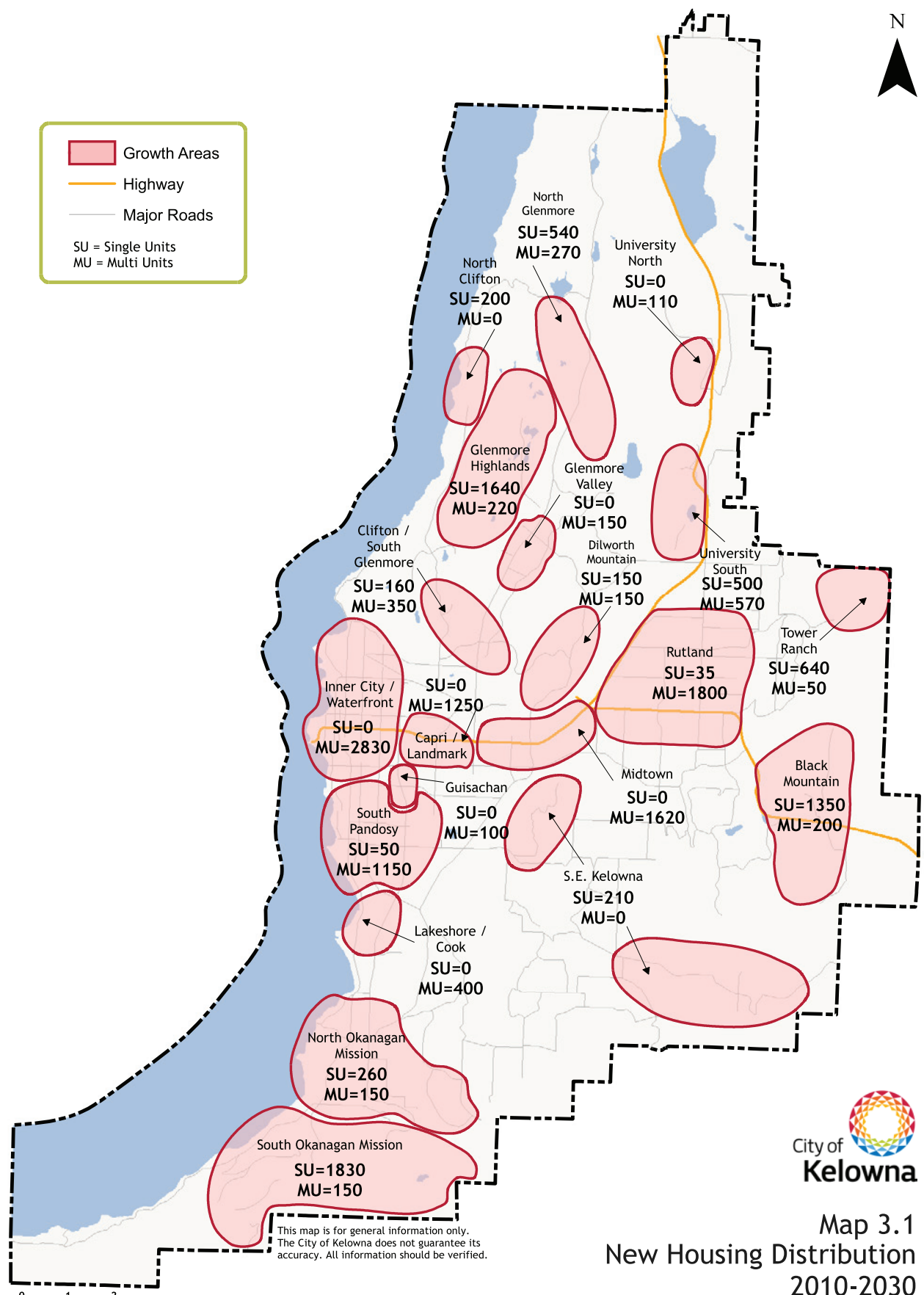


Growth Areas

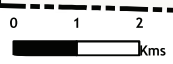
Highway

Major Roads

SU = Single Units
MU = Multi Units



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



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Map 3.1
New Housing Distribution
2010-2030
Official Community Plan 2030



Table 3.6 **Commercial Projections (2010 – 2030)**

Year	Estimated Needs (sq. ft.)	Land Needs (acres) (1)
2011-2016	854,712	39
2016-2021	797,022	37
2021-2026	719,147	33
2026-2031	630,013	29
Total	3,000,894	138

(1) Assumes 0.5 Floor Area Ratio (FAR)

Note: Much of the projected new commercial development would occur within existing designated commercial areas as more intensive re-development of existing sites and therefore new commercial land would not be required in the amount shown above. These figures would represent a theoretical land need, including redevelopment land.

INDUSTRIAL PROJECTIONS

Recent trends in industrial development indicate an average annual floor space development (based on building permit issuances between 2000 and 2009) of approximately 25,650 m² (276,000 sq. ft.) per year. If buildings cover approximately 55 - 60% of each parcel, that would create an annual average demand for 3.2 - 4 ha (8 - 10 acres) of new industrial land. Over twenty years that would mean a need for an additional 64 - 80 ha (160 - 200 acres) of new industrial land.

The inventory of vacant industrial land (designated but not necessarily zoned) is approximately 210 ha (520 acres). That inventory provides enough land at current market uptake trends to last approximately 50 years.

“Over twenty years that would mean a need for an additional 64 - 80 ha (160 - 200 acres) of new industrial land.”

INSTITUTIONAL PROJECTIONS

Recent trends in institutional development indicate an average annual floor space development (based on building permit issuances between 2000 and 2009) of approximately 26,500 m² (286,000 sq. ft.) per year. Institutional development tends to be primarily government funded infrastructure such as airports, hospitals, care facilities, schools, college and university expansions. Institutional building is driven by community needs based on population growth, aging and regional distribution but the availability and timing of government funding is the primary determinant of institutional growth. As such, growth in this sector is not so much market driven but government budget driven and such growth is less predictable.

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