







## Quick facts about West Kelowna

1

West Kelowna is the most recently proclaimed district municipality in the Okanagan Valley. With a 2011 population of 30,892 and population growth rate of 2.6% per annum over the previous 5 years, it is one of the fastest growing centres in British Columbia and Canada.

2

Residents of West Kelowna have the highest income levels of any community in the Okanagan Valley, with 2010 average personal income of \$40,965 and average household income of \$84,167, significantly exceeding the averages for British Columbia and Canada.

3

In a typical year, West Kelowna enjoys around 2,000 hours of sunshine, with summertime peak temperatures in the upper 30C's and moderate winters that seldom get colder than 8C to 10C below.

4

West Kelowna is adjacent to Okanagan Lake and is also within reach of several other freshwater swimmable lakes and ski-hills within less than an hour's journey by road, plus dozens of magnificent golf courses even closer to home.

5

As part of the Okanagan Valley which is well known for sports excellence and year-round outdoor activities, West Kelowna is also host to several outdoor sports events, field, rink and indoor sports.

6

Centred in the Okanagan Valley, West Kelowna is within reach of nearly 200 wine estates, micro-breweries and distilleries, including several iconic estates located within its municipal area, and several more in the Okanagan Valley with wine-tasting, restaurants and educational

7

University of British Columbia Okanagan and Okanagan College are two leading tertiary education institutions in neighbouring Kelowna that serve West Kelowna students as well as those from regional and international destinations.

8

Kelowna International Airport, easily accessible and 22 km to the north-west of West Kelowna, is ranked tenth in Canada by passenger traffic and serves 1.6 million passengers per annum, as the flight hub of the Okanagan Valley.

9

Kelowna General Hospital, one of the most modern healthcare facilities of its kind, serves residents of West Kelowna and several other nearby communities and is easily accessible less than 10 km by road, to the east of West Kelowna.

# Demographics

West Kelowna enjoys a sunny and moderate climate from spring through to fall, with a mild winter.

Residents have easy access to an active lifestyle, clean air and low crime rates, minimal traffic and excellent road connections to Vancouver, Calgary and the United States to the south, supported by a modern international airport nearby and exceptional educational and healthcare facilities.

West Kelowna residents enjoy some of the highest personal and household income levels in British Columbia. The community appeals to entrepreneurs, and business people, young families and retirees alike, offering an environment and lifestyle that makes it one of the best places to live on the planet.

## Population Distribution 2011

Population Distribution and Density by Area	2011 Population	Land area including waterways (+-km <sup>2</sup> )	People /km <sup>2</sup>
British Columbia	4,400,057	922,509	5
Central Okanagan	179,839	2,905	62
'Okanagan Valley'	341,818	20,822	16
<b>West Kelowna</b>	<b>30,892</b>	<b>123.5</b>	<b>250</b>

## 10 year Population Trend 2001-2011

Region/Community	2001	2006	2011
British Columbia	3,907,738	4,113,487	4,400,057
Central Okanagan	147,739	162,276	179,839
'Okanagan Valley'	297,601	319,042	341,818
<b>West Kelowna</b>	<b>23,520</b>	<b>27,214</b>	<b>30,892</b>

## Population in Households 2011

	West Kelowna	Okanagan Valley	British Columbia
Population in 2011	<b>30,892</b>	341,818	4,400,057
Population in 2006	<b>27,214</b>	319,042	4,113,487
Change 2006-2011	<b>13.5%</b>	7.1%	7.0%
Private dwellings	<b>13,034</b>	163,212	1,945,366
Occ. by usual residents	<b>11,803</b>	144,739	1,764,633
Ave persons/dwelling	<b>2.6</b>	2.3	2.5
Median age	<b>43.5</b>	46.8	41.9

## Age Distribution of Population

Population by age groups	West Kelowna	Okanagan Valley	British Columbia
0 to 4 years	1,560	14,970	219,665
5 to 9 years	1,730	15,610	218,915
10 to 14 years	1,905	17,705	238,780
15 to 19 years	2,130	20,535	275,165
20 to 24 years	1,600	19,280	279,825
25 to 29 years	1,490	18,195	288,780
30 to 34 years	1,690	17,295	275,985
35 to 39 years	1,825	17,885	280,870
40 to 44 years	2,155	20,510	313,765
45 to 49 years	2,460	25,720	350,600
50 to 54 years	2,505	28,145	354,610
55 to 59 years	2,255	26,540	323,335
60 to 64 years	2,090	25,655	291,040
65 to 69 years	1,670	20,440	210,900
70 to 74 years	1,400	17,400	160,715
75 to 79 years	1,080	14,310	127,480
80 to 84 years	790	11,260	96,945
85 years and over	570	10,370	92,675
Median age	43.5	46.8	41.9
% aged 15+	83.2	85.9	84.6
Population 15+	25,700	293,450	3,722,695
Age <15	5,195	48,285	677,360
Age 15-64	20,200	219,760	3,033,975
Age 65+	5,510	73,780	688,715
Total	30,905	341,825	4,400,050
% aged <15	16.8%	14.1%	15.4%
% aged 15-64	65.4%	64.3%	69.0%
% aged 65+	17.8%	21.6%	15.7%



# Education and Income



## Educational achievements - %age of population 25+ yrs

	Kelowna <sup>1</sup> CMA	Okanagan Valley	British Columbia	Canada
<b>Population 25+ yrs</b>				
No certificate, diploma or degree	16.0%	17.4%	16.2%	20.0%
<b>Certificate, diploma or degree</b>	<b>84.0%</b>	<b>82.6%</b>	<b>83.8%</b>	<b>80.0%</b>
High school certificate or equivalent	26.8%	27.1%	25.4%	23.4%
Apprenticeship or trades certificate or diploma	16.0%	15.6%	12.0%	11.9%
<b>College, CEGEP or non-university certificate or diploma</b>	<b>21.4%</b>	<b>20.7%</b>	<b>18.3%</b>	<b>18.7%</b>
<b>University certificate or degree</b>	<b>19.8%</b>	<b>19.2%</b>	<b>28.1%</b>	<b>26.0%</b>
University certificate or degree below bachelor level	5.5%	5.3%	5.9%	4.9%
<b>University certificate or degree</b>	<b>14.3%</b>	<b>13.9%</b>	<b>22.2%</b>	<b>21.1%</b>
Bachelors degree	9.5%	9.0%	14.0%	13.5%
University certificate or diploma above bachelor level	1.5%	1.5%	2.2%	2.2%
Degree in medicine, dental, veterinary med or optometrist	0.4%	0.5%	0.7%	0.6%
Masters degree	2.4%	2.4%	4.4%	4.1%
Earned doctorate	0.4%	0.5%	0.9%	0.8%

Note 1 above: Educational profile not available at community level. Distribution expected to be similar between main urban centres

## Personal and Household Income C\$/annum (2010)

	West Kelowna	Okanagan Valley	British Columbia	Canada
<b>Personal income</b>				
Average	<b>40,965</b>	37,854	39,415	40,650
	<b>30,704</b>	28,505	28,765	29,878
<b>Household income</b>				
Average	<b>84,167</b>	72,123	77,378	79,102
Median	<b>68,261</b>	56,851	60,333	61,072





# Infrastructure and Housing

West Kelowna is located along the Trans-Canada highway that runs East-West through all ten provinces. Located 400 km east of Vancouver, 600 km west of Calgary and 130km north of the United States border, the community is well connected to its neighbouring provinces and the United States. Kelowna International Airport 'YLW', situated 22 km to the north-east, is a modern, rapidly growing air hub for the region, owned and operated by the City of Kelowna. As part of a long term expansion program extending to 2017, Kelowna General Hospital recently added a Clinical Academic Campus Building affiliated with the University of British Columbia Medical School, a new six-storey Centennial Patient Care Tower with rooftop helipad, and the Interior Heart and Surgical Centre.

## Dwellings, Household Characteristics, Shelter Costs

The following table provides information on occupied private dwellings, household characteristics and shelter costs, for metropolitan areas in the Okanagan Valley, based on the National Housing Survey conducted by Stats Canada as part of the 2011 Census. Values relate to 2010 income, expenses and shelter costs etc.

<b>Occupied private dwellings, household characteristics and shelter costs</b>	West Kelowna	Okanagan Valley
<b>Total number of private HH's by tenure</b>	<b>11,805</b>	114,785
Owner	85%	75%
Renter	15%	25%
Band housing	0%	0%
<b>Total number of private HH's by condominium status</b>	<b>11,805</b>	114,780
Part of a condominium development	12%	20%
Not part of a condominium development	88%	80%
<b>Number of private HH's by age group of primary HH maintainers</b>	<b>11,800</b>	114,780
Under 25 years	2%	3%
25 to 34 years	12%	11%
35 to 44 years	16%	14%
45 to 54 years	22%	21%
55 to 64 years	21%	20%
65 to 74 years	15%	15%
75 years and over	13%	15%
<b>Number of owner HH's in non-farm, non-reserve private dwellings</b>	<b>9,935</b>	82,385
Owner households with a mortgage	58.5%	56.4%
Owner HH's spending +30% of HH income on shelter costs	23.8%	22.7%
Median monthly shelter costs for owned dwellings	\$ 1,072	\$ 959
Average monthly shelter costs for owned dwellings	\$ 1,220	\$ 1,131
Median value of dwellings (\$)	448,732	400,534
Average value of dwellings (\$)	510,483	452,032
<b>Number of tenant HH's in non-farm, non-reserve private dwellings</b>	<b>1,815</b>	28,540
Tenant HH's in subsidized housing	6.6%	12.5%
Tenant HH's spending +30% of HH income on shelter costs	43.9%	50.5%
Median monthly shelter costs for rented dwellings (\$)	\$ 1,080	\$ 933
Average monthly shelter costs for rented dwellings (\$)	\$ 1,173	\$ 1,012

