

District of West Kelowna 2010 Community Profile



Central Okanagan Economic Development Commission

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Please also note that this publication is not inclusive of all data available at the *Economic Development Commission of the Central Okanagan*. If you have any questions or comments about this report, please contact our office at telephone (250) 469-6280 or toll free (877) 332-2673, or by e-mail at info@investkelowna.com.

Gellatly Bay Recreation Corridor Along Okanagan Lake in West Kelowna



Courtesy of District of West Kelowna

Table of Contents

1	INTRODUCTION	1
1.1	About West Kelowna	1
1.2	Location.....	1
2	DEMOGRAPHICS	3
2.1	Population	3
2.2	Age Characteristics	4
2.3	Population Forecast.....	4
2.4	Educational Attainment.....	5
3	HOUSING	7
3.1	Housing Stock	7
3.2	Residential Dwelling Prices	8
3.3	Regional Rental Market	8
4	LABOUR FORCE CHARACTERISTICS	10
4.1	Labour Force	10
4.1.1	Labour Force By Industry	10
4.1.2	Labour Force By Occupation	12
4.2	Unemployment Rates	13
4.3	Personal Income.....	14
4.3.1	Median Income.....	14
4.3.2	Personal Income Sources	14
4.4	Work Related Travel.....	15
5	ECONOMIC DRIVES	17
5.1	Overview of Key Sectors	17
5.2	Basic Sectors.....	18
5.2.1	Forestry and Wood Manufacturing	18
5.2.2	Agriculture and Food and Beverage Processing.....	18
5.2.3	Manufacturing	19
5.2.4	Construction	21
5.2.5	Public Sector	22

6	TRANSPORTATION	24
6.1	Highways and Distances	24
6.1.1	Major Highways	24
6.1.2	Distances and Travel Times	25
6.2	Air Service	27
6.2.1	Kelowna International Airport	27
6.2.2	Helicopter Services	27
6.3	Rail Service	28
6.4	Port Facilities	28
7	QUALITY OF LIFE	29
7.1	Socio-Economic and Health	29
7.1.1	Socio-Economic Index	29
7.1.2	Health Behaviours	29
7.2	Climate	30
7.3	Housing Affordability	31
7.4	Municipal Taxation	31
7.4.1	Tax Shares by Property Class	31
7.5	Municipal Home Taxes and Charges	32
8	COMMUNITY AMENITIES	34
8.1	Culture and Recreation Services	34
8.2	Education Services	34
8.3	Health Services	35
9	KEY CONTACTS	36
9.1	Local Government	36
9.2	Regional Agencies	36
9.3	Senior Government	36
	Appendix A REFERENCES	38
	Appendix B - COMMUNICATIONS	41



The Central Okanagan experiences great prosperity due to its

rich diversity among sectors, many of which are market leaders in our economy. Recent key economic indicators, such as employment growth, point out that the business climate in our region is one of the most sustainable in British Columbia. This fact, coupled with an unparalleled lifestyle, draws people from around the world. What's more is that there are supportive organizations, such as the Central Okanagan Economic Development Commission, to provide vivid details on the quality of life and business environment for those interested in bringing their business into the region. Collaborative partnerships within the public and private sector facilitate a healthy and dynamic community economy by supporting existing businesses and encouraging appropriate new business investment. The entrepreneurial spirit that exists here, instils the livelihood of our economy is not only prosperous, but sustainable for the future.

Welcome to the District of West Kelowna in the Okanagan Valley. The District of West Kelowna is



one of the newest municipalities in British Columbia having been officially incorporated in 2007. However, the community has a long and rich history and a long involvement in the region's agricultural industry. Today, vineyards, orchards and farm industry continue to operate throughout the community. The economy in West Kelowna is diverse and also includes manufacturing, tourism, construction and retail. West Kelowna Council has made Economic Enhancement one of its most important strategic priorities. We have committed to aiding our community's economic viability through a diverse tax base and economic development initiatives including the establishment of an Economic Development Plan, a Westbank Centre Plan, a Boucherie Centre Plan, a Waterfront Plan and an Agriculture Plan. As always, our aim is to recognize the assets of our region and capitalize on our unique opportunities.



Scot Speiser,
2010 COEDC Executive Board Chair
Business Development Bank of Canada



Mayor Doug Findlater
District of West Kelowna

1 INTRODUCTION

Overlooking West Kelowna



Courtesy of Tourism Westside

1.1 About West Kelowna

Prior to incorporation the area was governed by the Regional District of Central Okanagan (RDCO) and the Province of British Columbia, and was the largest unincorporated population in the province. The District of West Kelowna was officially incorporated on December 6, 2007.

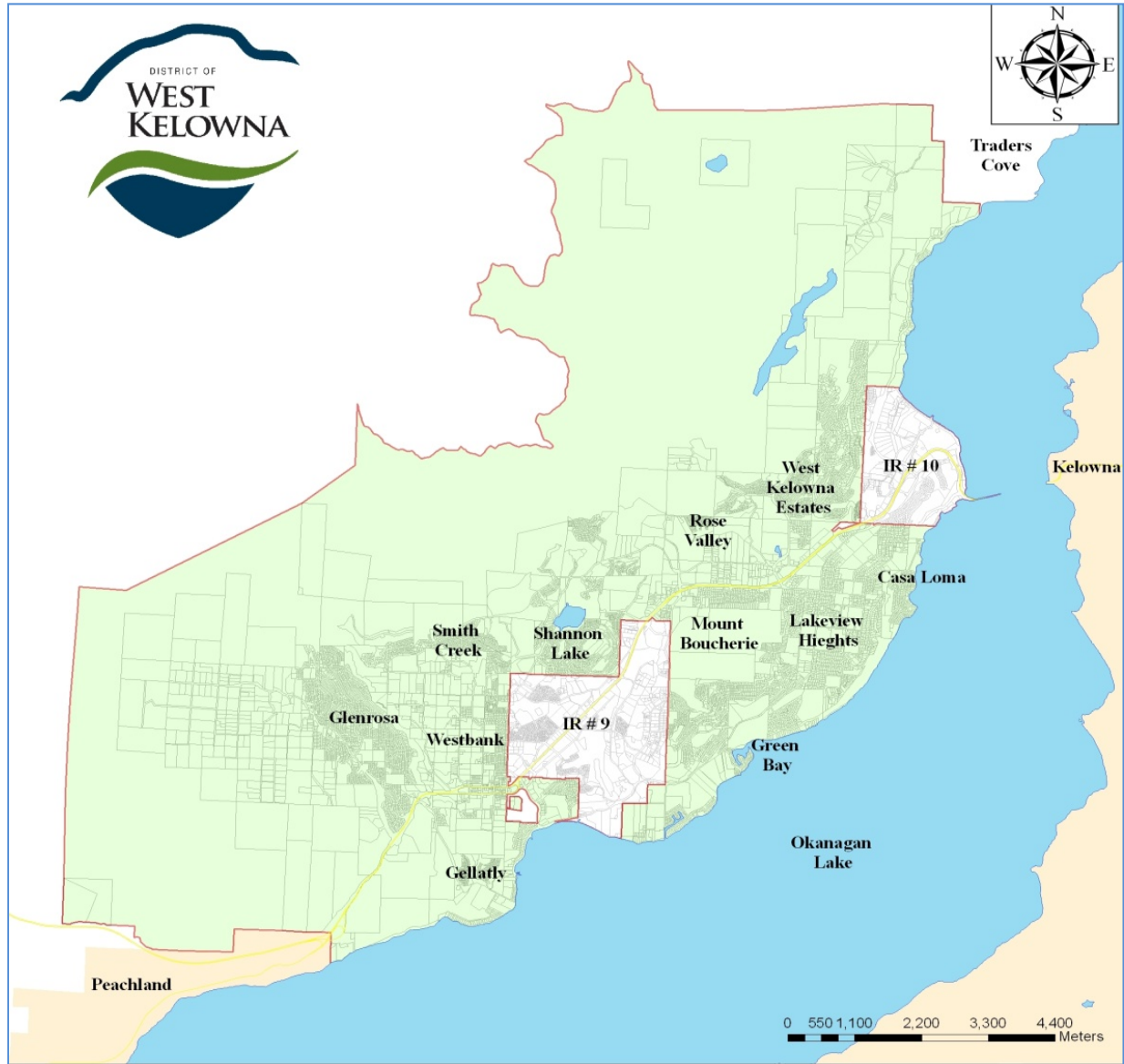
West Kelowna is a visually stunning community in all seasons; its physical landscape still dotted with evidence of its rich agricultural history. The District of West Kelowna with 27,305 residents in 2009, has the second largest population of municipalities in the RDCO, (BC Stats 2010a).

1.2 Location

The District of West Kelowna covers 121.4 square kilometres, and is situated on the sloping hills of the central west shores of Okanagan Lake, immediately across the lake from the City of Kelowna. West Kelowna is made up of several distinct neighbourhoods including: Westbank, Shannon Lake, Glenrosa, Casa Loma, West Kelowna Estates, Rose Valley and Lakeview Heights (District of West Kelowna. Nd). West Kelowna surrounds two self-governing reserves of the Westbank First Nations and is bordered to the south by the District of Peachland.

Map 1 outlines the District of West Kelowna and the various neighbourhoods that make up the community.

Map 1 District of West Kelowna



Source: District of West Kelowna

2 DEMOGRAPHICS

Overlooking Gellatly Bay



Courtesy of Tourism Westside

2.1 Population

As seen in Table 1, the population in West Kelowna in 2009 was estimated at 27,305 and made up almost 15% of the population in the Regional District of the Central Okanagan (RDCO). The population of West Kelowna grew an estimated 11.4% between 2001 and 2006 (District of West Kelowna. Nd.). This is a greater growth rate than either the RDCO (8.6%) or the province (4.1%) over the same period (BC Stats. 2010).

Table 1 Population and Change for West Kelowna, Central Okanagan RD and BC, 2006 & 2009

	2006	2009	# Change	% Change
West Kelowna	27,095	27,305	210	+0.8%
RDCO	167,415	184,410	16,995	+10.2%
British Columbia	4,243,580	4,455,205	211,625	+5.0%

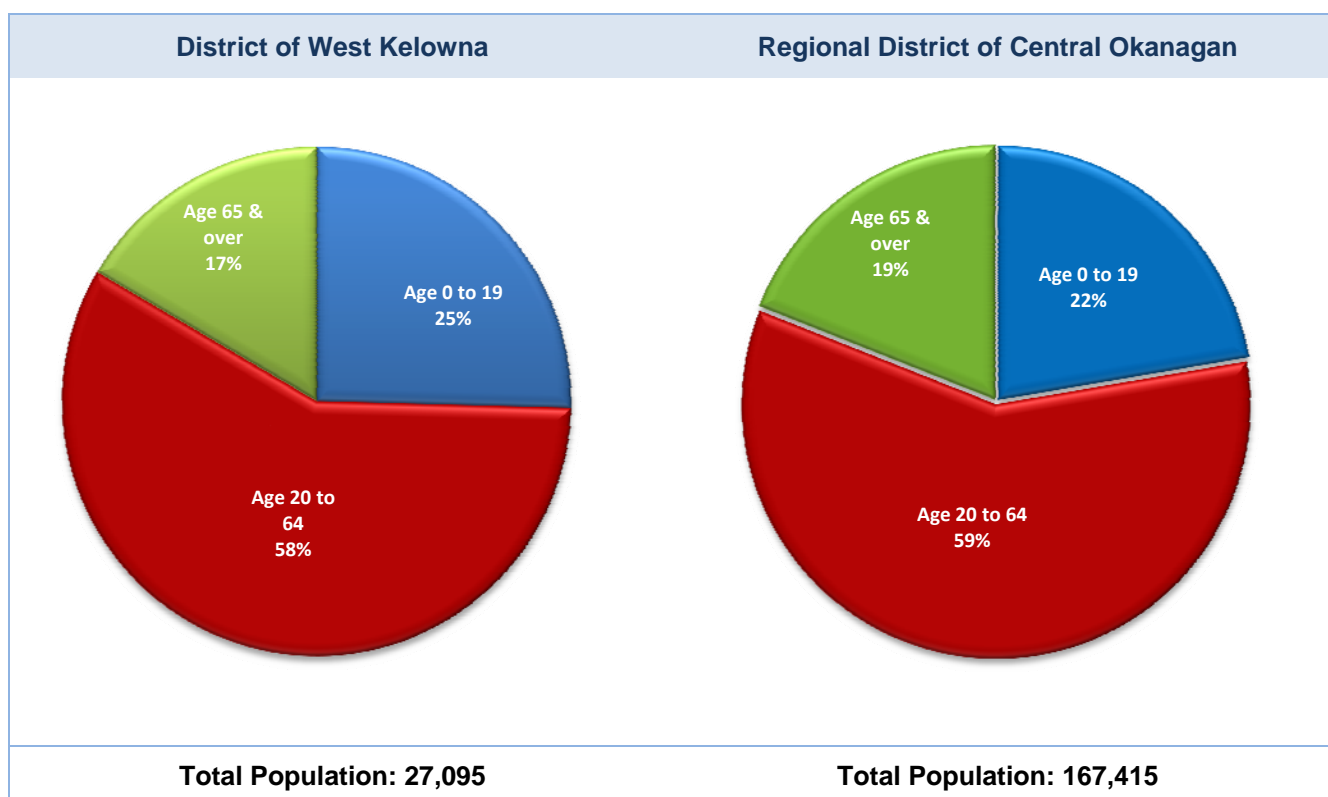
Source: Statistics Canada (2006) and BC Stats (2010)

Over the last 35 years, the RDCO has been one of the fastest growing regions of the province. The Regional District's population was 72,925 in 1976 and by 2009 it had climbed to 184,410, representing an increase of more than 150%. In comparison, the provincial population increased 75%, while outside of the Lower Mainland and southern Vancouver Island no other region experienced comparable levels or consistency of growth.

2.2 Age Characteristics

Figure 1 presents age characteristics for the population in West Kelowna and the RDCO in 2006. The population aged 20 to 64 years represents the portion of the residents in the community with the highest labour force participation rates. In 2006, West Kelowna had 58% of its population in the age 20 to 64 years group, comparable, but slightly less than, the Regional District of Central Okanagan. At the provincial level, just over 62% of the population was between 20 to 64 years.

Figure 1 West Kelowna and Central Okanagan RD Age Characteristics, 2006

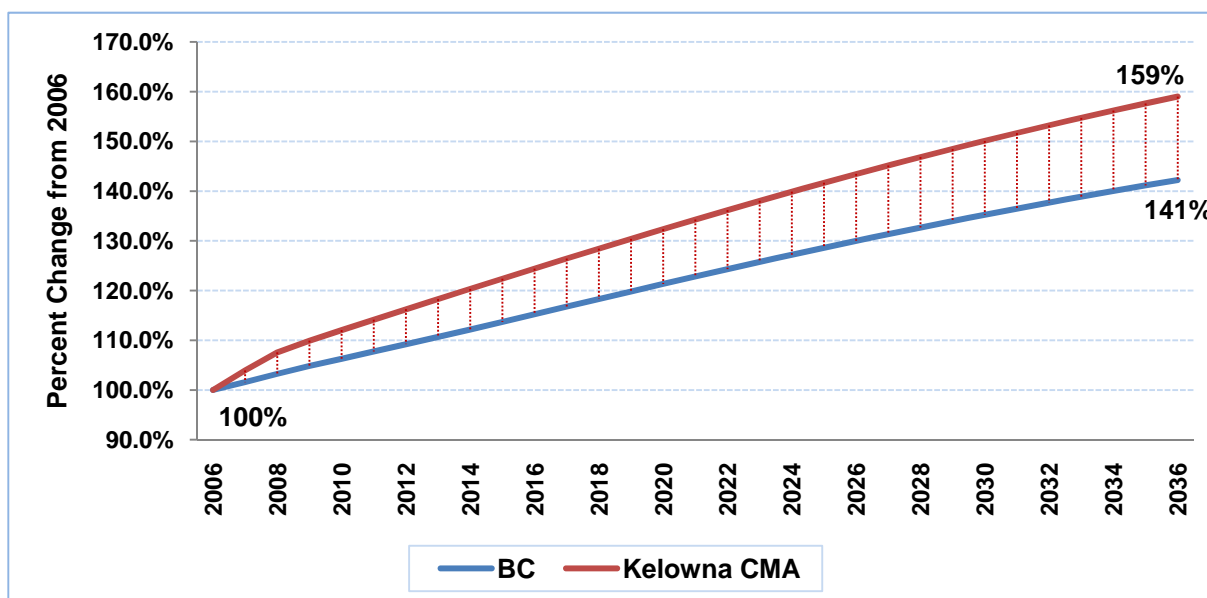


Source: Central Okanagan Economic Development Commission (2009)

2.3 Population Forecast

West Kelowna is likely to show strong population growth in the future. While BC Stats does not forecast populations for individual municipalities, it does produce forecasts for census metropolitan areas, including the Kelowna CMA of which West Kelowna is a part. While the growth rate over the next 30 years will not match the growth rate experienced over the past thirty years, the region is still expected to outpace the provincial growth rate. As noted in Figure 2, the Kelowna CMA is forecast to add 99,000 residents by 2036, a 59% increase over the 2006 population.

Figure 2 Kelowna CMA and British Columbia Population Forecast, 2006 to 2036 (2006=100%)



Source: BC Stats (2010)

Note: The Kelowna CMA includes the City of Kelowna, District of Lake Country, District of Peachland, Central Okanagan Electoral Area J, Central Okanagan Electoral Area, Tsinstikeptum IRs 9 and 10, Duck Lake IR 7.

2.4 Educational Attainment

Table 2 highlights the education attainment for working age residents in the District of West Kelowna, and compares the share in each educational category to the provincial level.

Table 2 West Kelowna Educational Attainment, 2006

	District of West Kelowna		British Columbia
	(#)	(%)	(%)
Age 25 to 64			
No certificate; diploma or degree	1,330	9.2%	12.4%
High school certificate or equivalent	3,835	26.7%	25.8%
Apprenticeship or trades certificate or diploma	2,730	19.0%	12.0%
College; CEGEP or other non-univ. certificate or diploma	3,430	23.4%	19.6%
University certificate or diploma below the bachelor level	915	6.4%	6.1%
University certificate; diploma or degree	2,155	15.0%	24.1%
Total	14,395	100.0%	100.0%

Source: Statistics Canada (2006)

Overall, almost 91% of working age residents in West Kelowna have attained a formal educational level of a high school diploma or higher. Compared to the provincial level, West Kelowna working age residents have a higher share with apprenticeships and trades diplomas and certificates, and college and university diplomas than generally seen at the provincial level. In total, these two categories represent the highest level of educational attainment of 42.4% in West Kelowna, compared to 31.6% at the provincial level.

Quails' Gate Vineyard looking towards Okanagan Lake



Courtesy Tourism Westside

3 HOUSING

Looking Towards Mission Hill



Courtesy District of West Kelowna

3.1 Housing Stock

The housing stock for the District of West Kelowna in 2006 is presented in Table 3. As illustrated, the West Kelowna housing stock was characterized by single-detached housing which made up 74.5% of all housing units locally, with a mix of apartment buildings, row housing, semi-detached, and movable housing stock making up the remainder.

Table 3 District of West Kelowna Housing Stock, 2006

	District of West Kelowna		British Columbia
	(#)	(%)	(%)
Total Private Dwellings Occupied by Usual Residents			
Single-detached house	7,685	75.2%	49.0%
Semi-detached house	420	4.1%	3.1%
Row house	365	3.6%	6.8%
Apartment, duplex	635	6.2%	10.2%
Apartment, 5 or more storeys	10	0.1%	7.2%
Apartment, under 5 storeys	610	6.0%	20.9%
Movable housing	480	4.7%	2.6%
All other housing	0	0.1%	0.2%
Total Dwellings	10,205	100.0%	100.0%

Source: Statistics Canada (2006)

3.2 Residential Dwelling Prices

Table 4 highlights the average and median selling prices for apartments, townhouses, and single family dwellings in West Kelowna and for the entire Regional District of Central Okanagan (RDCO). In early 2010, median incomes for apartments and townhouses were slightly higher than the larger Regional District. However, single family dwellings were slightly less than in the larger RDCO in early 2010 (Okanagan Mainline Real Estate Board. 2010).

Table 4 District of West Kelowna and Central Okanagan Dwelling Prices, January to May 2010

	District of West Kelowna		Central Okanagan RD	
	Median	Average	Median	Average
Townhouse	\$479,500	\$460,115	\$343,500	\$358,735
Apartment	\$284,790	\$285,000	\$256,250	\$276,070
Single Family Dwelling	\$445,000	\$506,610	\$460,000	\$509,475

Source: Okanagan Mainline Real Estate Board (2010). Data for Central Okanagan Regional District is for May 2010.

Note: West Kelowna data includes Glenrosa, Lakeview Heights, Shannon Lake/Smith Creek, Westbank, West Kelowna, Westside areas which closely approximates the District of West Kelowna.

Note 2: Apartment refers to dwellings that are sold in the Central Okanagan RD that typically do not have a lot of common property associated with them and consequently minimal strata fees.

3.3 Regional Rental Market

The Canadian Mortgage and Housing Corporation prepares bi-annual reports on the Kelowna Census Metropolitan Area (CMA) rental market.¹ West Kelowna forms a portion of the Kelowna CMA, with West Kelowna having 1,620 row and apartment units or approximately 7.5% of all units in the Kelowna CMA in 2006 (BC Stats.2010e). As illustrated in Table 5, rental vacancy rates have climbed and average rents have declined modestly for private apartments and townhouse rental units.

Table 5 Kelowna CMA Vacancy Rates, Average Rents & Units, October 2008 and October 2009

Dwelling Type	Vacancy Rates (%)		Average Rents (\$)		Number of Private Units	
	Oct - 2008	Oct - 2009	Oct - 2008	Oct - 2009	Vacant	Total
Private Apartments	0.3%	3.0%	\$886	\$821	117 units	3,880 units
Private Row (Townhouse)	0.2%	7.3%	\$958	\$888	29 units	400 units
Total	0.3%	3.4%	\$893	\$828	146 units	4,280 units

Source: Canada Mortgage and Housing Corporation (Fall 2009)

Note 1: Private Row (Townhouse) average rent refers to the average for all units and includes one, two and three bedroom units.

¹ The Kelowna Census Metropolitan Area is a geography used by Statistics Canada and closely approximates to the Central Okanagan regional District.

In addition and as presented in Table 6, other secondary rental units are an important component of the Kelowna CMA market.² As illustrated in the other secondary rental unit market, there has also been a general rental price decline in rental rates, although not as much as for other rental unit types. The number of available other secondary rental units climbed by almost 6% between October 2008 and October 2009.

Overall, rental housing has become easier to find in the Kelowna CMA, and in 2010 apartment vacancy rates are forecast to remain unchanged at about the 3% (Canadian Mortgage and Housing Corporation, Fall 2009).

Table 6 Average Rents and Units for Other Secondary Units in Kelowna CMA

Dwelling Type	Average Rents (\$)		Number of Private Units	
	Oct - 2008	Oct - 2009	Oct - 2008	Oct - 2009
Single Detached	\$1,260	\$1,169	3,411	4,022
Semi detached, row and duplex	\$1,004	\$989	2,574	2,719
Other-primarily Accessory Suites	\$919	\$1,035	1,649	1,322
Total	\$1,092	\$1086	7,634	8,063

Source: Canada Mortgage and Housing Corporation (Fall 2009)

² The secondary rental market is defined as those dwellings not covered in the regular rental market survey and is made up of several dwelling components not captured by the RMS including: rented single-detached houses, rented double (semi-detached houses), rented freehold row/town houses, rented duplex apartments, rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominium, and one or two apartments which are part of a commercial or other type of structure.

4 LABOUR FORCE CHARACTERISTICS

Alpine Helicopters



Courtesy Peak Solutions Consulting Inc.

4.1 Labour Force

4.1.1 Labour Force By Industry

Table 7 presents the 2006 experienced labour force for the residents of West Kelowna, RDCO and British Columbia. The labour force is segregated into the goods producing sector, which makes up 26% of the total labour force, and the service producing sector, which makes up 73% of the labour force in West Kelowna.

The proportion of the total labour force involved in goods producing activities is larger in West Kelowna than it is for the RDCO or the province. Locally the goods producing sector is led by the construction and manufacturing labour force. Specialty building trade contractors (i.e. foundation, structure, building exterior contractors, building equipment contractors, and building finishing contractors) account for over half of all construction employment. Within the manufacturing sector, wood processing, and transportation equipment manufacturing are two significant employers; however, there is several manufacturing activities that West Kelowna residents are working in.

A much greater share of the West Kelowna resident labour force is involved in service producing activities, with retail services, and health care and social services the largest two components. The proportion of the local labour force in service industries is about the same as it is for the province, with one notable exception, public administration, which is about half the provincial share.

Table 7 Experienced Labour Force, 2006

	W Kelowna	RDCO	W Kelowna	RDCO	BC
	Number		Percentage Share		
Agriculture, Fishing and Hunting	215	1,830	1.5%	2.1%	1.8%
Logging & Forestry	100	360	0.7%	0.4%	1.0%
Supporting serv. agric. & forestry	70	430	0.5%	0.5%	0.3%
Mining/Oil and gas	160	650	1.1%	0.8%	0.9%
Utilities	95	515	0.7%	0.6%	0.5%
Construction	1,800	9,965	12.5%	11.5%	7.5%
Manufacturing	1,300	6,940	9.0%	8.0%	8.5%
• Wood products manufacturing	290	1,160	2.0%	1.3%	1.7%
• Transportation equip. manufacturing	135	830	0.9%	1.0%	0.5%
Total Goods Producing	3,740	20,690	26.0%	23.9%	20.5%
Wholesale	595	3,260	4.1%	3.8%	4.1%
Retail	1,900	11,190	13.2%	13.0%	11.2%
Transportation & Warehousing	555	3,460	3.9%	4.0%	5.2%
Info & cultural industries	245	1,420	1.7%	1.6%	2.6%
Finance & Insurance	510	3,150	3.5%	3.6%	3.8%
Real Estate & Rental/Leasing	370	2,355	2.6%	2.7%	2.3
Prof., Scientific & Technical Service	940	5,645	6.5%	6.5%	7.3%
Admin & Support, Waste Management.	730	4,350	5.1%	5.0%	4.4
Education Services	690	4,705	4.8%	5.4%	6.9%
Health care & social assistance	1,460	9,205	10.1%	10.7%	9.6%
Arts, entertainment & recreation	305	1,900	2.1%	2.2%	2.3%
Accommodation	1,050	7,440	7.3%	8.6%	8.1%
• Accommodation services	185	1,730	1.3%	2.0%	1.7%
• Food serv. & drinking places	865	5,710	6.0%	6.6%	6.4%
Other Services	840	4,420	5.8%	5.15	4.9%
Public Administration	335	2,440	2.3%	2.8%	5.0%
Total Services Sector	10,525	64,940	73.0%	75.2%	77.7%
Unclassified	130	760	1.0%	0.9%	1.8%
Total Labour Force	14,395	86,390	100.0%	100.0%	100.0%

Source: Statistics Canada (2006)

Table 8 shows the gender make-up of the goods and service producing sectors in West Kelowna and RDCO. Men tend to have a much higher participation rate in the goods producing sector than women. Almost 40% of the male experienced labour force in West Kelowna is in the goods producing sector, while less than 13% of the local female labour force is in the goods producing sector. Conversely, over 85% of women in West Kelowna and the RDCO are involved in the service producing sectors.

Table 8 Male & Female Distribution in Goods Producing & Servicing Producing Sectors, 2006

	District of West Kelowna				Central Okanagan RD			
	Male		Female		Male		Female	
	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)
Goods Producing	2,885	38.0%	860	12.6%	16,010	35.5%	4,650	11.2%
Service Producing	4,650	61.3%	5,865	86.2%	28,710	63.8%	36,260	87.7%
Unclassified	50	0.7%	85	1.2%	320	0.7%	440	1.1%
Total	7,585	100.0%	6,810	100.0%	45,040	100.0%	41,350	100.0%

Source: Statistics Canada (2006)

4.1.2 Labour Force By Occupation

Table 9 outlines the experienced labour force by occupation. Overall, the occupation characteristics of the West Kelowna labour force highlights the importance of the retail and service sector locally. Also there is a sizeable dependence locally on transportation and construction activities. However, it is management occupations that have a significantly larger percentage share than experienced at the provincial level.

Table 9 West Kelowna Experienced Labour Force By Occupation, 2006

Experienced Labour Force 15 years and Over	West Kelowna		BC
	(#)	(%)	(%)
A) Management Occupations	1,960	13.7%	10.5%
B) Business; Finance and Administration Occupations	2,320	16.3%	17.1%
C) Natural and Applied Sciences and Related Occupations	630	4.4%	6.3%
D) Health Occupations	830	5.8%	5.5%
E) Occupations in Social Science; Education; Government & Religion	840	5.9%	8.1%
F) Occupations in Art; Culture; Recreation and Sport	355	2.5%	3.5%
G) Sales and Service Occupations	3,650	25.6%	25.4%
H) Trades; Transport & Equipment Operators and Related Occupations	2,590	18.2%	15.5%
I) Occupations Unique to Primary Industry	590	4.1%	3.9%
J) Occupations Unique to Processing; Manufacturing & Utilities	500	3.5%	4.2%
Total	14,265	100.0%	100.0%

Source: Statistics Canada (2006)

Note: The occupational labour force total in the table above does not include unclassified labour.

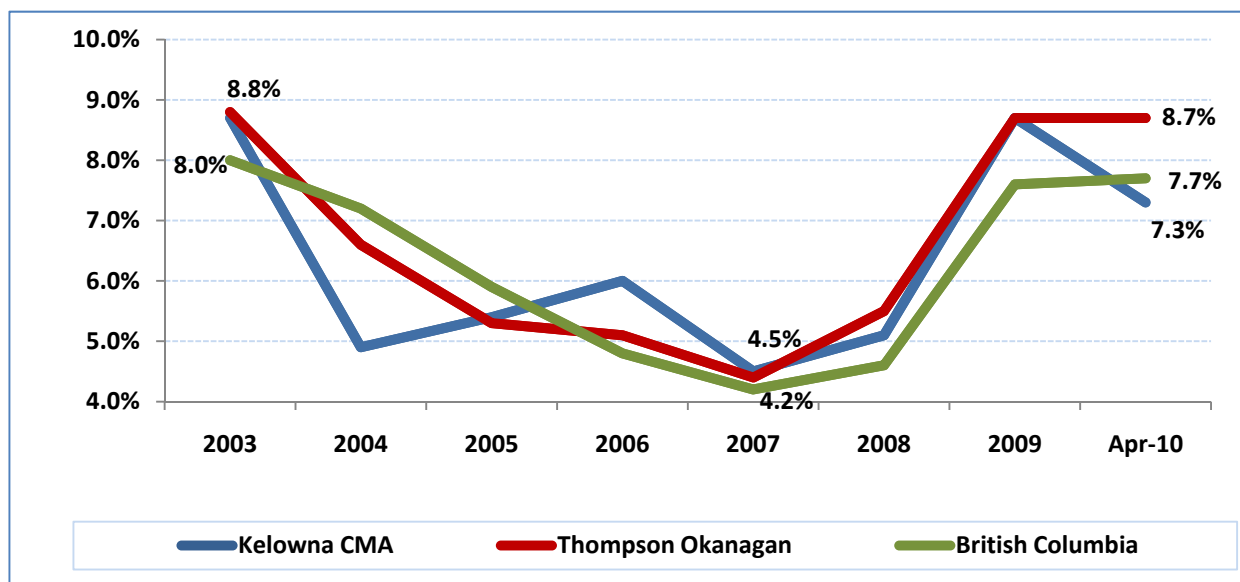
4.2 Unemployment Rates

As illustrated in Figure 3, the unemployment rate in the Kelowna CMA, which includes West Kelowna, has fluctuated over the past few years. In 2003, the Kelowna CMA unemployment rate was at 8.8%; however, by 2007 it had reached a low, with the annual unemployment at 4.5%. Between 2007 and 2009 unemployment rose quickly and reached 8.8% once again. The Kelowna CMA unemployment rates appear to have peaked at a high in early 2010 and have since begun to decline.

In February 2010 the unemployment rate in the Kelowna CMA stood at 9.0%; however, by April of this year the unemployment rate had declined to 7.3% for the Kelowna area. Meanwhile, the unemployment rate for the larger Thompson Okanagan region peaked at 9.1% in February 2010 and still stands at 8.7% in April 2010 and has yet to show the same strong movement experienced recently in the Kelowna CMA.

While the overall unemployment rate gives a good indication of the general trend in the local economy, a closer look at data for the Thompson Okanagan highlights the extreme swings some sectors can experience in an economic cycle.³ Specifically, unemployment rates for the goods producing sector dropped from 9.8% in 2003 to 4.3% in 2005 and remained low until 2009 when the annual rate jumped to 12.5%, with construction (12.8%) and manufacturing (13.5%) leading the way inside the regional economy (BC Stats 2010f). Conversely, the Thompson Okanagan service producing sector had an unemployment rate of 5.2% in 2009, up from 2.8% in 2007.

Figure 3 Unemployment Rates, 2003 to April 2010



Source: BC Stats (2010i)

³ Unemployment data by industry sector is only available for the Thompson Okanagan Economic Development Region which includes the eight regional districts that make up the southern interior of British Columbia

4.3 Personal Income

4.3.1 Median Income

Table 10 presents the total personal median income in West Kelowna, RDCO and British Columbia in 2007. Median incomes in West Kelowna were comparable to those in RDCO and slightly higher than the province.

Table 10 Total Median Income, West Kelowna, RDCO and BC, 2007

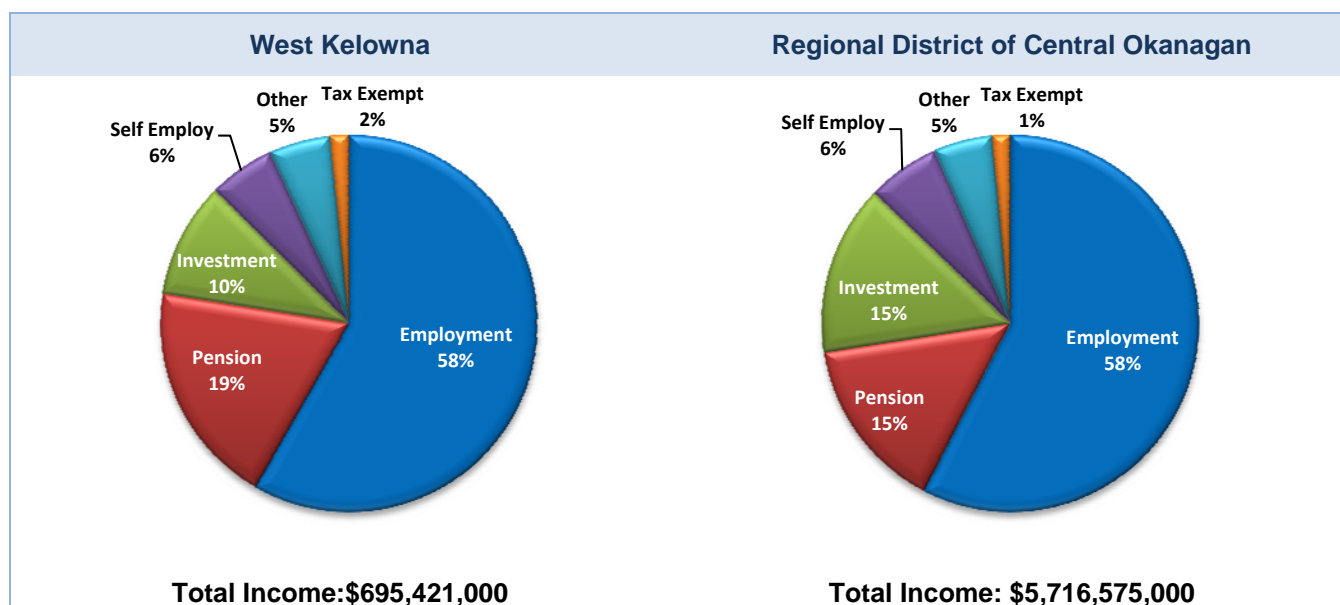
	Male	Female	Total
West Kelowna	\$37,985	\$23,340	\$29,470
Central Okanagan RD	\$37,640	\$24,875	\$30,240
British Columbia	\$36,350	\$23,005	\$28,690

Source: BC Stats (2009)

4.3.2 Personal Income Sources

Figure 4 presents the personal income by source for West Kelowna and the RDCO in 2007. Overall, West Kelowna and the RDCO share similar percentage shares for personal income from employment (58%), self employment (6%), and other sources (5%). The only noticeable difference is that West Kelowna had a higher share of personal income from pensions and a lower percentage share from investments than observed for RDCO. At the provincial level, employment income share was higher (64%) than RDCO and West Kelowna, while pension (12%) and investment income (11%) made up smaller shares than observed in RDCO and West Kelowna.

Figure 4 Personal income By Source, 2007

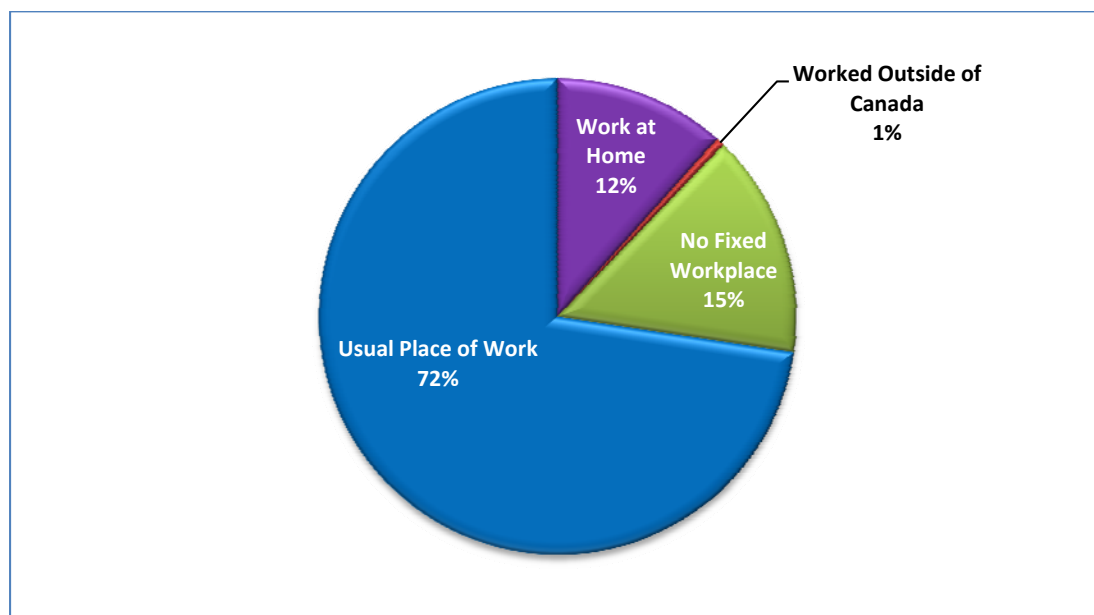


Source: BC Stats (2010b)

4.4 Work Related Travel

While the experienced labour force among residents of West Kelowna is diversified, it is important to understand that the District of West Kelowna labour force is highly mobile and is dependent on surrounding communities for employment. As illustrated in Figure 5, 11% of the West Kelowna employed labour force in 2006 worked from home, 15% had no fixed workplace address, while 72% of the employed labour force could identify a usual place of work. The remaining 1% had a work place that was identified as being outside of Canada.

Figure 5 West Kelowna Employed Labour Force Place of Work Status, 2006



Source: Statistics Canada (2006)

For the West Kelowna employed labour force that had a usual place of work, Table 11 outlines the commuting destination for workers residing in West Kelowna. Overall, a larger portion of the employed labour force travelled to the City of Kelowna than worked in the District of West Kelowna in 2006. In addition, almost 450 workers worked on Westbank First Nation reserve lands, while a further 390 workers traveled south along Highway 97 to work in Peachland, Summerland, or Penticton.

West Kelowna was the work location for 3,000 people in 2006, less than one-third of the total employed labour force. This large proportion of the workforce working outside of the community suggests that for a large portion of the West Kelowna employed labour force, there is greater travel distances and longer travel times associated with work, and therefore an increase in the overall amount of time dedicated to work related activities.

Table 11 Commuting Destination for Employed Labour Force with Usual Place of Work, 2006

Place of Work	West Kelowna Labour Force		
	Male	Female	Total
	(Number of Employed Workers)		
Central Okanagan RD			
District of West Kelowna	1,440	1,560	3,000
City of Kelowna	2,670	2,945	5,615
Tsinstikeptum 9 (Westbank FN)	190	240	430
Tsinstikeptum 10 (Westbank FN)	5	10	15
District of Lake Country	25	40	65
District of Peachland	25	80	105
Central Okanagan RDA	10	10	20
	4,365	4,885	9,250
Other Okanagan Valley			
District of Summerland	60	45	105
City of Penticton	100	80	180
City of Vernon	30	30	60
	190	155	345
Outside Okanagan Valley			
City of Calgary	10	0	10
Regional Municipality of Wood Buffalo	35	0	35
City of Vancouver	20	10	30
	65	10	75
Total	4,620	5,050	9,670

Source: Statistics Canada (2006b)

Notes: 1) Employed (in reference week) is for persons who, during the week (Sunday to Saturday) prior to Census Day (May 16, 2006):

- (a) did any work at all for pay or in self-employment or without pay in a family farm, business or professional practice
- (b) were absent from their job or business, with or without pay, for the entire week because of a vacation, an illness, a labour dispute at their place of work, or any other reasons.

5 ECONOMIC DRIVES

Downtown West Kelowna

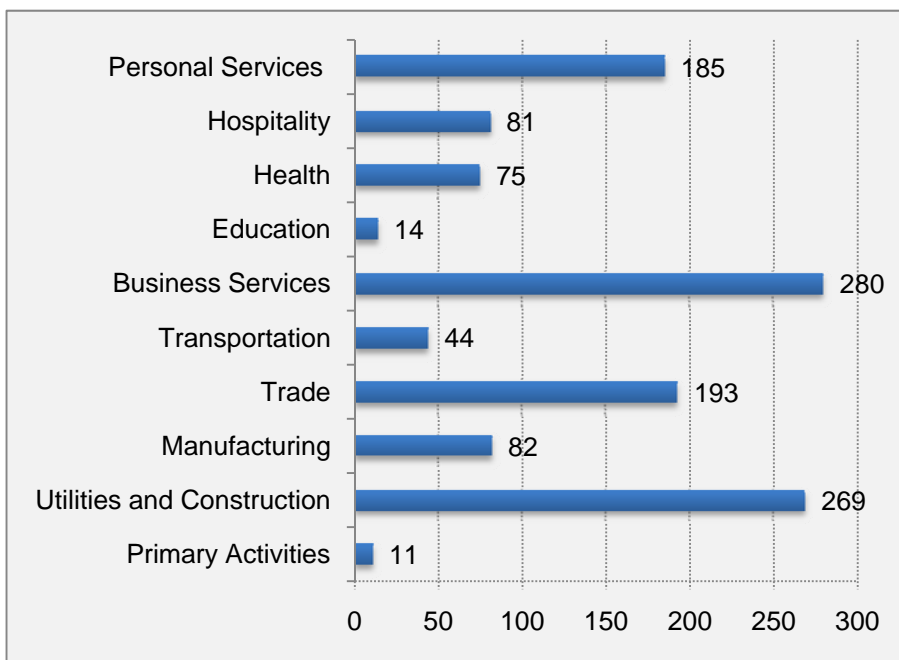


Courtesy District of West Kelowna

5.1 Overview of Key Sectors

West Kelowna businesses are vital to the local economy—they pay taxes, provide services to residents, export goods and services outside the community, and generate jobs, labour income and profits that are an important component of community wealth and well-being. In early 2010, West Kelowna had issued 1,335 business licences, mainly to companies based inside the municipality (92.4%). The industry affiliations of those businesses are shown in Figure 6. The largest share of businesses is in the business services sector, followed by the construction, trade (retail and wholesale) and personal services. Manufacturing, hospitality (accommodation and food services), health, transportation, education and primary activities round out the other key sectors locally.

Figure 6 West Kelowna Licensed Businesses, 2010



Source: District of West Kelowna (2010)

Note: Not all businesses will purchase business licenses so the totals here under-represent the actual number of businesses.

5.2 Basic Sectors

5.2.1 Forestry and Wood Manufacturing

As illustrated in Table 12, the labour force in the forest sector consists of forestry and logging, support services, wood products manufacturing, and paper manufacturing. Collectively, the forestry and wood manufacturing in 2006 supported a direct labour force of 455 or 3.2% of the total West Kelowna labour force of 14,395. Regionally, the West Kelowna labour force made up almost 25% of the total forestry and wood manufacturing labour force in the Regional District of Central Okanagan (RDCO). In 2006, it was estimated that the after-tax employment income associated with the forest sector made up approximately 5% or \$33.6 million of all personal income earned in West Kelowna (BC Stats. nd).⁴

Table 12 Forest and Wood Manufacturing Sector Labour Force, 2006

	West Kelowna	RDCO	Percentage Share of RDCO
NAICs Description	(#)	(#)	(%)
(113) Forestry and Logging	100	360	27.8%
(1153) Support Activities to Forestry	25	140	17.8%
(321) Wood Products Manufacturing	290	1,160	25.0%
(322) Paper Manufacturing	40	185	21.6%
Total	455	1,845	24.7%
Percentage Share of Total Labour Force	3.2%	2.1%	

Source: Statistics Canada (2006)

Since 2006, the forest sector locally has faced several challenges including the high Canadian dollar, impacts of the mountain pine beetle epidemic and others. In 2010, West Kelowna had five companies with business licenses involved in the wood manufacturing sector locally, with the largest company being Gorman Brothers Lumber Ltd. Gorman Brothers has a long history in the community and is recognized in the province for its innovation and valued wood products.

5.2.2 Agriculture and Food and Beverage Processing

As illustrated in Table 13, the labour force in the agriculture sector includes farming, support services, and food and beverage processing. The total agriculture and food processing labour force in 2006 was approximately 485. BC Stats estimated that the after-tax employment income associated with the agriculture and food processing sector was \$18.4 million or 3% of all personal income earned in West Kelowna in 2006 (BC Stats. nd).

⁴ West Kelowna formed the major share of the population in Regional District of Central Okanagan Electoral Area J in 2006; therefore, Electoral Area J is used to approximate West Kelowna.

In 2006, 141 farms identified in Electoral Area J (which included West Kelowna at the time) collectively had 1,490 hectares of land in crops including 853 hectares planted in grapes, 123 hectares in apples, and 35 hectares of sweet cherries. Regionally, the West Kelowna labour force made up almost 15% of the total agriculture and food and beverage processing sector and 22% of the land in crops. (Statistics Canada 2006)

Table 13 Agriculture and Food and Beverage Processing Labour Force, 2006

	West Kelowna	RDCO	Percentage Share of RDCO
NAICs Description	(#)	(#)	(%)
(1110) Farms	215	1,800	11.9%
(1150) Support Activities to Agriculture	45	295	15.3%
(311) Food Manufacturing	115	655	17.6%
(3121) Beverage Manufacturing	110	545	20.2%
Total	485	3,295	14.7%
Percentage Share of Total Labour Force	3.4%	3.8%	

Source: Statistics Canada (2006)

More recent data highlights eleven companies in 2010 with business licenses in West Kelowna that are involved in food and beverage processing including four wineries, five bakeries and speciality food manufacturers, and two on-premises breweries catering to local residents. The business licenses also identified five operators involved in horse boarding and riding. The largest employers in the agriculture sector locally include Byland Garden Centre and Mission Hills Winery. (District of West Kelowna, 2010)

In 2009, the District of West Kelowna had 1,122 hectares of land within its boundaries in agriculture production. In addition, there was another 514 hectares of land inside the Agriculture Land Reserve (ALR), but not currently in agriculture production, and 339 hectares not in the ALR but zoned for agriculture by the District, but also not in agriculture production. (Bruce Ganton Consulting 2009)

Like forestry, agriculture production has faced challenges with low apple prices and distance to market. However, the food and beverage production sector continues to thrive and grow.

5.2.3 Manufacturing

In total, West Kelowna had a manufacturing labour force of 1,300 in 2006; however 555 of this labour force was associated with wood processing, and food and beverage manufacturing that is highlighted above. Table 14 highlights the manufacturing labour force associated with a range of manufacturing activities including chemical manufacturing, and metal fabrication, to transportation equipment manufacturing. It is important to note that some of these manufacturing activities that local residents

participate in do not take place locally. This suggests that workers are travelling outside the region for work, again highlighting the mobility of the local labour force.

Within the RDCO, West Kelowna made up 17% of the regional manufacturing labour force in 2006 and made a sizable contribution to several specific manufacturing categories. While after-tax income is not calculated for manufacturing, it is a key basic sector within the local economy, generating significant wealth that flows into the region from outside the community.

Table 14 Other Manufacturing Labour Force, 2006

	West Kelowna	RDCO	Percentage Share of RDCO
NAICs Description	(#)	(#)	(%)
(313 - 316) Textile Mills – Clothing Man	10	125	8.0%
(323) Printing & Related Support Activities	20	165	12.1%
(324) Petroleum & Coal Products Man.	10	20	50.0%
(325) Chemical Manufacturing	100	315	31.7%
(326) Plastics & Rubber Products Man.	40	270	14.8%
(327) Non-Metallic Mineral Product Man.	95	360	26.4%
(331) Primary Metal Man.	0	50	0.0%
(332) Fabricated Metal Product Man.	130	775	16.8%
(333) Machinery Manufacturing	45	235	19.1%
(334) Computer & Electronic Product Man.	15	180	8.3%
(335) Electrical Equip., Appliance Man.	10	25	40.0%
(336) Transportation Equipment Man.	135	830	16.3%
(337) Furniture and Related Product Man.	75	660	11.4%
(339) Miscellaneous Manufacturing	60	385	15.6%
Total	745	4,395	17.0%
Percentage Share of Total Labour Force	5.2%	5.1%	

Source: Statistics Canada (2006)

In 2010, there are 82 firms with business licenses in West Kelowna that describe their business activity as manufacturing. Among these operations are a diverse range of activities from equipment manufacturers, custom machine shops, and orthotics manufacturing to quilting. In recent years manufacturing firms have faced challenges with the appreciating Canadian dollar, increasing global trade and competition, and pressures and increasing competition for skilled workers. In general, firms have been increasingly using technology to boost productivity.

5.2.4 Construction

In 2006, the construction labour force in West Kelowna was approximately 1,800, and as illustrated in Table 15, consisted of several specialized construction categories ranging from residential construction to road building. The construction labour force among West Kelowna residents made up 12.5% of the total labour force in the local community, while the West Kelowna labour force made up over 18% of the total construction labour force in the Regional District of Central Okanagan (RDCO).

In addition, BC Stats estimated that construction activity in West Kelowna contributed \$91.0 million in after-tax employment income, or 14% of all after-tax employment income in West Kelowna in 2006 (BC Stats. nd).

Table 15 Construction Labour Force, 2006

	West Kelowna	RDCO	Percentage Share of RDCO
NAICs Description	(#)	(#)	(%)
(2361) Residential Building Construction	505	3,190	15.8%
(2362) Non-Residential Building Construction	125	635	19.7%
(237) Heavy & civil engineering construction	210	915	23.0%
(2381) Foundation, struct. & building exterior contractors	175	1,225	14.3%
(2382) Building equipment operators	355	1,600	22.2%
(2383) Building finishing contractors	300	1,685	17.8%
(2389) Other specialty trade contractors	130	715	18.2%
Total	1,800	9,965	18.1%
Percentage Share of Total Labour Force	12.5%	11.5%	

Source: Statistics Canada (2006)

More recent data on construction activity highlights a total of 266 active construction firms with business licenses and business addresses in the District of West Kelowna in 2010 (West Kelowna, nd). In addition, a further 60 construction firms have business licenses with the District of West Kelowna but are based out of other communities. Overall, the business descriptions of these firms highlight a wide variety of activities ranging from general contractors, electrical specialists, geothermal drilling, and specialty housing construction to concrete finishers.

Total building permits provide an indication of the level of activity associated with construction, and in 2009 the total building permits for West Kelowna alone reached \$58.9 million. Most of the construction value was associated with residential building making up \$47.6 million (81%), while institutional and government building permit value was a distant second at \$7.9 million (13.4%), followed by industrial construction with a value of \$3.2 million (5.2%).

Given that much of the construction labour force is highly mobile, moving from project to project, it is likely that construction throughout the RDCO was an important source of employment for the local

construction labour force. In 2009 the total building permits for the total RDCO reached \$1,236 million. This represents a decline from higher construction building permit values noted in the RDCO in recent years, specifically: \$1,650.9 million in 2008; \$1,881.8 million in 2007; and, \$1,549.0 million in 2006 (BC Stats 2010j).

Employment in construction can change very quickly and is directly linked to construction spending. In 2007 unemployment in construction for the Thompson Okanagan stood at 5.7%; however, with the decline in construction spending in following years, unemployment in construction rose sharply and stood at 12.8% for the Thompson Okanagan in 2009.

5.2.5 Public Sector

As illustrated in Table 16, the labour force in the public sector includes education, health, and government administration. In West Kelowna, the largest employers are Interior Health, School District 23 and the District of West Kelowna. Collectively, the public administrative sector supported a direct labour force of approximately 2,465 or 17.1% of the total labour force in West Kelowna in 2006. Regionally, the West Kelowna labour force made up just over 15% of the total public administration sector.

Table 16 Public Services Labour Force, 2006

	West Kelowna	RDCO	Percentage Share of RDCO
NAICs Description	(#)	(%)	(%)
(6111) Elementary & secondary schools	435	2,875	15.1%
(6112-6113) Colleges & Universities	155	1,040	14.9%
(6114-6117) Other schools & support ser.	100	795	12.6%
(621) Ambulatory health care services	535	2,940	19.2%
(622) Hospitals	390	2,760	14.1%
(623) Nursing & residential care facilities	260	1,800	14.4%
(624) Social Assistance	265	1,705	15.5%
(911) Fed government public admin	135	1,035	13.0%
(912) Prov. Government public admin	70	505	13.9%
(913) Local mun., regional, FN gov.	120	900	13.3%
Total	2,465	16,355	15.1%
Percentage Share of Total Labour Force	17.1%	18.9%	

Source: Statistics Canada (2006)

The after-tax employment income associated with the public sector made up approximately 19% or \$117.6 million of all after-tax personal income earned in West Kelowna in 2006. Within the public sector the 19% share saw the largest contribution come from health services with an after-tax income share of 10%, followed by education with a 4% share, local government with 1%, and other governments with 4%.

Overall, the public sector in the West Kelowna area has been a stabilizing factor in the local economy, remaining around the 19% share of total after-tax income over the period from 1991 to 2006. However, in recent years public sector employment has come under pressure, particularly in the education sector with the decline of elementary and secondary school enrolment, and as senior governments struggle with declining revenues associated with the recent recession.

6 TRANSPORTATION

6.1 Highways and Distances

Downtown West Kelowna



Courtesy District of West Kelowna

6.1.1 Major Highways

As illustrated in Figure 8, Highway 97 passes through the heart of West Kelowna, and is a key arterial highway in British Columbia, and is one of the primary north-south transportation corridors. The highway runs from the Canada-United States Border in the south, where it connects to Washington State at Osoyoos, to the British Columbia-Yukon border in the north (BC Ministry of Transportation. nd). This highway is the Okanagan Valley’s key north-south highway and also connects the Okanagan Valley to several east-west Highways in the province.

Figure 8 Major Highways in the Okanagan Valley



Source: Touchpoint (nd)

The most notable east-west highway is Highway 1 (Trans-Canada Highway), which is the national transportation corridor connecting Canada from coast to coast. From West Kelowna, Highway 1 can be reached by traveling north-west 155 kilometres to where Highway 97 intersects Highway 1 near Kamloops at Monte Creek, or by travelling 180 kilometres up the length of the Okanagan Valley via Highway 97A to Sicamous. In addition, from West Kelowna travellers can utilize the 220 kilometre Highway 97C (Okanagan Connector) to link up with Highway 5 (Coquihalla Highway) near Merritt for travel to the Lower Mainland of British Columbia or as an alternative route to Kamloops and points north.

The Okanagan Valley is also connected in the southern portion of the region by Highway 3 (Crowsnest Highway) which travels through the Town of Osoyoos. Highway 3 stretches east to west a distance of 1,200 kilometres running from Hope, BC in the west to Medicine Hat, Alberta in the east. Finally, Highway 33 connects the Kelowna area to the Big White ski area and travels on to the Kettle Creek area, eventually connecting to Highway 3 at Rock Creek. Highway 33 is a 128 kilometre route running from Rutland in Kelowna to Rock Creek.

6.1.2 Distances and Travel Times

Within the province, the District of West Kelowna is centrally located within the Thompson-Okanagan Development Region. As presented in Table 17, the District of West Kelowna is within easy reach of the major communities in the Okanagan Valley, Western Canada and the United States.

Table 17 Highway Travel Distances, Routes and Travel Times from Selected Communities to West Kelowna

Regional				Out of Region			
Community	Route	Mileage	Travel Time	Community	Route	Mileage	Travel Time
Lake Country	Hwy 97	45 km	41 min	Merritt, BC	Hwy 97, 97C	113 km	1 hrs; 7 mins.
Vernon	Hwy 97	65 km	52 min	Vancouver, BC	Hwy 97, 97C, 5,3,1	380 km	3 hrs; 51 mins
Penticton	Hwy 97	54 km	45 min	Kamloops, BC	Hwy 97, 1	109 km	2 hr 10 min
Princeton	Hwy 97, 97C, 5A	152 km	1 hrs; 40 mins	Seattle, Wash.	Hwy 97,97C,5, 3,1, 11, US5	493 km	5hrs; 4 mins
Osoyoos (US border)	Hwy 97	115 km	1hr; 32 min	Spokane, Wash.	Hwy 97, 3, 395, US 395	440 km	5 hrs; 25 mins
				Calgary, Ab	Hwy 97, 97A, 1, AB 1	629 km	7hrs; 15 mins
				Prince George, BC	Hwy 97, 97C, 5A, 8, 1, 97	674 km	7 hrs; 20 mins
				Edmonton, Ab	Hwy 97,97A,1, AB1, AB2	925 km	10 hrs; 21 mins

Source: BC Ministry of Highways and Transportation. (Nd)

Note: Data for West Kelowna from the Ministry website is not identified; however, data for neighbouring Peachland has been used with time and distance adjusted by 12 kilometres to represent West Kelowna.

6.2 Air Service

6.2.1 Kelowna International Airport

The Kelowna Airport (YLW) is the largest commercial airport in the Okanagan Valley and provides much of the regular air passenger services to the entire Valley. The Airport is located along Highway 97 at the north end of the City of Kelowna, approximately 25 minutes travel time from West Kelowna. The Kelowna Airport is located on 252 hectares of land at an elevation of 344 metres (1,409 feet) above sea level (City of Kelowna. 2006). YLW is a municipality owned airport and is operated by the City of Kelowna.

The Kelowna Airport began operation in 1947 at its current site (City of Kelowna. 2009). Today, the Kelowna Airport operates from a main asphalt runway that is almost 2,713 metres (8,900 feet) long and has a width of 61 metres (200 feet). Recently, the terminal building was expanded to 119,405 square feet and now provides for four land pre-board screening areas, a large seating area in departures, plus a variety of shops and restaurants. The Airport also has 2,867 paved parking stalls to accommodate the large volume of passengers and businesses that utilize the Airport.

YLW scheduled air service is provided by Air Canada, Air Canada Jazz, Central Mountain Air, Horizon Air, and WestJet, with charter service provided by Sunquest Vacations, Transat Holidays, and Sunwing Airlines. On a daily basis, over 50 scheduled flights depart or arrive at YLW. In 2008, the Kelowna Airport accommodated 53,058 itinerated movements, an increase of 12% from 2004. In addition, in 2008 total passengers to use the Kelowna Airport was 1,389,883, an increase of 55% from 2004.

Besides the movement of passengers and goods by air, the Kelowna Airport is also an important manufacturing and servicing location for aerospace industry. Most noticeable is Kelowna Flightcraft Ltd. which operates their aircraft maintenance, repair and overhaul facility that employs over 500 workers locally and operates from a 220,00 square foot hanger and workspace located at the Kelowna Airport (Kelowna Flightcraft. nd).

6.2.2 Helicopter Services

Inside West Kelowna there are three helicopter companies providing a range of services. These three companies include Alpine Aerotech Ltd., Wildcat Helicopter Inc., and Valhalla Helicopters Inc. Alpine Aerotech has the largest local labour force of the three companies. Alpine Aerotech Ltd. is located on the Industrial Road and operates a 55,000 square foot facility providing a range of services for Bell helicopters including complete airframe structural repair, aircraft inspections, fleet maintenance and component overhaul, and aircraft paint and plastic media stripping. The company was founded locally in 1990 and has grown to over 100 employees (Alpine Aerotech Ltd. nd).

Vahalla Helicopters Inc. was incorporated in 1998 and operates a Bell 212 and 205. It has its main base off of Stevens Road in West Kelowna. The company also has a hanger at the Kelowna Airport and operates from a base in Grande Prairie, Alberta (Vahalla Helicopters Inc. nd). The company has three

pilots and approximately ten staff. Wildcat Helicopter Inc., which was incorporated in 1998, relocated to West Kelowna in 2000 where it has a hanger, offices, and maintenance facility at one location off of Dominion Road (Wildcat Helicopter Inc. Nd.). Wildcat operates two Bell 212's and one Bell 206 Longranger. Both companies provide a range of services including support to forest firefighting, oil and gas exploration, mineral exploration, heli-logging, air ambulance services, tourism, aerial seeding and fertilization, and construction.

6.3 Rail Service

There is no direct rail service in West Kelowna; however, the Kelowna Pacific Railway (KPR) operates on the rail line leased from Canadian National (CN) that terminates at the Tolko mill in downtown Kelowna. KPR operates the 190 kilometres of track that links back to CN's rail mainline in Kamloops. The KPR service to Kelowna consists of southbound service on Monday and Wednesday, and northbound service on Tuesday and Thursday. In 2009 KPR took over operation of the Okanagan Transload terminal in Winfield (Davies and Associates Transportation Consulting, 2010).

In addition, to the south of West Kelowna, Burlington Northern Rail service can be accessed in Spokane, Washington. Burlington Northern operates a comprehensive rail network in North America and can provide three day delivery for most products to anywhere in the United States.

6.4 Port Facilities

West Kelowna is less than a half day's drive to the Vancouver Port Corporation's three main terminals in the Vancouver area. Collectively, the Vancouver Port Corporation is the fourth largest tonnage port in North America, offering 28 major marine cargo terminals and connecting to class 1 railways. The Vancouver Ports provide a full range of facilities to the international shipping community and saw 2,791 vessel arrivals and 101.89 million tonnes of goods delivered and shipped in 2009 (Port Metro Vancouver, 2010). In addition, the Port of Seattle can be reached in less than half a day from West Kelowna and provides an alternative shipping terminal. In 2009, the Port of Seattle saw 1,212 vessels arrive and 18.58 million tonnes of goods shipped (Port of Seattle. nd).

7 QUALITY OF LIFE

7.1 Socio-Economic and Health

7.1.1 Socio-Economic Index

BC Stats, in cooperation with the social ministries in BC, prepares an overall regional socio-index that summarizes the results of six composite indices by weighting indicators in economic hardship, crime, health problems, education concerns, children at risk, and youth at risk and provides an overview of the socio-economic conditions across the province (See BC Stats website for detailed methodology). Overall, Central Okanagan Local Health Area (LHA 23), which includes West Kelowna, had an overall socio-economic index that highlighted rankings that were better than two-thirds of the provincial LHAs (52 out of 77 ranked LHAs with a higher number representing the better off the region).

This overall ranking for the Central Okanagan is comparable to Greater Victoria (LHA 61) which ranked just above LHA 23 and Burnaby (LHA 41) which was just below LHA 23. Among the individual indices, LHA 23 preformed best in education ranking 65, and performed noticeably lower in crime ranking 31 among 77 LHAs in the province.

7.1.2 Health Behaviours

Table 18 outlines the health behaviours for the Okanagan Health Service Area as identified in the 2008 Canadian Community Health Survey (Statistics Canada. 2008). The Okanagan Health Service Area, which includes all the Local Health Areas in the Okanagan Valley, had a higher rate of physical activity than generally observed at the provincial level, and a slightly lower rate of overweight/obesity. Tobacco use in the Okanagan was higher than the provincial level.



Courtesy Tourism Westside

Table 18 Health Behaviour Statistics, 2008

	Okanagan Health Service Area	British Columbia
Leisure Time Physical Activity (proportion of 12+ active or moderately active)	64.0%	58.7%
Healthy Eating (proportion of 12+ eating 5+ servings of fruit & vegetables a day)	38.7%	42.4%
Overweight/Obesity (proportion of 18+ population)	41.2%	45.1%
Tobacco Use (proportion of 15+ pop. Who are daily or occasional smokers)	23.7%	18.6%

Source: Statistics Canada (2008)

Overall, 58.5% of Okanagan residents perceived health to be very good or excellent compared to 56.9% for the province.

7.2 Climate

Table 19 outlines the climate norms and averages for West Kelowna for the period between 1971 and 2000. The weather station nearest to West Kelowna and from which the data in Table 19 is obtained is in Peachland at an elevation of 345 metres. Given the size of West Kelowna and the variation in elevation, the weather will vary somewhat from these norms and within the community.

Table 19 West Kelowna Climate Norms or Averages between 1971 and 2000

Temperature	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Mean Daily Temp (°C)	-0.9	1.2	5.4	9.4	14.2	17.7	21.1	21.0	15.6	9.4	3.7	-1.2
Mean Daily Max (°C)	1.4	4.1	9.7	14.6	19.9	23.0	27.0	26.6	20.8	1.1	6.2	1
Mean Daily Min (°C)	-3.1	-1.7	1.0	4.2	8.5	12.3	15.2	15.3	10.3	13.3	1.1	-3.3
Precipitation												
Rainfall (mm)	17.2	14.9	18.3	23.9	36.4	43.8	34.1	28.2	23.7	25.9	31.0	13.3
Snowfall (cm)	22.5	12.6	5.4	0.1	0	0	0	0	0	0.2	11.9	37.8

Source: Environment Canada (nd)

Overall, the average annual temperature in West Kelowna between 1971 and 2000 was 9.7°C with 401.3 millimetres of precipitation annually. This compares to an average annual temperature in Vancouver of 9.8°C and 1,112.6 millimetres of precipitation annually over the same period.

7.3 Housing Affordability

Table 20 presents housing affordability information for West Kelowna in 2006 and compares the rates with those for British Columbia. Dwelling values in West Kelowna in 2006 were similar to the overall BC average, with 71% of the housing stock being owner occupied in West Kelowna. Of the owner occupied households, only 19% or 1,705 households spent 30% of their household income on their mortgage. However, average rents in 2006 were higher than the BC average, and almost half of the renters spent 30% of their income on rent.

Table 20 West Kelowna Housing Affordability, 2006

	West Kelowna		British Columbia
	(#)	(%)	(%)
Owned (Owner Occupied)	8,980	71.3%	69.9%
Rented (Tenant Occupied)	1,225	28.7%	30.1%
Total Private Dwellings Occupied by Usual Residents	10,205	100.0%	100.0%
Tenant Occupied (Rented)			
Average Gross Rent	\$920		\$830
Over 30% of household income spent on rent	600	49.0%	43.3%
Owner Occupied (Owned)			
Average value of Dwelling	\$416,700		\$418,705
Average Major Payments	\$1,065		\$1,120
Over 30% of household income spent on mortgage	1,705	19.0%	22.7%

Source: Statistics Canada (2006) and BC Stats (2010d)

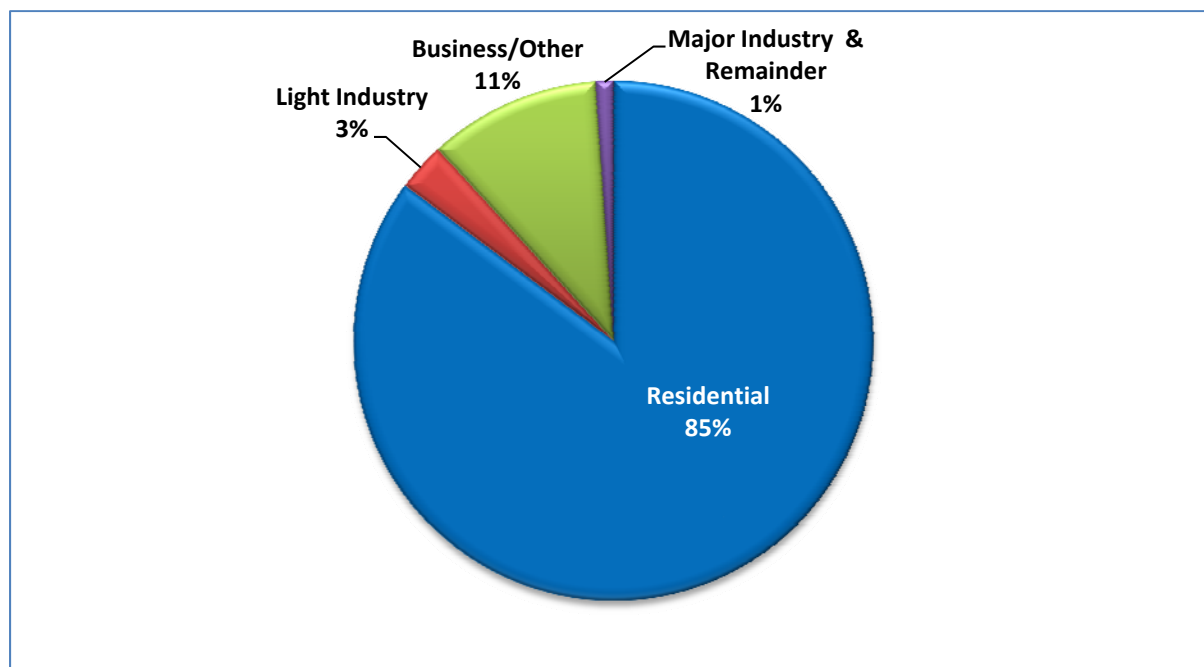
Note: For Gross Rent and Average Major Payments for Homeowners the numbers refer to Central Okanagan RD EA J.

7.4 Municipal Taxation

7.4.1 Tax Shares by Property Class

Figure 9 presents the tax share of the municipal variable tax by property class for West Kelowna. In West Kelowna the residential tax base made up 85% of the total variable taxes collected in 2009. Finishing a distant second was business and others that made up almost 11% of variable taxes collected. Finally, light industry, utilities, and major industry rounded out the remainder. Overall, West Kelowna has one of the least diversified tax bases among municipalities in the province.

Figure 9 West Kelowna Municipal Variable Taxes By Property Class, 2009



Source: Ministry of Community and Rural Development (nd)

Note 1: Major industry Remainder category includes major industry, utility, farm, and recreation property classes.

7.5 Municipal Home Taxes and Charges

Table 21 presents the taxes and charges on a representative house in 2009 for West Kelowna and other communities in the Regional District of Central Okanagan (RDCO) and Thompson Okanagan Region. In addition, a comparison is made to the BC lower mainland and Ontario jurisdictions that have similar house values as West Kelowna. Overall, West Kelowna has tax and charge levels that are similar to other RDCO and Thompson Okanagan communities. Rates in the BC Lower Mainland and in Ontario appear to be higher than West Kelowna.

Table 21 Taxes and Charges on a Representative House – 2009

	House Value ^{Note1}	Non-Municipal ^{Note2}	General Municipal	User Fees & Parcel Taxes	Total Residential Taxes
Central Okanagan RD					
West Kelowna	\$492,302	\$1,408	\$1,354	\$882	\$3,645
Kelowna	\$462,138	\$1,195	\$1,537	\$608	\$3,340
Peachland	\$430,961	\$1,239	\$1,151	\$775	\$3,166
Lake Country	\$516,150	\$1,355	\$1,402	\$969	\$3,726
Thompson Okanagan					
Penticton	\$372,797	\$1,053	\$1,378	\$676	\$3,107
Vernon	\$391,657	\$1,396	\$1,048	\$1,346	\$3,790
Kamloops	\$311,076	\$987	\$1,552	\$890	\$3,429
Lower Mainland					
Coquitlam	\$597,524	\$1,409	\$1,751	\$890	\$4,050
New Westminster	\$566,628	\$1,412	\$2,065	\$894	\$4,371
Surrey	\$548,766	\$1,463	\$1,239	\$1,080	\$3,782
Ontario, Canada					
Markham	\$492,554	n/a	n/a	n/a	\$4,970
Mississauga	\$450,536	n/a	n/a	n/a	\$4,585
East Gwillimbury	\$376,182	n/a	n/a	n/a	\$4,152

Source: BC Ministry of Community and Rural Development (nd) and City of Oshawa. 2010.

Note 1: Average House Value is determined by the assessed value of land and improvements of the single family dwelling (subclass 1 - residential) and dividing by the number of single family dwellings.

Note 2: Non-Municipal taxes including school, hospital, regional district taxes and BC Assessment, Municipal Finance Authority and other charges.

8 COMMUNITY AMENITIES

West Kelowna Community Garden



Courtesy Tourism Westside

8.1 Culture and Recreation Services

West Kelowna has a range of recreational facilities for use by residents and for hosting regional and provincial recreational and sporting events. There are two ice arenas including Jim Lind Arena with seating of up to 250, and Royal LePage Place with seating for 1,500 and which is home to the Westside Warriors junior A hockey team. Johnson Bentley Memorial Aquatic Centre is an indoor pool facility with a small fitness area, multipurpose room and two activity rooms. In addition, West Kelowna has the Westside Seniors Centre and leased space for a youth centre and community centre that accommodate a range of community programming. West Kelowna also will soon take over ownership of the Lakeview Heights Community Hall on Anders Road.

Besides the recreation facilities, West Kelowna has 117 hectares of municipal park land and an additional 384 hectares of regional parkland located within the municipal boundaries. West Kelowna also maintains a number of fields and outdoor venues in its parkland including: five softball fields, two baseball fields, six soccer/football fields, fifteen tennis courts, three beach/sand volleyball courts, a basketball court, and one sports box (A. Beaudreau, Pers. comm.). The community also has facilities operated by non-profits and other service organizations including: the Boys and Girl's Club, Westbank Museum, and the Westbank Lion's Community Hall in Westbank.

8.2 Education Services

West Kelowna is within School District 23 which closely approximates the RDCO boundaries. The public schools in School District 23 include 30 elementary schools, six middle schools, and five secondary schools. Collectively, School District 23 has 1,283 teachers and 21,822 students enrolled for the 2009/2010 school year. Among the School District 23 schools are seven elementary schools, two middle schools, and one high school located in West Kelowna.

Collectively the public schools in West Kelowna have a total student enrolment of 5,289 for the 2009/2010 school year. Enrolment in West Kelowna has changed very little over the past five years, declining by only 130 students between 2005/06 and 2009/10. There are also three private schools in the West Kelowna area with an additional enrolment of 158 students in 2009/10. Enrolment in the three private schools in the West Kelowna area has declined by 15 students over the past five years. (BC Ministry of Education. nd).

Post-secondary education is provided locally by the University of British Columbia Okanagan (UBC-O) which has a campus in Kelowna on a 105-hectare site near the Kelowna Airport. UBC-O was established in 2005 and has a current student population of 6,015 and 382 staff, including 337 faculty, and offers a range of undergraduate and graduate programs (UBC-O. nd). In addition, West Kelowna is serviced by Okanagan College which has four campuses, two of which are located in Kelowna and Penticton. Okanagan College was established in 1965 and had total student enrolment of 5,913 in 2007, with 4,067 attending the Kelowna campus. Okanagan College offers a wide variety of career, continuing education, degree, development, trades and technologies, university studies and vocational programs. (Okanagan College. nd)

8.3 Health Services

West Kelowna is within the Interior Health service area. Interior Health services a large area in southern British Columbia that includes a resident population of 732,000. Interior Health has 18,523 employees including 1,706 physicians delivering services through a network that includes hospitals, community health centres, residential assisted living facilities, mental health housing, primary health clinics, homes, schools, and other community settings.

West Kelowna is located in close proximity to Kelowna General Hospital (KGH) which is one of two tertiary referral hospitals in the Interior Health service area, and the primary acute care health facility in the Central Okanagan. KGH operates 372 acute care beds, 320 extended care beds and 20 bassinets. In West Kelowna the West Kelowna Health Centre also provides primary health care and integrated health care services to residents of West Kelowna (Interior Health. 2010). West Kelowna also has a range of adult care services including assisted living, residential care, and adult day care services including: the 104-bed Brookhaven extended care facility, the 98-bed Westside Care Centre, and the 63-bed Pine Acres home (District of West Kelowna. 2010).

9 KEY CONTACTS

9.1 Local Government

District of West Kelowna

Mount Boucherie Municipal Facility

2760 Cameron Road

West Kelowna, BC V1Z 2T6

Contact: Mayor Doug Findlater

Tel: (778) 797-2210

Contact: Jason Johnson, Chief Administration Officer

Tel: (778) 797-1000

E-mail: info@districtofwestkelowna.ca

Fax: (778) 797-1001

Website: www.districtofwestkelowna.ca

Regional District of Central Okanagan

1450 KLO Road

Kelowna, BC V1W 3Z4

Tel: (250) 763-4918

Contact: Harold Reay, Chief Administration Officer

Fax: (250) 763-0606

E-mail: info@RDCO.bc.ca

Website: www.regionaldistrict.com

9.2 Regional Agencies

Central Okanagan Economic Development Commission

1450 KLO Road

Kelowna, BC V1W 3Z4

Tel: (250) 469-6280

Contact: Robert Fine, Director of Economic Development

Fax: (250) 469-6234

E-mail: info@investkelowna.com

Website: www.investkelowna.com

9.3 Senior Government

Provincial MLA

Constituency Office

2429 Dobbin Sq, #3

West Kelowna, BC V4T 2L4

Tel: (250) 768-8426

Contact: Hon. Ben Stewart, MLA

Fax: (250) 768-8436

Minister of Citizens' Services and Minister Responsible for Multiculturalism and Public Affairs Bureau

E-mail: benstewart.mla@leg.bc.ca

Website: www.benstewartmla.bc.ca

Federal MP

Constituency Office

Suite 202, 301 Main Street

Penticton, BC V2A 5B7

Contact: Hon. Stockwell Day

Minister of International Trade and Minister for the Asia-Pacific Gateway

E-mail: days1@parl.gc.ca

Website: www.stockwellday.com

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Appendix B - COMMUNICATIONS

Beaudreau, Annette. Recreation and Culture Supervisor, District of West Kelowna. May 19, 2010.

Braconnier, Broc. Past President, Westbank and District Chamber of Commerce. June 2, 2010.

Curtis, Salina. Tourism Coordinator, Tourism Westside. June 4, 2010.

Jones, Kirsten. Communications and Information Coordinator, District of West Kelowna. June 2, 2010.

Meyers, Janice. Executive Director, Okanagan Mainline Real Estate Board. May 12, 2010.

Raymond, Lorne. Manager of Finance, District of West Kelowna. June 16, 2010.