

long-range population & housing scenarios for the
central okanagan & *its member communities*



Andrew Ramlo

VP, ADVISORY, rennie



Politics

Statistics Canada says population growth rate in 2023 was highest since 1957

Surge in temporary residents drives fastest growth rate in decades



Jacob Seebir - CBC News - Posted: Mar 27, 2024 10:57 AM PDT | Last Updated: March 27



People walk in an overhead pedestrian crossing in Toronto on Thursday, Dec. 26 2019. Statistics Canada says the country's population grew by 3.2 per cent in 2023, the highest rate since 1957. (Cole Burston/The Canadian Press)

[in](#)

Canada's population grew faster last year than it has at anytime since the 1950s amid a surge in the number of temporary residents, Statistics Canada reported Wednesday.

The statistics agency says the population grew by 3.2 per cent in 2023, reaching 40,769,890 as of Jan. 1, 2024, the highest rate since 1957, when it grew 3.3 per cent.

Growth rates above three per cent have "never been seen in a developed country" since the 1950s, said Frederic Payeur, a demographer at Quebec's provincial statistics agency, the Institut de la statistique du Québec.

MARCH 27, 2023

“

Canada's population grew **faster** last year than it has at any time since the **1950s...** over the past 12 months (*jan. to dec.*) we welcomed **471,771** immigrants...



NOVEMBER 1, 2023

“

Immigration Minister Marc Miller
set new targets for the next three
years, which call for the
number of permanent residents to
reach 500,000 in 2026

CTV NEWS
NEWS VIDEO LOCAL SHOWS ABOUT SHOPPING

POLITICS | News
Canada to level out number of new permanent residents in Canada in 2026

CIC NEWS
The voice of Canadian immigration
IMMIGRATE WORK STUDY SETTLER IMMIGS

CBC | MENU
news

Canada to increase annual immigration admissions to 350,000 by 2021

Canada will aim to admit another 40,000 immigrants in 2021

Most newcomers will address skills shortages

The Canadian Press - Posted: Oct 31, 2018 5:11 PM ET

OTTAWA - The federal government plans to level out the number of new permanent residents to Canada in 2026 in reaction to a crunch on housing and other services, the immigration minister announced Wednesday.

Updated Nov. 1, 2023 5:00 p.m. PDT
Published Nov. 1, 2023 12:52 p.m. PDT

Global NEWS

CANADA November 1, 2017 1:04 pm Updated: November 1, 2017 1:11 pm

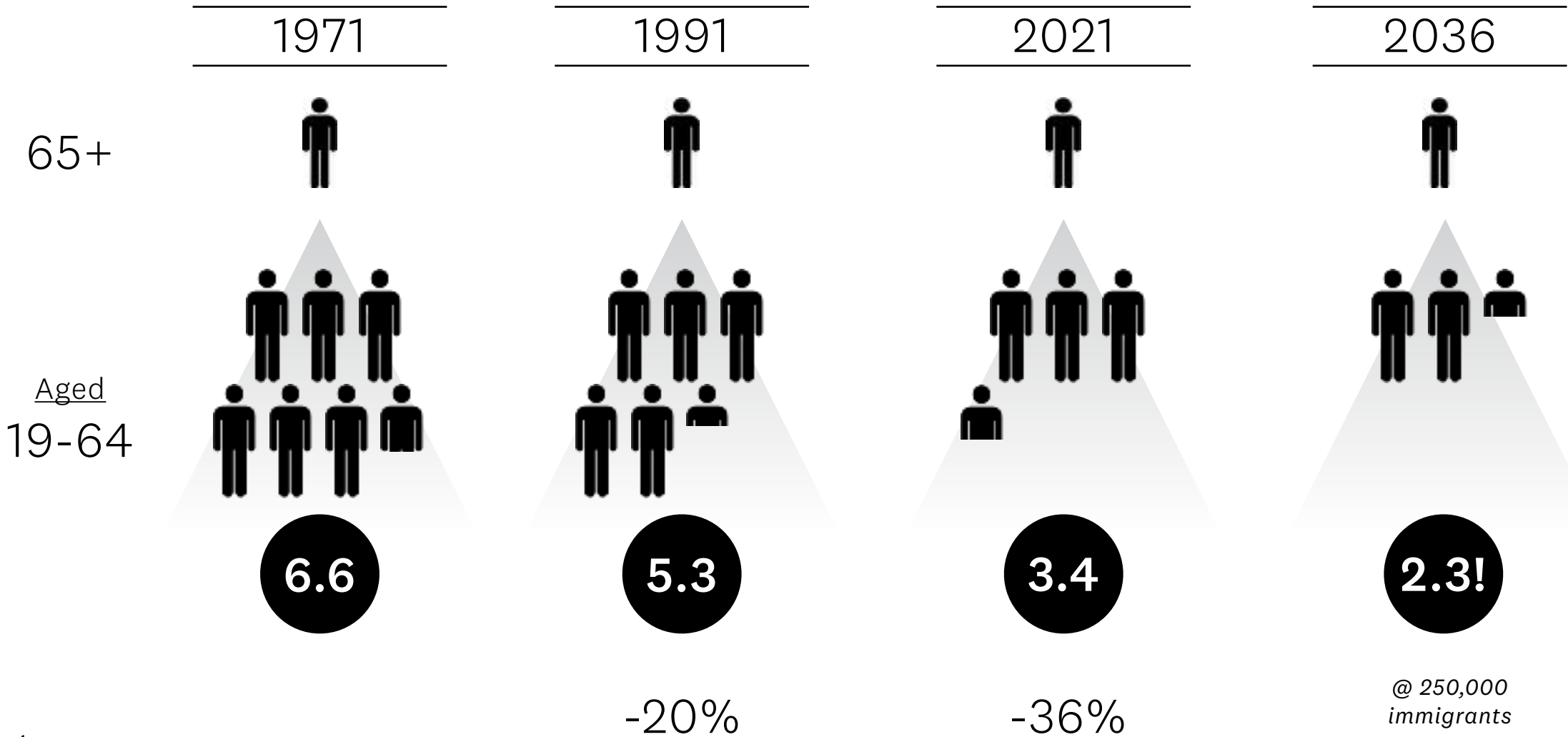
Canadian government wants 310,000 immigrants in 2018, 340,000 a year by 2020

By Monique Scotti National Online Journalist, Politics Global News



our demographic challenge

CANADA



Politics

Statistics Canada says population growth rate in 2023 was highest since 1957

Surge in temporary residents drives fastest growth rate in decades



Jacob Sewerin · CBC News · Posted: Mar 27, 2024 10:57 AM PDT | Last Updated: March 27



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MARCH 27, 2023

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Canada's population grew **faster** last year than it has at any time since the **1950s...** over the past 12 months (*jan. to dec.*) we welcomed **471,771** immigrants...

...AND we also welcomed **804,901** net non-permanent residents...

Federal government should look at cap on student visas, Housing Minister Sean Fraser says

MARCEWALEN > SENIOR POLITICAL REPORTER

11:41 AM EST

PUBLISHED YESTERDAY

UPDATED 1 HOUR AGO

MEMBER STORIES



Federal Housing Minister Sean Fraser didn't provide any timeline for when Ottawa might lower the number of study permits issued.

DANISH GALABRESE/THE CANADIAN PRESS

201 COMMENTS SHARE BOOKMARK GIVE THE ARTICLE

LIBRARY ARTICLE

The federal government should reassess its policy on international students and consider a cap on a program that has seen "explosive growth," putting pressure on rental markets and driving up costs, Housing and Infrastructure Minister Sean Fraser said.

The number of international students in Canada has more than doubled since Prime Minister Justin Trudeau took office in 2015, government data show. At the end of 2022, it sat at 807,263.

AUGUST 22, 2023

“

The reality is we've got temporary immigration programs that were never designed to see such explosive growth in such a short period of time...

MINISTER OF HOUSING, SEAN FRASER



BNN Bloomberg NEWS LIVE VIDEO SHOWS MARKET CALL MARKE

BANK OF CANADA INFLATION INTEREST RATES REAL ESTATE CANNABIS OIL GOLD NEWSLETTERS


LIVE: Watch BNN Bloomberg television here


POLITICS NEWS VIDEO

POLITICS Jan 22, 2024


Feds announce two-year cap on international student admissions

The Canadian Press






With immigration, it's very difficult to balance good economic w...



How non-permanent resident immigration is helping Canada avoid a ...



We need to ensure immigrants contribute not only to GDP but also ...

Immigration Minister Marc Miller is announcing a two-year cap on international student admissions.

The minister hopes the cap will give the federal and provincial government time to curb a system that he says is taking advantage of high international student tuition while providing, in some cases, a poor education.

The cap will mean a 35 per cent overall reduction in new study visas this year though some provinces, including Ontario, will see a reduction of 50 per cent or more.

JANUARY 22, 2024

“

Immigration Minister Marc Miller is announcing a two-year cap on international student admissions

MINISTER OF IMMIGRATION, MARK MILLER



News / Economy

Canada to put a cap on temporary residents for the first time

Caps on students, asylum seekers and temporary workers to be introduced this fall

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Naimul Karim

Published Mar 21, 2024 • Last updated Mar 22, 2024 • 4 minute read

50 Comments



Immigration Minister Mark Miller said he hopes to reduce the number of temporary residents to five per cent over the next three years. PHOTO BY SEAN KILPATRICK, THE CANADIAN PRESS

Prime Minister Justin Trudeau's government will be limiting the number of temporary residents entering Canada by introducing caps on them for the first time starting this fall as it tries to tackle the ongoing housing crisis and curb inflation.

MARCH 21, 2024

“

Canada to put a cap on temporary residents for the first time...

MINISTER OF IMMIGRATION, MARK MILLER

News / Economy

Canada to put a cap on temporary residents for the first time

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MARCH 21, 2024

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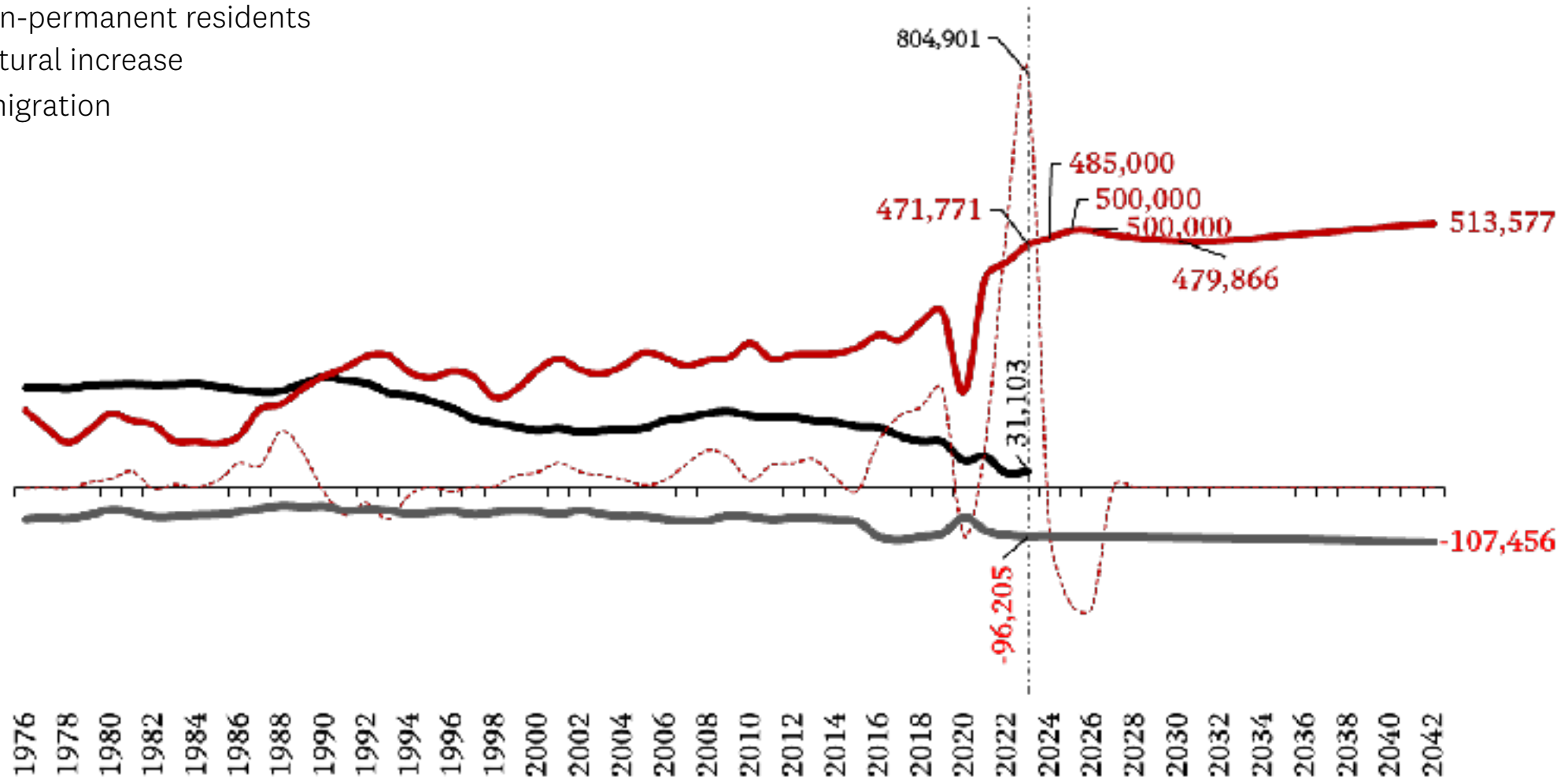
There are currently **2.5** million temporary residents in Canada, which constitutes about **6.2%** of the population. Minister Miller said he hopes to reduce this figure to **5%** over the next three years.

MINISTER OF IMMIGRATION, MARK MILLER

international migration

CANADA, 1976 to 2041

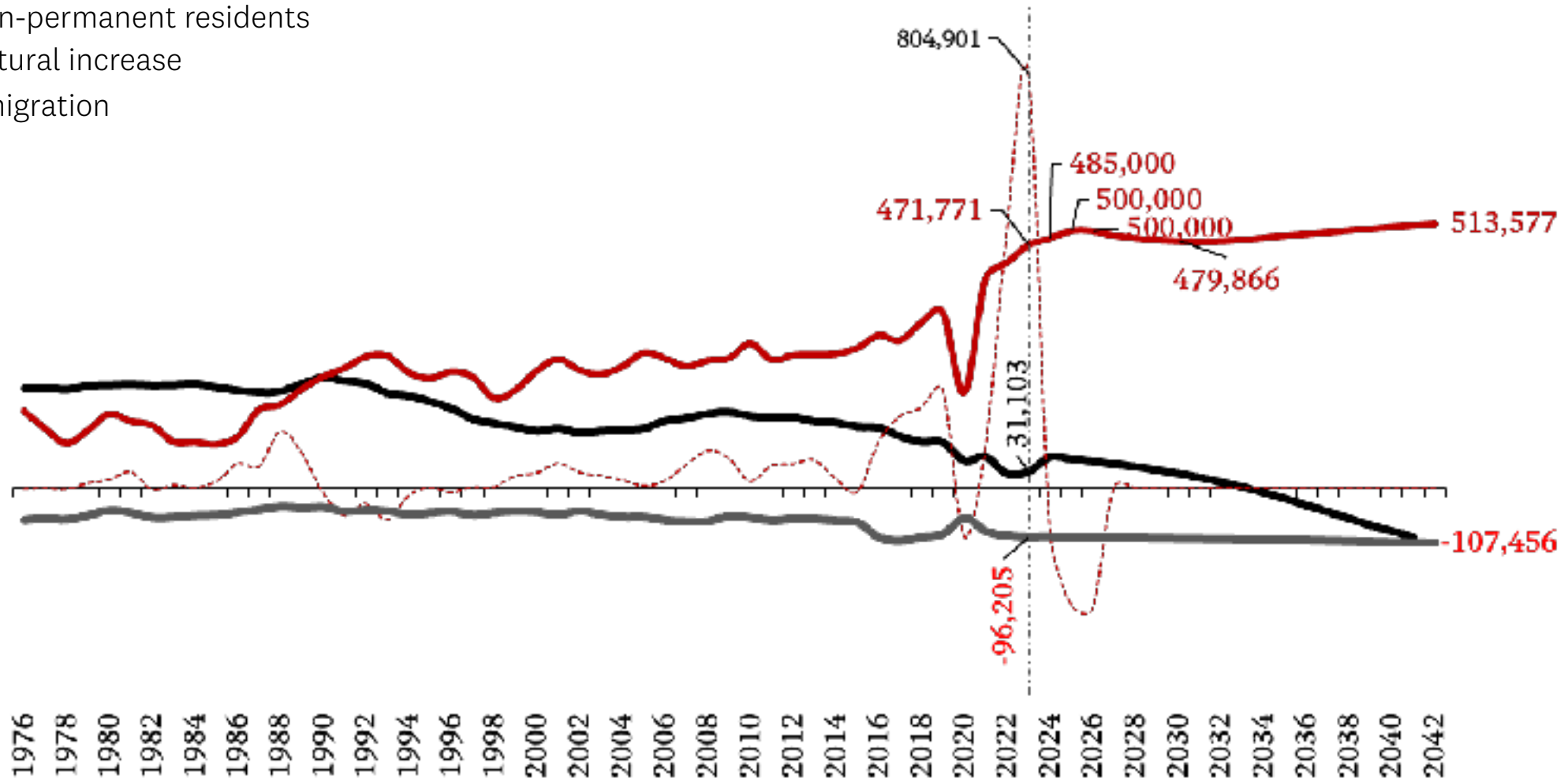
- immigration
- ⋯ non-permanent residents
- natural increase
- emigration



international migration

CANADA, 1976 to 2041

- immigration
- ⋯ non-permanent residents
- natural increase
- emigration





key insights

Future immigration levels have now become a balance between our **labour force** requirements (*economy & social services*) and **housing availability...**

and (unfortunately)...

as a result are now becoming an increasingly **politicized** issue.

OCTOBER 26, 2022

“

Canadians seem on the move from bigger provinces to smaller ones... when the numbers get crunched, the Maritimes, BC, and the Yukon are the only places that show a net influx.

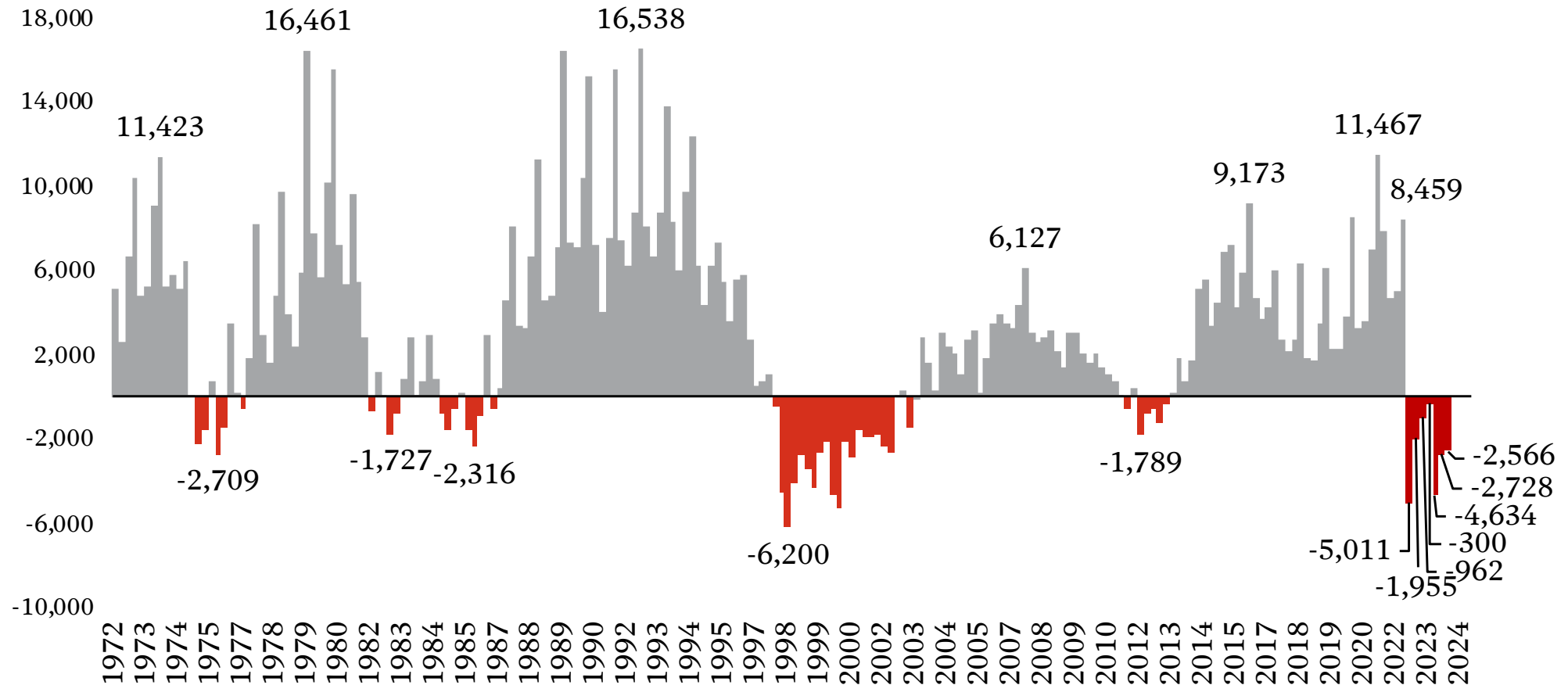
THE TORONTO STAR

The screenshot shows the top of a Toronto Star article. The masthead includes the 'TORONTO STAR' logo and navigation links for Home, Local, National, World, Opinion, and Sports. The article title is 'Canadian census data shows a nation on the move, and what provinces we're moving to'. Below the title is a sub-headline: 'The Maritime provinces, along with B.C. and Yukon, are the only places that show a net influx of people in the five years before 2021'. The author is 'By Wawa B. Chong/Matt Sogorin' and the date is 'Wed., Oct. 26, 2022'. There are social media sharing icons for Facebook, Twitter, Email, LinkedIn, and Print. A 'HOW TO CONVERSATION' icon is also present. The main image shows a waterfront scene with several sailboats docked at a pier, and people in kayaks on the water. Below the image, there is a caption: 'Canadians, it seems, on the whole are on the move from bigger provinces to smaller ones. That's one of the takeaways from Statistics Canada's release of data on mobility and migration gleaned from the 2021 census. During the census, Canadians were asked what province they were living in currently and what province they'd been living in a year ago, and five years ago. When the numbers get crunched, the Maritime provinces, along with B.C. and Yukon, are the only places that show a net influx of people in the five years preceding the census.'



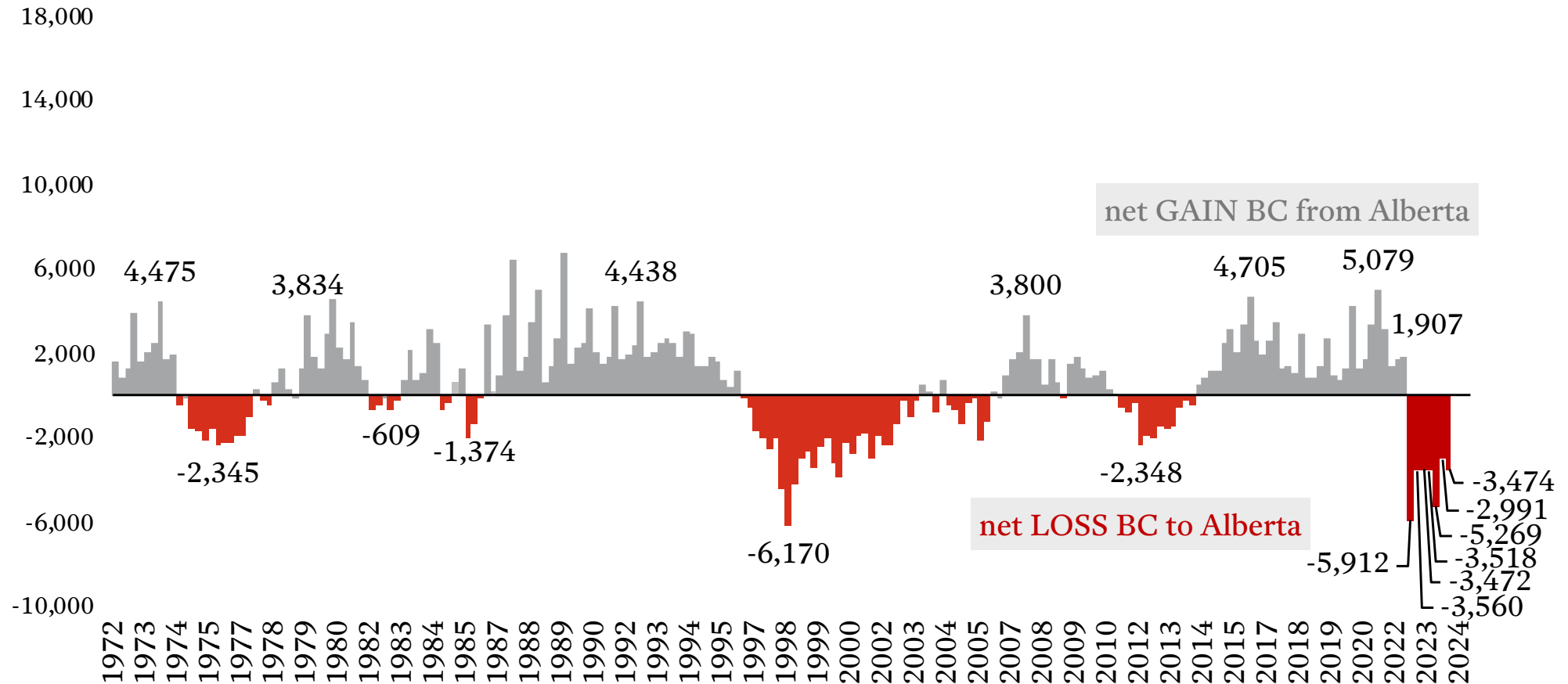
net interprovincial migration

BRITISH COLUMBIA to Q1 2024



net interprovincial migration

BRITISH COLUMBIA to Q1 2024



Central Okanagan had its largest population growth ever in 2022

[Rob Munro](#)



FILE PHOTO - Kelowna at sunset.
Average Photo: A20247 67027

Aug 12, 2022 - 10:00 AM

An estimated 6,467 new people arrived in the Central Okanagan in 2022, the largest single annual increase in the past decade.

There were 5,475 new people in 2021 and only 2,521 in 2012.

The rate of growth was 2.8%, which is the second highest in the past decade, falling short of 2016's 2.9% when the population grew by 5,695.

READ MORE: [Kelowna, Kamloops among three fastest-growing larger cities in Canada, new census data shows](#)

That's according to Statistics Canada's population estimates as posted on a new data portal created by the Central Okanagan Economic Development Commission.

It shows the regional population reached 235,472 last year.

The labour force totalled 125,600 in May with a regional unemployment rate of 2.8% when compared to a national unemployment rate that hit 5.4% in June and a provincial rate of 5.6%.

JULY 7, 2023

“

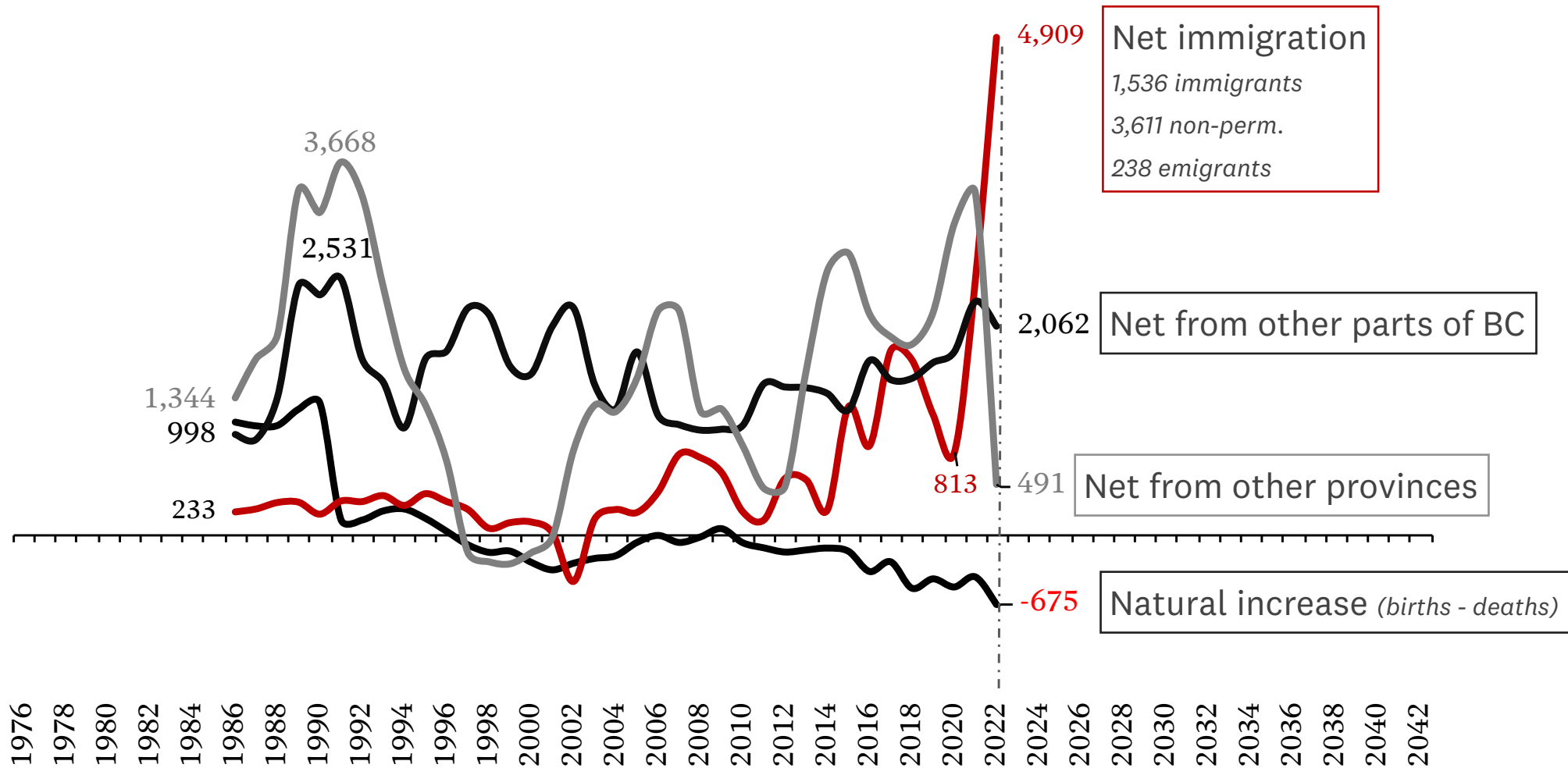
The rate of growth was **2.8%**, which is the second highest in the past decade, falling short of 2016's **2.9%** when the population grew by 5,695 new residents.

ROB MUNRO



components of migration

REGIONAL DISTRICT OF CENTRAL OKANAGAN





key insight

Our region's growth has most recently been driven by heightened levels of **international and domestic migration**.

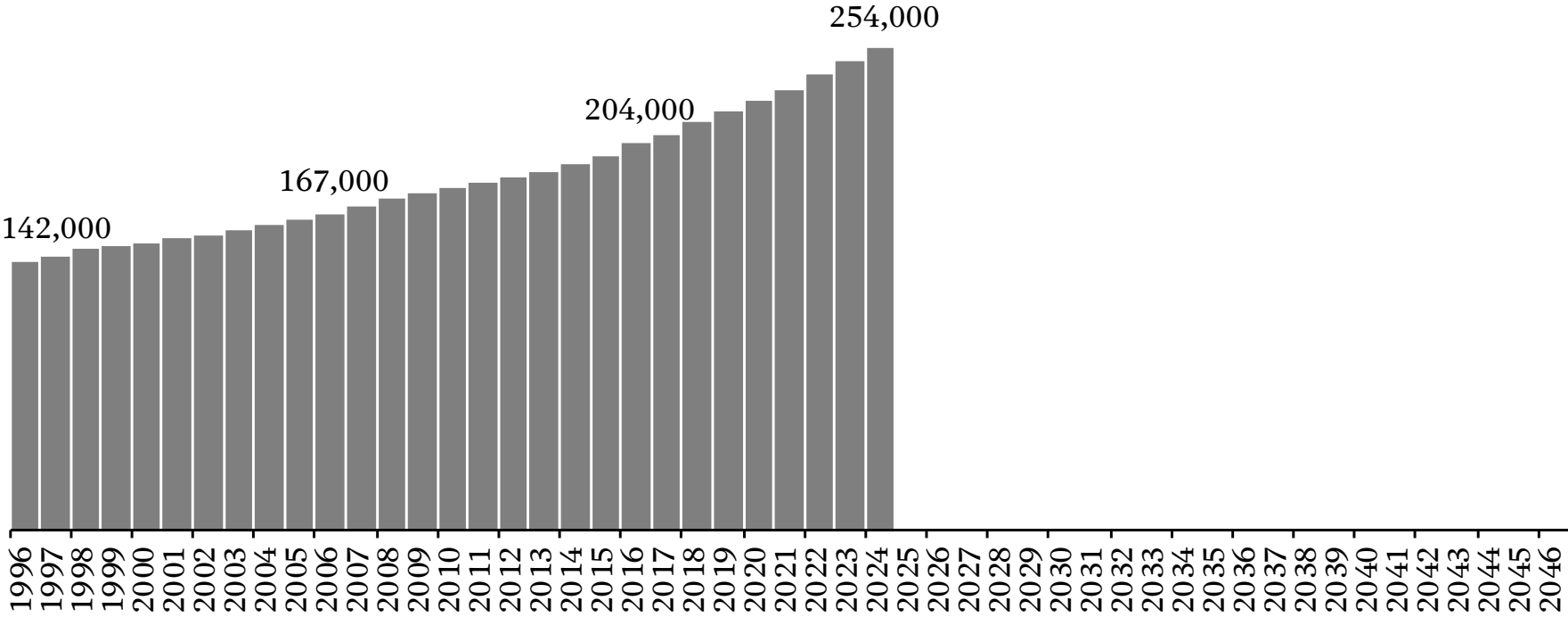
However, this narrative is complex in nature and ever-changing; driven by a wide range of factors from **local economy to immigration policy**.

This is why we embarked on this project, and will continue **monitor** these trends closely to aid in our ability to anticipate **growth & change**.



total population

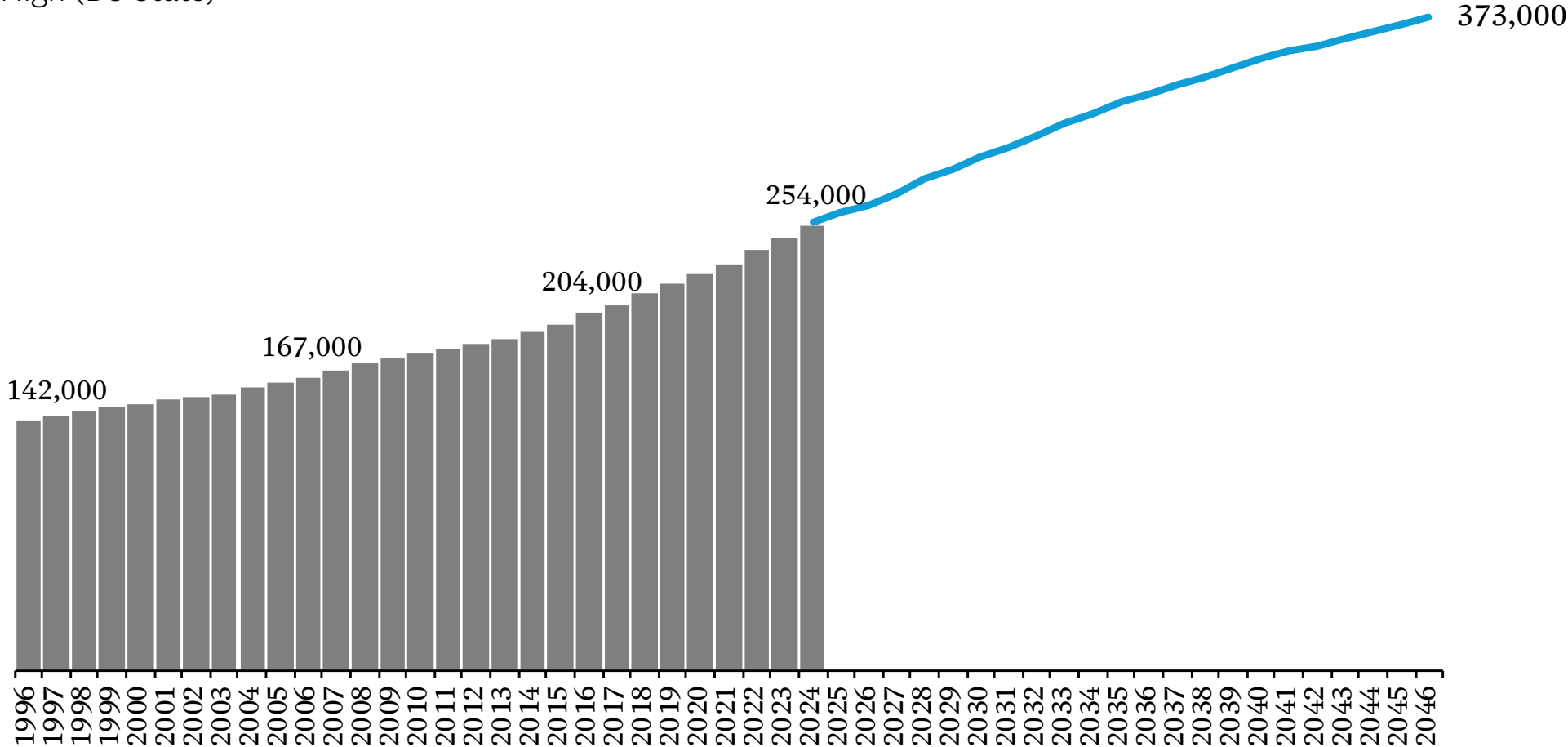
CENTRAL OKANAGAN



total population

CENTRAL OKANAGAN

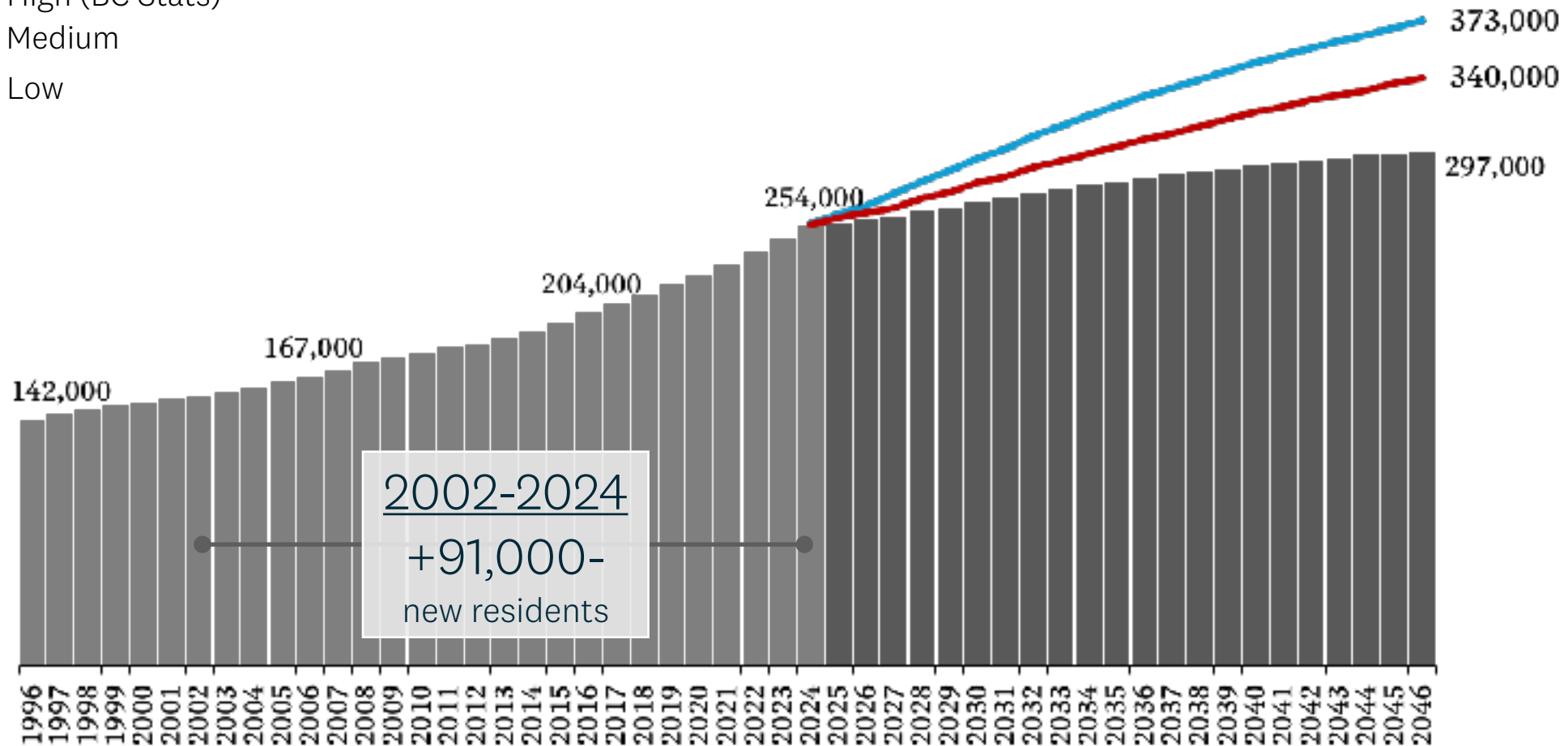
— High (BC Stats)



total population

CENTRAL OKANAGAN

- High (BC Stats)
- Medium
- Low



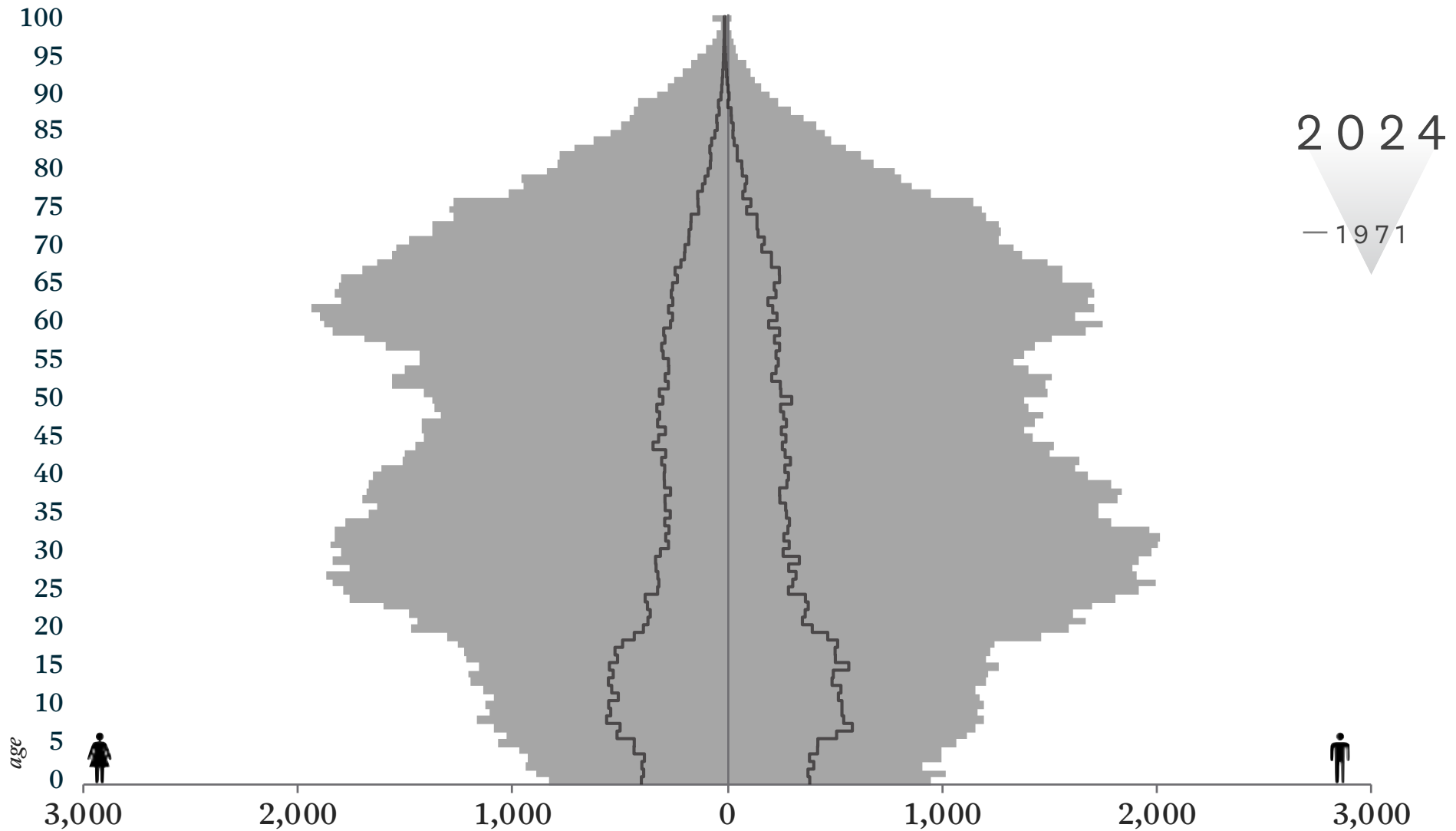
2024-2046
 +43,000-
 119,000
 new residents

2002-2024
 +91,000-
 new residents



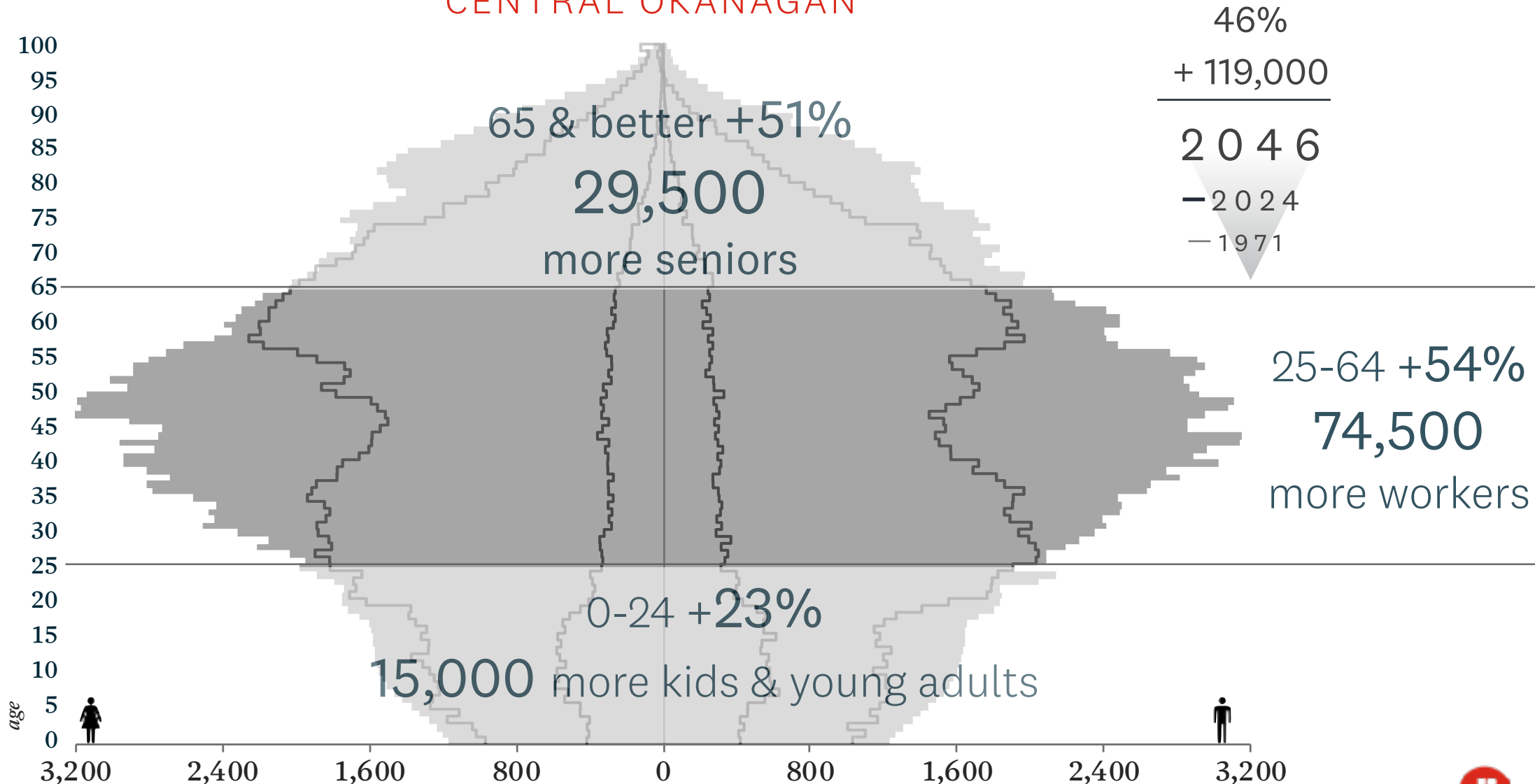
population by age *(high scenario, BC Stats)*

CENTRAL OKANAGAN



population by age *(high scenario, BC Stats)*

CENTRAL OKANAGAN





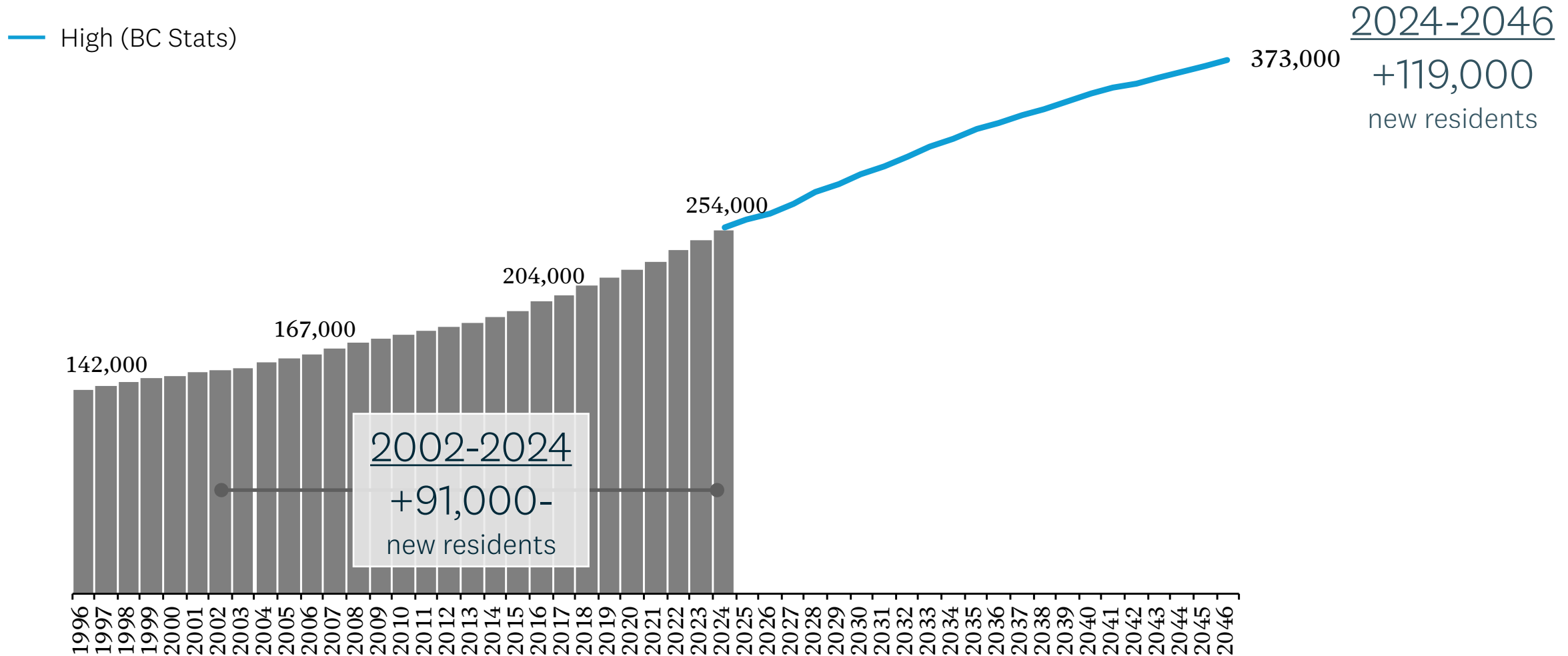
key insight

By 2046 our population is anticipate to grow by between **43,000 – 119,000** new residents. The medium scenario estimate is **86,000** new residents by 2046.

By 2046 the region will also change. We will have a lot more workers (**54%** more), which will help support the a growing economy as well as an **aging** (*and retiring*) population.

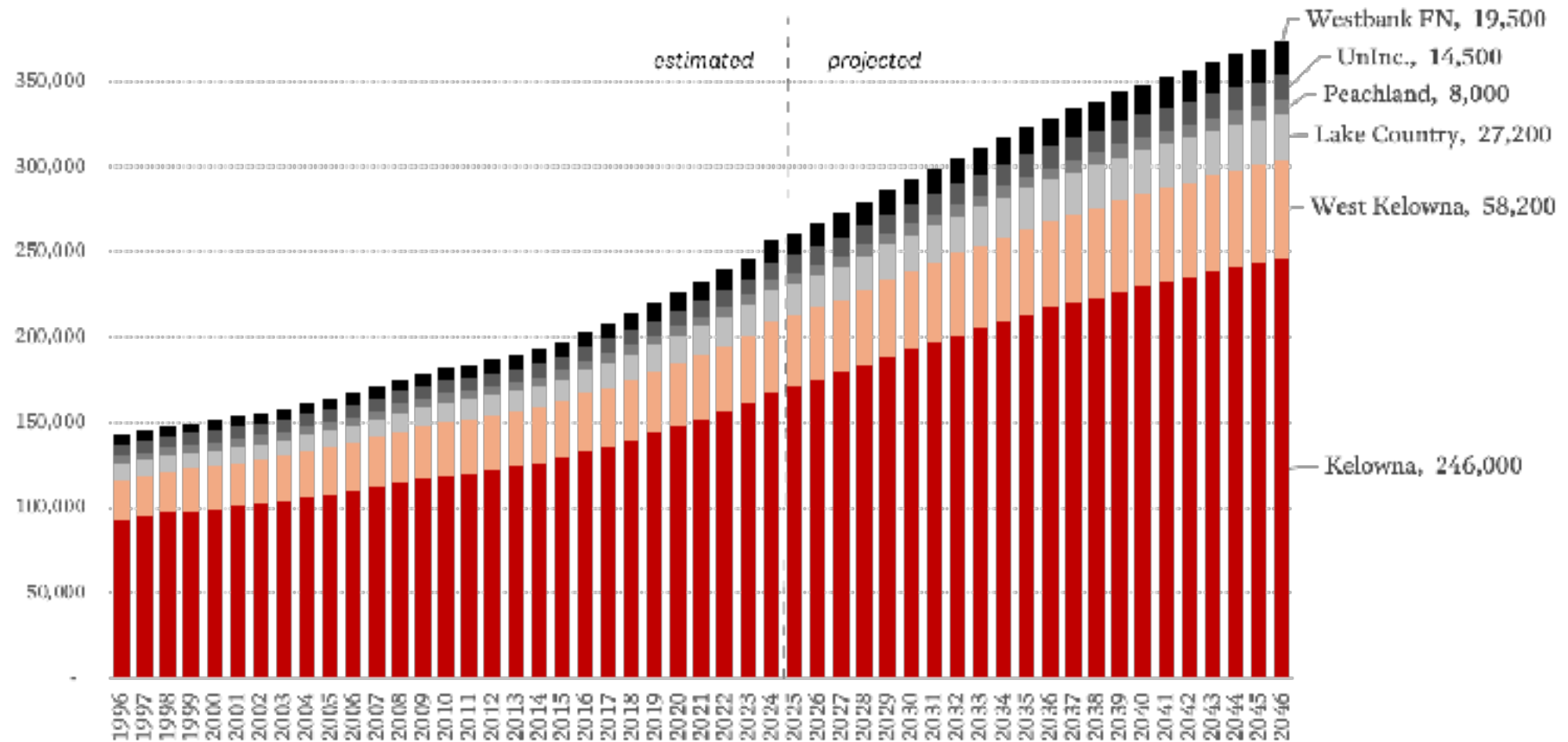
total population

CENTRAL OKANAGAN



distribution of population *(high scenario)*

CENTRAL OKANAGAN



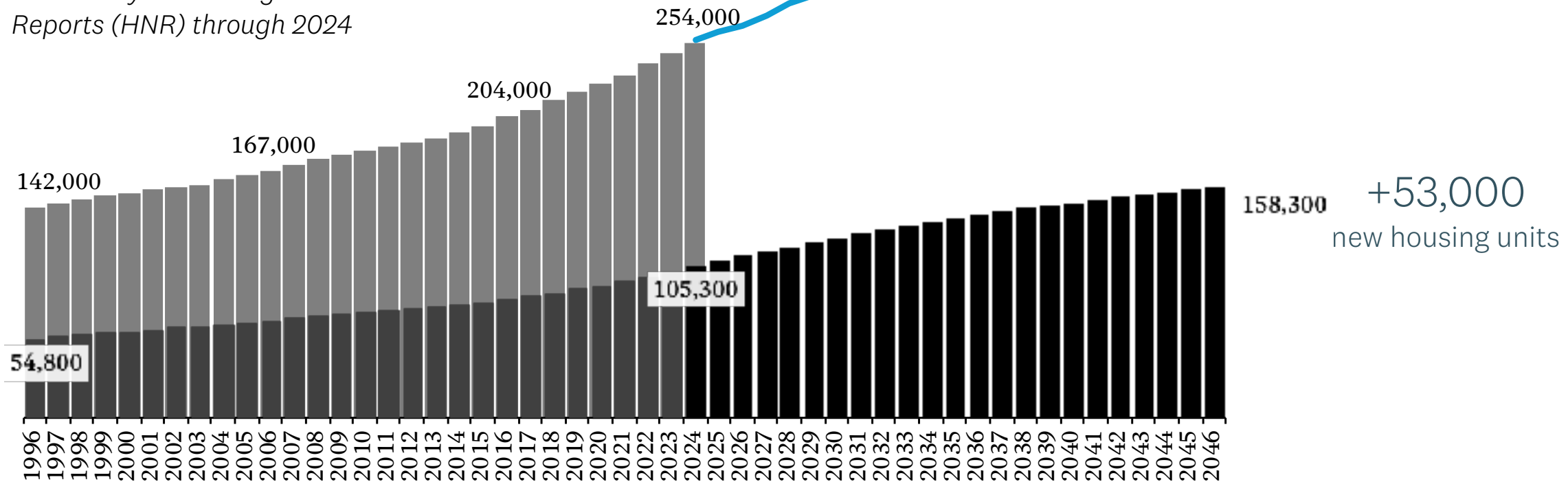
total population & housing

CENTRAL OKANAGAN

— High (BC Stats)

■ Corresponding Housing Units*

**to be further refined by each community in Housing Needs Reports (HNR) through 2024*





key insight

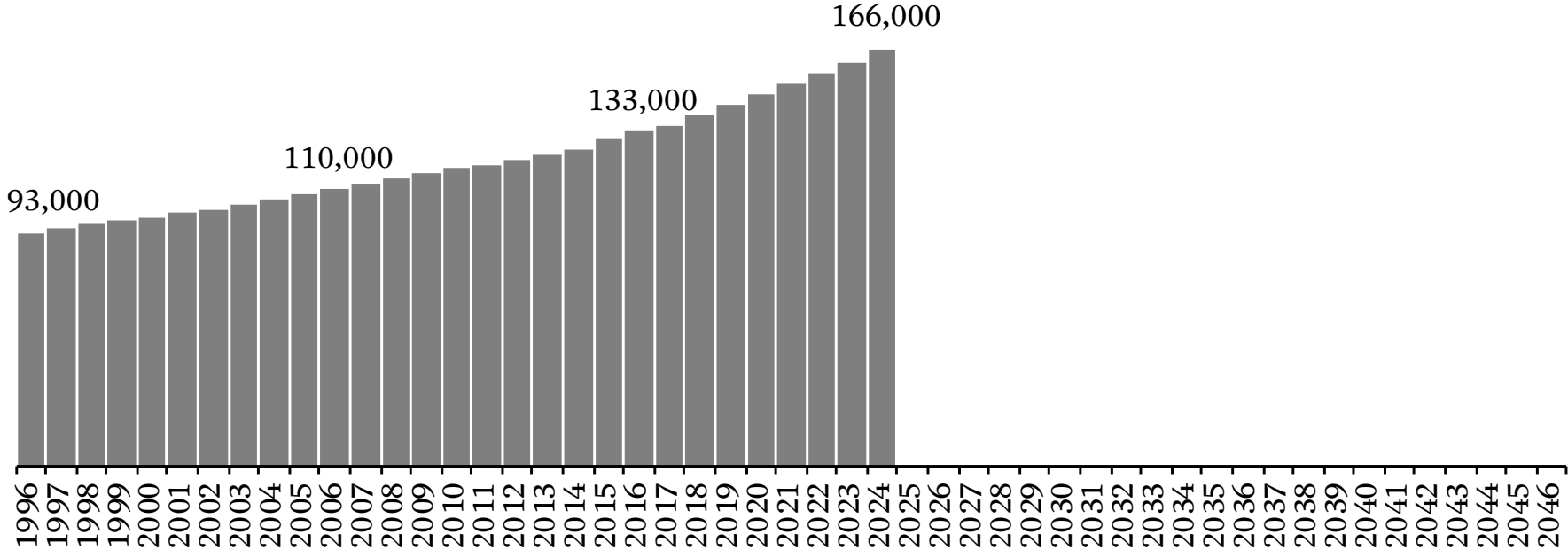
By 2046, the region will need to add upwards of **53,000** net new homes to accommodate its growing and changing population.

This however does NOT account for any existing **unmet demand** within the region's housing system. These numbers will be refined by each community through its Housing Needs Report (HNR) that is required to be completed by **January 1, 2025**.



total population

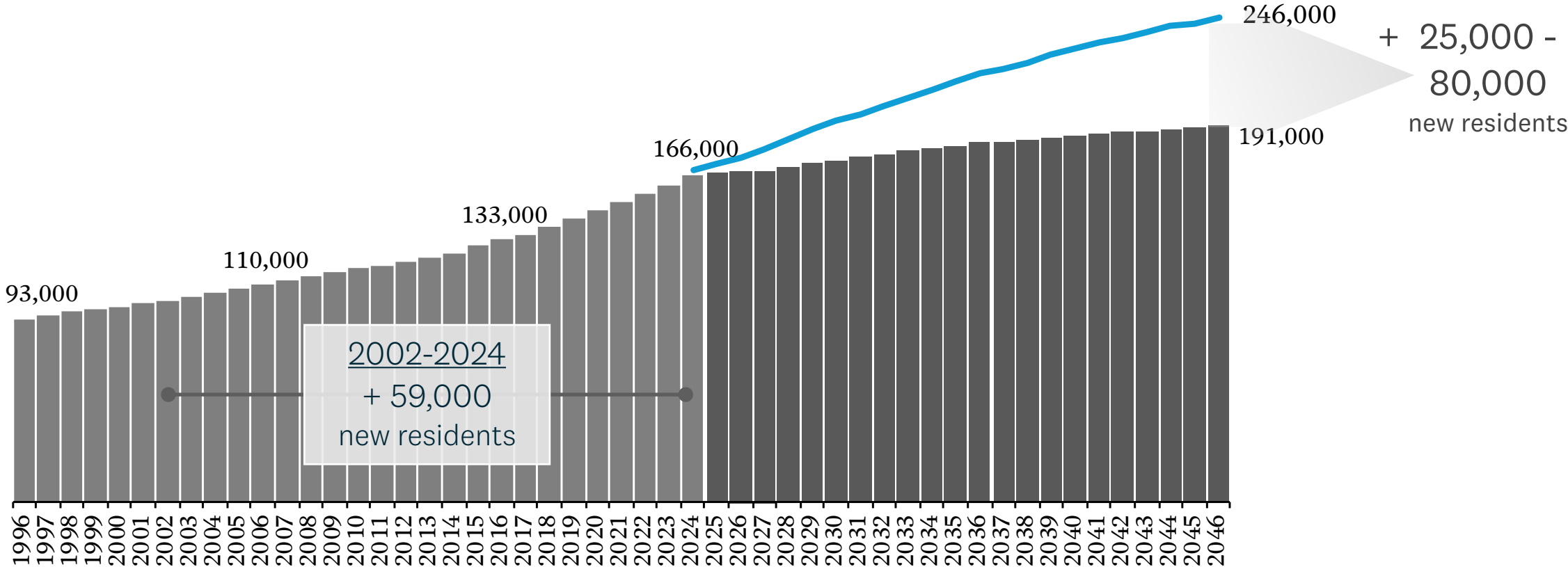
CITY OF KELOWNA



total population

CITY OF KELOWNA

— High (BC Stats)
■ Low

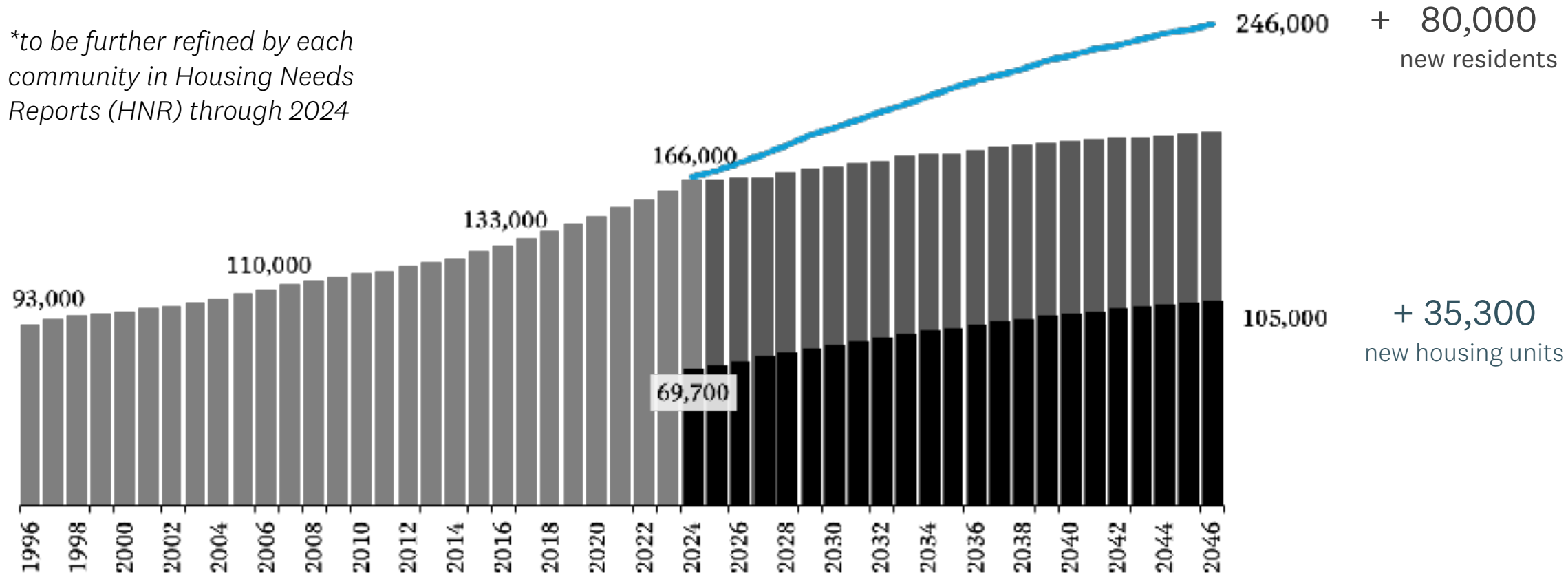


total population & housing

CITY OF KELOWNA

- High (BC Stats)
- Low
- Corresponding Housing (BC Stats)*

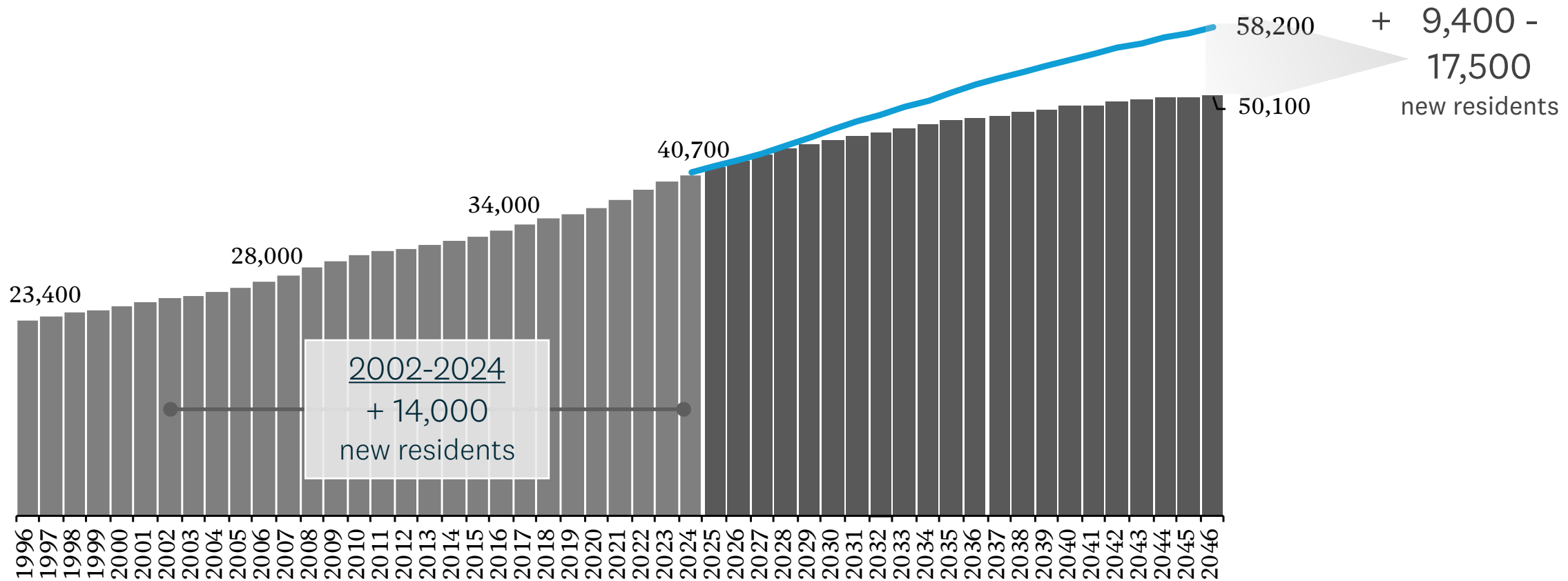
**to be further refined by each community in Housing Needs Reports (HNR) through 2024*



total population

CITY OF WEST KELOWNA

— High (BC Stats)
 ■ Low

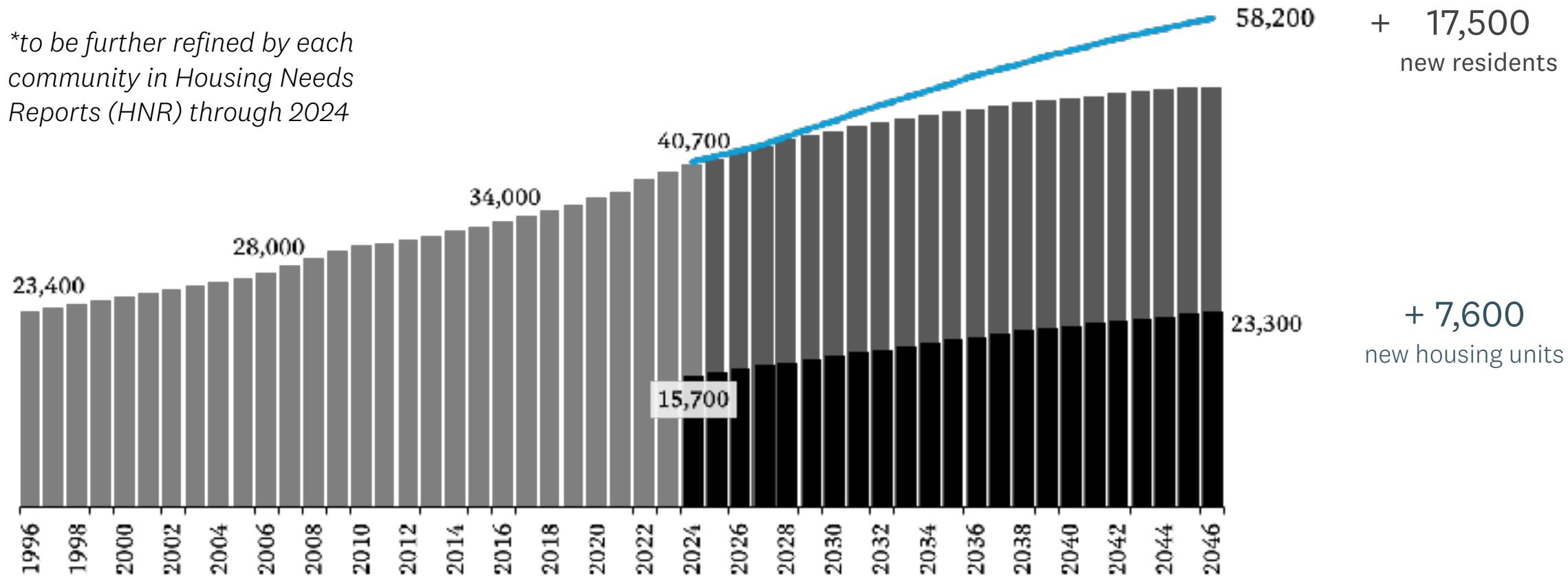


total population & housing

CITY OF WEST KELOWNA

- High (BC Stats)
- Low
- Corresponding Housing (BC Stats)*

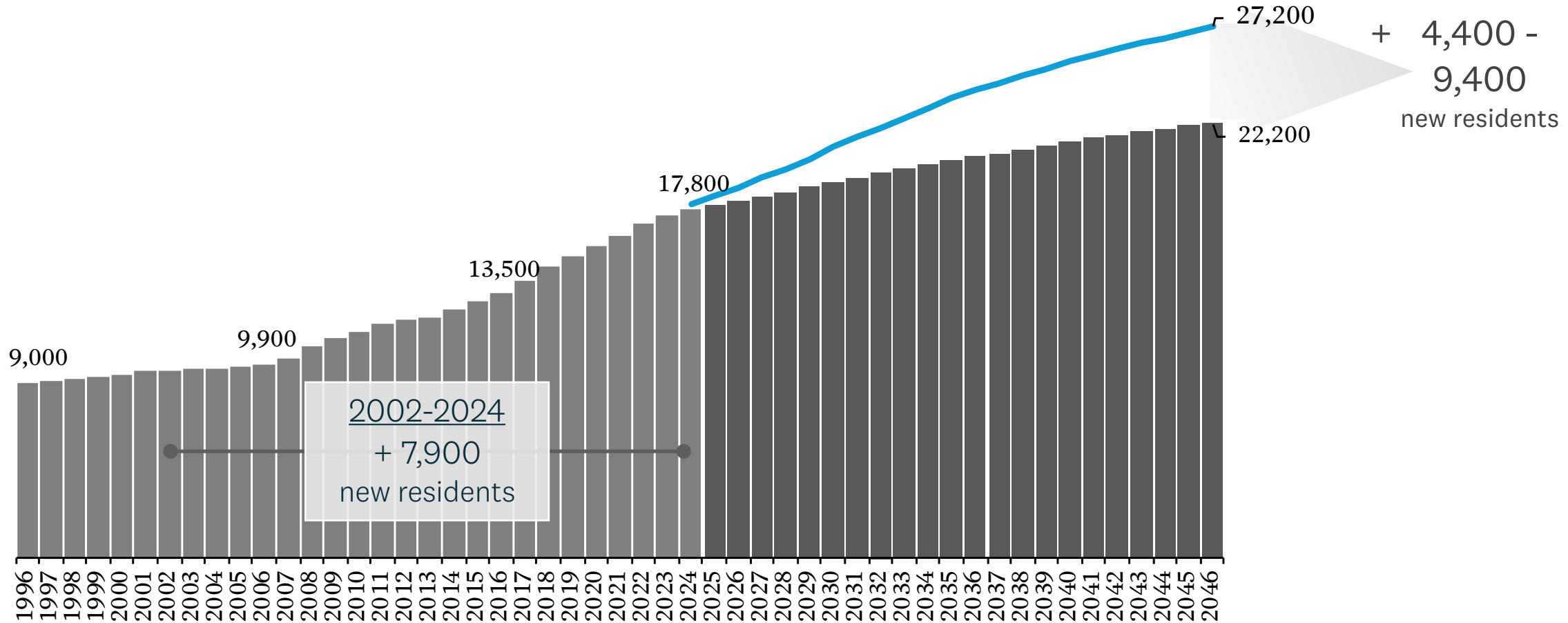
**to be further refined by each community in Housing Needs Reports (HNR) through 2024*



total population

DISTRICT OF LAKE COUNTRY

— High (BC Stats)
 ■ Low

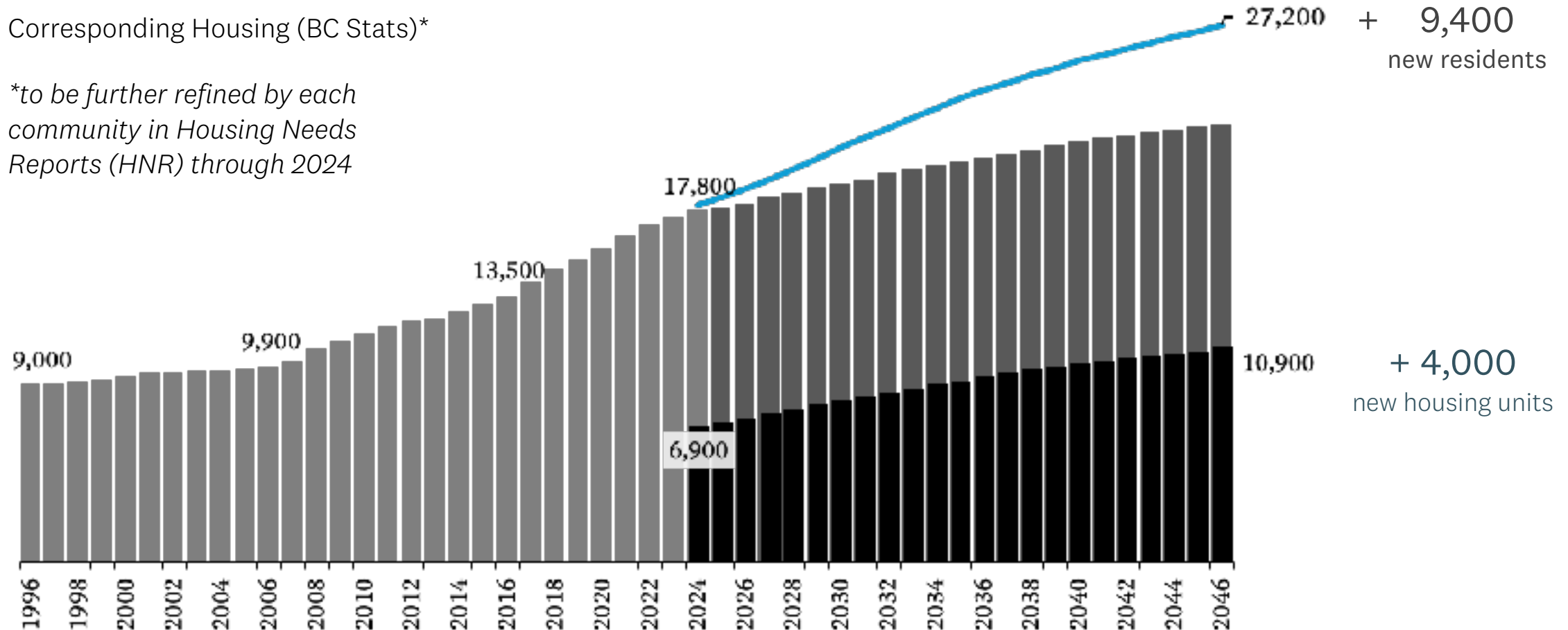


total population & housing

DISTRICT OF LAKE COUNTRY

- High (BC Stats)
- Low
- Corresponding Housing (BC Stats)*

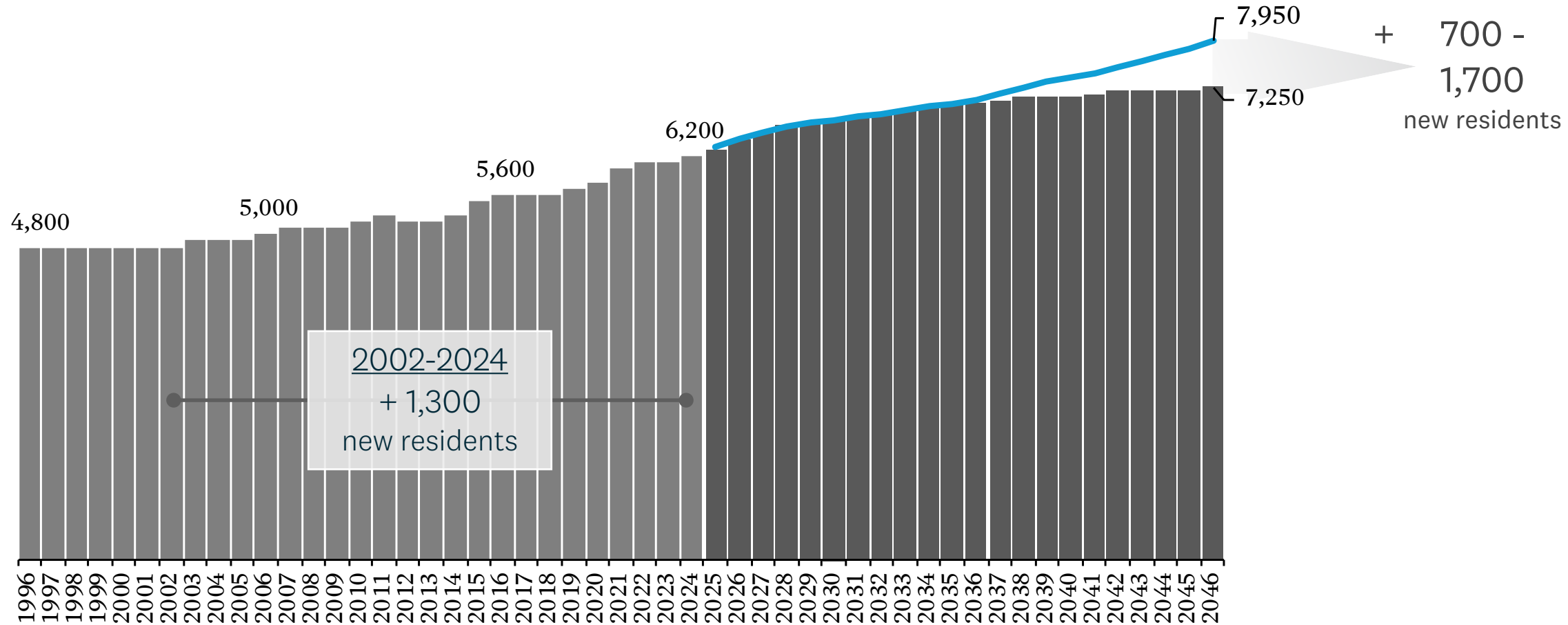
**to be further refined by each community in Housing Needs Reports (HNR) through 2024*



total population

DISTRICT OF PEACHLAND

— High (BC Stats)
 ■ Low



total population & housing

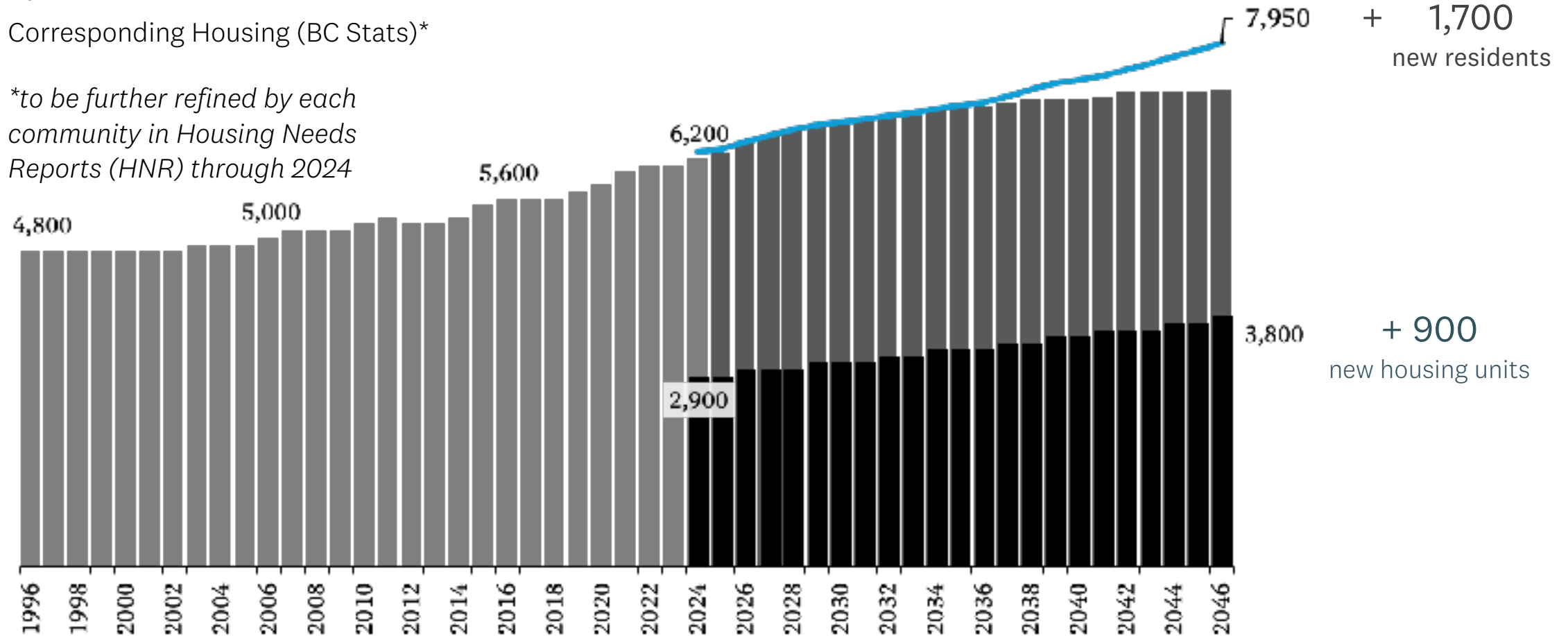
DISTRICT OF PEACHLAND

— High (BC Stats)

■ Low

■ Corresponding Housing (BC Stats)*

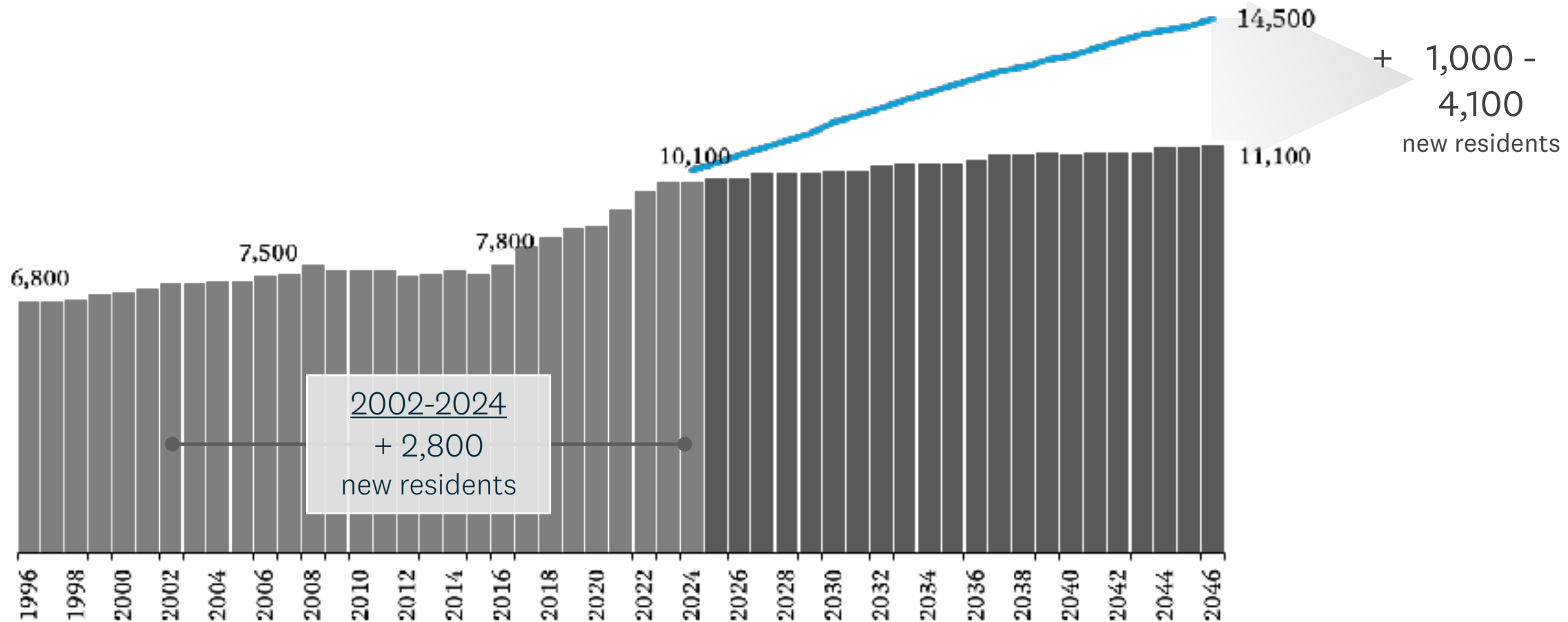
**to be further refined by each community in Housing Needs Reports (HNR) through 2024*



total population

UNINCORPORATED AREAS*

— High (BC Stats)
■ Low

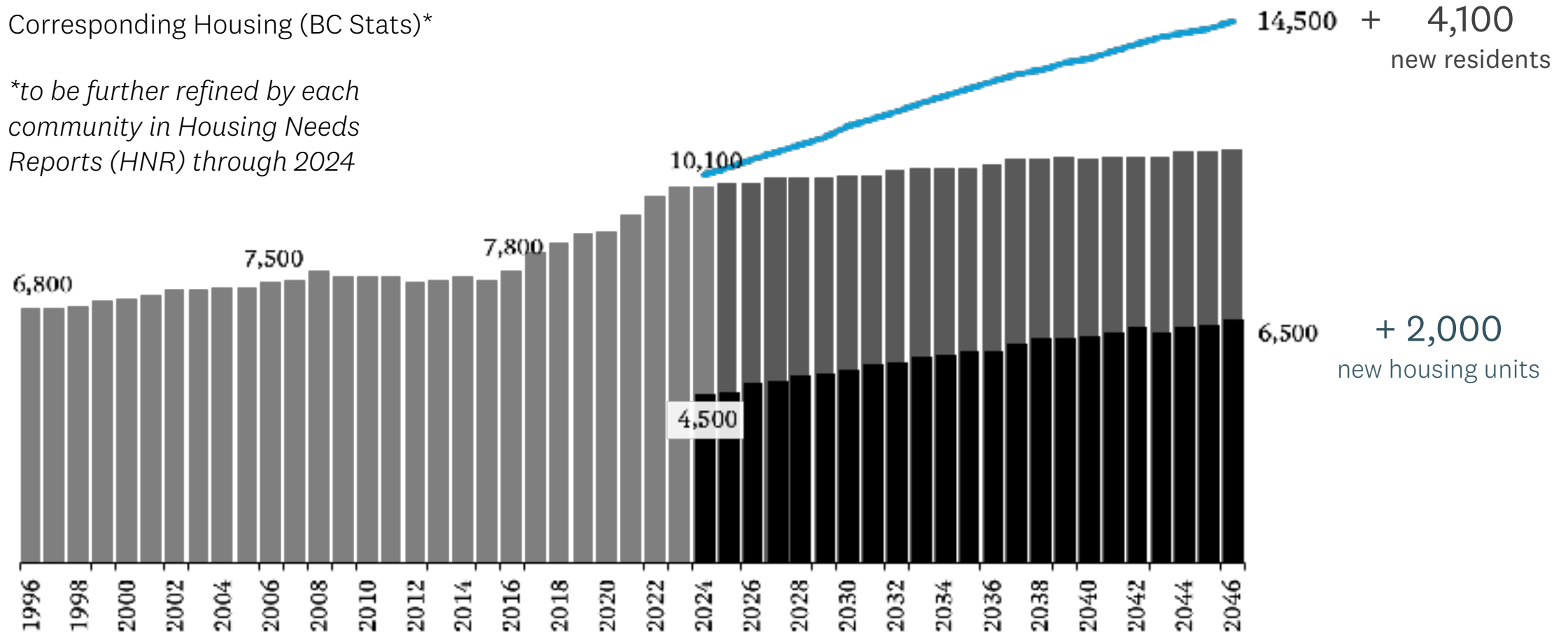


total population & housing

UNINCORPORATED AREAS*

- High (BC Stats)
- Low
- Corresponding Housing (BC Stats)*

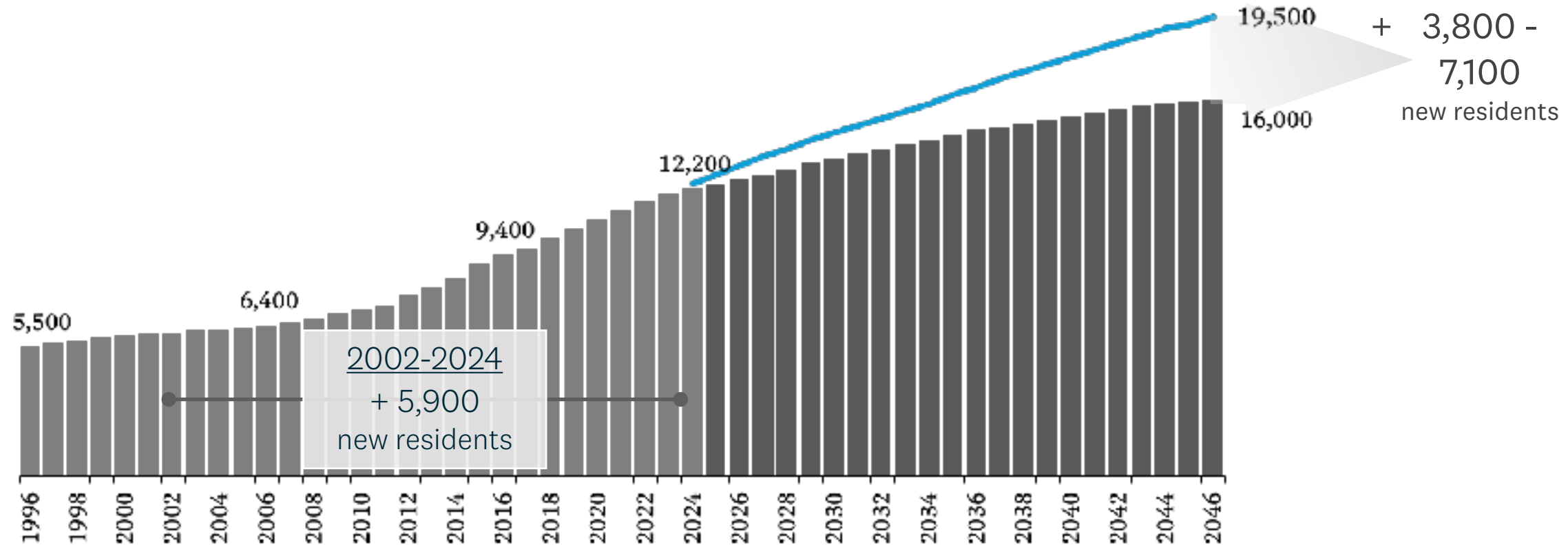
**to be further refined by each community in Housing Needs Reports (HNR) through 2024*



total population

WESTBANK FIRST NATION*

— High
■ Low

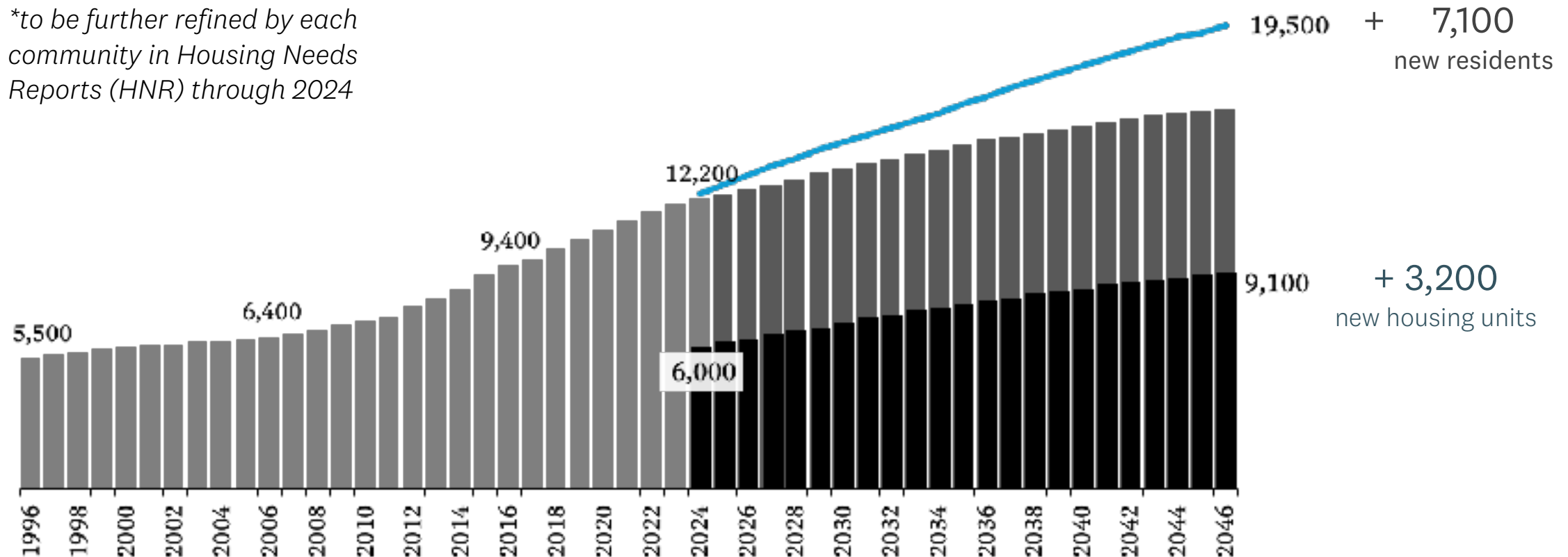


total population & housing

WESTBANK FIRST NATION*

- High
- Low
- Corresponding Housing*

**to be further refined by each community in Housing Needs Reports (HNR) through 2024*



A person is standing on a grey surface, casting a long shadow to the right. A yellow circle is drawn around the person, and a vertical yellow line passes through the center of the circle and the person. The background is a solid grey color.

key conclusions

Our region is growing due to its **location, amenity & economy**. This growth will bring more **workers** that are vital to support economic growth and our aging population.

It will also bring more **children & young adults**, all of whom will need **housing**.

How much will depend on directions for **immigration policy**, and **domestic migration** from within BC and other parts of Canada.

Thank you...

