

# South Okanagan Regional Growth Strategy

# Snapshot 2017



SOUTH OKANAGAN REGIONAL GROWTH STRATEGY. VOL. 9, 2017



# Snapshot

graphic



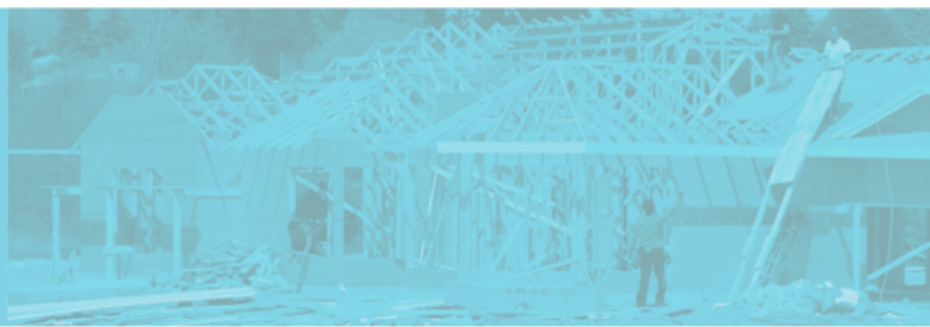
Well: change in indicator supports moving towards the goal



No Change: means the indicator has not shown any substantial change



Poorly: means the changes show that indicator is moving away from goal



## HOUSING AND DEVELOPMENT

**GOAL**

*Focus development in serviced areas in designated Primary Growth Areas and Rural Growth Areas.*

**INDICATOR****HOW ARE WE DOING: Change since last period**

*1.1) Percent of housing starts in primary growth/rural areas*



**Well:** housing starts in primary growth areas increased by 4% while the rural areas declined by 4%

*1.2) Hectares change (inclusions/exclusions) to ALR*



**No change:** no exclusions or inclusions of the ALR

*1.3) Median home prices (CPI-adjusted)*



**Well:** Median home price decreased by 23.4%, an advantage for affordability

*1.4) Affordability ratio (median home price to median household income)*



**Well:** The affordability ratio improved, increasing from 6.5 to 5.3, but still beyond common thresholds of 3.0 or 3.5

*1.5) Number of housing starts by type*



**Well:** only 43% of new dwellings were single family compared to the historic average of approximately 67%

**1.1) Percent of housing starts in primary areas / rural areas**

This indicator measures the number of new housing units built in primary growth areas and all rural areas. This is important as a means of understanding growth within the RDOS, to ensure residential areas can be effectively and efficiently serviced, as well as protecting important areas for agriculture.

# Assumptions and Qualifiers

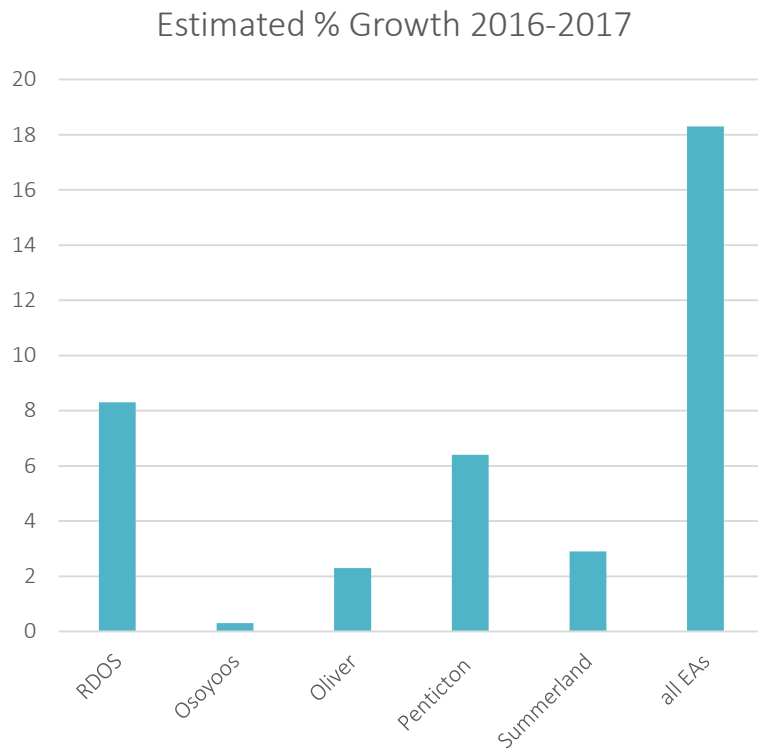
Long term trends

Using best data openly available

Data not always available every year

Data may use assumptions

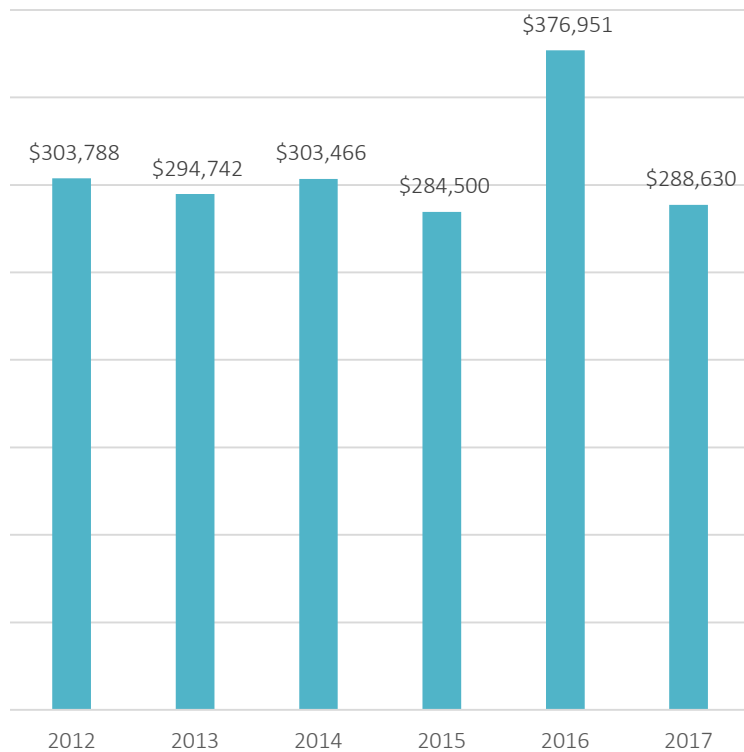
# highlights



Population estimates for 2017 show very high increase within Electoral Areas



# Median House Price



Arguable still high, but lower than the peak of 2016

# ➔ Housing starts by Type

43% were Single Family compared to historic average of 67%





# Average daily water consumption

2017 - 512 per Capita

2016 – 322 per Capita

Utilities providing data 2017:

Naramata, West Bench, Sage  
Mesa, Faulder, Oliver, Osoyoos,  
Summerland

BUT,

Assumptions needed to be  
made on population,  
municipalities use 2016 census  
data

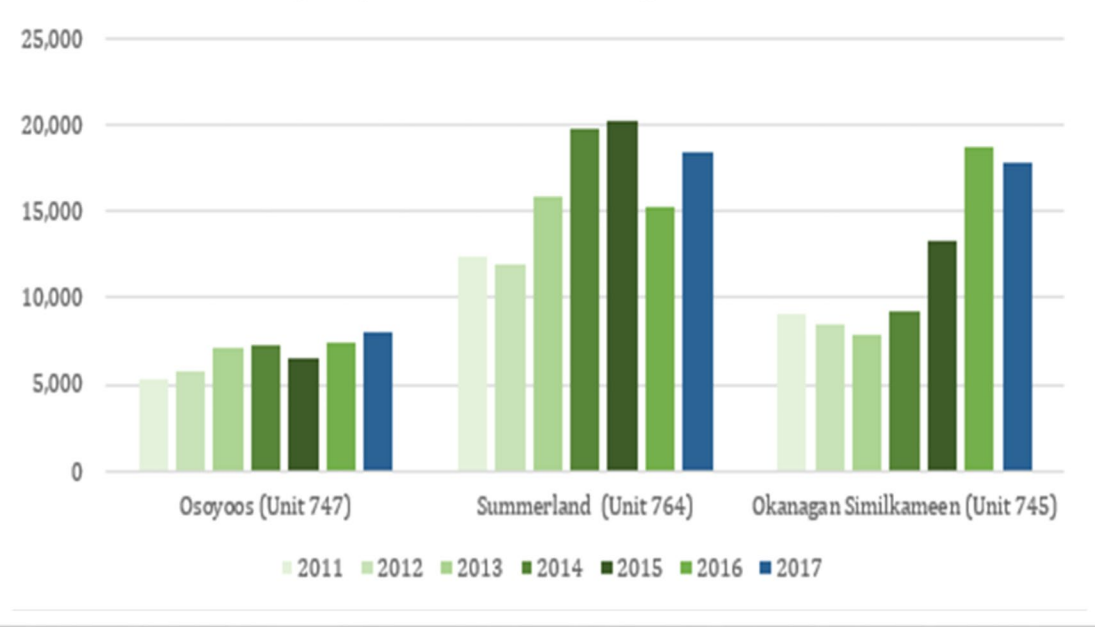
Some systems also serve a part  
of the RDOS



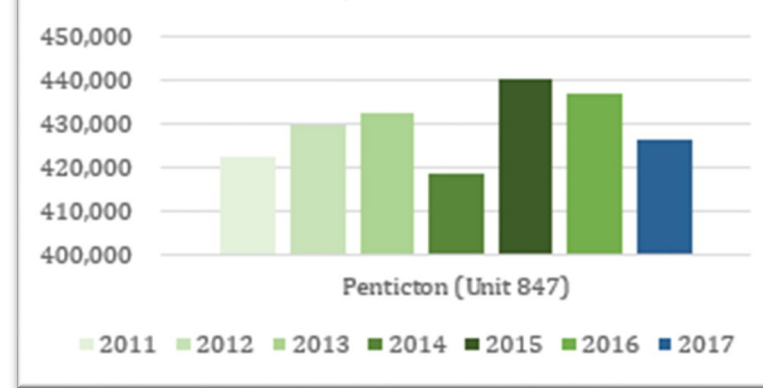


# Annual Regional bus ridership

Annual Ridership, Osoyoos, Summerland, Okanagan-Similkameen, 2011 - 2017



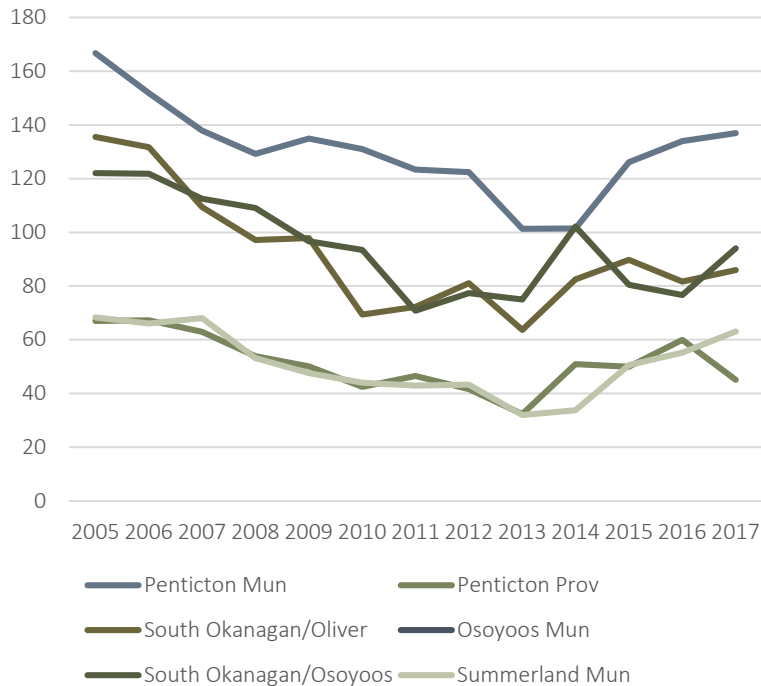
Annual Ridership, Penticton, 2011 - 2017





# Crime rates

Crime Rates / 1000 Population



Appears to becoming higher.

Measured as criminal code offences per 1000 population

BC Average = 74.2

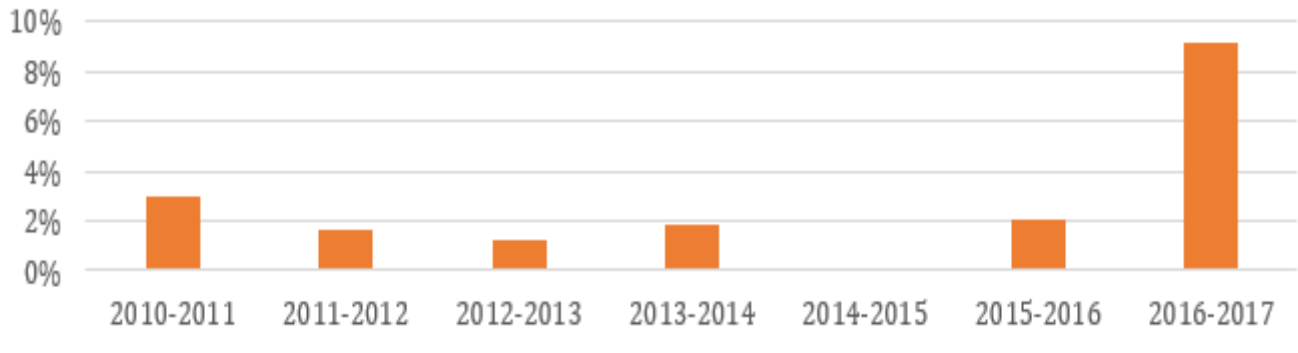
Penticton = 137

Summerland = 63



# # of businesses with employees

% change in number of businesses with employees



Number of businesses that employ more than just business owner



# Average residential energy consumption

Increasing trend

Residential Energy Use per Capita  
in GJ

