

2021 Census

Dwelling Highlights

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Canada's Fastest Growing Metropolitan Area



**CENTRAL
OKANAGAN**
ECONOMIC
DEVELOPMENT
COMMISSION



2021 Occupied Private Dwellings by Structural Type

| Geographic Name | 2021 Total | Single-detached house | Apartment in a building that has five or more storeys | Apartment in a building that has fewer than five storeys | Row house | Semi-detached house | Apartment or flat in a duplex | Other single-attached house | Movable Dwelling |
|---------------------------|---------------|-----------------------|---|--|--------------|---------------------|-------------------------------|-----------------------------|------------------|
| <u>Canada</u> | 14,978,940 | 7,872,310 | 1,596,155 | 2,738,020 | 980,110 | 746,560 | 821,490 | 34,880 | 189,420 |
| British Columbia | 2,041,835 | 866,340 | 221,850 | 417,480 | 168,585 | 62,885 | 249,835 | 3,760 | 51,095 |
| <u>Kelowna CMA</u> | 94,335 | 46,335 | 2,585 | 21,395 | 5,955 | 4,605 | 9,045 | 175 | 4,235 |
| City of Kelowna | 62,210 | 26,440 | 2,400 | 17,810 | 4,945 | 3,040 | 6,650 | 120 | 805 |
| Central Okanagan West | 1,290 | 1,240 | 0 | 20 | 0 | 0 | 10 | 0 | 25 |
| District of Lake Country | 6,200 | 4,070 | 0 | 670 | 200 | 200 | 870 | 15 | 175 |
| District of Peachland | 2,690 | 1,855 | 0 | 425 | 115 | 65 | 140 | 5 | 80 |
| Central Okanagan East | 1,695 | 1,305 | 0 | 15 | 0 | 190 | 45 | 5 | 135 |
| City of West Kelowna | 13,970 | 9,505 | 0 | 1,695 | 465 | 525 | 1,280 | 30 | 470 |
| Duck Lake IR7 | 940 | 240 | 0 | 35 | 55 | 5 | 0 | 0 | 605 |
| Tsinstikeptum 9 | 4,585 | 1,330 | 175 | 725 | 165 | 520 | 10 | 0 | 1,660 |
| Tsinstikeptum 10 | 750 | 355 | 0 | 0 | 15 | 55 | 45 | 0 | 280 |

2021 Occupied Private Dwellings by Structural Type – Percentage Distribution

| Geographic Name | 2021 Total (%) | Single-detached house (%) | Apartment in a building that has five or more storeys (%) | Apartment in a building that has fewer than five storeys (%) | Row house (%) | Semi-detached house (%) | Apartment or flat in a duplex (%) | Other single-attached house (%) | Movable Dwelling (%) |
|---------------------------------|----------------|---------------------------|---|--|---------------|-------------------------|-----------------------------------|---------------------------------|----------------------|
| <u>Canada</u> | 100.0 | 52.6 | 10.7 | 18.3 | 6.5 | 5 | 5.5 | 0.2 | 1.3 |
| <u>British Columbia</u> | 100.0 | 42.4 | 10.9 | 20.4 | 8.3 | 3.1 | 12.2 | 0.2 | 2.5 |
| <u>Kelowna CMA</u> | 100.0 | 49.1 | 2.7 | 22.7 | 6.3 | 4.9 | 9.6 | 0.2 | 4.5 |
| <u>City of Kelowna</u> | 100.0 | 42.5 | 3.9 | 28.6 | 7.9 | 4.9 | 10.7 | 0.2 | 1.3 |
| <u>Central Okanagan West</u> | 100.0 | 96.1 | 0 | 1.6 | 0 | 0 | 0.8 | 0 | 1.9 |
| <u>District of Lake Country</u> | 100.0 | 65.6 | 0 | 10.8 | 3.2 | 3.2 | 14 | 0.2 | 2.8 |
| <u>District of Peachland</u> | 100.0 | 69 | 0 | 15.8 | 4.3 | 2.4 | 5.2 | 0.2 | 3 |
| <u>Central Okanagan East</u> | 100.0 | 77 | 0 | 0.9 | 0 | 11.2 | 2.7 | 0.3 | 8 |
| <u>City of West Kelowna</u> | 100.0 | 68 | 0 | 12.1 | 3.3 | 3.8 | 9.2 | 0 | 3.4 |
| <u>Duck Lake IR7</u> | 100.0 | 25.5 | 0 | 3.7 | 5.9 | 0.5 | 0 | 0 | 64.4 |
| <u>Tsinstikeptum 9</u> | 100.0 | 29 | 3.8 | 15.8 | 3.6 | 11.3 | 0.2 | 0 | 36.2 |
| <u>Tsinstikeptum 10</u> | 100.0 | 47.3 | 0 | 0 | 2 | 7.3 | 6 | 0 | 37.3 |

Occupied Private Dwellings by Structural Type – 2016 to 2021 Percentage Change (%)

| Geographic Name | Total (%) | Single-detached house (%) | Apartment in a building that has five or more storeys (%) | Apartment in a building that has fewer than five storeys (%) | Row house (%) | Semi-detached house (%) | Apartment or flat in a duplex (%) | Other single-attached house (%) | Movable Dwelling (%) |
|--------------------------|-------------|---------------------------|---|--|---------------|-------------------------|-----------------------------------|---------------------------------|----------------------|
| Canada | 6.4 | 4.4 | 14.7 | 7.8 | 10.0 | 6.8 | 4.7 | -3.1 | -0.2 |
| British Columbia | 8.5 | 4.3 | 24.8 | 8.4 | 14.0 | 9.6 | 8.6 | 0.1 | 3.7 |
| Kelowna CMA | 15.9 | 9.4 | 52.5 | 23.7 | 26.7 | 16.3 | 20.9 | -10.3 | 14.8 |
| City of Kelowna | 15.4 | 7.6 | 42.0 | 21.6 | 25.2 | 14.1 | 22.5 | -4.0 | -2.4 |
| Central Okanagan West | 42.7 | 41.7 | 0.0 | 100.0 | 0.0 | -100.0 | 100.0 | 0.0 | 150.0 |
| District of Lake Country | 21.8 | 16.0 | 0.0 | 45.7 | 25.0 | 60.0 | 27.9 | -25.0 | 34.6 |
| District of Peachland | 9.4 | 8.2 | 0.0 | 13.3 | 9.5 | 18.2 | 12.0 | -50.0 | 6.7 |
| Central Okanagan East | 11.8 | 10.1 | 0.0 | 0.0 | 0.0 | 18.8 | 0.0 | 0.0 | 28.6 |
| City of West Kelowna | 12.4 | 8.9 | 0.0 | 40.7 | 19.2 | 10.5 | 15.3 | -25.0 | -5.1 |
| Duck Lake IR7 | 10 | -4.0 | 0.0 | -63.2 | 1000.0 | -50.0 | -100.0 | 0.0 | 21.0 |
| Tsinstikeptum 9 | 25.7 | 8.1 | 175.0 | 48.0 | 83.3 | 13.0 | -71.4 | 0.0 | 22.5 |
| Tsinstikeptum 10 | 31.5 | 14.5 | 0.0 | 0.0 | 200.0 | 450.0 | -10.0 | 0.0 | 47.4 |

CMA Comparison - 2021 Occupied Private Dwellings by Structural Type

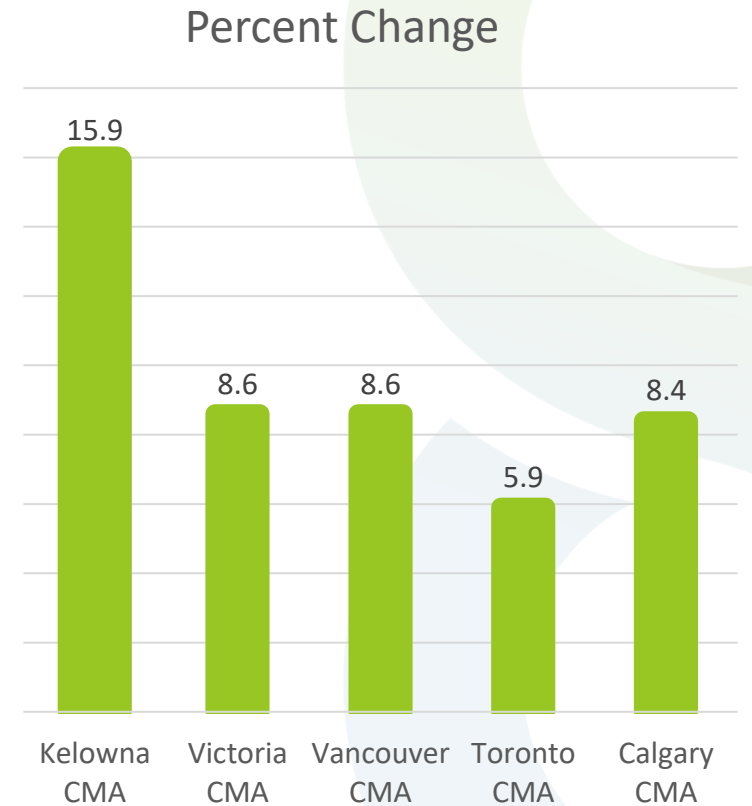
| <u>Geographic Name</u> | 2021 Total | Single-detached house | Apartment in a building that has five or more storeys | Apartment in a building that has fewer than five storeys | Row house | Semi-detached house | Apartment or flat in a duplex | Other single-attached house | Movable Dwelling |
|------------------------|------------|-----------------------|---|--|-----------|---------------------|-------------------------------|-----------------------------|------------------|
| Kelowna CMA | 94,335 | 46,335 | 2,585 | 21,395 | 5,955 | 4,605 | 9,045 | 175 | 4,235 |
| Victoria CMA | 176,675 | 67,260 | 14,650 | 47,460 | 11,320 | 6,445 | 27,125 | 305 | 2,110 |
| Vancouver CMA | 1,043,315 | 288,775 | 197,280 | 255,555 | 105,965 | 22,030 | 167,855 | 1,340 | 4,525 |
| Toronto CMA | 2,262,470 | 883,125 | 694,735 | 215,325 | 210,100 | 164,580 | 90,500 | 3,470 | 635 |
| Calgary CMA | 563,440 | 320,530 | 40,750 | 86,640 | 55,260 | 36,290 | 21,405 | 315 | 2,255 |

CMA Comparison - 2021 Occupied Private Dwellings by Structural Type – Percentage Distribution (%)

| Geographic Name | Total (%) | Single-detached house (%) | Apartment in a building that has five or more storeys (%) | Apartment in a building that has fewer than five storeys (%) | Row house (%) | Semi-detached house (%) | Apartment or flat in a duplex (%) | Other single-attached house (%) | Movable Dwelling (%) |
|----------------------|-----------|---------------------------|---|--|---------------|-------------------------|-----------------------------------|---------------------------------|----------------------|
| <u>Kelowna CMA</u> | 100 | 49.1 | 2.7 | 22.7 | 6.3 | 4.9 | 9.6 | 0.2 | 4.5 |
| <u>Victoria CMA</u> | 100 | 38.1 | 8.3 | 26.9 | 6.4 | 3.6 | 15.4 | 0.2 | 1.2 |
| <u>Vancouver CMA</u> | 100 | 27.7 | 18.9 | 24.5 | 10.2 | 2.1 | 16.1 | 0.1 | 0.4 |
| <u>Toronto CMA</u> | 100 | 39 | 30.7 | 9.5 | 9.3 | 7.3 | 4 | 0.2 | 0 |
| <u>Calgary CMA</u> | 100 | 56.9 | 7.2 | 15.4 | 9.8 | 6.4 | 3.8 | 0.1 | 0.4 |

CMA Comparison - Occupied Private Dwellings – 2016 to 2021 Percentage Change (%)

| Geographic Name | 2016 Total Private Dwellings | 2021 Total Private Dwellings | % Change |
|-----------------|------------------------------|------------------------------|----------|
| Kelowna CMA | 81,385 | 94,335 | 15.9 |
| Victoria CMA | 162,715 | 176,675 | 8.6 |
| Vancouver CMA | 960,895 | 1,043,315 | 8.6 |
| Toronto CMA | 2,135,905 | 2,262,470 | 5.9 |
| Calgary CMA | 519,690 | 563,440 | 8.4 |



CMA Comparison - Occupied Private Dwellings – 2016 to 2021 Percentage Change (%)

| Geographic Name | 2021 Total (%) | Single-detached house (%) | Apartment in a building that has five or more storeys (%) | Apartment in a building that has fewer than five storeys (%) | Row house (%) | Semi-detached house (%) | Apartment or flat in a duplex (%) | Other single-attached house (%) | Movable Dwelling (%) |
|-----------------|----------------|---------------------------|---|--|---------------|-------------------------|-----------------------------------|---------------------------------|----------------------|
| Kelowna CMA | 15.9 | 9.4 | 52.5 | 23.7 | 26.7 | 16.3 | 20.9 | -10.3 | 14.8 |
| Victoria CMA | 8.6 | 4.7 | 40.8 | 7.2 | 10.9 | 7.2 | 6.0 | 0.0 | 24.9 |
| Vancouver CMA | 8.6 | 2.3 | 23.3 | 5.5 | 13.4 | 7.3 | 7.3 | 2.7 | -1.2 |
| Toronto CMA | 5.9 | 4.3 | 10.8 | 0.4 | 7.6 | 3.6 | 0.6 | -2.4 | -0.8 |
| Calgary CMA | 8.4 | 5.9 | 23.8 | 12.8 | 12.3 | 9.7 | -3.0 | 3.3 | -10.7 |

Key Takeaways

- The number of occupied dwellings in the region increased by 15.9%, compared to increases of 6.4% nationally and 8.4% across British Columbia. At the same time, regional population increased by 14%.
- Just under one-half of the population in the region lives in single-detached homes.
- The number of people living in an apartment building with 5 or more storeys has increased 52.5% since 2016, illustrating the changing housing landscape.

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