










Demographics

	Population 2021:	2,897 > 45.5% growth from 2016
	Median Age:	54.8
	Median Total Household Income in 2020:	\$85,000 > 27.0% growth from \$66,912 in 2015
	Median Home Price Resale:	\$645,000
	Median Home Price New:	N/A
	Major Industries Breakdown:	<ol style="list-style-type: none"> 1. Real Estate and Rental and Leasing 2. Construction 3. Professional, Scientific and Technical Services
	Average Commute Time:	35.8 minutes

Business Count 2022

Without
Employees
261

With
Employees
68

Total
329

Source: [Census 2021](#)

The Central Okanagan Electoral Area West extends along the western shoreline of Okanagan Lake, north of West Kelowna and includes Crystal Mountain Ski Resort area. It has pockets of single-family residential neighbourhoods and recreational centres and tourist resorts.

The predominant communities in the [Central Okanagan Electoral Area West](#) are linked by Westside Road, a single road running parallel to Okanagan Lake. They include: Trader's Cove, Wilson's Landing, Fintry, Valley of the Sun, Ewing, Killiney and Westshore.

Brent Road and Trepanier is a rural area north of Peachland and west of West Kelowna, with another section located south of Peachland. The area includes residential neighbourhoods, agricultural lands, community parks, greenways and regional parks.

Forestry, aggregate and gravel extraction were traditionally the major industries in the area.

Today, the predominant businesses in the region include: home-based and agricultural businesses, timber and gravel extraction operations and Camp Okanagan, a tourist commercial business.

Information obtained from the Rural Westside OCP and the Brent Road/Trepanier OCP.



Key Facts

The North Westside continues to represent a relatively small portion of the regional population base of 1,205 persons or less than 1% overall.

The historical records of the plan area date back to 1821 with establishment of the Hudson's Bay Fur Brigade trail, which represented a fur trading supply route through the Okanagan Valley north to Kamloops.