



Town of Osoyoos Regional District of Okanagan- Similkameen

Housing Needs Assessment

February 2025



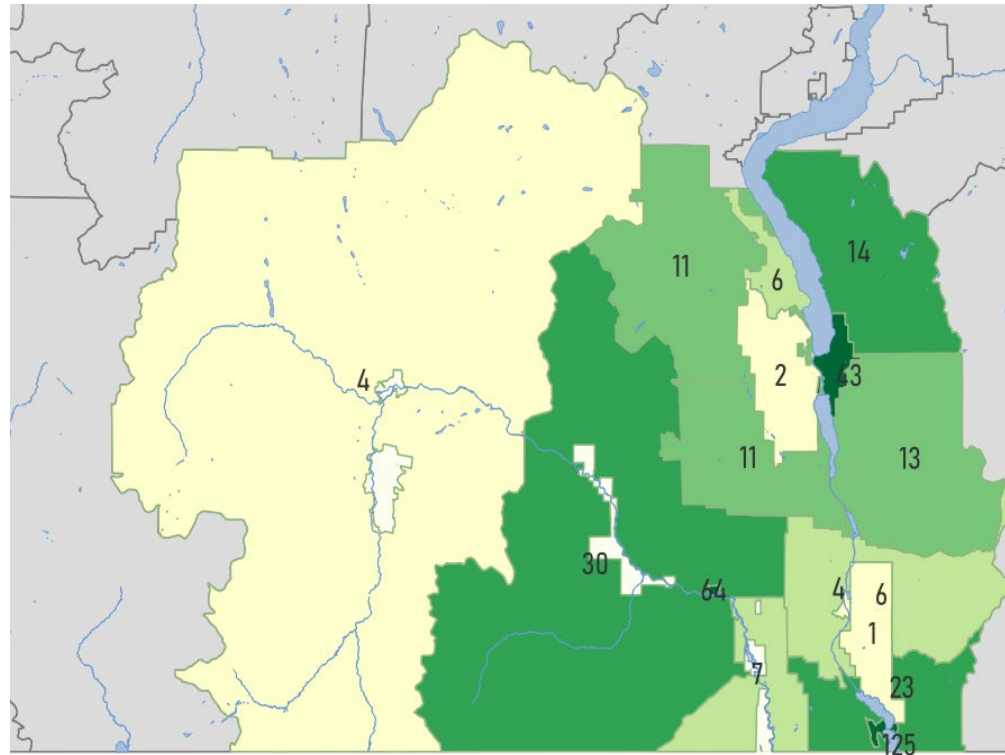
Methodology

- Provincial Methodology
 - Extreme Core Housing Need
 - Homelessness
 - Supressed Household Formation
 - Projected Population Growth
 - Rental Vacancy
 - Demand Factor
- Census Data
- CMHC Data
- BCStats

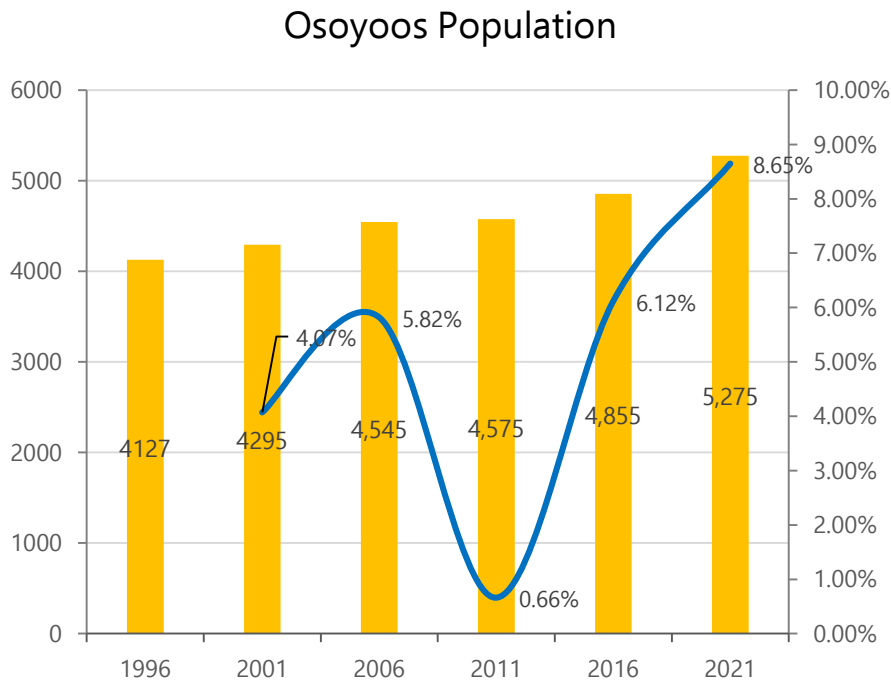


Methodology

- Stakeholder Interviews
- Online Community Survey
 - 367 complete responses.
 - 34% of responses came from Osoyoos (125 responses).



Limitations

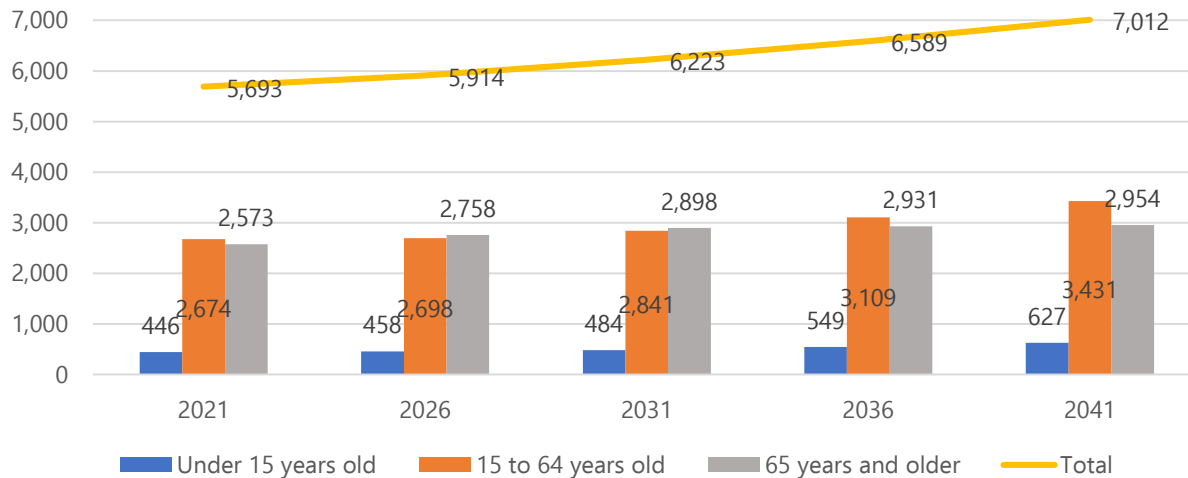


- Provincial Methodology
 - Limited relation to real-world feasibility
 - Circular Inputs
 - Mystery Demand Factor
- Housing Is Regional

Population Projections — Study Area

| Population Projection | 2021 | 2026 | 2031 | 2036 | 2041 |
|---|----------------|----------------|----------------|----------------|----------------|
| Under 15 years old | 446 (8%) | 458 (8%) | 484 (8%) | 549 (8%) | 627 (9%) |
| 15 to 64 years old | 2,674 (47%) | 2,698 (46%) | 2,841 (46%) | 3,109 (47%) | 3,431 (49%) |
| 65 years and older | 2,573 (45%) | 2,758 (47%) | 2,898 (47%) | 2,931 (44%) | 2,954 (42%) |
| Total | 5,693 | 5,914 | 6,223 | 6,589 | 7,012 |
| Population growth rate | | | | | |
| 5-year growth rate | | 3.88% | 5.22% | 5.88% | 6.42% |
| Annual average growth rate 2021 to 2041 | 1.05% | | | | |

Osoyoos Population Projection



Findings

OSOYOOS T (CSD, BC)

| COMPONENT | 5 Year Need | 20 Year Need |
|--------------------------------------|-------------|--------------|
| A. EXTREME CORE HOUSING NEED | 9.32 | 37.27 |
| B. PERSONS EXPERIENCING HOMELESSNESS | 15.15 | 30.3 |
| C. SUPPRESSED HOUSEHOLD FORMATION | 31.61 | 126.45 |
| D. ANTICIPATED GROWTH | 206.66 | 661.44 |
| E. RENTAL VACANCY RATE ADJUSTMENT | 2.13 | 8.53 |
| F. ADDITIONAL LOCAL DEMAND | 38.56 | 154.23 |
| TOTAL NEW UNITS – 5 YEARS | 303 | |
| TOTAL NEW UNITS – 20 YEARS | | 1,018 |

Osoyoos:

- 1,018 units in 20 years
- 303 Units in 5 years

Driver: Anticipated Growth (average of RDOS and Osoyoos projected population growth)

What We Heard



Rewrite of development and zoning bylaws required, and also throw out proposed zoning bylaws, as it doesn't help the situation either. Provincial rules are forcing municipalities to have higher density, but proposed bylaw is just trying to circumvent the intent.



Need sewer and water fixed in Osoyoos so we can support growth and densification



Communities need trailer parks or strata parks when modular homes for families and seniors can be put on reasonably fast and cheap. There should be a clear senior or family division. Let's spread out a bit.

We need smaller, less expensive, single family homes for young families.



Affordable housing needs to be affordable



Key Areas of Regional Need



- Expand rental housing supply

- Expand non-market & supportive housing options



- Sustain aging population



- Restrain workforce housing costs

