

Background Conditions

HOW IS KAMPLAN BEING UPDATED?

The demographic and economic conditions in Kamloops have changed since 2018. Here is a snapshot of some of the updated data:

Greenhouse Gas (GHG) Reduction Targets

GHG reduction targets have been revised. Provincial legislation requires Official Community Plans to include greenhouse gas reduction targets. KAMPLAN 2025 will include the GHG targets in the **2021 Community Climate Action Plan**:



REDUCE COMMUNITY
GHG EMISSIONS
(compared to 2007 levels)

30% BY 2030
80% BY 2050



REDUCE CORPORATE
GHG EMISSIONS
(compared to 2007 levels)

40% BY 2030
100% BY 2050



Population Growth

Population growth trends and forecasts have been updated. Three population forecasts were considered:

Low Growth Scenario

Under the low-growth scenario (1.0%), Kamloops is projected to reach a population of 124,310 by 2045.

Moderate Growth Scenario

Under the moderate growth scenario (1.3%), the population is expected to reach approximately 134,000 by 2045.

High Growth Scenario

Under the high-growth rate scenario (1.4%), the city could grow to approximately 141,830 residents by 2045.

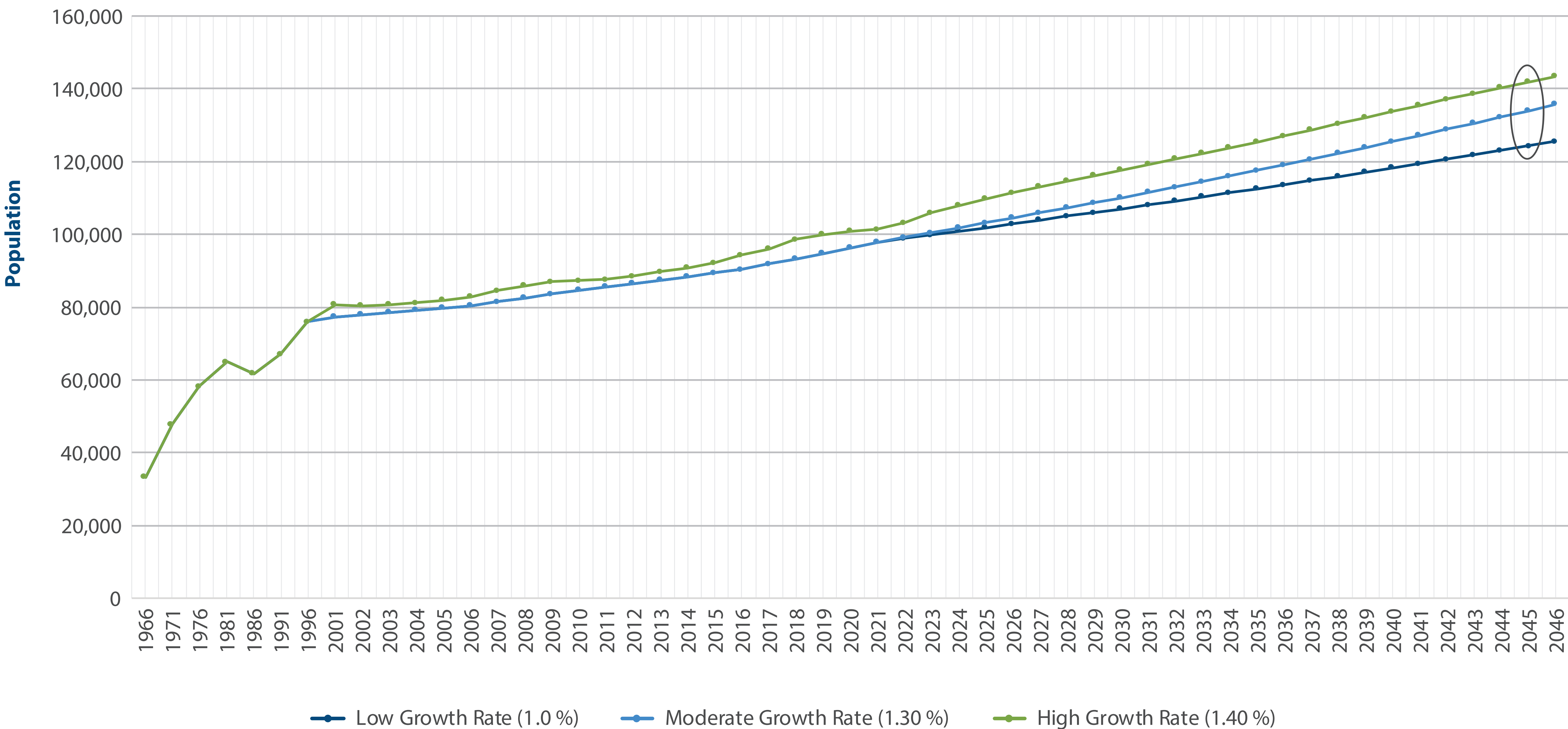


1.3%

MODERATE GROWTH
SCENARIO WAS SELECTED

as it aligns closely with the historical population accommodation rate based on building permit data, which averaged 1.27%

ANNUAL POPULATION GROWTH SCENARIOS (2025–2045)



Background Conditions

Population Distribution

Southwest Sector

The Southwest Sector is expected to absorb approximately 32% of the total projected population. Mixed-use and medium-to-high-density development is expected to occur in the Sahali Town Centre, Aberdeen Town Centre, McGill Corridor, and Thompson Rivers University.

Core Sector

The Core Sector is projected to absorb 30% of the city-wide population growth. The Official Community Plan strongly encourages mixed-use, multi-unit residential, and infill development to increase density and continue revitalizing the City Centre, Tranquille Market Corridor, and North Shore Town Centre.

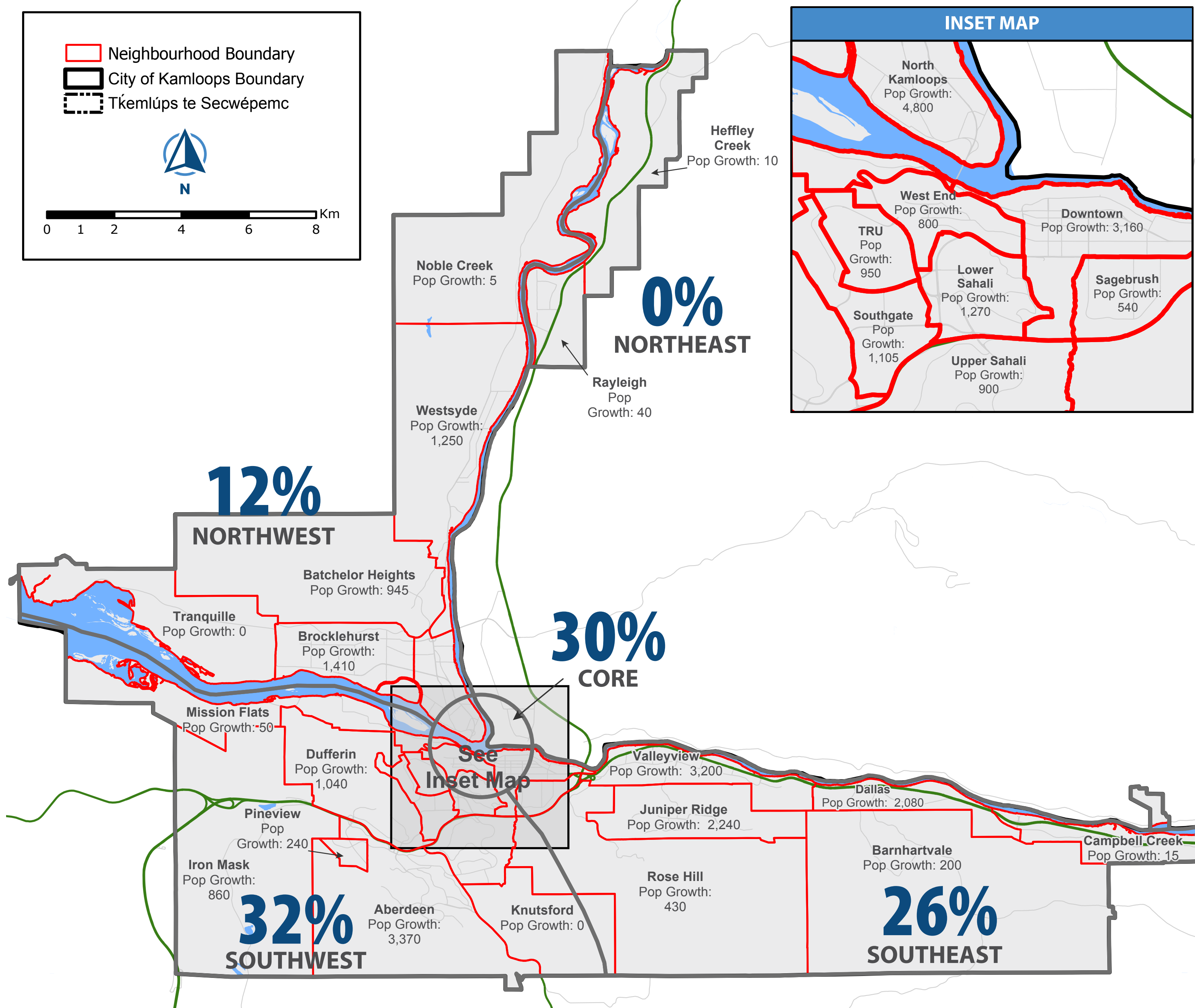
Southeast Sector

The Southeast Sector is expected to absorb approximately 26% of the total projected population. The largest expected growth in the Southeast Sector is within the newly established Valleyview Town Centre, which supports mid-rise and high-rise development that is primarily mixed-use and is supported by a future transit exchange. Mixed-use and mid-rise residential development will be encouraged in proximity to the Valleyview Town Centre.

Northwest Sector

The Northwest Sector is projected to absorb approximately 12% of the city-wide population growth. Brocklehurst and Westsyde will experience continued growth, primarily through infill development in the form of multi-unit residential, small-scale multi-unit residential, residential suites, and single-detached dwellings and duplexes.

POPULATION DISTRIBUTION BY NEIGHBOURHOOD (2025–2045)



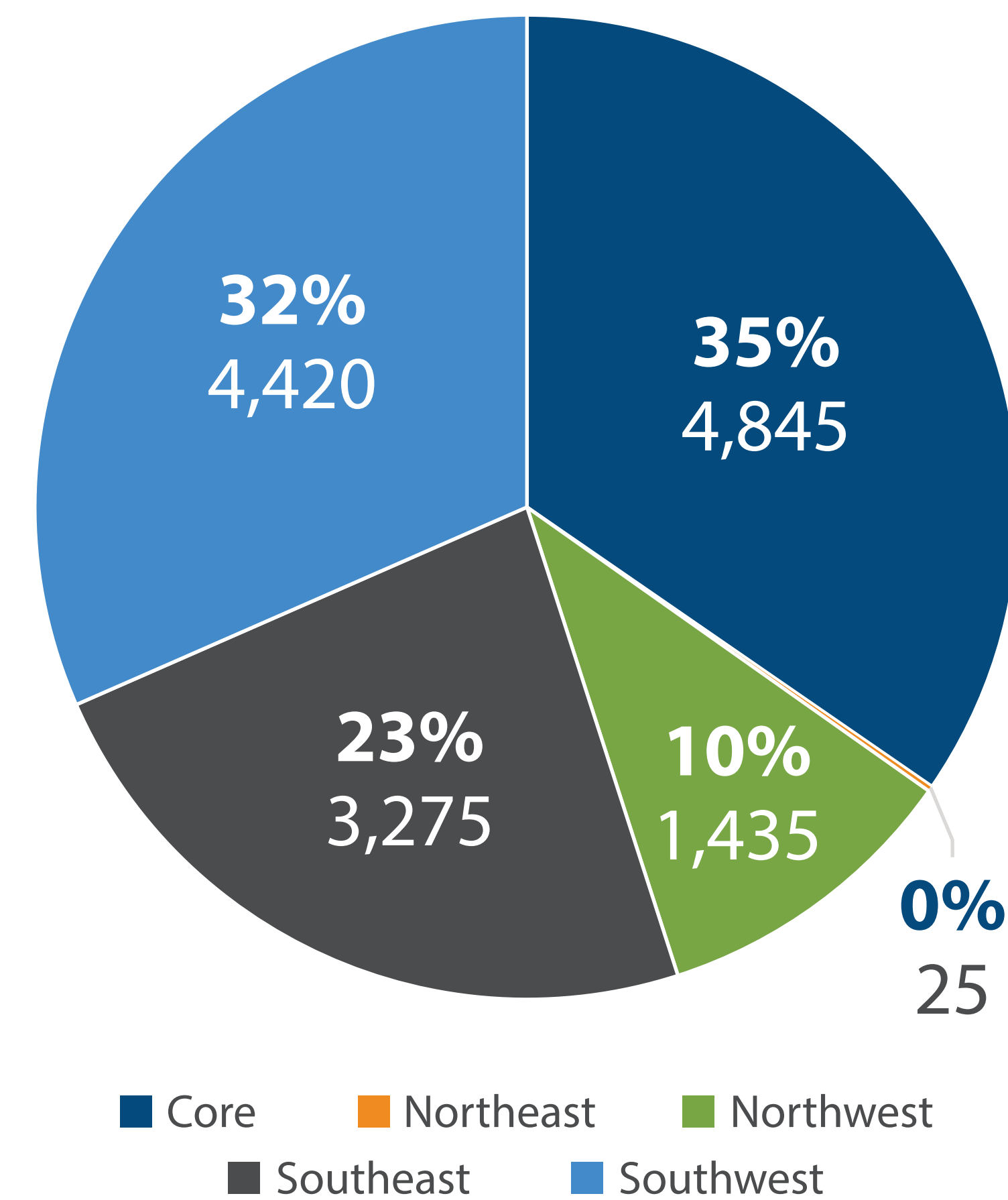
Housing Unit Distribution

Based on projected population growth and average household sizes for each neighbourhood, it is estimated that approximately 14,000 new housing units will be needed to accommodate the expected increase in residents through 2045.

The anticipated distribution of housing growth in Kamloops was assessed based on an analysis of several inputs, including:

- building permit issuances and residential development trends of the past 30 years
- proposed residential densities (units/ha) in existing neighbourhoods and land zoned for future residential use but not yet developed
- infill redevelopment potential on lands deemed to be vacant or underutilized within or adjacent to mixed-use areas
- infill redevelopment potential of small-scale multi-unit residential in urban areas throughout the city
- access to and availability of existing services, including water, sewer, and roads

KAMPLAN 2025 HOUSING UNIT GROWTH DISTRIBUTION BY SECTOR (2025–2045)



Kamloops' Housing Needs

HOUSING NEEDS REPORT 2024

Changes under Bill 44 (2023) require local governments to update their Official Community Plans (OCP) to address 20-year housing needs based on recent housing reports. In line with this, the City of Kamloops completed a detailed Housing Needs Report in 2024, which identified a total housing need of 23,220 units over the next 20 years (2041) based on six components of housing need:

Component A

Component A focuses on reducing the number of households experiencing extreme core housing need, defined as those spending more than 50% of their income on housing.

Component B

Component B aims to address homelessness by estimating the number of housing units required to meet the needs of homeless populations, including transitional and supportive housing options.

Component C

Component C recognizes suppressed demand where individuals or families are unable to form households due to financial constraints or housing affordability issues.

Component D

Component D focuses on accommodating the growth in households due to population increase, migration, and demographic changes.

Component E

Component E calculates how many new units are necessary to maintain a healthy vacancy rate of 3% and ensures availability for renters.

Component F

Component F focuses on matching housing supply to housing demand based on local demographics and housing preferences.



THE SIX COMPONENTS OF HOUSING NEEDS IN THE HOUSING NEEDS REPORT (2024)	
Six Components of Housing Needs	Housing Units Needed
Component A - Supply of Units to Reduce Extreme Core Housing Need	1,840
Component B - Supply of Units to Reduce Homelessness	780
Component C - Supply of Units to Address Suppressed Household Formation	1,100
Component D - Supply of Units Needed to Meet Household Growth	15,500
Component E - Supply of Units Needed to Meet at Least 3% Vacancy Rate	250
Component F - Supply of Units Needed to Meet Local Demand	3,750
Total New Units to Meet Need	23,220



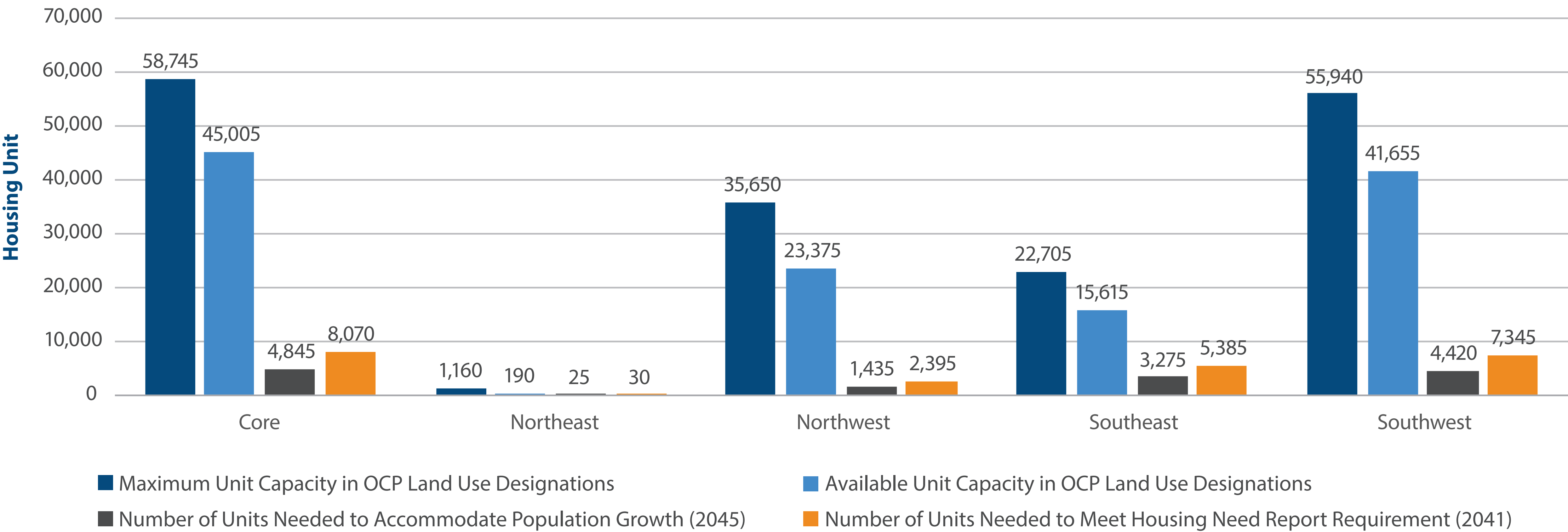
Housing Needs Report and OCP Alignment

ALIGNING THE OFFICIAL COMMUNITY PLAN LAND USE DESIGNATIONS WITH THE HOUSING NEEDS REPORT 2024

The maximum unit capacity was determined by evaluating the highest allowable densities under the land use designations in the Official Community Plan. This was then coordinated with the corresponding zoning regulations for each designation to estimate the potential maximum number of units permitted on the properties. The available unit capacity is calculated by subtracting the current number of units from the estimated maximum potential capacity within each sector.

Based on the moderate population growth scenario, the population is projected to increase by 30,910 residents, reaching 134,000 by 2045. To accommodate this growth, the estimated housing demand is approximately 14,000 units. While this is slightly below the 15,500 units projected in Component D Supply of Units Needed to Meet Household Growth (Housing Needs Report, 2024), the available unit capacity shows that the OCP's land use designations are more than sufficient to meet the projected housing needs of 23,220 units.

ALIGNMENT OF OCP LAND USE DESIGNATIONS WITH THE HOUSING NEEDS REPORT (2024)



134,000
RESIDENTS BY 2045



~14,000

NEW HOUSING UNITS WILL BE
NEEDED TO ACCOMMODATE
THE EXPECTED INCREASE IN
RESIDENTS THROUGH 2045

