

# VERNON

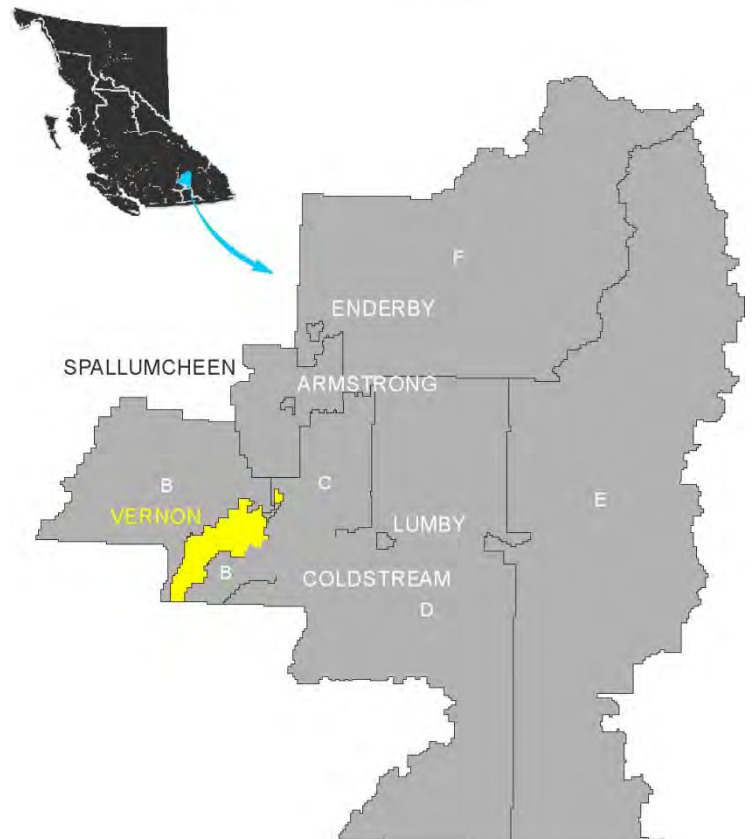


## REGIONAL CONTEXT

The City of Vernon, the largest metropolitan area within the Regional District of North Okanagan, is located in the south west section of the District boundary. Bisected by Highway 97 and centrally located between Calgary and Vancouver, Vernon is easily accessed. Other major centres in the area include Kelowna, 50 km to the south and Kamloops, 100km to the northwest.

Vernon is located between the northern end of Okanagan Lake and Kalamalka Lake, neighbouring Coldstream to the east and the north Okanagan towns of Spallumcheen and Armstrong to the north.

Vernon's economy is diversified with several employers in light manufacturing, forestry, retail, services, agriculture and tourism. Small businesses make up the majority of employers, many focusing on financial services, forestry, and the high tech industry.



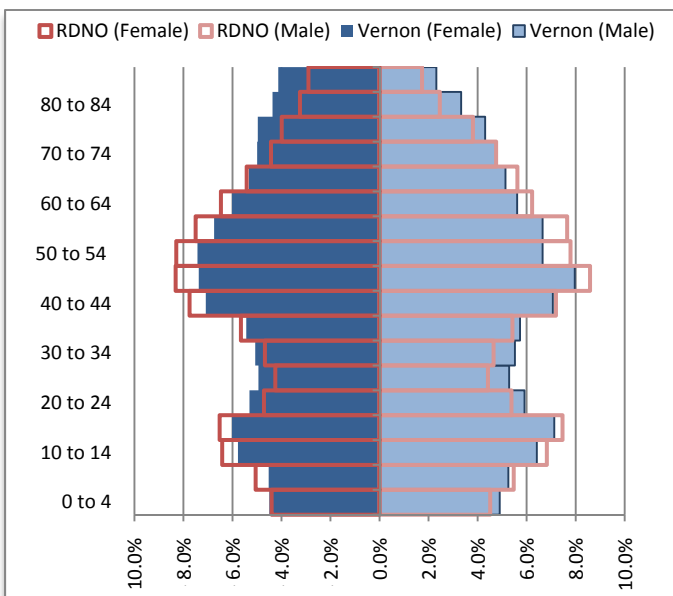
## POPULATION

The population of Vernon has increased over the ten year period from 1996 through 2006 at an average annual rate of 1.1% per year. The population of Vernon in 2006 was 35,944, an 11.5% increase from the 1996 population of 32,165.

In 2006, the population of Vernon represented 46.5% of the total population of the Regional District of North Okanagan. The median age of the population was 44.5 years, slightly lower than the RDNO at 44.8 years, but significantly higher than BC average of 40.8 years.

The following population pyramid illustrates the distribution of the population of Vernon in 2006 by age and sex.

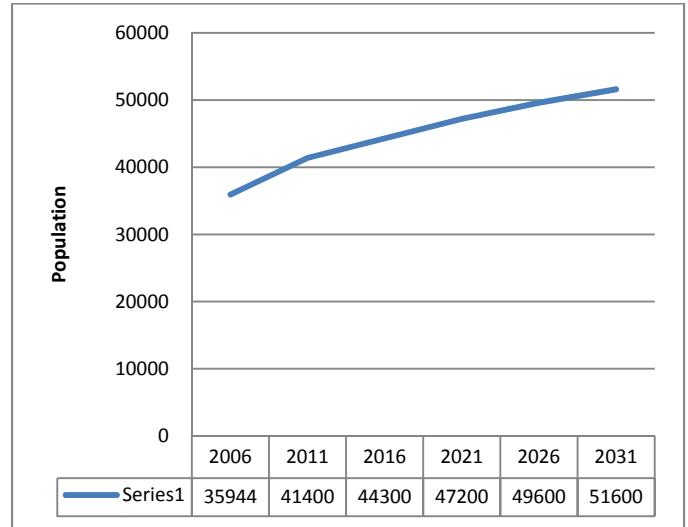
**Figure 1: Population Distribution by Age and Sex, 2006 (% of Total), Vernon and RDNO**



The distribution of the population of Vernon does not as prominently portray an aging population with a gap in the 20-40 year age range as the RDNO, and is more evenly distributed throughout the ranges. There is still some indication that the population is still greater in proportion of those over 40 years of age, but the gap seen in the 20 to 40 year age range within the RDNO is not as prominent.

Looking forward to the year 2031, the population of Vernon is expected to continue to increase at a moderate rate of 1.45% annually, resulting in an expected total population of 51,600 people in 2031.

**Figure 2: Population of Vernon, 2006 – 2031, 1.35% Annual Growth Rate**



## HOUSEHOLDS

The average number of persons in a private household within Vernon is 2.2, lower than the RDNO at 2.4, or BC at 2.5. There are a total of 10,310 census families in private households within Vernon. A significant portion of these census families are 2 person families (59.2%), higher than the RDNO (57.7%) and BC (50.6%). Three person families represent 18.6% of the total, 4 person families 15.5% and five or more persons 6.8%.

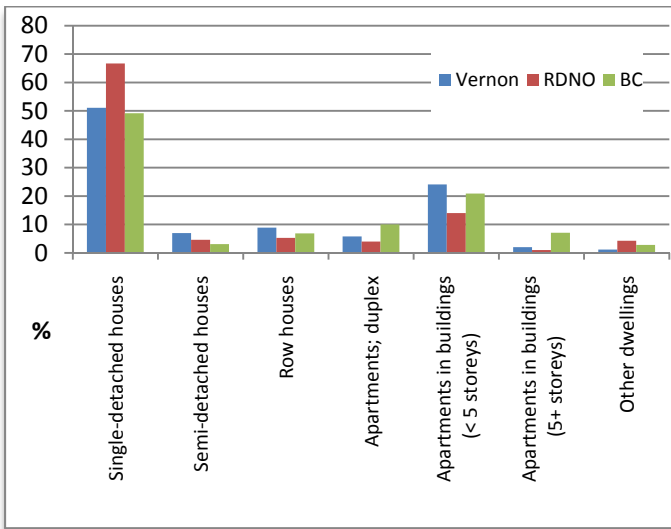
The average value of a dwelling in Vernon was \$297,343 in 2006. The average gross rent for a private dwelling in Vernon was \$700 in 2006 and for a home owner the average major payment was \$859. Of the total dwellings occupied by usual residents (full time residents), 50% of tenant occupied, and 21% of owner occupied households spent more than 30% of their household income on housing. This is considered to be above the level of affordability for housing. Of the total number of private dwellings (15,670), 4,735 households, or 30% of Vernon residents, are spending more than 30% of their household income on shelter.

## HOUSING STOCK

There were a total of 15,685 occupied private dwellings in Vernon in 2006, 69.0% of which were owned and 31.0% were rented. The percentage of ownership of dwellings is lower than the RDNO at 77.2%, but similar to BC at 69.7%.

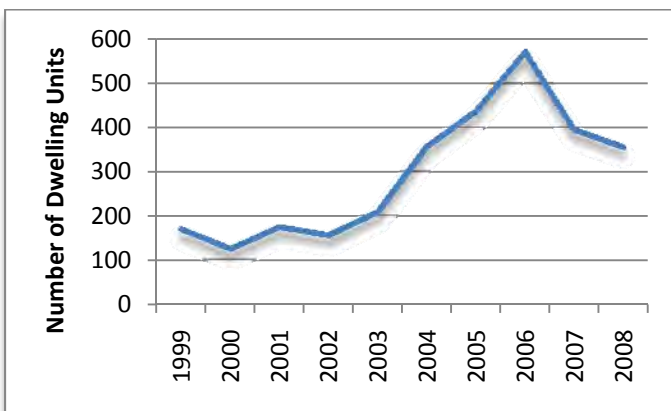
Single-detached houses make up 51.1% of the total housing stock in Vernon. This is significantly lower than the RDNO at 66.7% but similar to the BC average at 49.0%.

**Figure 3: Dwellings by Structural Type (As a % of Total Occupied Dwellings), 2006**



Building permit activity has increased in recent years, but in the period for 1999 through 2008, an average of 294 residential units were created per year. The highest building permit activity was seen in 2006 with 571 residential units being created.

**Figure 4: Residential Building Permits, Number of Dwelling Units Created, 1999-2008**



Looking forward to the year 2031 the total number of new dwelling units expected in Vernon is 7,202. This represents an average increase of 301 units per year. This is very similar to the level of activity seen over the previous ten year period.

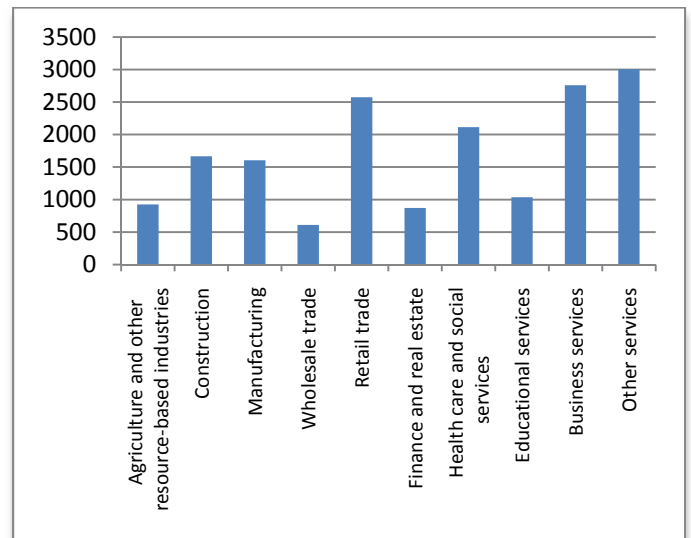
## ECONOMY

Vernon's employment rate is 55.1%, lower than the RDNO at 58.1% and BC at 61.6%. The participation rate of the labour force within Vernon is 58.8%, lower than the RDNO at 61.9% and BC at 65.6%.

The median income of an individual over 15 in 2005 was \$22,144, similar to the RDNO at \$22,608, but lower than the BC average of \$24,867. The median income of a family in 2005 was \$56,211, lower than the RDNO at \$57,637, or BC at \$ 65,787.

The Vernon economy is relatively diverse, with retail trade, health and social services and business services as dominant employers of the labour force. Construction and manufacturing also play a vital role in Vernon's economy.

**Figure 5: Distribution of Labour Force by Industry, Vernon, 2006**



The total experienced labour force in Vernon was 17,170 in 2006, or 48% of the total population.

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Amended by the Regional District of North Okanagan

This profile has been prepared as a supplement to the Regional District of North Okanagan Population, Employment and Housing Forecast, 2008-2031. For further information on data sources, assumptions, limitations and methodology please refer to the full report.

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