

City of West Kelowna

Appendix 1: Qualitative Questionnaire for BC Municipalities

Through the Canada Community-Building Fund (CCBF) the Government of Canada requires that communities with populations of 30,000 or more complete a Housing Needs Assessment (HNA) in order to remain eligible to receive these funds on an annual basis. The Government of Canada has developed a standardized series of qualitative questions.

In recognition of existing provincial requirements for local governments to complete and regularly update Housing Needs Reports (HNRs), the Governments of Canada and British Columbia have agreed that HNRs will satisfy **the quantitative sections of the federal template and be acceptable for the purposes of federal funding under CCBF.**

However, **BC municipalities with populations of 30,000 or more will need to ensure provision of additional qualitative information in response to the questions listed below, as requested by the federal template, to meet the federal requirements for CCBF.** This would include:

1. An attachment with the completed questionnaire, provided below; and,
2. A link to the current HNR.
 - [2024 West Kelowna Interim Housing Needs Assessment](#)
 - [2022 West Kelowna Housing Needs Assessment](#)

Qualitative Questions

- 1) Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.
 - Historically, agriculture and resource-based industry were the community's primary land uses. Today, the private land base consists predominantly of residential uses. Various residential neighbourhoods have developed in the community over the years; these neighbourhoods include Casa Loma, Glenrosa, Lakeview Heights, Rose Valley, Shannon Lake, Smith Creek, West Kelowna Estates and Westbank. While many people live and work on the west side of Okanagan Lake, West Kelowna also acts as a bedroom community to adjacent municipalities, predominately Kelowna.
 - West Kelowna's land base also includes existing industrial, commercial, neighbourhood commercial and agricultural land uses. Industrial activity is focused in areas located north of Highway 97 in the vicinity of Stevens Road and south of Westbank Centre at the Gorman Bros. Mill. Westbank Centre (and the adjacent commercial lands on IR#9) is West Kelowna's main commercial centre. A smaller urban centre is located in the Lakeview Heights neighbourhood on Anders Road. A third node of commercial activity is located in the Mt. Boucherie area, consisting of agricultural tourist, residential and community facilities.

City of West Kelowna

- Historically Westbank Centre, and particularly Main Street, was the social and commercial heart of the West Kelowna area. However, under the jurisdiction of the Ministry of Transportation, the widening of Main Street in the mid-1980s, the construction of the Coquihalla Connector (Hwy 97C), and the construction of the Highway 97 couplet changed the once vibrant town centre. Currently, this area is an auto-oriented commercial area which is challenged by limited pedestrian and cyclist opportunities. In addition, the development of suburban shopping malls on the neighbouring WFN lands has drawn money, businesses and people away from Westbank Centre. As such, Westbank Centre is currently the focus of revitalization initiatives and is an integral component of West Kelowna's heritage.
- The City of West Kelowna has historically had some of the highest rates of home ownership across British Columbia, and the single detached house is the dominant housing form, comprising over two thirds of the City's total housing units. However, as the population grows and becomes more diverse, there is a dire need for all types, forms, and sizes of housing to cater to a wide variety of households.
- Given the context of a rapid housing unaffordability experienced across the entirety of British Columbia's urban areas, households that continue to have the most difficulty finding suitable, sustainable, and affordable housing include single-parent households, low-income households, individuals experiencing homelessness, individuals experiencing mental health and substance use challenges, young adults, and seniors.
- Housing difficulties in the City of West Kelowna are not unlike those experienced in the rest of Canada. Housing unaffordability and a lack of supply are forcing households into precarious housing situations which can perpetuate the cycle of poverty, exacerbate mental health conditions, and impact overall health and wellbeing.

2) Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).

- The City of West Kelowna recently updated its Official Community Plan (OCP), adopted in September 2023. With the adoption of the OCP, several goals and objectives were put in place to support additional housing and improve housing attainability. This included laying the groundwork for accommodating up to an additional 30,000 people over the next 20 years. Notably, the OCP reviewed housing trends observed in West Kelowna and identified two urban centres and five neighbourhood centres where population growth is expected and where the need for increased housing density is most likely to occur. The urban centres enable building heights of up to 12 to 19 stories, and the neighbourhood centres enable building heights of up to 6 stories. Housing types within the centres are anticipated primarily as apartments, and townhouses, whereas housing types within the remaining areas of the City are likely to consist of single detached dwellings, low-rise apartments, townhouses, and duplexes. The OCP also recommends over planning for anticipated growth to ensure the City is better positioned for future housing demand, as well as increase housing diversity and attainability. The adoption of this approach supports progressive policy development and actions that can be implemented by the City and aligns with the Provincial direction to include a demand factor in recent Housing Needs Assessments to meet fluctuations in market conditions.
- Council endorsed the City of West Kelowna's first Housing Strategy in 2023 which identifies four key directions to address the current and anticipated housing needs. The Housing Strategy complements the direction set out in the OCP by providing high level guidance towards future policy and bylaw development to accommodate growth that meets our community's diverse housing needs. These

City of West Kelowna

directions include: 1. Create more opportunities for non-market housing 2. Protect and increase market rental housing 3. Create more opportunities for housing for underserved demographic needs (especially seniors, people with disabilities, people experiencing homelessness, diverse household sizes, and others), and 4. Create more housing diversity.

- The City of West Kelowna recently updated its Housing Needs Assessment to align with Provincial legislated requirements, using the new standardized Housing Needs Report methodology. The updated Interim Housing Needs Assessment will help the City proactively plan for the amount of housing units needed over the next 20 years and determine how effectively the housing system is responding to community needs over time.
- Council endorsed the City of West Kelowna's first Infill Housing Strategy in November 2024. In addition to supporting the efforts of locating housing near transportation infrastructure, the Infill Housing Strategy notably details the importance of introducing diverse and denser housing options in established neighbourhoods. Infill housing is a sustainable and cost-effective built form to introduce new housing units to residents and reduce the overall need for housing in the community. The Strategy identifies key neighbourhoods where the introduction of infill housing is most likely and best suited, creating a targeted approach that is more likely to be effectively actioned and helping facilitate opportunities for policy refinements to occur as needed. The Strategy lists 33 potential actions over 6 main categories that are recommended to be completed over the next 3-5 years to advance and incentivize infill housing.
- In April 2024, Council adopted regulations restricting the prevalence of Short Term Rental (STR) units to create a greater supply of long-term housing. Information bulletins related to housing were then updated in June 2024 with respect to Short Term Rentals, Carriage Houses, and Secondary Suites. These updates outlined support for the development of accessory dwelling units by educating the public on new processes and regulations put in place.
- In May 2024, Council adopted Zoning Bylaw amendments that incorporate required provincial Small Scale Multi Unit Housing regulations under Bill 44 - The Housing Statutes Residential Development Amendment Act. These changes are aimed at addressing supply, diversity and affordability of housing long term. The City has updated its Zoning Bylaw to meet the Provincial requirements while taking a 'Neighbourhoods First' approach to maintain West Kelowna's unique neighbourhood character.
- On April 22, 2025, the City adopted its Zoning Bylaw No. 0320, which aims to enact the vision and direction of the OCP and Housing Strategy. This includes a new Density Bonus program which offers developers the opportunity to build denser projects by committing to building priority housing types or by paying cash in lieu of construction. This supports the provision of incentivizing priority housing types (i.e., purpose-built rental, non-market rental, smaller housing units, units that are more attainable for home ownership, complex care housing, and/or emergency shelter).

3) How have population changes in your community impacted your housing market?

- West Kelowna has experienced a consistent increase in the total number of households, demonstrating a total growth rate of ~37.4% between 2006 and 2021. This high growth rate has resulted in challenges with housing availability and increased property values.
- The majority of households in the City of West Kelowna own their homes, although there has been modest growth in the number of renter households.
- West Kelowna's ownership rate (82.6%) is significantly higher than the neighbouring City of Kelowna and Provincial rates of 64.7% and 66.8% respectively that were observed in 2021. This signifies that a

City of West Kelowna

more substantial proportion of West Kelowna's population own the home they reside in compared to these other reference areas.

- With a historic trend of lower rates of new purpose-built rental housing being developed annually in West Kelowna compared to new free-hold (owned) housing, there is more pressure on older rental properties or homes in the secondary rental market to meet the needs of the rental households in the city.
- The City of West Kelowna has 13,975 households as of the 2021 Census, representing an increase of 12.3% since 2016.
- Average household size in the City of West Kelowna has remained consistent since 2006, sitting at 2.6 over the past 4 census periods, which is greater than the Provincial average (2.4) and adjacent City of Kelowna (2.3) but largely consistent with the RDCO.
- The total number of households has increased directly in proportion to the rising population of the City of West Kelowna. Two-person households remain the most prevalent household type in the City of West Kelowna. This trend is anticipated to continue.

4) How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

- Stable employment is crucial for continued growth and to ensure households can thrive and survive in the City of West Kelowna.
- Over the past 5 years, the total number of workers in West Kelowna increased by just over 13%, with the most notable increase occurring in the construction, professional services, management, administration, education, and public administration sectors.
- Health care is the sector that employs the highest number of West Kelowna residents, followed by those working in retail.
- With rising housing prices being experienced across all unit types in the City of West Kelowna, stable and sufficient employment is critical to ensuring local residents can afford adequate shelter and sufficiently support their households. This might involve focusing on attracting more employers that fall within the NAICS sectors that have shown the most growth in recent years to create additional jobs.
- The City lacks a significant commercial and employment land base. This has resulted in the City serving as a bedroom community, with a significant proportion of households in West Kelowna traveling to neighbouring municipalities for work, predominantly to the City of Kelowna. This has had a significant influence on the demand and subsequent development of single-family housing in the City.
- Significant regional economic changes can have cascading effects on the supply and demand of housing, as they might impact the ability of households to locate in the City and/or sufficiently fulfill household needs.
- 2021 unemployment (7.5%) and participation (63.5%) rates have largely followed province-wide trends (8.4% and 63.3% respectively in 2021) and have also generally aligned with trends in the neighbouring City of Kelowna (7.9% and 65.4% respectively in 2021), with no particularly significant changes seen since 2006.
- Employment conditions in the City of West Kelowna and the City of Kelowna are anticipated to remain aligned moving forward, given the close proximity and complementary nature of the two economies in the context of the region.

City of West Kelowna

- The proximity of a household to places of employment, services, and amenities can have a significant impact on quality of life. For example, the cost of commuting can comprise a significant percentage of annual household spending which may impact a household's ability to access suitable housing.
 - The proportion of West Kelowna residents commuting to a different Census Subdivision dropped significantly between 2016 and 2021, likely a reflection of "work-from-home" trends which might, in turn, have escalated internal migration and provided quality of life benefits for residents no longer having to commute.
 - It is assumed that the largest proportion of those commuting to a different Census Subdivision work in the City of Kelowna to maximize the greater number of employment opportunities in the larger city.
 - These commuting trends can have a significant impact on local and regional infrastructure, with population growth expected to further contribute to infrastructure capacity issues and traffic congestion.
- 5) Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.
- The HNA identified the following demographics as experiencing greater challenges finding and maintaining appropriate housing for their household's needs:
 - o People experiencing or at risk of experiencing homelessness (with indigenous peoples overrepresented)
 - o Single-parent households
 - o Seniors on fixed incomes
 - o Youth and young adults
 - o Low-income households, particularly households paying more than 30% gross household income on housing
 - o Moderate-income households
 - o Persons experiencing mental health challenges and substance use
 - o People with mobility requirements
 - o Refugees and new immigrants
 - Engagement completed for the Housing Strategy confirmed that these demographics face significant housing need. It was noted that among the demographics identified in the HNA, seniors on fixed incomes who rent and individuals with low incomes who experience mental health and substance use challenges are among those who are facing the greatest challenges in the region.
 - The City of West Kelowna is in the process of developing its first Community Safety and Well-Being (CSWB) Plan to address the root causes of vulnerability, improve coordination across systems, and strengthen belonging and resilience for everyone who lives, works, and plays in the community. The CSWB Plan is intended to complement and align with existing City strategies and bylaws, including the Official Community Plan (OCP), the Housing Strategy, the Housing Needs Assessment, and related regional research on homelessness, mental health, and child and youth wellbeing. Through research and engagement, we are better identifying housing needs and challenges of priority populations in our community, as well as specific actions to address challenges.

City of West Kelowna

- 6) How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.
- The City regards public and stakeholder engagement as foundational to strategy and plan development. In 2021, the City undertook its award-winning Community Visioning exercise, which resulted in significant public feedback that informed the direction of the OCP. Additionally, the update to the OCP also involved continued public and stakeholder engagement throughout the process. This feedback was incorporated into the City's Housing Strategy.
 - As part of the Housing Strategy's development, a public survey was also used to gain feedback on the directions and strategies of the draft Strategy. Participants were provided with background information on the purpose, process and scope of the Housing Strategy, its relationship with the Official Community Plan, as well as descriptions of housing concepts discussed in the survey (i.e., non-market vs. market housing). The survey was open from August 3rd to 23rd, 2023 and received 147 responses. The survey was shared through the City's communications channels (website and social media), a newspaper ad, and direct communications from the City.
 - The City also hosted a series of dedicated workshops with community and non-profit service providers in February 2023. During these workshops, attendees identified and discussed emerging and key housing issues, as well as strengths, barriers, opportunities, and potential roles for the City to play in addressing these issues. Attendees included: NOW Canada, BC Housing, Kelowna's Gospel Mission, Interior Health Healthy Communities Program, Kelowna Women's Shelter, Seniors Outreach and Resources Centre, Peachland Seniors Support Society, Habitat for Humanity, CMHA Kelowna, Society of Hope, People in Motion, Ki-Low-Na Friendship Society, School District 23, Turning Points Collaborative Society, and the Pathways Abilities Society.
 - The City also maintains a full-time Community and Social Development Coordinator on staff to maintain an open and ongoing dialogue with traditionally underserved priority groups.
 - As part of the Community Safety and Well-Being (CSWB) Plan development, community engagement has been a central component of the process. Several population groups have been engaged including but not limited to youth, seniors, and unhoused and precariously housed adults. Engagement involves identifying priorities, shaping actions, and guiding solutions that reflect the diverse needs and aspirations of West Kelowna. As of December, 2025 there have been 204 survey responses, 30 interviews, and 5 focus groups. The CSWB Plan is targeted to be complete in Q2, 2026.
- 7) Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).
- Housing that accommodates those experiencing or at risk of experiencing homelessness in the Central Okanagan area is generally concentrated in the City of Kelowna.
 - There is a very low supply of affordable and/or supportive housing options in the City.
 - Migration of those experiencing homelessness from City of Kelowna due to concerns about safety.
- 8) Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.
- In 2021, 38 shelter beds were introduced to the City of West Kelowna on Bartley Road through a

City of West Kelowna

partnership between BC Housing and Turning Points Collaborative Society to assist people experiencing homelessness. It is understood that the modular housing project has helped alleviate those in precarious housing situations

- Current estimates are that there are approximately 90 people experiencing homelessness in the community. Many have chosen not to shelter due to safety concerns and are more comfortable on the street.
- The current capacity of homeless supports does not fill the need of the community. Daytime supports and food resources are limited.
- BC Housing is actively pursuing permanent shelter resources in West Kelowna, having purchased a suitable site on Bartley Road near the current temporary shelter.

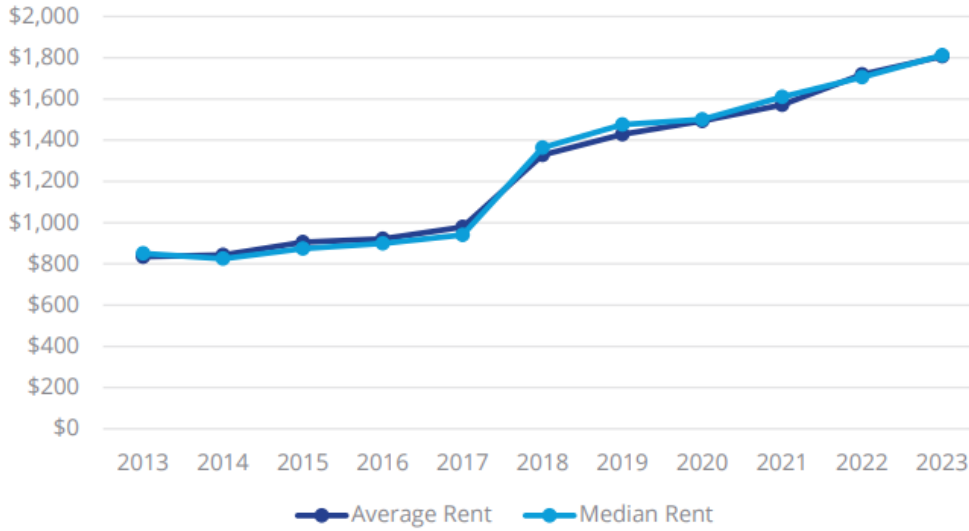
9) Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR. [Unknown at this time.](#)

10) How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

- Given the historically small rental housing market in the City of West Kelowna, largely due to high rates of homeownership and a limited supply of rental housing units, there is limited current and long-term data on conditions and trends in the rental housing market.
- The most consistently tracked rental market in the City of West Kelowna is the 2- bedroom unit which most significantly impacts average and median rent across all unit types in the City. There is limited rental data for 1-bedroom and 3-bedroom units. The CMHC has not reported average rents for studio units in the City of West Kelowna.

City of West Kelowna

**Average and Median Rent - All Unit Types,
City of West Kelowna (2013-2023)**



Average and Median Rent - All Unit Types, City of West Kelowna (2013 – 2023 CMHC)											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Average	\$835	\$844	\$905	\$922	\$979	\$1,328	\$1,429	\$1,493	\$1,571	\$1,719	\$1,807
Median	\$850	\$825	\$875	\$900	\$940	\$1,363	\$1,476	\$1,500	\$1,610	\$1,706	\$1,812

- As observed in urban areas across British Columbia, it can be generally expected that average and median rent for new rental housing units increases with each additional bedroom in the City of West Kelowna.
- Average monthly rental rates across a given market are typically impacted by a wide variety of factors including inflation, supply, demand, and unit availability.
- Between 2018 and 2023, average rent increases have significantly outpaced inflation. Inflation rates in this 5 year period ranged from 0.7% to 6.9% while the average rent for 2-bedrooms increased by 34% in that period.
- Monthly rents for a 2-bedroom rental unit have increased substantially between 2017 and 2021 with the greatest year-over year increase occurring between 2017 and 2018 when average rent increased 36.11% from \$997 to \$1,357. The average annual rate increase has been approximately 6.1% between 2018 and 2023.
- New apartments generally command higher monthly rents than older existing apartments and this may be a significant reason why average/median rents have increased substantially for 2- bedroom units since 2017 with the new supply being introduced in the City of West Kelowna's market.

11) How have vacancy rates changed over time? What factors have influenced this change?

- The rental vacancy rate in the City of West Kelowna has averaged approximately 3% vacancy between 2013 and 2023. This is higher than neighbouring Kelowna which has averaged a 1% vacancy during the same time period.
- CMHC does not report sufficient data on available rental housing units to accurately report vacancy rates for Bachelor, 1-, and 3- bedroom units.
- Low rental vacancy rates are one of the main factors driving monthly rental rate increases as it is an

City of West Kelowna

indicator of substantial demand for rental housing and a lack of supply of available or suitable units. If rental vacancy is too high, it may indicate there is an oversupply of units (or units may not be suitable) and this can cause property owners to forgo maintenance and upkeep.

- Fluctuations exhibited in the rental housing market data are potentially a result of the relatively small inventory of monitored rental units.
- The neighbouring City of Kelowna has a significantly larger rental housing supply and has experienced consistently low rental vacancy rates across all unit types and sizes.
- Market rentals being built on neighbouring Westbank First Nations lands have increased the City's vacancy rates due to additional rental housing being brought to market over the last 5 years.

12) How have trends in core housing need changed over time between both tenant and owner-occupied households?

- Data on long term trends in core housing need is limited, however, both residential sales prices and rental rates have increased far in excess of inflation, increasing pressure on housing affordability in the City.
- Residential transaction values (excluding manufactured homes) increased approximately 5.05% annually between 2008 and 2023 across all main housing forms, with decreases in transaction values in 2024 reducing the average to 4.6% annually.
- Since 2008, the average transaction value of a housing unit in the City of West Kelowna has increased by 105%.
- The average rental rate across all units has increased at an average rate of 6% annually, with the most significant increase occurring between 2021 and 2022 where the average rental rate rose by 9% from about \$1,571 to \$1,719.
- Households that are spending more than 30% of their income on shelter are considered to be in core housing need, while households that are spending 50% or more of their gross income on shelter are considered to be in severe housing need.
- The 2021 Census estimated that a total of 3,020 households in West Kelowna were in housing that was unaffordable based on their income. Of those, approximately 1,965 were owners of their housing while 1,060 were renters.

13) In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

- Data is limited to the period from Aug. 1, 2024 to Jan. 31, 2025. During this time zero affordable units were built and 36 were lost due to the redevelopment of a Manufactured Home Park.
- Loss of affordable housing units puts increasing pressure on non-profit housing organizations to advance the delivery of priority housing types within the City.

14) Please describe available affordable and community housing options and needs/gaps currently in your community. Examples can include:

- As noted in the 2023 Housing Strategy, BC Housing reported that as of 2022 there were 123 BC Housing-affiliated non-market housing units in West Kelowna, as well as 109 rental subsidies in the private market, and 64 transitional supported and assisted living units.
- The City has 200 non-market housing and social housing units, including 122 subsidized housing units

City of West Kelowna

(mix of seniors housing, and family housing), 42 transitional housing units, and 34 co-operative housing units.

- The above noted non-market housing and social housing does not include older market rental housing that charges below-average rents (not secured).
- Based on the 2021 Census sample of households, an estimated 175 households were living in subsidized housing, up from 120 households in 2011.
- The 2021 Census also reported that there were 2,495 people living in West Kelowna in low income based on the Low-income measure, after tax, including 555 people aged 17 and younger, 1,265 between the ages of 18-64, and 675 aged 65 and over. In addition, based on the Census sample of households, looking at shelter to income ratio, 22% of households spend more than 30% of their income on shelter costs.
- There are no post-secondary housing units in the City of West Kelowna.

a) Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living? **Yes.** There are two dedicated seniors housing complexes (including co-operative, and subsidized housing) with a total of 74 units.

- Does your municipality provide rent supplements or other assistance programs that deepen affordability for households? **No.**

b) Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities? **Yes.**

15) This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.

- a) How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit – how could actions and changes in policy and planning help address those needs? How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?
- o Please refer to the answer for question 2 for details on how these have been informed by and work together. There are several follow-up ‘actions’ listed in the City’s Housing Strategy that identify specific updates to the OCP and policies based on the HNA. The City is also currently working on master planning for the extensive infrastructure requirements and investments needed.
- b) Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient

City of West Kelowna

communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include:

- i) Public Transit
 - ii) Water/Wastewater Systems
 - iii) Roads and Bridges
 - iv) Schools, Parks, Community or Recreational Centres
 - v) Broadband Service and Access
 - vi) Climate Risks/Impacts
- The City is currently working on the assessment and planning for the extensive infrastructure requirements and investments needed, which include, but is not limited to, water/wastewater systems, transportation infrastructure, and other community amenities. This work involves identifying the gaps, challenges and opportunities in the City's current infrastructure networks and how they can service the City's future housing needs.
 - Due to these infrastructure deficiencies, land development is often burdened with the cost of infrastructure expansion to accommodate growth. This has led to additional costs which impact feasibility of projects.
 - Focusing on infrastructure investment in Westbank and Boucherie Centres will best serve the anticipated growth and reduce costs for the development community.