

Report to Council



Date: March 21, 2016
File: 0165-02
To: City Manager
From: Graham March, Planner Specialist
Subject: 2015 Development Summary Report

Recommendation:

THAT Council receives for information the report of the Planner Specialist, dated March 21, 2016, with respect to the 2015 Development Statistics Summary Report.

Purpose:

The purpose of this report is to provide a summary of residential, commercial, industrial, and institutional development in 2015, as measured by building permit issuances.

Background:

The Policy & Planning Department has been compiling the monthly statistics and preparing the annual Development Statistics Summary Report since 1987.

The [2015 Development Statistics Summary Report](#) summarizes the number and location of residential, commercial, industrial and institutional building permits issued during 2015. For comparison, the report also provides the current year to the previous 5 and 10 year averages.

The Annual Development Summary Report is intended to provide Council with a comprehensive picture of development in Kelowna, as well as to aide in policy development and decision making. Furthermore, the data from the report also feeds into other City reports such as the Official Community Plan (OCP) Indicators Report and the Community Trends Report, to name a few.

In summary, 2015 was a year characterized by growth in both commercial and residential development, but relatively low activity in institutional and industrial development. Highlights from the 2015 report are shown below:

- Residential building activity in 2015 saw building permits issued for 1,430 new residential units. This is significantly higher than the most recent five-year average of 833 units, as well as the most recent 10-year average of 997 units per year.

- Based on permit issuance, the housing split exceeded the OCP goal, and was approximately 40% single/semi-detached units and 60% multiple housing units.
- Of the units issued a building permit in 2015, 48% were located within an Urban or Village Centre. However, as some of the Village Centres are outside of the Urban Core boundary, only 25% of all units were located within the Urban Core Area.
- Permits were issued for 403,175 square feet of commercial development in 2015. This exceeds both the most recent five and ten year averages. Furthermore, 84% of the total commercial square feet was located within the Urban and Village Centres.
- Industrial development was below the 5 and 10 year averages however the nature of industrial development is such that trends should be measured over multiple years vs. year to year. One or two large projects in a given year can skew the annual averages significantly.
- Institutional building permits were issued for 114,276 square feet in 2015, which is above the past five-year average, but below the most recent 10 year average. The public sector was responsible for 100% of the institutional development in 2015.

It is not unusual for building permit issuances to increase or decrease from one year to the next. The OCP takes these types of fluctuations into account and forecasts on the basis of averages. As such, in any given year, building permit issuances may vary quite a bit from the average figure cited in the OCP. It is for this reason that the OCP forecasts in five year, rather than one year, increments.

The 2015 Development Statistics Report (see link above) provides further details on the 2015 building activity and is currently posted on the City's web page for public information.

Internal Circulation:

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 Director, Development Services
 Department Manager, Community Planning

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Approved for inclusion:



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cc:

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