

2015 DEVELOPMENT STATISTICS SUMMARY REPORT

FEBRUARY 2015



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*This report is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be
verified.*

HIGHLIGHTS

Note: Statistics contained within this report relate only to building permit issuances for the year 2015 and do not account for cancelled permits.

- **The total dollar value for all building permits issued in 2015 was \$464,236,912.** The average total dollar value for all building permits issued over the last five years (2011-2015) is approximately \$340,920,322 (*see figure p. 10*).
- **390 lots were given final subdivision approval by the City of Kelowna in 2015.** This number represents a 59% increase from the 245 lots given final approval in 2014 and a 114% increase from the 182 lots in 2013. 2015 saw the largest number of lots given final approval since 2008. On average, 332 lots have been given final subdivision approval each year since 2006 (*see figure p. 10*).

Residential Development

- **By the end of 2015, residential building permits had been issued for 1,430 new units** (includes single detached, semi-detached, secondary suite, carriage house, mobile home, apartment and townhouse units). This total represents an increase of 401 units (39%) from 2014. On average, 833 units were issued a permit between 2011 and 2015, and 997 units each year since 2006 (*see figures p. 14-16*).

As a note, revised secondary suite policy was adopted by Council in September 2012. Under the new policy, secondary suites in accessory buildings are now referred to as “carriage house” (*see Definitions p.6*).

- **In 2015, the Highway 97 sector saw the highest number of building permits for residential development with 382 units, or 27% of the total.** The Highway 97 sector surpassed the Glenmore/Dilworth sector, which held the top position for the six previous years. The Glenmore/Dilworth sector saw the second highest percentage of new residential development with 308 units, or 22% of the total. Following these, the next highest number of permits issued was for the Central City sector with 255 units (18%), followed by the Southwest Mission sector with 108 units (8%). The remaining new residential development was distributed between the remaining sectors (*see figures p. 11 & 19-22*).
- **The 2015 city-wide housing split was approximately 40% single/semi-detached housing units and 60% multiple housing units.** The two previous years, 2014 and 2013, the housing split was approximately 60% single/semi-detached and 40% multiple-unit. 2015 saw the highest percentage of multiple unit development since 2008, where the split was 69% multiple unit. Since 2008, the percentage of multiple-unit housing has increased annually. The yearly average over the past five years (2011-2015) has been 56% single/semi-detached units and 44% multiple housing units. The average since 2006 has been 48% single/semi-detached and 52% multiple housing units per year, which is below the housing split of 57% multiple units and 43% single/semi-detached that the OCP suggests (*see figures pp. 14-16*).

- Of the 582 single/semi-detached housing unit permits issued (including duplexes, carriage houses, suites and mobile homes), 19% (109 units) were in the Glenmore/Dilworth sector, 19% (108 units) were in the Southwest Mission sector, and 16% (94 units) were in the Belgo/Black Mountain sector.
- Of the 848 multiple housing permits issued this year, 43% (362 units) were in the Highway 97 sector, 24% (204 units) were in the Central City sector, and 23% (199 units) were in the Glenmore/Clifton/Dilworth sector. The remaining multiple housing permits were spread out between North Mission/Crawford (5%), South Pandosy/KLO (4%), and Rutland sector (1%). No multiple housing permits were issued for the McKinley, Belgo/Black Mountain, Southeast Kelowna and the Southwest Mission sectors in 2015.

2015 saw permits issued for the most multiple housing units since 2008. Permits were issued for 440 more multiple housing units in 2015 than in 2014, and 568 more multiple housing units than 2013. The 362 apartment units in the Highway 97 sector are located on Academy Way adjacent to the UBC campus.

- By the end of 2015, residential building permits had been issued for 680 new units within the Urban or Village Centres, or 48% of the 1,430 total units. Compared to this, 105 of the 1,029 total residential units (10%) in 2014 were in an Urban or Village Centre, 182 of 724 new residential units (25%) in 2013, while in 2012, 82 of the 559 new residential units (15%) were constructed in an Urban or Village Centre (*see figures pp. 12 & 13*)

Of the 680 new residential units within the Urban or Village Centres in 2015, 674, or 99%, were multiple housing units. Some of the larger residential projects includes 362 apartment units split across two projects along Academy Way in the University South village centre, a 132 unit congregate care facility at 325 Drysdale Blvd in the Glenmore village centre, as well as an 86 unit apartment as part of the Central Green lands at 1745 Chapman Pl in the City Centre urban centre.

- The Urban Core Area was introduced with adoption of the 2030 Official Community Plan (OCP Map 5.1). 2015 saw residential building permits issued for 358 new units within the Urban Core Area, or 25% of all residential permits. Of these, 233 units, or 65%, were multiple housing units. Comparatively, 2014 saw permits issued for 315 new residential units (31%) within the Urban Core Area. Of the 315 new residential units, 200, or 63%, were for multiple housing units.
- In 2015, Kelowna represented 78% of all residential development within the RDCO. Whereas Kelowna represented 76% of all residential development in 2014, 71% in 2013, 68% in 2012, and 76% in 2010. The percentage for 2015 is higher than the historical five-year average (2011-2015) of 75% (*see figures p. 18*).

The RDCO is comprised of the City of Kelowna, the RDCO, the District of West Kelowna, the District of Peachland, and the District of Lake Country.

Commercial Development

- In 2015, permits were issued a total of 403,175 square feet of commercial development. Over the last five years (2011-2015) 1,657,386 square feet of commercial space was added, for an average of approximately 331,477 square feet per year. Since 2006, an average of 287,817 square feet has been added per year (see figures pp.14, 15 & 17).

2015 saw building permits issued for the largest amount of commercial square footage since 2012, and the second largest total in the past ten years. The two largest commercial projects issued building permits in 2015 were located at the corner of Dolye Ave and Ellis St in downtown Kelowna. The largest of these projects was the new Interior Health Authority office building at 505 Doyle Ave. This development is a five storey office building totaling approximately 186,750 square feet. The second largest commercial project to receive a building permit in 2015 was the Okanagan Centre for Innovation located at 460 Doyle Ave. This mixed-use building is approximately 105,935 square feet.

- In 2015, 33% of the total commercial square footage was in the Central City sector (335,845 sq ft), 5% was in the South Pandosy/KLO sector (22,064 sq ft), and 4% was in the Glenmore/Dilworth sector (16,520 sq ft).
- Commercial development within the Urban or Village Centres totaled 338,733 square feet, or 84% of the 403,175 square feet of the commercial development issued a permit in 2015. This was the highest percentage of new commercial square feet in the Urban or Village Centres over the past five years. Comparatively, 2014 saw 46%, 2013 and 2012 both saw 76%, and 2011 saw 83% of total commercial square feet issued a permit in an Urban or Village Centre (see figures p. 12-13).

Industrial Development

- 2015 industrial development totaled 94,690 square feet. Over the last five years (2011-2015) 491,892 square feet of industrial space has been added, for an average of approximately 98,378 square feet per year. The average since 2006 has been 174,220 square feet per year (see figures p.14-16).

Some of the larger industrial projects approved in 2015 included a group of three warehouse building totaling 25,026 square feet warehouse at 883 McCurdy Pl, a new 15,306 square foot office/warehouse building 2905 Acland Rd, as well as a new 12,015 square foot office/warehouse building at 2235 Leckie Rd.

- The majority of the industrial activity was in the Highway 97 sector, with 69,119 square feet, or 73% of the total industrial square footage approved in Kelowna in 2015. The only other sector that saw permits issued for industrial

development was the Central City sector, with 25,571 square feet, or 27% of the total (*see figure p. 11*).

- **Of the 94,690 square feet of the industrial development issued permits in 2015, only 7% (6,386 square feet) was in an Urban or Village Centre.** One building permit for a 6,386 square foot industrial building was issued for 1226 St Paul St, which is located within the City Centre Urban Centre. Conversely, 2011 through 2014 saw no permits issued for industrial development in the Urban or Village Centres. It should be noted that the OCP Future Land Use map provides for only a very limited supply of industrial land within the Urban and Village Centres so these ratios are not an indication that industrial development is inconsistent with OCP provisions.

Institutional Development

- **2015 institutional development totaled 114,276 square feet.** Over the last five years (2011-2015) 559,187 square feet of institutional space was added, for an average of 111,837 square feet per year. The average since 2006 has been 201,489 square feet per year.

In 2015, the public sector initiated 100% of the total institutional development in the City while the private sector initiated none. In 2014, the private sector initiated 2% and the public sector was 98%. Comparatively, in 2013, the private sector accounted for 39% of the total institutional development, and in 2012 the public sector was responsible for 62% of all institutional development (*see figures pp. 14, 15 & 17*).

2015 and 2014 saw significant public sector institutional investment. Some of largest new institutional projects to receive a building permit in 2015 included 65,778 square feet as part of Memorial Parkade at 1420 Ellis St, as well as the new 45,660 square foot police services building at 1190 Richter St. 2014 saw significant public investment in the expansion of Okanagan College and the new IH&SC building at Kelowna General Hospital.

- **Of the 114,276 square feet of new institutional development within the City of Kelowna in 2015, 98% of it was located in the City Centre Urban Centre.** Comparatively, 2014 saw 73% institutional permits issued in the urban or village centres, 2013 saw 19% within an Urban or Village centre, and in 2012, there were no institutional permits issued with an Urban or Village Centre. (*It should be noted that two of Kelowna's largest institutions, UBCO and Kelowna General Hospital, are not within the Urban or Village Centres (see figures pp. 12-13)*).

Demolitions & Embodied Energy

- **In 2015, 93 demolition permits were issued totaling approximately 170,777 square feet.** The embodied energy of these buildings is estimated at 5,123 tonnes of CO₂. Comparatively, 2014 saw 109 demolition permits issued for approximately 153,748 square feet at 4,612 tonnes of CO₂, and in 2013 there were approximately 82 demolition permits issued for 194,460 square feet at 5,834 tonnes of CO₂.

DEFINITIONS

(From the City of Kelowna Zoning Bylaw No. 8000)

Apartment Housing means any physical arrangement of attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.

Carriage House means an additional dwelling unit located within an accessory building that is subordinate to the principal dwelling unit and is a single real estate entity. The total floor space is no more than 90m² in area, and has a floor space less than 75% of the total habitable floor space of the principal building.

Embodied Energy means the available energy that was used in the work of making a product. Embodied energy is an accounting methodology which aims to find the sum total of the energy necessary for an entire product lifecycle. This lifecycle includes raw material extraction, transport, manufacture, assembly, and installation. In our calculations we do not include the embodied energy for disassembly or deconstruction.

General Commercial includes all commercial development in all commercial zones except office and hotel/motel uses.

Hotel means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities and personal service establishments for the convenience of guests. The maximum length of stay is no more than 240 days.

Mobile Home means a single or multiple section single detached dwelling unit (CSA Z240 and CSA A277 certified standards or BC Building Code standards) for residential occupancy designed to be transportable on wheels.

Motel means a building or group of buildings divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 240 days.

Offices means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This includes construction and development industry offices but excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

Private Institutional includes irrigation and utility companies, private schools, nursing homes and private hospitals, sports clubs, and churches.

Public Institutional includes government facilities, public schools, universities and colleges, as well as public hospitals.

Row Housing means a development containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade.

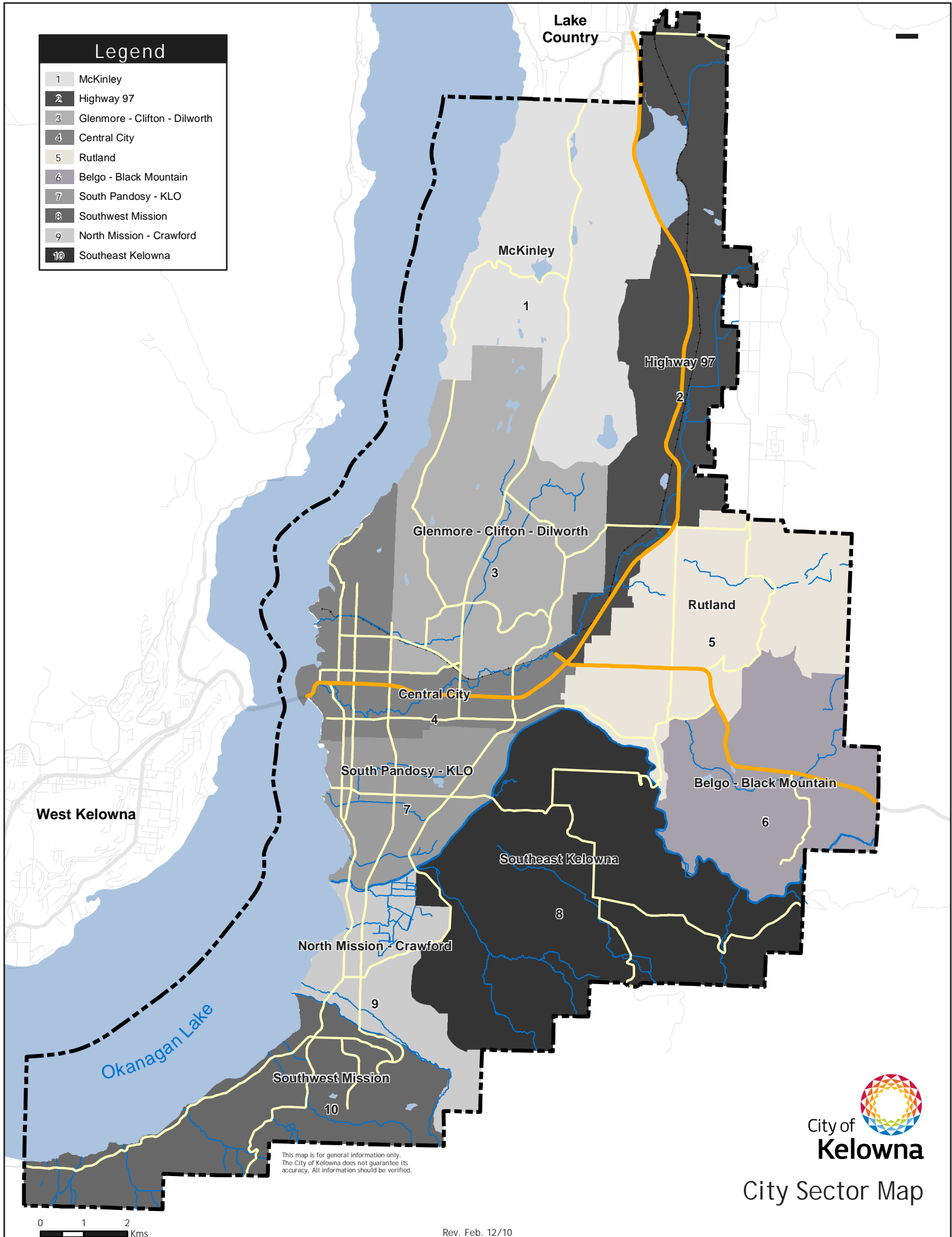
Secondary Suite means an additional **dwelling** unit located within a residential building that has a total floor space of no more than 90m² in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal **dwelling** unit and is a single real estate entity. This use does not include **duplex housing**, **semi-detached housing**, **apartment housing**, or **boarding and lodging houses**.

Semi-Detached Housing means a building containing dwelling units connected above or below grade and designed exclusively to accommodate two households living independently in separate dwellings side by side, each having a separate entrance at, or near, grade.

Single Detached Housing means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that conform to the CSA A277 standards, but not a mobile home designed to CSA Z240 standards.

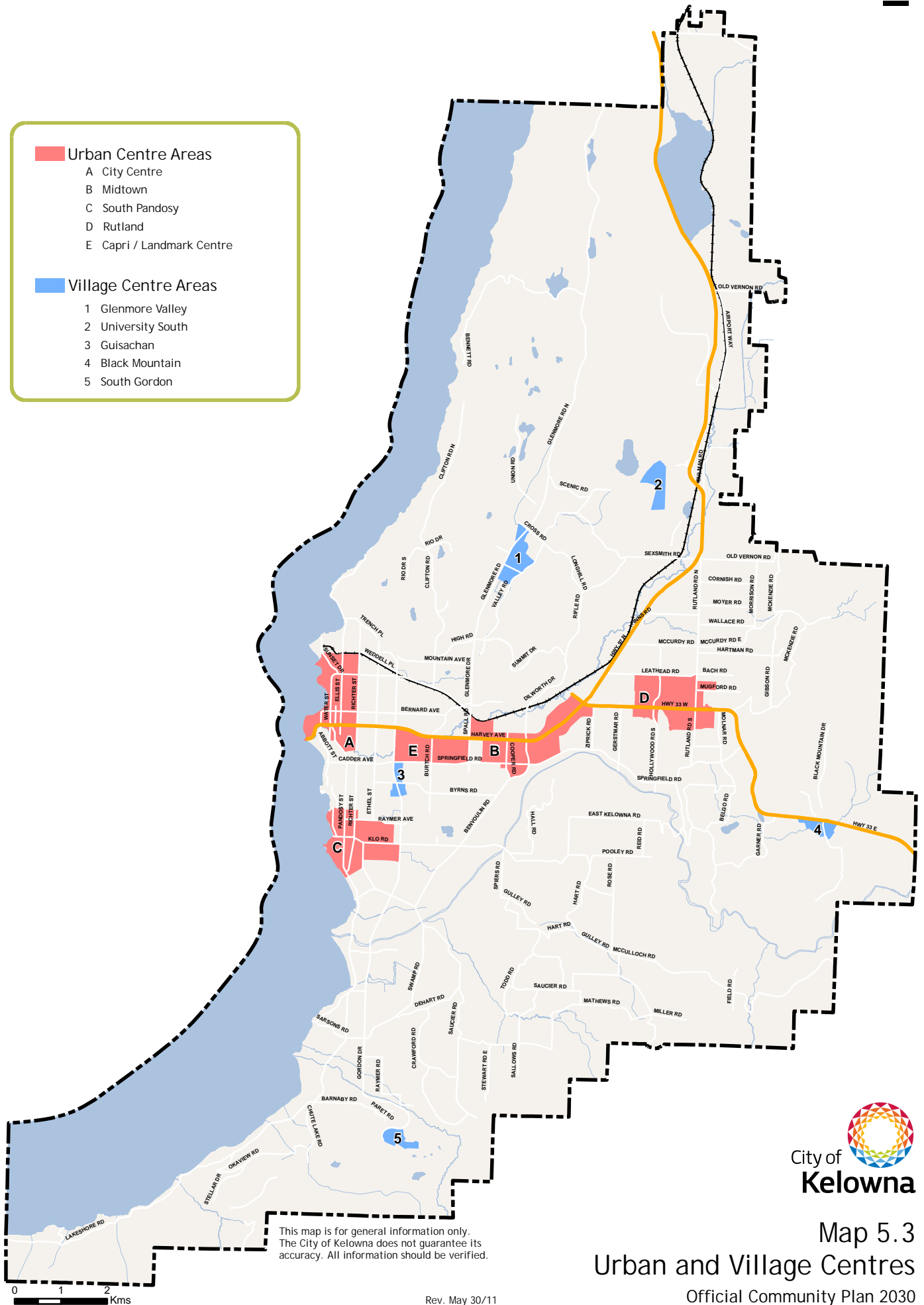
Legend

- | | |
|----|-------------------------------|
| 1 | McKinley |
| 2 | Highway 97 |
| 3 | Glenmore - Clifton - Dilworth |
| 4 | Central City |
| 5 | Rutland |
| 6 | Belgo - Black Mountain |
| 7 | South Pandosy - KLO |
| 8 | Southwest Mission |
| 9 | North Mission - Crawford |
| 10 | Southeast Kelowna |



- Urban Centre Areas**
- A City Centre
 - B Midtown
 - C South Pandosy
 - D Rutland
 - E Capri / Landmark Centre

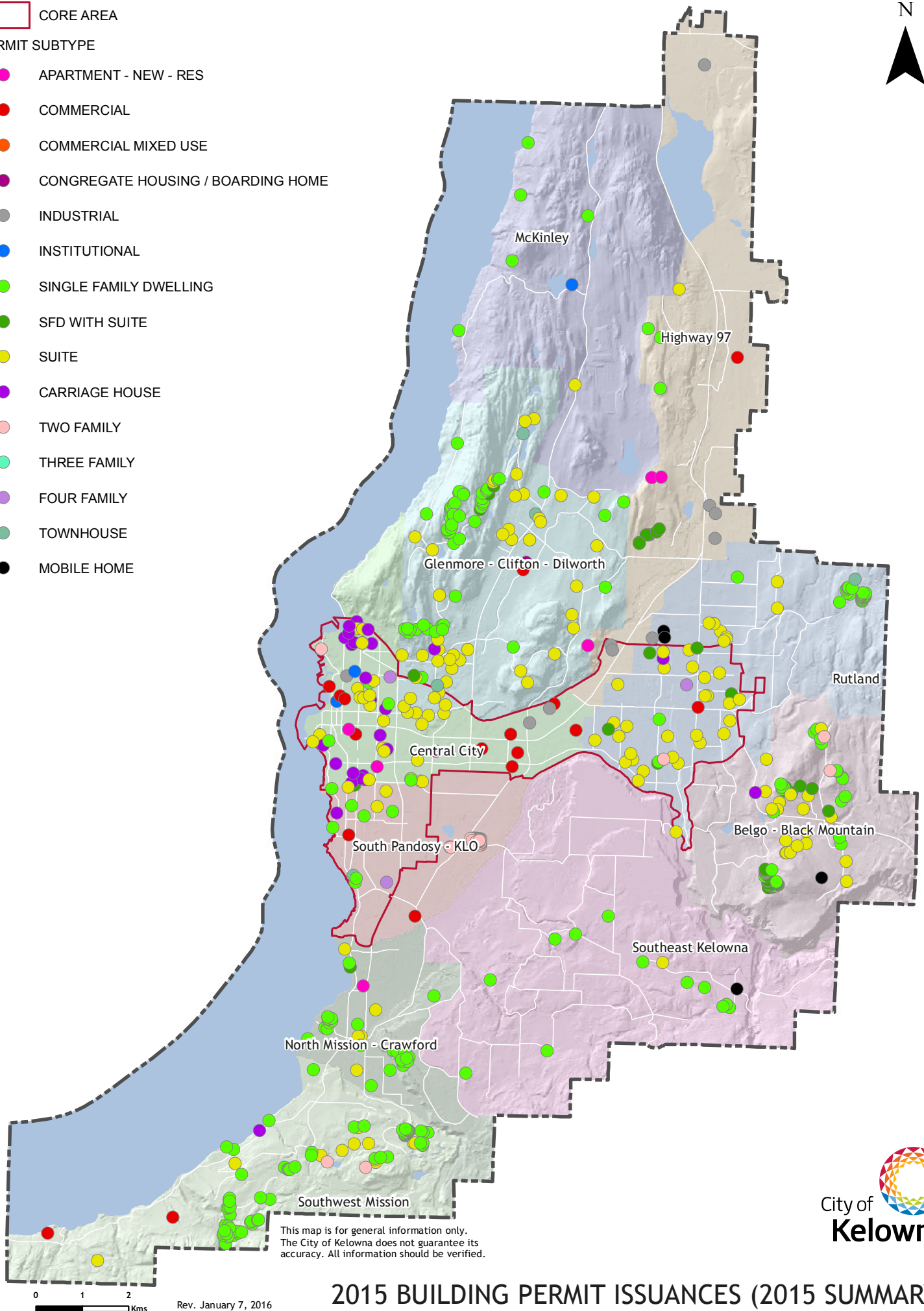
- Village Centre Areas**
- 1 Glenmore Valley
 - 2 University South
 - 3 Guisachan
 - 4 Black Mountain
 - 5 South Gordon



CORE AREA

PERMIT SUBTYPE

- APARTMENT - NEW - RES
- COMMERCIAL
- COMMERCIAL MIXED USE
- CONGREGATE HOUSING / BOARDING HOME
- INDUSTRIAL
- INSTITUTIONAL
- SINGLE FAMILY DWELLING
- SFD WITH SUITE
- SUITE
- CARRIAGE HOUSE
- TWO FAMILY
- THREE FAMILY
- FOUR FAMILY
- TOWNHOUSE
- MOBILE HOME

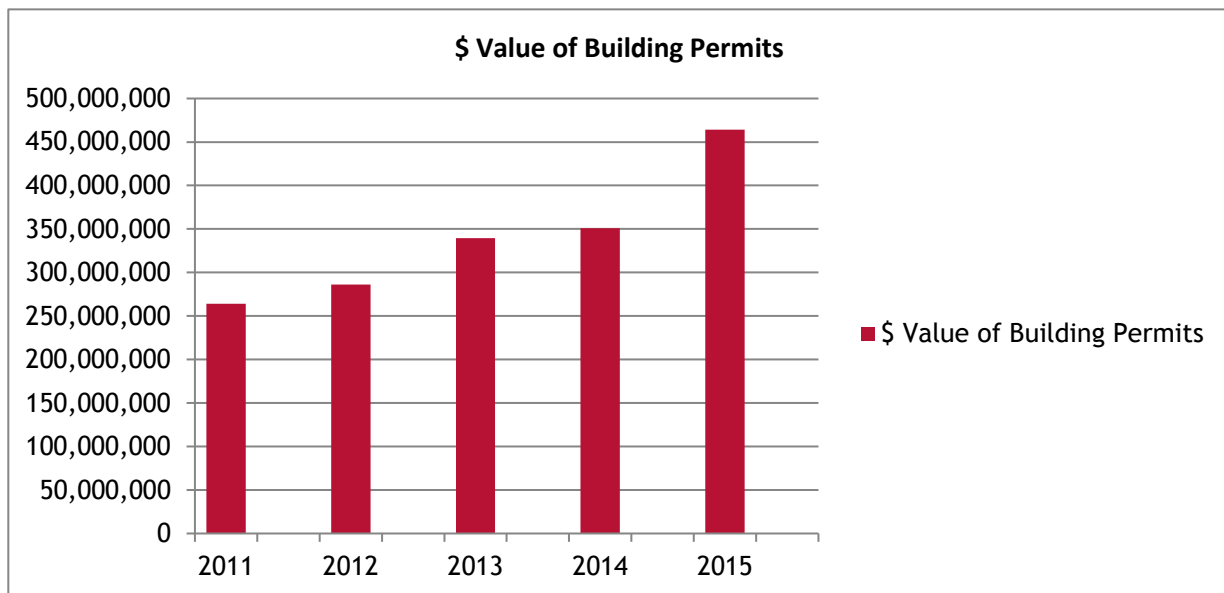


Building Permit and Subdivision Statistics

\$ Value of Building Permits

	2011	2012	2013		2014		2015
\$ value of building permits	263,910,786	286,267,389	339,362,865		350,823,660		464,236,912

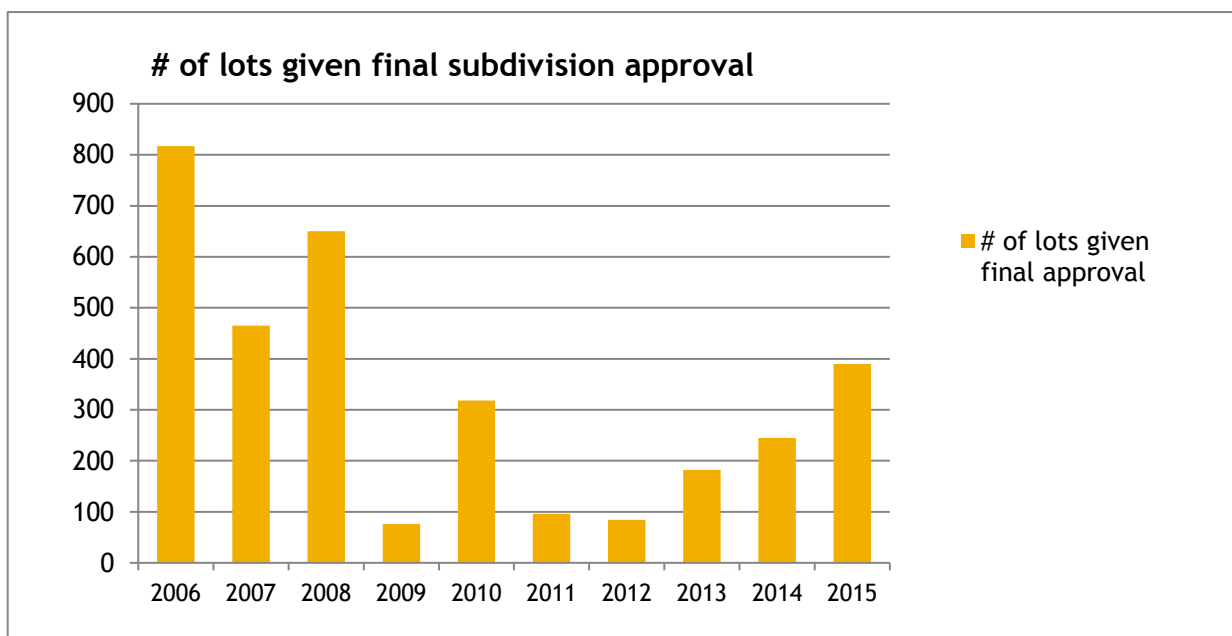
* average value of building permits between 2011-2015 \$ 340,920,322



Subdivision Statistics

# of lots given final approval	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	817	465	650	76	318	96	84	182	245	390

* average number of lots given final approval 2006-2015 = 332



DEVELOPMENT SUMMARY 2015

Residential Totals by Housing Type (in number of housing units)

SECTOR	Single Detached	Semi-Detached	Secondary Suites	Row Housing	Apartment Units	Mobile Home	Carriage House	TOTAL
Sector 1 - McKinley	5	0	1	0	0	0	0	6
Sector 2 - Highway 97	11	0	9	0	362	0	0	382
Sector 3 - Glenmore/Clifton/Dilworth	58	0	50	37	162	0	1	308
Sector 4 - Central City	6	2	24	4	200	0	19	255
Sector 5 - Rutland	34	8	40	6	0	2	1	91
Sector 6 - Belgo/Black Mountain	47	6	39	0	0	1	1	94
Sector 7 - South Pandosy/KLO	11	40	4	33	0	0	2	90
Sector 8 - Southeast Kelowna	12	0	2	0	0	1	0	15
Sector 9 - North Mission/Crawford	27	4	6	23	21	0	0	81
Sector 10 - Southwest Mission	80	12	15	0	0	0	1	108
CITY TOTAL	291	72	190	103	745	4	25	1,430

Commercial Totals in Square Feet

SECTOR	General	Office	Hotel / Motel	TOTAL
Sector 1 - McKinley	0	0	0	0
Sector 2 - Highway 97	13,649	0	0	13,649
Sector 3 - Glenmore/Clifton/Dilworth	16,520	0	0	16,520
Sector 4 - Central City	40,031	295,725	89	335,845
Sector 5 - Rutland	5,920	0	0	5,920
Sector 6 - Belgo/Black Mountain	0	0	0	0
Sector 7 - South Pandosy/KLO	2,505	19,559	0	22,064
Sector 8 - Southeast Kelowna	0	0	0	0
Sector 9 - North Mission/Crawford	0	0	0	0
Sector 10 - Southwest Mission	9,177	0	0	9,177
CITY TOTAL	87,802	315,284	89	403,175

Industrial Totals in Square Feet

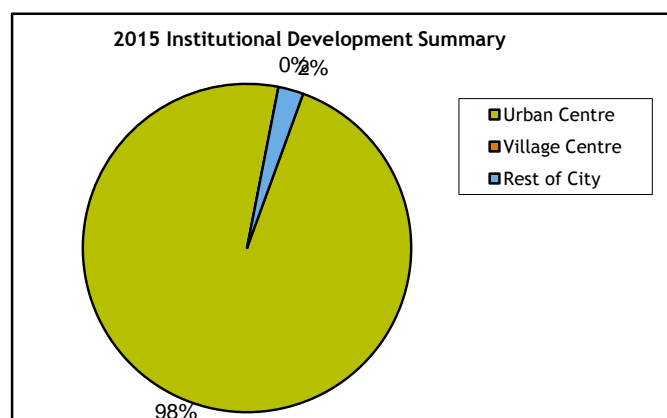
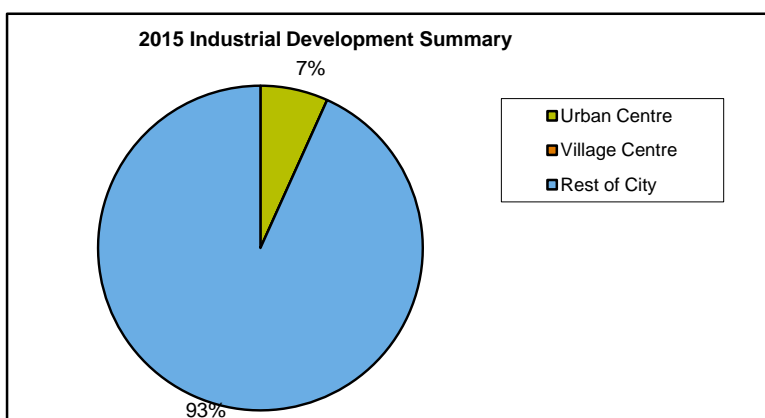
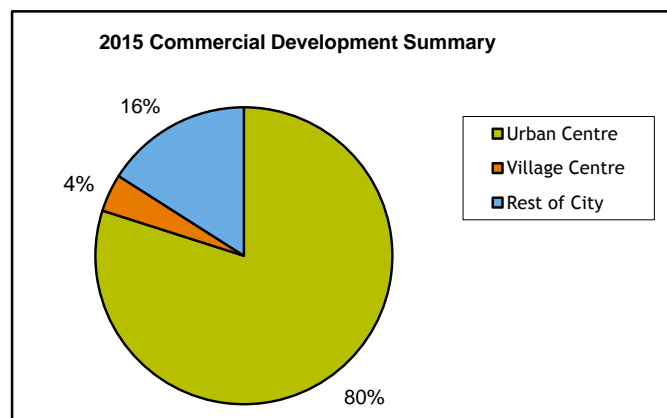
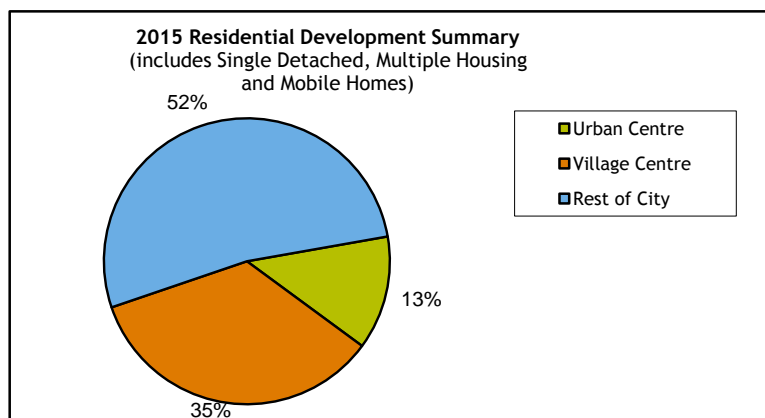
SECTOR	General
Sector 1 - McKinley	0
Sector 2 - Highway 97	69,119
Sector 3 - Glenmore/Clifton/Dilworth	0
Sector 4 - Central City	25,571
Sector 5 - Rutland	0
Sector 6 - Belgo/Black Mountain	0
Sector 7 - South Pandosy/KLO	0
Sector 8 - Southeast Kelowna	0
Sector 9 - North Mission/Crawford	0
Sector 10 - Southwest Mission	0
CITY TOTAL	94,690

Institutional Totals in Square Feet

SECTOR	Public	Private	TOTAL
Sector 1 - McKinley	2,838	0	2,838
Sector 2 - Highway 97	0	0	0
Sector 3 - Glenmore/Clifton/Dilworth	0	0	0
Sector 4 - Central City	111,438	0	111,438
Sector 5 - Rutland	0	0	0
Sector 6 - Belgo/Black Mountain	0	0	0
Sector 7 - South Pandosy/KLO	0	0	0
Sector 8 - Southeast Kelowna	0	0	0
Sector 9 - North Mission/Crawford	0	0	0
Sector 10 - Southwest Mission	0	0	0
CITY TOTAL	114,276	0	114,276

2015 DEVELOPMENT WITHIN URBAN CENTRES AND VILLAGE CENTRES

	Urban Centre	%	Village Centre	%	Rest of City	%	Total
Single Detached (1)	4	1%	2	0%	572	99%	578
Multiple Housing (2)	180	21%	494	58%	174	21%	848
Mobile Home	0	0%	0	0%	4	100%	4
Commercial (sq.ft.)	322,213	80%	16,520	4%	64,442	16%	403,175
Industrial (sq.ft.)	6,386	7%	0	0%	88,304	93%	94,690
Institutional (sq.ft.)	111,438	98%	0	0%	2,838	2%	114,276



Source: City of Kelowna Building Permit Issuances

(1) Includes Single Detached, Semi-Detached, Carriage House, and Secondary Suites

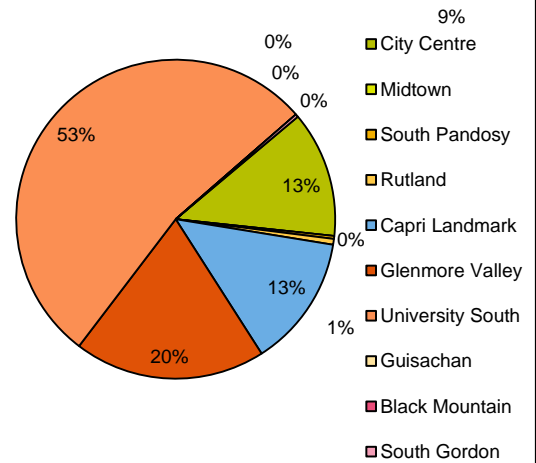
(2) Includes Apartments and Row Housing Units

2015 DEVELOPMENT STATISTICS BY URBAN CENTRES AND VILLAGE CENTRES

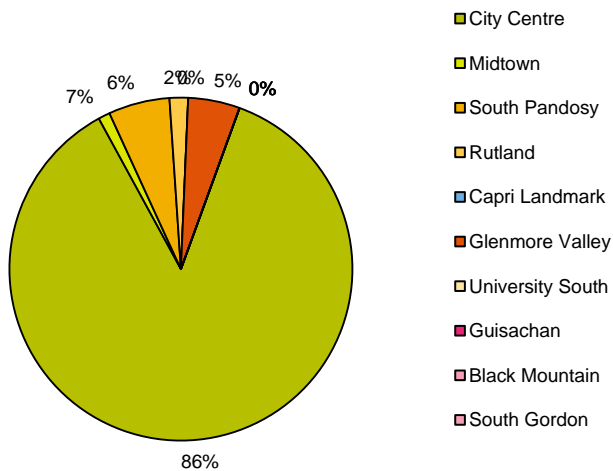
Urban Centres	Residential Total		Commercial Total		Institutional Total	
	units	%	sq ft	%	sq ft	%
City Centre	87	13%	293,006	87%	111,438	100%
Midtown	0	0%	3,728	1%	0	0%
South Pandosy	2	0%	19,559	6%	0	0%
Rutland	4	1%	5,920	2%	0	0%
Capri Landmark	91	13%	0	0%	0	0%
Urban Centres Total	184		322,213		111,438	

Village Centres						
Glenmore Valley	132	19%	16,520	5%	0	0%
University South	362	53%	0	0%	0	0%
Guisachan	0	0%	0	0%	0	0%
Black Mountain	0	0%	0	0%	0	0%
South Gordon	2	0%	0	0%	0	0%
Village Centres Total	496		16,520		0	

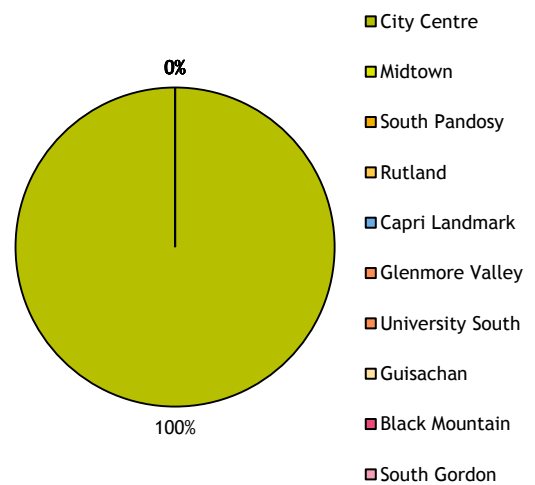
**2015 Urban and Village Centre
Residential Development Summary**
(includes Single Detached, Multiple
Housing and Mobile Homes)



**2015 Urban and Village Centre Commercial
Development Summary**



**2015 Urban and Village Centre
Institutional Development Summary**



Source: City of Kelowna Building Permit Issuances

DEVELOPMENT SUMMARY 2011-2015

Residential Development Summary Total Units by Housing Type

	2011		2012		2013		2014		2015	
Single Detached (1)	329	78%	365	65%	441	61%	619	60%	578	40%
Multiple Housing (2)	90	21%	191	34%	280	39%	408	40%	848	59%
Mobile Home	4	1%	3	1%	3	0%	2	0%	4	0%
City Total	423	100%	559	100%	724	100%	1029	100%	1430	100%

(1) Includes Single Detached, Semi-Detached, Secondary Suites, Carriage Houses (2013-2015)

(2) Includes Apartment and Row Housing Units

Data Source: City of Kelowna Building Permit Issuances

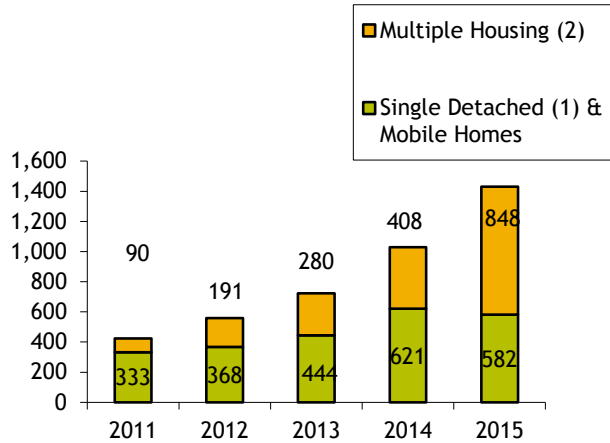
Commercial, Industrial & Institutional Development Summary Totals in Square Feet

	2011	2012	2013	2014	2015
Commercial					
General	47,455	324,919	182,137	179,979	87,802
Office	247,311	63,421	72,304	52,761	315,284
Hotel/Motel	0	83,453	471	0	89
Total	294,766	471,793	254,912	232,740	403,175
Industrial Total	127,709	73,368	129,866	66,259	94,690
Institutional					
Public	139,180	9,621	89,078	131,708	114,276
Private	494	15,510	57,210	2,110	0
Total	139,674	25,131	146,288	133,818	114,276

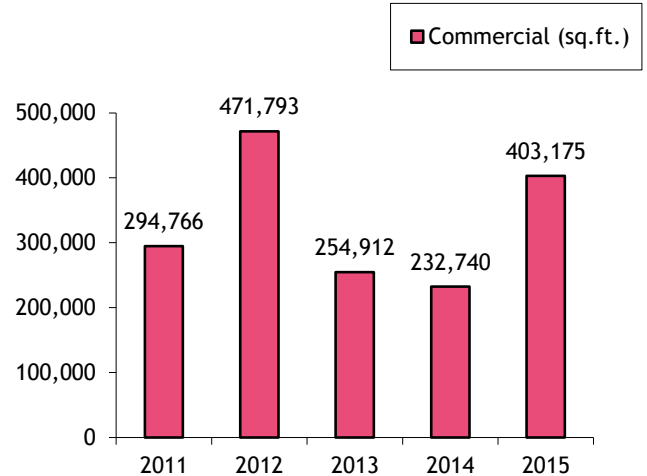
Data Source: City of Kelowna Building Permit Issuances

DEVELOPMENT SUMMARY 2011-2015 COMPARISON GRAPHS

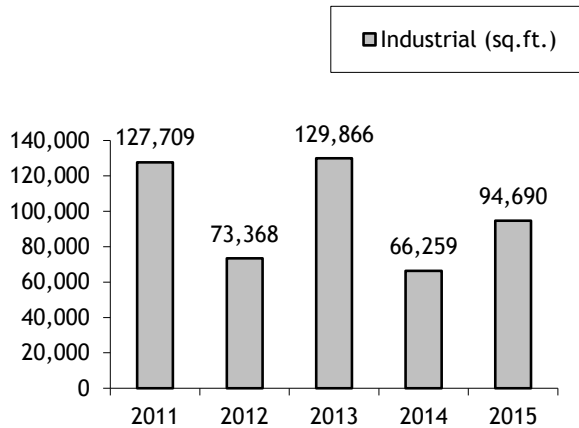
Residential Development



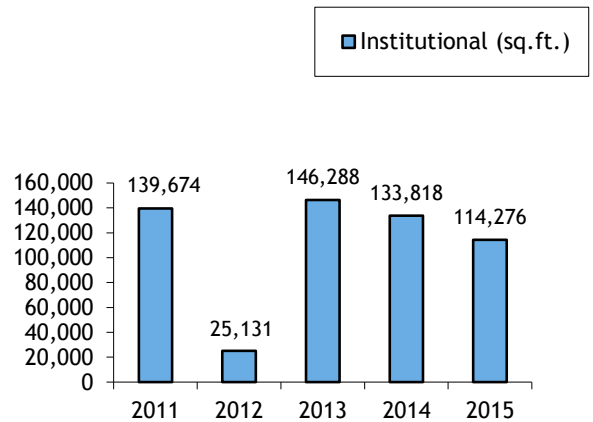
Commercial Development



Industrial Development



Institutional Development



(1) Includes Single Detached, Semi-Detached, Secondary Suites, and Carriage Houses (2013, 2014, 2015)

(2) Includes Apartments, Row and Congregate Care Housing Units

Source: City of Kelowna Building Permit Issuances

10 YEAR DEVELOPMENT SUMMARY, RESIDENTIAL AND INDUSTRIAL

RESIDENTIAL Total Units by Housing Type

Residential	2006		2007		2008		2009		2010		2011		2012		2013		2014		2015	
Single Detached (1)	693	55%	612	36%	435	30%	280	62%	423	44%	329	78%	365	65%	441	61%	619	60%	578	40%
Multiple Housing (2)	553	44%	1091	64%	987	69%	168	37%	528	55%	90	21%	191	34%	280	39%	408	40%	848	59%
Mobile Home	3	0%	8	0%	11	1%	5	1%	5	1%	4	1%	3	1%	3	0%	2	0%	4	0%
Total Residential	1249		1711		1433		453		956		423		559		724		1029		1430	

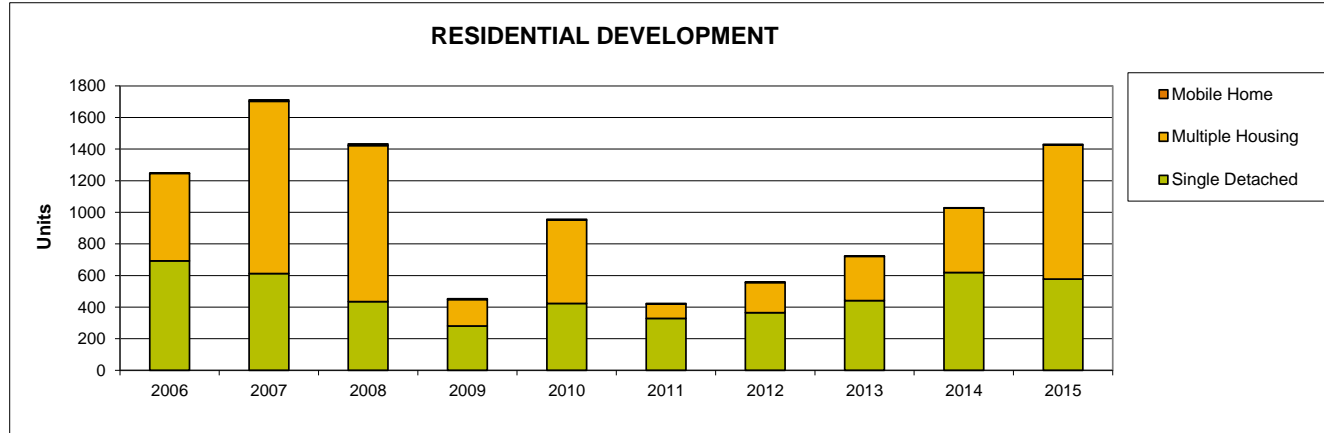
(1) Includes Single Detached, Semi-Detached, Secondary Suites, and Carriage I

(2) Includes Apartment and Row Housing Units

Data source: City of Kelowna Building Permit Issuance

Notes: Average total residential 2006 - 2015 = 997 units

Average housing split 2006 - 2015 = 48% Single and 52% Multiple Housing

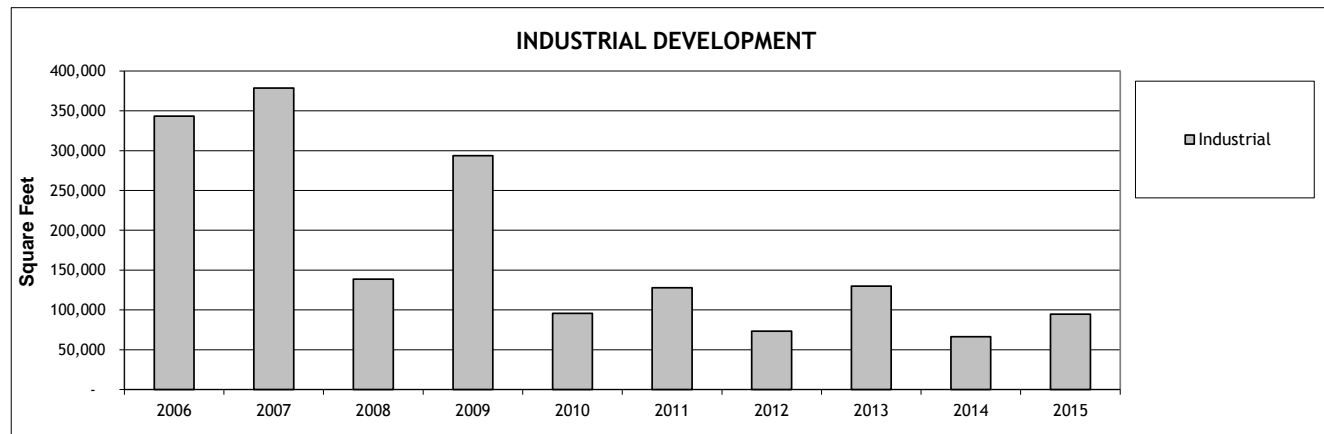


INDUSTRIAL Total Units by Square Footage

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Total Industrial	343,439	378,730	138,653	293,842	95,644	127,709	73,368	129,866	66,259	94,690

Data Source: City of Kelowna Building Permit Issuances

Note: 10 Year Average for Industrial 2006 - 2015 = 174,220 sq. ft.



10 YEAR DEVELOPMENT SUMMARY, COMMERCIAL AND INSTITUTIONAL

COMMERCIAL

Total Units by Square Footage

Commercial	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
General	135,107	248,845	68,276	204,894	93,106	47,455	324,919	182,137	179,979	87,802
Office	22,170	30,859	24,899	17,314	165,544	247,311	63,421	72,304	52,761	315,284
Hotel/Motel	62,076	-	58,816	88,876	-	-	83,453	471	-	89
Total Commercial	219,353 *	279,704	151,991	311,084	258,650	294,766	471,793 **	254,912	232,740	403,175 ***

* 2006 data includes 35,844 square feet of parkade development

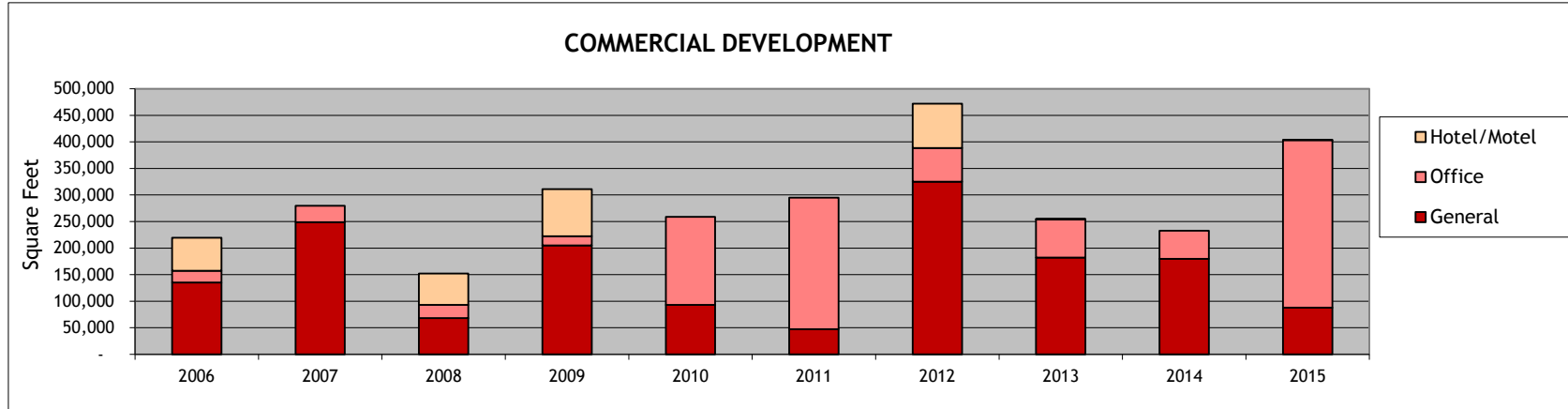
** 2012 data includes 192,903 square feet of parkade development

** 2015 data includes 57,830 square feet of parkade development

Note: Average total Commercial 2006-2015 =

287,817 sq. ft.

Data Source: City of Kelowna Building Permit Issuances



INSTITUTIONAL

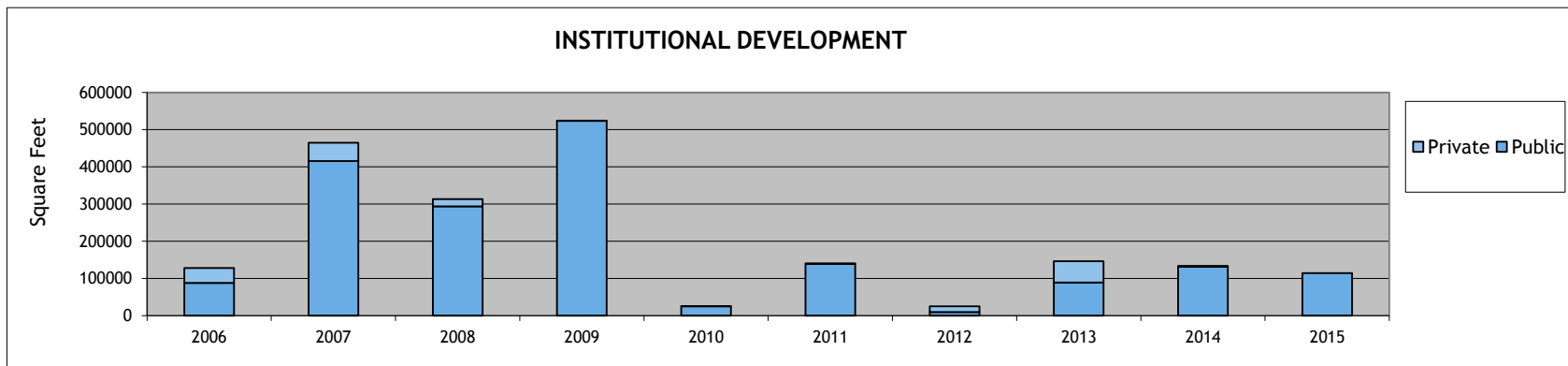
Total Units by Square Footage

Institutional	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Public	87,924	415,421	293,565	523,459	24,913	139,180	9,621	89,078	131,708	114,276
Private	39,967	49,392	19,922	684	460	494	15,510	57,210	2,110	-
Total Institutional	127,891	464,813	313,487	524,143	25,373	139,674	25,131	146,288	133,818	114,276

Data Source: City of Kelowna Building Permit Issuances

Note: Average total Institutional 2006-2015 =

201,489 sq.ft.



REGION WIDE RESIDENTIAL DEVELOPMENT STATISTICS - 2011-2015

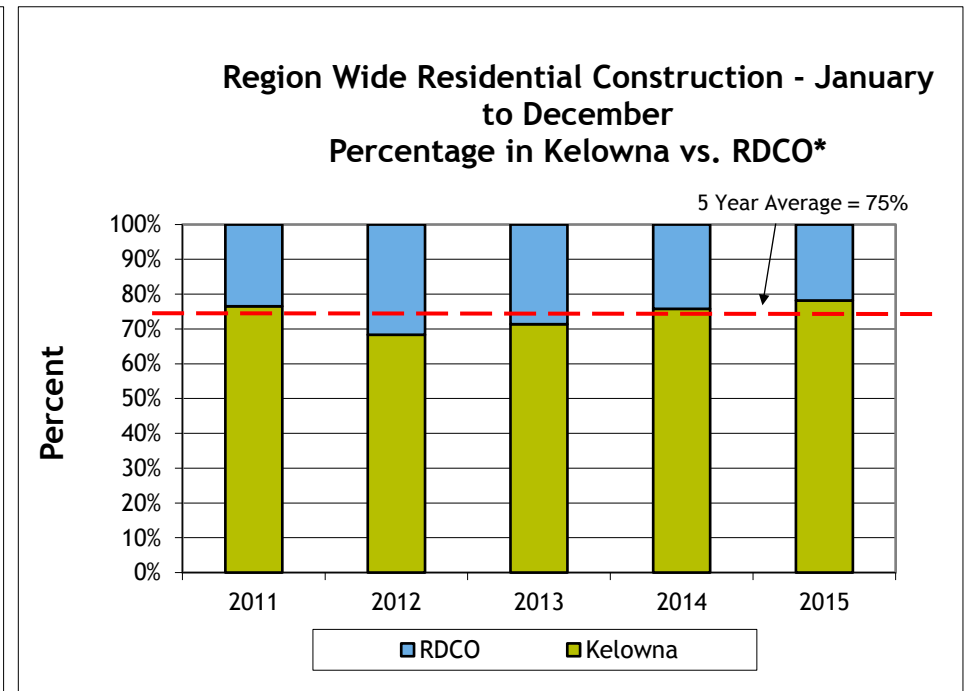
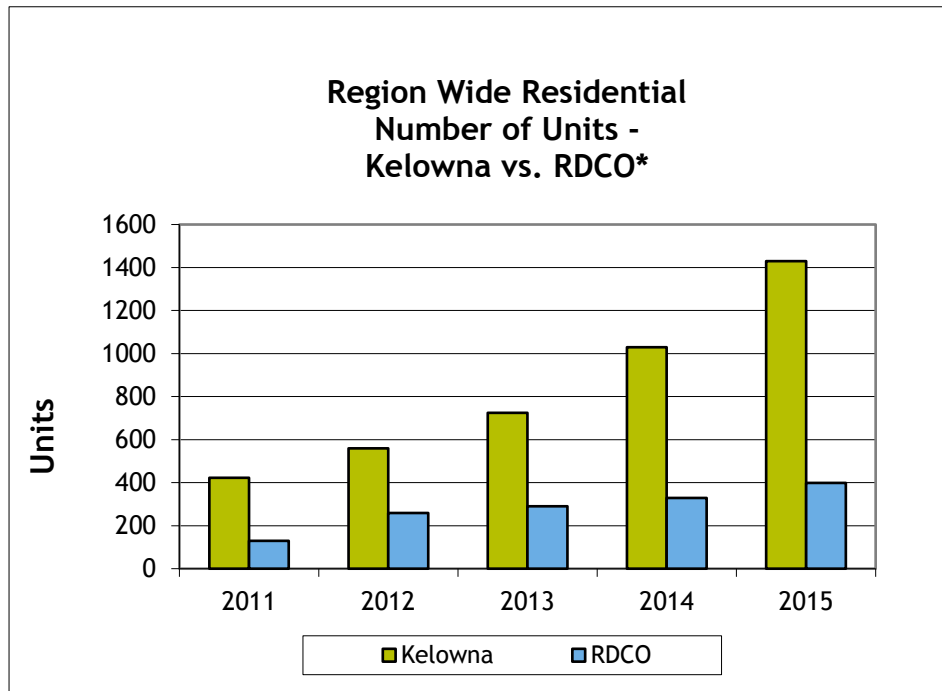
January to December 2015			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	399	1,430	78%

January to December 2014			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	329	1,029	76%

January to December 2013			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	290	724	71%

January to December 2012			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	259	559	68%

January to December 2011			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	130	423	76%



* Note: RDCO includes District of Peachland, District of Lake Country, Electoral Area Ellison/ Joe Riche, Electoral Area Westside and District of West Kelowna.

Source: Regional District of Central Okanagan, "Region Wide Building Statistics" and City of Kelowna Building Permit Issuances

RESIDENTIAL DEVELOPMENT SUMMARY BY SECTOR AND HOUSING TYPE, 2011-2015

SECTOR	2011	2012	2013	2014	2015
Sector 1 - McKinley					
Single Detached	3	4	4	4	5
Semi-Detached	0	0	0	0	0
Secondary Suites	0	0	2	1	1
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
Carriage Houses *	-	-	0	0	0
SECTOR TOTAL	3	4	6	5	6
Sector 2 - Highway 97					
Single Detached	24	28	30	38	11
Semi-Detached	0	0	0	0	0
Secondary Suites	11	22	27	33	9
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	48	30	66	362
Mobile Home	1	0	0	0	0
Carriage Houses	-	-	0	0	0
SECTOR TOTAL	36	98	87	137	382
Sector 3 - Glenmore / Clifton / Dilworth					
Single Detached	49	48	57	69	58
Semi-Detached	0	0	5	4	0
Secondary Suites	6	15	21	45	50
Row Housing / Townhouse Units	56	69	18	48	37
Apartment Units	0	0	64	0	162
Mobile Home	0	0	0	0	0
Carriage Houses	-	-	2	2	1
SECTOR TOTAL	111	132	167	168	308
Sector 4 - Central City					
Single Detached	7	7	9	13	6
Semi-Detached	3	4	0	7	2
Secondary Suites	13	14	10	19	24
Row Housing / Townhouse Units	22	7	78	26	4
Apartment Units	0	0	56	60	200
Mobile Home	0	0	0	0	0
Carriage Houses	-	-	10	15	19
SECTOR TOTAL	45	32	163	140	255
Sector 5 - Rutland					
Single Detached	16	11	8	17	34
Semi-Detached	4	2	4	14	8
Secondary Suites	14	15	24	35	40
Row Housing / Townhouse Units	12	17	4	0	6
Apartment Units	0	8	0	0	0
Mobile Home	3	3	0	1	2
Carriage Houses	-	-	1	2	1
SECTOR TOTAL	49	56	41	69	91
Sector 6 - Belgo / Black Mountain					
Single Detached	29	36	21	37	47
Semi-Detached	0	0	0	6	6
Secondary Suites	3	7	8	21	39
Row Housing / Townhouse Units	0	4	4	14	0
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	1
Carriage Houses	-	-	0	0	1
SECTOR TOTAL	32	47	33	78	94

RESIDENTIAL DEVELOPMENT SUMMARY BY SECTOR AND HOUSING TYPE, 2011-2015

SECTOR	2011	2012	2013	2014	2015
Sector 7 - South Pandosy / KLO					
Single Detached	9	7	7	9	11
Semi-Detached	2	4	8	22	40
Secondary Suites	8	9	12	8	4
Row Housing / Townhouse Units	0	9	6	39	33
Apartment Units	0	0	14	73	0
Mobile Home	0	0	0	0	0
Carriage Houses	-	-	1	1	2
SECTOR TOTAL	19	29	48	152	90
Sector 8 - Southeast Kelowna					
Single Detached	9	13	39	38	12
Semi-Detached	0	0	0	0	0
Secondary Suites	2	2	4	6	2
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	0	0	0	0
Mobile Home	0	0	3	1	1
Carriage Houses	-	-	1	0	0
SECTOR TOTAL	11	15	47	45	15
Sector 9 - North Mission / Crawford					
Single Detached	18	18	21	32	27
Semi-Detached	0	0	0	0	4
Secondary Suites	4	8	6	13	6
Row Housing / Townhouse Units	0	22	6	75	23
Apartment Units	0	0	0	0	21
Mobile Home	0	0	0	0	0
Carriage Houses	-	-	0	0	0
SECTOR TOTAL	22	48	33	120	81
Sector 10 - Southwest Mission					
Single Detached	91	86	90	91	80
Semi-Detached	0	0	0	2	12
Secondary Suites	4	5	9	15	15
Row Housing / Townhouse Units	0	7	0	7	0
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
Carriage Houses	-	-	0	0	1
SECTOR TOTAL	95	98	99	115	108

CITY OF KELOWNA TOTAL	2011	2012	2013	2014	2015
Single Detached	255	258	286	348	291
Semi-Detached	9	10	17	55	72
Secondary Suites	65	97	123	196	190
Row Housing / Townhouse Units	90	135	116	209	103
Apartment Units	0	56	164	199	745
Mobile Home	4	3	3	2	4
Carriage Houses	-	-	15	20	25
CITY TOTAL	423	559	724	1,029	1,430

* Tracking Building Permits for carriage houses began in 2013

DEVELOPMENT STATISTICS BY SECTORS, 2011 - 2015

2015

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	6	0	0	2,838
2 - Highway 97	382	13,649	69,119	0
3 - Glenmore/Clifton/Dilworth	308	16,520	0	0
4 - Central City	255	335,845	25,571	111,438
5 - Rutland	91	5,920	0	0
6 - Belgo/Black Mountain	94	0	0	0
7 - South Pandosy/KLO	90	22,064	0	0
8 - Southeast Kelowna	15	0	0	0
9 - North Mission/Crawford	81	0	0	0
10 - Southwest Mission	108	9,177	0	0
CITY TOTAL	1,430	403,175	94,690	114,276

2014

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	5	0	0	0
2 - Highway 97	137	67,259	22,666	2,110
3 - Glenmore/Clifton/Dilworth	168	0	0	4,000
4 - Central City	140	129,859	0	22,012
5 - Rutland	69	0	43,593	0
6 - Belgo/Black Mountain	78	0	0	7,573
7 - South Pandosy/KLO	152	17,047	0	98,123
8 - Southeast Kelowna	45	0	0	0
9 - North Mission/Crawford	120	14,808	0	0
10 - Southwest Mission	115	3,767	0	0
CITY TOTAL	1,029	232,740	66,259	133,818

2013

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	6	0	2,450	3,279
2 - Highway 97	87	40,433	99,946	28,000
3 - Glenmore/Clifton/Dilworth	167	0	0	0
4 - Central City	163	149,302	0	54,142
5 - Rutland	41	0	27,470	0
6 - Belgo/Black Mountain	33	0	0	860
7 - South Pandosy/KLO	48	63,271	0	0
8 - Southeast Kelowna	47	1,906	0	0
9 - North Mission/Crawford	33	0	0	60,007
10 - Southwest Mission	99	0	0	0
CITY TOTAL	724	254,912	129,866	146,288

2012

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	4	0	553	0
2 - Highway 97	98	86,859	43,775	24,326
3 - Glenmore/Clifton/Dilworth	132	47,463	0	0
4 - Central City	32	242,100	19,370	0
5 - Rutland	56	46,235	9,670	0
6 - Belgo/Black Mountain	47	0	0	805
7 - South Pandosy/KLO	29	49,136	0	0
8 - Southeast Kelowna	15	0	0	0
9 - North Mission/Crawford	48	0	0	0
10 - Southwest Mission	98	0	0	0
CITY TOTAL	559	471,793	73,368	25,131

2011

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	3	0	0	0
2 - Highway 97	36	44,154	92,449	14,249
3 - Glenmore/Clifton/Dilworth	111	455	0	0
4 - Central City	45	243,973	0	122,698
5 - Rutland	49	4,468	2,420	1,273
6 - Belgo/Black Mountain	32	1,716	0	0
7 - South Pandosy/KLO	19	0	32,840	1,114
8 - Southeast Kelowna	11	0	0	340
9 - North Mission/Crawford	22	0	0	0
10 - Southwest Mission	95	0	0	0
CITY TOTAL	423	294,766	127,709	139,674



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