2015 DEVELOPMENT SUMMARY ANNUAL REPORT

City of Kelowna

City of Kelowna

PURPOSE OF ANNUAL REPORT:

- Comprehensive overview of development activity – forest-through-the-trees perspective
- Compare current activity to historical
- Provide Council with a broad picture of development trends in Kelowna

DATA FROM REPORT USED TO:

- Aid in policy and decision making
- Feed into other City reports –
  - OCP Indicators
  - Community Trends
  - Development Application evaluation/review
  - Long-term OCP Updates

BACKGROUND:

- Development is based on building permit issuances
- Residential is measured in units
- Commercial, industrial, institutional is measured in square feet
- Policy & Planning has been compiling monthly statistics since 1987

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2015 DEVELOPMENT OVERVIEW

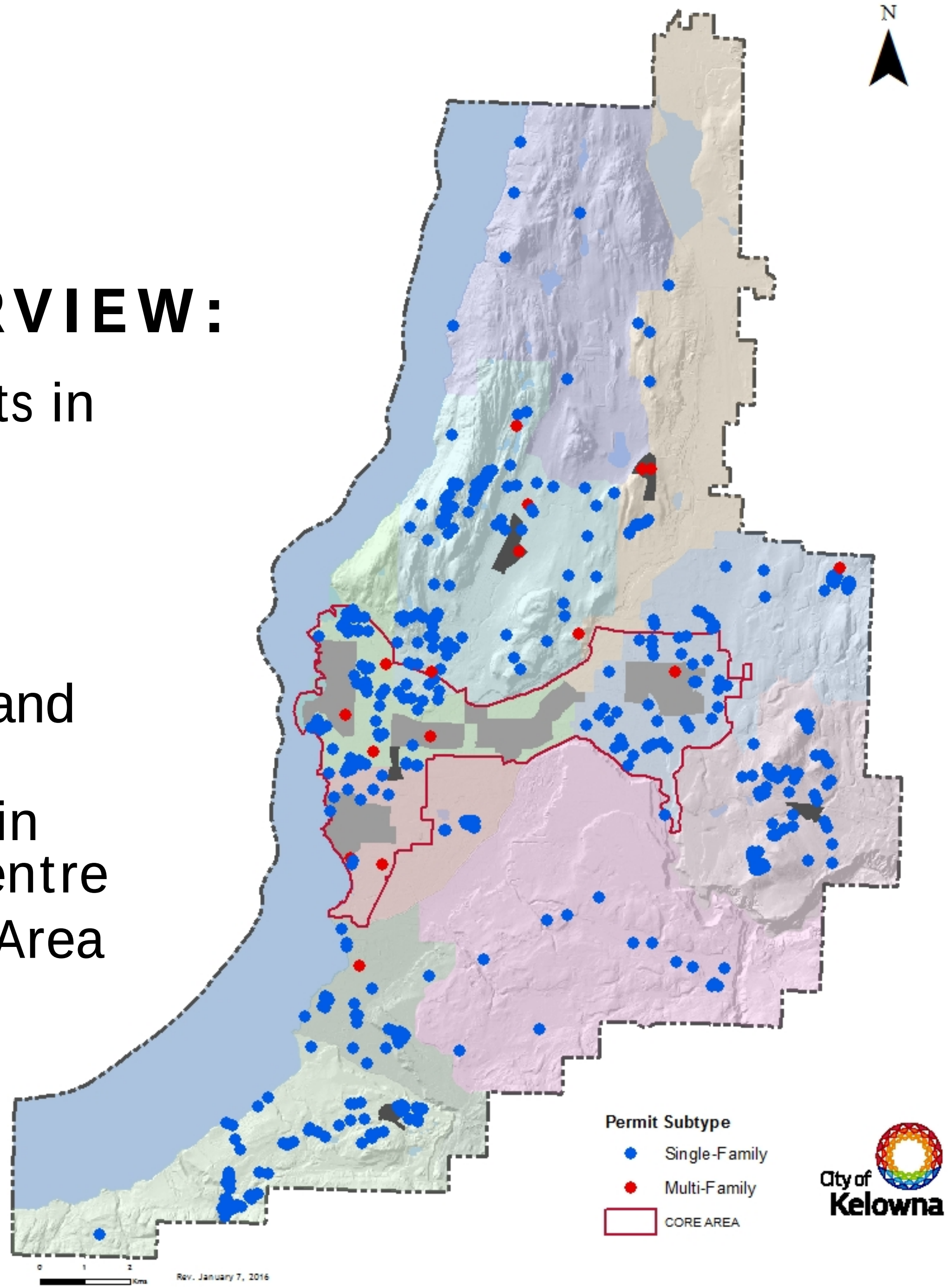
- 2015 was a strong year for residential and commercial development in Kelowna
- Relative low performance for industrial and institutional
- Fluctuations are expected from year to year

SCALE OF ANALYSIS

- City wide
- Sectors
- Urban Core
- Urban Centres
- Village Centres

RESIDENTIAL OVERVIEW:

- 1,430 new residential units in 2015
- 39% increase over 2014
- 10 year average of 997 units/year
- Housing split - 60% multi and 40% single
- 48% of new units located in either Urban or Village Centre
- Only 25% located in Core Area



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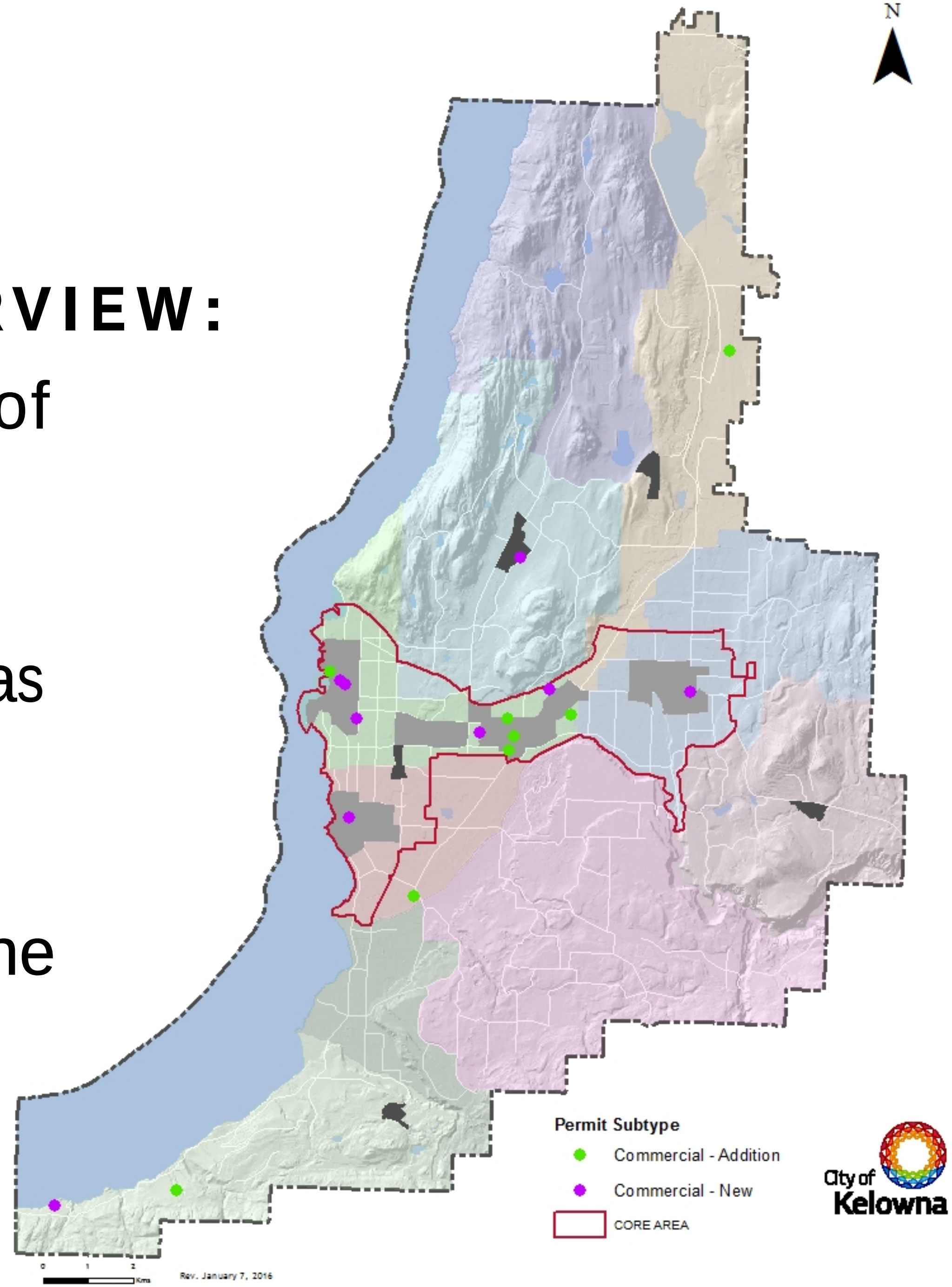
RESIDENTIAL HIGHLIGHTS:

- 745 apartment units
- 103 townhouse units
- Highway 97 Sector overtook Glenmore/Dilworth Sector for most new units (382) in 2015
- University South Village Centre saw 362 new apartment units

COMMERCIAL OVERVIEW:

- 403,000 square feet of new commercial in 2015
- 84% of new commercial space was located within an Urban or Village Centre
- Of this, 73% was in the City Centre Urban Centre



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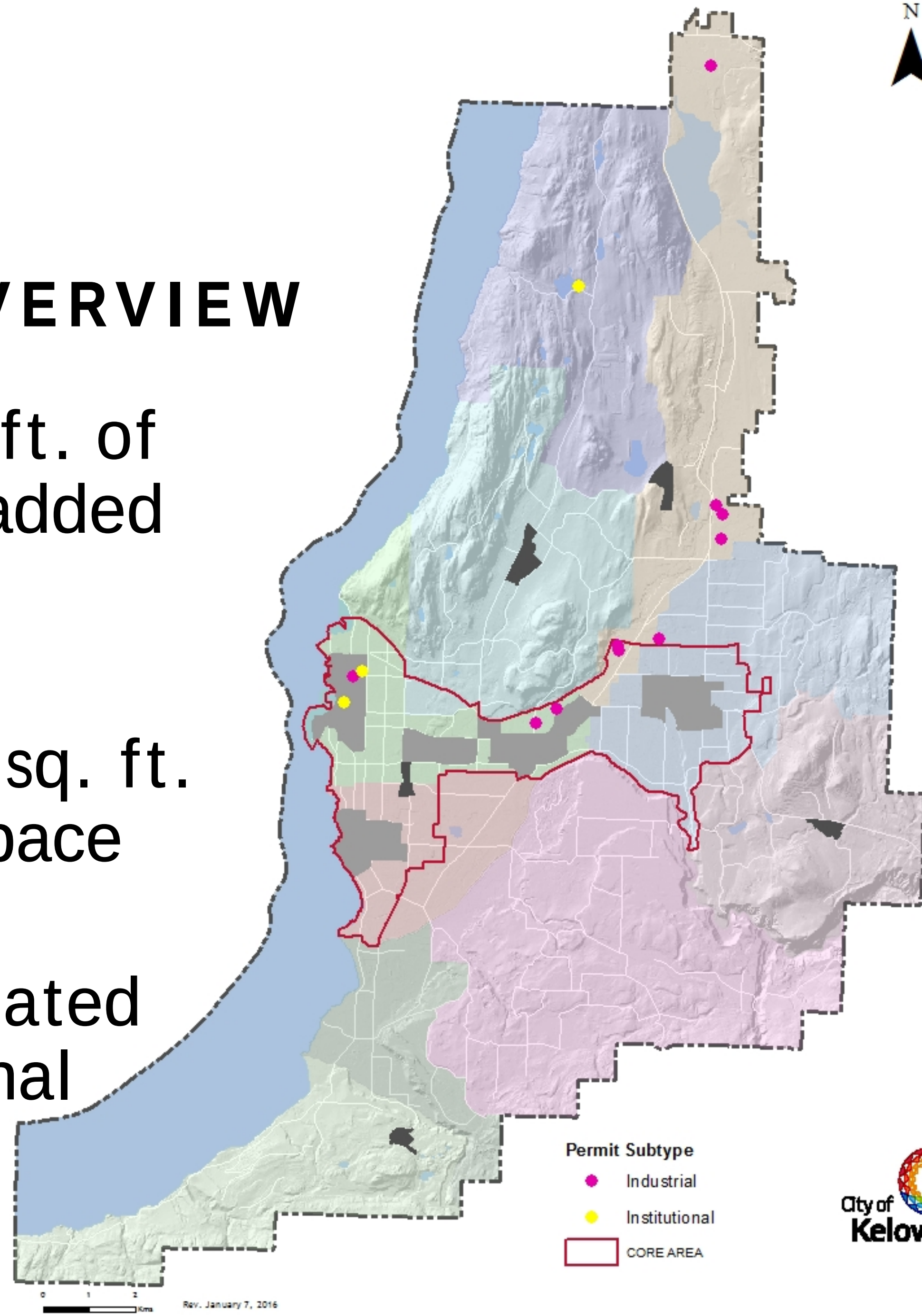
COMMERCIAL HIGHLIGHTS:

INDUSTRIAL AND INSTITUTIONAL OVERVIEW

- Industrial: 95,000 sq. ft. of new industrial space added
- 73% of this was in the Highway 97 Sector
- Institutional: 114,000 sq. ft. of new institutional space added
- The public sector initiated 100% of the institutional development in 2015



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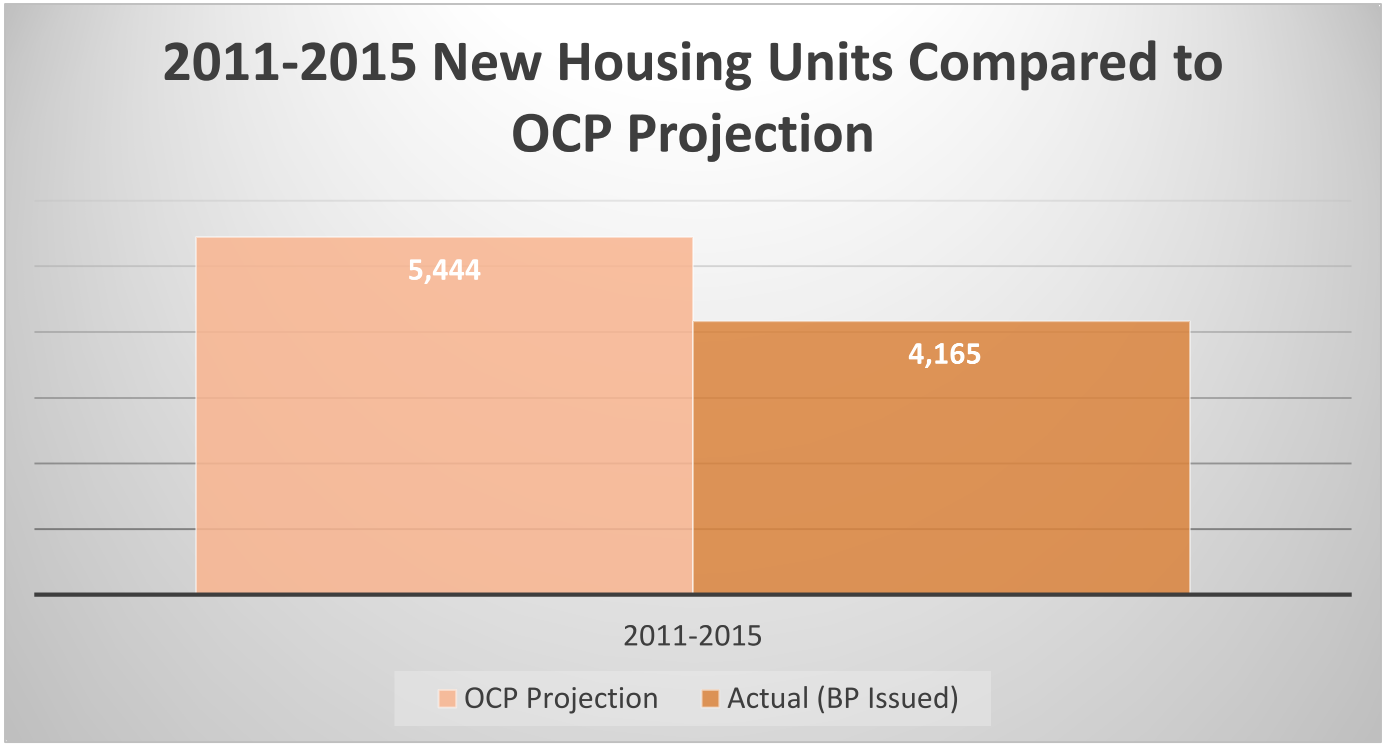
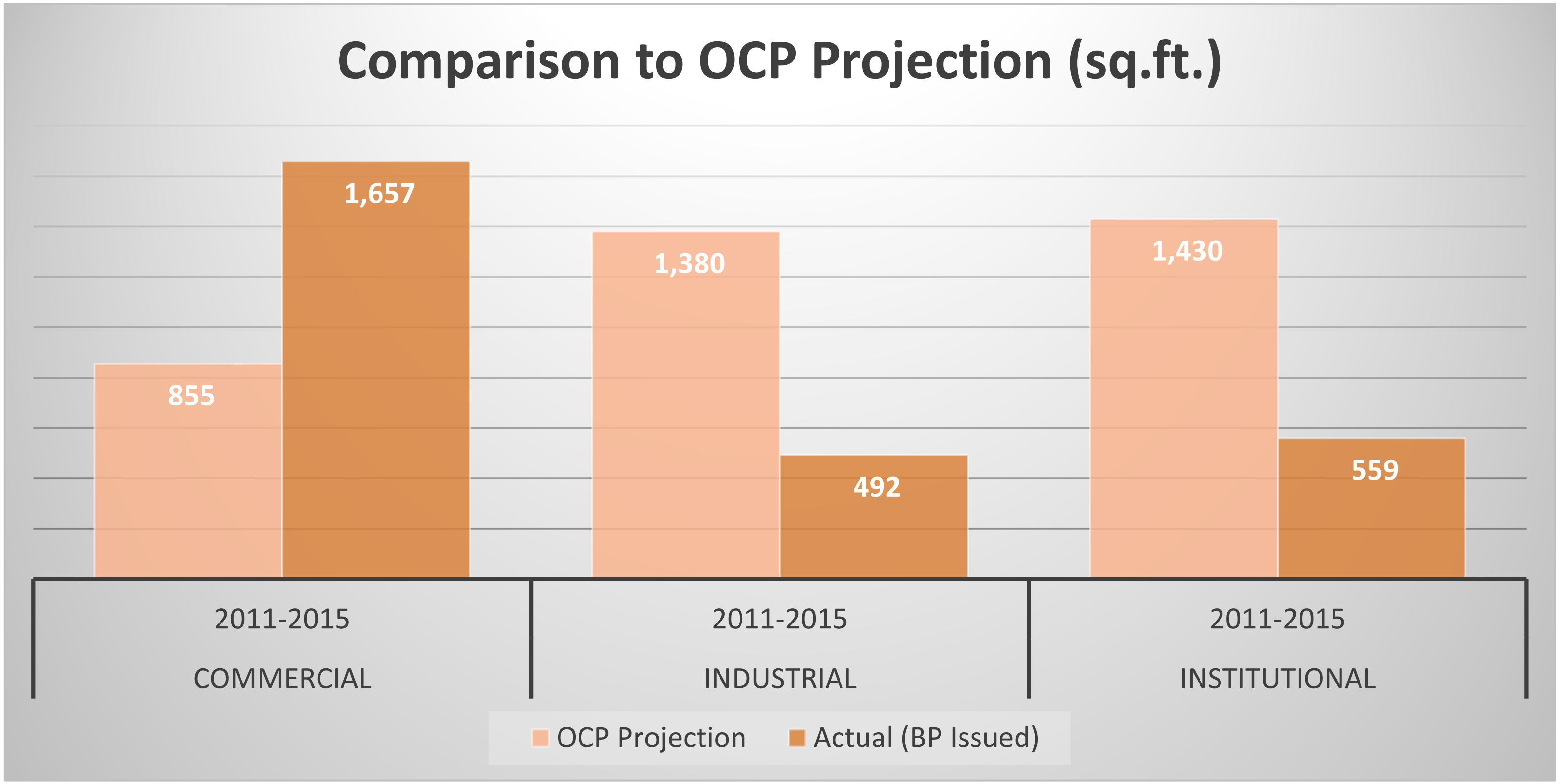
ACTUAL VS OCP PROJECTIONS

- Residential:



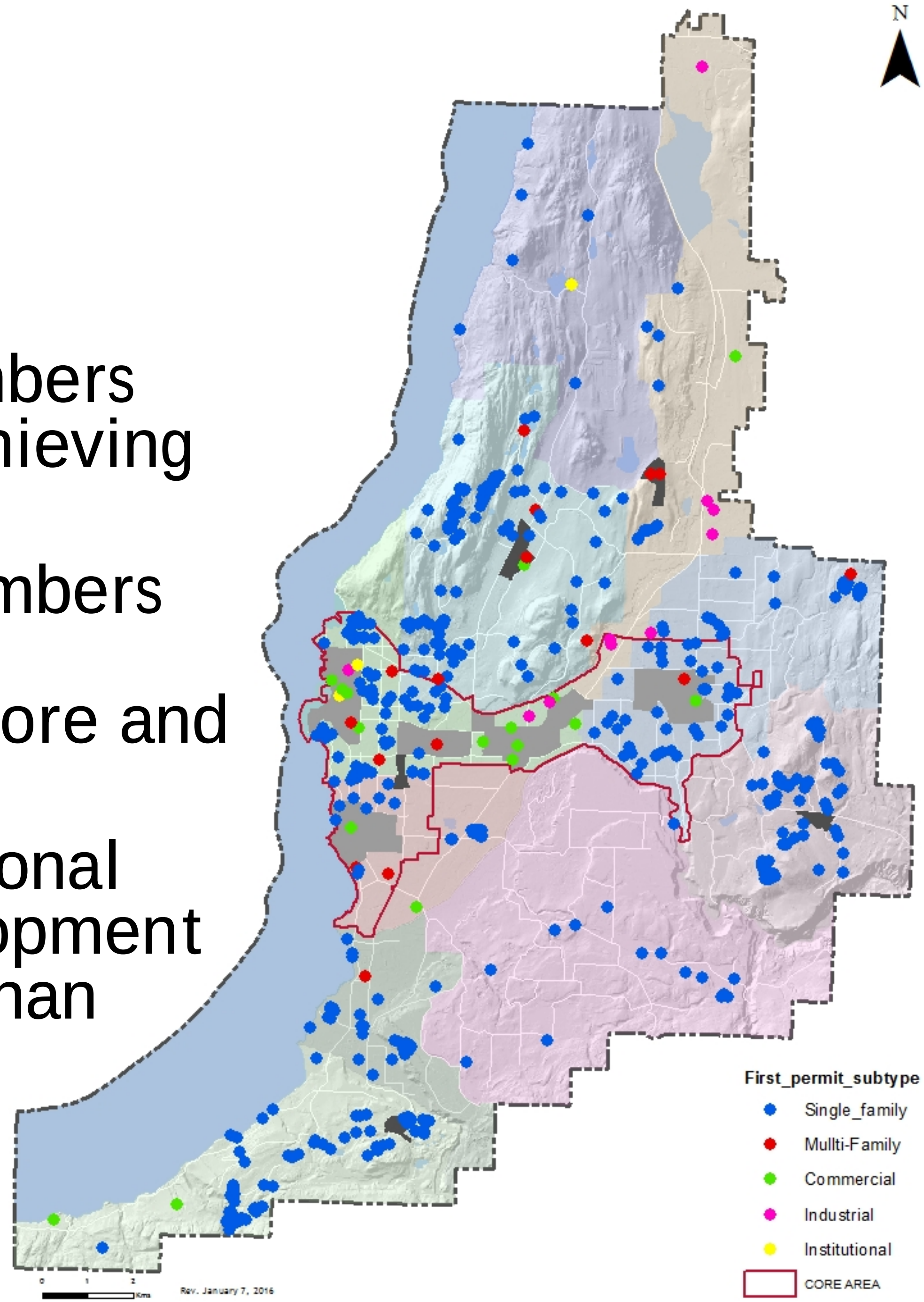
ACTUAL VS OCP PROJECTIONS

- Commercial, Industrial, Institutional



CONCLUSION

- Strong residential numbers overall but not yet achieving density in Urban Core
- Strong commercial numbers and seeing significant percentage in Urban Core and Urban Centres
- Industrial and Institutional continue to see development but at a slower pace than OCP projections



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MOVING FORWARD:

- Continue to track development and use data to assist decision making
- Continue to monitor relative to OCP and other plans
- Continue to make data available to internal and external customers
- Continue to post Annual Report to website