

# 2021 Development Statistics

2021 – Development Summary  
Report

February 14, 2022

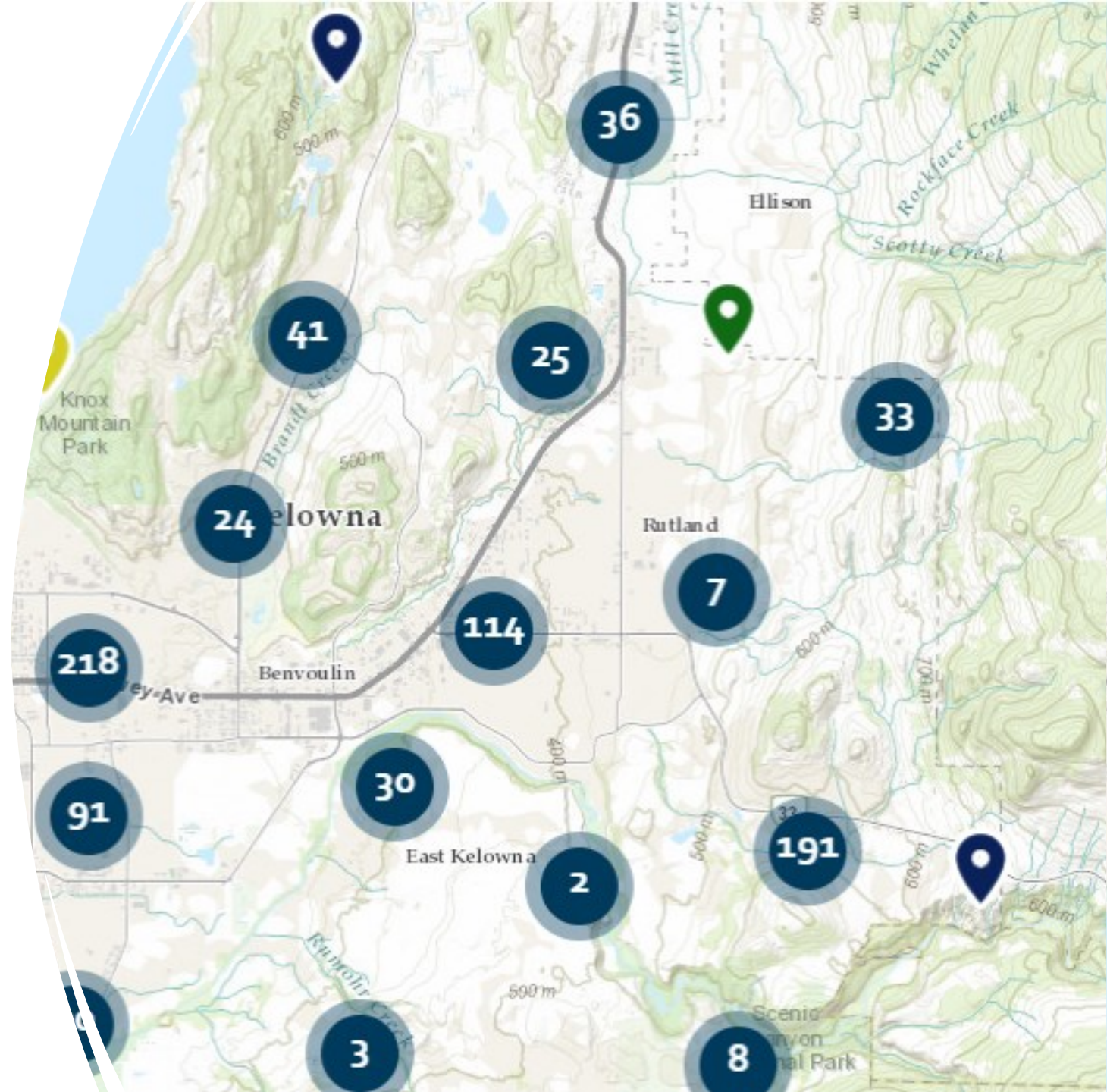




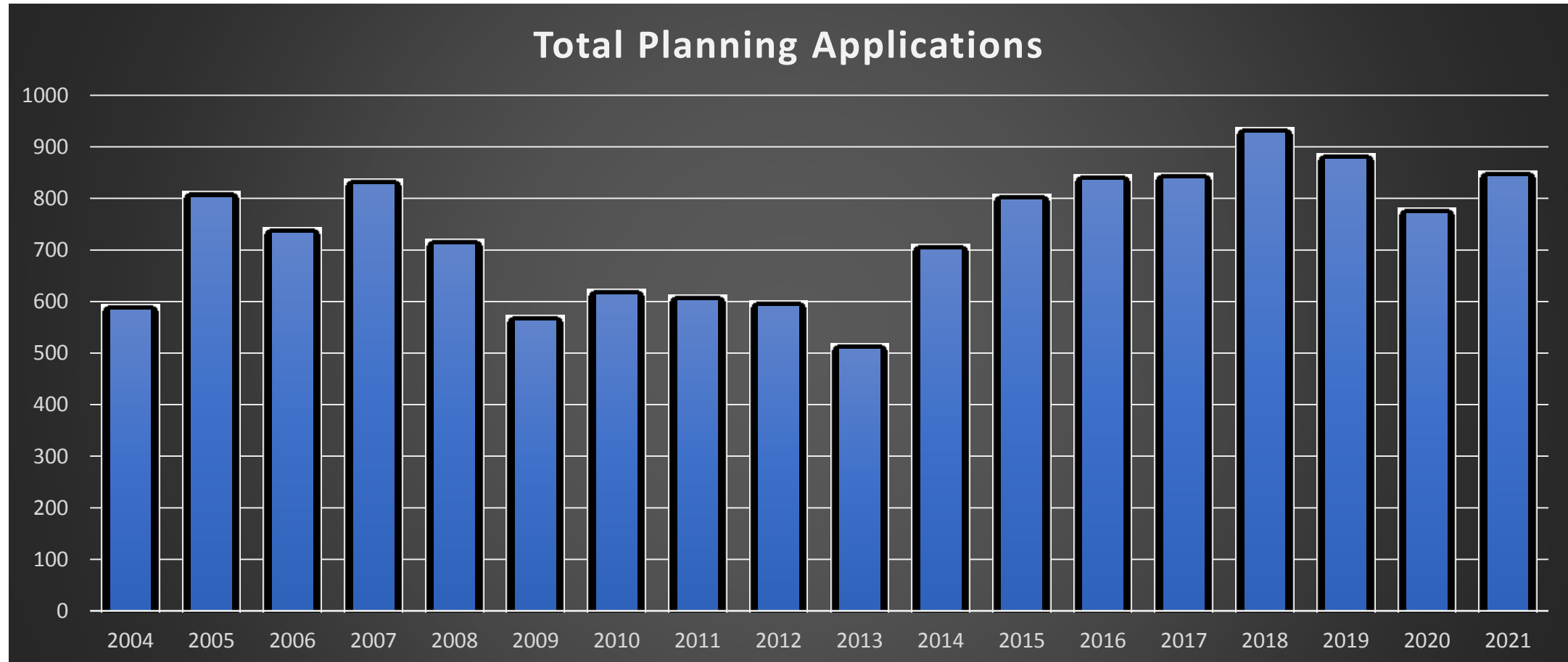
# Planning Applications

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- Applications remain high despite program changes aimed at reducing workload including:
  - Removing “c” designation for carriage house rezoning in many areas
  - Pre-zoning for infill challenge
  - ZB updates to reduce number of variances



# Planning Application Volume



# Total Building Permits Value (\$)

- ▶ Kelowna tops \$1 Billion in gross permit value for first time (\$1,187,772,000)
- ▶ Comparison: Surrey is 5x the size of Kelowna and had gross Permit value of \$1.9b

# Total Building Permits Issued

▶ Building Permits issued in 2021:  
2841

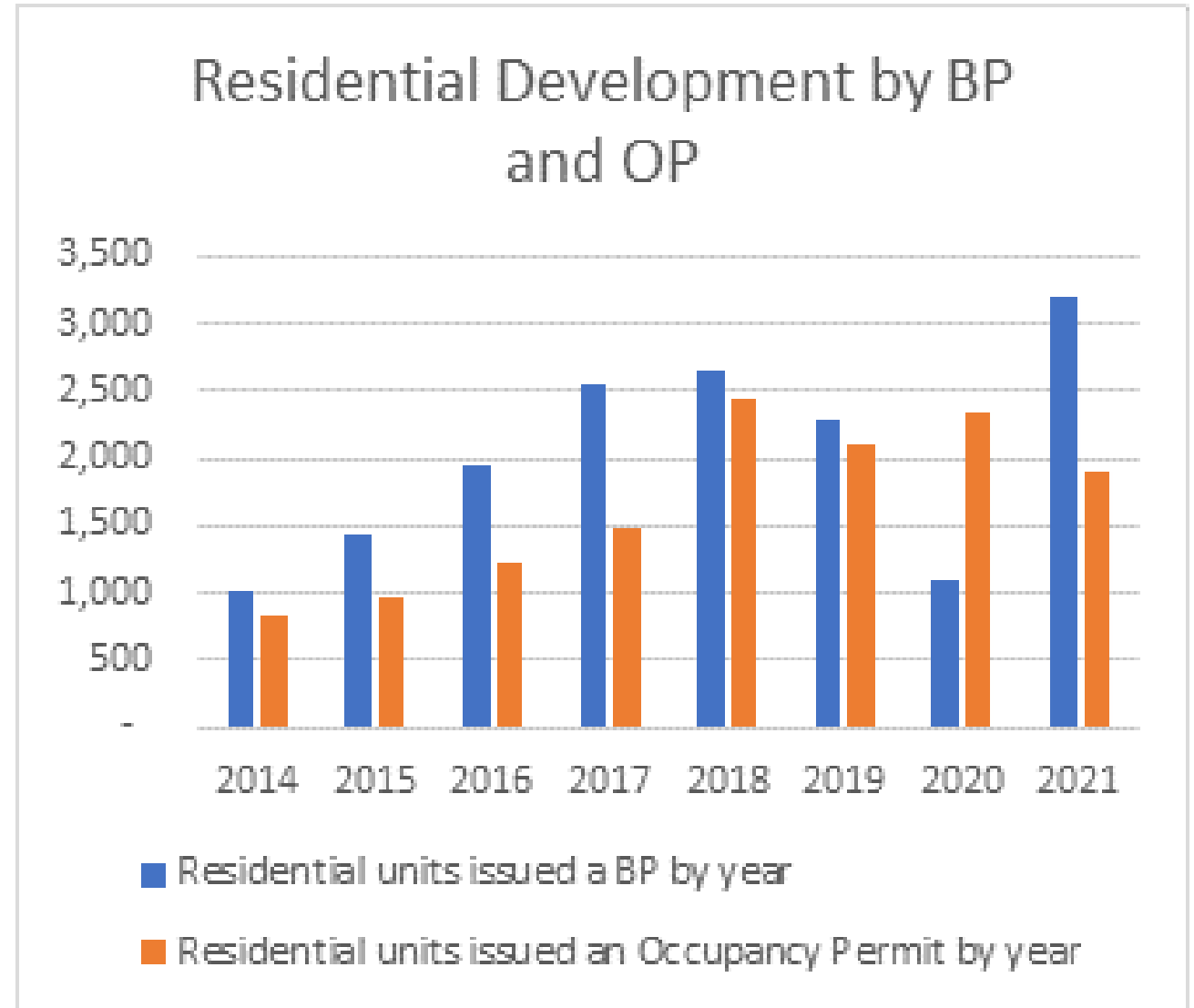
▶ 2201 Permits in 2020

▶ Plumbing Permits issued in 2021:  
2171

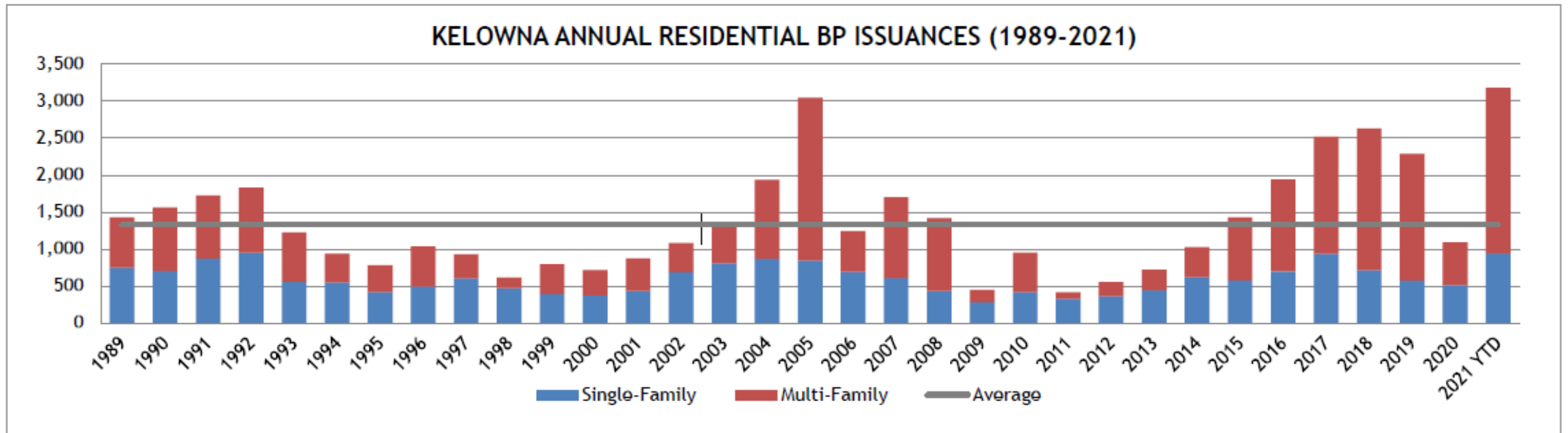
▶ 1656 in 2020

# Building Permits vs. Occupancy Permits

- Reduction in BP issued in 2020 vs. 2021 bounce back to historic high
- 2020 Occupancy (construction projects from 2018 and 2019 completed)
- 2021 Occupancy – reduced 2020 permitting means reduced 2021 occupancies



# Historical Residential Growth



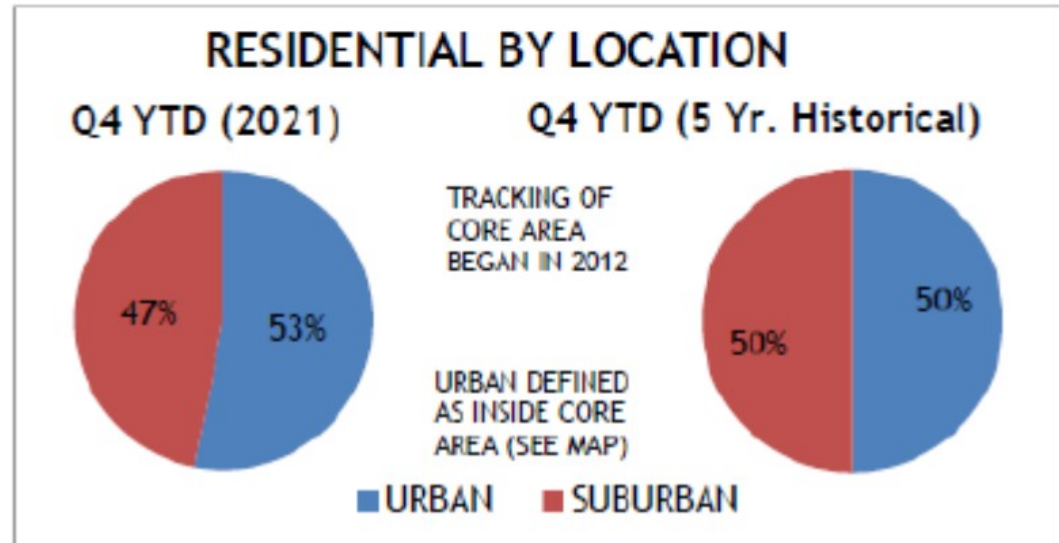
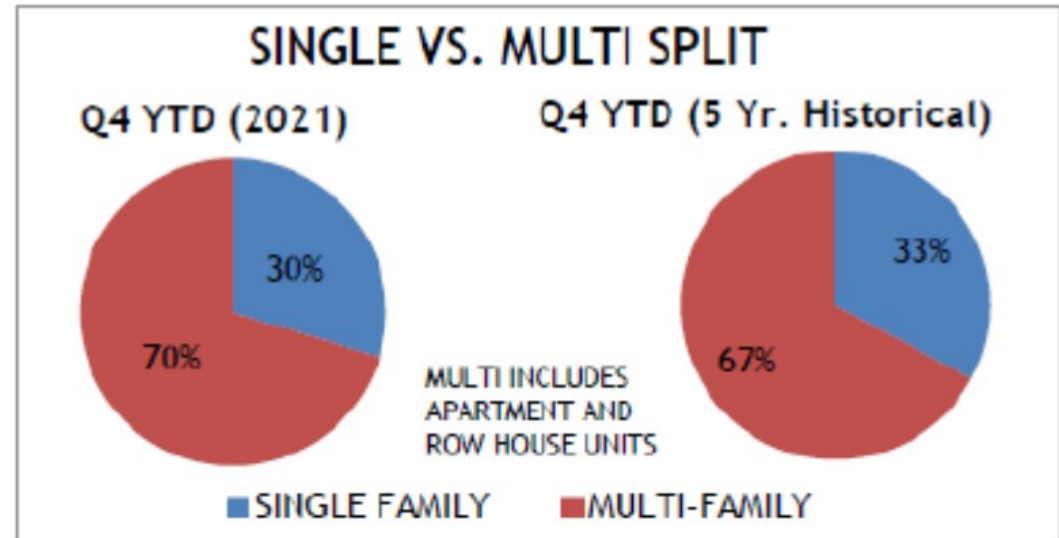
# New Housing Units Created – Q4 Comparison

TYPE	2021 (Q4 YTD)	5 YEAR AVG (Q4 YTD)	10 YEAR AVG (Q4 YTD)	2011 (Q4 YTD) (fewest new units since 1989)
Single Detached	504	335	311	255
Semi-Detached	99	69	51	9
Secondary Suites	320	259	196	65
Row Housing	522	231	181	90
Apartment Units	1,716	1,175	704	0
Mobile Home	3	6	4	4
Carriage House	23	27	20	0
<b>Total</b>	<b>3,187</b>	<b>2,101</b>	<b>1,467</b>	<b>423</b>

carriage house tracking began in 2013



# Housing Type and Location



# Looking Ahead - 2022

- ▶ Strong interest in rental construction
  - ▶ Low interest rates
  - ▶ Low vacancy rates
  - ▶ City incentives
  - ▶ City support
- ▶ Urban Centres and core area of the City will drive growth
- ▶ Confidence in downtown Kelowna and Rutland Urban Centre

# Looking Ahead - 2022

- ▶ Implementing the main focus areas of the OCP
  - ▶ Infill/pre-zoning
  - ▶ Area Plans
  - ▶ Update Zoning Bylaw
- ▶ Working with BC Government to continue to reduce barriers to housing supply
- ▶ High interest in Core Area rental housing
- ▶ Continued development pressures in the downtown Urban Centre



# Questions?

For more information, visit [kelowna.ca](http://kelowna.ca).