

# Report to Council



**Date:** January 8, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** 2023 Planning & Development Statistics  
**Department:** Planning, Climate Action and Development Services

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**Recommendation:**

That Council receives, for information, the report from the Planning, Climate Action and Development Services department dated January 8, 2022, with information relating to Planning and Development Statistics for 2023.

**Purpose:**

To update Council on building and development Statistics for 2023.

**Background:**

To keep Council current with local development and construction trends, the Divisional Director of Planning, Climate Action, and Development Services will bring quarterly reports forward for Council’s information. As the structure of this report continues to develop, the goal is to improve the connection between Council’s consideration of development applications on a weekly basis and the larger picture of development and housing goals in the Official Community Plan (“OCP”).

**Discussion:**

**Planning and Building Application Intake Statistics – 2023**

Both construction and development application activity were stronger than forecasted in 2023 (construction above the five-year average and development applications above the 10 year average). Both the type and location of housing projects under construction are consistent with OCP goals of placing the bulk of new density in the City’s Core/Urban area in a multi-family format.

While building permit volumes were less than in 2022; the permits that did move forward were larger in scale which pushed the gross value of permits issued in Kelowna to a record high of \$1.7 Billion.

The trends for pre-cursor Planning applications were also positive. Despite measures to reduce the number of applications required to proceed with development (pre-zoning); planning application volume remained above the 10-year average.

In addition to stronger than expected development activity, significant changes to land use planning legislation in BC will impact the operations of many municipalities during 2024. Staff will bring forward more information about what those changes mean to Kelowna in January of 2024. Further, additional projects initiated by Housing Accelerator grant funding by structured to complement new provincial legislation and the City's Housing Policy direction.

**Considerations not applicable to this report:**

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

**Submitted by:** Ryan Smith, Division Director, Planning, Climate Action and Development Services

**Approved for inclusion:** Doug Gilchrist, City Manager

Attachments: 1. PowerPoint