



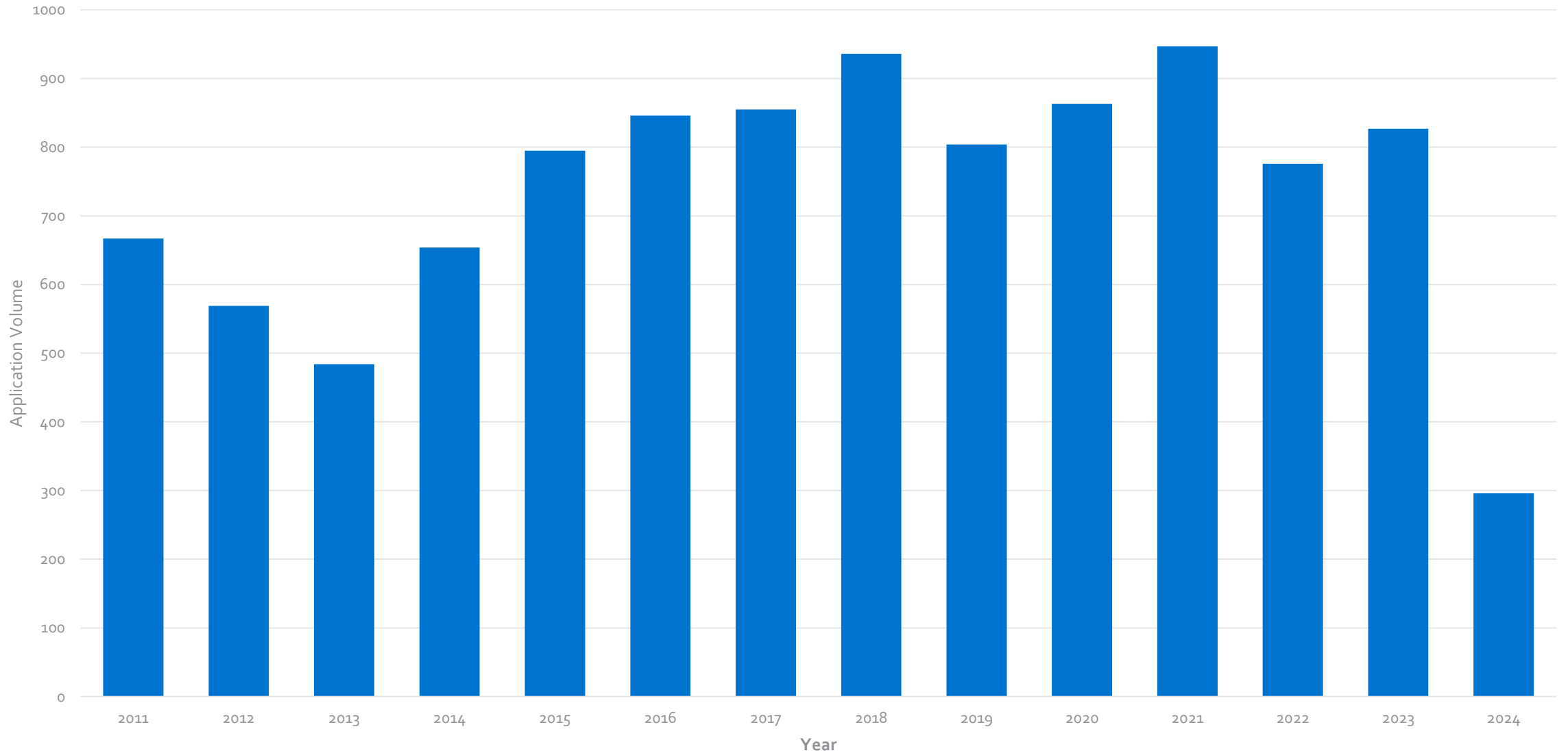
City of
Kelowna

2024 Planning Development Statistics Quarter 2

September 9, 2024

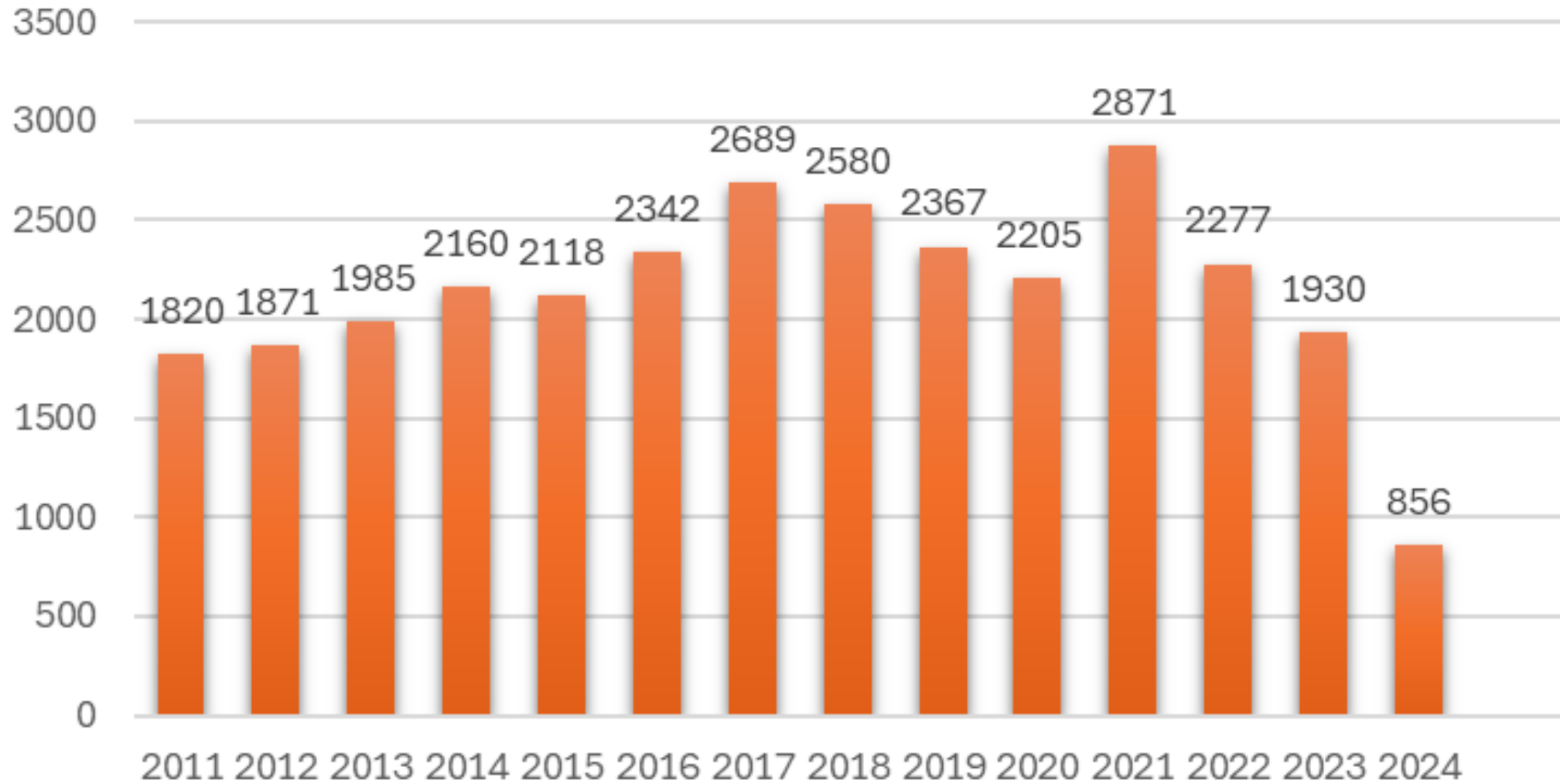


Historic Planning and Development Application Volumes



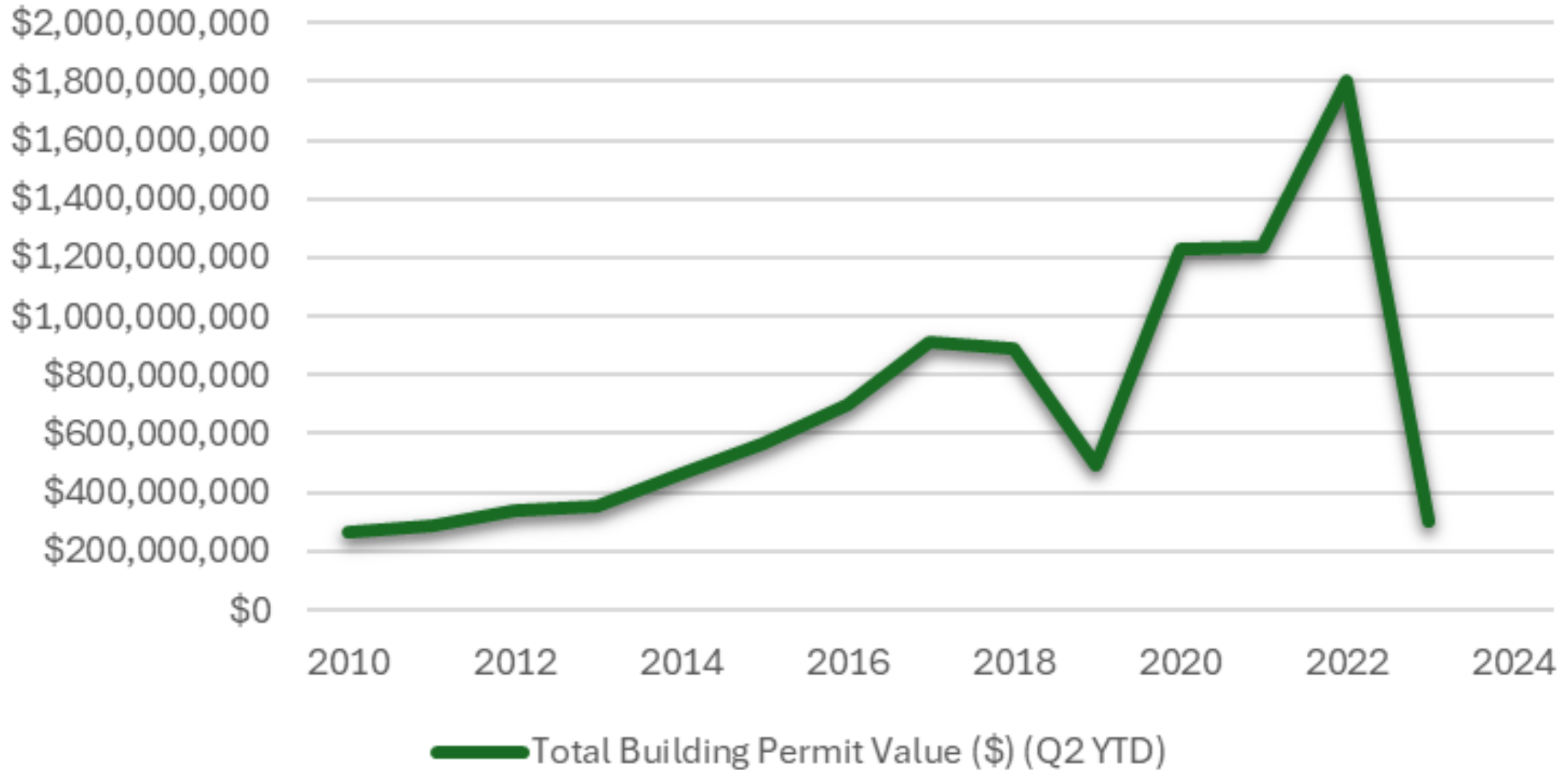
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Total Building Permits Issued



City of Kelowna

Total Building Permit Value (\$)



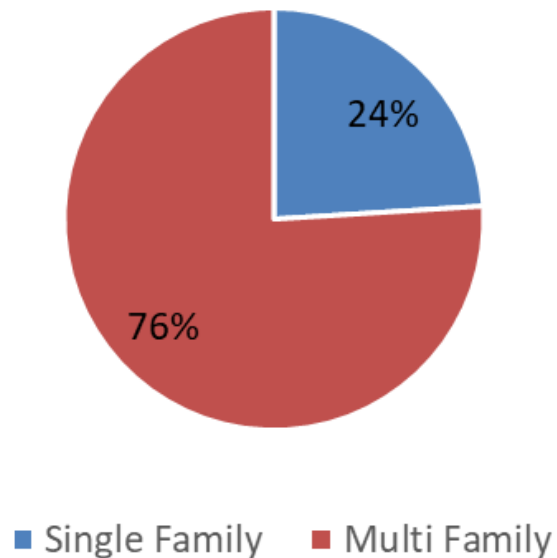
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2024 Q2 Residential Units vs Historical

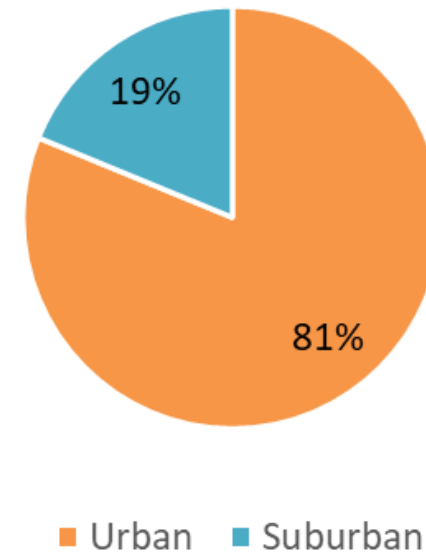
BP TYPE	2024 (Q2 YTD)	5 YEAR AVG (Q2 YTD)	10 YEAR AVG (Q2 YTD)	2011 (Q2 YTD) (fewest new units since 1989)
Single Detached	57	148	165	118
Semi-Detached	10	29	15	5
Secondary Suites	83	122	60	29
Row Housing	35	136	62	41
Apartment Units	449	729	243	0
Mobile Home	0	1	1	2
Carriage House	3	9	6	0
Total	637	1,175	551	195

New Units by Typology and Location

2024 Q2 YTD - Single vs Multi Split



2024 Q2 YTD - Urban vs Suburban Residential Units



What does this mean?

- ▶ Fewer large size housing developments are pulling building permits
- ▶ Fewer development applications are going through the City's planning process
- ▶ Housing that is going through the building permit process is well aligned in type and location with the OCP
- ▶ Local indications that historically low vacancy rates may be easing (lots of new rental supply being added to market)

Looking back..

- ▶ Implemented Bills 44 and 46
- ▶ OCP Update, Zoning Update, Servicing Bylaw Update, Application Procedures Update
- ▶ Large amount of rental supply in-construction
- ▶ Climate Lens for Dev Apps
- ▶ Development Application Fees Bylaw Update updated
- ▶ Building Permitting value related to new housing has slowed substantially in both Q1 and Q2 of 2024

Development Variance Permits - Staff Delegation

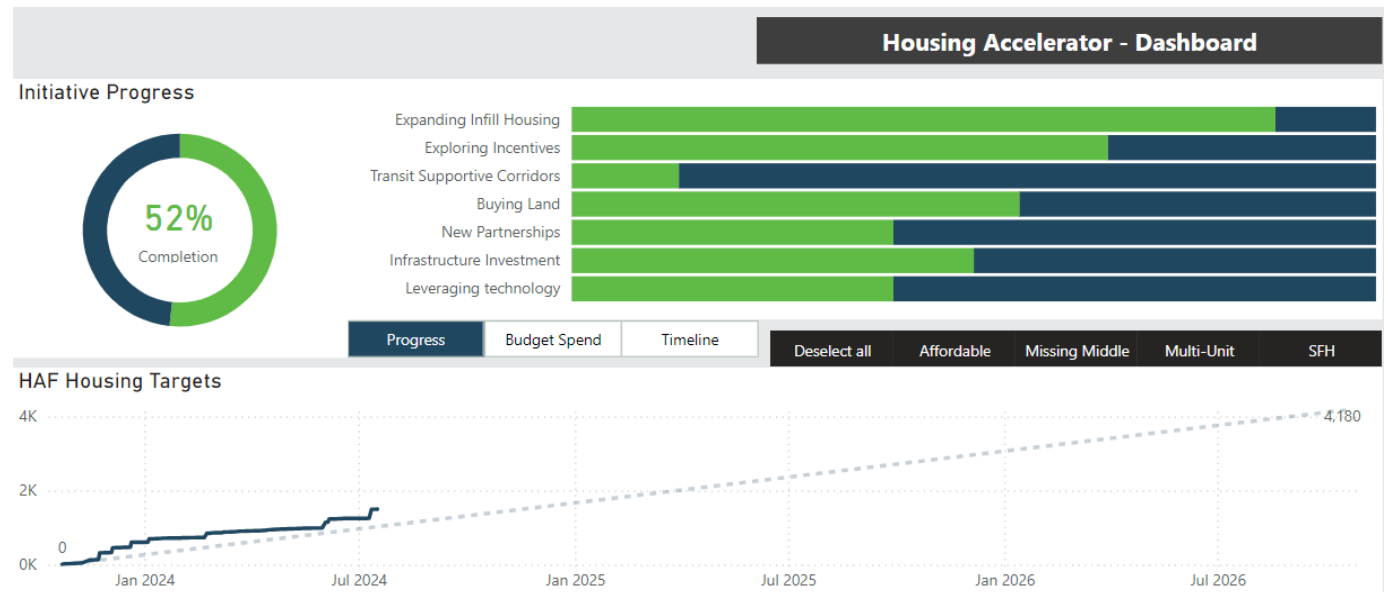
- ▶ 13 processed to completion
- ▶ 13 open files
- ▶ Total number of variance application 41
- ▶ Reduced minor variances to Council by > 60%
 - File processing times for delegated applications improved

Looking forward...

- ▶ Housing Accelerator Fund (Gov Canada)
- ▶ HAF Dashboard
- ▶ Housing Supply Act (Gov BC)
- ▶ Annual Reporting
- ▶ Housing Targets

Q2 HAF Highlights

- ▶ Launched Infill Fast Track Program
- ▶ Issued Middle Income Housing Partnership Program EOI
- ▶ Initiated infrastructure projects
- ▶ Expanded the Rental Housing Grant Program
- ▶ Finalized HAF Dashboard



HAF Building Permit Targets

Housing Type	Target Units	Building Permits Issued
Missing Middle Housing Units	2,771	927
Other Multi-Unit Housing Units	4,180	270
Affordable Housing Units	416	0



What's next for HAF?

- ▶ Ongoing work on all Initiatives including Infrastructure and Transit Supportive Corridors
- ▶ Administering enhanced Rental Housing Grants Program
- ▶ Developing reporting approach for CMHC permitting data
- ▶ Closing MIHP EOI

Other Fall 2024 Projects/Initiatives



- ▶ Short Term Rentals / local tourist accommodations update
- ▶ Kelowna Climate Resiliency Plan
- ▶ North End Plan
- ▶ Tolko site design – Council check-in
- ▶ Parking regulations workshop
- ▶ Tenant Protection options

CityWorks – Software Implementation

- ▶ Building and Permitting implementation/launch for staff and customers Sept 2024
- ▶ Several years of inter-departmental work
- ▶ Customer Service improvements
- ▶ Improved workload tracking and data



Questions?

For more information, visit kelowna.ca.