



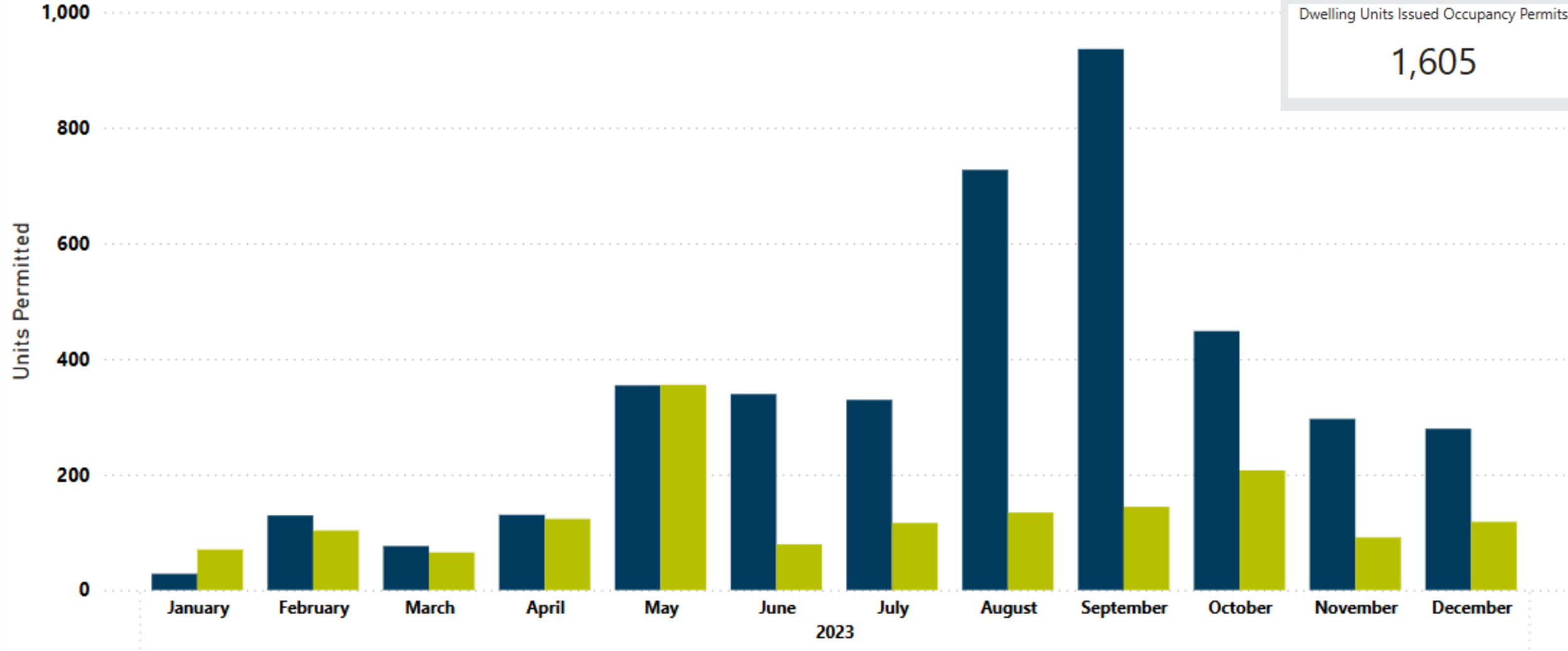
City of
Kelowna

2024 Planning Development Statistics Review

February 10, 2025

New Homes Issued Building Permits and Occupancy Permits (monthly)

● Building Permits ● Occupancy Permits



Dwelling Units Issued Building Permits
4,071

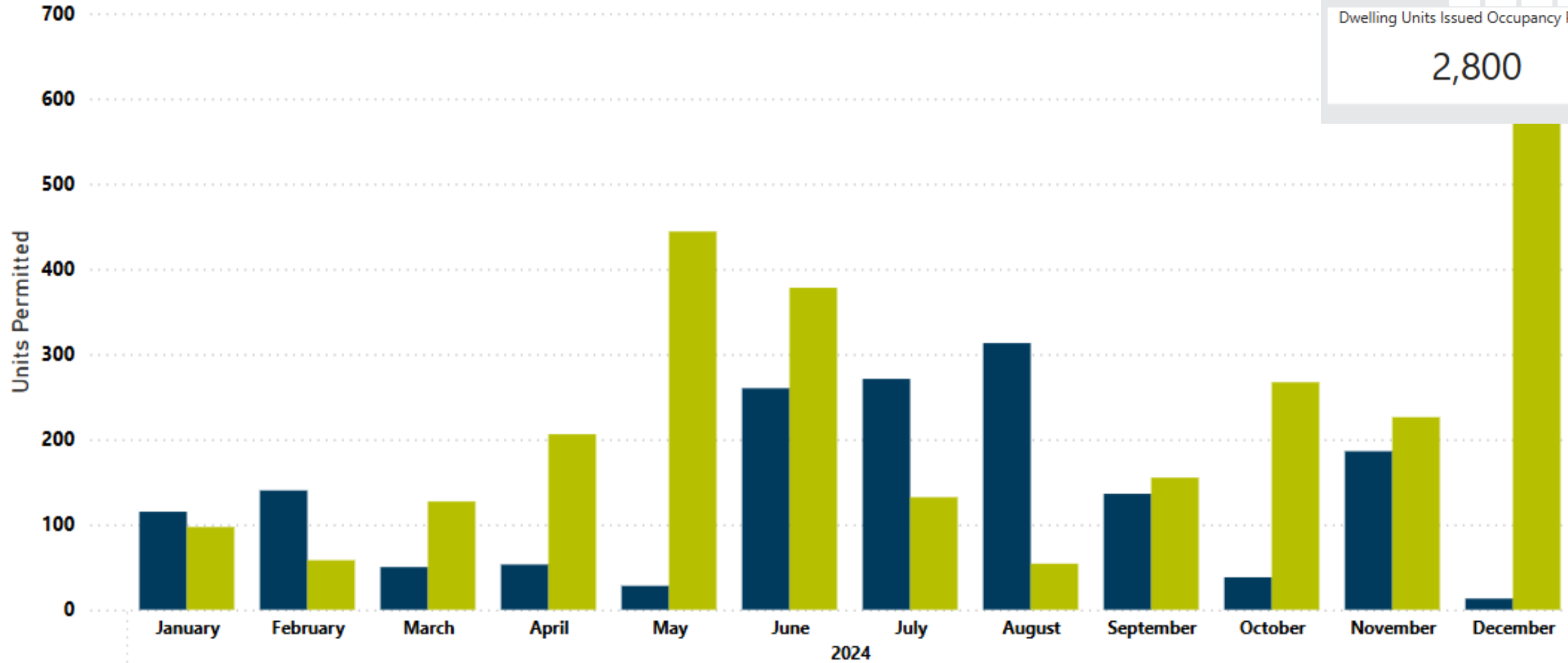
Dwelling Units Issued Occupancy Permits
1,605

2023

City of Kelowna

New Homes Issued Building Permits and Occupancy Permits (monthly)

● Building Permits ● Occupancy Permits



Dwelling Units Issued Building Permits

1,603

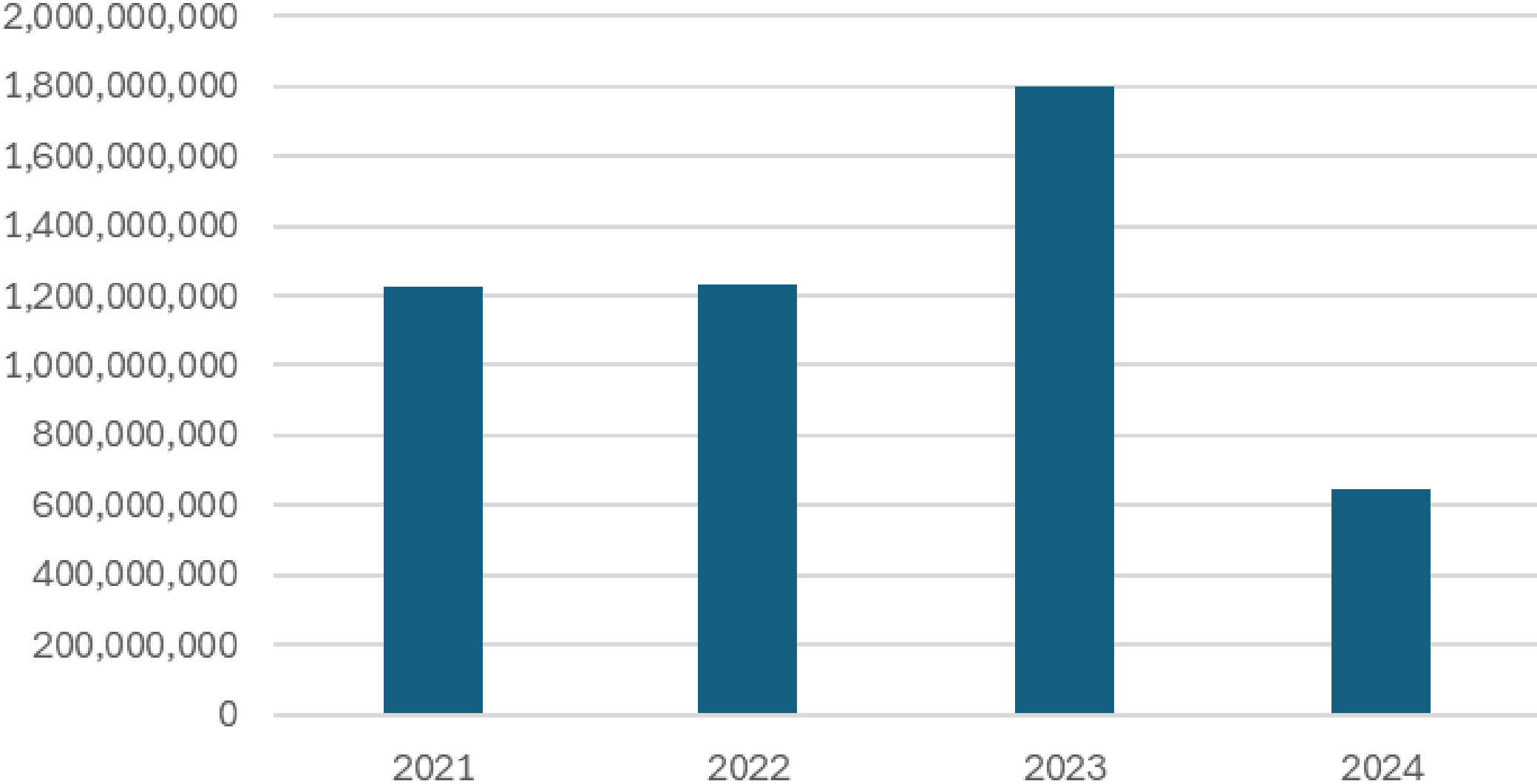
Dwelling Units Issued Occupancy Permits

2,800

2024

City of Kelowna

Building Permit Value - Trends



City of Kelowna

Building Permit Volume 2023-2024

- ▶ 2023 Permit Volume: 1932
- ▶ 2024 Permit Volume : 1629 (16% decrease)

Historic Planning and Development Application Volumes



City of Kelowna

What does this mean?

- ▶ Slight decline in development permit applications are going through the City's planning process
- ▶ Fewer large size housing developments are taking out and acting on Building Permits
 - This could present challenges meeting housing supply targets in lat2027 and 2028.
- ▶ Housing that is going through the building permit is well aligned in type and location with the OCP
- ▶ Indications that historically low vacancy rates may be easing (lots of new rental supply being added to market)
 - CMHC reporting, local observations/experiences
 - Substantial amount of rental housing remains to be occupied this year and early next year.

Development Variance Permits - Staff Delegation

- ▶ 42 delegated variance files processed
- ▶ Total number of variance applications 68
- ▶ Reduced minor variances to Council by > 62%
 - File processing times for delegated applications improved
 - Reduced costs for applicants

Looking forward..

- ▶ Short Term Rental regulation updates
- ▶ Parking workshop follow-up
- ▶ Parking podiums
- ▶ Urban Centres Framework
- ▶ Energy Step Code
- ▶ Tenant Protection
- ▶ Micro-suites
- ▶ OCP fine tuning
- ▶ North End Plan and Mill Site Plan
- ▶ Density Bonus program review
- ▶ Development Servicing Bylaw – consistency updates

Looking forward...

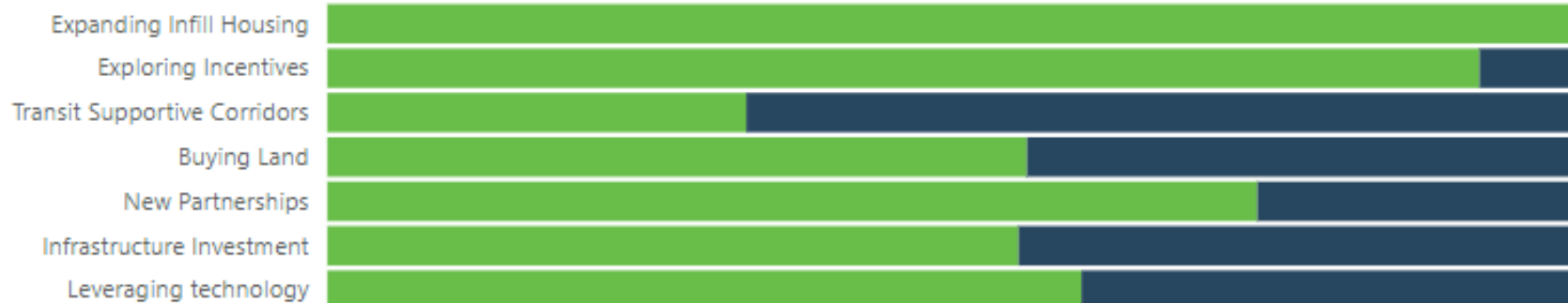
- ▶ Housing Accelerator Fund (Gov Canada)
- ▶ HAF Dashboard
- ▶ Housing Supply Act interim reporting (Gov BC)
- ▶ Annual Reporting
- ▶ Housing Dashboard

Q4 HAF Highlights

- ▶ Initiative 1: Infill completed
- ▶ Development incentives review finalized
- ▶ Council feedback on TSCs received
- ▶ MIHP final submissions received
- ▶ Infrastructure projects completed
- ▶ Year 1 reporting completed; year 2 funding secured



Initiative Progress



HAF Building Permit Targets

Housing Type	Target Units	Building Permits Issued
Missing Middle Housing Units	2,771	440
Other Multi-Unit Housing Units	4,180	1,471
Affordable Housing Units	416	0



What's next for HAF?

- ▶ Ongoing work on all outstanding Initiatives including Infrastructure, Transit Supportive Corridors, and Development Incentives in alignment with other City work
- ▶ Awarding first MIHP project

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



Questions?

For more information, visit kelowna.ca.