

# 2016 DEVELOPMENT STATISTICS SUMMARY REPORT

March 2017

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*This report is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.*



## HIGHLIGHTS

*Note: Statistics contained within this report relate only to building permit issuances for the year 2016 and do not account for cancelled permits.*

- **The total dollar value for all building permits issued in 2016 was \$537,597,310.** The average total dollar value for all building permits issued over the last five years (2012-2016) is approximately \$395,657,000 (see figure p.10).
- **488 lots were given final subdivision approval by the City of Kelowna in 2016.** This number represents a 25% increase from the 390 lots given final approval in 2015 and a 99% increase from the 245 lots in 2014. 2016 saw the largest number of lots given final approval since 650 lots were approved in 2008. On average, 299 lots have been given final subdivision approval each year since 2007 (see figure p.10).

### Residential Development

- **By the end of 2016, residential building permits had been issued for 1,950 new units** (includes single detached, semi-detached, secondary suite, carriage house, mobile home, apartment and townhouse units). This total represents an increase of 520 units (36%) from 2015, and a 921 unit (90%) increase from 2014. Comparatively, 2016 represents a 1,527 unit (360%) increase over 2011, which saw the fewest permits issued for new residential units since the late 1980's. On average, 1,138 units were issued a permit between 2012 and 2016, and 1,067 units each year since 2007 (see figures p. 14-16).

As a note, revised secondary suite policy was adopted by Council in September 2012. Under the new policy, secondary suites in accessory buildings are now referred to as "carriage house" (see *Definitions* p.6).

- **In 2016, for the second consecutive year, the Highway 97 sector saw the highest number of building permits for residential development with 483 units, or 25% of the total.** The Highway 97 sector was closely followed by the Central City sector with 468, 24% of the total. The past two years have seen a shift in the location of new residential development. Prior to the past two years, the Glenmore/Dilworth sector held the top position for the six previous years. In 2016, the Glenmore/Dilworth sector saw the third highest percentage of new residential development with 237 units, or 12% of the total. Following these, the next highest number of permits issued was for the South Pandosy sector with 203 units (10%), followed by the Rutland sector with 105 units (5%). The remaining new residential development was distributed between the remaining sectors (see figures p. 11 & 19-22).
- **The 2016 city-wide housing split was approximately 36% single/semi-detached housing units and 64% multi-unit housing.** This is up slightly from 2015 where split was 40% single and 60% multi-unit housing. Conversely, in 2014 and 2013, the housing split was flipped and was approximately 60% single/semi-detached and 40% multiple-unit. 2016 saw the highest percentage of multiple unit development since 2008, where the split was 69% multiple unit. The yearly average over the past five years (2012-2016) has been 48% single/semi-detached units and 52% multiple housing units. The ten-year average since 2007 has been 45% single/semi-detached and 55% multiple housing units per year, which is just below the

housing split that the OCP suggests of 57% multiple units and 43% single/semi-detached units (see figures pp.14-16).

- **Of the 706 single/semi-detached housing unit permits issued (including single-unit, duplexes, carriage houses, suites and mobile homes), 23% (163 units) were in the Glenmore/Dilworth sector,** 20% (143 units) were in the Southwest Mission sector, 15% (104 units) were in the Rutland sector, 14% (97 units) were in Belgo/Black Mountain, and approximately 8% (55 units) were located in the Central City sector.
- **Of the 1,244 multiple housing permits issued this year, 39% (474 units) were in the Highway 97 sector,** 33% (413 units) were in the Central City sector, and 12% (155 units) were in the South Pandosy sector. The remaining multiple housing permits were distributed among Glenmore/Dilworth (6%), North Mission/Crawford (6%), Rutland (4%), Belgo/Black Mountain (0.5%), McKinley (0.2%). No multiple housing permits were issued for the Southeast Kelowna nor the Southwest Mission sectors in 2016.

2016 saw permits issued for the most multiple housing units since 2005. Permits were issued for 396 more multiple housing units in 2016 than in 2015, and 836 more multiple housing units than 2014. Of the 474 multi housing units in the Highway 97 sector, 466 were in the form of apartment units. Furthermore, all 466 of these apartment units are all located on Academy Way, adjacent to the UBCO campus. In 2015, permits were issued for 362 apartment units on Academy Way. Combined, the past two years has seen permits issued for 828 apartment units adjacent to the UBCO campus.

- **By the end of 2016, residential building permits had been issued for 916 new units within the Urban or Village Centres, or 47% of the 1,950 total units.** 2015 saw 680 units, or 48% of the total residential units located in an Urban or Village Centre. The past two years have seen a significant increase over previous years in both the percentage and absolute number of new residential development in Urban or Village Centres. Comparatively, 2014 saw 10% (105 units), 2013 was 25% (182 units), while 2012 saw 15% (82 units) of permits for new units located within an Urban or Village Centre (see figures pp.12 & 13). See Map 5.3 for a map of the Urban and Village Centres.

Of the 916 new residential units within the Urban or Village Centres in 2016, 892, or 97%, were multiple housing units. Some of the larger residential projects includes 466 apartment units split across four projects along Academy Way in the University South village centre, a new 4 storey, 83 unit, apartment building at 1770 Richter Street in the City Centre urban centre, as well as 81 units as part of the SoPa Square development at 485 Groves Ave in the South Pandosy urban centre.

- **The Urban Core Area was introduced with adoption of the 2030 Official Community Plan (OCP Map 5.1).** 2016 saw residential building permits issued for 757 new units within the Urban Core Area, or 39% of all residential permits. Of these, 612 units, or 81%, were multiple housing units. Comparatively, 2015 saw permits issued for 358 new residential units (25%) within the Urban Core Area. Of the 358 new residential units issued in 2015, 233 units, or 65%, were for multiple housing units.

- **In 2016, Kelowna represented 75% of all residential development within the RDCO.** Whereas Kelowna represented 78% of all residential development in 2015, 76% in 2014, 71% in 2013, and 68% in 2012 (*see figures p.18*).

The RDCO is comprised of the City of Kelowna, the RDCO, the District of West Kelowna, the District of Peachland, and the District of Lake Country.

### Commercial Development

- **In 2016, permits were issued a total of 343,622 square feet of commercial development.** Over the last five years (2012-2016) 1,706,242 square feet of commercial space was added, for an average of approximately 341,248 square feet per year. Since 2007, an average of 300,244 square feet has been added per year (*see figures pp.14, 15 & 17*).

2016 saw total square feet of building permits issued for the second largest amount of commercial square footage since 2012, and the third largest total in the past ten years. Three of the largest commercial projects to receive a building permit in 2016 were all located in the Highway 97 Sector, and consist of one commercial complex and two new car dealerships. The commercial complex is located at the corner of Hwy 97 N and Airport Way, across from the entrance to YLW, and consists of five commercial retail units totaling 23,688 square feet. Of the two new car dealerships to receive a building permit in 2016, the largest is the new Kelowna Nissan Infiniti dealership and servicing building located at 2741 Hwy 97 N, totaling 47,300 square feet. The other new car dealership is the new Porsche dealership located 888 Finns Rd and totals 23,100 square feet.

- **In 2016, 62% of the total commercial square footage was in the Highway 97 sector (212,968 sq ft),** 14% was in the Central City sector (46,688 sq ft), 13% was in the South Pandosy/KLO sector (45,854 sq ft), and 5% was in the Glenmore/Dilworth sector (17,753 sq ft)
- **Commercial development within the Urban or Village Centres totaled 73,275 square feet, or 21% of the 343,622 square feet of the commercial development issued a permit in 2016.** This was a decrease from 2015 where 84%, or 338,733 square feet, of new commercial development was located in the Urban or Village Centres. Comparatively, 2014 saw 46%, 2013 and 2012 both saw 76%, and 2011 saw 83% of total commercial square feet issued a permit in an Urban or Village Centre (*see figures p. 12-13*).

### Industrial Development

- **2016 industrial development totaled 111,060 square feet.** Over the last five years (2012-2016) 475,243 square feet of industrial space has been added, for an average of approximately 95,050 square feet per year. The ten-year average since 2007 has been 150,982 square feet per year (*see figures p.14-16*).

Some of the larger industrial projects approved in 2016 included an office/warehouse building totaling 21,587 square feet warehouse at 871 McCurdy Pl, a new 20,021 square foot, two storey office/warehouse building located at 1010 Ellis St, as well as another new office/warehouse building at 3190 Sexsmith Rd, totaling 14,025 square feet.

- **The majority of the industrial activity was in the Highway 97 sector**, with 84,253 square feet, or 76% of the total industrial square footage approved in Kelowna in 2016. The only other sector that saw permits issued for industrial development was the Central City sector, with 26,807 square feet, or 24% of the total (*see figure p. 11*).
- **Of the 111,060 square feet of the industrial development issued permits in 2016, 18% (20,021 square feet) was in an Urban or Village Centre.** A single building permit of 20,021 square feet was responsible for all the industrial development in the urban centres, which is located within the City Centre urban centre. The City Centre was also the only urban centre to see any new industrial development in 2015. Conversely, 2011 through 2014 saw no permits issued for industrial development in the Urban or Village Centres. It should be noted that the OCP Future Land Use map provides for only a very limited supply of industrial land within the Urban and Village Centres so these ratios are not an indication that industrial development is inconsistent with OCP provisions.

### Institutional Development

- **2016 institutional development totaled 166,026 square feet.** Over the last five years (2012-2016) 585,539 square feet of institutional space was added, for an average of 117,108 square feet per year. The ten-year average since 2007 has been 205,303 square feet per year.

In 2016, the public sector initiated 85% of the total institutional development in the City while the private sector initiated 15%. In 2015, the public sector initiated 100% of the new institutional development. Comparatively, in 2014, the public sector accounted for 98% of the total institutional development, and in 2013 the public sector was responsible for 61% of all institutional development (*see figures pp. 14, 15 & 17*).

Some of the largest new institutional projects to receive a building permit in 2016 included a 55,075 square foot addition to School District 23 Administration Building at 1040 Hollywood Rd S (public), as well as a new 23,844 square foot gymnasium/youth centre as part of Kelowna Trinity Baptist Church at 1955 Springfield Rd (private). Comparatively, 2015 saw significant public investment in the new police services building at 1190 Richter St, as well as new Memorial Parkade in downtown. 2014 saw significant public investment in the expansion of Okanagan College and the new IH&SC building at Kelowna General Hospital.

- **Of the 166,026 square feet of new institutional development within the City of Kelowna in 2016, 28% (46,140 square feet) of it was located in the City Centre Urban Centre.** Comparatively, 2015 saw 98% institutional permits issued in the urban or village centres, 2014 saw 73% within an urban or village centre, in 2013, 19% was within an urban or village centre, and in 2012 there were no institutional permits issued with an urban or village centre. (*It should be noted that two of Kelowna's largest institutions, UBCO and Kelowna General Hospital, are not within the Urban or Village Centres (see figures pp.12-13).*)

### Demolitions

- **In 2016, 113 demolition permits were issued.** Comparatively, 2015 saw 93 demolition permits issued, 2014 saw 109 permits, and in 2013 there were 82 demolition permits issued.

## DEFINITIONS

*(From the City of Kelowna Zoning Bylaw No. 8000)*

**Apartment Housing** means any physical arrangement of attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.

**Carriage House** means an additional dwelling unit located within a building that is subordinate to the principal dwelling unit and is a single real estate entity. The total floor space is no more than 90m<sup>2</sup> in area, and has a floor space less than 75% of the total habitable floor space of the principal building.

**Embodied Energy** means the available energy that was used in the work of making a product. Embodied energy is an accounting methodology which aims to find the sum total of the energy necessary for an entire product lifecycle. This lifecycle includes raw material extraction, transport, manufacture, assembly, and installation. In our calculations we do not include the embodied energy for disassembly or deconstruction.

**General Commercial** includes all commercial development in all commercial zones except office and hotel/motel uses.

**Hotel** means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities and personal service establishments for the convenience of guests. The maximum length of stay is no more than 240 days.

**Mobile Home** means a single or multiple section single detached dwelling unit (CSA Z240 and CSA A277 certified standards or BC Building Code standards) for residential occupancy designed to be transportable on wheels.

**Motel** means a building or group of buildings divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 240 days.

**Offices** means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This includes construction and development industry offices but excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

**Private Institutional** includes irrigation and utility companies, private schools, nursing homes and private hospitals, sports clubs, and churches.

**Public Institutional** includes government facilities, public schools, universities and colleges, as well as public hospitals.

**Row Housing** means a development containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade.

**Secondary Suite** means an additional **dwelling** unit located within a residential building that has a total floor space of no more than 90m<sup>2</sup> in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal **dwelling** unit and is a single real estate entity. This **use** does not include **duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.**

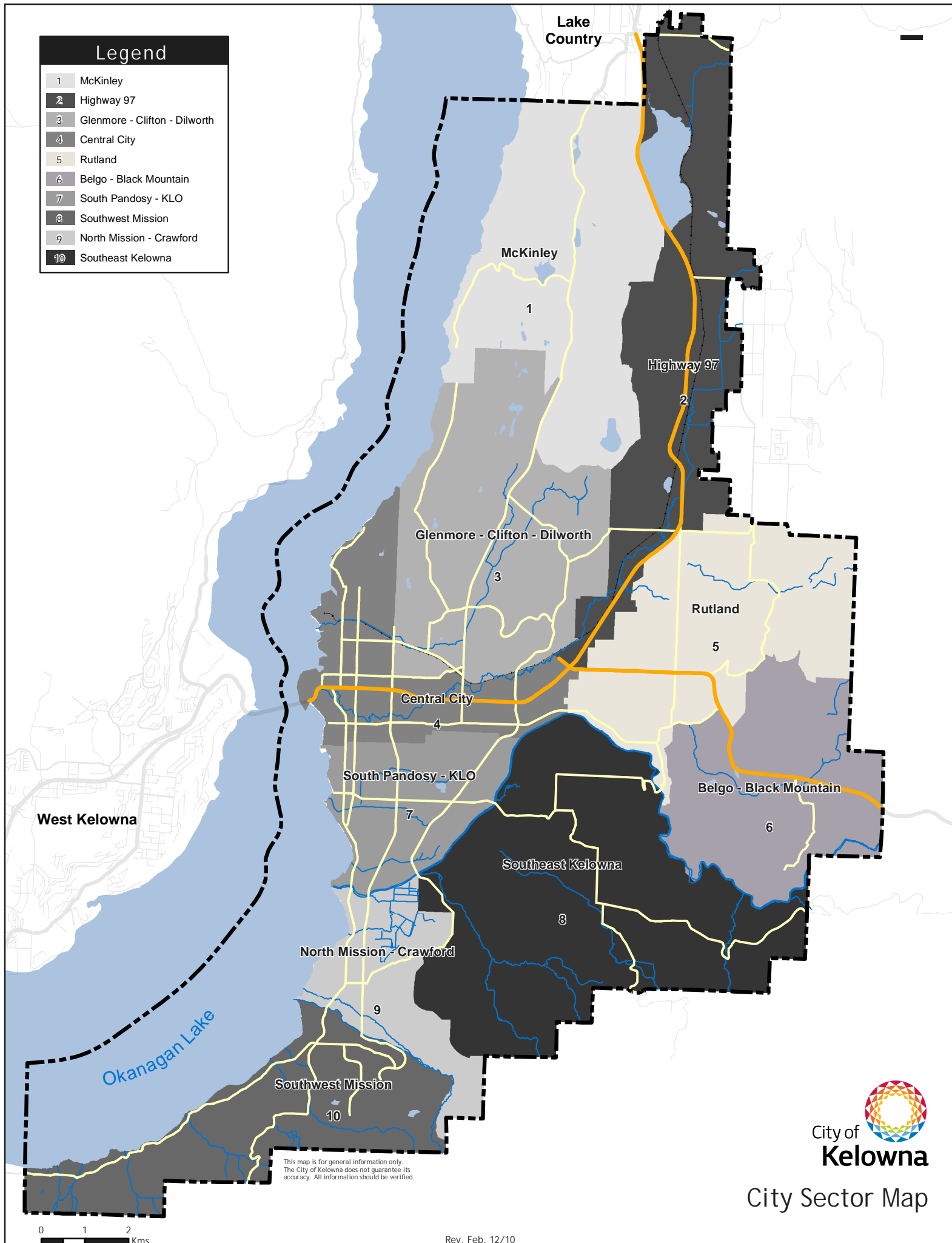
**Semi-Detached Housing** means a building containing dwelling units connected above or below grade and designed exclusively to accommodate two households living independently in separate dwellings side by side, each having a separate entrance at, or near, grade.

**Single Detached Housing** means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that conform to the CSA A277 standards, but not a mobile home designed to CSA Z240 standards.



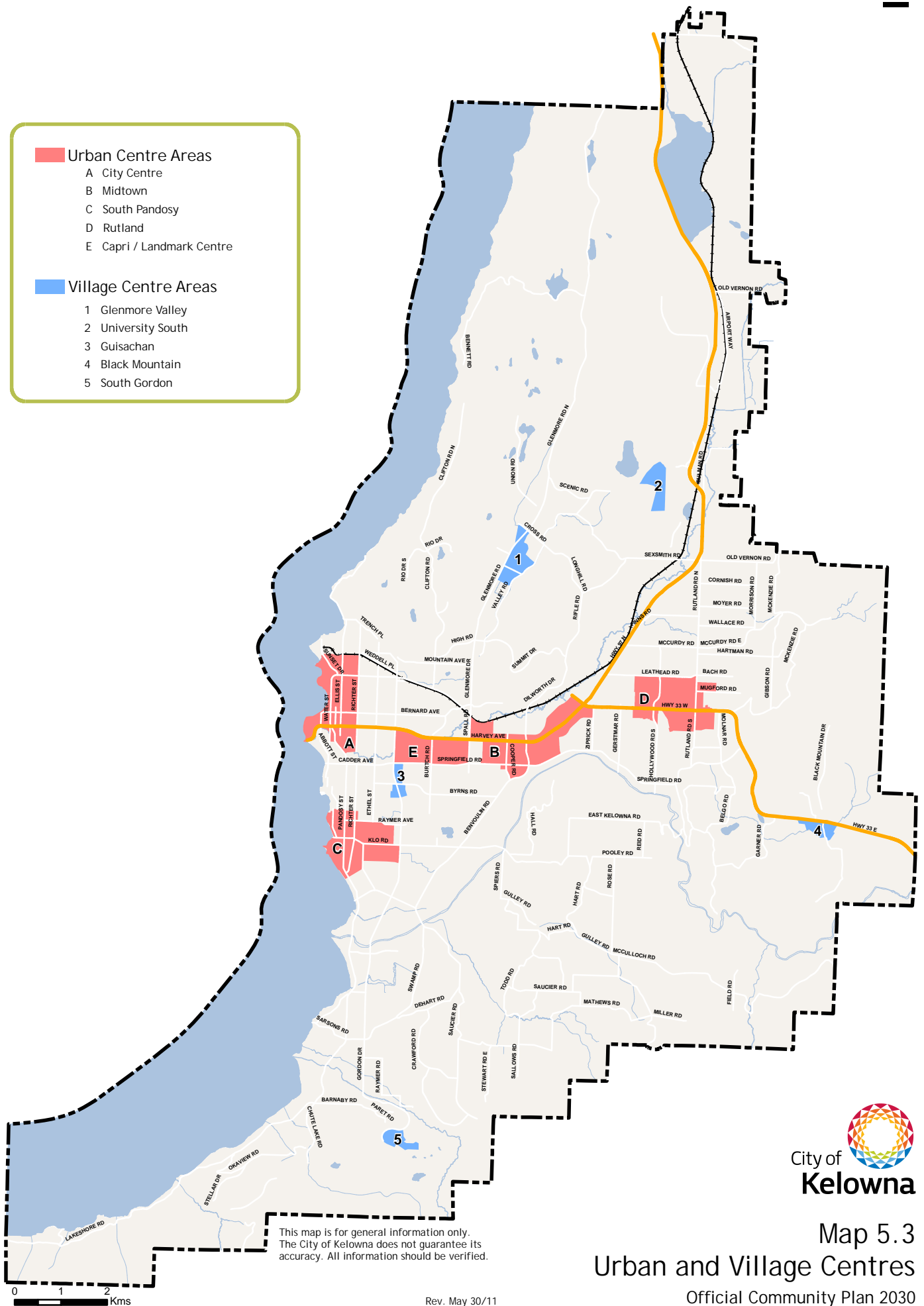
## Legend




- 1 McKinley
- 2 Highway 97
- 3 Glenmore - Clifton - Dilworth
- 4 Central City
- 5 Rutland
- 6 Belgo - Black Mountain
- 7 South Pandosy - KLO
- 8 Southwest Mission
- 9 North Mission - Crawford
- 10 Southeast Kelowna



















- Urban Centre Areas**
- A City Centre
  - B Midtown
  - C South Pandosy
  - D Rutland
  - E Capri / Landmark Centre

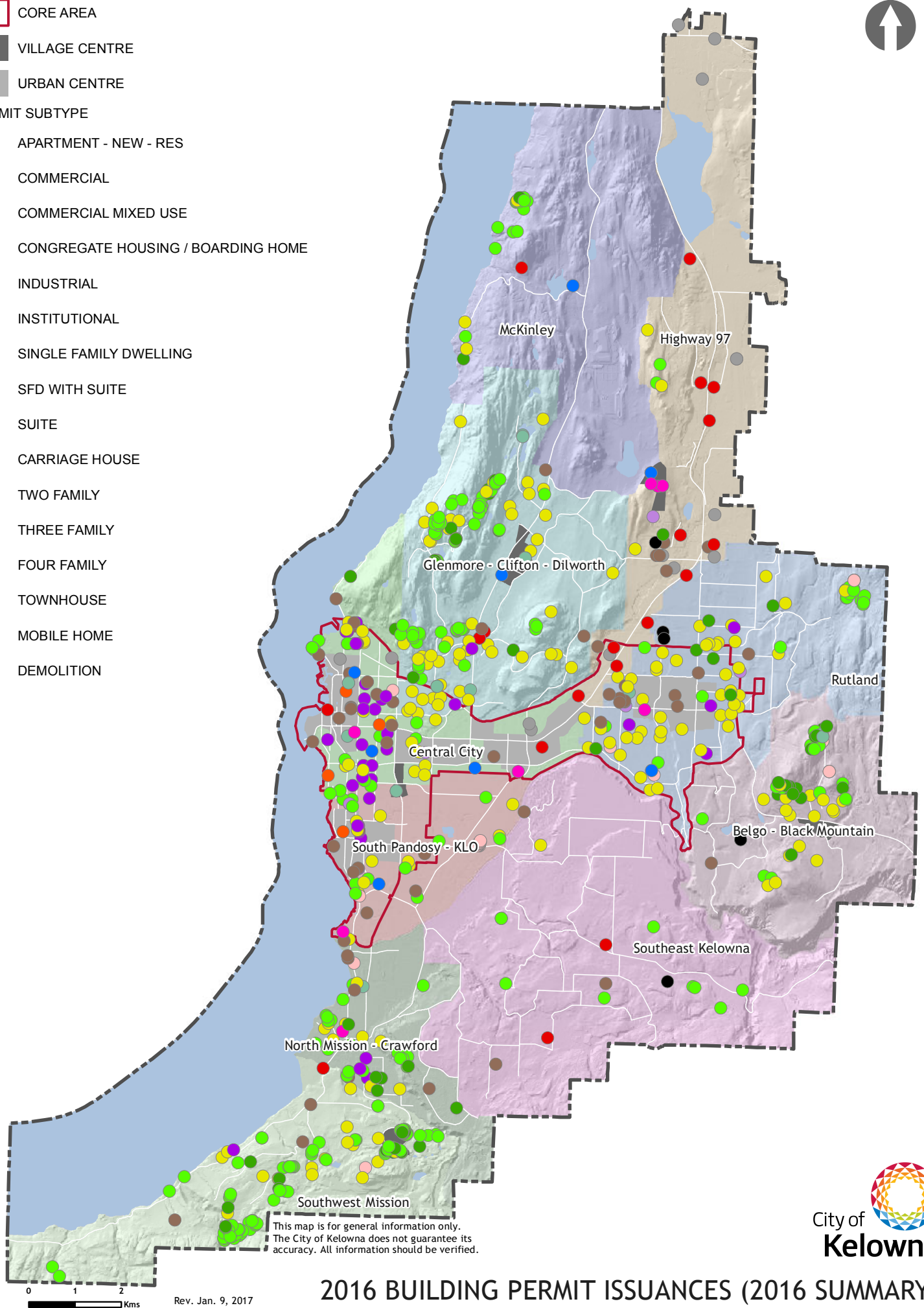
- Village Centre Areas**
- 1 Glenmore Valley
  - 2 University South
  - 3 Guisachan
  - 4 Black Mountain
  - 5 South Gordon



-  CORE AREA
-  VILLAGE CENTRE
-  URBAN CENTRE

PERMIT SUBTYPE

-  APARTMENT - NEW - RES
-  COMMERCIAL
-  COMMERCIAL MIXED USE
-  CONGREGATE HOUSING / BOARDING HOME
-  INDUSTRIAL
-  INSTITUTIONAL
-  SINGLE FAMILY DWELLING
-  SFD WITH SUITE
-  SUITE
-  CARRIAGE HOUSE
-  TWO FAMILY
-  THREE FAMILY
-  FOUR FAMILY
-  TOWNHOUSE
-  MOBILE HOME
-  DEMOLITION

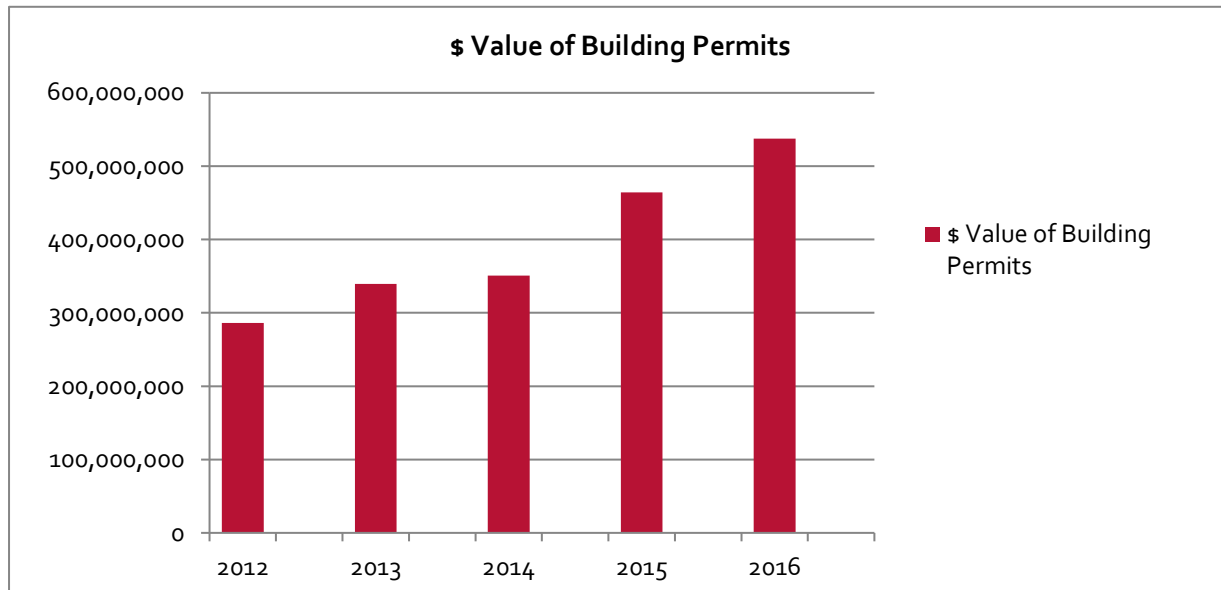


## Building Permit and Subdivision Statistics

### \$ Value of Building Permits

\$ value of building permits	2012	2013	2014	2015	2016
	286,267,389	339,362,865	350,823,660	464,236,912	537,597,310

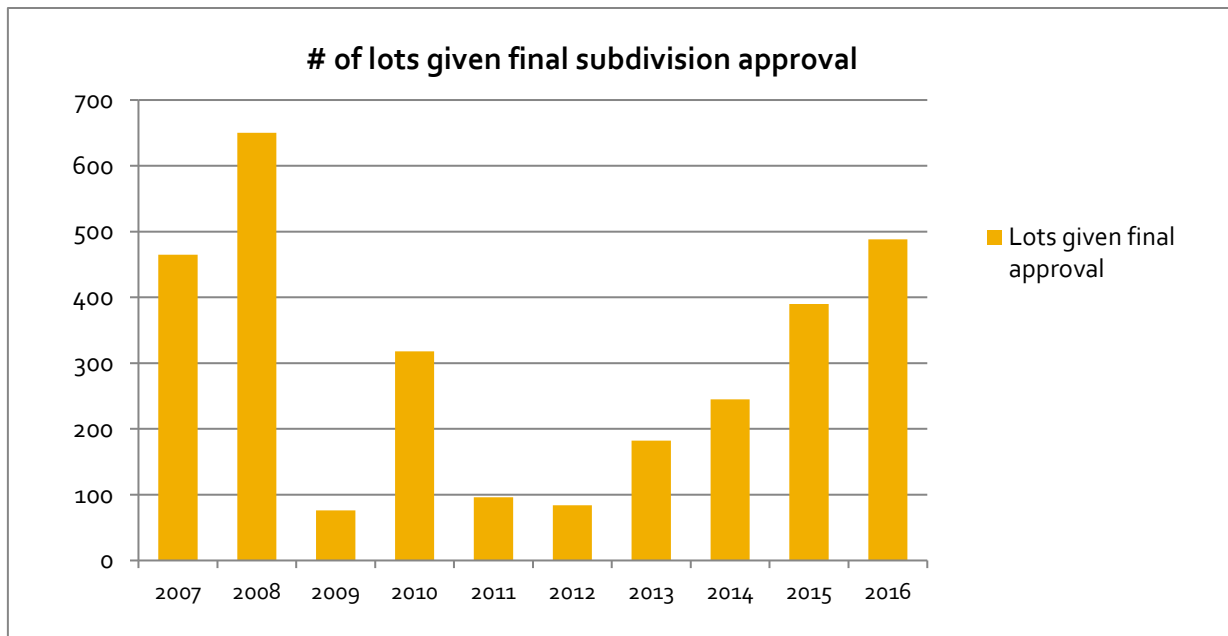
\* average value of building permits between 2012-2016 = \$ 395,657,627



### Subdivision Statistics

# of lots given final approval	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
	465	650	76	318	96	84	182	245	390	488

\* average number of lots given final approval 2007-2016 = 299



## DEVELOPMENT SUMMARY 2016

### Residential Totals by Housing Type (in number of housing units)

SECTOR	Single Detached	Semi-Detached	Secondary Suites	Row Housing	Apartment Units	Mobile Home	Carriage House	TOTAL
Sector 1 - McKinley	17	0	5	3	0	0	0	25
Sector 2 - Highway 97	4	0	4	8	466	1	0	483
Sector 3 - Glenmore/Clifton/Dilworth	92	0	69	74	0	0	2	237
Sector 4 - Central City	14	2	21	17	396	0	18	468
Sector 5 - Rutland	31	14	52	21	23	2	5	148
Sector 6 - Belgo/Black Mountain	42	18	36	8	0	1	0	105
Sector 7 - South Pandosy/KLO	18	12	10	32	123	0	8	203
Sector 8 - Southeast Kelowna	9	0	2	0	0	1	0	12
Sector 9 - North Mission/Crawford	27	6	17	8	65	0	3	126
Sector 10 - Southwest Mission	103	6	33	0	0	0	1	143
<b>CITY TOTAL</b>	<b>357</b>	<b>58</b>	<b>249</b>	<b>171</b>	<b>1,073</b>	<b>5</b>	<b>37</b>	<b>1,950</b>

### Commercial Totals in Square Feet

SECTOR	General	Office	Hotel / Motel	TOTAL
Sector 1 - McKinley	860	0	0	860
Sector 2 - Highway 97	212,968	0	0	212,968
Sector 3 - Glenmore/Clifton/Dilworth	17,156	597	0	17,753
Sector 4 - Central City	22,833	23,855	0	46,688
Sector 5 - Rutland	6,442	0	0	6,442
Sector 6 - Belgo/Black Mountain	0	0	0	0
Sector 7 - South Pandosy/KLO	45,854	0	0	45,854
Sector 8 - Southeast Kelowna	6,108	0	0	6,108
Sector 9 - North Mission/Crawford	0	0	0	0
Sector 10 - Southwest Mission	6,949	0	0	6,949
<b>CITY TOTAL</b>	<b>319,170</b>	<b>24,452</b>	<b>0</b>	<b>343,622</b>

### Industrial Totals in Square Feet

SECTOR	General
Sector 1 - McKinley	0
Sector 2 - Highway 97	84,253
Sector 3 - Glenmore/Clifton/Dilworth	0
Sector 4 - Central City	26,807
Sector 5 - Rutland	0
Sector 6 - Belgo/Black Mountain	0
Sector 7 - South Pandosy/KLO	0
Sector 8 - Southeast Kelowna	0
Sector 9 - North Mission/Crawford	0
Sector 10 - Southwest Mission	0
<b>CITY TOTAL</b>	<b>111,060</b>

### Institutional Totals in Square Feet

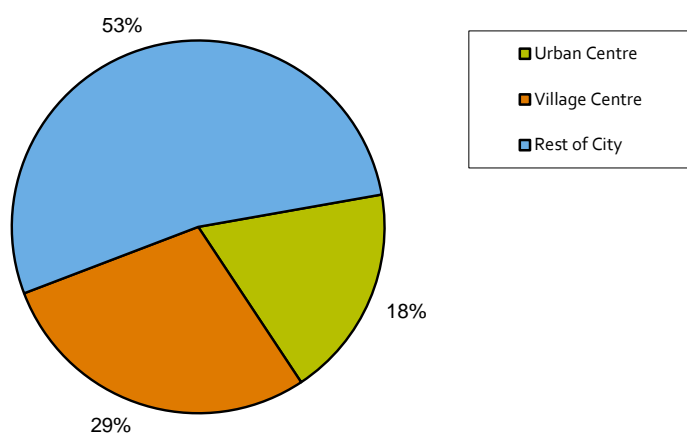
SECTOR	Public	Private	TOTAL
Sector 1 - McKinley	17,100	0	17,100
Sector 2 - Highway 97	0	768	768
Sector 3 - Glenmore/Clifton/Dilworth	480	0	480
Sector 4 - Central City	68,264	23,844	92,108
Sector 5 - Rutland	55,075	0	55,075
Sector 6 - Belgo/Black Mountain	0	0	0
Sector 7 - South Pandosy/KLO	495	0	495
Sector 8 - Southeast Kelowna	0	0	0
Sector 9 - North Mission/Crawford	0	0	0
Sector 10 - Southwest Mission	0	0	0
<b>CITY TOTAL</b>	<b>141,414</b>	<b>24,612</b>	<b>166,026</b>



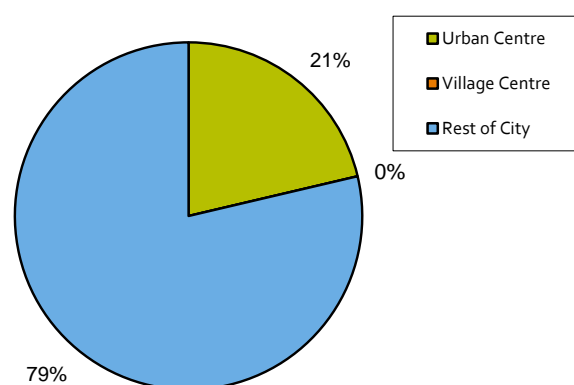
## 2016 DEVELOPMENT WITHIN URBAN CENTRES AND VILLAGE CENTRES

	Urban Centre	%	Village Centre	%	Rest of City	%	Total
Single Detached (1)	14	2%	10	1%	677	97%	701
Multiple Housing (2)	346	28%	546	44%	352	28%	1,244
Mobile Home	0	0%	0	0%	5	100%	5
Commercial (sq.ft.)	73,275	21%	0	0%	270,347	79%	343,622
Industrial (sq.ft.)	20,021	18%	0	0%	91,039	82%	111,060
Institutional (sq.ft.)	45,660	28%	480	0%	119,886	72%	166,026

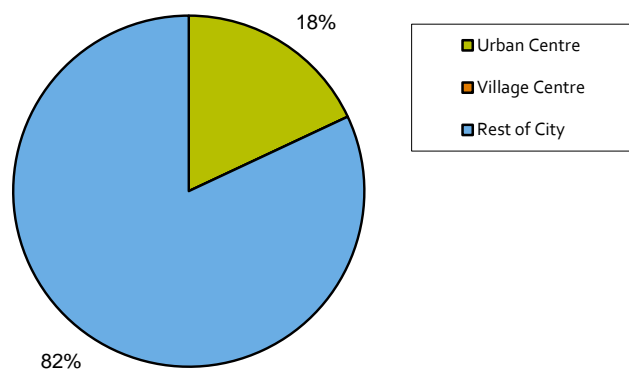
**2016 Residential Development Summary**  
(includes Single Detached, Multiple Housing  
and Mobile Homes)



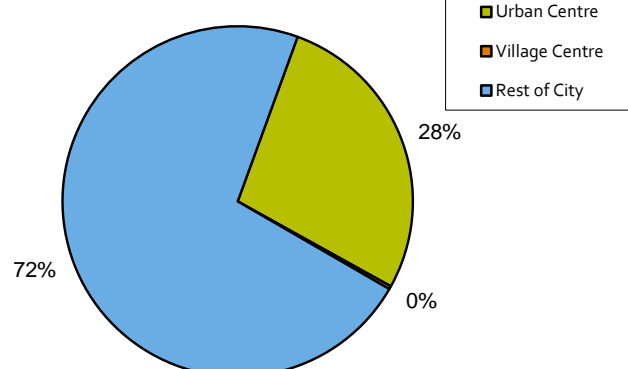
**2016 Commercial Development Summary**



**2016 Industrial Development Summary**



**2016 Institutional Development Summary**



Source: City of Kelowna Building Permit Issuances

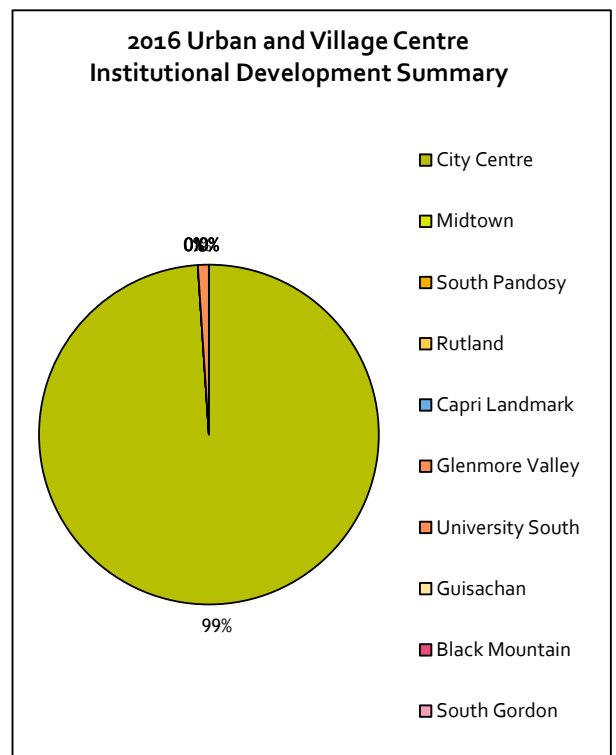
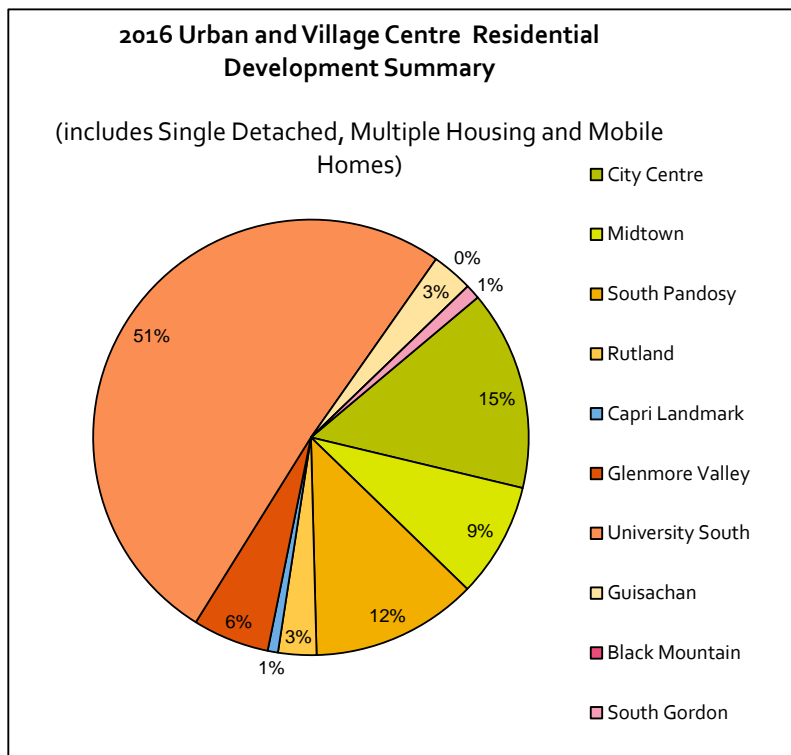
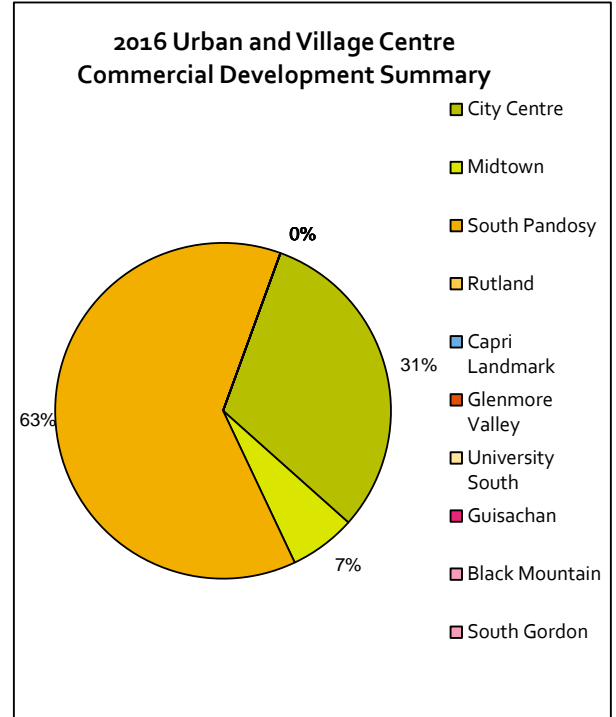
(1) Includes Single Detached, Semi-Detached, Carriage House, and Secondary Suites

(2) Includes Apartments and Row Housing Units

## 2016 DEVELOPMENT STATISTICS BY URBAN CENTRES AND VILLAGE CENTRES

Urban Centres	Residential Total		Commercial Total		Institutional Total	
	units	%	sq ft	%	sq ft	%
City Centre	136	15%	22,741	31%	45,660	99%
Midtown	78	9%	4,680	6%	0	0%
South Pandosy	113	12%	45,854	63%	0	0%
Rutland	26	3%	0	0%	0	0%
Capri Landmark	7	1%	0	0%	0	0%
<b>Urban Centres Total</b>	<b>360</b>		<b>73,275</b>		<b>45,660</b>	

Village Centres	Residential Total		Commercial Total		Institutional Total	
	units	%	sq ft	%	sq ft	%
Glenmore Valley	52	6%	0	0%	480	1%
University South	466	51%	0	0%	0	0%
Guisachan	28	3%	0	0%	0	0%
Black Mountain	0	0%	0	0%	0	0%
South Gordon	10	1%	0	0%	0	0%
<b>Village Centres Total</b>	<b>556</b>		<b>0</b>		<b>480</b>	



Source: City of Kelowna Building Permit Issuances

## DEVELOPMENT SUMMARY 2012-2016

### Residential Development Summary Total Units by Housing Type

	2012		2013		2014		2015		2016	
Single Detached (1)	365	65%	441	61%	619	60%	578	40%	701	36%
Multiple Housing (2)	191	34%	280	39%	408	40%	848	59%	1,244	64%
Mobile Home	3	1%	3	0%	2	0%	4	0%	5	0%
<b>City Total</b>	<b>559</b>	<b>100%</b>	<b>724</b>	<b>100%</b>	<b>1,029</b>	<b>100%</b>	<b>1,430</b>	<b>100%</b>	<b>1,950</b>	<b>100%</b>

(1) Includes Single Detached, Semi-Detached, Secondary Suites, Carriage Houses (2013-2016)

(2) Includes Apartment and Row Housing Units

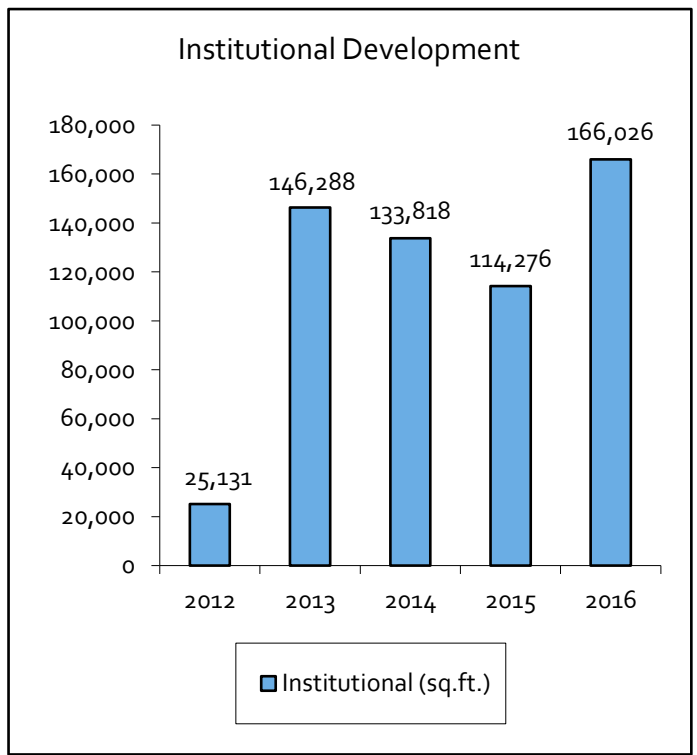
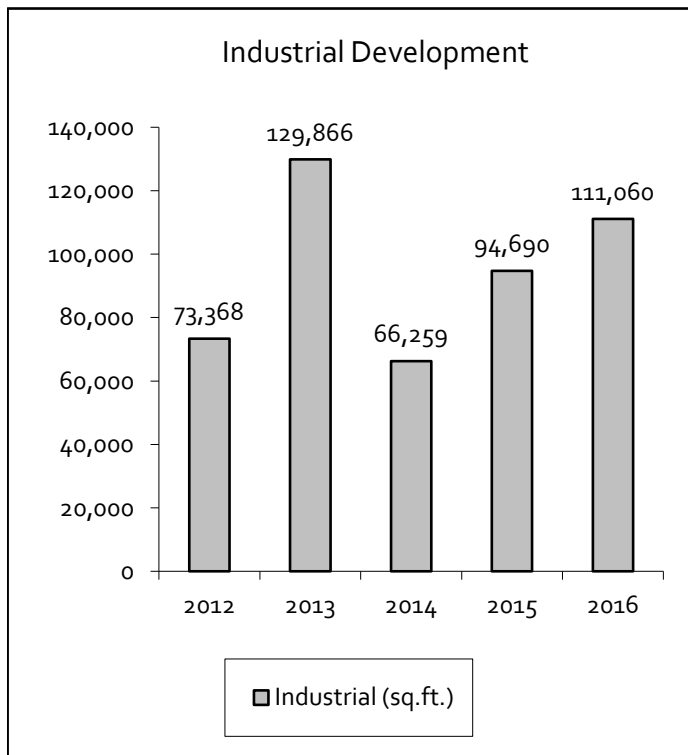
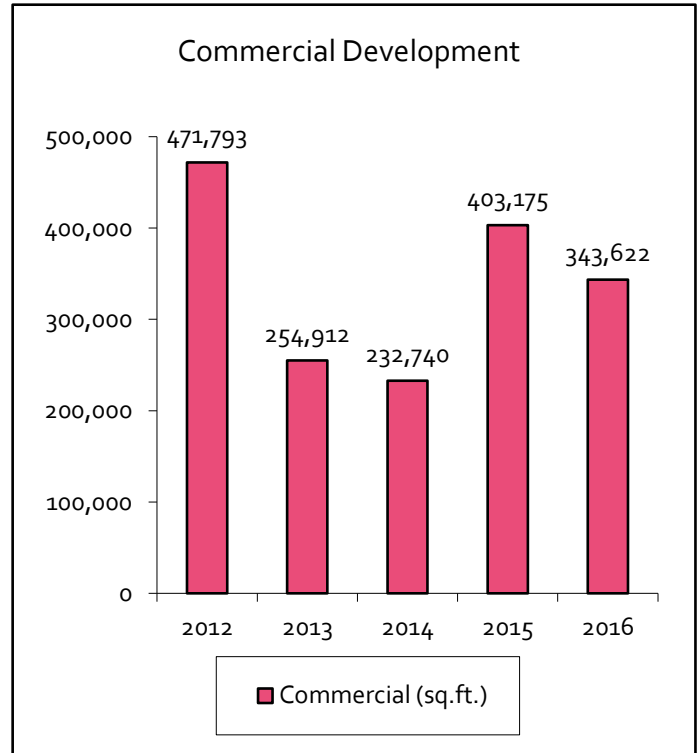
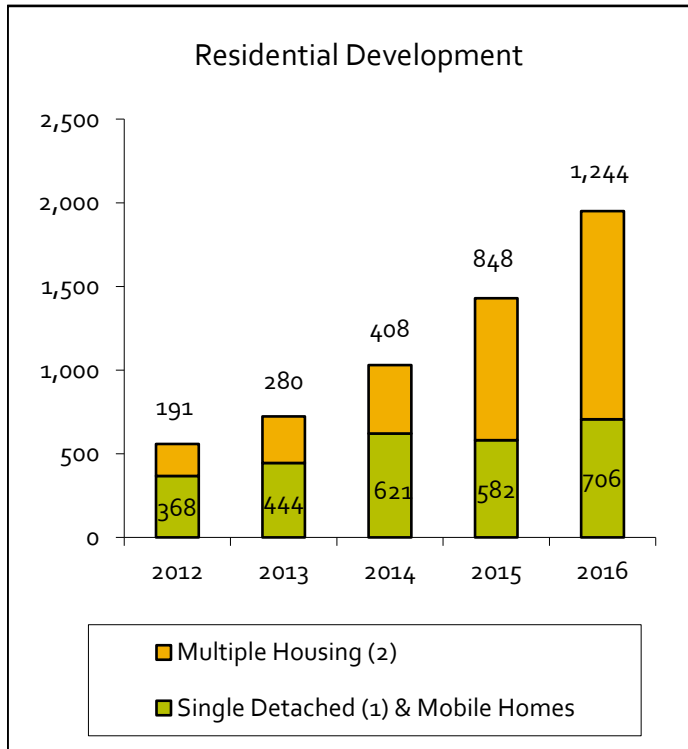
Data Source: City of Kelowna Building Permit Issuances

### Commercial, Industrial & Institutional Development Summary Totals in Square Feet

	2012	2013	2014	2015	2016
<b>Commercial</b>					
General	324,919	182,137	179,979	87,802	319,170
Office	63,421	72,304	20	0	24,452
Hotel/Motel	83,453	471	0	89	0
<b>Total</b>	<b>471,793</b>	<b>254,912</b>	<b>179,999</b>	<b>87,891</b>	<b>343,622</b>
<b>Industrial Total</b>	<b>73,368</b>	<b>129,866</b>	<b>66,259</b>	<b>94,690</b>	<b>111,060</b>
<b>Institutional</b>					
Public	9,621	89,078	131,708	114,276	141,414
Private	15,510	57,210	2,110	0	24,612
<b>Total</b>	<b>25,131</b>	<b>146,288</b>	<b>133,818</b>	<b>114,276</b>	<b>166,026</b>

Data Source: City of Kelowna Building Permit Issuances

## 2012-2016 DEVELOPMENT SUMMARY COMPARISON GRAPHS



(1) Includes Single Detached, Semi-Detached, Secondary Suites, and Carriage Houses (2013 - 2016)

(2) Includes Apartments, Row and Congregate Care Housing Units

# 10 YEAR DEVELOPMENT SUMMARY, RESIDENTIAL AND INDUSTRIAL

## RESIDENTIAL (Total Units by Housing Type)

Residential	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016	
Single Detached (1)	612	36%	435	30%	280	62%	423	44%	329	78%	365	65%	441	61%	619	60%	578	40%	701	36%
Multiple Housing (2)	1091	64%	987	69%	168	37%	528	55%	90	21%	191	34%	280	39%	408	40%	848	59%	1244	64%
Mobile Home	8	0%	11	1%	5	1%	5	1%	4	1%	3	1%	3	0%	2	0%	4	0%	5	0%
<b>Total Residential</b>	<b>1,711</b>		<b>1,433</b>		<b>453</b>		<b>956</b>		<b>423</b>		<b>559</b>		<b>724</b>		<b>1,029</b>		<b>1,430</b>		<b>1,950</b>	

(1) Includes Single Detached, Semi-Detached, Secondary Suites, and Carriage Houses (2013)

Notes: Average total residential

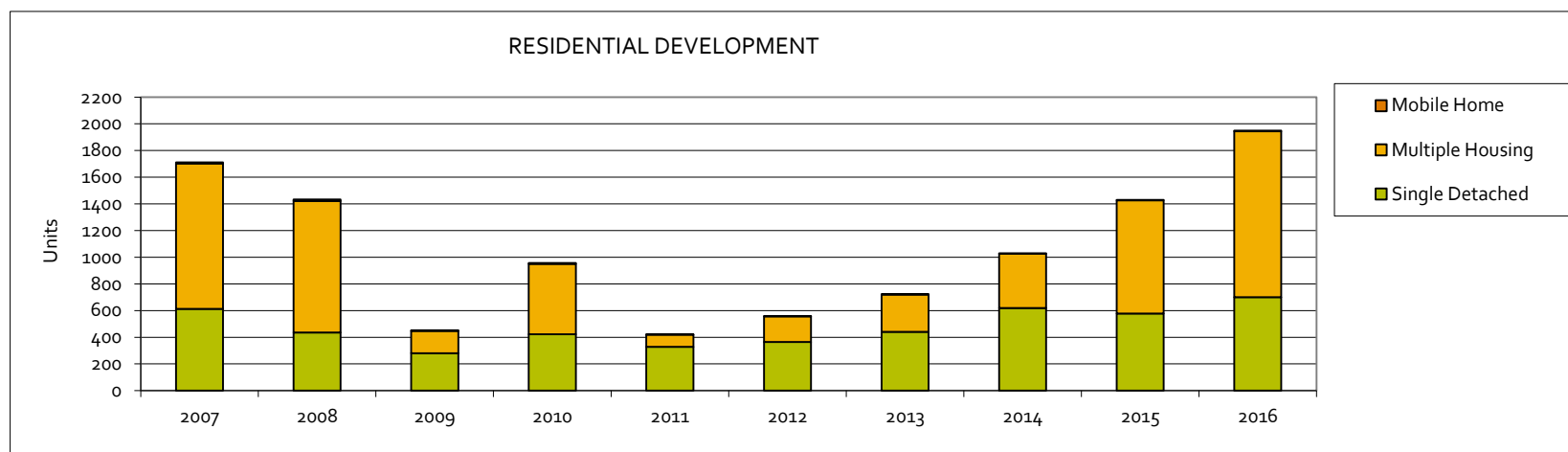
2007 - 2016 = 1,067 units

(2) Includes Apartment and Row Housing Units

Average housing split

2007 - 2016 = 45% Single and

55% Multiple Housing



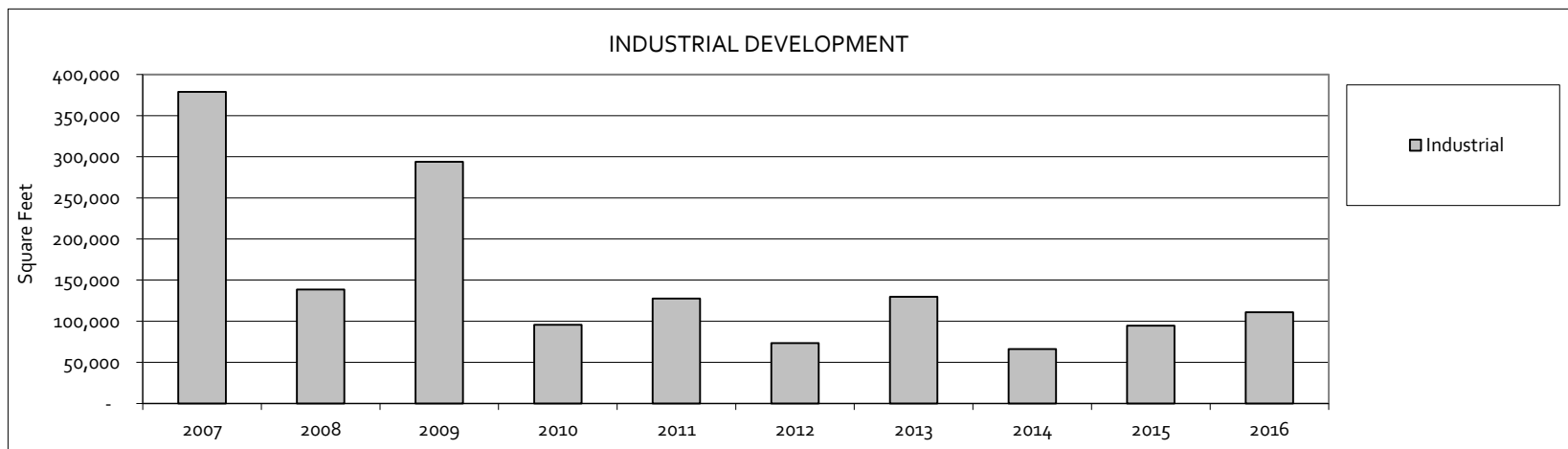
## INDUSTRIAL (Total Units by Square Footage)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Total Industrial</b>	<b>378,730</b>	<b>138,653</b>	<b>293,842</b>	<b>95,644</b>	<b>127,709</b>	<b>73,368</b>	<b>129,866</b>	<b>66,259</b>	<b>94,690</b>	<b>111,060</b>

Data Source: City of Kelowna Building Permit Issuances

Note: 10 Year Average for Industrial

2007 - 2016 = 150,982 sq. ft.



Data source: City of Kelowna Building Permit Issuance



## 10 YEAR DEVELOPMENT SUMMARY, COMMERCIAL AND INSTITUTIONAL

### COMMERCIAL (Total Units by Square Footage)

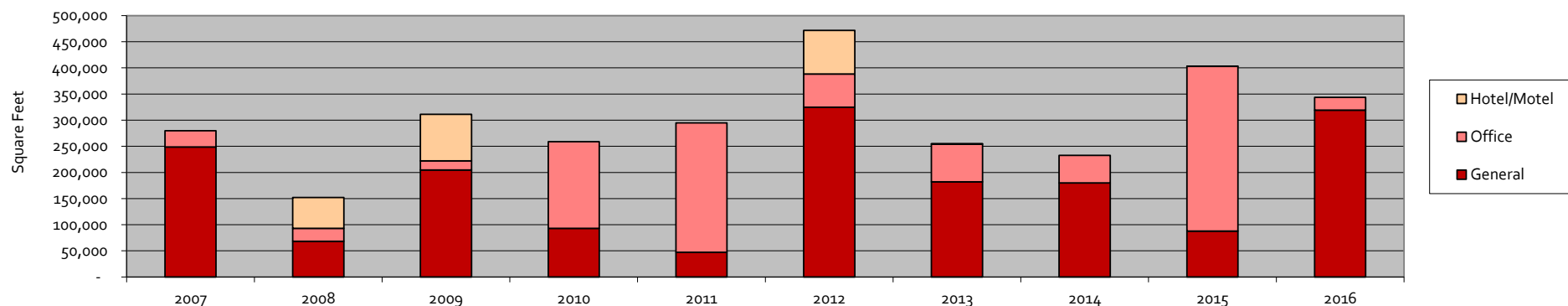
Commercial	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016	
General	248,845	89%	68,276	45%	204,894	66%	93,106	36%	47,455	16%	324,919	69%	182,137	71%	179,979	77%	87,802	22%	319,170	93%
Office	30,859	11%	24,899	16%	17,314	6%	165,544	64%	247,311	84%	63,421	13%	72,304	28%	52,761	23%	315,284	78%	24,452	7%
Hotel/Motel	-	0%	58,816	39%	88,876	29%	-	0%	-	0%	83,453	18%	471	0%	-	0%	89	0%	-	0%
<b>Total Commercial</b>	<b>279,704</b>		<b>151,991</b>		<b>311,084</b>		<b>258,650</b>		<b>294,766</b>		<b>471,793</b>		<b>254,912</b>		<b>232,740</b>		<b>403,175</b>		<b>343,622</b>	

\*\* 2012 data includes 192,903 square feet of parkade development

Note: Average total Commercial 2007-2016 = 300,244 sq. ft.

Data Source: City of Kelowna Building Permit Issuances

### COMMERCIAL DEVELOPMENT



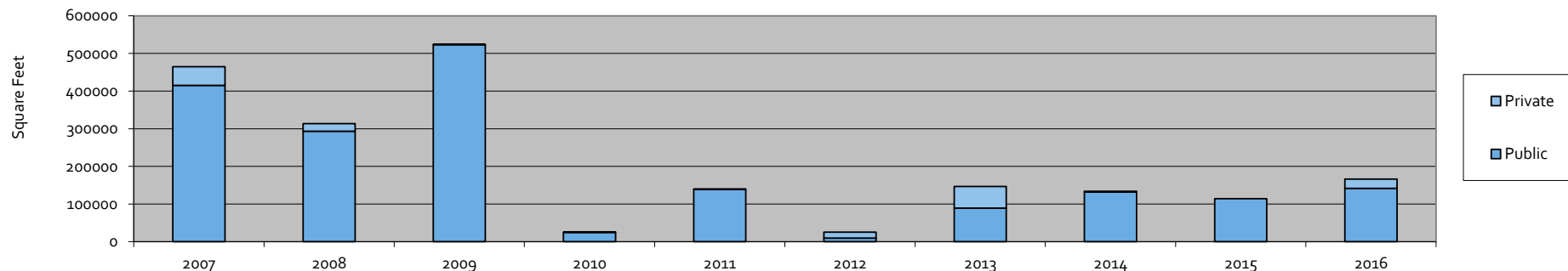
### INSTITUTIONAL (Total Units by Square Footage)

Institutional	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016	
Public	415,421	89%	293,565	94%	523,459	100%	24,913	98%	139,180	100%	9,621	38%	89,078	61%	131,708	98%	114,276	100%	141,414	85%
Private	49,392	11%	19,922	6%	684	0%	460	2%	494	0%	15,510	62%	57,210	39%	2,110	2%	-	0%	24,612	15%
<b>Total Institutional</b>	<b>464,813</b>		<b>313,487</b>		<b>524,143</b>		<b>25,373</b>		<b>139,674</b>		<b>25,131</b>		<b>146,288</b>		<b>133,818</b>		<b>114,276</b>		<b>166,026</b>	

Data Source: City of Kelowna Building Permit Issuances

Note: Average total Institutional 2007-2016 = 205,303 sq.ft.

### INSTITUTIONAL DEVELOPMENT



## REGION WIDE RESIDENTIAL DEVELOPMENT STATISTICS - 2012-2016

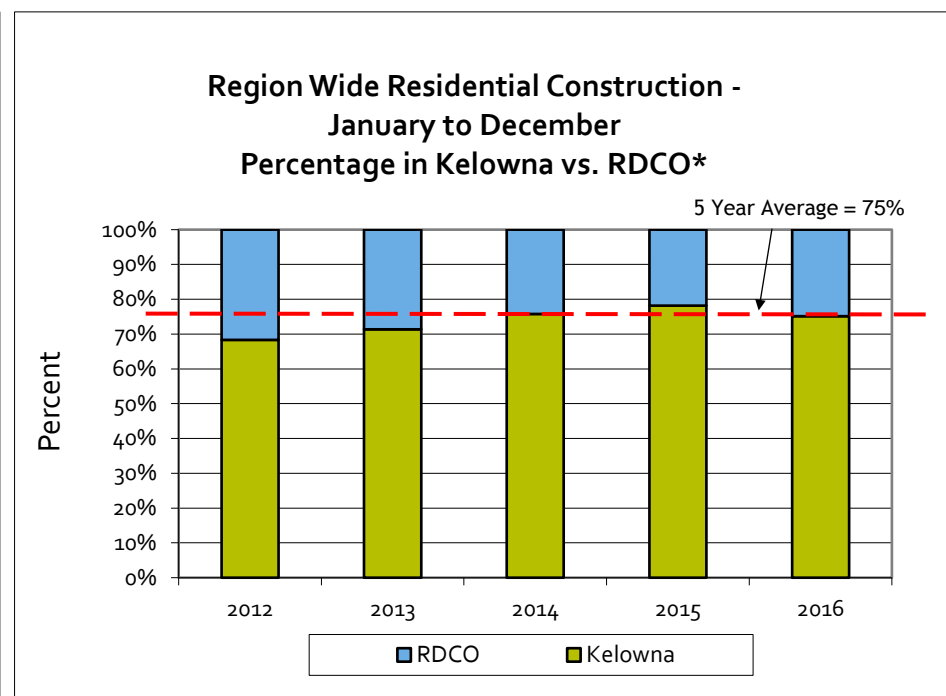
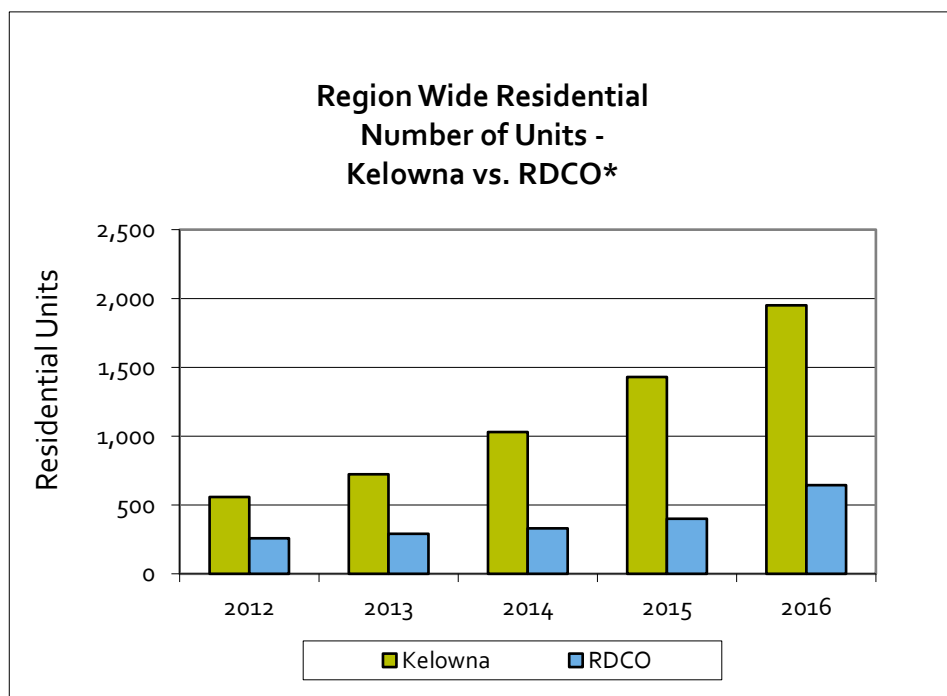
2016			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	645	1,950	75%

2015			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	399	1,430	78%

2014			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	329	1,029	76%

2013			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	290	724	71%

2012			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	259	559	68%



\* Note: RDCO includes District of Peachland, District of Lake Country, Electoral Area Ellison/ Joe Riche, Electoral Area Westside and District of West Kelowna.

Source: Regional District of Central Okanagan, "Region Wide Building Statistics" and City of Kelowna Building Permit Issuances

**RESIDENTIAL DEVELOPMENT SUMMARY BY SECTOR AND HOUSING TYPE, 2012-2016**

SECTOR	2012	2013	2014	2015	2016
<b>Sector 1 - McKinley</b>					
Single Detached	4	4	4	5	17
Semi-Detached	0	0	0	0	0
Secondary Suites	0	2	1	1	5
Row Housing / Townhouse Units	0	0	0	0	3
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
Carriage Houses *		0	0	0	0
<b>SECTOR TOTAL</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>25</b>
<b>Sector 2 - Highway 97</b>					
Single Detached	28	30	38	11	4
Semi-Detached	0	0	0	0	0
Secondary Suites	22	27	33	9	4
Row Housing / Townhouse Units	0	0	0	0	8
Apartment Units	48	30	66	362	466
Mobile Home	0	0	0	0	1
Carriage Houses		0	0	0	0
<b>SECTOR TOTAL</b>	<b>98</b>	<b>87</b>	<b>137</b>	<b>382</b>	<b>483</b>
<b>Sector 3 - Glenmore / Clifton / Dilworth</b>					
Single Detached	48	57	69	58	92
Semi-Detached	0	5	4	0	0
Secondary Suites	15	21	45	50	69
Row Housing / Townhouse Units	69	18	48	37	74
Apartment Units	0	64	0	162	0
Mobile Home	0	0	0	0	0
Carriage Houses		2	2	1	2
<b>SECTOR TOTAL</b>	<b>132</b>	<b>167</b>	<b>168</b>	<b>308</b>	<b>237</b>
<b>Sector 4 - Central City</b>					
Single Detached	7	9	13	6	14
Semi-Detached	4	0	7	2	2
Secondary Suites	14	10	19	24	21
Row Housing / Townhouse Units	7	78	26	4	17
Apartment Units	0	56	60	200	396
Mobile Home	0	0	0	0	0
Carriage Houses		10	15	19	18
<b>SECTOR TOTAL</b>	<b>32</b>	<b>163</b>	<b>140</b>	<b>255</b>	<b>468</b>
<b>Sector 5 - Rutland</b>					
Single Detached	11	8	17	34	31
Semi-Detached	2	4	14	8	14
Secondary Suites	15	24	35	40	52
Row Housing / Townhouse Units	17	4	0	6	21
Apartment Units	8	0	0	0	23
Mobile Home	3	0	1	2	2
Carriage Houses		1	2	1	5
<b>SECTOR TOTAL</b>	<b>56</b>	<b>41</b>	<b>69</b>	<b>91</b>	<b>148</b>
<b>Sector 6 - Belgo / Black Mountain</b>					
Single Detached	36	21	37	47	42
Semi-Detached	0	0	6	6	18
Secondary Suites	7	8	21	39	36
Row Housing / Townhouse Units	4	4	14	0	8
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	1	1
Carriage Houses		0	0	1	0
<b>SECTOR TOTAL</b>	<b>47</b>	<b>33</b>	<b>78</b>	<b>94</b>	<b>105</b>

SECTOR	2012	2013	2014	2015	2016
<b>Sector 7 - South Pandosy / KLO</b>					
Single Detached	7	7	9	11	18
Semi-Detached	4	8	22	40	12
Secondary Suites	9	12	8	4	10
Row Housing / Townhouse Units	9	6	39	33	32
Apartment Units	0	14	73	0	123
Mobile Home	0	0	0	0	0
Carriage Houses		1	1	2	8
<b>SECTOR TOTAL</b>	<b>29</b>	<b>48</b>	<b>152</b>	<b>90</b>	<b>203</b>
<b>Sector 8 - Southeast Kelowna</b>					
Single Detached	13	39	38	12	9
Semi-Detached	0	0	0	0	0
Secondary Suites	2	4	6	2	2
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	0	0	0	0
Mobile Home	0	3	1	1	1
Carriage Houses		1	0	0	0
<b>SECTOR TOTAL</b>	<b>15</b>	<b>47</b>	<b>45</b>	<b>15</b>	<b>12</b>
<b>Sector 9 - North Mission / Crawford</b>					
Single Detached	18	21	32	27	27
Semi-Detached	0	0	0	4	6
Secondary Suites	8	6	13	6	17
Row Housing / Townhouse Units	22	6	75	23	8
Apartment Units	0	0	0	21	65
Mobile Home	0	0	0	0	0
Carriage Houses		0	0	0	3
<b>SECTOR TOTAL</b>	<b>48</b>	<b>33</b>	<b>120</b>	<b>81</b>	<b>126</b>
<b>Sector 10 - Southwest Mission</b>					
Single Detached	86	90	91	80	103
Semi-Detached	0	0	2	12	6
Secondary Suites	5	9	15	15	33
Row Housing / Townhouse Units	7	0	7	0	0
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
Carriage Houses		0	0	1	1
<b>SECTOR TOTAL</b>	<b>98</b>	<b>99</b>	<b>115</b>	<b>108</b>	<b>143</b>

CITY OF KELOWNA TOTAL	2012	2013	2014	2015	2016
Single Detached	258	286	348	291	357
Semi-Detached	10	17	55	72	58
Secondary Suites	97	123	196	190	249
Row Housing / Townhouse Units	135	116	209	103	171
Apartment Units	56	164	199	745	1073
Mobile Home	3	3	2	4	5
Carriage Houses		15	20	25	37
<b>CITY TOTAL</b>	<b>559</b>	<b>724</b>	<b>1,029</b>	<b>1,430</b>	<b>1,950</b>

\* Tracking Building Permits for carriage houses began in 2013

## DEVELOPMENT STATISTICS BY SECTORS, 2012 - 2016

**2016**

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	25	860	0	17,100
2 - Highway 97	483	212,968	84,253	768
3 - Glenmore/Clifton/Dilworth	237	17,753	0	480
4 - Central City	468	46,688	26,807	92,108
5 - Rutland	148	6,442	0	55,075
6 - Belgo/Black Mountain	105	0	0	0
7 - South Pandosy/KLO	203	45,854	0	495
8 - Southeast Kelowna	12	6,108	0	0
9 - North Mission/Crawford	126	0	0	0
10 - Southwest Mission	143	6,949	0	0
<b>CITY TOTAL</b>	<b>1,950</b>	<b>343,622</b>	<b>111,060</b>	<b>166,026</b>

**2015**

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	6	0	0	2,838
2 - Highway 97	382	13,649	69,119	0
3 - Glenmore/Clifton/Dilworth	308	16,520	0	0
4 - Central City	255	335,845	25,571	111,438
5 - Rutland	91	5,920	0	0
6 - Belgo/Black Mountain	94	0	0	0
7 - South Pandosy/KLO	90	22,064	0	0
8 - Southeast Kelowna	15	0	0	0
9 - North Mission/Crawford	81	0	0	0
10 - Southwest Mission	108	9,177	0	0
<b>CITY TOTAL</b>	<b>1,430</b>	<b>403,175</b>	<b>94,690</b>	<b>114,276</b>

**2014**

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	5	0	0	0
2 - Highway 97	137	67,259	22,666	2,110
3 - Glenmore/Clifton/Dilworth	168	0	0	4,000
4 - Central City	140	129,859	0	22,012
5 - Rutland	69	0	43,593	0
6 - Belgo/Black Mountain	78	0	0	7,573
7 - South Pandosy/KLO	152	17,047	0	98,123
8 - Southeast Kelowna	45	0	0	0
9 - North Mission/Crawford	120	14,808	0	0
10 - Southwest Mission	115	3,767	0	0
<b>CITY TOTAL</b>	<b>1,029</b>	<b>232,740</b>	<b>66,259</b>	<b>133,818</b>



**2013**

<b>SECTOR</b>	<b>RESIDENTIAL NUMBER OF DWELLING UNITS</b>	<b>COMMERCIAL BUILDING (Sq. Ft.)</b>	<b>INDUSTRIAL BUILDING (Sq. Ft.)</b>	<b>INSTITUTIONAL BUILDING (Sq. Ft.)</b>
1 - McKinley	6	0	2,450	3,279
2 - Highway 97	87	40,433	99,946	28,000
3 - Glenmore/Clifton/Dilworth	167	0	0	0
4 - Central City	163	149,302	0	54,142
5 - Rutland	41	0	27,470	0
6 - Belgo/Black Mountain	33	0	0	860
7 - South Pandosy/KLO	48	63,271	0	0
8 - Southeast Kelowna	47	1,906	0	0
9 - North Mission/Crawford	33	0	0	60,007
10 - Southwest Mission	99	0	0	0
<b>CITY TOTAL</b>	<b>724</b>	<b>254,912</b>	<b>129,866</b>	<b>146,288</b>

**2012**

<b>SECTOR</b>	<b>RESIDENTIAL NUMBER OF DWELLING UNITS</b>	<b>COMMERCIAL BUILDING (Sq. Ft.)</b>	<b>INDUSTRIAL BUILDING (Sq. Ft.)</b>	<b>INSTITUTIONAL BUILDING (Sq. Ft.)</b>
1 - McKinley	4	0	553	0
2 - Highway 97	98	86,859	43,775	24,326
3 - Glenmore/Clifton/Dilworth	132	47,463	0	0
4 - Central City	32	242,100	19,370	0
5 - Rutland	56	46,235	9,670	0
6 - Belgo/Black Mountain	47	0	0	805
7 - South Pandosy/KLO	29	49,136	0	0
8 - Southeast Kelowna	15	0	0	0
9 - North Mission/Crawford	48	0	0	0
10 - Southwest Mission	98	0	0	0
<b>CITY TOTAL</b>	<b>559</b>	<b>471,793</b>	<b>73,368</b>	<b>25,131</b>



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