

CITY OF KELOWNA 2002 DEVELOPMENT STATISTICS



Prepared by the
Planning and Development Services Department
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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

- 615 lots were given final subdivision approval by the City of Kelowna in 2002. This number represents a 43% increase from the 430 lots given final approval in 2001 and a 166% increase from the 231 lots approved in 2000. On average, 422 lots have been given final subdivision approval each year since 1993. Currently there is an inventory of 291 lots that have received subdivision approval but as yet do not have a building permit associated with them.
- By the end of 2002, residential building permits had been issued for 1,083 new units (includes single detached, semi-detached, secondary suite, mobile home, and multiple housing units). This total represents an increase of 209 units from 2001. Of the 1,083 residential units approved, 591 (55%) were issued in the first half of the year while 492 (45%) were issued in the second half of the year. On average, 874 units have been approved each year since 1993.
- The highest percentage of new residential development in 2002 was concentrated in the Glenmore / Clifton / Dilworth sector at 263 units (24%). This was followed by the Central City sector with 235 units (22%) and the Southwest Mission sector with 132 units (12%).
- The 2002 City wide housing split was approximately 64% single/semi detached housing units and 36% multiple housing units. The average over the past five years (1998-2002) has been 63% single/semi-detached units and 37% multiple housing units. The average since 1993 has been 58% single/semi detached and 42% multiple housing units per year.

Of the 394 multiple housing units approved in 2002, 43% (168 units) were in the Central City sector, 36% (141 units) were in the Glenmore / Clifton / Dilworth sector and 12% (46 units) were in the South Pandosy / KLO sector. Of the 688 single/ semi-detached housing units approved in 2002, 19% (132 units) were in the Southwest Mission sector and 18% (122 units) were in the Glenmore / Clifton / Dilworth sector.

Some of the largest multiple housing unit projects approved in 2002 included a two building, 98 unit, phase at 1088 Sunset Drive, a 37 unit building at 220 Dougall Road North, a 37 unit building at 303 Whitman Road, a 36 unit building at 305 Whitman Road, a 60 unit building at 1588 Spall Road and a 46 unit building at 3195 Walnut Street.

- 2002 commercial development totaled 166,273 square feet. Over the past five years (1998-2002) 1,480,127 square feet of commercial space was added, for an average of approximately 296,025 square feet per year. The average since 1993 has been 340,595 square feet per year. In 2002, 46% of the total commercial square footage was in the Central City sector, accounting for 75,765 square feet and 39%, accounting for 65,501 square feet was found in the South Pandosy /KLO sector.

Some of the largest new commercial projects approved in 2002 included the construction of the 23,999 square foot bingo hall at 1565 Springfield Road, the 10,684 square foot office addition at 3001 Tutt Street, the 28,015 square foot auto dealership at 2540 Enterprise Way, the 44,915 square foot office building at 3320 Richter Street and the 10,818 square foot multi-tenant building at 809 Finns Road.

- 2002 industrial development totaled 173,651 square feet. Over the past five years (1998-2002) 680,898 square feet of industrial space was added, for an average of approximately 136,180 square feet per year. The average since 1993 has been 186,961 square feet per year. The majority of the industrial activity was in the Highway 97 sector, with 126,506 square feet, or 73% of the total industrial square footage approved in the City in 2002.
- 2002 institutional development totaled 240,894 square feet. Over the past five years (1998-2002) 1,219,329 square feet of institutional space was added, for an average of 243,866 square feet per year. The average since 1993 has been 240,565 square feet per year. In 2002, the private sector initiated 72% of the total institutional development in the City while the public sector initiated 28%.

Some of the largest institutional projects approved in 2002 included the 29,817 square foot Chapman Parkade; three Aircraft Hangers built on Airport Way totaling 151,246 square feet and the 34,090 square foot Rutland Elementary School at 620 Webster Road.

- The total dollar value for all building permits issued in 2002 was \$169,964,409. The average total dollar value for all building permits issued over the past five years (1998-2002) is approximately \$140,000,680.
- By the end of 2002, residential building permits had been issued for 202 new units within the four Urban Town Centres, or 19% of the 1,083 total units. Of the 202 units approved, 185 were multiple housing units. Compared to this, 212 of the 874 new residential units (24%) constructed in 2001 were in an Urban Town Centre, while in 2000, 90 of the 538 new residential units (17%) were constructed in an Urban Town Centre. These yearly Urban Centre growth totals are consistent with the 2001 Statistics Canada census information which indicates that 7868 residential dwellings, or (20%) of the 40,045 total inventory, exist within Urban Centres.
- Commercial development within the four Urban Town Centres totaled 119,850 square feet or 72% of the 166,273 total commercial square footage in the City for 2002. Compared to this, 198,257 of the 335,095 square feet (59%) of commercial space constructed in 2001 was in an Urban Town Centre, while 145,682 of the 217,818 square feet (67%) of commercial space constructed in 2000 was in an Urban Town Centre.

- Industrial development within the four Urban Town Centres totaled 3,567 square feet, or 2% of the 173,651 total industrial square footage in the City for 2002. Compared to this, 5,996 of the 114,551 square feet (5%) of industrial space constructed in 2001 was in an Urban Town Centre, while 20,367 of the 214,215 square feet (10%) of industrial space constructed in 2000 was in an Urban Town Centre. (It should be noted that the OCP Future Land Use map provides for a only a very limited supply of industrial land within the Urban Centres so these ratios are not an indication that industrial development is inconsistent with OCP provisions.)
- Institutional development within the four Urban Town Centres totaled 31,818 square feet, or 13% of the 240,894 total institutional square footage in the City for 2002. Compared to this, 5,310 of the 153,975 square feet (3%) of institutional space constructed in 2001 was in an Urban Town Centre, while 15,565 of the 325,103 square feet (5%) of institutional space constructed in 2000 was in an Urban Town Centre.

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.

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.

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 on-site parking. Motels may include eating and drinking establishments and personal service establishments.

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.

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 a self-contained, accessory dwelling unit located within a single detached dwelling or in an accessory building. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and rooming 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.

(Additional definitions used for Development Statistics)

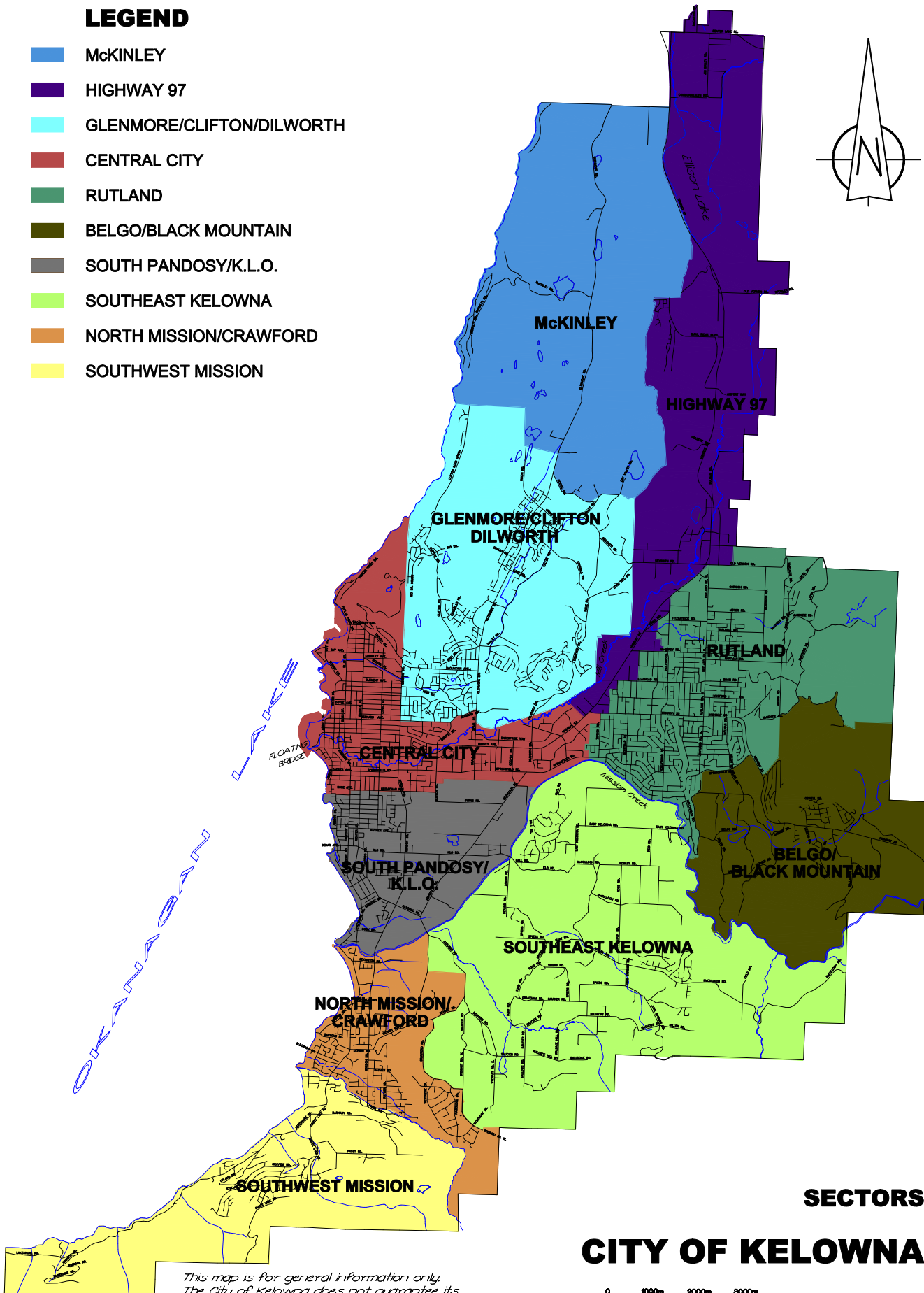
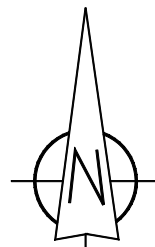
General Commercial includes all commercial development in all commercial zones except office and hotel/motel uses.

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

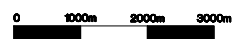
Public Institutional includes government facilities, public schools, universities and colleges, as well as public hospitals.

LEGEND

- McKINLEY
- HIGHWAY 97
- GLENMORE/CLIFTON/DILWORTH
- CENTRAL CITY
- RUTLAND
- BELGO/BLACK MOUNTAIN
- SOUTH PANDOSY/K.L.O.
- SOUTHEAST KELOWNA
- NORTH MISSION/CRAWFORD
- SOUTHWEST MISSION



*This map is for general information only.
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accuracy. All information should be verified.*



REV. OCT. 25/99

LEGEND

GENERAL COMMERCIAL & INDUSTRIAL DP AREAS

Properties abutting coloured roads and Okanagan Lake are subject to Development Permit Designation.

URBAN CENTRE DP AREAS *

- A City Centre**
- B Highway Centre**
- C South Padosy Town Centre**
- D Rutland Town Centre**

VILLAGE CENTRE DP AREAS *

- 1 Glenmore Valley**
- 2 North Mission**
- 3 Gulsachan**
- 4 Black Mountain**
- 5 Mission Village**
- 6 Capri**

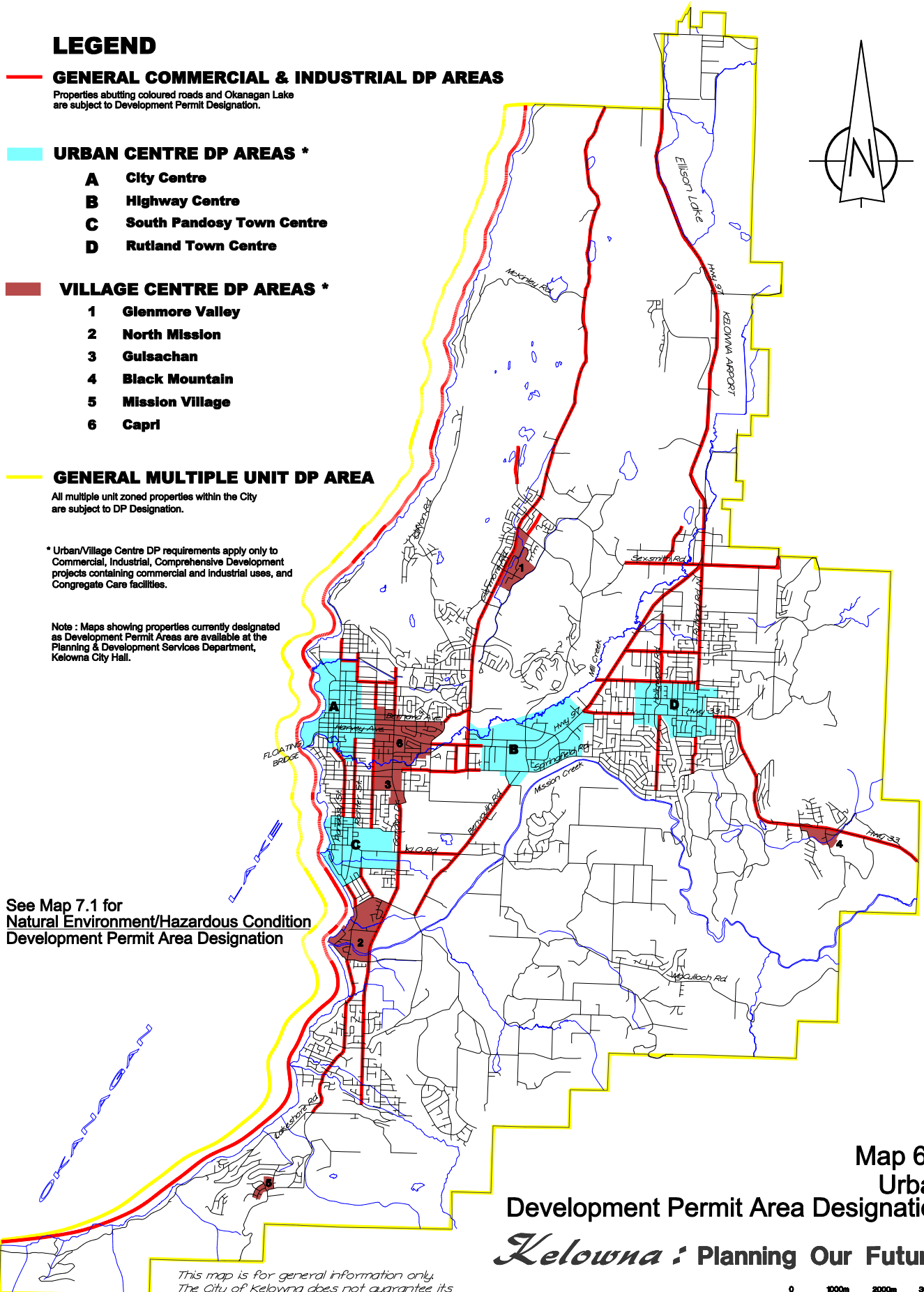
GENERAL MULTIPLE UNIT DP AREA

All multiple unit zoned properties within the City are subject to DP Designation.

* Urban/Village Centre DP requirements apply only to Commercial, Industrial, Comprehensive Development projects containing commercial and industrial uses, and Congregate Care facilities.

Note : Maps showing properties currently designated as Development Permit Areas are available at the Planning & Development Services Department, Kelowna City Hall.

See Map 7.1 for
Natural Environment/Hazardous Condition
Development Permit Area Designation



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accuracy. All information should be verified*

REV. May 28/02

0 1000m 2000m 3000m

CITY OF KELOWNA 2002 DEVELOPMENT SUMMARY

Residential Totals Expressed by Housing Type

SECTOR	Single Detached	Semi-Detached	Secondary Suites	Row Housing	Apartment Units	Mobile Home	TOTAL
Sector 1 - McKinley	9	0	2	0	0	0	11
Sector 2 - Highway 97	48	0	0	0	0	0	48
Sector 3 - Glenmore/Clifton/Dilworth	115	1	6	57	84	0	263
Sector 4 - Central City	20	4	43	8	160	0	235
Sector 5 - Rutland	48	2	11	2	37	0	100
Sector 6 - Belgo/Black Mountain	55	0	0	0	0	0	55
Sector 7 - South Pandosy/KLO	53	10	14	0	46	1	124
Sector 8 - Southeast Kelowna	49	16	2	0	0	0	67
Sector 9 - North Mission/Crawford	47	0	1	0	0	0	48
Sector 10 - Southwest Mission	122	8	2	0	0	0	132
CITY TOTAL	566	41	81	67	327	1	1,083

Commercial Totals Expressed in Square Footage

SECTOR	General	Office	Hotel / Motel	TOTAL
Sector 1 - McKinley	0	0	0	0
Sector 2 - Highway 97	14,502	0	0	14,502
Sector 3 - Glenmore/Clifton/Dilworth	0	0	0	0
Sector 4 - Central City	75,765	0	0	75,765
Sector 5 - Rutland	10,505	0	0	10,505
Sector 6 - Belgo/Black Mountain	0	0	0	0
Sector 7 - South Pandosy/KLO	5,166	60,335	0	65,501
Sector 8 - Southeast Kelowna	0	0	0	0
Sector 9 - North Mission/Crawford	0	0	0	0
Sector 10 - Southwest Mission	0	0	0	0
CITY TOTAL	105,938	60,335	0	166,273

Industrial Totals

Expressed in Square Footage

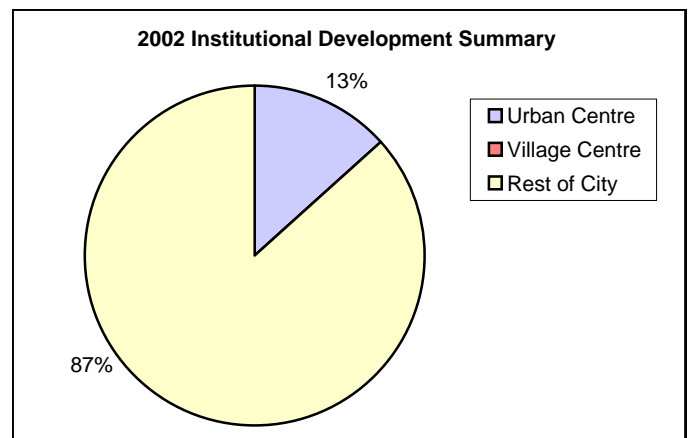
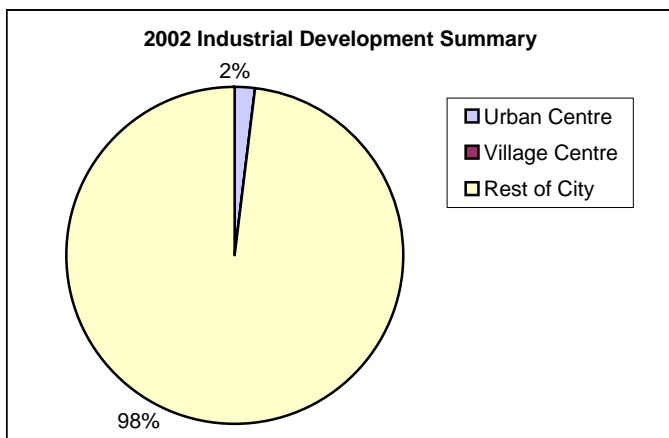
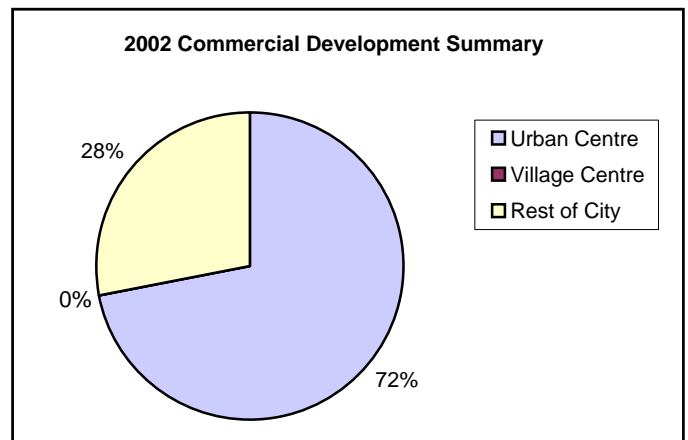
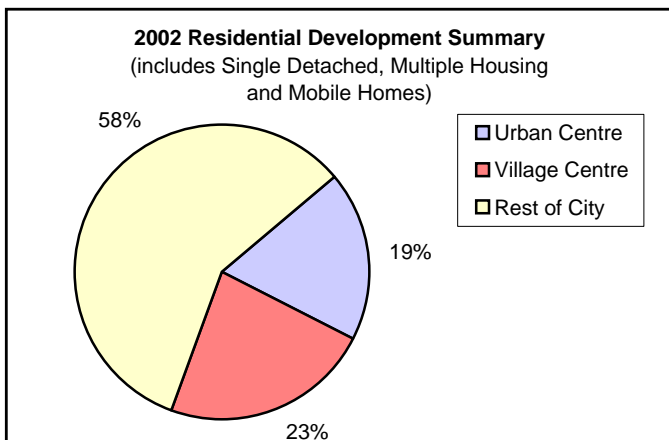
SECTOR	General
Sector 1 - McKinley	0
Sector 2 - Highway 97	126,506
Sector 3 - Glenmore/Clifton/Dilworth	0
Sector 4 - Central City	22,435
Sector 5 - Rutland	21,036
Sector 6 - Belgo/Black Mountain	3,674
Sector 7 - South Pandosy/KLO	0
Sector 8 - Southeast Kelowna	0
Sector 9 - North Mission/Crawford	0
Sector 10 - Southwest Mission	0
CITY TOTAL	173,651

Institutional Totals Expressed in Square Footage

SECTOR	Public	Private	TOTAL
Sector 1 - McKinley	0	0	0
Sector 2 - Highway 97	0	151,246	151,246
Sector 3 - Glenmore/Clifton/Dilworth	0	0	0
Sector 4 - Central City	31,818	1,759	33,577
Sector 5 - Rutland	36,243	224	36,467
Sector 6 - Belgo/Black Mountain	0	0	0
Sector 7 - South Pandosy/KLO	0	2,422	2,422
Sector 8 - Southeast Kelowna	0	0	0
Sector 9 - North Mission/Crawford	0	17,182	17,182
Sector 10 - Southwest Mission	0	0	0
CITY TOTAL	68,061	172,833	240,894

2002 DEVELOPMENT STATISTICS INCLUDING URBAN CENTRES AND VILLAGE CENTRES

	Urban Centre	%	Village Centre	%	Rest of City	%	Total
Single Detached (1)	17	2%	93	14%	578	84%	688
Multiple Housing (2)	185	47%	154	39%	55	14%	394
Mobile Home	0	0%	1	100%	0	0%	1
Commercial (sq.ft.)	119,850	72%	0	0%	46,423	28%	166,273
Industrial (sq.ft.)	3,567	2%	0	0%	170,084	98%	173,651
Institutional (sq.ft.)	31,818	13%	0	0%	209,076	87%	240,894



(1) Includes Single Detached, Semi-Detached and Secondary Suites
(2) Includes Apartments and Row Housing Units

Source: City of Kelowna Building Permit Issuances

DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

RESIDENTIAL DEVELOPMENT SUMMARY Total Units Expressed by Housing Type

	1998	1999	2000	2001	2002
Single Detached (1)	472 76%	396 59%	374 70%	434 50%	688 64%
Multiple Housing (2)	142 23%	265 40%	160 30%	438 50%	394 36%
Mobile Home	8 1%	5 1%	4 1%	2 0%	1 0%
City Total	622 100%	666 100%	538 100%	874 100%	1083 100%

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

(2) Includes Apartment and Row Housing Units

Data Source: City of Kelowna Building Permit Issuances

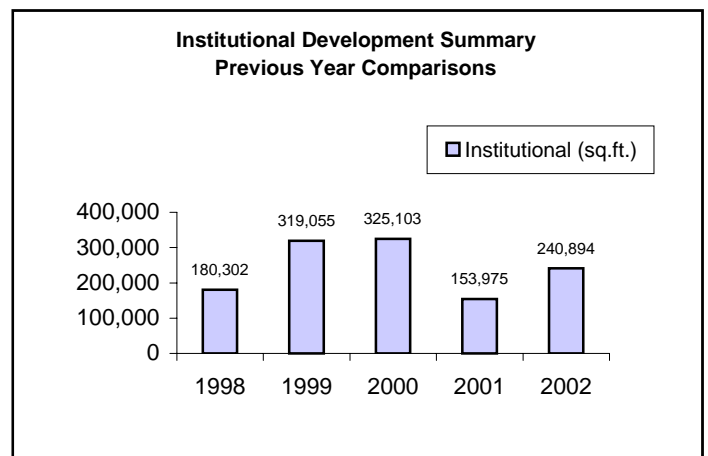
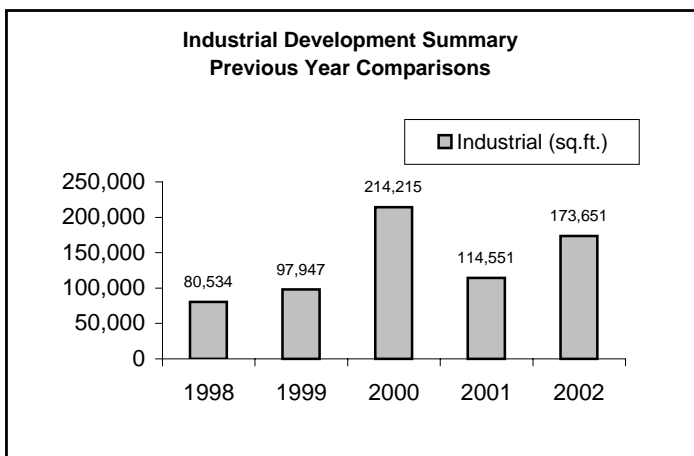
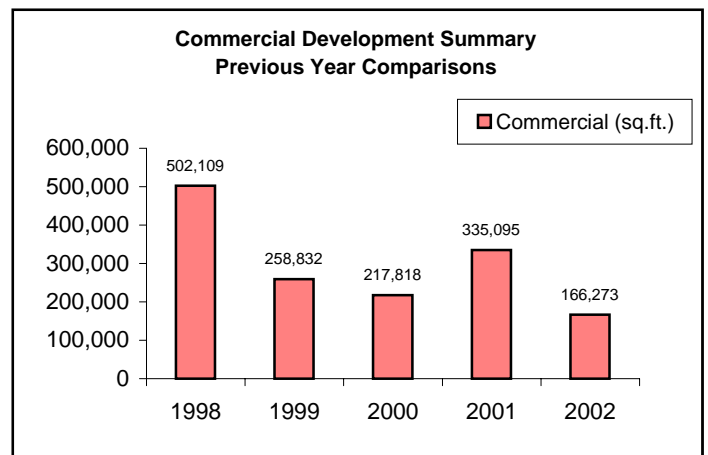
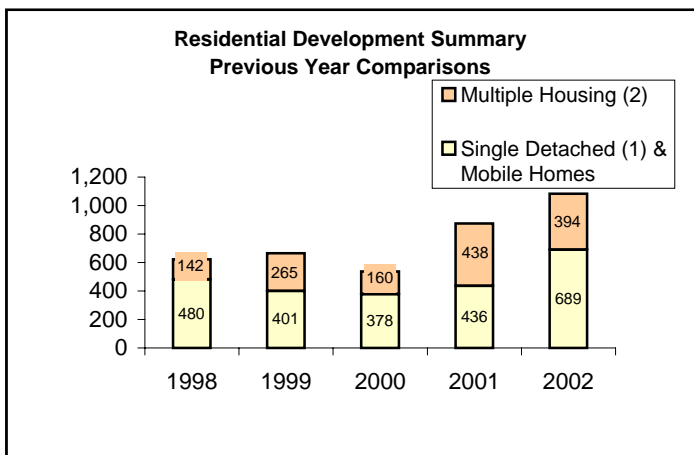
COMMERCIAL / INDUSTRIAL / INSTITUTIONAL DEVELOPMENT SUMMARY Totals Expressed in Square Feet

	1998	1999	2000	2001	2002
Commercial					
General	308,118	114,247	211,413	144,187	105,938
Office	56,413	33,694	5,628	177,180	60,335
Hotel/Motel	137,578	110,891	777	13,728	0
Total	502,109	258,832	217,818	335,095	166,273
Industrial Total	80,534	97,947	214,215	114,551	173,651
Institutional					
Public	92,708	152,641	178,306	115,221	68,061
Private	87,594	166,414	146,797	38,754	172,833
Total	180,302	319,055	325,103	153,975	240,894

Data Source: City of Kelowna Building Permit Issuances

DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

	1998	1999	2000	2001	2002
Single Detached (1)	472	396	374	434	688
Multiple Housing (2)	142	265	160	438	394
Mobile Home	8	5	4	2	1
Commercial (sq.ft.)	502,109	258,832	217,818	335,095	166,273
Industrial (sq.ft.)	80,534	97,947	214,215	114,551	173,651
Institutional (sq.ft.)	180,302	319,055	325,103	153,975	240,894



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

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

Source: City of Kelowna Building Permit Issuances

DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

TOTALS EXPRESSED BY SECTORS

2002

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	11	0	0	0
2 - Highway 97	48	14,502	126,506	151,246
3 - Glenmore/Clifton/Dilworth	263	0	0	0
4 - Central City	235	75,765	22,435	33,577
5 - Rutland	100	10,505	21,036	36,467
6 - Belgo/Black Mountain	55	0	3,674	0
7 - South Pandosy/KLO	124	65,501	0	2,422
8 - Southeast Kelowna	67	0	0	0
9 - North Mission/Crawford	48	0	0	17,182
10 - Southwest Mission	132	0	0	0
CITY TOTAL	1,083	166,273	173,651	240,894

2001

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	50	7,075	108,555	52,784
3 - Glenmore/Clifton/Dilworth	166	0	0	9,710
4 - Central City	206	308,064	5,996	10,459
5 - Rutland	21	1,582	0	37,622
6 - Belgo/Black Mountain	33	0	0	6,953
7 - South Pandosy/KLO	196	1,507	0	30,345
8 - Southeast Kelowna	82	0	0	4,242
9 - North Mission/Crawford	34	0	0	1,860
10 - Southwest Mission	81	16,867	0	0
CITY TOTAL	874	335,095	114,551	153,975

2000

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	4	0	0	0
2 - Highway 97	27	19,210	157,992	14,452
3 - Glenmore/Clifton/Dilworth	123	1,800	0	0
4 - Central City	86	169,939	20,367	10,440
5 - Rutland	28	18,000	35,856	137,985
6 - Belgo/Black Mountain	17	0	0	0
7 - South Pandosy/KLO	81	5,079	0	154,512
8 - Southeast Kelowna	74	2,950	0	4,844
9 - North Mission/Crawford	45	840	0	1,920
10 - Southwest Mission	53	0	0	950
CITY TOTAL	538	217,818	214,215	325,103

DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

TOTALS EXPRESSED BY SECTORS

1999

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	7	452	0	958
2 - Highway 97	13	51,746	39,690	3,877
3 - Glenmore/Clifton/Dilworth	277	0	0	61,661
4 - Central City	115	71,909	42,272	11,505
5 - Rutland	66	1,140	15,985	211,732
6 - Belgo/Black Mountain	12	0	0	0
7 - South Pandosy/KLO	48	111,927	0	29,186
8 - Southeast Kelowna	43	0	0	136
9 - North Mission/Crawford	41	0	0	0
10 - Southwest Mission	44	21,658	0	0
CITY TOTAL	666	258,832	97,947	319,055

1998

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	4	0	0	0
2 - Highway 97	10	61,609	57,574	52,940
3 - Glenmore/Clifton/Dilworth	187	0	0	35,484
4 - Central City	159	403,781	3,160	45,426
5 - Rutland	60	24,238	19,800	5,760
6 - Belgo/Black Mountain	14	140	0	0
7 - South Pandosy/KLO	27	11,372	0	35,480
8 - Southeast Kelowna	68	0	0	4,252
9 - North Mission/Crawford	35	0	0	960
10 - Southwest Mission	58	969	0	0
CITY TOTAL	622	502,109	80,534	180,302

1997

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	6	0	0	0
2 - Highway 97	24	27,408	175,671	474
3 - Glenmore/Clifton/Dilworth	373	0	0	4,180
4 - Central City	229	171,038	30,429	54,779
5 - Rutland	97	16,358	0	47,115
6 - Belgo/Black Mountain	14	0	0	0
7 - South Pandosy/KLO	31	118	0	83,584
8 - Southeast Kelowna	86	3,294	0	8,171
9 - North Mission/Crawford	32	0	0	0
10 - Southwest Mission	44	0	0	1,167
CITY TOTAL	936	218,216	206,100	199,470

CITY OF KELOWNA RESIDENTIAL DEVELOPMENT SUMMARY

TOTALS EXPRESSED BY SECTOR AND HOUSING TYPE

SECTOR	2002	2001	2000	1999	1998	1997
Sector 1 - McKinley						
Single Detached	9	5	4	5	3	6
Semi-Detached	0	0	0	0	0	0
Secondary Suites	2	0	0	1	0	0
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	0	0	1	1	0
SECTOR TOTAL	11	5	4	7	4	6
Sector 2 - Highway 97						
Single Detached	48	42	15	11	10	24
Semi-Detached	0	8	12	2	0	0
Secondary Suites	0	0	0	0	0	0
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0
SECTOR TOTAL	48	50	27	13	10	24
Sector 3 - Glenmore / Clifton / Dilworth						
Single Detached	115	84	65	137	161	208
Semi-Detached	1	0	0	1	26	52
Secondary Suites	6	3	3	1	0	1
Row Housing / Townhouse Units	57	0	54	0	0	62
Apartment Units	84	79	0	137	0	50
Mobile Home	0	0	1	1	0	0
SECTOR TOTAL	263	166	123	277	187	373
Sector 4 - Central City						
Single Detached	20	5	9	5	6	9
Semi-Detached	4	0	6	0	4	4
Secondary Suites	43	6	11	8	7	5
Row Housing / Townhouse Units	8	0	0	36	0	52
Apartment Units	160	195	60	66	142	159
Mobile Home	0	0	0	0	0	0
SECTOR TOTAL	235	206	86	115	159	229
Sector 5 - Rutland						
Single Detached	48	19	22	52	44	51
Semi-Detached	2	0	2	6	6	38
Secondary Suites	11	1	4	8	9	6
Row Housing / Townhouse Units	2	1	0	0	0	0
Apartment Units	37	0	0	0	0	0
Mobile Home	0	0	0	0	1	2
SECTOR TOTAL	100	21	28	66	60	97

SECTOR	2002	2001	2000	1999	1998	1997
Sector 6 - Belgo / Black Mountain						
Single Detached	55	33	16	12	13	14
Semi-Detached	0	0	0	0	0	0
Secondary Suites	0	0	0	0	0	0
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	0	1	0	1	0
SECTOR TOTAL	55	33	17	12	14	14
Sector 7 - South Pandosy / KLO						
Single Detached	53	24	24	20	22	20
Semi-Detached	10	3	14	1	1	8
Secondary Suites	14	6	2	1	4	3
Row Housing / Townhouse Units	0	20	0	3	0	0
Apartment Units	46	143	40	23	0	0
Mobile Home	1	0	1	0	0	0
SECTOR TOTAL	124	196	81	48	27	31
Sector 8 - Southeast Kelowna						
Single Detached	49	59	46	40	53	62
Semi-Detached	16	22	24	0	10	18
Secondary Suites	2	0	3	0	1	1
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	1	1	3	4	5
SECTOR TOTAL	67	82	74	43	68	86
Sector 9 - North Mission / Crawford						
Single Detached	47	29	37	39	34	30
Semi-Detached	0	2	0	0	0	2
Secondary Suites	1	2	2	2	1	0
Row Housing / Townhouse Units	0	0	6	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	1	0	0	0	0
SECTOR TOTAL	48	34	45	41	35	32
Sector 10 - Southwest Mission						
Single Detached	122	81	53	43	57	44
Semi-Detached	8	0	0	0	0	0
Secondary Suites	2	0	0	1	0	0
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	0	0	0	1	0
SECTOR TOTAL	132	81	53	44	58	44
CITY OF KELOWNA TOTAL						
Single Detached	566	381	291	364	403	468
Semi-Detached	41	35	58	10	47	122
Secondary Suites	81	18	25	22	22	16
Row Housing / Townhouse Units	67	21	60	39	0	114
Apartment Units	327	417	100	226	142	209
Mobile Home	1	2	4	5	8	7
CITY TOTAL	1083	874	538	666	622	936

CITY OF KELOWNA RESIDENTIAL DEVELOPMENT SUMMARY Total Units Expressed by Housing Type

Residential	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Single Detached (1)	561	553	423	495	606	472	396	374	434	688
Multiple Housing (2)	665	385	356	539	323	142	265	160	438	394
Mobile Home	15	19	3	7	7	8	5	4	2	1
Total Residential	1241	957	782	1041	936	622	666	538	874	1083

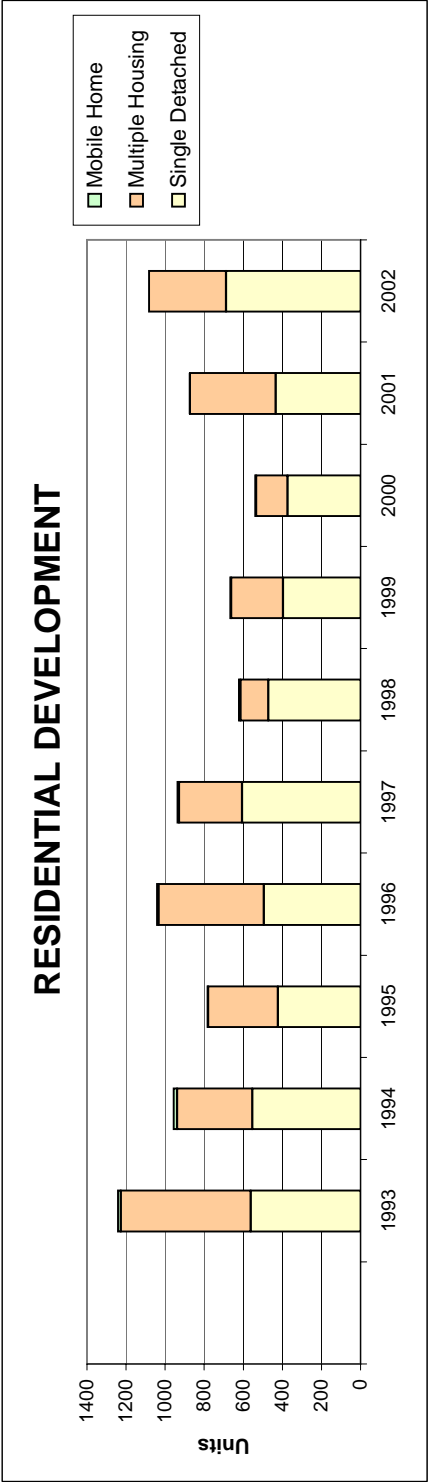
(1) Includes Single Detached, Semi-Detached and Secondary Suites

(2) Includes Apartment and Row Housing Units

Data Source: *City of Kelowna Building Permit Issuances*

Notes: Average total residential 1993-2002 = 874 units

Average housing split 1993-2002 = 58% single detached and 42% multiple housing

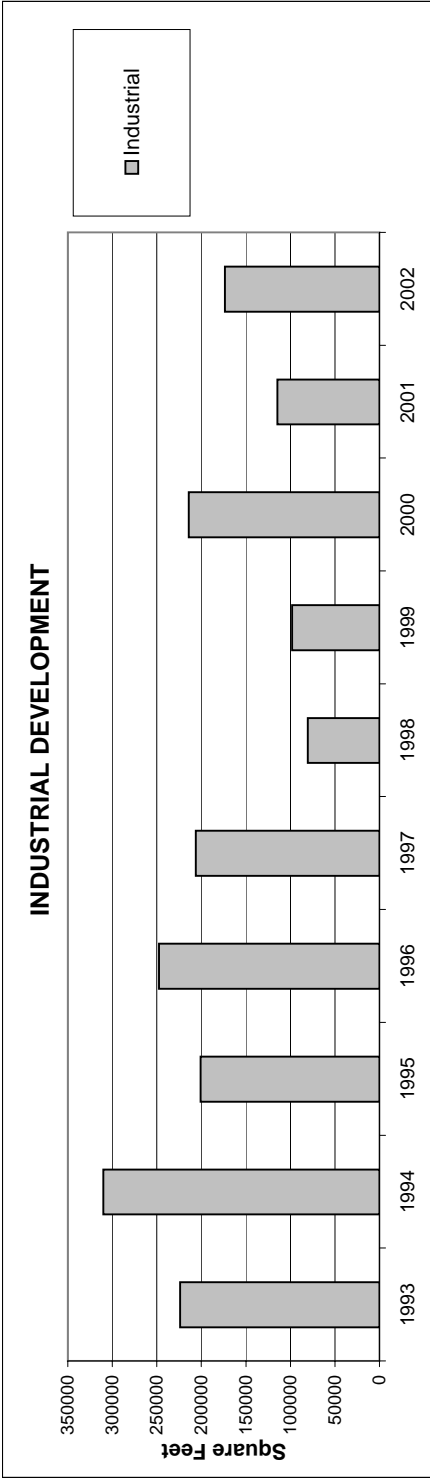


CITY OF KELOWNA INDUSTRIAL DEVELOPMENT SUMMARY Total Units Expressed by Square Footage

Total Industrial	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
	223,998	310,232	200,719	247,658	206,100	80,534	97,947	214,215	114,551	173,651

Note: Average total Industrial 1993-2002 = 186,961 square feet

Data Source: *City of Kelowna Building Permit Issuances*



CITY OF KELOWNA COMMERCIAL DEVELOPMENT 10 YEAR SUMMARY Total Units Expressed by Square Footage

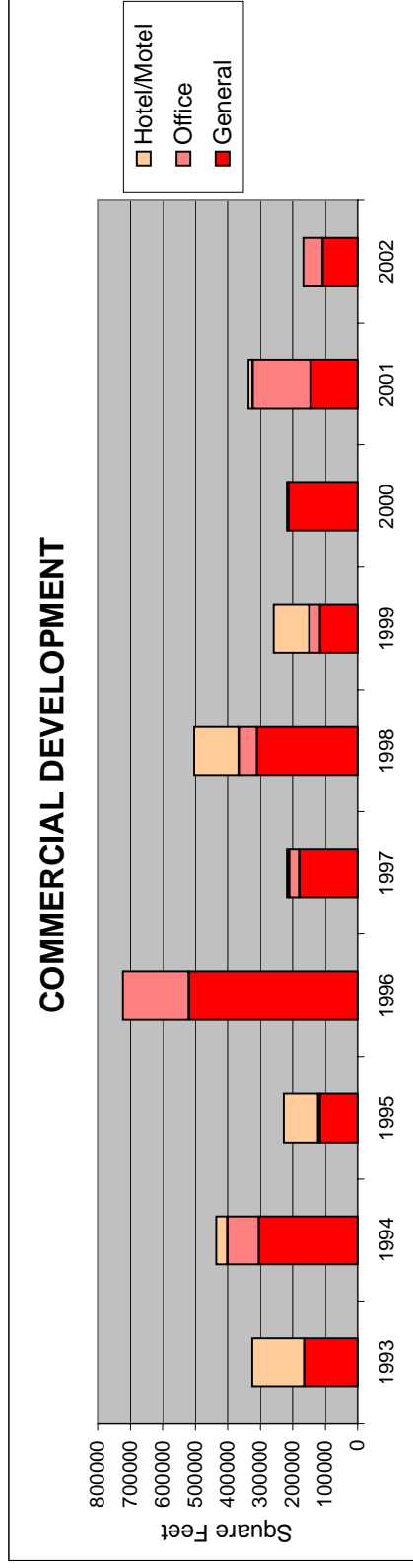
Commercial	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
General	164,035	303,620	115,304	519,117	179,361	308,118	114,247	211,413	144,187	105,938
Office	0	96,044	5,188	203,724	29,716	56,413	33,694	5,628	177,180	60,335
Hotel/Motel	159,820	34,435	106,322	0	9,139	137,578	110,891	777	13,728	-
Total Commercial	323,855	434,099	226,814	722,841	218,216	502,109	258,832	217,818	335,095	166,273

* - 1996 data includes 187,923 square feet for parkade development

** - 1998 data includes 71,611 square feet for parkade development

Data Source: City of Kelowna Building Permit Issuances

Note: Average total commercial 1993-2002 = 340,595 square feet

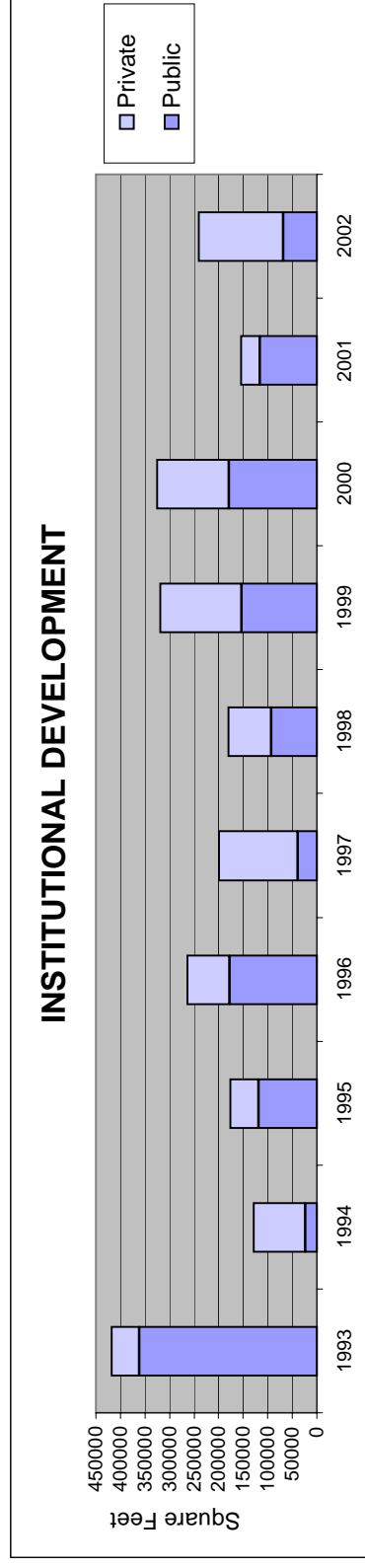


CITY OF KELOWNA INSTITUTIONAL DEVELOPMENT 10 YEAR SUMMARY Total Units Expressed by Square Footage

Institutional	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Public	361,621	22,621	118,596	177,855	39,059	92,708	152,641	178,306	115,221	68,061
Private	56,781	105,629	57,769	85,976	160,411	87,594	166,414	146,797	38,754	172,833
Total Institutional	418,402	128,250	176,365	263,831	199,470	180,302	319,055	325,103	153,975	240,894

Data Source: City of Kelowna Building Permit Issuances

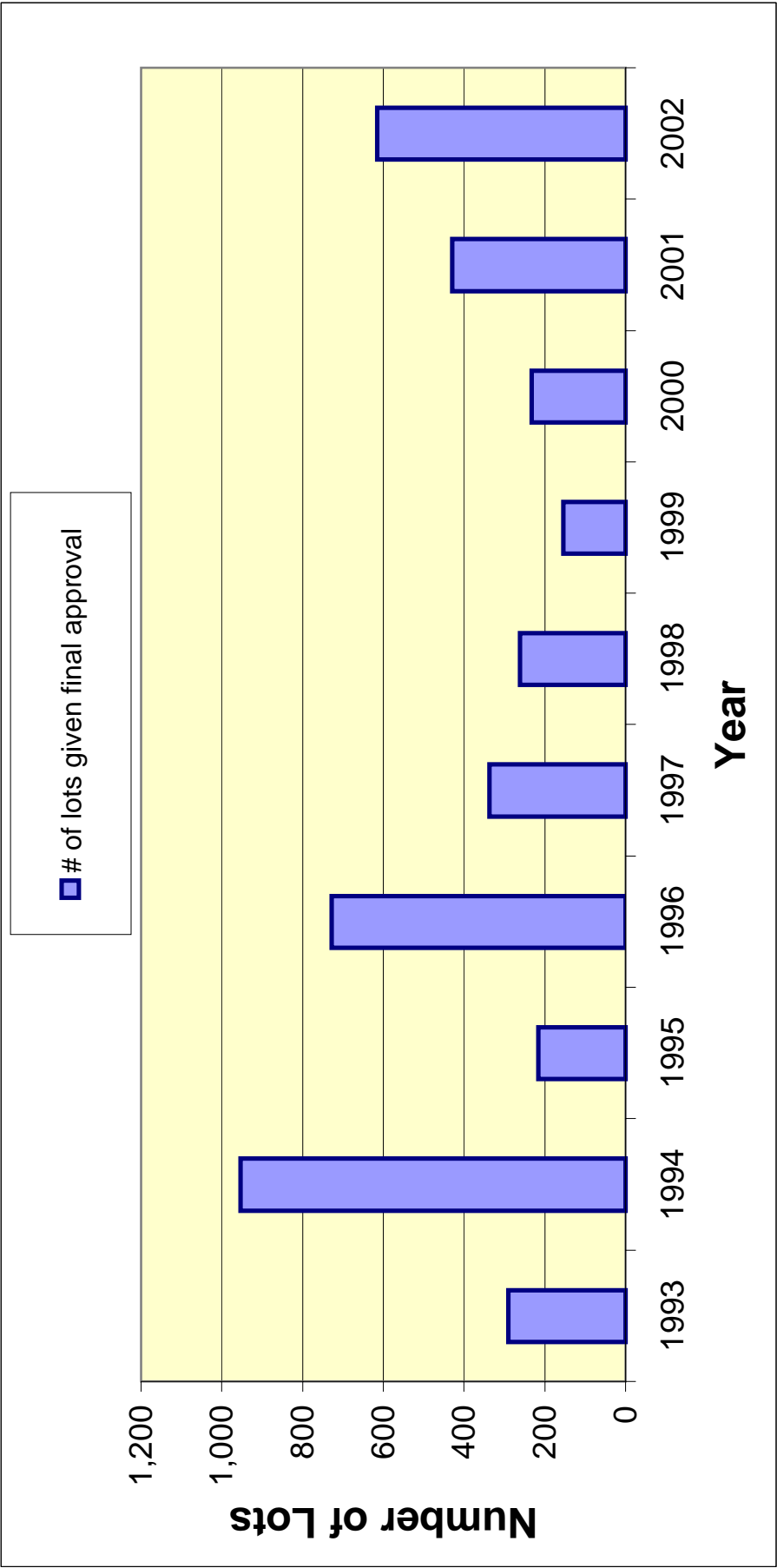
Note: Average total Institutional 1993-2002 = 240,565 square feet



City of Kelowna Subdivision Statistics 1993-2002

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	TOTAL
# of lots given final approval	291	954	216	728	337	262	154	232	430	615	4,219

* average number of lots given final approval 1993-2002 = 422



REGION WIDE RESIDENTIAL CONSTRUCTION STATISTICS - JANUARY TO DECEMBER 1998-2001

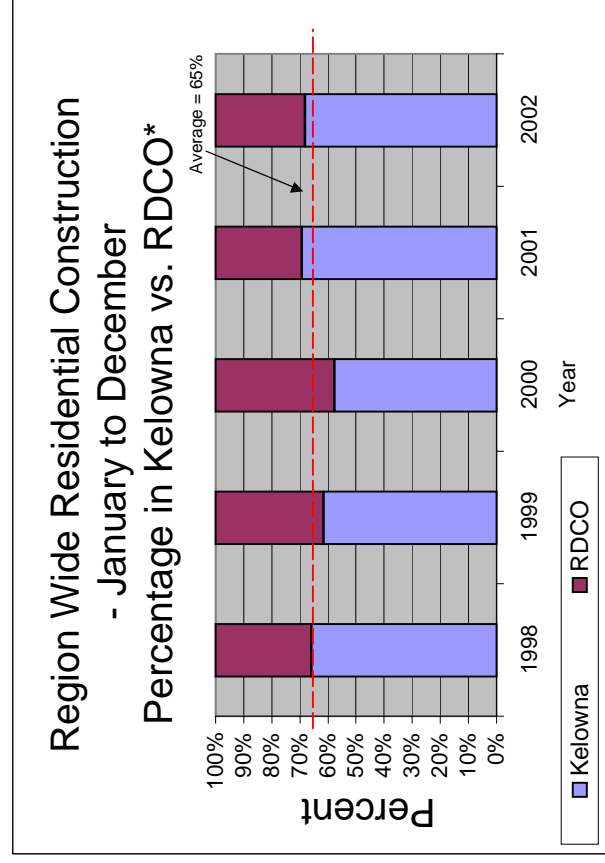
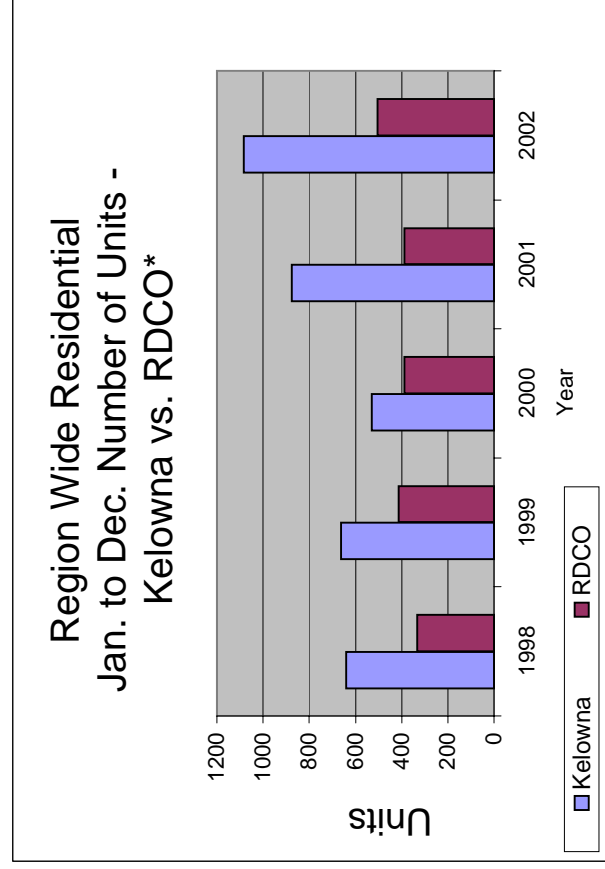
	January to December 2002		
	Residential	RDCO-Kel	Kelowna % in Kel
SFD		397	558
MFD		51	391
Duplex **		37	133
Mobile		20	1
TOTAL		505	1083

	January to December 2001		
	Residential	RDCO-Kel	Kelowna % in Kel
SFD		268	377
MFD		75	439
Duplex **		25	55
Mobile		19	4
TOTAL		387	875

	January to December 2000		
	Residential	RDCO-Kel	Kelowna % in Kel
SFD		283	287
MFD		57	177
Duplex **		28	60
Mobile		20	4
TOTAL		388	528

	January to December 1999		
	Residential	RDCO-Kel	Kelowna % in Kel
SFD		291	360
MFD		67	262
Duplex **		29	34
Mobile		25	5
TOTAL		412	661

	January to December 1998		
	Residential	RDCO-Kel	Kelowna % in Kel
SFD		299	396
MFD		0	173
Duplex **		11	63
Mobile		22	8
TOTAL		332	640



* Note: RDCO includes District of Peachland, District of Lake Country, Electoral Area G, Electoral Area I, and Westbank

** Note: For the above calculations, Secondary Suites are listed under Duplex housing

Source: Regional District of Central Okanagan, Inspection Services Department and City of Kelowna Building Permit Issuances