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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** February 16, 2005  
**File No.:** 0655-20  
**To:** City Manager  
**From:** Planning and Corporate Services Department  
**Subject:** City of Kelowna 2004 Development Statistics  
Report prepared by Trevor J. Parkes

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### RECOMMENDATION:

THAT the Planning and Corporate Services report dated February 16, 2005 be received by Council for information.

### DISCUSSION:

The attached Development Statistics report summarizes the number and location of residential, commercial, industrial and institutional building permits issued for the year 2004. For comparison, the report also provides similar information for the previous decade.

The Planning and Corporate Services Department has been preparing the Development Statistics report since 1987. Compiling this information provides an opportunity to assess how the City is managing to meet Official Community Plan future land use objectives and policies. The attached report provides such information in some detail. The following is a summary of recent trends:

- Residential building permits were issued for 1946 new units in 2004. In addition to these units, 109 more permits were issued for the replacement of housing destroyed by the Okanagan Mountain Park fire, bringing the actual permit total to 2055 units. These 109 units serve to replace pre-existing housing stock therefore they will not be included in any statistics referring to new housing built in 2004. Over the last five years (2000-2004) permits were issued for an average of 1200 residential units. The OCP anticipated an addition of 1165 units for 2004.

- Residential development within the City of Kelowna has averaged 71% of all housing construction completed in the Regional District Central Okanagan area over the last five years. Since 2000 there has been a noticeable trend whereby the City's share of the region's housing development has been increasing from 65% in 2000 to 70% in 2001 to 71% in 2003 and 78% in 2004. The City's share of development in 2002 was only slightly less representing 68% of regional housing development.
- The OCP states that the City will support a gradual increase in new multiple residential development toward a 53% multiple unit / 47% single unit share by 2020 (starting with a 45% / 55% share in the Official Community Plan's first five year period (2001-2005)). Since 1995, the average split has been a 45% multiple unit / 55% single unit share. In 2004, the split was 55% multiple unit / 45% single unit share.
- The OCP states that, within Urban Centres, the City will encourage commercial, institutional and higher density forms of residential development. Since 2000, 70% of the approved commercial developments, 9% of the approved institutional developments and 48% of the approved multiple unit residential developments have occurred within these areas.
- The OCP states that the City will focus future industrial development in the Highway 97 corridor, the North End and the Beaver Lake areas. Since 2000, 99% of the approved industrial developments have occurred within these areas.

The attached Development Statistics summary provides further details on the 2004 building activity and will be posted on the city's web page for public information.

Gary Stephen, Acting Manager  
Policy, Research and Strategic Planning

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Corporate Services

TJP/  
Attach.