

CITY OF KELOWNA

2005

DEVELOPMENT STATISTICS



Prepared by the
Planning and Development Services Department
January 2006

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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

- 602 lots were given final subdivision approval by the City of Kelowna in 2005. This number represents a 40% decrease from the 1010 lots given final approval in 2004 and a 17% decrease from the 723 lots approved in 2003. On average, 509 lots have been given final subdivision approval each year since 1996. As of January 1, 2006 there was an inventory of 200 lots that have received subdivision approval but as yet did not have a building permit associated with them.
- By the end of 2005, residential building permits had been issued for 3,055 new units (includes single detached, semi-detached, secondary suite, mobile home, and multiple housing units). This total represents an increase of 1109 units from 2004. Of the 3,055 residential units approved, 1142 (37%) were issued in the first half of the year while 1913 (63%) were issued in the second half of the year. On average, 1245 units have been approved each year since 1996.
- The highest percentage of new residential development this year was concentrated in the Glenmore/ Dilworth sector with 806 units (26%) and the South Pandosy/ KLO sector with 718 units (24%). The City's remaining development appears balanced amongst the Rutland sector with 441 units (14%), the Central City sector with 348 units (11%), the Southwest Mission sector with 281 units (9%) and the Highway 97 sector with 193 units (6%).

The 2005 City wide housing split was approximately 28% single/semi detached housing units and 72% multiple housing units. The yearly average over the past five years (2001-2005) has been 44% single/semi detached units and 56% multiple housing units. The average since 1996 has been 49% single/semi detached and 51% multiple housing units per year.

- Of the 2204 multiple housing permits issued this year, 30% (664 units) were in the Glenmore/ Dilworth sector, 29% (629 units) were in the South Pandosy/ KLO sector, 17% (375 units) were in the Rutland sector and 13% (291 units) were in the Central City sector. Of the 851 single/semi detached housing permits issued (including duplexes and suites) 32% (273 units) were in the Southwest Mission sector, 17% (142 units) were in the Glenmore/ Dilworth sector, 10% (89 units) were in the Belgo/ Black Mountain sector and 10% (87 units) were in the South Pandosy/ KLO sector.
- Some of the largest multiple housing unit projects approved in 2005 included a 238 unit multiple building complex (more units planned in the future) at 533-571 Yates Rd, a 283 unit building at 654 Cook Rd, a 91 unit development located at 773-775 Glenmore Rd and a 149 unit building underway at 1100 Bernard St.
- 2005 commercial development totaled 416,621 square feet. Over the last five years (2001-2005) 1,900,966 square feet of commercial space was added, for an average of approximately 380,192 square feet per year. The average since 1996 has been 382,078 square feet per year. In 2005, 68% of the total commercial square footage was in the Central City sector, accounting for 285,234 square feet and 16%, accounting for 67,182 square feet was found in the Glenmore/ Dilworth sector.

Some of the largest new commercial projects approved in 2005 included the construction of 99,800 square feet of office space located at 1607 Sutherland Ave, the 59,720 square foot commercial building at 2480 Hwy 97 N, and two buildings located at the corner of Gordon Dr and Bernard Ave totaling 42,342 square feet of retail space.

- 2005 industrial development totaled 487,201 square feet. Over the last five years (2001-2005) 1,097,604 square feet of industrial space has been added, for an average of approximately 219,521 square feet per year. The average since 1996 has been 194,406 square feet per year. The majority of the industrial activity was in the Highway 97 sector, with 397,807 square feet, or 82% of the total industrial square footage approved in the City in 2005.

Some of the largest new industrial projects approved in 2005 included the construction of 67,779 square feet of space located at 5655 Airport Way, 22,304 square feet at 3307 Appaloosa Rd, 27,835 square feet added at 3312 Appaloosa Rd and 32,550 of space added at 406 Old Vernon Rd.

- 2005 institutional development totaled 439,728 square feet. Over the last five years (2001-2005) 1,219,806 square feet of institutional space was added, for an average of 243,961 square feet per year. The average since 1996 has been 227,088 square feet per year. In 2005, the private sector initiated 29% of the total institutional development in the City while the public sector initiated 71%.

Some of the largest institutional projects approved in 2005 included the 60,037 square foot facility at 1440 Sutherland Ave., the 53,351 square foot care home added at 1570 KLO Rd, the separate additions to the Arts building and Science building at UBCO located at 3333 University Way and the 104,464 square foot parkade added at Kelowna General Hospital, 2268 Pandosy St.

- The total dollar value for all building permits issued in 2005 was \$587,227,963. The average total dollar value for all building permits issued over the last five years (2001-2005) is approximately \$314,647,124.
- By the end of 2005, residential building permits had been issued for 1061 new units within the four Urban Town Centres, or 35% of the 3,055 total units. Compared to this, 507 of the 1,946 new residential units (26%) constructed in 2004 were in an Urban Centre, while in 2003, 513 of the 1,375 new residential units (37%) were constructed in an Urban Centre. These yearly Urban Centre growth totals are surpassing the 2001 Statistics Canada census information which indicated 7868 residential dwellings or (20%) of the 40,045 total housing inventory exist within Urban Centres.
- Commercial development within the four Urban Town Centres totaled 245,735 square feet or 59% of the 416,621 square feet of the commercial development added in 2005. Compared to this, 375,896 of the 445,231 square feet (84%) of commercial space constructed in 2004 was in an Urban Centre, while 352,559 of the 537,746 square feet (66%) of commercial space constructed in 2003 was in an Urban Centre.

- Industrial development within the four Urban Town Centres totaled 19,433 square feet, or 4% of the 487,201 square feet of the commercial development added in 2004. Compared to this, 12,382 square feet, or 6% of the 198,168 of industrial space constructed in 2004 was in an Urban Town Centre, while 14,578 of the 124,033 square feet (12%) of industrial space constructed in 2003 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 Centres totaled 72,196 square feet, or 16% of the 439,728 square feet of the commercial development added in 2005. Compared to this, 34,159 square feet, or (30%) of the 115,148 square feet of institutional space constructed in 2004 was in an Urban Centre, while 960 square feet or (0.4%) of the 270,061 square feet of institutional space constructed in 2003 was in an Urban 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. 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.

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.

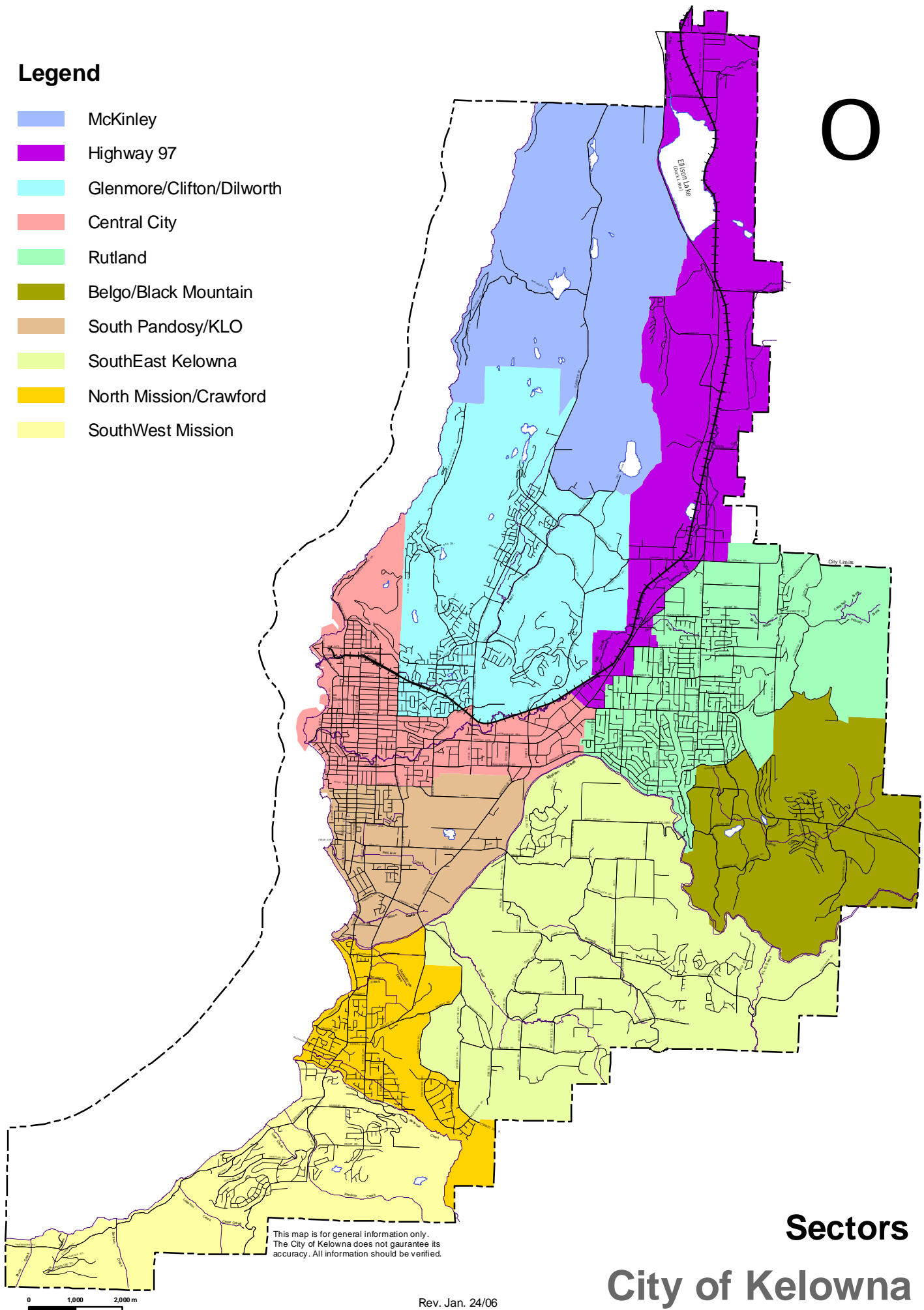
Private Institutional includes irrigation and utility companies, private schools, nursing homes and private hospitals, sports clubs, and churches.

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/KLO
- SouthEast Kelowna
- North Mission/Crawford
- SouthWest Mission

O



Sectors

City of Kelowna

Rev. Jan. 24/06

LEGEND

GENERAL COMMERCIAL & INDUSTRIAL DP AREAS

Commercial & Industrial properties abutting red coloured roads and Okanagan Lake Foreshore are subject to Development Permit Designation.

All commercial zoned properties within the City located in a residential neighbourhood are subject to DP Designation.

URBAN CENTRE DP AREAS *

- A City Centre**
- B Highway Centre**
- C South Pandosy 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**

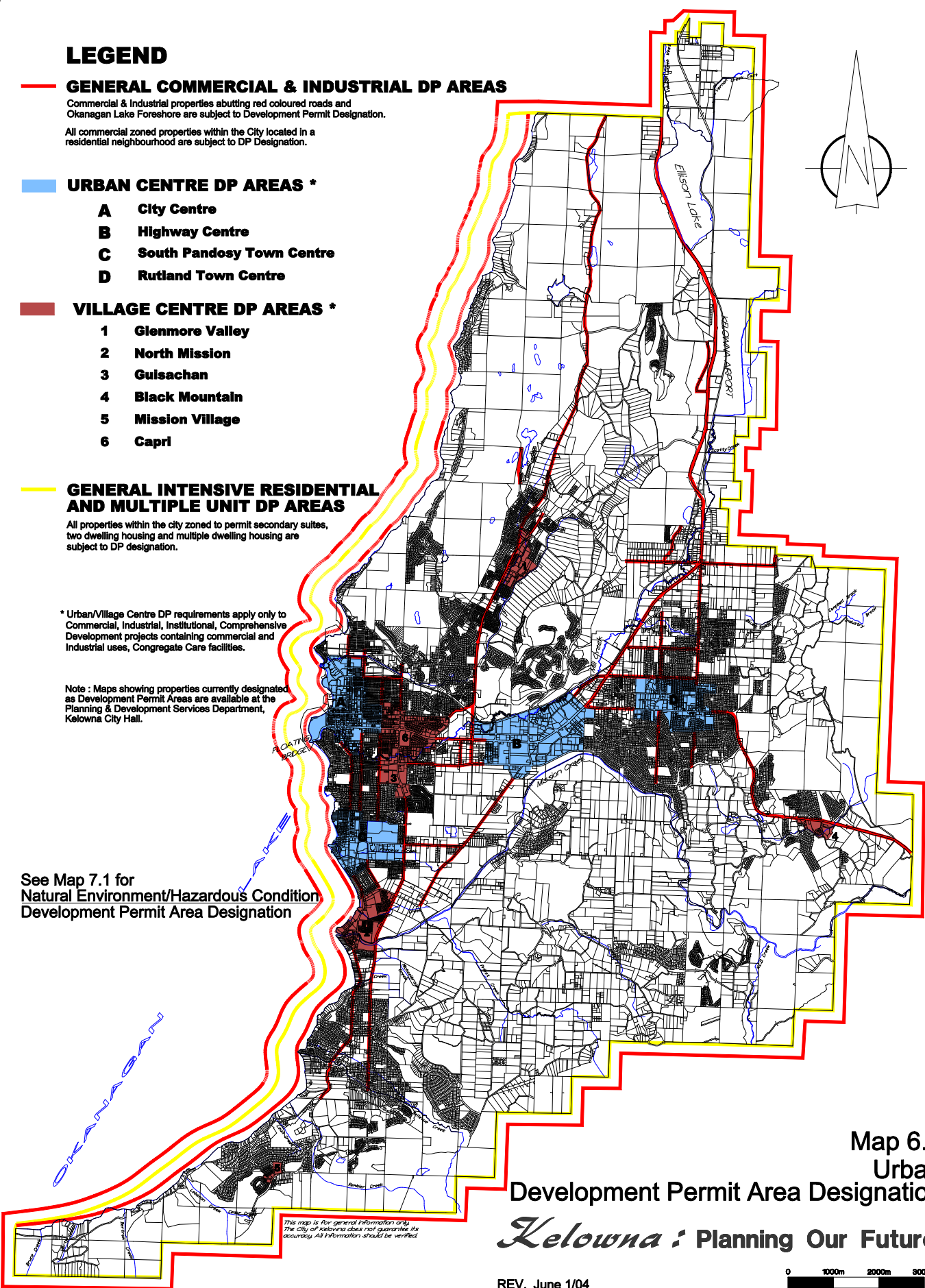
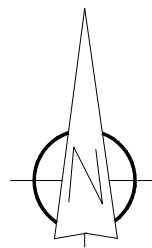
GENERAL INTENSIVE RESIDENTIAL AND MULTIPLE UNIT DP AREAS

All properties within the city zoned to permit secondary suites, two dwelling housing and multiple dwelling housing are subject to DP designation.

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



Map 6.2
Urban
Development Permit Area Designation

Kelowna : Planning Our Future

CITY OF KELOWNA 2005 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	8	0	0	0	0	0	8
Sector 2 - Highway 97	52	4	0	53	83	1	193
Sector 3 - Glenmore/Clifton/Dilworth	106	32	4	67	597	0	806
Sector 4 - Central City	21	5	31	20	271	0	348
Sector 5 - Rutland	59	6	1	91	284	0	441
Sector 6 - Belgo/Black Mountain	89	0	0	0	0	0	89
Sector 7 - South Pandosy/KLO	76	4	7	0	629	2	718
Sector 8 - Southeast Kelowna	37	0	1	0	0	4	42
Sector 9 - North Mission/Crawford	26	0	2	19	82	0	129
Sector 10 - Southwest Mission	273	0	0	8	0	0	281
CITY TOTAL	747	51	46	258	1,946	7	3,055

Commercial Totals Expressed in Square Footage

SECTOR	General	Office	Hotel / Motel	TOTAL
Sector 1 - McKinley	0	0	0	0
Sector 2 - Highway 97	30,448	0	0	30,448
Sector 3 - Glenmore/Clifton/Dilworth	67,182	0	0	67,182
Sector 4 - Central City	137,886	147,348	0	285,234
Sector 5 - Rutland	14,453	0	0	14,453
Sector 6 - Belgo/Black Mountain	0	0	0	0
Sector 7 - South Pandosy/KLO	19,304	0	0	19,304
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	269,273	147,348	0	416,621

Industrial Totals

Expressed in Square Footage

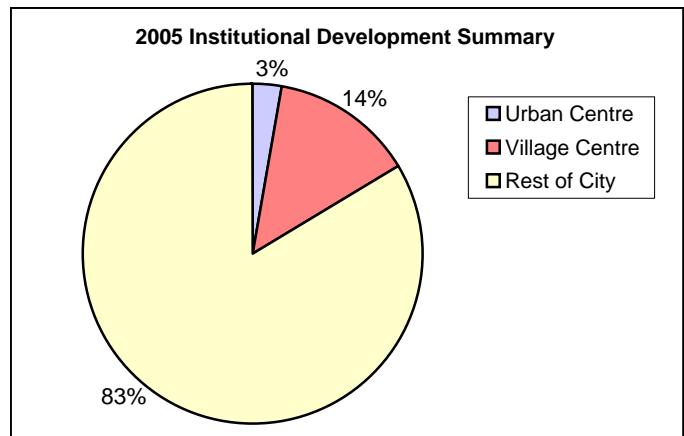
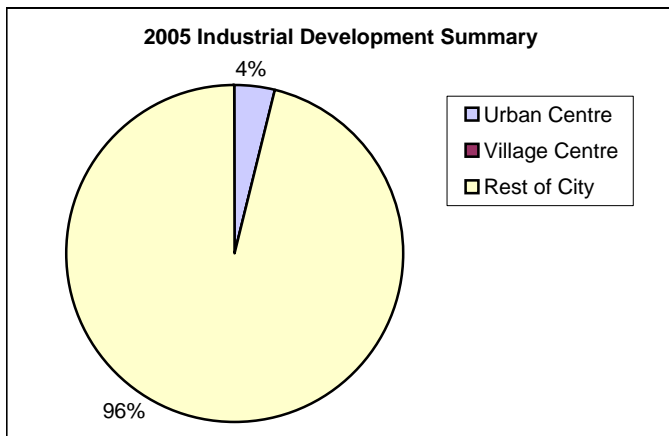
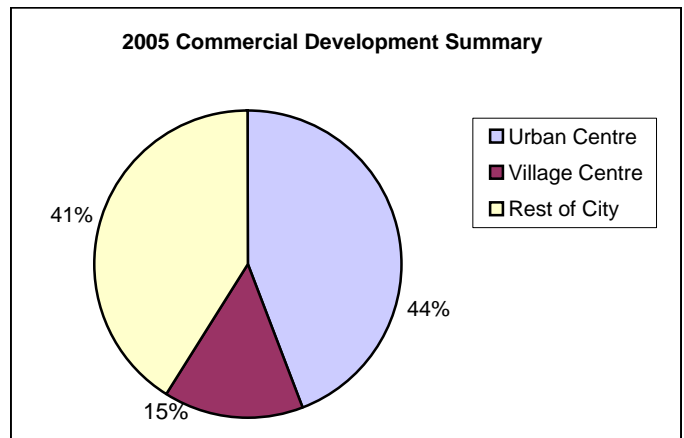
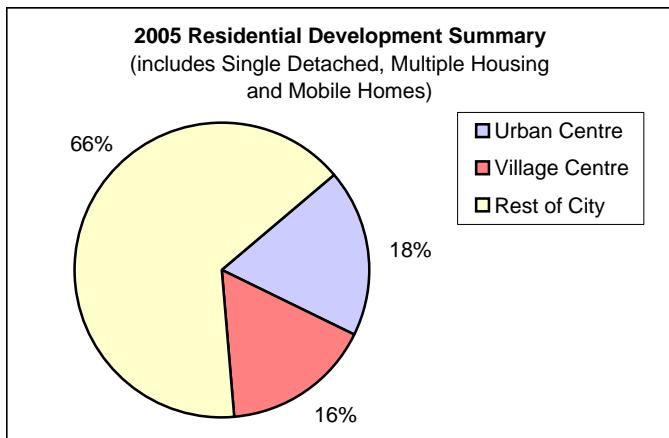
SECTOR	General
Sector 1 - McKinley	0
Sector 2 - Highway 97	397,807
Sector 3 - Glenmore/Clifton/Dilworth	0
Sector 4 - Central City	70,099
Sector 5 - Rutland	19,295
Sector 6 - Belgo/Black Mountain	0
Sector 7 - South Pandosy/KLO	0
Sector 8 - Southeast Kelowna	0
Sector 9 - North Mission/Crawford	0
Sector 10 - Southwest Mission	0
CITY TOTAL	487,201

Institutional Totals Expressed in Square Footage

SECTOR	Public	Private	TOTAL
Sector 1 - McKinley	0	0	0
Sector 2 - Highway 97	181,098	0	181,098
Sector 3 - Glenmore/Clifton/Dilworth	0	0	0
Sector 4 - Central City	127,147	61,369	188,516
Sector 5 - Rutland	345	9,628	9,973
Sector 6 - Belgo/Black Mountain	3,886	0	3,886
Sector 7 - South Pandosy/KLO	0	53,351	53,351
Sector 8 - Southeast Kelowna	0	2,904	2,904
Sector 9 - North Mission/Crawford	0	0	0
Sector 10 - Southwest Mission	0	0	0
CITY TOTAL	312,476	127,252	439,728

2005 DEVELOPMENT STATISTICS INCLUDING URBAN CENTRES AND VILLAGE CENTRES

	Urban Centre	%	Village Centre	%	Rest of City	%	Total
Single Detached (1)	22	3%	12	1%	810	96%	844
Multiple Housing (2)	540	25%	485	22%	1,179	53%	2,204
Mobile Home	0	0%	2	29%	5	71%	7
Commercial (sq.ft.)	183,475	44%	62,260	15%	170,886	41%	416,621
Industrial (sq.ft.)	19,433	4%	0	0%	467,768	96%	487,201
Institutional (sq.ft.)	12,159	3%	60,037	14%	367,532	84%	439,728

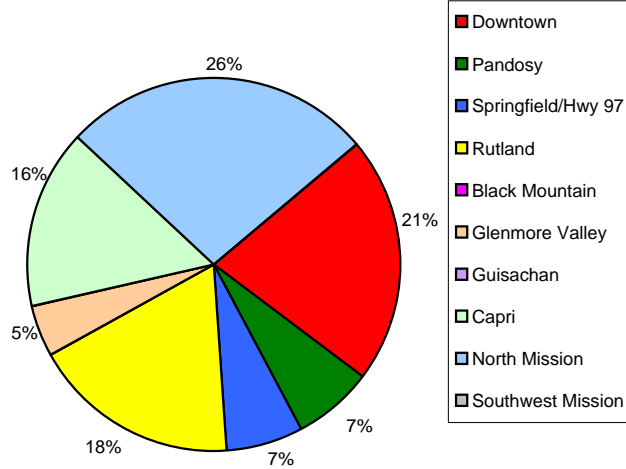


(1) Includes Single Detached, Semi-Detached and Secondary Suites
(2) Includes Apartments and Row Housing Units

Source: City of Kelowna Building Permit Issuances

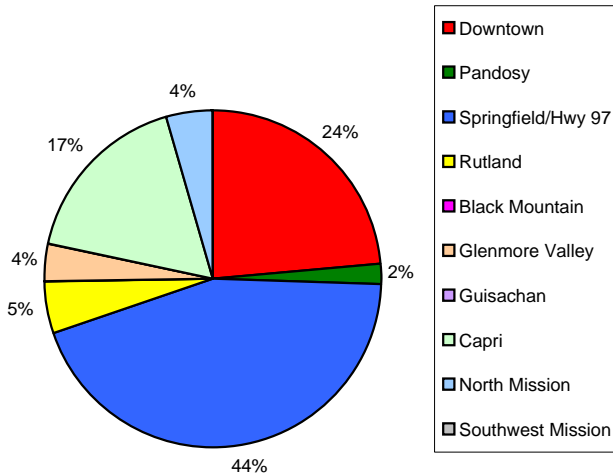
2005 DEVELOPMENT STATISTICS FOR URBAN CENTRES AND VILLAGE CENTRES

2005 Residential Development Summary
(includes Single Detached, Multiple Housing
and Mobile Homes)

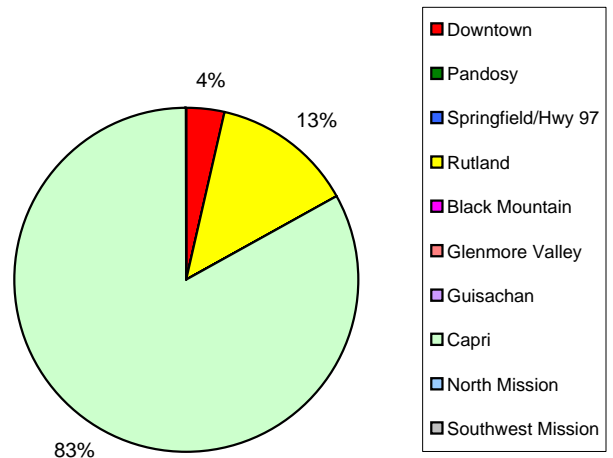


Town Centres	Residential Total (units)	Commercial Total (sqft)	Institutional Total (sqft)
Downtown	226	57,978	2,531
Pandosy	75	4,946	0
Springfield/Hwy 97	70	108,298	0
Rutland	191	12,253	9,628
Town Centres Total	562	183,475	12,159
Residential Urban Villages			
Black Mountain	0	0	0
Glenmore Valley	48	9,326	0
Guisachan	0	0	0
Capri	166	42,342	60,037
North Mission	285	10,592	0
Southwest Mission	0	0	0
R.U.V.'s Total	499	62,260	60,037

2005 Commercial Development Summary



2005 Institutional Development Summary



Source: City of Kelowna Building Permit Issuances

DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

RESIDENTIAL DEVELOPMENT SUMMARY Total Units Expressed by Housing Type

	2001	2002	2003	2004	2005
Single Detached (1)	434 50%	688 64%	810 59%	871 45%	844 28%
Multiple Housing (2)	438 50%	394 36%	557 41%	1066 55%	2204 72%
Mobile Home	2 0%	1 0%	8 1%	9 0%	7 0%
City Total	874 100%	1083 100%	1375 100%	1946 100%	3055 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

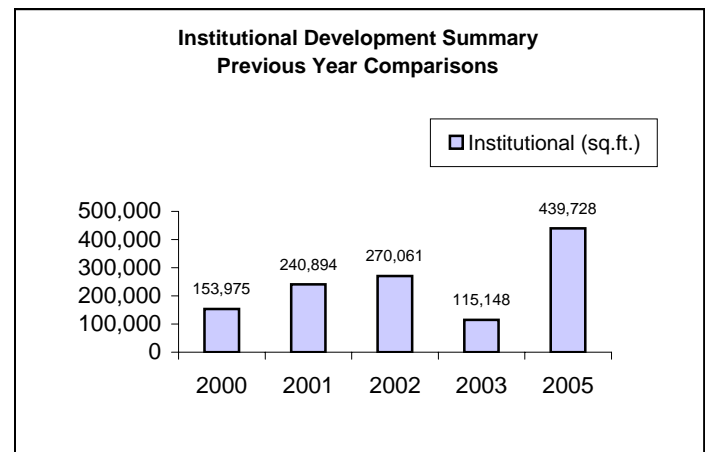
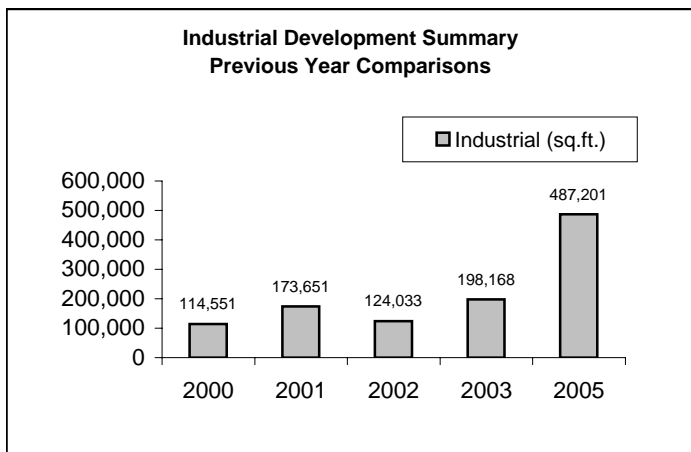
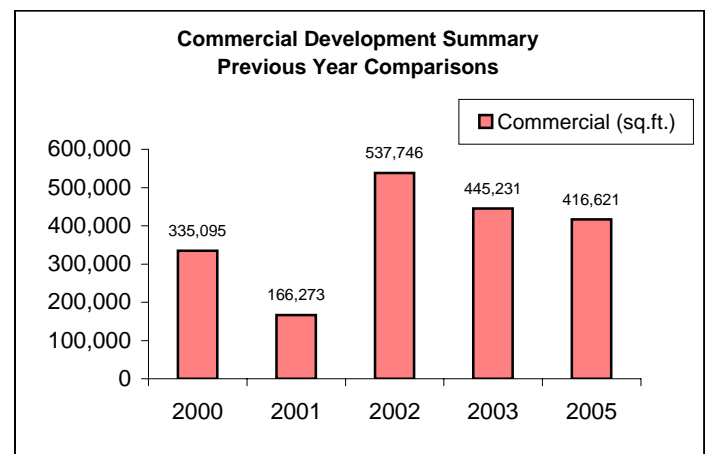
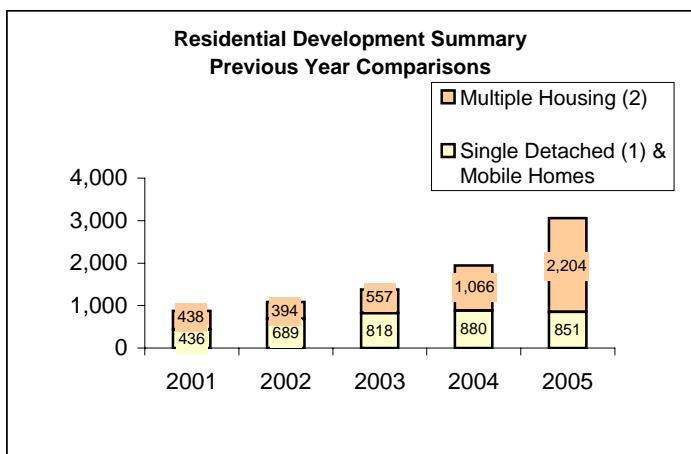
COMMERCIAL / INDUSTRIAL / INSTITUTIONAL DEVELOPMENT SUMMARY Totals Expressed in Square Feet

	2001	2002	2003	2004	2005
Commercial					
General	144,187	105,938	308,227	333,334	269,273
Office	177,180	60,335	128,464	13,107	147,348
Hotel/Motel	13,728	0	101,055	98,790	0
Total	335,095	166,273	537,746	445,231	416,621
Industrial Total	114,551	173,651	124,033	198,168	487,201
Institutional					
Public	115,221	68,061	208,473	55,554	312,476
Private	38,754	172,833	61,588	59,594	127,252
Total	153,975	240,894	270,061	115,148	439,728

Data Source: City of Kelowna Building Permit Issuances

DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

	2001	2002	2003	2004	2005
Single Detached (1)	434	688	810	871	844
Multiple Housing (2)	438	394	557	1066	2204
Mobile Home	2	1	8	9	7
Commercial (sq.ft.)	335,095	166,273	537,746	445,231	416,621
Industrial (sq.ft.)	114,551	173,651	124,033	198,168	487,201
Institutional (sq.ft.)	153,975	240,894	270,061	115,148	439,728



(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

2005

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	8	0	0	0
2 - Highway 97	193	30,448	397,807	181,098
3 - Glenmore/Clifton/Dilworth	806	67,182	0	0
4 - Central City	348	285,234	70,099	188,516
5 - Rutland	441	14,453	19,295	9,973
6 - Belgo/Black Mountain	89	0	0	0
7 - South Pandosy/KLO	718	19,304	0	57,237
8 - Southeast Kelowna	42	0	0	2,904
9 - North Mission/Crawford	129	0	0	0
10 - Southwest Mission	281	0	0	0
CITY TOTAL	3,055	416,621	487,201	439,728

2004

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	15	0	0	0
2 - Highway 97	245	34,061	158,939	37,335
3 - Glenmore/Clifton/Dilworth	161	12,081	3,200	0
4 - Central City	474	246,821	32,789	34,159
5 - Rutland	235	33,459	3,240	39,276
6 - Belgo/Black Mountain	86	0	0	716
7 - South Pandosy/KLO	228	107,358	0	3,200
8 - Southeast Kelowna	64	0	0	270
9 - North Mission/Crawford	177	11,451	0	0
10 - Southwest Mission	261	0	0	192
CITY TOTAL	1,946	445,231	198,168	115,148

2003

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	42	33,104	106,352	2,313
3 - Glenmore/Clifton/Dilworth	168	10,772	0	452
4 - Central City	472	373,902	16,078	5,452
5 - Rutland	75	5,545	1,603	2,565
6 - Belgo/Black Mountain	44	0	0	0
7 - South Pandosy/KLO	197	114,089	0	2,000
8 - Southeast Kelowna	84	334	0	0
9 - North Mission/Crawford	87	0	0	256,759
10 - Southwest Mission	201	0	0	520
CITY TOTAL	1,375	537,746	124,033	270,061

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	211 *	18,000	35,856	19,809 **
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	721	217,818	214,215	206,927

* - 2000 Multiple Housing value has been increased by 183 units previously catalogued as Institutional (Congregate Care)

** - 2000 Private Institutional (Congregate Care) value has been decreased by 118,176 sqft as that space is now catalogued as residential units

CITY OF KELOWNA RESIDENTIAL DEVELOPMENT SUMMARY

TOTALS EXPRESSED BY SECTOR AND HOUSING TYPE

SECTOR	2005	2004	2003	2002	2001	2000*
Sector 1 - McKinley						
Single Detached	8	15	5	9	5	4
Semi-Detached	0	0	0	0	0	0
Secondary Suites	0	0	0	2	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	8	15	5	11	5	4
Sector 2 - Highway 97						
Single Detached	52	84	39	48	42	15
Semi-Detached	4	10	2	0	8	12
Secondary Suites	0	1	1	0	0	0
Row Housing / Townhouse Units	53	32	0	0	0	0
Apartment Units	83	118	0	0	0	0
Mobile Home	1	0	0	0	0	0
SECTOR TOTAL	193	245	42	48	50	27
Sector 3 - Glenmore / Clifton / Dilworth						
Single Detached	106	96	99	115	84	65
Semi-Detached	32	26	24	1	0	0
Secondary Suites	4	2	6	6	3	3
Row Housing / Townhouse Units	67	34	4	57	0	54
Apartment Units	597	2	34	84	79	0
Mobile Home	0	1	1	0	0	1
SECTOR TOTAL	806	161	168	263	166	123
Sector 4 - Central City						
Single Detached	21	21	10	20	5	9
Semi-Detached	5	6	2	4	0	6
Secondary Suites	31	53	32	43	6	11
Row Housing / Townhouse Units	20	40	0	8	0	0
Apartment Units	271	354	427	160	195	60
Mobile Home	0	0	1	0	0	0
SECTOR TOTAL	348	474	472	235	206	86
Sector 5 - Rutland						
Single Detached	59	28	68	48	19	22
Semi-Detached	6	0	4	2	0	2
Secondary Suites	1	1	2	11	1	4
Row Housing / Townhouse Units	91	32	0	2	1	0
Apartment Units	284	174	0	37	0	183
Mobile Home	0	0	1	0	0	0
SECTOR TOTAL	441	235	75	100	21	211

* - 2000 Multiple Housing value has been increased by 183 units previously catalogued as Institutional (Congregate Care)

SECTOR	2005	2004	2003	2002	2001	2000*
Sector 6 - Belgo / Black Mountain						
Single Detached	89	81	41	55	33	16
Semi-Detached	0	2	0	0	0	0
Secondary Suites	0	1	1	0	0	0
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	2	2	0	0	1
SECTOR TOTAL	89	86	44	55	33	17
Sector 7 - South Pandosy / KLO						
Single Detached	76	116	149	53	24	24
Semi-Detached	4	0	5	10	3	14
Secondary Suites	7	7	6	14	6	2
Row Housing / Townhouse Units	0	4	0	0	20	0
Apartment Units	629	97	37	46	143	40
Mobile Home	2	4	0	1	0	1
SECTOR TOTAL	718	228	197	124	196	81
Sector 8 - Southeast Kelowna						
Single Detached	37	53	65	49	59	46
Semi-Detached	0	0	8	16	22	24
Secondary Suites	1	0	0	2	0	3
Row Housing / Townhouse Units	0	10	8	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	4	1	3	0	1	1
SECTOR TOTAL	42	64	84	67	82	74
Sector 9 - North Mission / Crawford						
Single Detached	26	31	39	47	29	37
Semi-Detached	0	0	0	0	2	0
Secondary Suites	2	1	1	1	2	2
Row Housing / Townhouse Units	19	14	0	0	0	6
Apartment Units	82	131	47	0	0	0
Mobile Home	0	0	0	0	1	0
SECTOR TOTAL	129	177	87	48	34	45
Sector 10 - Southwest Mission						
Single Detached	273	235	201	122	81	53
Semi-Detached	0	0	0	8	0	0
Secondary Suites	0	1	0	2	0	0
Row Housing / Townhouse Units	8	24	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	0	1	0	0	0	0
SECTOR TOTAL	281	261	201	132	81	53
CITY OF KELOWNA TOTAL						
Single Detached	747	760	716	566	381	291
Semi-Detached	51	44	45	41	35	58
Secondary Suites	46	67	49	81	18	25
Row Housing / Townhouse Units	258	190	12	67	21	60
Apartment Units	1946	876	545	327	417	283
Mobile Home	7	9	8	1	2	4
CITY TOTAL	3055	1946	1375	1083	874	721

* - 2000 Multiple Housing value has been increased by 183 units previously catalogued as Institutional (Congregate Care)

CITY OF KELOWNA RESIDENTIAL DEVELOPMENT SUMMARY

Total Units Expressed by Housing Type

Residential	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005	
Single Detached (1)	495	48%	606	65%	472	76%	396	50%	374	52%	434	50%	688	64%	810	59%	871	45%	844	28%
Multiple Housing (2)	539	52%	323	35%	142	23%	397	50%	343	48%	438	50%	394	36%	557	41%	1066	55%	2204	72%
Mobile Home	7	1%	7	1%	8	1%	5	1%	4	1%	2	0%	1	0%	8	1%	9	0%	7	0%
Total Residential	1041		936		622		798 *		721 **		874		1083		1375		1946		3055	

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

(2) Includes Apartment and Row Housing Units

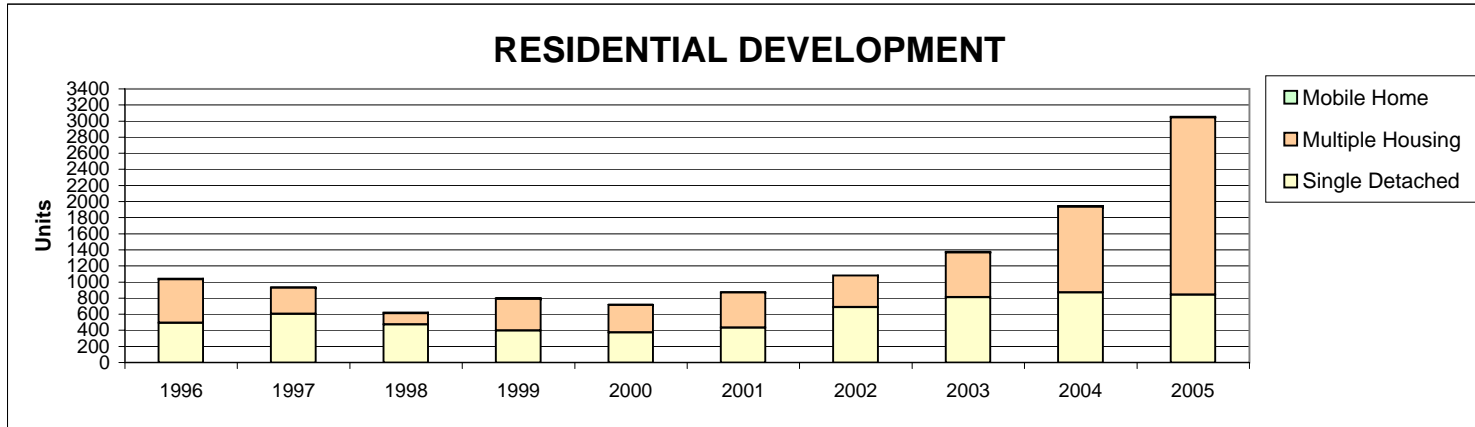
* - 1999 Multiple Housing value has been increased by 132 units previously calogued as Institutional (Congregate Care)

** - 2000 Multiple Housing value has been increased by 183 units previously calogued as Institutional (Congregate Care)

Notes: Average total residential 1996-2005 = 1245 units

Average housing split 1996-2005 = 49% single detached and 51% multiple housing

Data Source: City of Kelowna Building Permit Issuances



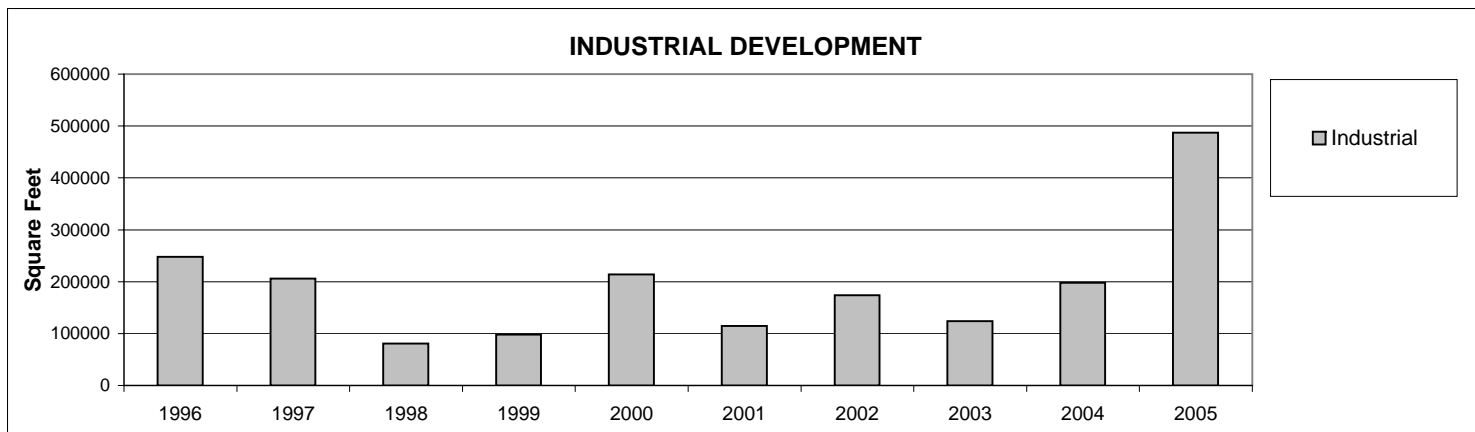
CITY OF KELOWNA INDUSTRIAL DEVELOPMENT SUMMARY

Total Units Expressed by Square Footage

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Total Industrial	247,658	206,100	80,534	97,947	214,215	114,551	173,651	124,033	198,168	487,201

Data Source: City of Kelowna Building Permit Issuances

Note: Average total Industrial 1996-2005 = 194,406 square feet



CITY OF KELOWNA COMMERCIAL DEVELOPMENT 10 YEAR SUMMARY

Total Units Expressed by Square Footage

Commercial	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
General	519,117	179,361	308,118	114,247	211,413	144,187	105,938	308,227	333,334	269,273
Office	203,724	29,716	56,413	33,694	5,628	177,180	60,335	128,464	13,107	147,348
Hotel/Motel	0	9,139	137,578	110,891	777	13,728	-	101,055	98,790	0
Total Commercial	722,841 *	218,216	502,109 **	258,832	217,818	335,095	166,273	537,746 ***	445,231	416,621

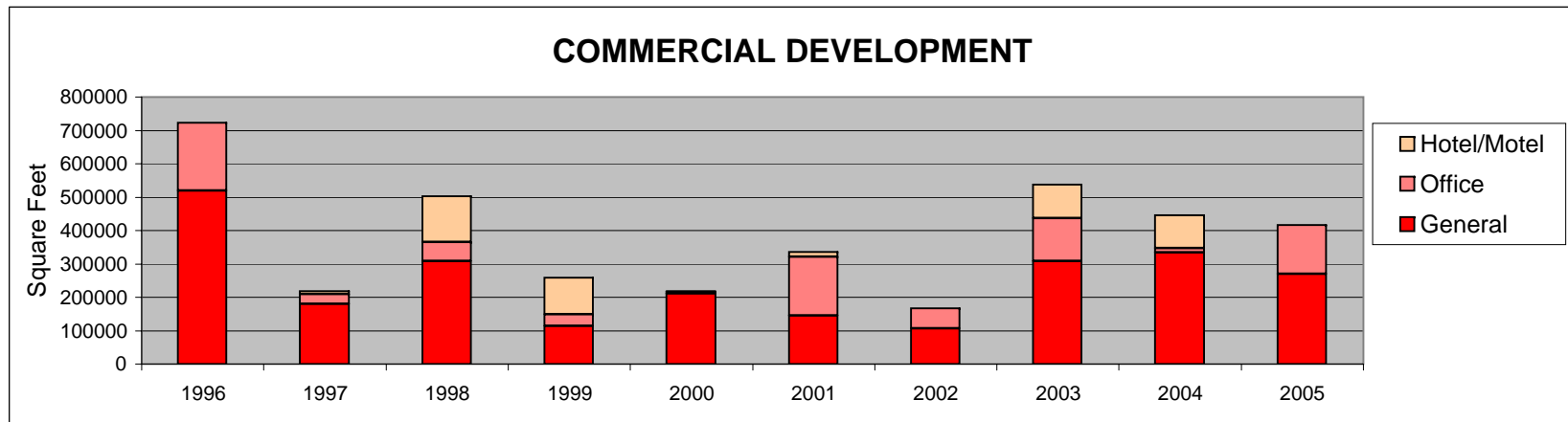
* - 1996 data includes 187,923 square feet for parkade development

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

*** - 2003 data includes 66,222 square feet of parkade development

Note: Average total commercial 1996-2005 = 382,078 square feet

Data Source: City of Kelowna Building Permit Issuances



CITY OF KELOWNA INSTITUTIONAL DEVELOPMENT 10 YEAR SUMMARY

Total Units Expressed by Square Footage

Institutional	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Public	177,855	39,059	92,708	152,641	178,306	115,221	68,061	208,473	55,554	312,476
Private	85,976	160,411	87,594	47,907	28,621	38,754	172,833	61,588	59,594	127,252
Total Institutional	263,831	199,470	180,302	200,548 *	206,927 **	153,975	240,894	270,061	115,148	439,728 ***

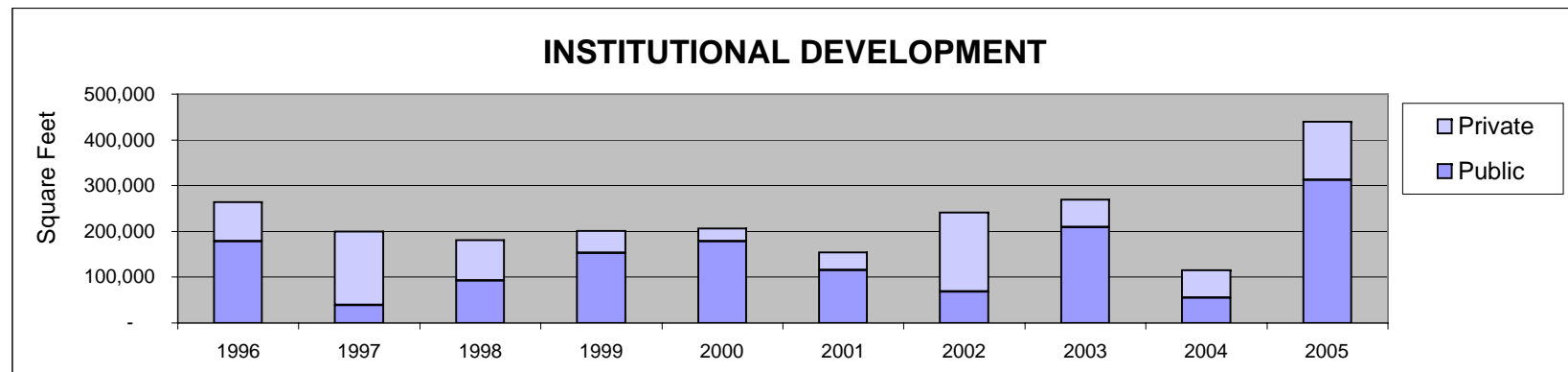
* - 1999 Private value has been decreased by 118,507 sqft as that space is now catalogued as MF residential units

** - 2000 Private value has been decreased by 118,176 sqft as that space is now catalogued as MF residential units

*** - 2005 public value includes 104,464 square feet of parkade development

Note: Average total Institutional 1996-2005 = 227,088 square feet

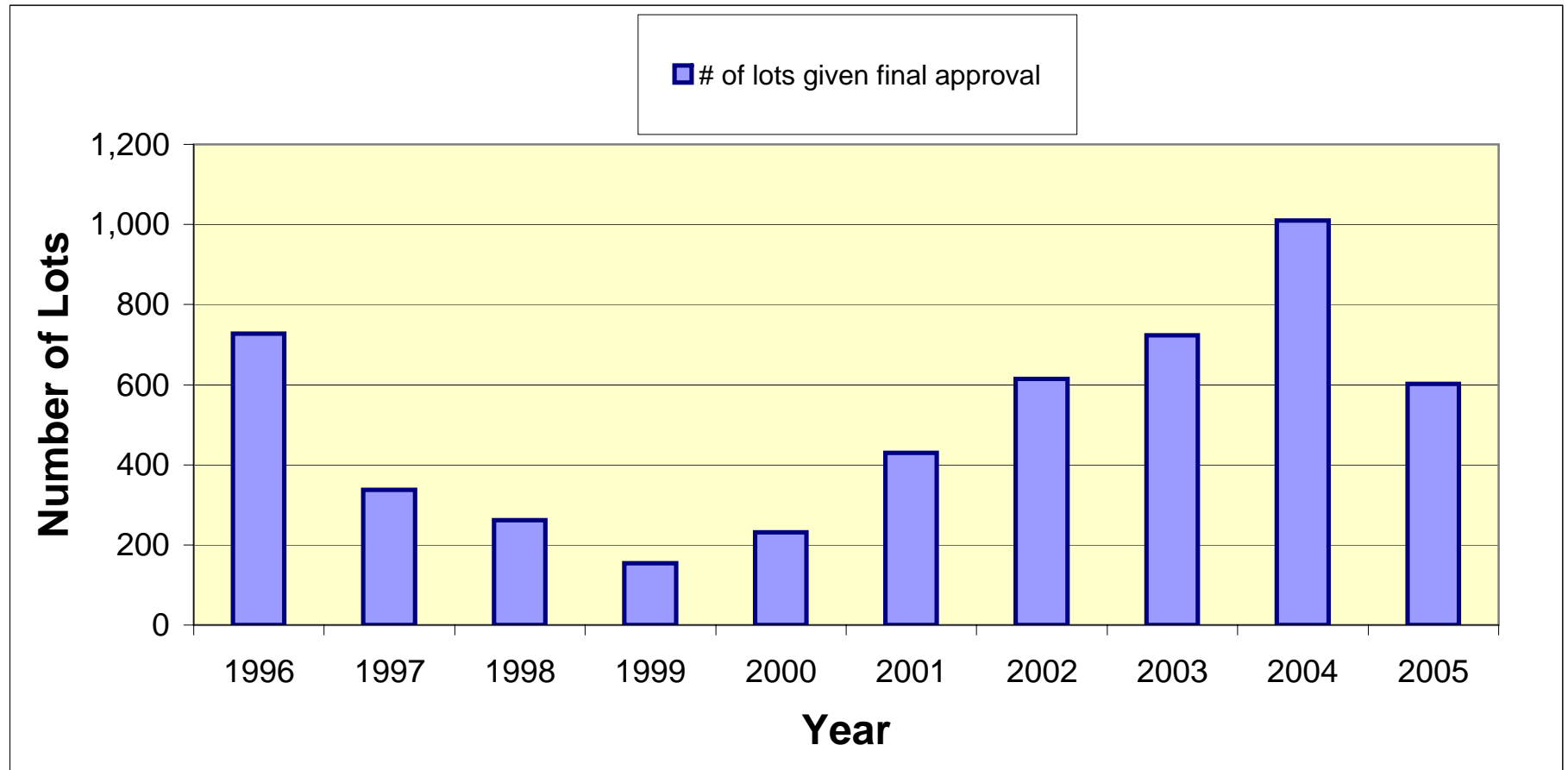
Data Source: City of Kelowna Building Permit Issuances



City of Kelowna Subdivision Statistics 1996-2005

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
# of lots given final approval	728	337	262	154	232	430	615	723	1,010	602

* average number of lots given final approval 1996-2005 = 509



REGION WIDE RESIDENTIAL CONSTRUCTION STATISTICS - JANUARY TO DECEMBER 2001-2005

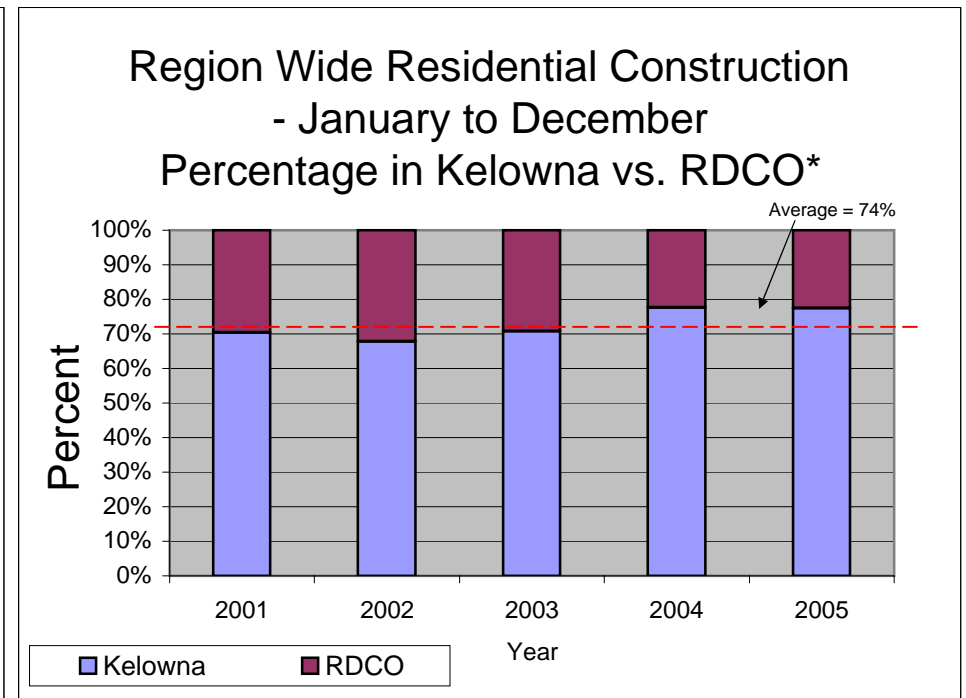
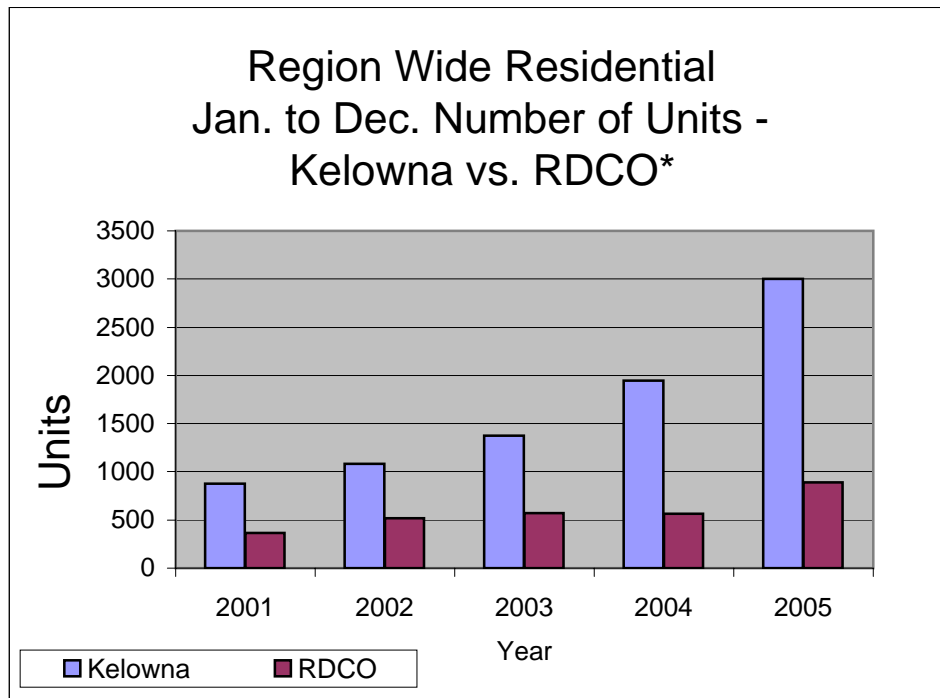
January to December 2005			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	887	3055	77%

January to December 2004			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	562	1946	78%

January to December 2003			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	568	1375	71%

January to December 2002			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	517	1083	68%

January to December 2001			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	367	874	70%



* Note: RDCO includes District of Peachland, District of Lake Country, Electoral Area Ellison/ Joe Riche, Electoral Area Westside

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