

# CITY OF KELOWNA 2004 DEVELOPMENT STATISTICS



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Planning and Development Services Department  
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*This report is for general information only.  
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## HIGHLIGHTS

- 1010 lots were given final subdivision approval by the City of Kelowna in 2004. This number represents a 40% increase from the 723 lots given final approval in 2003 and a 64% increase from the 615 lots approved in 2002. On average, 471 lots have been given final subdivision approval each year since 1995. As of January 1, 2005 there was an inventory of 400 lots that have received subdivision approval but as yet did not have a building permit associated with them.
- By the end of 2004, residential building permits had been issued for 1946 new units (includes single detached, semi-detached, secondary suite, mobile home, and multiple housing units). This total represents an increase of 571 units from 2003. Of the 1,946 residential units approved, 990 (51%) were issued in the first half of the year while 956 (49%) were issued in the second half of the year. On average, 1018 units have been approved each year since 1995.
- The highest percentage of new residential development in 2004 was concentrated in the Central City sector with 474 units (24%). The City's remaining development appears well balanced amongst the Southwest Mission sector with 261 units (13%), Highway 97 sector with 245 units (13%), the Rutland sector with 235 units (12%) and the South Pandosy/ KLO sector with 228 units (12%).

The 2004 City wide housing split was approximately 45% single/semi detached housing units and 55% multiple housing units. The yearly average over the past five years (2000-2004) has been 53% single/semi detached units and 47% multiple housing units. The average since 1995 has been 55% single/semi detached and 45% multiple housing units per year.

Of the 1066 multiple housing permits approved in 2004, 37% (394 units) were in the Central City sector, 19% (206 units) were in the Rutland sector, 14% (150 units) were in the Highway 97 sector and 14% (145 units) were in the North Mission/ Crawford sector. Of the 880 single/semi detached housing permits issued (including duplexes and suites) 27% (237 units) were in the Southwest Mission sector, 14% (127 units) were in the South Pandosy/ KLO sector and 14% (125 units) were in the Glenmore/ Dilworth sector.

Some of the largest multiple housing unit projects approved in 2004 included a 118 unit building at 3101 Country Club Dr, a 92 unit building at 1835 Leckie Rd, an 89 unit congregate care facility located at 1075 Barnes Rd and a 67 unit building at 1310 Water St.

- 2004 commercial development totaled 445,231 square feet. Over the past five years (2000-2004) 1,702,163 square feet of commercial space was added, for an average of approximately 340,433 square feet per year. The average since 1995 has been 363,098 square feet per year. In 2004, 55% of the total commercial square footage was in the Central City sector, accounting for 246,821 square feet and 24%, accounting for 107,358 square feet was found in the South Pandosy /KLO sector.

Some of the largest new commercial projects approved in 2004 included the construction of 132,217 square feet of retail space located at 1555 Banks Rd, the 98,790 square foot hotel addition at 500 Cook Rd, the 32,831 square foot commercial building at 1575 Banks Road, and the 20,286 square foot building added at 200-210 Hwy 33 W.

- 2004 industrial development totaled 198,168 square feet. Over the past five years (2000-2004) 824,618 square feet of industrial space has been added, for an average of approximately 164,924 square feet per year. The average since 1995 has been 165,758 square feet per year. The majority of the industrial activity was in the Highway 97 sector, with 158,939 square feet, or 80% of the total industrial square footage approved in the City in 2004.

Some of the largest new industrial projects approved in 2004 included the construction of 24,294 square feet of space located at 6295 Airport Way, 22,928 square feet of space at 2805 Acland Rd and 21,202 square feet added at 680 Dease Rd.

- 2004 institutional development totaled 115,148 square feet. Over the past five years (2000-2004) 987,005 square feet of institutional space was added, for an average of 197,401 square feet per year. The average since 1995 has been 200,752 square feet per year. In 2004, the private sector initiated 52% of the total institutional development in the City while the public sector initiated 48%.

Some of the largest institutional projects approved in 2004 included the 27,560 square foot care home facility at 1450 Sutherland Ave., the 22,800 square foot addition to the UBCO Library located at 3333 University Way, the 21,965 square feet of space added at 1125 Rutland Rd. and the 15,570 addition located at 705 Rutland Rd N.

- The total dollar value for all building permits issued in 2004 was \$377,068,123. The average total dollar value for all building permits issued over the past five years (2000-2004) is approximately \$220,666,023. It should be noted that the 2004 dollar value includes 109 permits issued for the replacement of houses destroyed by the Okanagan Mountain Park fire. These 109 permits are not included in any other statistics as they are considered replacement construction not new additions to the city housing inventory.
- By the end of 2004, residential building permits had been issued for 403 new units within the four Urban Town Centres, or 21% of the 1,946 total units. Compared to this, 431 of the 1,375 new residential units (31%) constructed in 2003 were in an Urban Centre, while in 2002, 202 of the 1,083 new residential units (19%) were constructed in an Urban Centre. These yearly Urban Centre growth totals are consistent with the 2001 Statistics Canada census information which indicates 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 252,174 square feet or 57% of the 445,231 square feet of the commercial development added in 2004. Compared to this, 241,904 of the 537,746 square feet (45%) of commercial space constructed in 2003 was in an Urban Centre, while 119,850 of the 166,273 square feet (72%) of commercial space constructed in 2002 was in an Urban Centre.
- Industrial development within the four Urban Town Centres totaled 12,382 square feet, or 6% of the 198,168 square feet of the commercial development added in 2004. Compared to this, 14,578 square feet, or 12% of the 124,033 of industrial space constructed in 2003 was in an Urban Town Centre, while 3,567 of the 173,651 square feet (2%) of industrial space constructed in 2002 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 6599 square feet, or 6% of the 115,148 square feet of the commercial development added in 2004. Compared to this, 960 square feet, or (0.4%) of the 270,061 square feet of institutional space constructed in 2003 was in an Urban Centre, while 31,818 square feet or (13%) of the 240,061 square feet of institutional space constructed in 2002 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)*

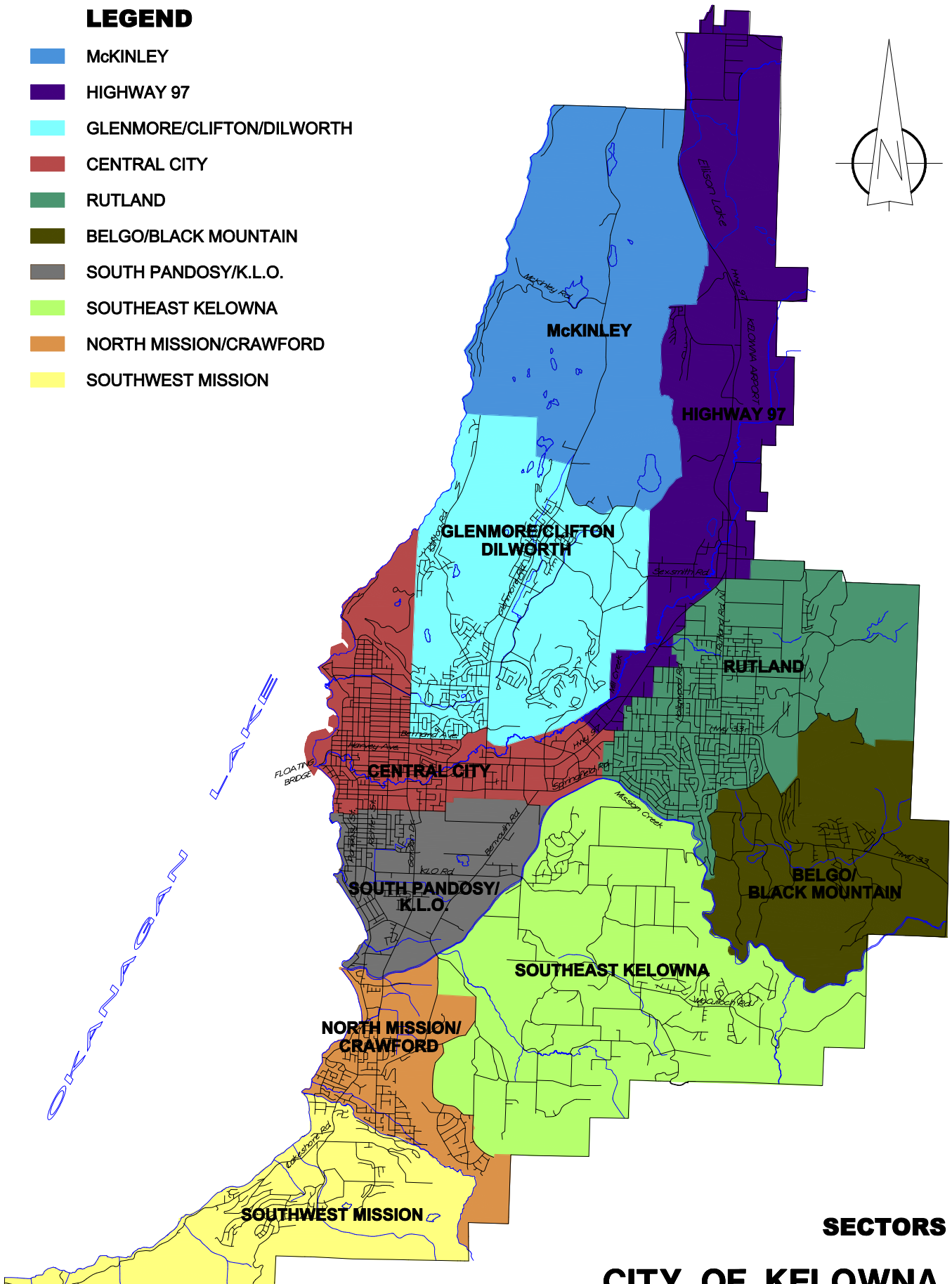
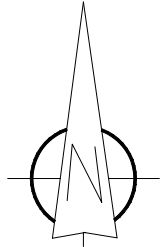
**General Commercial** includes all commercial development in all commercial zones except office and hotel/motel uses.

**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.

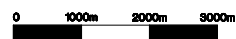
# LEGEND

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



## SECTORS CITY OF KELOWNA

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



REV. Jan. 8/04

# 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**

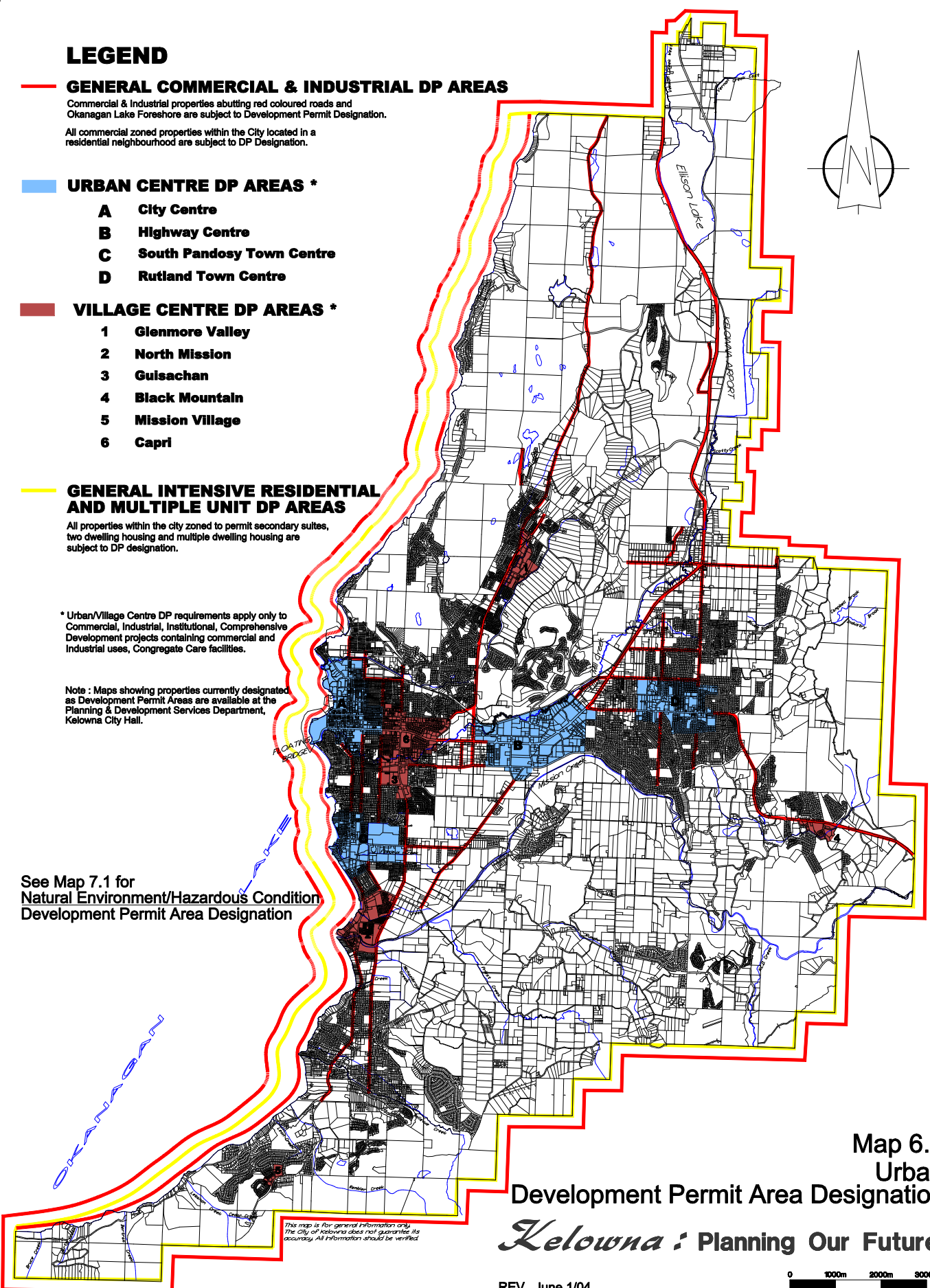
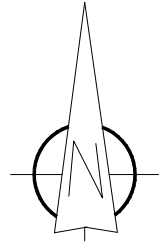
## GENERAL INTENSIVE RESIDENTIAL AND MULTIPLE UNIT DP AREAS

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



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Map 6.2  
Urban  
Development Permit Area Designation

*Kelowna* : Planning Our Future



# CITY OF KELOWNA 2004 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	15	0	0	0	0	0	15
Sector 2 - Highway 97	84	10	1	32	118	0	245
Sector 3 - Glenmore/Clifton/Dilworth	96	26	2	34	2	1	161
Sector 4 - Central City	21	6	53	40	354	0	474
Sector 5 - Rutland	28	0	1	32	174	0	235
Sector 6 - Belgo/Black Mountain	81	2	1	0	0	2	86
Sector 7 - South Pandosy/KLO	116	0	7	4	97	4	228
Sector 8 - Southeast Kelowna	53	0	0	10	0	1	64
Sector 9 - North Mission/Crawford	31	0	1	14	131	0	177
Sector 10 - Southwest Mission	235	0	1	24	0	1	261
<b>CITY TOTAL</b>	<b>760</b>	<b>44</b>	<b>67</b>	<b>190</b>	<b>876</b>	<b>9</b>	<b>1,946</b>

## Commercial Totals Expressed in Square Footage

SECTOR	General	Office	Hotel / Motel	TOTAL
Sector 1 - McKinley	0	0	0	0
Sector 2 - Highway 97	34,061	0	0	34,061
Sector 3 - Glenmore/Clifton/Dilworth	12,081	0	0	12,081
Sector 4 - Central City	233,714	13,107	0	246,821
Sector 5 - Rutland	33,459	0	0	33,459
Sector 6 - Belgo/Black Mountain	0	0	0	0
Sector 7 - South Pandosy/KLO	8,568	0	98,790	107,358
Sector 8 - Southeast Kelowna	0	0	0	0
Sector 9 - North Mission/Crawford	11,451	0	0	11,451
Sector 10 - Southwest Mission	0	0	0	0
<b>CITY TOTAL</b>	<b>333,334</b>	<b>13,107</b>	<b>98,790</b>	<b>445,231</b>

## Industrial Totals

### Expressed in Square Footage

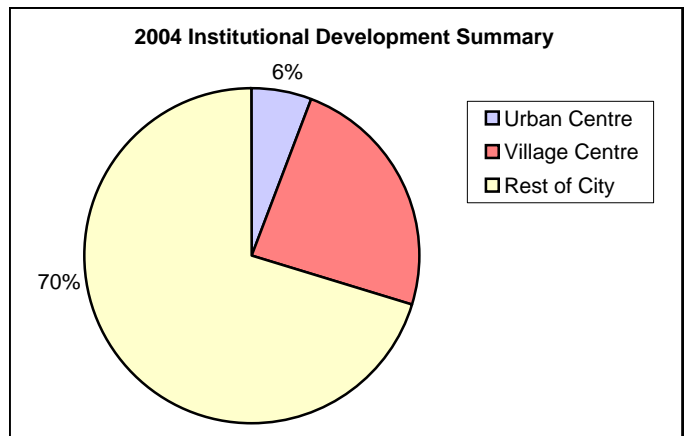
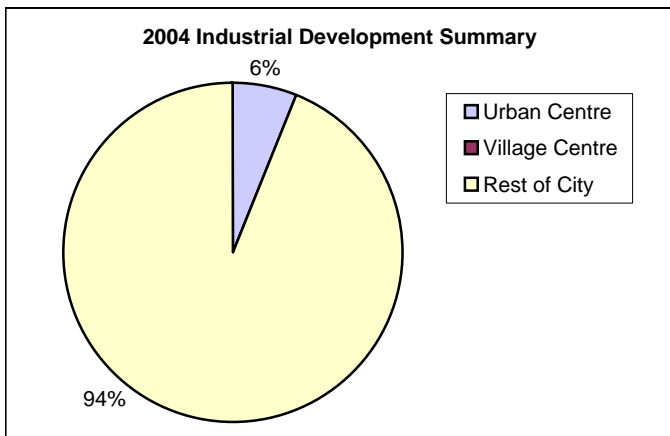
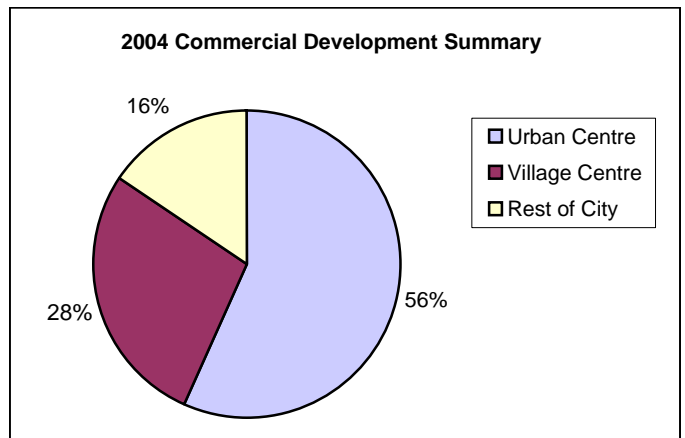
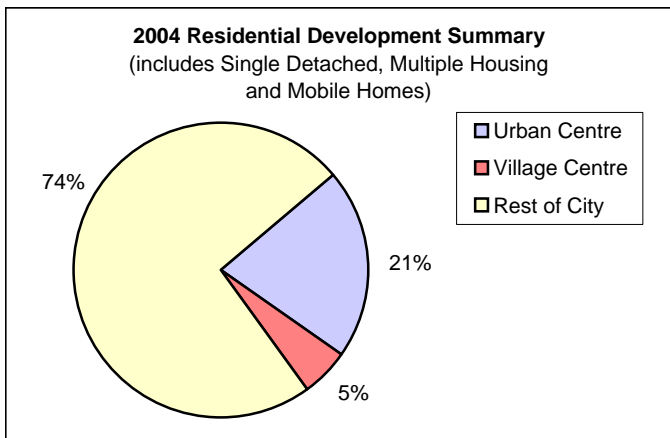
SECTOR	General
Sector 1 - McKinley	0
Sector 2 - Highway 97	158,939
Sector 3 - Glenmore/Clifton/Dilworth	3,200
Sector 4 - Central City	32,789
Sector 5 - Rutland	3,240
Sector 6 - Belgo/Black Mountain	0
Sector 7 - South Pandosy/KLO	0
Sector 8 - Southeast Kelowna	0
Sector 9 - North Mission/Crawford	0
Sector 10 - Southwest Mission	0
<b>CITY TOTAL</b>	<b>198,168</b>

### Institutional Totals Expressed in Square Footage

SECTOR	Public	Private	TOTAL
Sector 1 - McKinley	0	0	0
Sector 2 - Highway 97	37,335	0	37,335
Sector 3 - Glenmore/Clifton/Dilworth	0	0	0
Sector 4 - Central City	0	34,159	34,159
Sector 5 - Rutland	17,311	21,965	39,276
Sector 6 - Belgo/Black Mountain	716	0	716
Sector 7 - South Pandosy/KLO	0	3,200	3,200
Sector 8 - Southeast Kelowna	0	270	270
Sector 9 - North Mission/Crawford	0	0	0
Sector 10 - Southwest Mission	192	0	192
<b>CITY TOTAL</b>	<b>55,554</b>	<b>59,594</b>	<b>115,148</b>

## 2004 DEVELOPMENT STATISTICS INCLUDING URBAN CENTRES AND VILLAGE CENTRES

	Urban Centre	%	Village Centre	%	Rest of City	%	Total
Single Detached (1)	28	3%	9	1%	834	96%	871
Multiple Housing (2)	375	35%	92	9%	599	56%	1,066
Mobile Home	0	0%	3	100%	6	0%	9
Commercial (sq.ft.)	252,174	57%	123,722	28%	69,335	16%	445,231
Industrial (sq.ft.)	12,382	6%	0	0%	185,786	94%	198,168
Institutional (sq.ft.)	6,599	6%	27,560	24%	80,989	70%	115,148



(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

	2000 *	2001	2002	2003	2004
Single Detached (1)	374 52%	434 50%	688 64%	810 59%	871 45%
Multiple Housing (2)	343 48%	438 50%	394 36%	557 41%	1066 55%
Mobile Home	4 1%	2 0%	1 0%	8 1%	9 0%
<b>City Total</b>	<b>721 100%</b>	<b>874 100%</b>	<b>1083 100%</b>	<b>1375 100%</b>	<b>1946 100%</b>

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

(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

	2000 *	2001	2002	2003	2004
<b>Commercial</b>					
General	211,413	144,187	105,938	308,227	333,334
Office	5,628	177,180	60,335	128,464	13,107
Hotel/Motel	777	13,728	0	101,055	98,790
<b>Total</b>	<b>217,818</b>	<b>335,095</b>	<b>166,273</b>	<b>537,746</b>	<b>445,231</b>
<b>Industrial Total</b>	<b>214,215</b>	<b>114,551</b>	<b>173,651</b>	<b>124,033</b>	<b>198,168</b>
<b>Institutional</b>					
Public	178,306	115,221	68,061	208,473	55,554
Private	28,621	38,754	172,833	61,588	59,594
<b>Total</b>	<b>206,927</b>	<b>153,975</b>	<b>240,894</b>	<b>270,061</b>	<b>115,148</b>

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

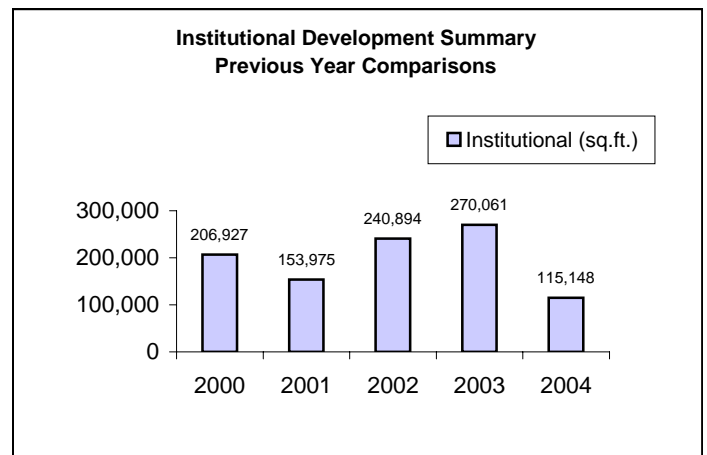
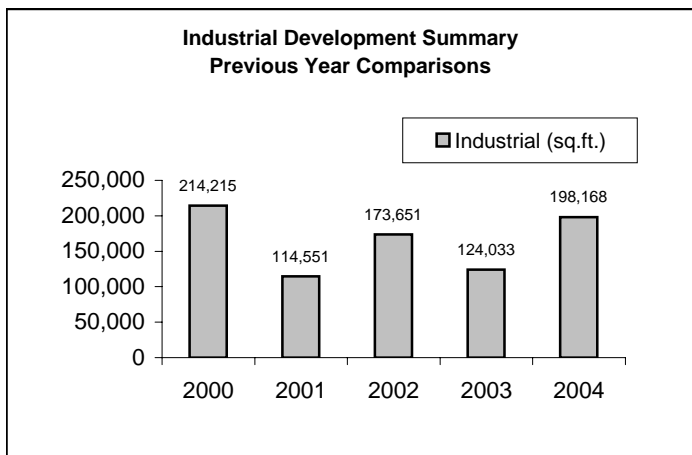
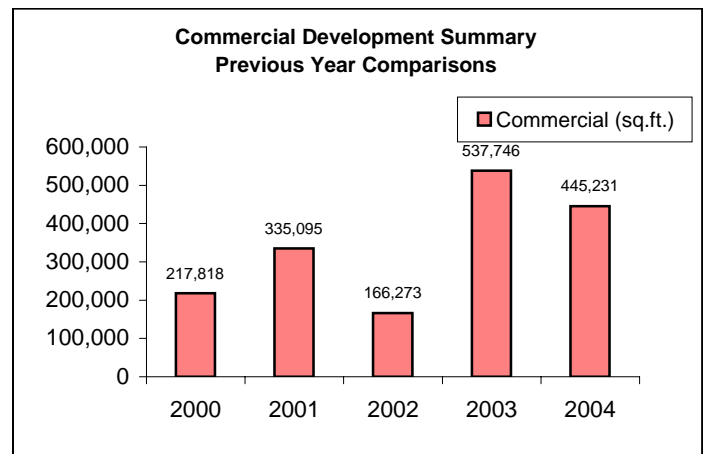
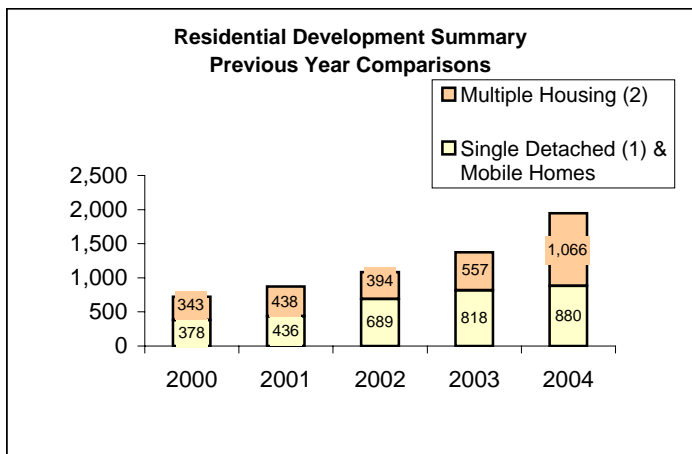
Data Source: City of Kelowna Building Permit Issuances

## DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS

	2000***	2001	2002	2003	2004
Single Detached (1)	374	434	688	810	871
Multiple Housing (2)	343	438	394	557	1066
Mobile Home	4	2	1	8	9
Commercial (sq.ft.)	217,818	335,095	166,273	537,746	445,231
Industrial (sq.ft.)	214,215	114,551	173,651	124,033	198,168
Institutional (sq.ft.)	206,927	153,975	240,894	270,061	115,148

\* - 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



(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**

**2004**

<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	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
<b>CITY TOTAL</b>	<b>1,946</b>	<b>445,231</b>	<b>198,168</b>	<b>115,148</b>

**2003**

<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	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
<b>CITY TOTAL</b>	<b>1,375</b>	<b>537,746</b>	<b>124,033</b>	<b>270,061</b>

**2002**

<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	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
<b>CITY TOTAL</b>	<b>1,083</b>	<b>166,273</b>	<b>173,651</b>	<b>240,894</b>

**DEVELOPMENT STATISTICS - PREVIOUS YEAR COMPARISONS  
TOTALS EXPRESSED BY SECTORS**

**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
<b>CITY TOTAL</b>	<b>874</b>	<b>335,095</b>	<b>114,551</b>	<b>153,975</b>

**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
<b>CITY TOTAL</b>	<b>721</b>	<b>217,818</b>	<b>214,215</b>	<b>206,927</b>

\* - 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

**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	306 *	0	0	46,152 **
4 - Central City	115	71,909	42,272	11,505
5 - Rutland	169 *	1,140	15,985	108,734 **
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
<b>CITY TOTAL</b>	<b>798</b>	<b>258,832</b>	<b>97,947</b>	<b>200,548</b>

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

\*\* - 1999 Private Institutional (Congregate Care) value has been decreased by 118,507 sqft as that space is now catalogued as residential units

## CITY OF KELOWNA RESIDENTIAL DEVELOPMENT SUMMARY TOTALS EXPRESSED BY SECTOR AND HOUSING TYPE

SECTOR	2004	2003	2002	2001	2000*	1999**
<b>Sector 1 - McKinley</b>						
Single Detached	15	5	9	5	4	5
Semi-Detached	0	0	0	0	0	0
Secondary Suites	0	0	2	0	0	1
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	1
<b>SECTOR TOTAL</b>	<b>15</b>	<b>5</b>	<b>11</b>	<b>5</b>	<b>4</b>	<b>7</b>
<b>Sector 2 - Highway 97</b>						
Single Detached	84	39	48	42	15	11
Semi-Detached	10	2	0	8	12	2
Secondary Suites	1	1	0	0	0	0
Row Housing / Townhouse Units	32	0	0	0	0	0
Apartment Units	118	0	0	0	0	0
Mobile Home	0	0	0	0	0	0
<b>SECTOR TOTAL</b>	<b>245</b>	<b>42</b>	<b>48</b>	<b>50</b>	<b>27</b>	<b>13</b>
<b>Sector 3 - Glenmore / Clifton / Dilworth</b>						
Single Detached	96	99	115	84	65	137
Semi-Detached	26	24	1	0	0	1
Secondary Suites	2	6	6	3	3	1
Row Housing / Townhouse Units	34	4	57	0	54	0
Apartment Units	2	34	84	79	0	<b>166</b>
Mobile Home	1	1	0	0	1	1
<b>SECTOR TOTAL</b>	<b>161</b>	<b>168</b>	<b>263</b>	<b>166</b>	<b>123</b>	<b>306</b>
<b>Sector 4 - Central City</b>						
Single Detached	21	10	20	5	9	5
Semi-Detached	6	2	4	0	6	0
Secondary Suites	53	32	43	6	11	8
Row Housing / Townhouse Units	40	0	8	0	0	36
Apartment Units	354	427	160	195	60	66
Mobile Home	0	1	0	0	0	0
<b>SECTOR TOTAL</b>	<b>474</b>	<b>472</b>	<b>235</b>	<b>206</b>	<b>86</b>	<b>115</b>
<b>Sector 5 - Rutland</b>						
Single Detached	28	68	48	19	22	52
Semi-Detached	0	4	2	0	2	6
Secondary Suites	1	2	11	1	4	8
Row Housing / Townhouse Units	32	0	2	1	0	0
Apartment Units	174	0	37	0	<b>183</b>	<b>103</b>
Mobile Home	0	1	0	0	0	0
<b>SECTOR TOTAL</b>	<b>235</b>	<b>75</b>	<b>100</b>	<b>21</b>	<b>211</b>	<b>169</b>

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

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

<b>SECTOR</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>	<b>2000*</b>	<b>1999**</b>	
<b>Sector 6 - Belgo / Black Mountain</b>						
Single Detached	81	41	55	33	16	12
Semi-Detached	2	0	0	0	0	0
Secondary Suites	1	1	0	0	0	0
Row Housing / Townhouse Units	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	2	2	0	0	1	0
<b>SECTOR TOTAL</b>	<b>86</b>	<b>44</b>	<b>55</b>	<b>33</b>	<b>17</b>	<b>12</b>
<b>Sector 7 - South Pandosy / KLO</b>						
Single Detached	116	149	53	24	24	20
Semi-Detached	0	5	10	3	14	1
Secondary Suites	7	6	14	6	2	1
Row Housing / Townhouse Units	4	0	0	20	0	3
Apartment Units	97	37	46	143	40	23
Mobile Home	4	0	1	0	1	0
<b>SECTOR TOTAL</b>	<b>228</b>	<b>197</b>	<b>124</b>	<b>196</b>	<b>81</b>	<b>48</b>
<b>Sector 8 - Southeast Kelowna</b>						
Single Detached	53	65	49	59	46	40
Semi-Detached	0	8	16	22	24	0
Secondary Suites	0	0	2	0	3	0
Row Housing / Townhouse Units	10	8	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	1	3	0	1	1	3
<b>SECTOR TOTAL</b>	<b>64</b>	<b>84</b>	<b>67</b>	<b>82</b>	<b>74</b>	<b>43</b>
<b>Sector 9 - North Mission / Crawford</b>						
Single Detached	31	39	47	29	37	39
Semi-Detached	0	0	0	2	0	0
Secondary Suites	1	1	1	2	2	2
Row Housing / Townhouse Units	14	0	0	0	6	0
Apartment Units	131	47	0	0	0	0
Mobile Home	0	0	0	1	0	0
<b>SECTOR TOTAL</b>	<b>177</b>	<b>87</b>	<b>48</b>	<b>34</b>	<b>45</b>	<b>41</b>
<b>Sector 10 - Southwest Mission</b>						
Single Detached	235	201	122	81	53	43
Semi-Detached	0	0	8	0	0	0
Secondary Suites	1	0	2	0	0	1
Row Housing / Townhouse Units	24	0	0	0	0	0
Apartment Units	0	0	0	0	0	0
Mobile Home	1	0	0	0	0	0
<b>SECTOR TOTAL</b>	<b>261</b>	<b>201</b>	<b>132</b>	<b>81</b>	<b>53</b>	<b>44</b>
<b>CITY OF KELOWNA TOTAL</b>						
Single Detached	760	716	566	381	291	364
Semi-Detached	44	45	41	35	58	10
Secondary Suites	67	49	81	18	25	22
Row Housing / Townhouse Units	190	12	67	21	60	39
Apartment Units	876	545	327	417	283	358
Mobile Home	9	8	1	2	4	5
<b>CITY TOTAL</b>	<b>1946</b>	<b>1375</b>	<b>1083</b>	<b>874</b>	<b>721</b>	<b>798</b>

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

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



## CITY OF KELOWNA RESIDENTIAL DEVELOPMENT SUMMARY

### Total Units Expressed by Housing Type

Residential	1995		1996		1997		1998		1999		2000		2001		2002		2003		2004	
Single Detached (1)	423	54%	495	48%	606	65%	472	76%	396	50%	374	52%	434	50%	688	64%	810	59%	871	45%
Multiple Housing (2)	356	46%	539	52%	323	35%	142	23%	397	50%	343	48%	438	50%	394	36%	557	41%	1066	55%
Mobile Home	3	0%	7	1%	7	1%	8	1%	5	1%	4	1%	2	0%	1	0%	8	1%	9	0%
<b>Total Residential</b>	<b>782</b>		<b>1041</b>		<b>936</b>		<b>622</b>		<b>798 *</b>		<b>721 **</b>		<b>874</b>		<b>1083</b>		<b>1375</b>		<b>1946</b>	

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

(2) Includes Apartment and Row Housing Units

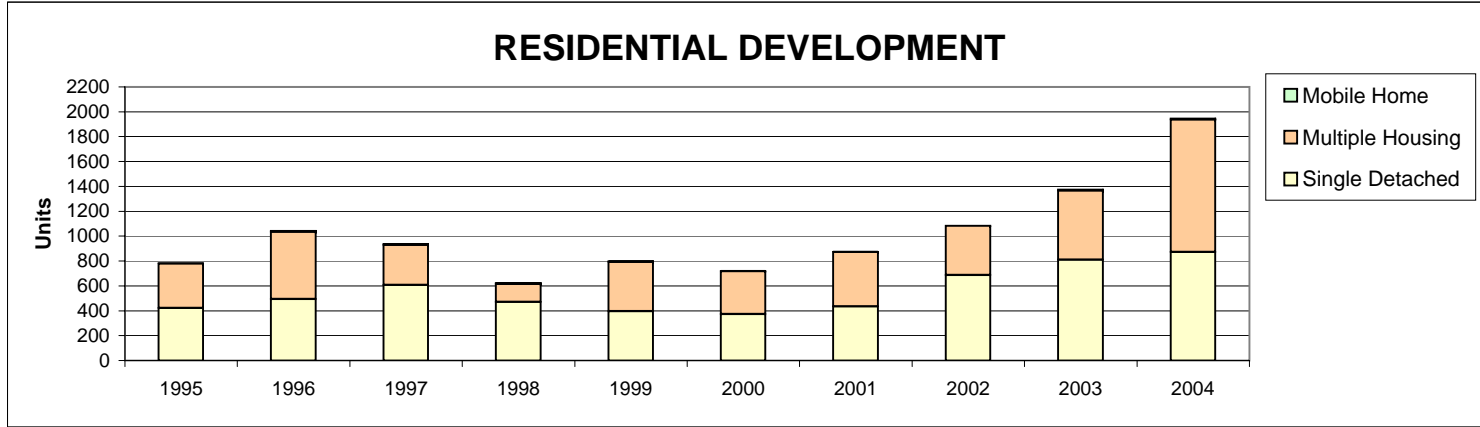
\* - 1999 Multiple Housing value has been increased by 132 units previously calogued as Institutional (Congregate Care)

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

Notes: Average total residential 1995-2004 = 1018 units

Average housing split 1995-2004 = 55% single detached and 45% multiple housing

Data Source: City of Kelowna Building Permit Issuances



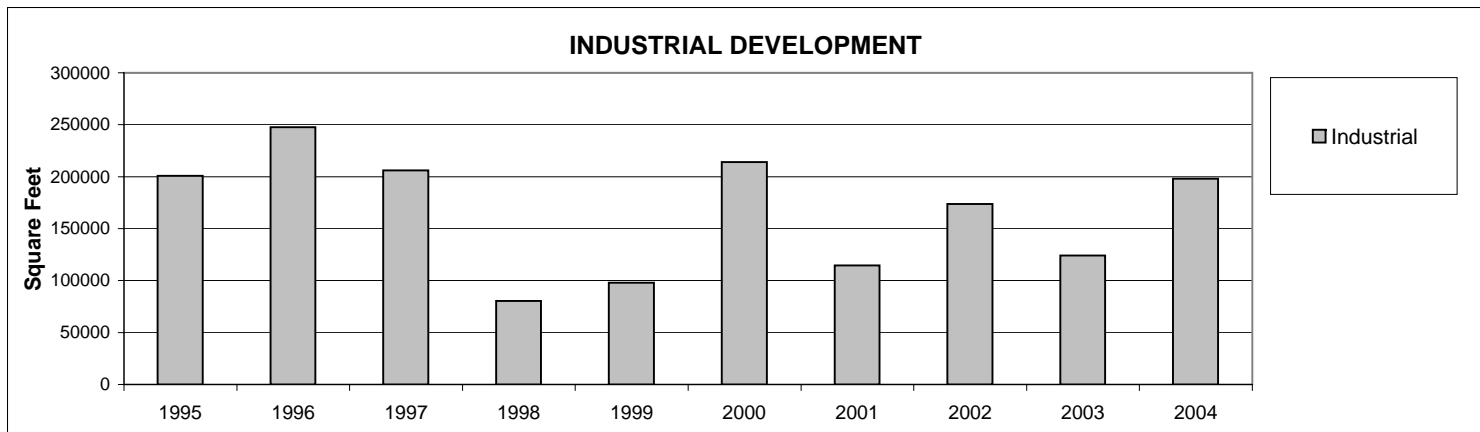
## CITY OF KELOWNA INDUSTRIAL DEVELOPMENT SUMMARY

### Total Units Expressed by Square Footage

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
<b>Total Industrial</b>	<b>200,719</b>	<b>247,658</b>	<b>206,100</b>	<b>80,534</b>	<b>97,947</b>	<b>214,215</b>	<b>114,551</b>	<b>173,651</b>	<b>124,033</b>	<b>198,168</b>

Data Source: City of Kelowna Building Permit Issuances

Note: Average total Industrial 1995-2004 = 165,758 square feet



## CITY OF KELOWNA COMMERCIAL DEVELOPMENT 10 YEAR SUMMARY

### Total Units Expressed by Square Footage

Commercial	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
General	115,304	519,117	179,361	308,118	114,247	211,413	144,187	105,938	308,227	333,334
Office	5,188	203,724	29,716	56,413	33,694	5,628	177,180	60,335	128,464	13,107
Hotel/Motel	106,322	0	9,139	137,578	110,891	777	13,728	-	101,055	98,790
<b>Total Commercial</b>	<b>226,814</b>	<b>722,841 *</b>	<b>218,216</b>	<b>502,109 **</b>	<b>258,832</b>	<b>217,818</b>	<b>335,095</b>	<b>166,273</b>	<b>537,746 ***</b>	<b>445,231</b>

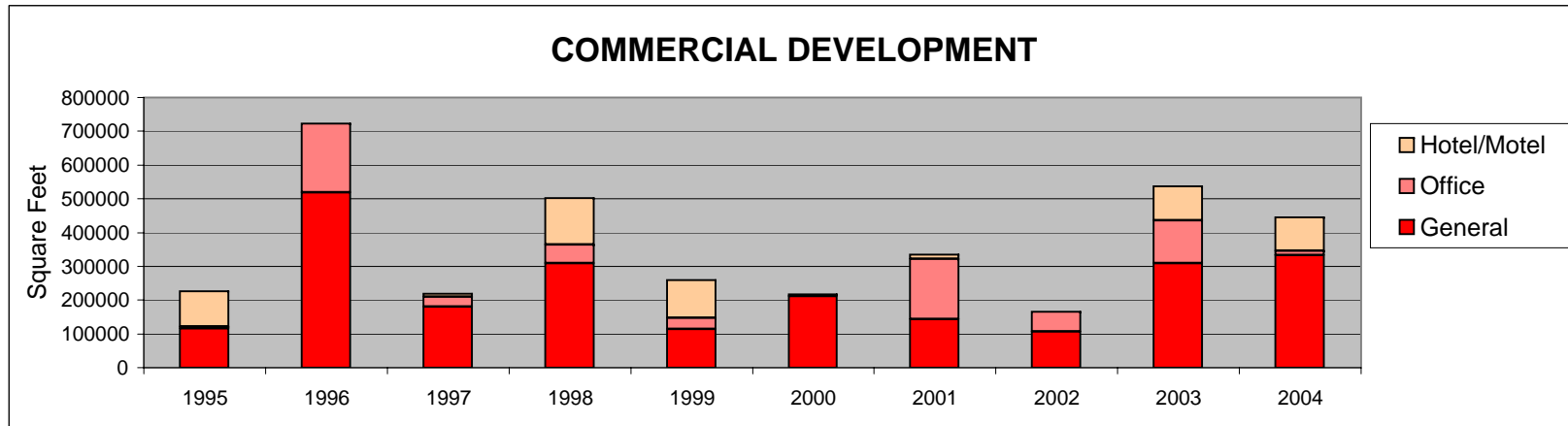
Note: Average total commercial 1995-2004 = 363,098 square feet

\* - 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

Data Source: City of Kelowna Building Permit Issuances



## CITY OF KELOWNA INSTITUTIONAL DEVELOPMENT 10 YEAR SUMMARY

### Total Units Expressed by Square Footage

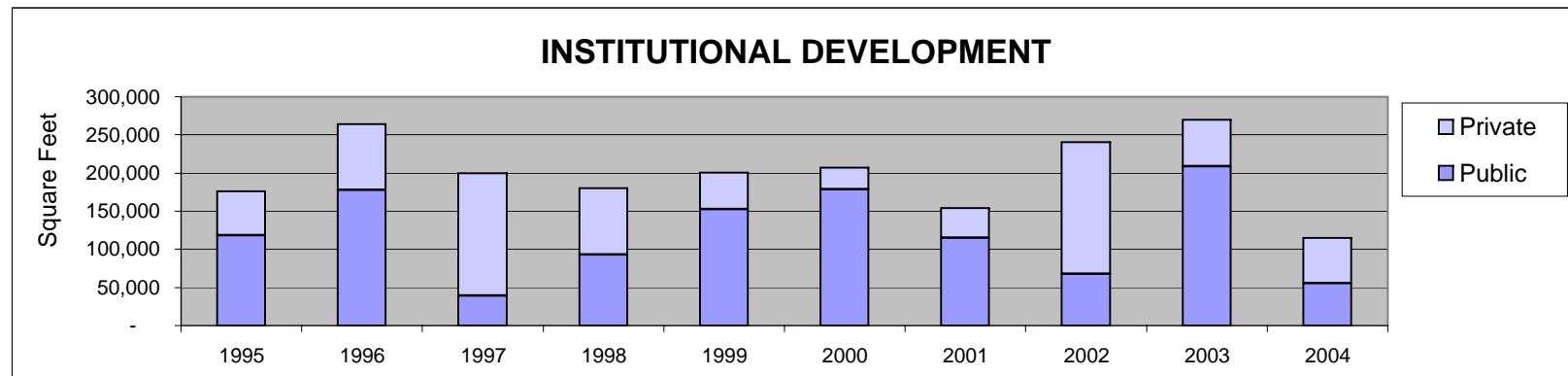
Institutional	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Public	118,596	177,855	39,059	92,708	152,641	178,306	115,221	68,061	208,473	55,554
Private	57,769	85,976	160,411	87,594	47,907	28,621	38,754	172,833	61,588	59,594
<b>Total Institutional</b>	<b>176,365</b>	<b>263,831</b>	<b>199,470</b>	<b>180,302</b>	<b>200,548 *</b>	<b>206,927 **</b>	<b>153,975</b>	<b>240,894</b>	<b>270,061</b>	<b>115,148</b>

\* - 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

Note: Average total Institutional 1995-2004 = 200,752 square feet

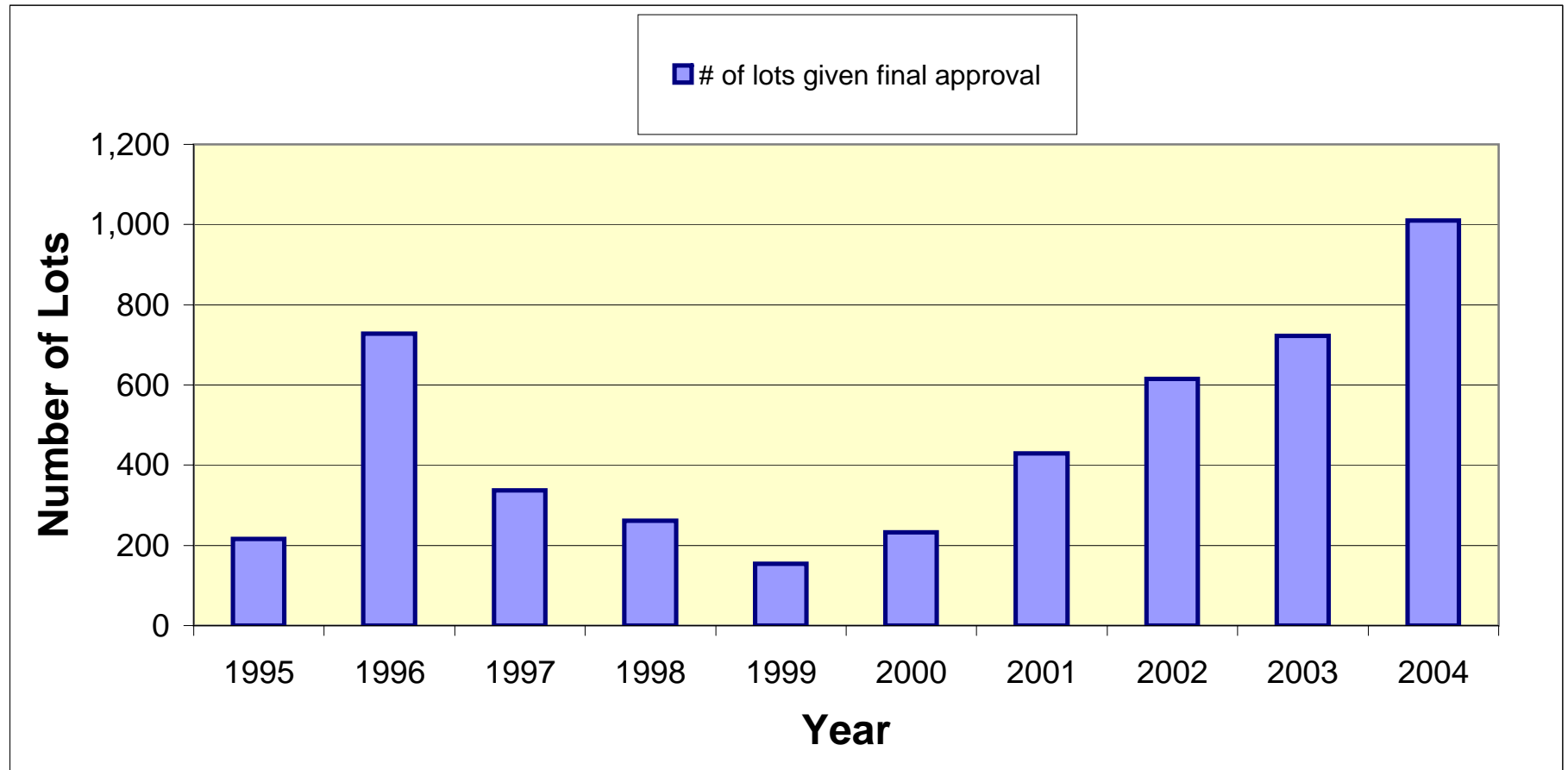
Data Source: City of Kelowna Building Permit Issuances



## City of Kelowna Subdivision Statistics 1995-2004

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
# of lots given final approval	216	728	337	262	154	232	430	615	723	1,010

\* average number of lots given final approval 1995-2004 = 471



## REGION WIDE RESIDENTIAL CONSTRUCTION STATISTICS - JANUARY TO DECEMBER 2000-2004

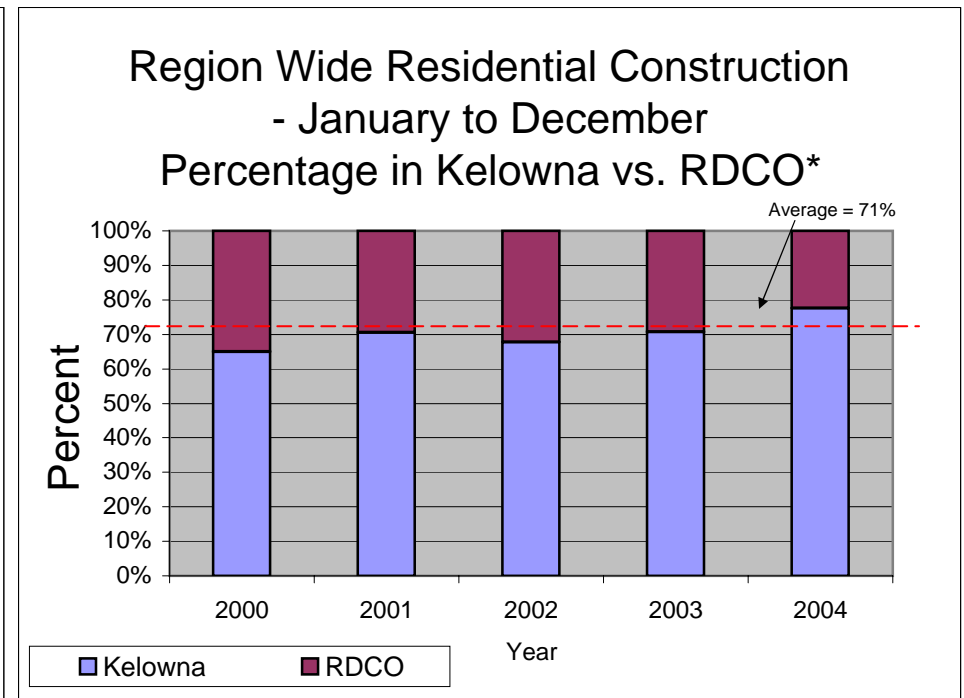
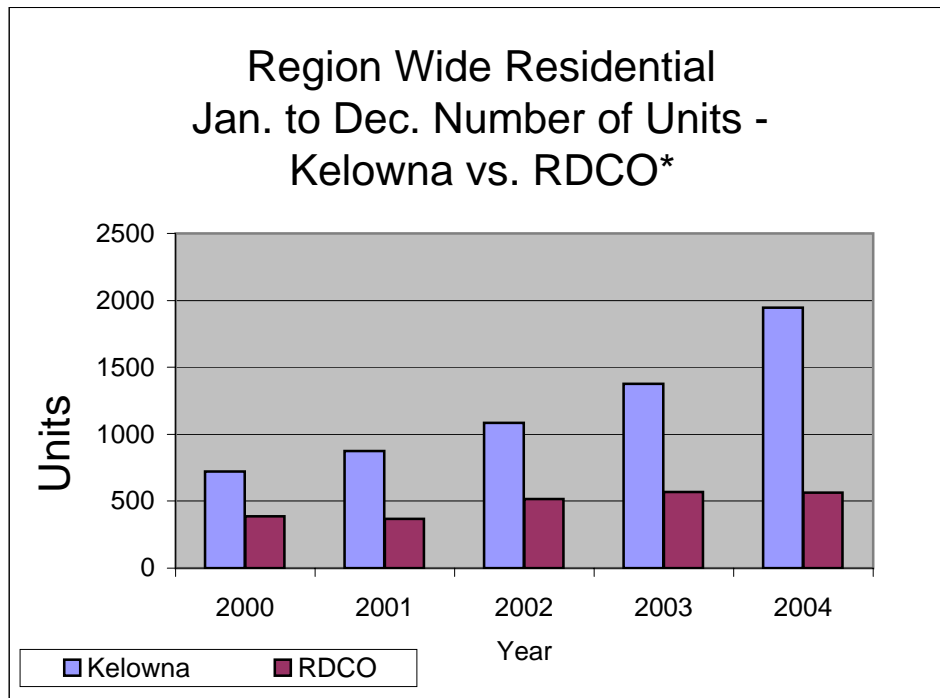
January to December 2004			
Residential	RDCO-Kel	Kelowna	% in Kel
<b>TOTAL</b>	<b>562</b>	<b>1946</b>	<b>78%</b>

January to December 2003			
Residential	RDCO-Kel	Kelowna	% in Kel
<b>TOTAL</b>	<b>568</b>	<b>1375</b>	<b>71%</b>

January to December 2002			
Residential	RDCO-Kel	Kelowna	% in Kel
<b>TOTAL</b>	<b>517</b>	<b>1083</b>	<b>68%</b>

January to December 2001			
Residential	RDCO-Kel	Kelowna	% in Kel
<b>TOTAL</b>	<b>367</b>	<b>874</b>	<b>70%</b>

January to December 2000			
Residential	RDCO-Kel	Kelowna	% in Kel
<b>TOTAL</b>	<b>388</b>	<b>721</b>	<b>65%</b>



\* 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