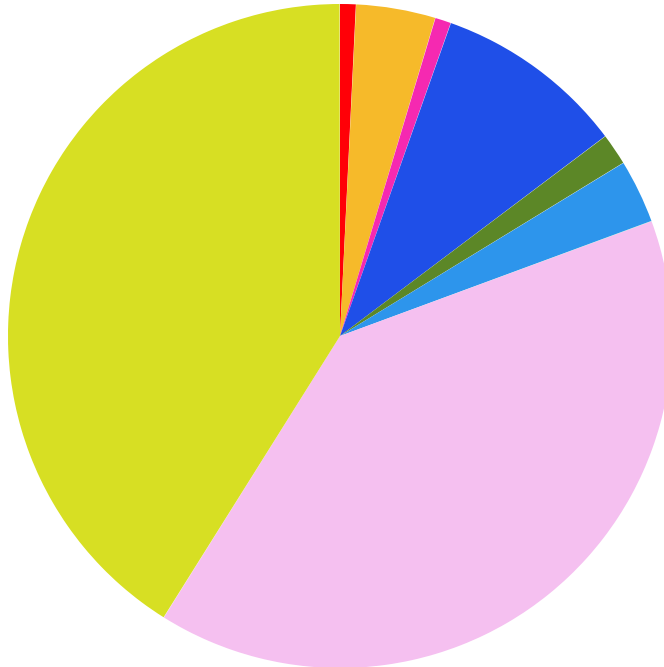


# Development Services Q4 - 2025

## Building

### Building Permit Types



- Single Family Dwellings (1)
- Single Family Dwellings w suite (5)
- Carriage Houses (1)
- Secondary Suite- Conversion To (12)
- Multi-Family Dwellings (2)
- Swimming Pools (4)
- Residential Demolitions (0)
- Residential Additions/Alterations (51)
- Other (53)

*\*Other includes:* Detached Accessory Buildings, Signs, Sewer and Water Servicing Connections, Commercial/Institutional/Agricultural (New Construction, Additions and Alterations)

### Q4 Highlights – Building Department

#### Inspections:

- 899 inspections completed in Q4
- 3,687 inspections completed in total for 2025

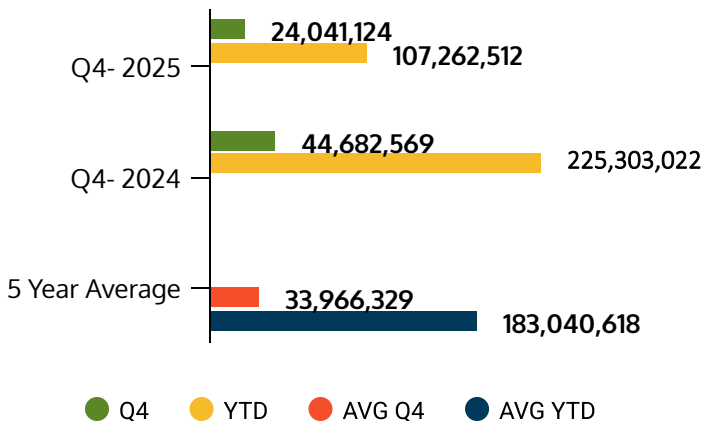
#### Notable Permits Issued:

- One-storey elementary school classroom building at 2829 Inverness Rd (Webber Road Elementary)
- Two new townhomes to be constructed at 2509 Paramount Peak Drive

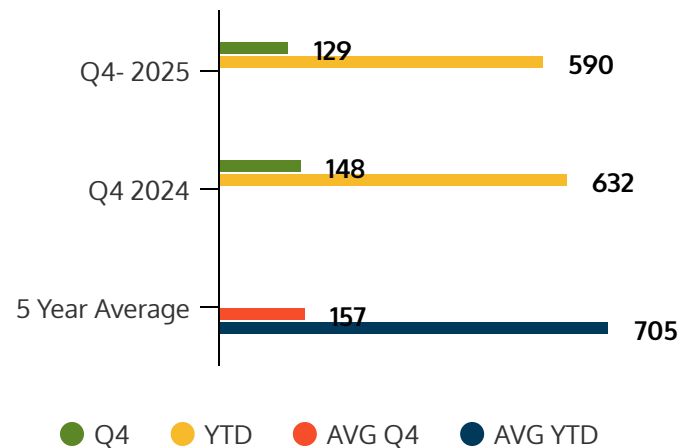
#### Permit Trends:

- Additions, alterations, and secondary suite conversions remain steady and represent a significant share of Q4 activity

### Construction Value (\$)



### Building Permits Issued



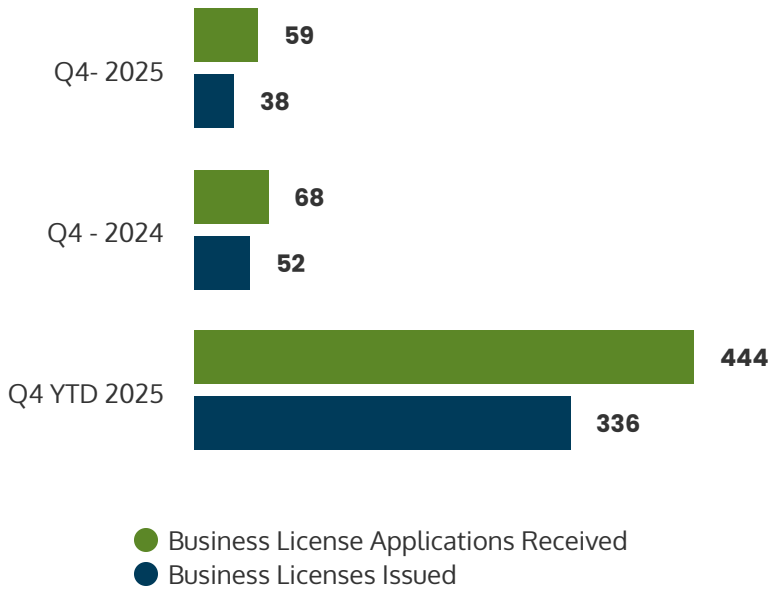
\*Q4 2025 is compared to an average of Q4 2024.

\*\*5 Year Average captures totals from 2020-2025, providing an average for both Quarter and Year-To-Date comparisons.

# Development Services Q4 - 2025

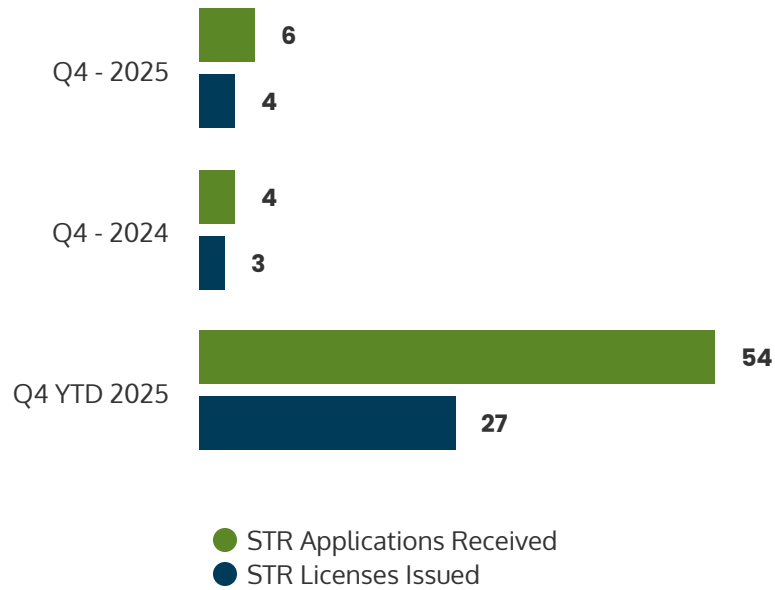
## Business Licensing

### Business Licenses Q4



\*Most of the delinquent licenses are waiting for building permit compliance prior to license approval

### Short Term Rentals Q4

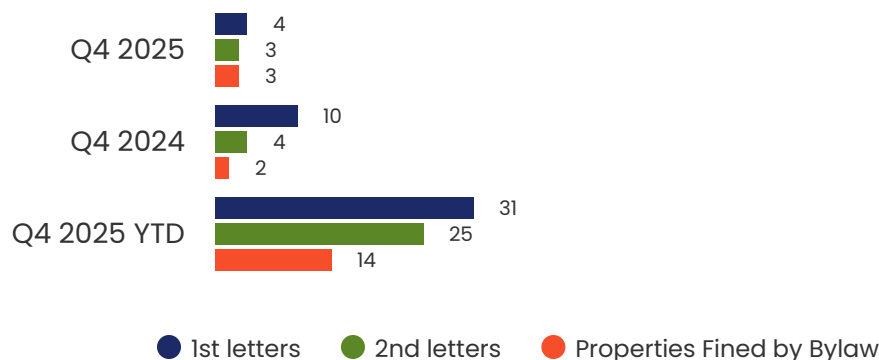


\*Of the STR applications above (6), 3 are for STRs, 2 are for Short-Term Resort and 1 Agri-Tourism Accommodation.

### Business Licensing Overview:

- As of year-to-date 2025, The City has issued 835 Intercommunity Business Licenses, including both new and renewed.
- The total number of active business license in West Kelowna is 2,827.
- As of December 19th 2025 there are 383 active Short Term Rentals, comprised of 127 Resort Accommodations, 123 Bed and Breakfast STRs, 129 STRs and 4 Agri-Tourism Units.

### Q4 2025 STR Enforcement

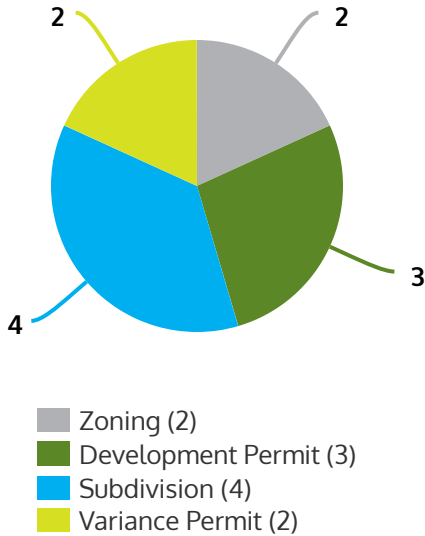


- There were 2 properties with enforcement action, resulting in 3 fines totaling \$700. A balance of \$200 remains outstanding. A total of \$3,900 in fines occurred in 2025.

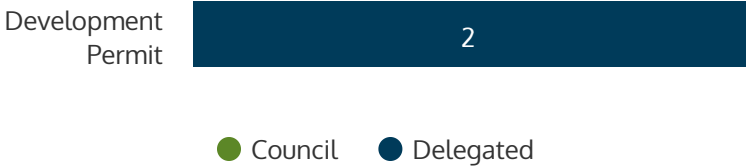
# Development Services Q4 - 2025

## Planning

### Planning Applications Received

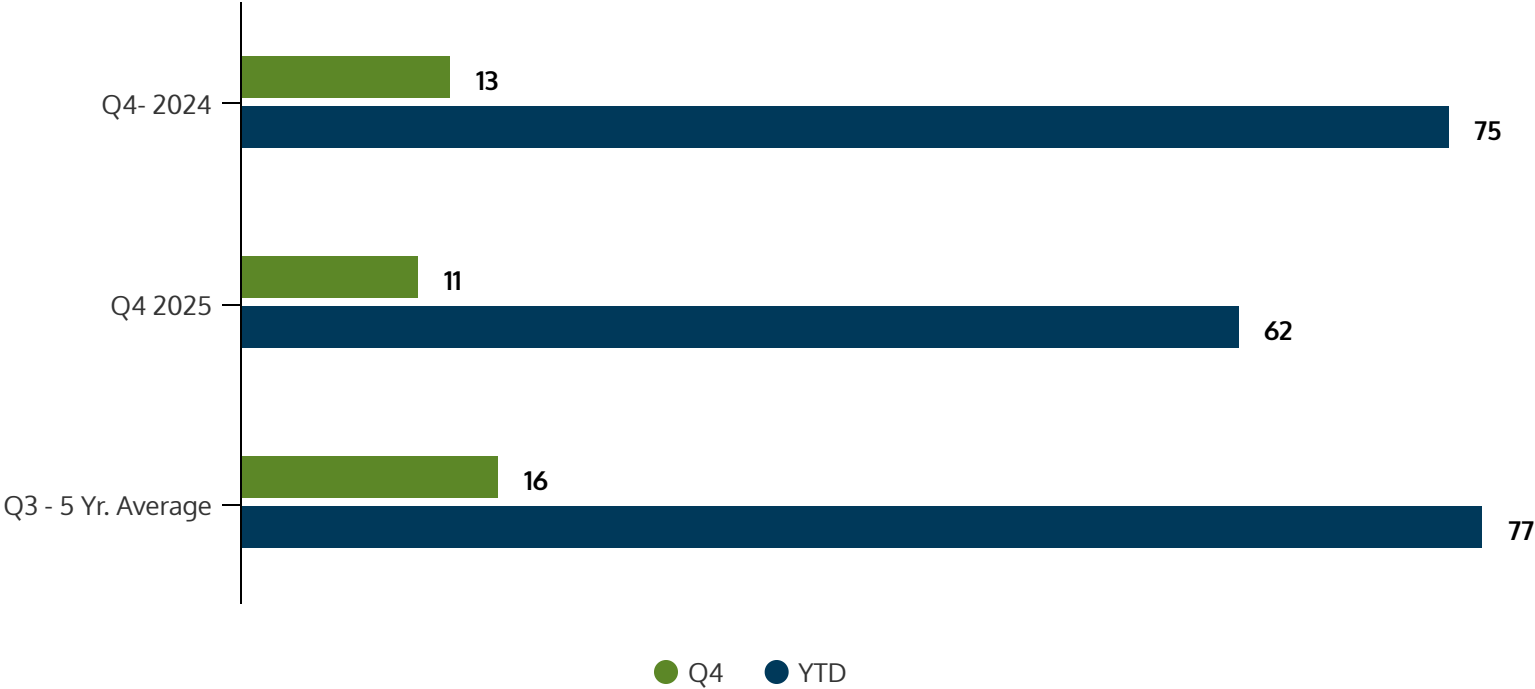


### Planning Applications Considered Council vs Delegated



- Council considered **8** items for Zoning/OCP amendments and ALR Exclusion.
- Council considered **5** Long-Range project files.

### Planning Applications Received



# Development Services Q4 - 2025

## Planning

---

### Approved By Delegated Authority

#### Development Permits

##### **DP 22-06.03, Wetton Rd**

Multiple Family and Intensive Residential Development Permit amendment for the construction of twelve townhouse units.

##### **DP 23-07.01, Westside Rd**

Hillside Development Permit Amendment with Variance to permit an over-height retaining wall to facilitate the construction of a house.



### Long Range Project Updates

- **Zoning Bylaw Amendment** for short-term rental in Compact Single Detached and Duplex Zone (RC3) held a Public Hearing on October 7th.
- **Amenity Cost Charges** was presented to Council for information on November 4th.
- **Official Community Plan Bylaw Amendment – Alignment with Small-Scale Multi-Unit Housing and Interim Housing Needs Report** was read and first and second time by Council on November 25th.
- **Housing Accelerator Fund - Incentives Program for Priority Housing** was brought to Council on December 9th.
- **Housing Accelerator Fund - Pre-Approved Building Plans & Designs** was presented to Council for Information on December 9th.