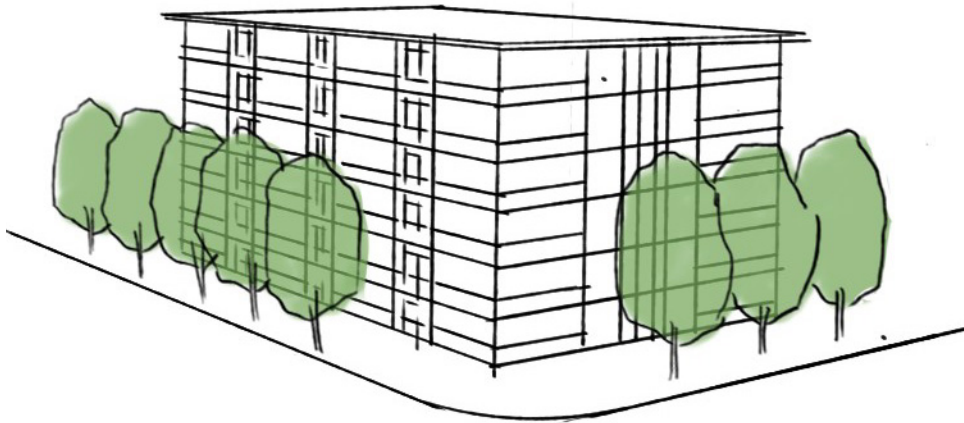


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# West Kelowna Official Community Plan Housing Typology Guide

# 4 TO 6 STOREY BUILDINGS



## OPPORTUNITIES

### Transportation

- Can contribute to creation of walkable neighbourhoods
- Achieves transit supportive density

### Affordability

- Can provide an entry into home ownership
- Can provide secure rental homes
- Can provide affordable or subsidized housing

### Sustainability

- Can be wood frame
- More housing can be accommodated on less land
- Shared walls are more energy efficient
- Can providing neighbourhood serving commercial to support walkability and reduce the need to drive

### Parking

- Underground parking is feasible

### Infrastructure and Services

- Can efficiently provide infrastructure and services; less impact to tax base compared with low density housing forms

## CHALLENGES

### Private Outdoor Space

- Limited private outdoor space

### Privacy

- Noise/sound transmission between units can be a nuisance to occupants

### Fees

- Owners required to pay strata maintenance fees in the case of condos.



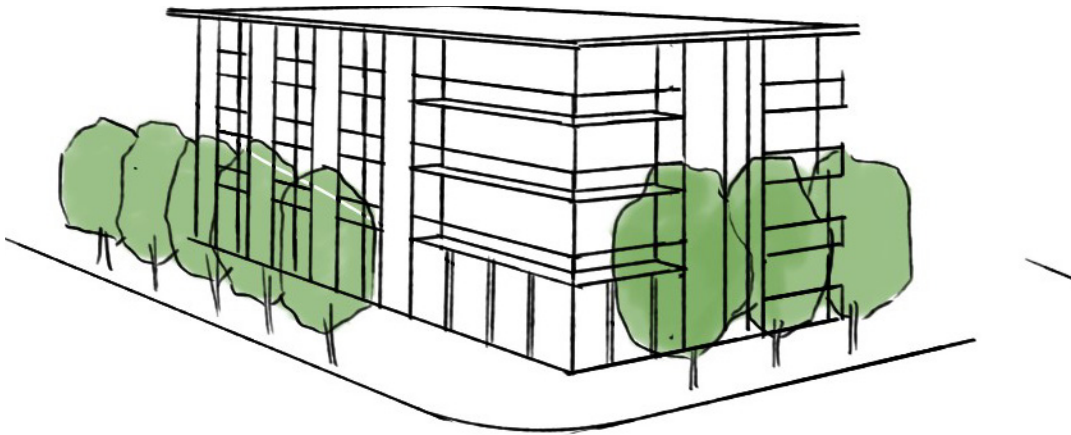


6 Storey in Edmonton, AB



5 Storey in Vancouver, BC

# 3 + 4 STOREY BUILDINGS



## OPPORTUNITIES

### Transportation

- Can contribute to creation of walkable neighbourhoods
- Achieves transit supportive density

### Affordability

- Can provide an entry into home ownership
- Can provide secure rental homes
- Can provide affordable or subsidized housing

### Sustainability

- Can be wood frame and achieve high level of building performance
- More housing can be accommodated on less land
- Can providing neighbourhood serving commercial to support walkability and reduce the need to drive

### Parking

- Underground parking is feasible

### Infrastructure and Services

- Can efficiently provide infrastructure and services; less impact to tax base compared with low density housing forms

## CHALLENGES

### Private Outdoor Space

- Limited private outdoor space

### Privacy

- Noise/sound transmission between units can be a nuisance to occupants

### Fees

- Owners required to pay strata maintenance fees in the case of condos.



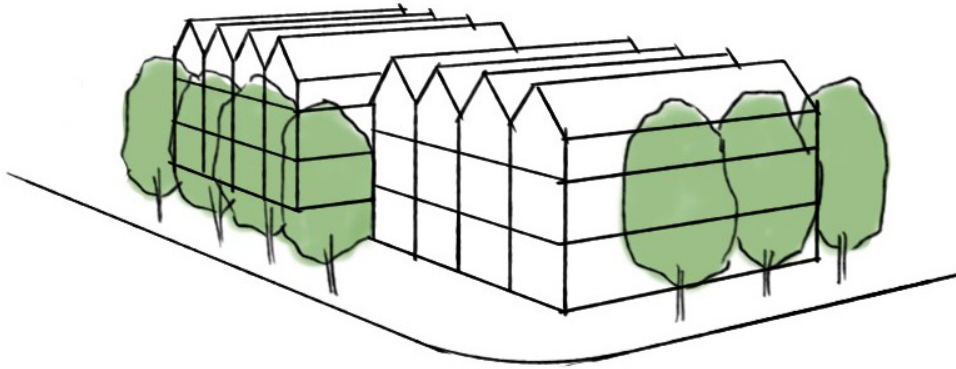


*4 Storey in Vancouver, BC*



*3 Storey in Edmonton, AB*

# TOWNHOUSES



## OPPORTUNITIES

### Transportation

- Can contribute to creation of walkable neighbourhoods
- Achieves transit supportive density

### Affordability

- Can be a more affordable housing form than single detached or duplex units

### Sustainability

- Can be wood frame
- More housing can be accommodated on less land
- Shared walls are more energy efficient

### Parking

- Underground or tuck-under parking is feasible

### Infrastructure and Services

- Can efficiently provide infrastructure and services; less impact to tax base compared with low density housing forms

## CHALLENGES

### Privacy

- Noise/sound transmission between units can be a nuisance to occupants

### Fees

- Owners are required to pay strata maintenance fees





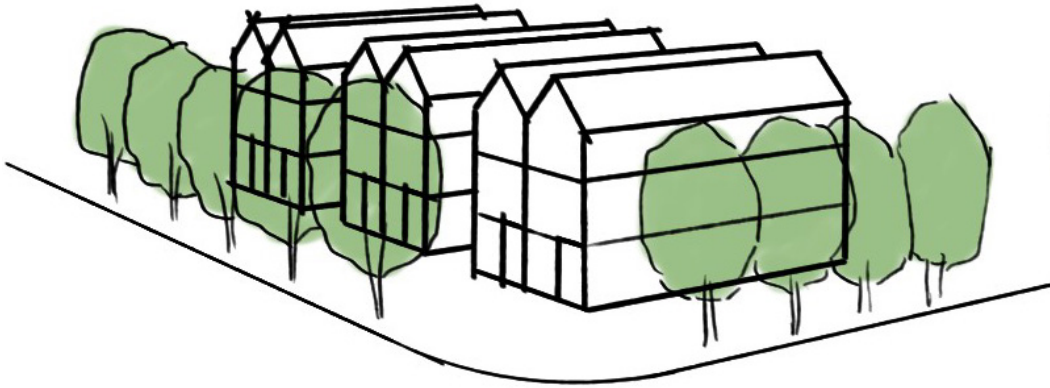
*Town Houses in Pickering, ON (Loozrboy, Flickr)*



*Town Houses in Bucktown, Illinois (David B. Gleason, Flickr)*



# DUPLEXES + DUPLEXES W/ SUITES



## OPPORTUNITIES

### Affordability

- Can provide an entry into home ownership
- Can provide rental homes
- Can provide the primary units with mortgage helpers

### Sustainability

- Can be wood frame
- More housing can be accommodated on less land
- Shared walls are more energy efficient

### Private Outdoor Space

- Units typically have some private outdoor space

### Infrastructure and Services

- Can be costly from a infrastructure and servicing perspective

### Fees

- Owners are not required to pay strata maintenance fees.

## CHALLENGES

### Transportation

- Does not achieve transit supportive density

### Parking

- Accommodating parking on site can be a challenge
- Can result in a lot of paving for driveways and surface parking
- Can result in many driveway letdowns where lanes are not present, and a reduction in the number of street trees





*Duplex in Vancouver, BC*



*Duplex in Edmonton, AB*

# SINGLE DETACHED HOMES W/ CARRIAGE HOUSES



## OPPORTUNITIES

### Affordability

- Can provide the primary unit with a mortgage helper
- Can provide a rental home

### Sustainability

- Can be wood frame

### Private Outdoor Space

- Units have private outdoor space

### Infrastructure and Services

- Can be costly from a infrastructure and servicing perspective

### Privacy

- No issues with noise/sound transmission between units

## CHALLENGES

### Transportation

- Does not achieve transit supportive density

### Parking

- Accommodating parking on site can be a challenge
- Can result in a lot of paving for driveways and surface parking
- Can result in many driveway letdowns where lanes are not present, and a reduction in the number of street trees

### Sustainability

- Detached units are less energy efficient
- Requires a lot of land for only a few units





*Carriage home in Calgary, AB (Currylife, Twitter)*



*Carriage home in Calgary, AB (from SprawlAlberta.com)*

# SINGLE DETACHED HOMES W/ SUITES



## OPPORTUNITIES

### Affordability

- Can provide the primary unit with a mortgage helper
- Can provide a rental home

### Sustainability

- Can be wood frame
- Shared walls are more energy efficient

### Private Outdoor Space

- Units have private outdoor space

### Infrastructure and Services

- Can be costly from a infrastructure and servicing perspective

## CHALLENGES

### Transportation

- Does not contribute to the creation of transit oriented neighbourhoods

### Parking

- Accommodating parking on site can be a challenge
- Can result in a lot of paving for driveways and surface parking
- Can result in many driveway letdowns where lanes are not present, and a reduction in the number of street trees

### Privacy

- Noise/sound transmission between units can be a nuisance to occupants

### Sustainability

- Requires a lot of land for only a few units





*Small lot residential with basement suite in Edmonton, AB*

# SMALL LOT RESIDENTIAL



## OPPORTUNITIES

### **Sustainability**

- Can be wood frame

### **Private Outdoor Space**

- Units have private outdoor space

### **Infrastructure and Services**

- Can be costly from a infrastructure and servicing perspective

### **Privacy**

- No issues with noise/sound transmission between units

## CHALLENGES

### **Transportation**

- Does not achieve transit supportive density

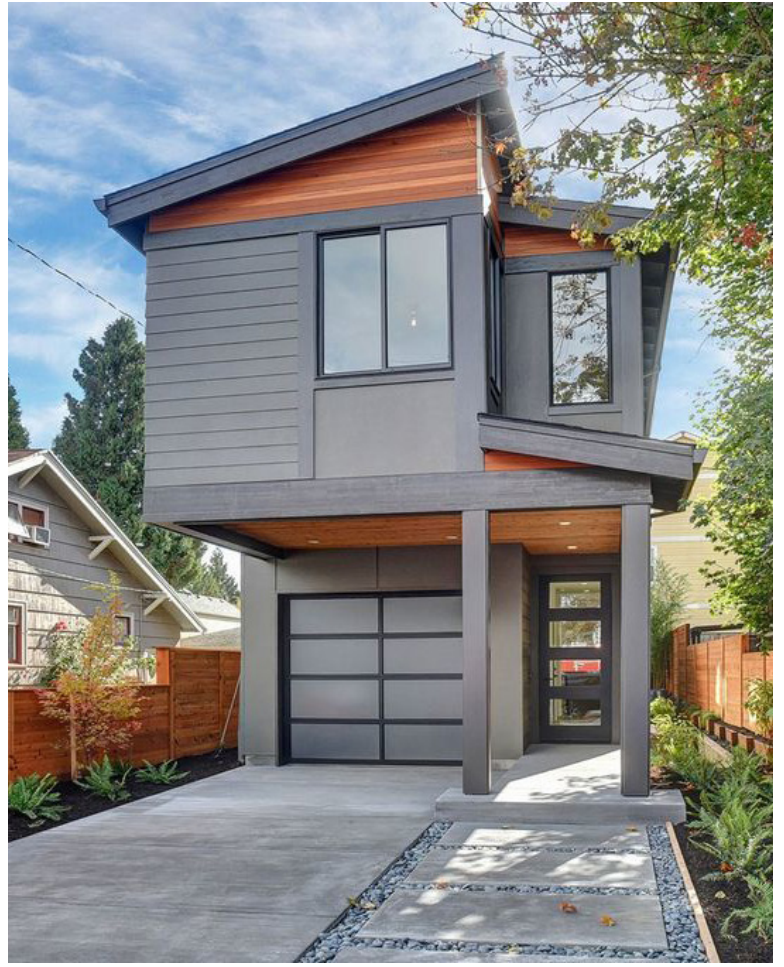
### **Parking**

- Accommodating parking on site can be a challenge
- Can result in a lot of paving for driveways and surface parking
- Can result in many driveway letdowns where lanes are not present, and a reduction in the number of street trees

### **Sustainability**

- Detached units are less energy efficient
- Requires a lot of land for only a few units





*Examples of Small Lot Residential Units*