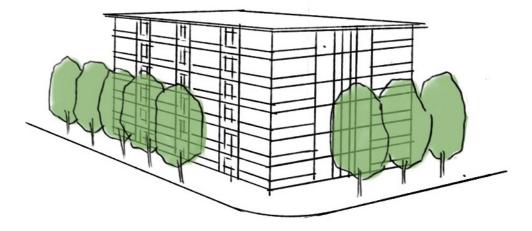


# West Kelowna Official Community Plan Housing Typology Guide



# **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.

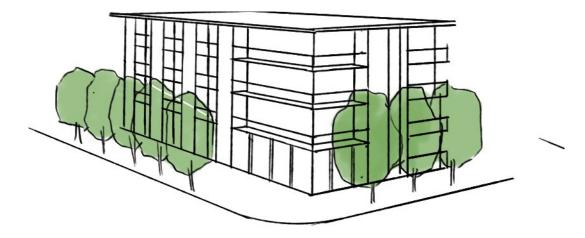


6 Storey in Edmonton, AB



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.

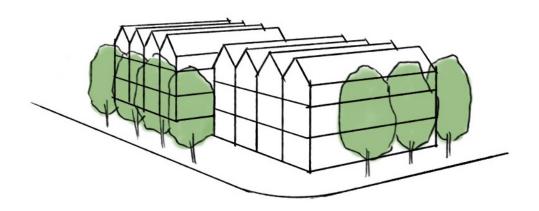


4 Storey in Vancouver, BC



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

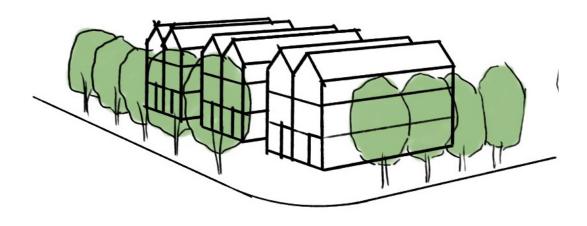


Town Houses in Pickering, ON (Loozrboy, Flickr)



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

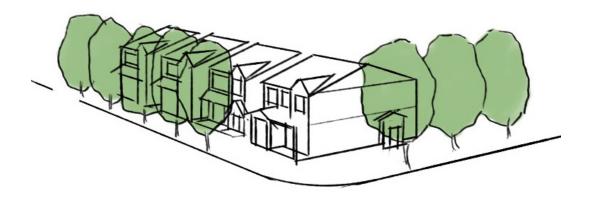


Carriage home in Calgary, AB (Currylife, Twitter)



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

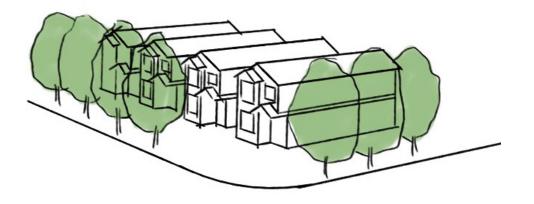
#### Sustainability

- 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

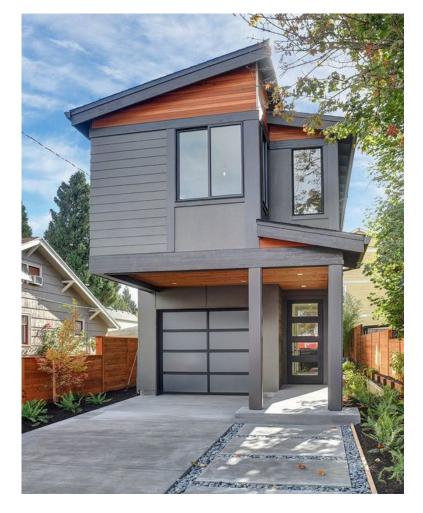
#### Parking

- 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