



Small-Scale Multi-Unit Housing Information Bulletin

Revised: June 2024

What is Small-Scale Multi-Unit Housing and Bill 44?

The City of West Kelowna has updated its Zoning Bylaw to comply with provincial legislation (Bill 44) related to provision of Small-Scale Multi-Unit Housing (SSMUH) on many lots traditionally zoned for single family development, known as *Restricted Zones*. This bulletin provides information on the provincial changes and how the City is implementing these required changes. Additional information can be found on the City's website.



Photo Credit: Arlene Janousek

What can I build on my property?

Changes to the Zoning Bylaw affected certain residential zones to permit additional density. The following table is provided to help determine what may be built on a property subject to SSMUH legislation. Only the most common SSMUH zones have been included in the table below which assumes that properties are within the Growth Boundary, connected to water and sewer and not greater than 4,050 m². Additional regulations in the City's Zoning Bylaw will apply to all developments.

For lots greater than 280m²* in the identified zones below, up to 4-dwelling units are permitted in the following configurations (choose one):

Proposed Uses	RC2 Zone	RC3 Zone	R1 Zone	R1L Zone	RP1 Zone
1 Unit					
Single Detached Dwelling	✓	✓	✓	✓	✓
2 Unit Combinations					
Single Detached Dwelling w/ Secondary Suite	✓	✓	✓	✓	✓
Single Detached Dwelling w/ Carriage House	✓	✓	✓	✓	✓
Duplex	✓	✓	✓	✓	✓
3 Unit Combinations					
Single Detached Dwelling w/ Secondary Suite and Carriage House	✓	✓	✓	✓	✓
Single Detached Dwelling & Carriage House w/ Secondary Suite	✓	✓	✓	✓	✓
Duplex w/ one Secondary Suite	✓	✓	✓	✓	✓
Townhouse (3 units, ie. Tri-plex)	✓	x	x	x	✓
4 Unit Combinations					
Single Detached Dwelling w/ Secondary Suite & Carriage House w/ Secondary Suite	✓	✓	✓	✓	✓
Duplex w/ two Secondary Suites	✓	✓	✓	✓	✓
Townhouse (4 units, ie. Quad-plex)	✓	x	x	x	✓

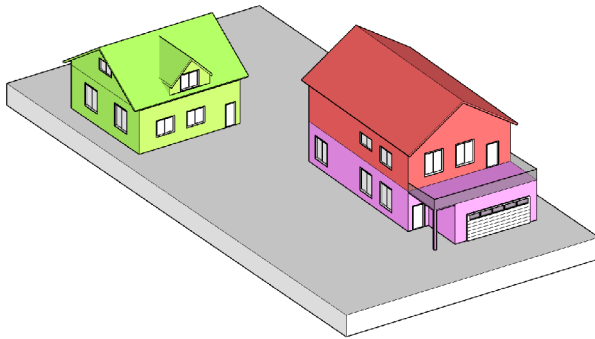
*If your property is smaller than 280m², please consult the Zoning Bylaw for permitted built forms and densities.

Important Note: Despite the density required by provincial legislation, there could be several factors limiting the development potential of a lot such as site characteristics, specific zoning requirements and utility servicing requirements. It is important to review the City's Zoning Bylaw and any other bylaws governing development in the City of West Kelowna prior to making development plans.

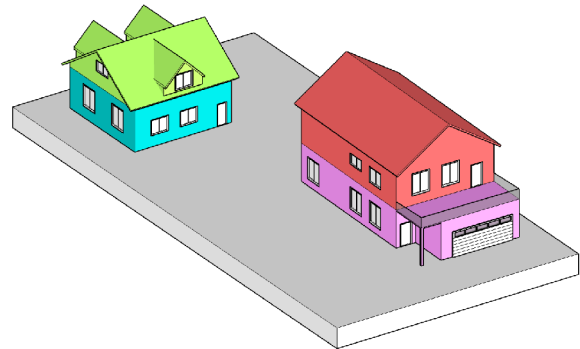
Possible Building Configurations

The following illustrates what possible building configurations could be built in West Kelowna under the changes to the Zoning Bylaw. The graphics are for conceptual purposes only, not to scale and not intended to illustrate a project complying with all development regulations. Each lot and circumstance is unique and proposals will require consultation with the requirements of the Zoning Bylaw.

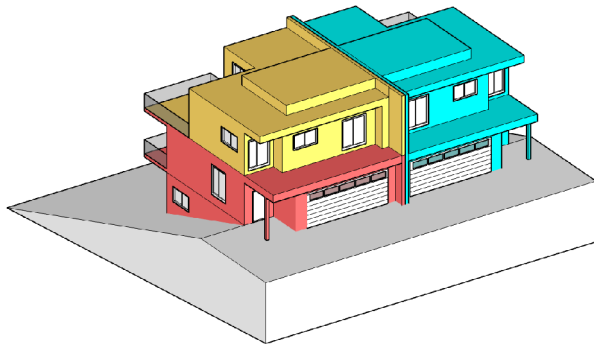
Single Detached Dwelling with Secondary Suite & Carriage House



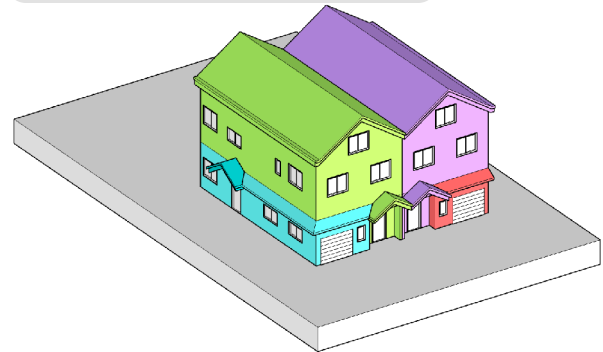
Single Detached Dwelling & Carriage House with Secondary Suites



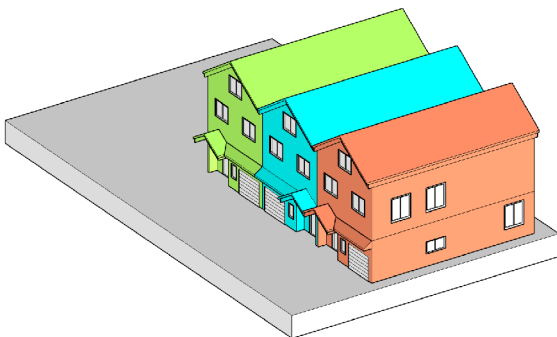
Duplex with Secondary Suite



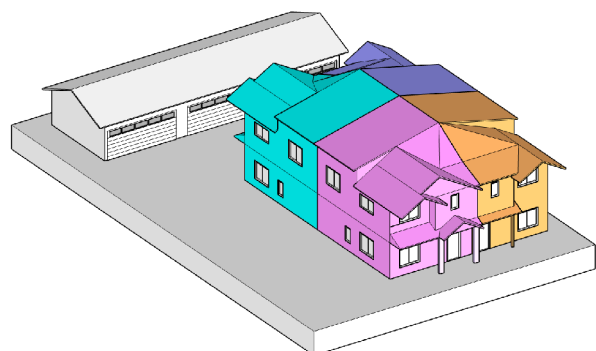
Duplex with Secondary Suites



Triplex (RC2 and RP1 Zones only)



Quadplex (RC2 and RP1 Zones only)





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Parking, Height, Setbacks, Parcel Coverage and other Development Regulations

Amendments to the Zoning Bylaw have reduced parking requirements in select zones based on best practice to facilitate the development of additional units on a property. **Appendix A** provides an overview of parking requirements for various building configurations in Restricted Zones.

Additional changes were made to the development regulations in each zone based on best practice outlined in the Provincial Policy Manual for SSMUH including minor setback reductions and increased parcel coverage in some zones, and increased height for principal dwellings. Other development regulations related to subdivision requirements (minimum parcel areas, and parcel frontage) were not changed. Please see each zone for specific development regulations.

Utility Servicing, Development Cost Charges and Building and Development Permit Considerations

All SSMUH developments require building permit applications which may trigger additional water service upgrades or other utility upgrades. For townhouse development, where permitted, the City's Works and Service Bylaw will apply which may require applicants to provide additional off-site upgrades such as sidewalks and street lighting. New SSMUH developments may also trigger Development Cost Charges (DCCs) as per the City's DCC Bylaw, depending on the unit configuration being constructed.

Form and Character Development Permits will only be required for 3+ unit developments in townhouse form (i.e. tri-plex or quad-plex) as per Section 4 of the City's Official Community Plan. All other Development Permit areas including Aquatic Ecosystem, Hillside, Sensitive Terrestrial Ecosystem and Wildfire Interface will continue to apply to SSMUH developments.



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Frequently Asked Questions

What zones were affected by the provincial changes?

The RC2, RC3, R1, R1L, I6, CD1(C), CD1(E) and CD3(A) Zones were all amended to comply with the legislation. A Residential Plex Zone (RP1) was created and the RC4 and R2 Zones deleted due to their redundancy given new legislation. Each zone has its own unique development regulations as per the City's Zoning Bylaw.

What development forms are considered a townhouse?

The City's Zoning Bylaw defines a townhouse as 'a building or group of buildings divided into 3 or more dwellings where each dwelling shares at least 1 common wall with another dwelling and each dwelling has a separate exterior entrance.' The Zoning Bylaw supports Small Scale Multi-Unit townhouse forms such as quad and triplexes and other forms of three to four units provided they meet the townhouse definition and development regulations set out in each zone.

Can I build a townhouse outside of the RC1, RC2 and RP1 zone?

The RC1, RC2 and RP1 zone permitting townhouse development has been assigned to select locations with close proximity to amenities and services and that have adequate infrastructure servicing capacity. At this time, these zones are the only zones supporting this type of development outside of higher density multiple family zones.

How big can my Carriage House and/or Suite be?

Carriage houses in SSMUH zones are limited to 110 m² or 75% of the habitable gross floor area of the principal dwelling (whichever is less) and secondary suites are limited to 100m² or 40% of the habitable gross floor area of a principal dwelling (whichever is less). Where a secondary suite is within a carriage house, its gross floor area is limited to 40% of the maximum gross floor area of the carriage house. The Zoning Bylaw provides additional regulations for carriage houses and secondary suites.

If I have an illegal suite or dwelling unit on my property, do the changes make it legal?

Should you have an illegal suite or dwelling on your property, the changes do not legalize the additional dwelling(s) and will require a building permit and any other necessary permitting from the City.

What do these changes mean if I live in a Strata?

The provincial legislation applies to all Restricted Zones as defined in the Provincial Policy manual which may include stratified properties in West Kelowna. It is recommended that you consult a lawyer on what the changes may mean for your strata and strata bylaws.

Are there any other changes anticipated to allow additional types of infill in the City?

While the changes to align with the legislation have been made to the Zoning Bylaw, the City is undertaking work on an Infill Strategy to further evaluate infill opportunities within the City. Please follow www.ourwk.ca to keep up to date on potential future opportunities for feedback.



Small-Scale Multi-Unit Housing Information Bulletin (Schedule A - Parking Regulations)

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Parking Regulations for Permitted SSMUH Configurations

Proposed Uses	Parking Requirement (RC3, R1, R1L, I6, CD1(C), CD1(E), CD3(A)) Zones	Parking Requirement (RC2 and RP1 Zones ONLY)
2 Unit Combinations		
SDD + 1 bedroom suite/CH	2 + 1 = 3 spaces	1.5 + 1 = 2.5 = 3 spaces
SDD + 2 bedroom suite/CH	2 + 1.5 = 3.5 = 4 spaces	1.5 + 1.5 = 3 spaces
Duplex	2 + 2 = 4 spaces	1.5 + 1.5 = 3 spaces
3 Unit Combinations		
SDD + 1 bedroom suite + 1 bedroom CH	2 + 1 + 1 = 4 spaces	1.5 + 1 + 1 = 3.5 = 4 spaces
SDD + 2 bedroom suite + 1 bedroom CH	2 + 1.5 + 1 = 4.5 = 5 spaces	1.5 + 1.5 + 1 = 4 spaces
SDD + 1 bedroom suite + 2 bedroom CH	2 + 1 + 1.5 = 4.5 = 5 spaces	1.5 + 1 + 1.5 = 4 spaces
SDD + 2 bedroom suite + 2 bedroom CH	2 + 1.5 + 1.5 = 5 spaces	1.5 + 1.5 + 1.5 = 4.5 = 5 spaces
Duplex + 1 bedroom suite	2 + 2 + 1 = 5 spaces	1.5 + 1.5 + 1 = 4 spaces
Duplex + 2 bedroom suite	2 + 2 + 1.5 = 5.5 = 6 spaces	1.5 + 1.5 + 1.5 = 4.5 = 5 spaces
Triplex (3 townhome units)	N/A (Use Not Permitted)	1.5 + 1.5 + 1.5 = 4.5 = 5 spaces
4 Unit Combinations		
SDD with 1 bedroom suite + 1 bedroom CH with 1 bedroom suite	2 + 1 + 1 + 1 = 5 spaces	1.5 + 1 + 1 + 1 = 4.5 = 5 spaces
SDD with 2 bedroom suite + 1 bedroom CH with 1 bedroom suite	2 + 1.5 + 1 + 1 = 5.5 = 6 spaces	1.5 + 1.5 + 1 + 1 = 5 spaces
SDD with 1 bedroom suite + 2 bedroom CH with 1 bedroom suite	2 + 1 + 1.5 + 1 = 5.5 = 6 spaces	1.5 + 1 + 1.5 + 1 = 5 spaces
SDD with 2 bedroom suite + 2 bedroom CH with 1 bedroom suite	2 + 1.5 + 1.5 + 1 = 6 spaces	1.5 + 1.5 + 1.5 + 1 = 5.5 = 6 spaces
SDD with 2 bedroom suite + 2 bedroom CH with 2 bedroom suite	2 + 1.5 + 1.5 + 1.5 = 6.5 = 7 spaces	1.5 + 1.5 + 1.5 + 1.5 = 6 spaces
Duplex + 1 bedroom suites	2 + 2 + 1 + 1 = 6 spaces	1.5 + 1.5 + 1 + 1 = 5 spaces
Duplex + 1 bedroom and 2 bed suites	2 + 2 + 1 + 1.5 = 6.5 = 7 spaces	1.5 + 1.5 + 1 + 1.5 = 5.5 = 6 spaces
Duplex + 2 bedroom suites	2 + 2 + 1.5 + 1.5 = 7 spaces	1.5 + 1.5 + 1.5 + 1.5 = 6 spaces
Quadplex (4 townhome units)	N/A (Use Not Permitted)	1.5 + 1.5 + 1.5 + 1.5 = 6 spaces

SDD = Single Detached Dwelling

CH = Carriage House

Note: Where the parking requirements add up to a fractional number, the requirement shall be rounded to the nearest whole number as per the Zoning Bylaw.