



Micro Suite Regulations Review

Housing Policy and Programs

May 12, 2025

Purpose

To review current micro suite building policies and requirements.



Background

- Council resolution – January 27, 2025

THAT Council directs staff to review current micro suite building policies and requirements as outlined in the City of Kelowna's Official Community Plan and Zoning Bylaw No. 12375.

What is a micro suite?

- Sub-category of studio units that are less than 29 m².
- Often regulated and tracked with studio units.



Background

2008

Provincial legislation exempted units smaller than 29 m² from Development Cost Charges (DCCs)

2008 to 2017

No specific regulations or definitions within City bylaw or policy

2017

Regulations adopted into the Zoning Bylaw and relevant policies updated

Current Regulations

Zoning Bylaw No. 12375

- Definition added
- Permitted in Urban Centres & University South Village Centre
- Regulated as studio units

2040 Official Community Plan

- No specific regulations
- Encourages a mix of diverse housing forms

Role of Micro Suites in 5 Year Housing Targets

Provincial housing targets

61%

Studio and one-bedroom

City's Interim Housing Needs Report

31%

One-person households

Discussion

- Meet the housing needs of a variety of household types
- Reasons to rent:
 - affordability
 - location
 - opportunity to save



Discussion

Integral aspects of livability

- Well designed layout and quality of finishings
- Located near shops, services, amenities, transportation

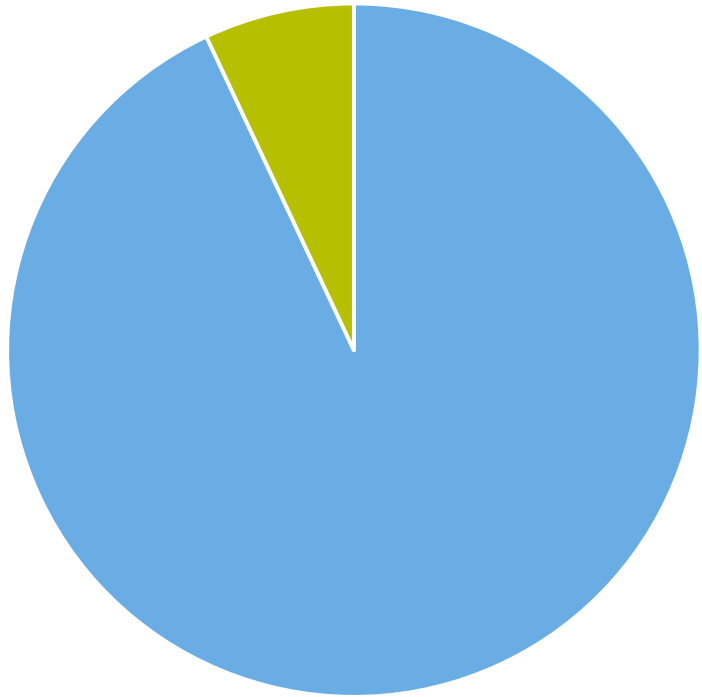


Discussion

- On average, rental rates for studio units are lower.
 - Studio rent is approximately 15% lower than one-bedrooms
- Small units represent a small fraction of past housing units.
 - Studios made up around 12% of private apartment units between 2021-2024

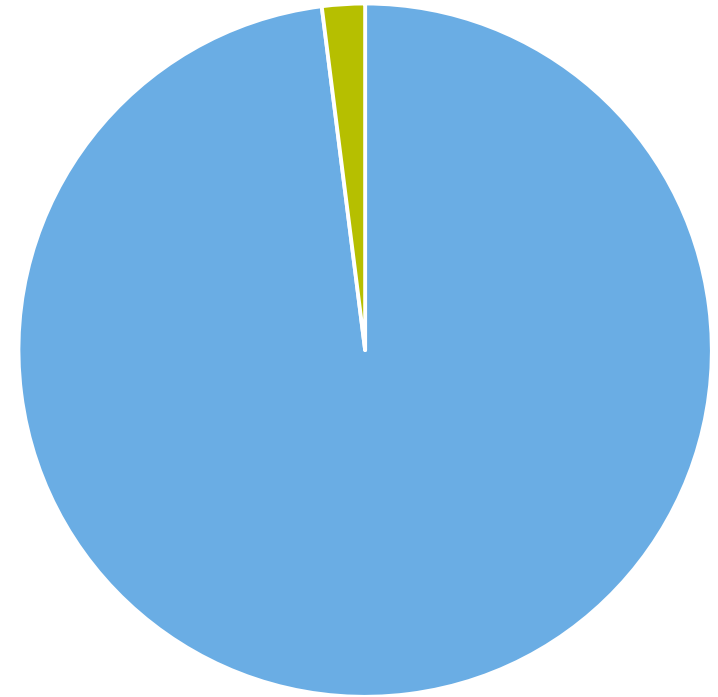
In-stream Development Permit Applications

Applications with apartments



■ Studio to 3+ Bedrooms ■ Micro Suites

Without application near UBCO campus



■ Studio to 3+ Bedrooms ■ Micro Suites

Conclusion

- Regulated as studio units within the Zoning Bylaw
- Represents a small share of new homes
- Opportunity for consideration of micro suites along TSCs
- Meets the needs of certain demographics

