

REPORT TO COUNCIL REZONING



Date: July 22, 2024
To: Council
From: City Manager
Address: 865 Solly Ct
File No.: Z24-0004

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z24-0004 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 26 Township 26 ODYD PLAN 20566, located at 865 Solly Ct, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development. The subject property has the Future Land Use Designation of Core Area Neighbourhood (C-NHD). The property size is larger than a typical MF1 zoned lot, which allows for a moderate increase in density beyond what is achievable within the current infill housing zone.

The proposal meets the intent of the Core Area Neighbourhood policies, which are intended to accommodate the City's urban growth through residential infill such as ground-oriented multi-unit housing. The proposal aligns with the Official Community Plan (OCP) Policy for the Core Area to encourage a diverse mix of low and medium density housing located in proximity to schools, recreation centres, and other amenities.

Lot Area	Proposed (m ²)
Gross Site Area	1,649.87 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,649.87 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Two single detached dwellings
East	P5 – Municipal District Park	Rutland Recreation Park
South	MF1 – Infill Housing	Single detached dwelling
West	MF1 – Infill Housing	Single detached dwelling

Subject Property Map: 865 Solly Ct



The subject property is located within a cul-de-sac neighbourhood on Solly Ct, and is near the intersection with Hartman Rd. The surrounding area is zoned MF1 – Infill Housing area, and P5 – Municipal District Park. The site is in close proximity to Rutland Recreation Park and Rutland Elementary, Middle, and Senior Secondary Schools. Approximately 300 m to the west is Rutland Rd N, a Transit Supportive Corridor with BC Transit bus stops.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11 Increase the diversity of housing forms and tensure to create an inclusive affordable and complete Core Area

Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density forms in the Core Area that support a variety of household types and sizes, income levels and life stages.
	<i>This proposal adds increased density into the established single detached housing neighbourhood.</i>
	Incorporate ground-oriented units in the design of multi-family developmens in the Core Area to support a variety of household types and sizes.

Policy 5.11.3 Ground Oriented Housing	<i>The proposal will include ground-oriented units onto Solly Ct.</i>
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6.o Application Chronology

Application Accepted: January 31, 2024
 Neighbourhood Notification Summary Received: July 2, 2024

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development

Attachments:

Attachment A: Summary of Neighbourhood Notification
 Attachment B: Draft Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.