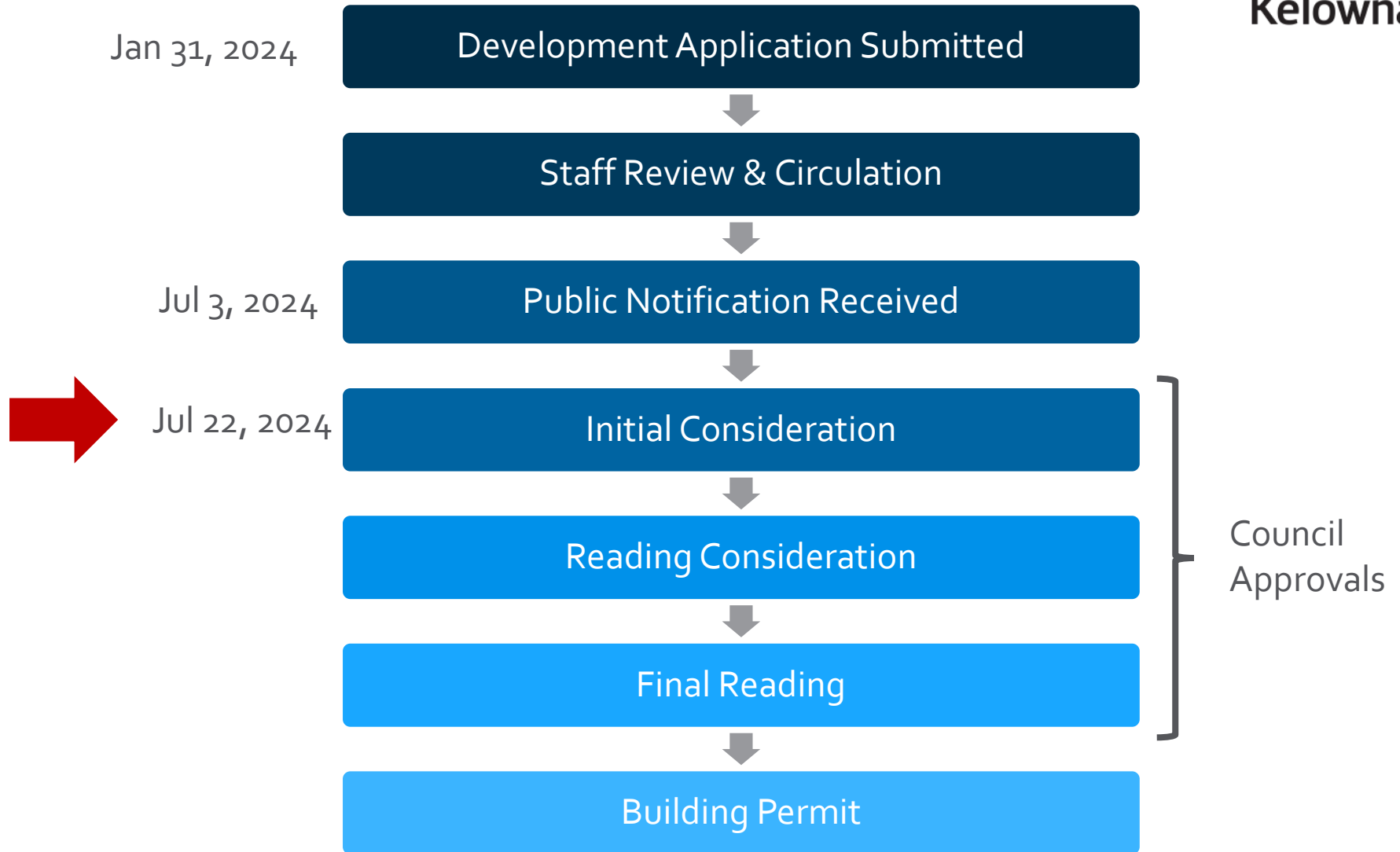# Z24-0004
865 Solly Ct

Rezoning Application

City of
Kelowna

Purpose

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

Development Process

City of **Kelowna**
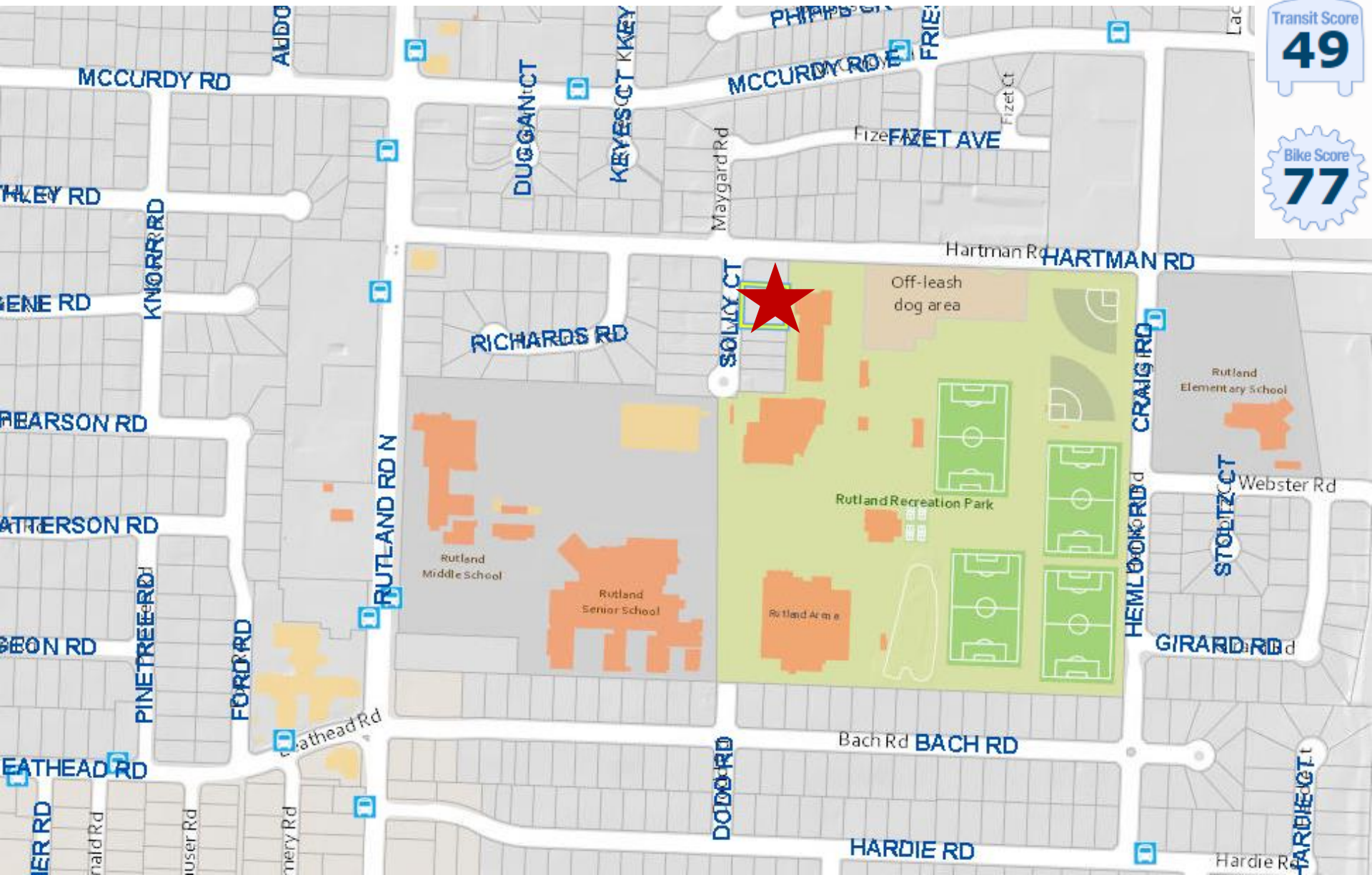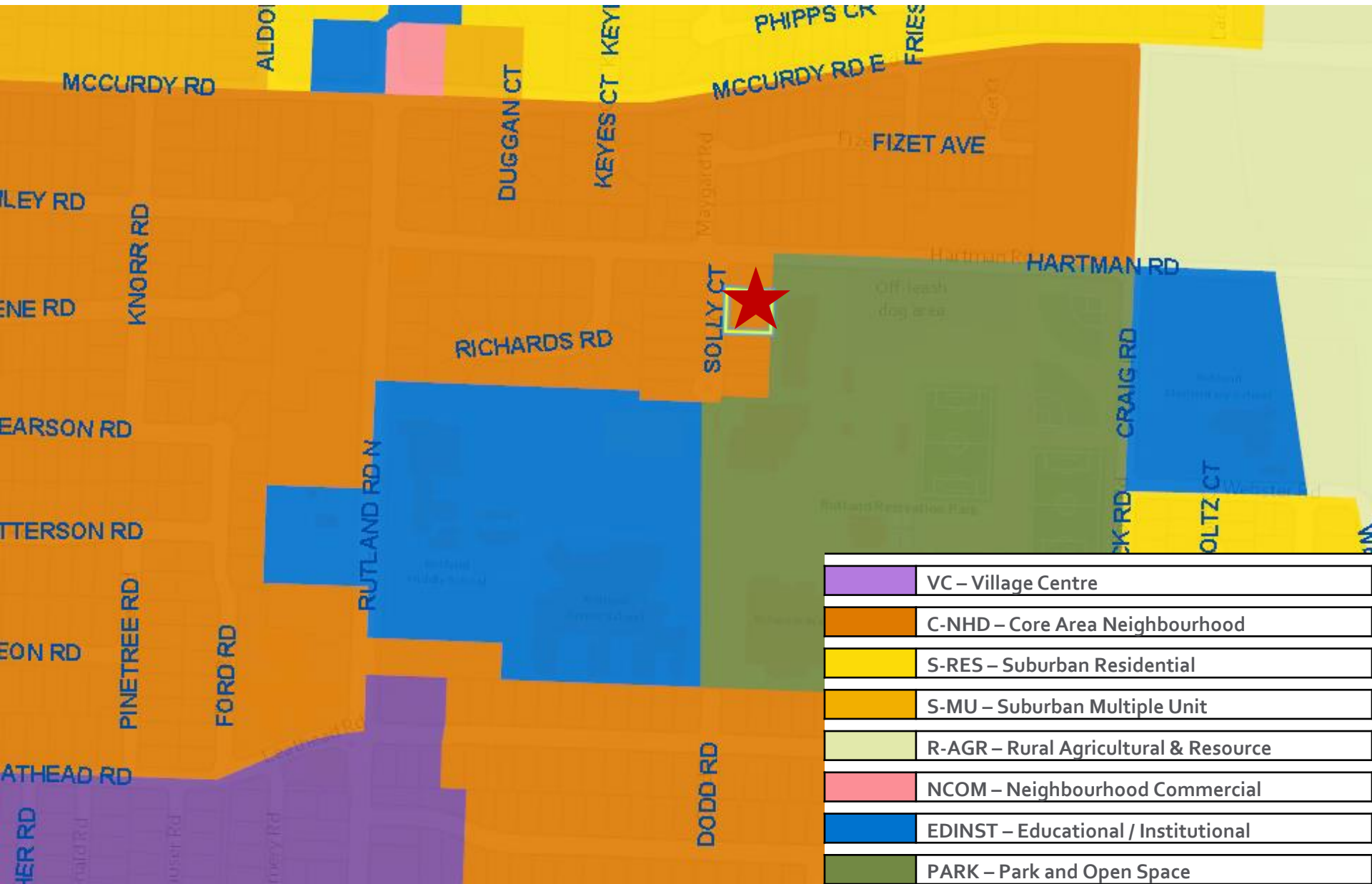
Jan 31, 2024 — Development Application Submitted

Staff Review & Circulation

Jul 3, 2024 — Public Notification Received

Jul 22, 2024 → Initial Consideration

Reading Consideration

Final Reading

Council Approvals

Building Permit

Context Map

OCP Future Land Use

Colour	Label
	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Subject Property Map
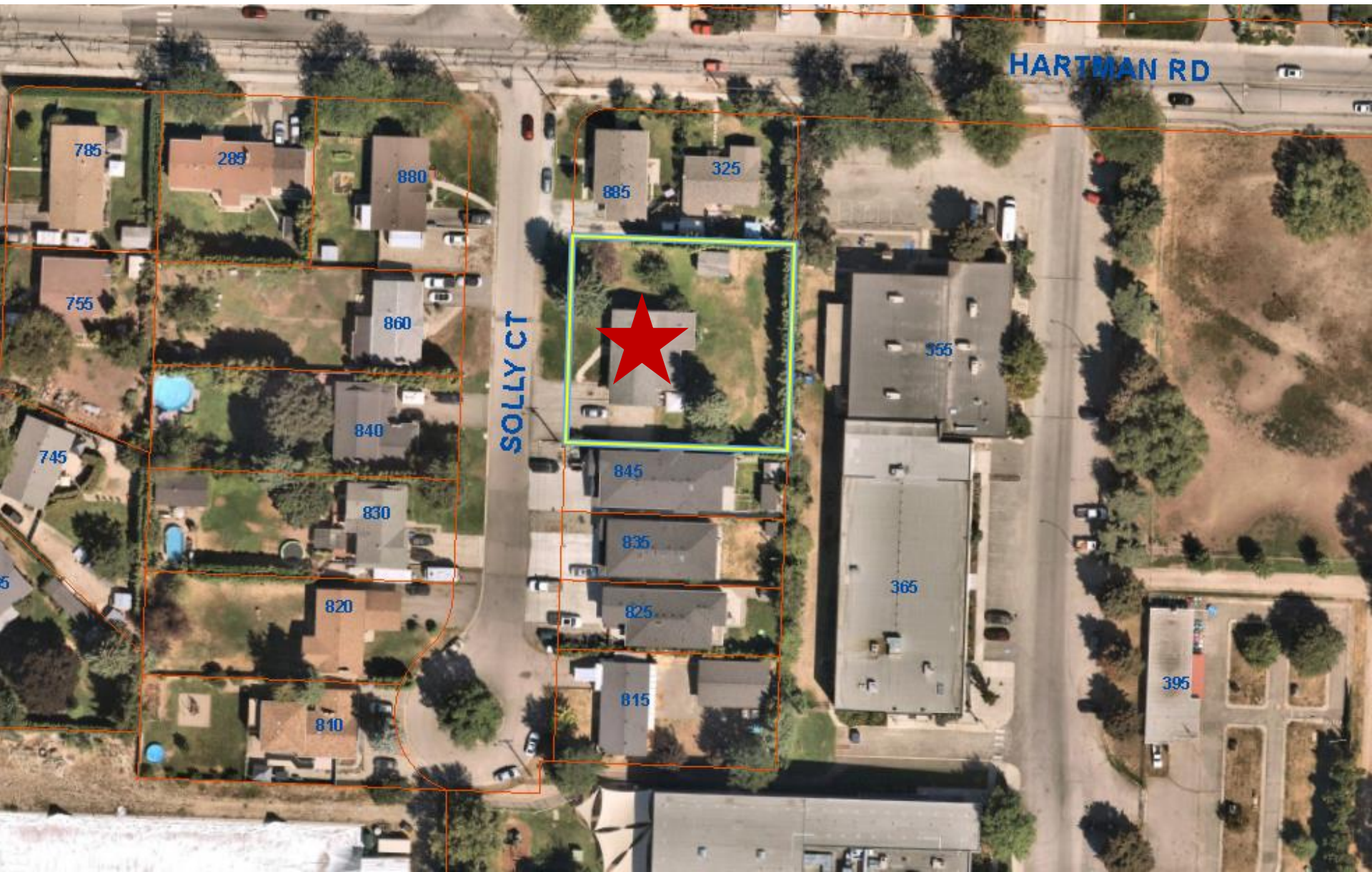
MF2 – Townhouse Housing Zone

Purpose

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses

- Townhouses

- Stacked Townhouses

- Duplex Housing

- Semi-Detached Housing

- Home Based Businesses

City of **Kelowna**

MF2 – Townhouse Housing Zone

Regulation	Maximum Permitted
Height	11.0 m & 3 storeys
Base Floor Area Ratio	1.0
Bonus Floor Area Ratio	Underground Parking: 0.25 Public Amenity: 0.15 Rental/Affordable: 0.3
Site Coverage Buildings Site Coverage Total	55% 80%

MF2 – Townhouse Housing Zone

Regulation	Minimum Permitted
Total Number of Trees	1 per 10 lineal metres of landscape area Min. 8 trees
Number of Large Trees	50% Large Trees Min. 4 large trees
Amenity Space	6.0 m2 per studio 10.0 m2 per 1-bed 15.0 m2 per unit with 2-bed+
Potential Unit Count	12 units

OCP Objectives – Climate Resilience

City of **Kelowna**

Climate Criteria
Dark Green – Meets Climate Criteria
Light Green– Will Meet Criteria Soon
Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	
5 min Walk to Park	
10 min Bike to Public School	
20 min Bus to Urban Centre/Village Centre/Employment Hub	
Retaining Trees and/or Adding Trees	
OCP Climate Resilience Consistency	

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OCP Objectives & Policies

▶ Policy 5.11.1 Diverse Housing Forms

  ▶ The proposal adds meaningful density into the established single detached housing neighbourhood.

▶ Policy 5.11.3 Ground Oriented Housing

  ▶ The proposal will include ground-oriented units onto Solly Ct, in proximity to schools, recreation, and other amenities.

Staff Recommendation

▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  ▶ OCP Future Land Use C-NHD
  ▶ OCP Objectives in Chapter 5 Core Area
    ▶ Ground Oriented Housing
    ▶ Housing Diversity
  ▶ Development Permit required