

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 26, 2024
To: Council
From: City Manager
Address: 865 Solly Ct
File No.: DP24-0020
Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0020 for Lot 2 Section 26 Township 26 ODYD PLAN 20566, located at 865 Solly Ct, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a townhouse housing development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of townhouse housing. The proposed project generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for townhouses. Key guidelines that are met include:

- Orienting building entries, windows, patios, and balconies to face the fronting street, with the primary entry clearly visible and directly accessible from the sidewalk;
- Providing usable outdoor amenity spaces and generous and well-designed landscaped areas that offer privacy, screening, and attractive interfaces with streets and open spaces; and
- Using building articulation, scaling, and setbacks to define individual units or intervals and to contribute to a consistent frontage pattern, pedestrian scale and rhythm along the fronting street.

The proposed townhomes consist of two buildings, each containing six units. The front-facing units are ground-oriented and face Solly Ct, with each unit offering three bedrooms. Building materials include white/black fibre cement siding, grey brick siding, green board and batten siding, vinyl windows and doors, glass guard rails, and wood privacy slats. Each unit will have private amenity spaces, including private decks and ground-level patios. A variety of shared amenities will be available, including a harvest table, community garden plot, tool storage cabinet, and a two-seat table.

The development meets all parking requirements, providing two parking spaces per unit, with a mix of four double-car garages and the remaining single-car garages with tandem stalls on-site. Additionally, two visitor parking spaces, including one accessible space, are provided. In-ground refuse and recycling bins will be provided on-site. All landscaping requirements have been fulfilled, including the planting of eight trees (four large and four medium) on-site. The existing cedar hedge at the rear of the property will be retained.

4.0 Subject Property & Background

4.1 Subject Property Map



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 stops.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,649.87 m ²
Total Number of Units	12
Townhome	12

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₂ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.0 FAR	0.96 FAR
Max. Site Coverage (buildings)	55 %	39.9 %
Max. Site Coverage (buildings, parking, driveways)	80 %	80.0 %
Max. Height	11.0 m / 3 storeys	9.9 m / 3 storeys
Setbacks		
Min. Front Yard (West)	2.0 m	2.0 m
Min. Side Yard (North)	2.1 m	3.0 m
Min. Side Yard (South)	2.1 m	3.0 m
Min. Rear Yard (East)	4.5 m	4.5 m
Amenity Space		
Total Required Amenity Space	180 m²	432.9 m²
Common	48.0 m ²	48.15 m ²
Private	132.0 m ²	384.75 m ²
Landscaping		
Min. Number of Trees	8 trees	8 trees
Min. Large Trees	4 trees	4 trees

PARKING REGULATIONS		
CRITERIA	MF ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	22 stalls	22 stalls
Residential	20	20
Visitor	2	2
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	63.6 % Regular 36.4 % Small
Bicycle Stalls Short-Term	4.0 stalls	4.0 stalls

6.0 Application Chronology

Application Accepted: January 31, 2024
 Neighbour Notification Received: July 2, 2024
 Adoption of Zone Amending Bylaw: August 12, 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 Services

Attachments:

Attachment A: Draft Development Permit DP24-0020

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

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