



City of
Kelowna

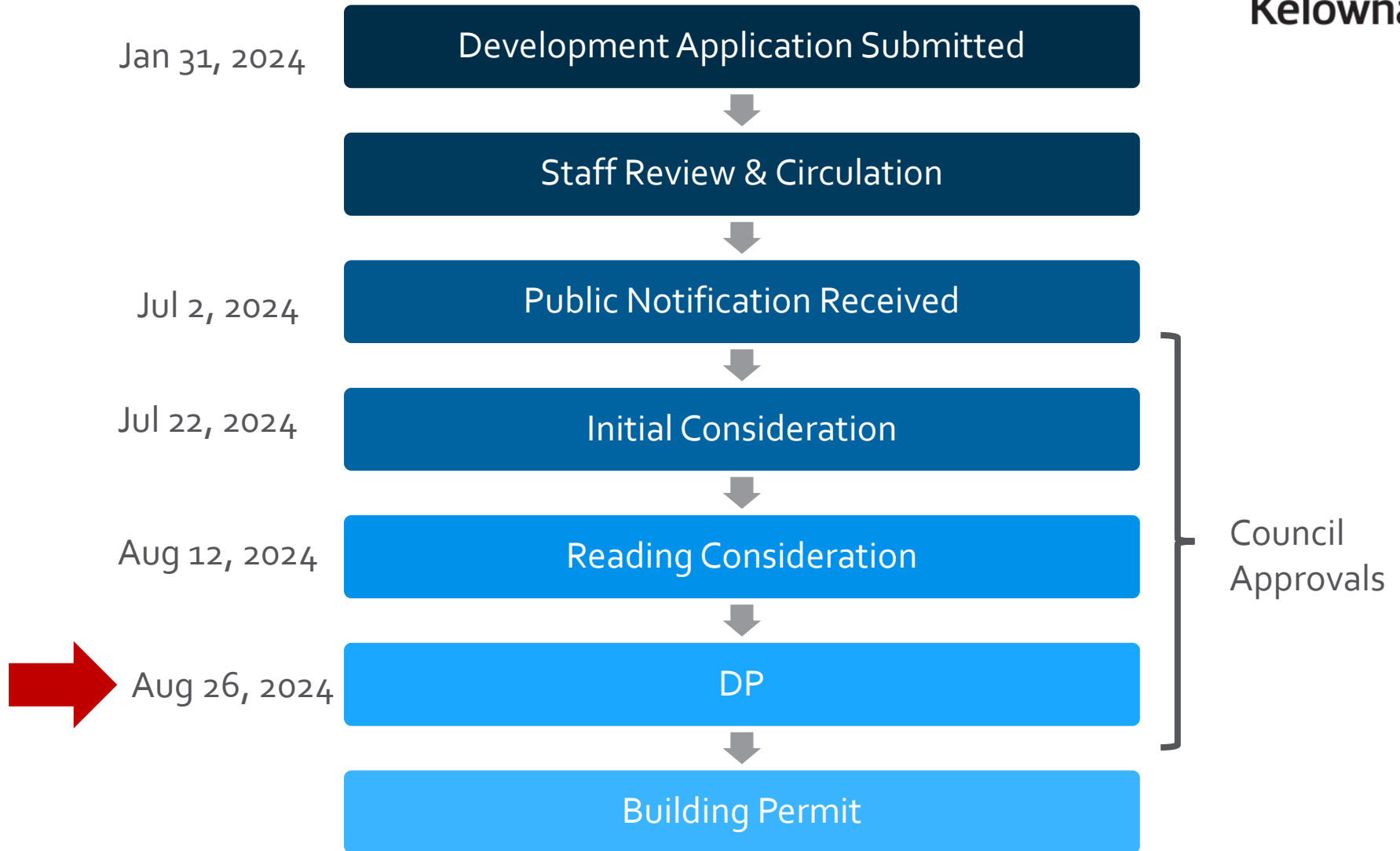
DP24-0020
865 Solly Ct

Development Permit

Purpose

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

Development Process

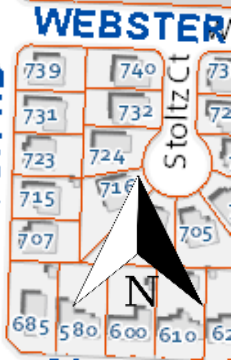
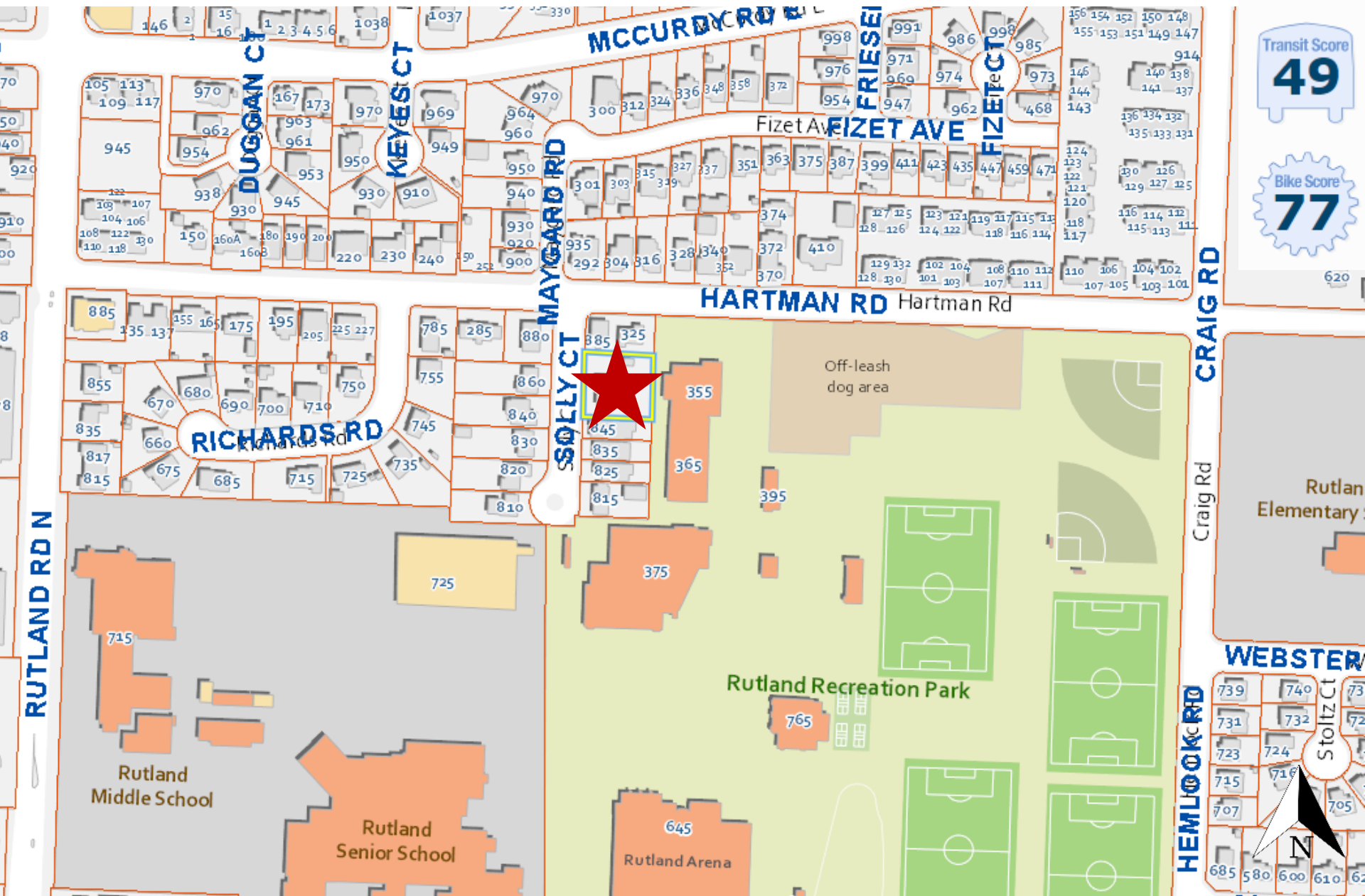


Context Map

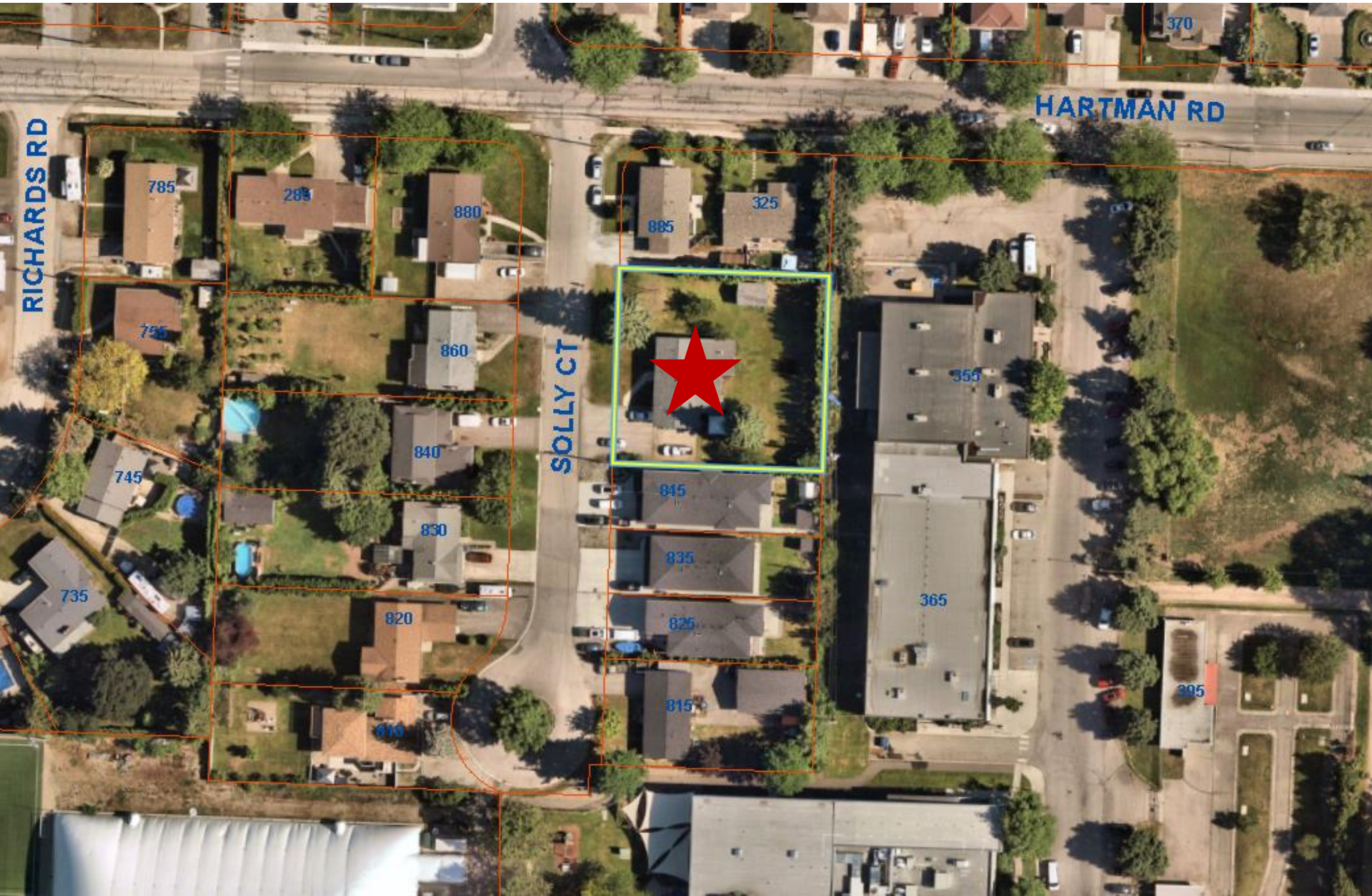
Walk Score
53

Transit Score
49

Bike Score
77



Subject Property Map



Technical Details

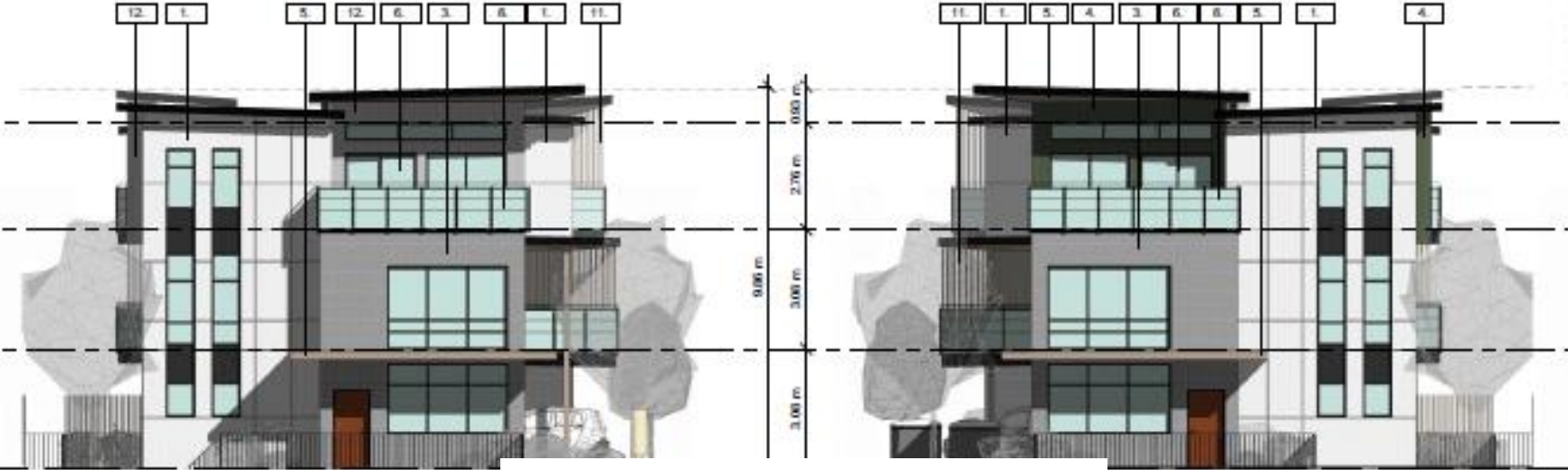
- ▶ MF2 – Townhouse Housing
 - ▶ 12 townhouse units, 2 buildings
 - ▶ 3-bedroom units
 - ▶ 3 storeys in height
 - ▶ 22 Parking Stalls
 - ▶ 4 Bicycle Parking Stalls
 - ▶ 8 trees in total
 - ▶ 4 large trees
 - ▶ Amenities: balconies, ground-level patios, harvest table, community garden, tool shed, 2-seat table

Site Plan

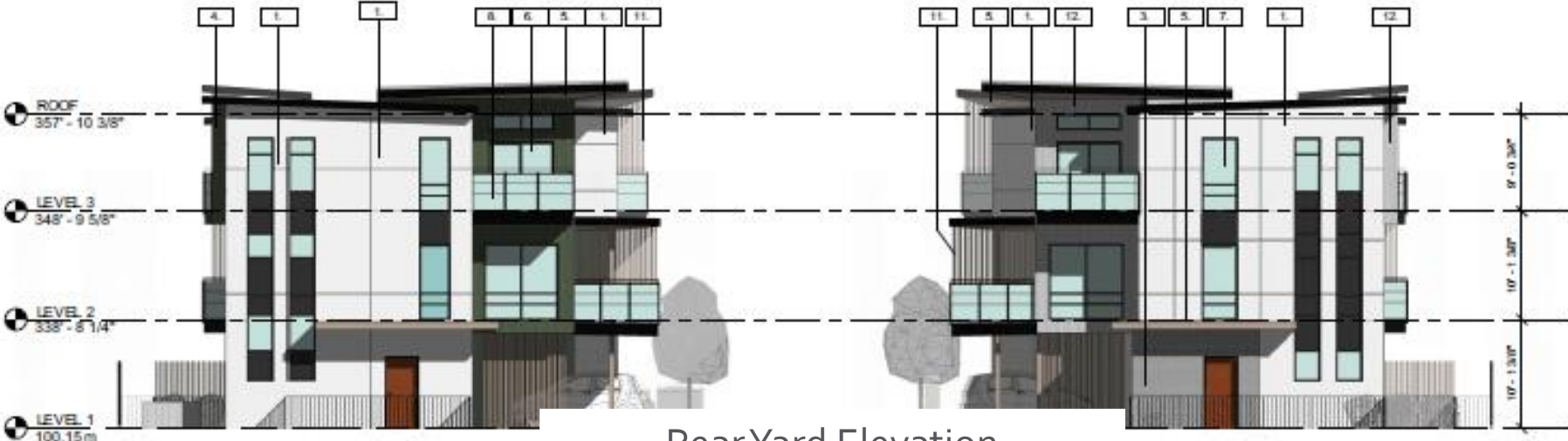


OVERHEAD POWER LINES (to remain)

Elevation – West & East



Solly Ct Elevation



Rear Yard Elevation

Elevation – North & South (Building 1)



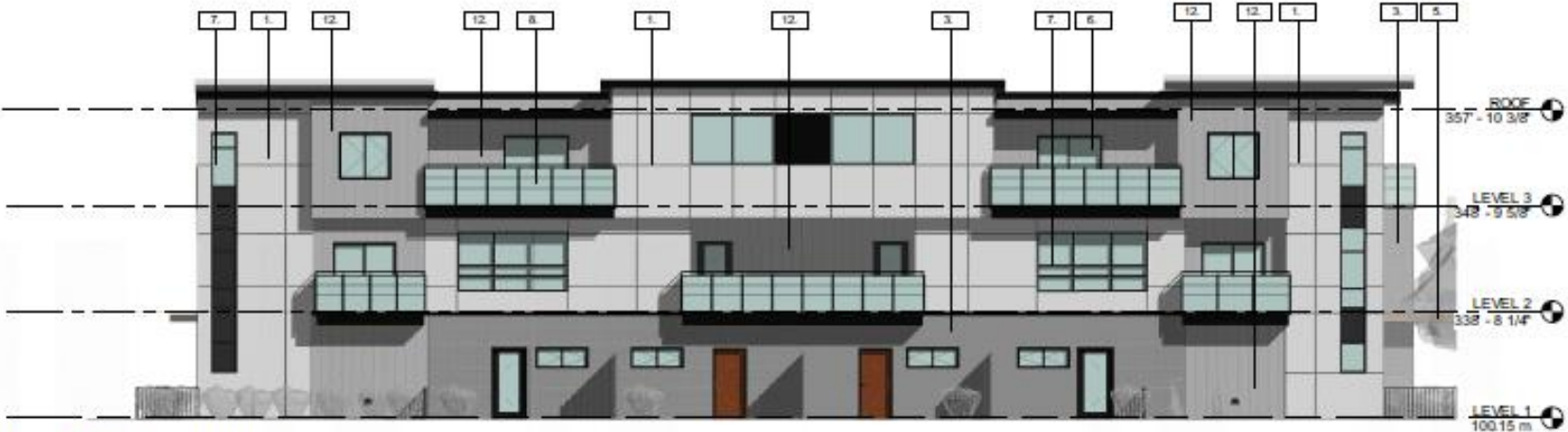
1 NORTH ELEVATION 1/8" = 1'-0"



Elevation – North & South (Building 2)



1 SOUTH ELEVATION - BUILDING 2
1P+TP

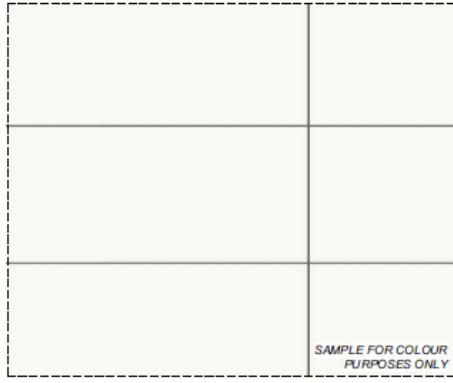


2 NORTH ELEVATION - BUILDING 2
1P+TP

Materials Board

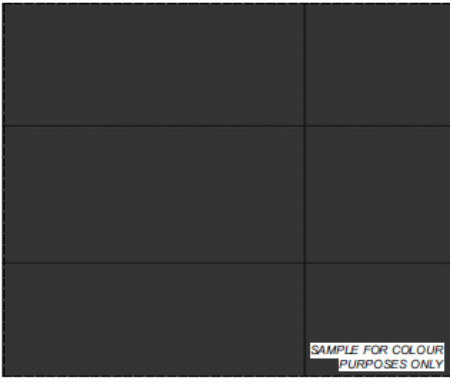


PRODUCT: FIBRE CEMENT SIDING C/W REVEAL
 COLOUR & CODE: WHITE
 I.D NUMBER: 1.



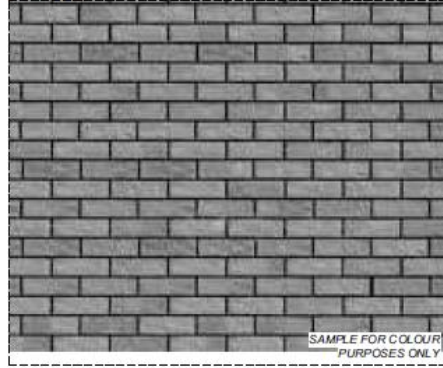
SAMPLE FOR COLOUR PURPOSES ONLY

PRODUCT: FIBRE CEMENT SIDING C/W REVEAL
 COLOUR & CODE: IRON GREY / BLACK
 I.D NUMBER: 2.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C.
 PRODUCT: BRICK SIDING
 COLOUR & CODE: GREY
 I.D NUMBER: 3.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C.
 PRODUCT: BOARD & BATTEN FIBRE CEMENT SIDING
 COLOUR & CODE: GREEN
 I.D NUMBER: 4.



SAMPLE FOR COLOUR PURPOSES ONLY

MANUFACTURER: T.B.C.
 PRODUCT: BOARD & BATTEN FIBRE CEMENT SIDING
 COLOUR & CODE: GREY
 I.D NUMBER: 12.



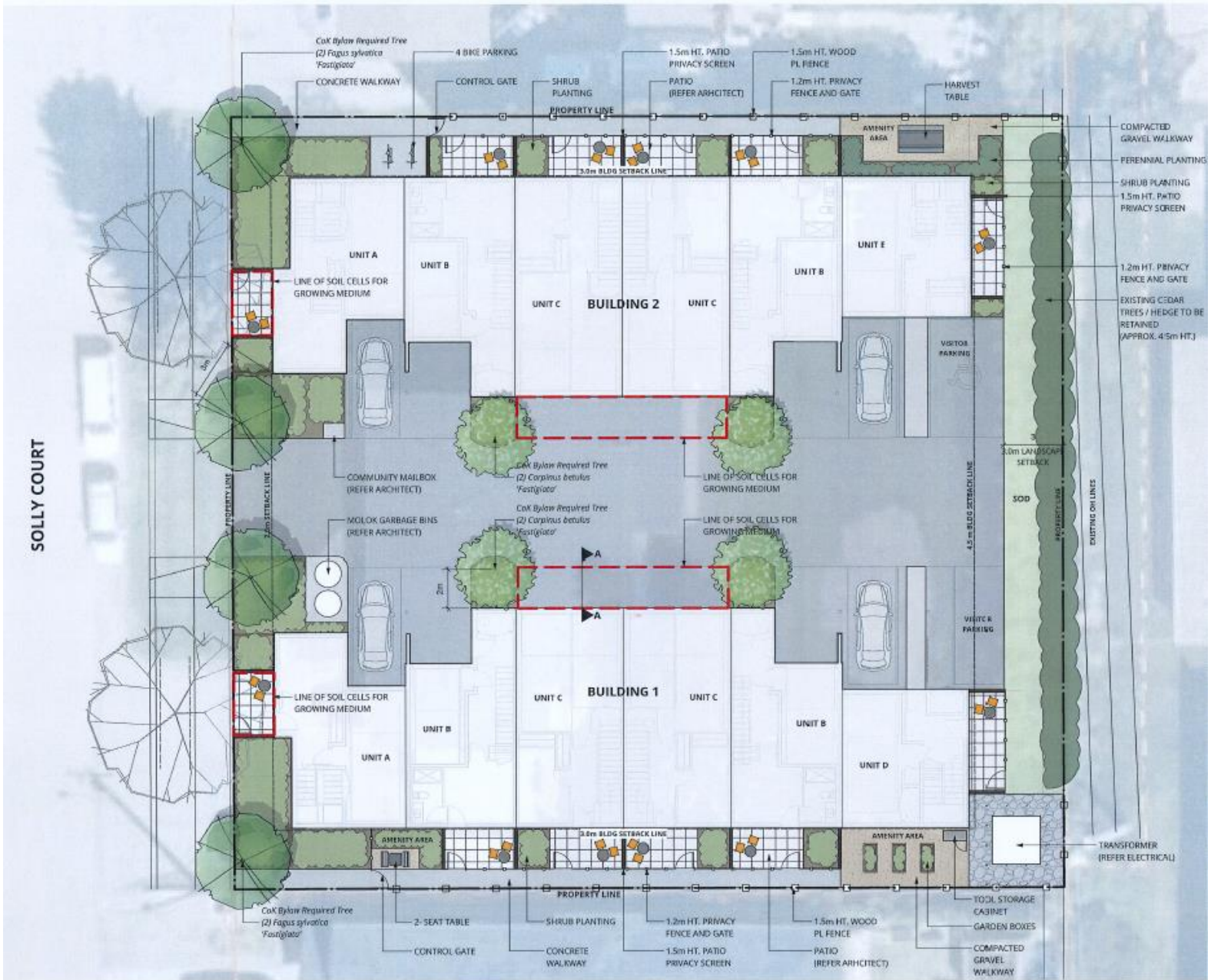
SAMPLE FOR COLOUR PURPOSES ONLY

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Landscape Plan



Rendering – West facing Solly Ct



RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

Rendering – East facing rear yard



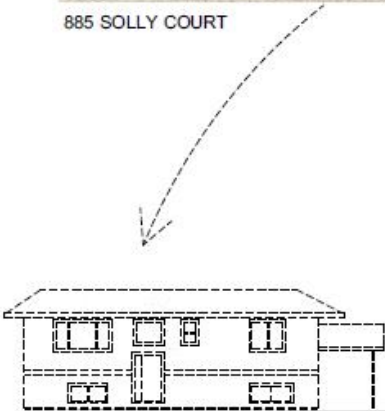
Street Context



885 SOLLY COURT



845 SOLLY COURT



OCP Design Guidelines

- ▶ Orienting building entries, windows, patios, and balconies to face the fronting street
- ▶ Providing usable outdoor amenity spaces and well-designed landscape areas that offer privacy and screening
- ▶ Using building articulation, scaling and setbacks to define individual units

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Provides density near Rutland Elementary, Middle and Senior Schools
 - ▶ Proximity to recreation and other amenities
 - ▶ Proximity to Rutland Rd Transit Supportive Corridor
 - ▶ No variances required