



NEW TOWN

ATTACHMENT A	
This forms part of application # Z24-0004	
Planner Initials	SS
City of Kelowna COMMUNITY PLANNING	

Summary of Neighbor Notification

Date: July 2, 2024

To: Kelowna City Council

From: New Town Architecture & Engineering

Subject: Summary of Neighbor Notification for DP24-0020 - 865 Solly Ct Townhomes

Dear Council Members,

As per Council Policy No. 367, please find below the summary of our neighbor notification efforts, feedback received, and any resulting changes to the project. This summary is provided to ensure transparency and compliance before the application is scheduled for Council consideration.

1. Date of Notification:

Mailout was sent on May 22, 2024.

2. Methods of Notification:

Mail out.

3. List of Addresses Notified:

Please refer to the attached file for the full address list.

4. Details of Information Provided:

A design rationale was sent to the neighbors. (Please find the Design Rationale attached.)

5. Feedback Received:

1 phone call received at New Town Architecture & Engineering office:

"A lady named Pauline called on June 14th. She expressed some concerns about the possibility of additional density in the neighborhood exacerbating existing on-street parking issues. We informed her we are fully in accordance with the bylaw with respect to our on-site parking, including visitor parking, and that we do not intend for residents to be parking on the street."

6. Project Changes Resulting from Neighbor Notification:

No changes were made based on the feedback received.

Please feel free to contact us if you require any further information or clarification.

Sincerely,

Lenka Aligerova
Intern Architect AIBC
New Town Architecture & Engineering

Attachments:

1. Address list
2. Design rationale

ATTACHMENT		A
This forms part of application		
# Z24-0004		
Planner Initials	SS	 City of Kelowna COMMUNITY PLANNING

DP24-0020 - 865 Solly Ct Townhomes - Neighbor Notification Address List

Name	Unit	Street Number	Street	City	Postal Code
Owner/Occupant		645	Dodd Rd	Kelowna, BC	V1X 5H1
Owner/Occupant		285	Hartman Rd	Kelowna, BC	V1X 2M8
Owner/Occupant	A	304	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant	B	304	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant	A	316	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant	B	316	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant		328	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant	A	340	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant	B	340	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant		815	Solly Ct	Kelowna, BC	V1X 2X4
Owner/Occupant		820	Solly Ct	Kelowna, BC	V1X 5W8
Owner/Occupant		825	Solly Ct	Kelowna, BC	V1X 2X4
Owner/Occupant		830	Solly Ct	Kelowna, BC	V1X 5W8
Owner/Occupant		835	Solly Ct	Kelowna, BC	V1X 2X4
Owner/Occupant		840	Solly Ct	Kelowna, BC	V1X 5W8
Owner/Occupant		845	Solly Ct	Kelowna, BC	V1X 2X4
Owner/Occupant		860	Solly Ct	Kelowna, BC	V1X 5W8
Owner/Occupant		865	Solly Ct	Kelowna, BC	V1X 2X4
Owner/Occupant		880	Solly Ct	Kelowna, BC	V1X 5W8
Owner/Occupant		292	Hartman Rd	Kelowna, BC	V1X 2N1
Owner/Occupant		885	Solly Ct	Kelowna, BC	V1X 2X4
Owner Occupant		935	Maygard Rd	Kelowna, BC	V1X 5X1

ATTACHMENT		A
This forms part of application # Z24-0004		
Planner Initials	SS	 City of Kelowna <small>COMMUNITY PLANNING</small>



ATTACHMENT **A**

This forms part of application
Z24-0004

Planner
Initials **SS**

City of Kelowna
COMMUNITY PLANNING

The City of Kelowna logo, featuring a colorful circular design with the text "City of Kelowna" and "COMMUNITY PLANNING".

Dear Neighbour:

RE: Application for Zoning & Development Permit

865 Solly Court

This letter is to advise that an application has been made to the City of Kelowna for the development of the property shown on the map below.



The City of Kelowna OCP designates this location as Core Area Neighbourhood, which forecasts ground oriented multifamily development. In keeping with this vision, a zoning application has been made to rezone the property to MF2 – Townhouse Housing.

This development concept involves the construction of two buildings consisting of twelve 3-bedroom townhomes, accompanied by at grade amenity space.

A site plan and details of the application for Zoning & DP are provided on the reverse of this page. If you have any comments or questions, please feel free to contact us in writing.

Applicant Contact:

Jesse Alexander, Planner
New Town Architecture & Engineering Inc
300-1650 Bertram Street
Kelowna V1Y 2G4

City of Kelowna Contact

Sara Skabowski, Planner I
City of Kelowna
1435 Water Street
Kelowna V1Y 1J4

An application has been made to the City of Kelowna as follows:

- ✓ Form & character development permit to facilitate two 3 storey townhome buildings, with twelve homes total.
- ✓ Rezoning from RU1 - Large Lot Housing to MF2 - Townhouse Housing.



Figure 1: View from Solly Ct.

ATTACHMENT A

This forms part of application

Z24-0004

Planner Initials SS

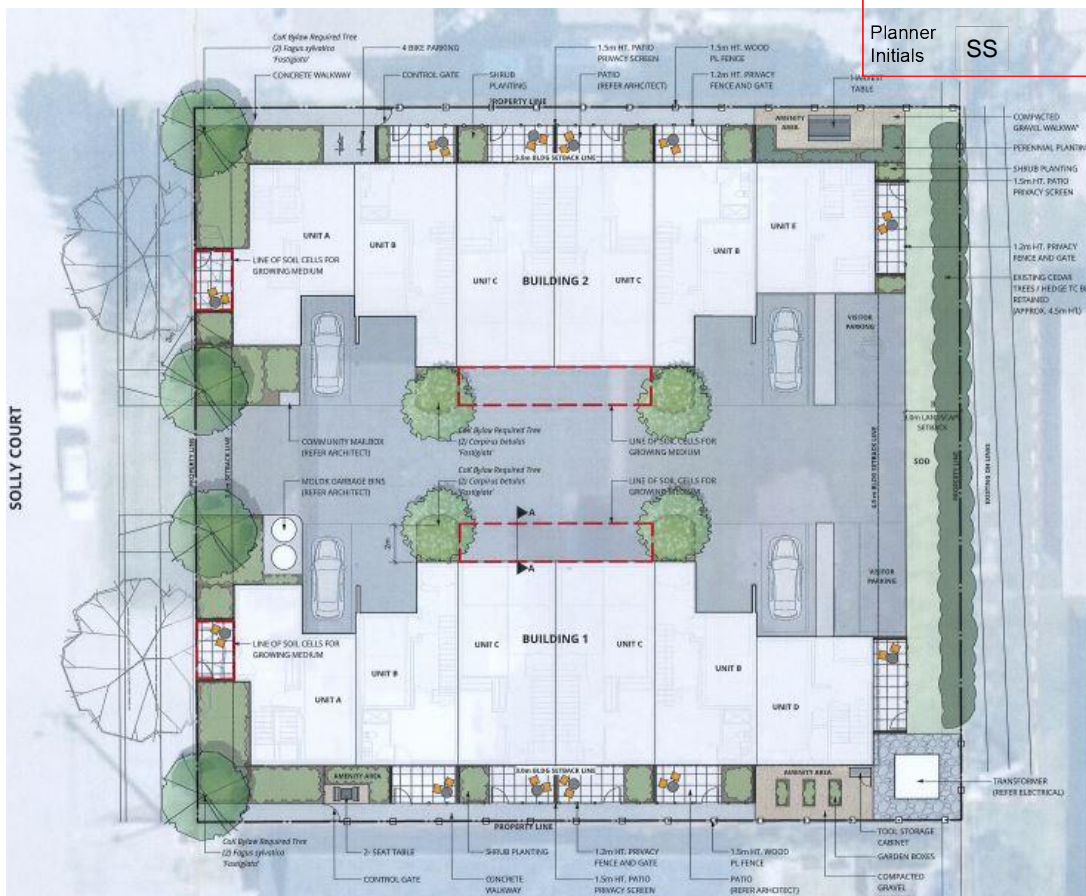


Figure 2: Site Plan.