

Development Permit

DP24-0020



This permit relates to land in the City of Kelowna municipally known as

865 Solly Ct

and legally known as

Lot 2 Section 26 Township 26 ODYD PLAN 20566

and permits the land to be used for the following development:

Townhouse Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval: August 26th, 2024

Development Permit Area: Form and Character

Existing Zone: MF2 – Townhouse Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 865 Solly Ct LTD., INC., NO. BC1389060

Applicant: New Town Architecture and Engineering Inc.

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

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:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) 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 FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$111,246.90**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE

A

This forms part of application

DP24-0020



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

SS

SOLLY CT TOWNHOMES

RE-IFDP, 2024-05-23



ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
300-1650 BERTRAM STREET
KELOWNA, BC, V1Y 2G4
e: lenka@newtownservices.net t: (250) 860-8185

- A0 000 COVER PAGE
- A1 010 ZONING & BYLAW
- A2 010 SITE PLAN
- A3 010 LEVEL 1 FLOOR PLAN
- A3 020 LEVEL 2 FLOOR PLAN
- A3 030 LEVEL 3 FLOOR PLAN
- A3 040 ROOF PLAN
- A4 010 BUILDING ELEVATIONS
- A4 020 BUILDING ELEVATIONS
- A4 030 STREET ELEVATION - CONTEXT
- A8 010 UNIT PLANS
- A8 020 UNIT PLANS
- A8 030 UNIT PLANS
- A8 040 RENDERINGS

LANDSCAPE

CTQ
1334 ST. PAUL STREET
KELOWNA, BC, V1Y 2E1
e: djames@ctqconsultants.ca t: (250) 979-1221 Ext. 143

- LDP 1: COVER SHEET / ANALYSIS TABLE
- LDP 2: LANDSCAPE PLAN - ON-SITE
- LDP 3: LANDSCAPE PLAN - OFF-SITE
- LDP 4: LANDSCAPE PLAN - HYDROZONE PLAN

SURVEY

ALL TERRA
1315 ST PAUL ST
KELOWNA, BC V1Y 2E2
e: bdenton@allterrasurvey.ca t: (250)-762-0122

CLIENT

865 SOLLY COURT LTD., INC. NO. BC1389060
DAVE GILL
7809 GRAYSTONE DR
COLDSTREAM, BC V1B 4A9
e: dgill786@gmail.com

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Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-19	IFDP
3	2024-05-23	RE-IFDP

FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOLLY CT TOWNHOMES

project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
COVER PAGE

designed	LA
drawn	LA
checked	LA
drawing no.	UA

A0.00D

print date 23/05/2024 9:36:48 PM

SCHEDULE A

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DP24-0020

Planner Initials **SS**



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Revisions

No.	DATE	ISSUED FOR
1	2024-03-31	PRE-APP MEETING
2	2024-01-10	FPDP
3	2024-05-23	RE-FDP

SOLLY CT TOWNHOMES

ADDRESS:
865 SOLLY COURT, KELOWNA, V1X 2X4, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:
LOT 2, SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 20566

GRADES:
EXISTING: FLAT
PROPOSED: FLAT

NUMBER OF BUILDINGS:
2 BUILDINGS (12 UNITS)

ZONING ANALYSIS

EXISTING:
R1 - SINGLE FAMILY RESIDENTIAL

PROPOSED:
MF2 - TOWNHOUSE HOUSING

FUTURE LAND USE (2040 OCP):
C-NHD

TRANSIT SUPPORTED CORRIDOR:
N

ADJACENT LAND USES:
NORTH: R14
SOUTH: R12
EAST: P5
WEST: N/A

USE:
DUPLEX HOUSING
MEDIUM LOT HOUSING
MUNICIPAL DISTRICT PARK
N/A

MF2 ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m²)	900m ²	1,649.87m ²
SITE WIDTH (m)	20.0m	39.2m
SITE DEPTH (m)	30.0m	42.1m
MAXIMUM SITE COVERAGE OF BUILDINGS (%)	55%	39.9%
MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACES (%)	80%	80.0%
VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD	Y	Y

DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:		12 UNITS
FLOOR AREA (GFANFA)(m²):	1,649.87m ² MAX (BASED ON 1.0 FAR)	1,576.43m ² (658.23m ² GFA FOR SITE COVERAGE)
FLOOR AREA RATIO:		
BASE	1.0	0.96
BUILDING HEIGHT (m):		
OCP DESIGNATED	10.0m (3 STOREYS)	9.9m (3 STOREYS)
MAX. CONTINUOUS FRONTAGE:		
	100.0m	10.0m
SETBACKS (m):		
FRONT (WEST)	2.0m	2.0m
SIDE A (SOUTH)	3.0m	3.0m
SIDE B (NORTH)	3.0m	3.0m
BACK (EAST)	4.5m	4.5m
AMENITY SPACE (m²):		
COMMON AND PRIVATE	15.0m ² /UNIT+180.0m ²	269.1m ² (ON GRADE) 189.29m ² (DECK L3) 55.57m ² (DECK L3) 432.9m ²
COMMON AMENITY (PART OF)	4.0m ² /UNIT+48.0m ²	48.15m ²
PARKING STALLS:		
3-BED	1.6/UNIT+19.2	20
VISITOR	0.14/UNIT+1.68	2
ACCESSIBLE	1 (part of)	1 (part of)
TOTAL	21	22
DRIVE AISLE (WIDTH)	6.0m	6.5m
REGULAR STALL RATIO	50%	63.6% (14 STALLS)
SMALL STALL RATIO	50%	36.4% (8 STALLS)
BIKE STALLS (PER DWELLING UNIT):		
SHORT TERM	4.0	4.0
TOTAL	4.0	4.0

area calculation for FAR

UNIT #	area	sf
101	126.66 m ²	1363.36 SF
102	140.16 m ²	1508.53 SF
103	129.39 m ²	1396.51 SF
104	129.75 m ²	1396.62 SF
105	140.21 m ²	1509.72 SF
106	126.26 m ²	1359.09 SF
107	115.56 m ²	1244.64 SF
108	140.16 m ²	1508.53 SF
109	129.75 m ²	1396.62 SF
110	129.75 m ²	1396.62 SF
111	141.73 m ²	1525.52 SF
112	126.66 m ²	1363.36 SF
TOTAL	1576.43 m²	16968.91 SF

PRIVATE DECK AREAS

UNIT#	area	sf
LEVEL 1		
101	18.90 m ²	204.52 SF
102	7.29 m ²	78.59 SF
103	11.45 m ²	123.29 SF
104	11.48 m ²	123.82 SF
105	11.47 m ²	123.47 SF
106	12.37 m ²	133.04 SF
108	11.57 m ²	124.53 SF
109	11.53 m ²	123.91 SF
110	11.53 m ²	123.91 SF
111	12.43 m ²	133.93 SF
112	11.77 m ²	126.49 SF
LEVEL 2		
101	3.58 m ²	38.19 SF
105	7.77 m ²	83.83 SF
106	7.77 m ²	83.83 SF
107	7.77 m ²	83.83 SF
108	7.77 m ²	83.83 SF
109	7.77 m ²	83.83 SF
110	7.77 m ²	83.83 SF
111	7.77 m ²	83.83 SF
112	7.77 m ²	83.83 SF
TOTAL	91.42 m²	974.43 SF



SITE CONTEXT - NTS



STREET VIEW OF 865 SOLLY COURT, KELOWNA



PROPERTY STREET VIEW OF NORTH OF SOLLY COURT



PROPERTY STREET VIEW OF SOUTH OF SOLLY COURT

FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOLLY CT TOWNHOMES

project address
865 Solly Ct, Kelowna, BC

project no. **4226**

drawing title
ZONING & BAYLAW

approved: LA 1:10
drawn: LA
checked: JA
drawing no. **A1.01D**
issue: 23/05/2024 3:38:50 PM

SCHEDULE

A

This forms part of application

DP24-0020

Planner
Initials **SS**



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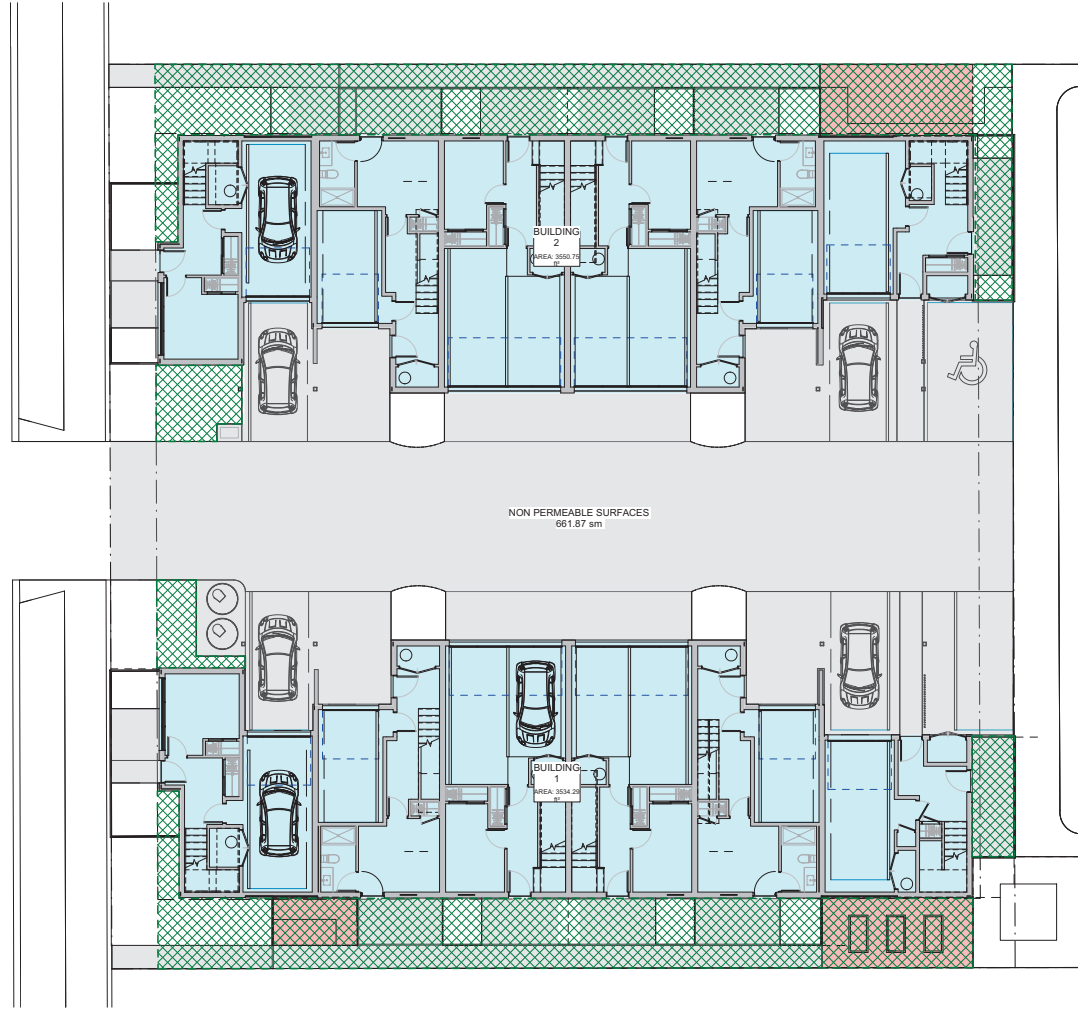
Revisions

No.	DATE	ISSUED FOR
1	2024-01-10	IFGP
2	2024-02-27	RP-IFGP

PRINT IN COLOUR

SITE COVERAGE AREA LEGEND

	NON-PERMEABLE SURFACES	661.87m ²
	BUILDING FOOTPRINT	658.23m ²
	COMMON AMENITY SPACE	48.15m ²
	PRIVATE OPEN SPACE	269.1m ²



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project title
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project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
**SITE
COVERAGE
PLAN**

scale 1 : 100
sheet LA

drawn LA
checked UA
drawing date 23/05/2024 3:38:53 PM
print

A1.02D

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DP24-0020



City of
KEYNOTES - SITE
Kelowna
COMMUNITY PLANNING

Planner
Initials

SS



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Seal

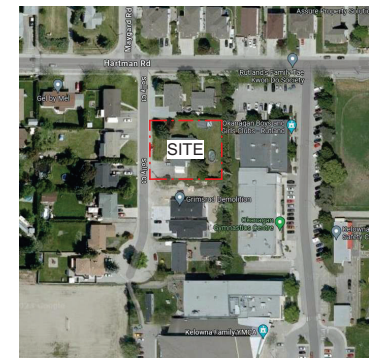


Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-10	FPDP
3	2024-05-23	RE-FDP



OVERHEAD POWERLINES (to remain)



SITE CONTEXT
1" = 40'-0"

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project title
SOILY CT TOWNHOMES

project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
SITE PLAN

approved	date	as indicated

A2.01D
28/05/2024 3:38:57 PM

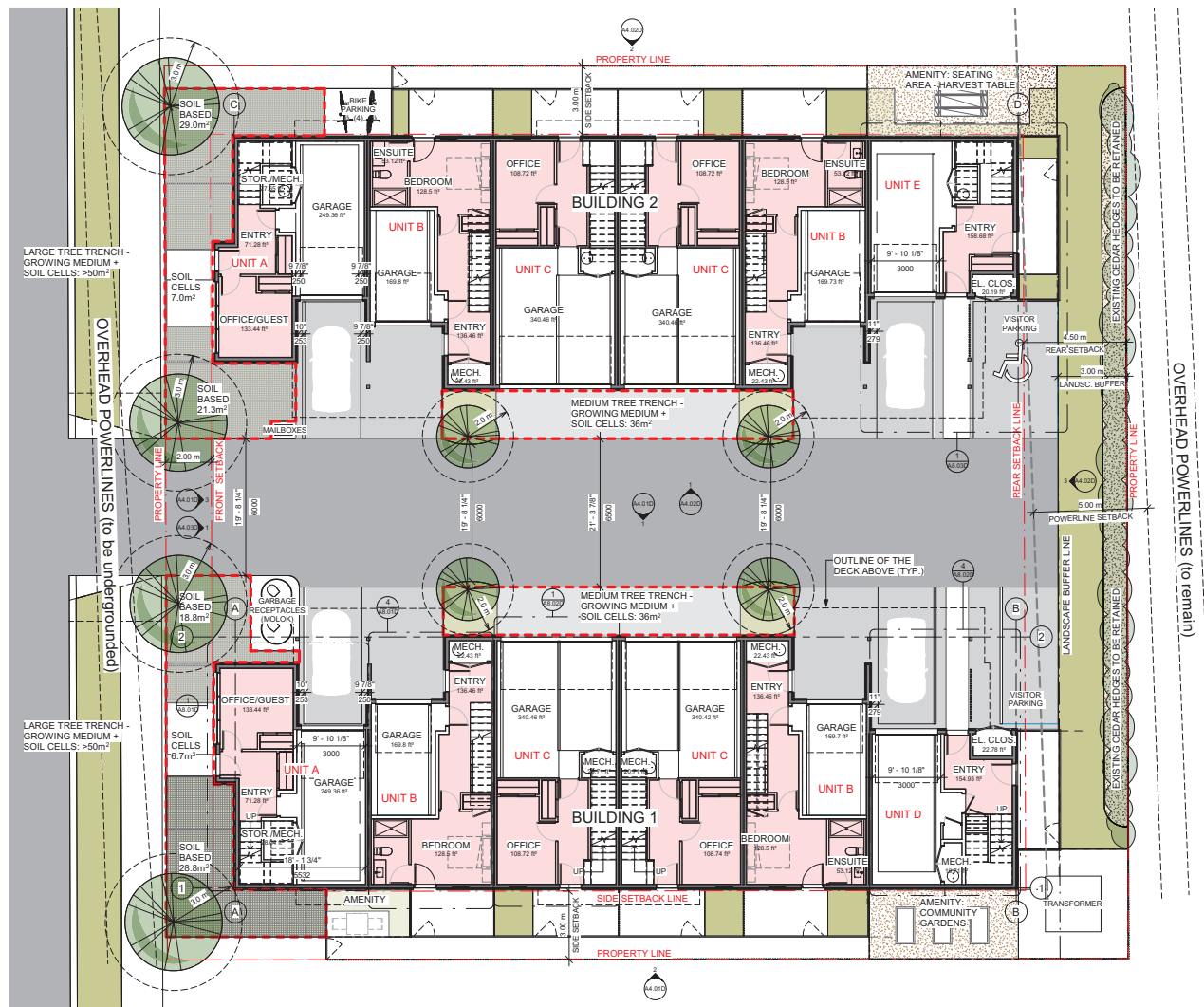
SCHEDULE A

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DP24-0020

Planner Initials **SS**

City of Kelowna
 KEYNOTES - FLOOR PLAN
 I/D DESCRIPTION
 COMMUNITY PLANNING



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Revisions

No.	DATE	ISSUED FOR
1	2024-03-31	PRE-APP MEETING
2	2024-01-19	FPDP
3	2024-05-23	RE-FDP

project title
SOILY CT TOWNHOMES

project address
**865 Soily Ct,
 Kelowna, BC**

project no. **4226**

drawing title
LEVEL 1 FLOOR PLAN

scale
 1/8" = 1'-0"

drawn
 LA

checked
 LA

date
 23/05/2024 9:37:03 PM

A3.01D

SCHEDULE A

This forms part of application

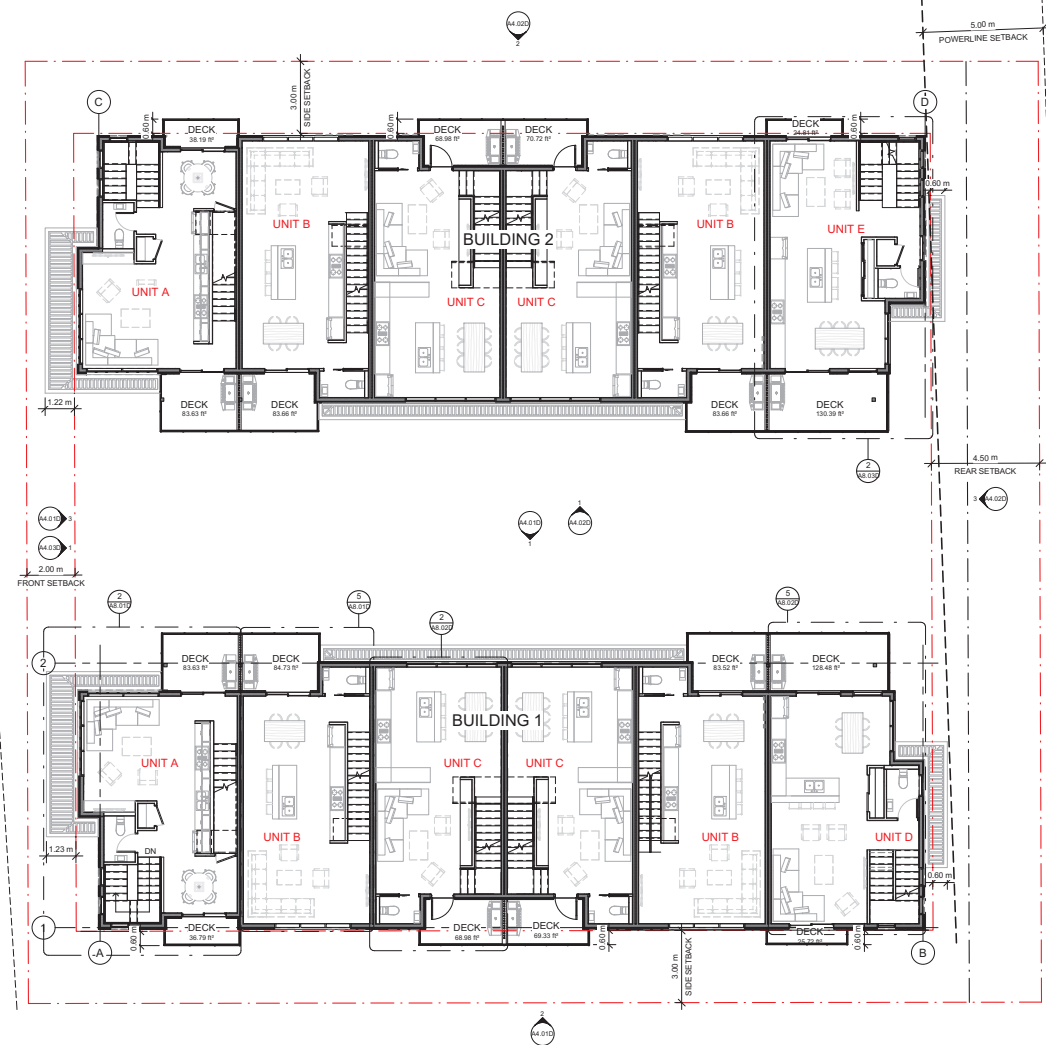
DP24-0020



City of
Kelowna
COMMUNITY PLANNING

Planner Initials **SS**

KEYNOTES - FLOOR PLAN
1.D DESCRIPTION



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Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-19	FDP
3	2024-05-23	RE-FDP

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project title
SOLLY CT TOWNHOMES

project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
LEVEL 2 FLOOR PLAN

approved **LA** scale **1/8" = 1'-0"**
drawn **LA**
checked **UA**

A3.02D
print 23/05/2024 3:37:06 PM

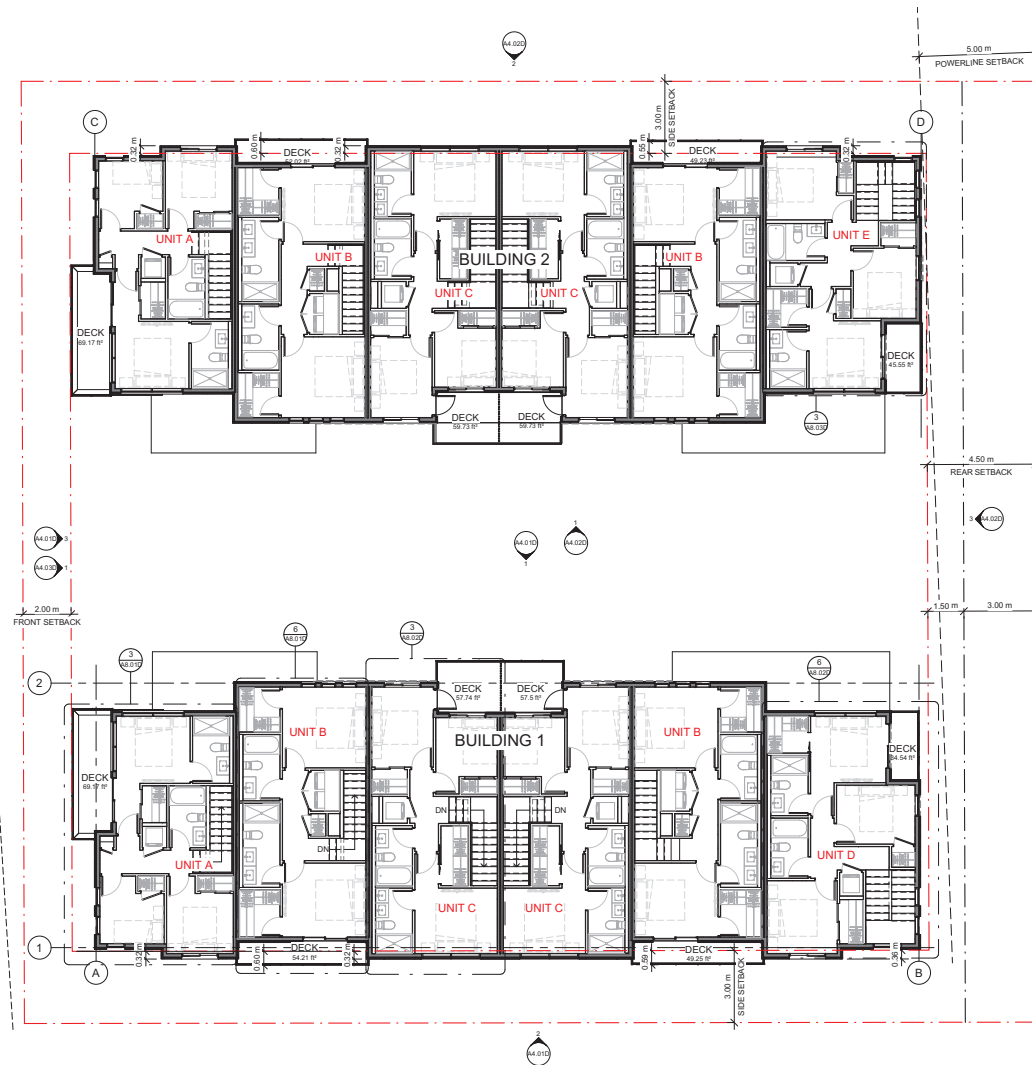
SCHEDULE A

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DP24-0020

Planner Initials **SS**

KEYNOTES - FLOOR PLAN
 1.D DESCRIPTION
City of Kelowna
 COMMUNITY PLANNING



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Seal



Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-10	FDP
3	2024-05-23	RE-FDP

FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOLLY CT TOWNHOMES

project address
**865 Solly Ct,
 Kelowna, BC**

project no. **4226**

drawing title
LEVEL 3 FLOOR PLAN

sheet **LA** of **18** - 1'0" = 1'0"
 drawn **LA**
 checked **UA**

A3.03D

print date 23/05/2024 3:37:10 PM

SCHEDULE A

This forms part of application

DP24-0020

Planner
Initials

SS



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Seal

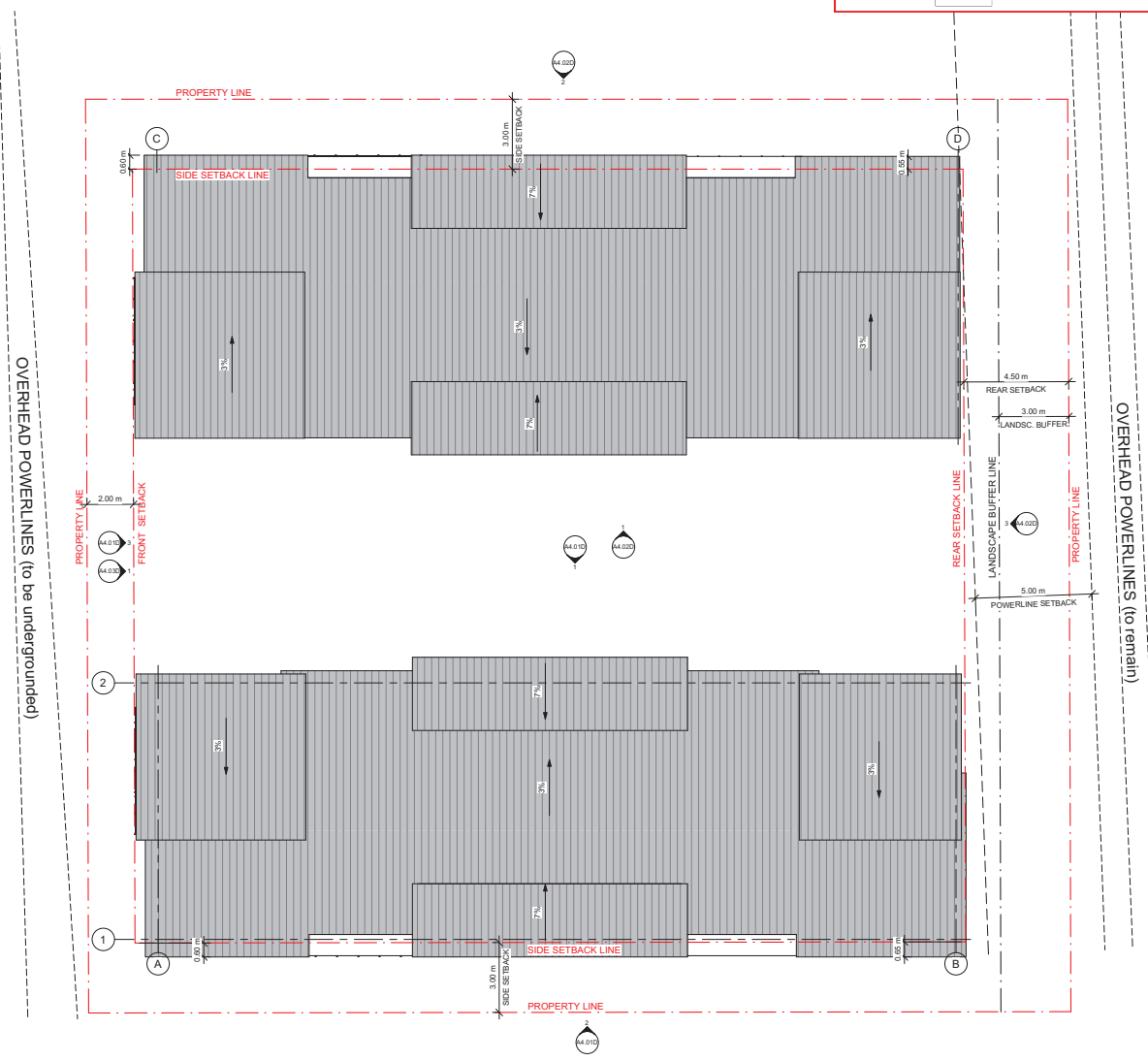


Revisions

No.	DATE	ISSUED FOR
1	2024-01-10	RFIP
2	2024-02-23	RF-FCIP

PRINT IN COLOUR

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project title
SOILY CT TOWNHOMES

project address
**865 Soily Ct,
Kelowna, BC**

project no. **4226**

drawing title
ROOF PLAN

approved: LA
drawn: LA
checked: UA

A3.04D

print date: 23/05/2024 9:37:10 PM

SCHEDULE A

This forms part of application

DP24-0020



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

SS
881

16' - 10 7/8"

5151

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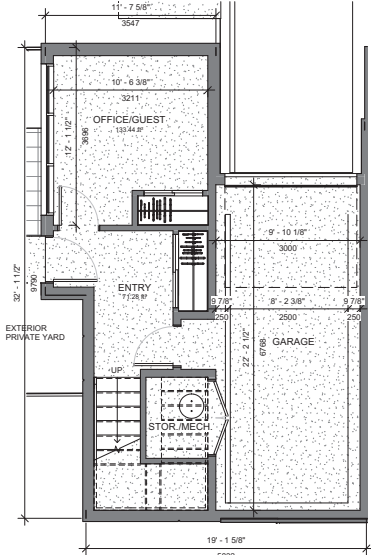


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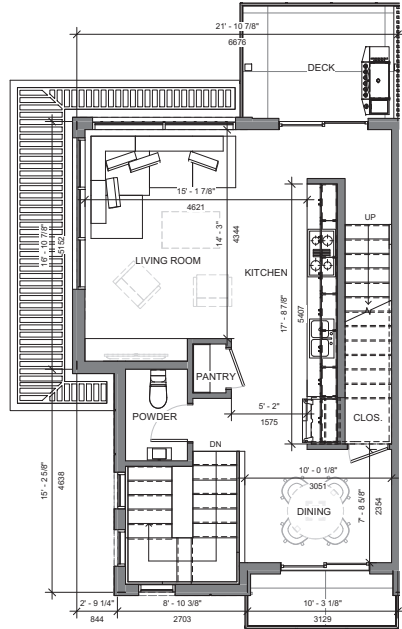


Revisions

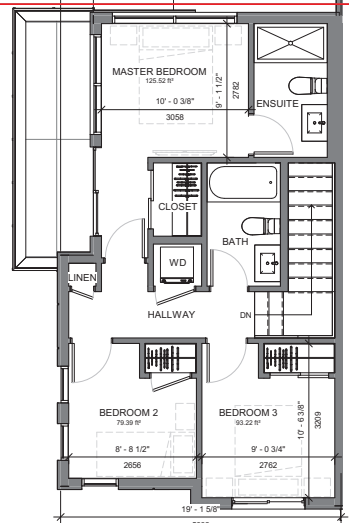
No.	DATE	ISSUED FOR
1	2024-01-10	4/3P
2	2024-02-23	RP-4/3P



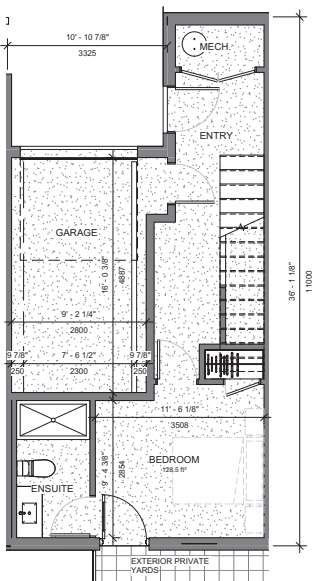
1 UNIT A - L1
1/4" = 1'-0"



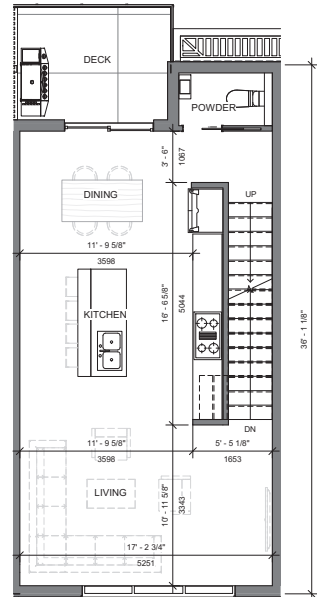
2 UNIT A - L2
1/4" = 1'-0"



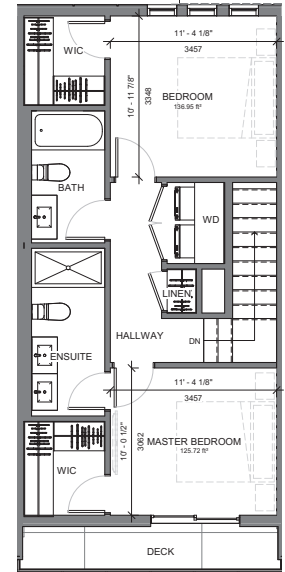
3 UNIT A - L3
1/4" = 1'-0"



4 UNIT B - L1
1/4" = 1'-0"



5 UNIT B - L2
1/4" = 1'-0"



6 UNIT B - L3
1/4" = 1'-0"

FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOILY CT TOWNHOMES

project address
**865 Soily Ct,
Kelowna, BC**

project no. **4226**

drawing title
UNIT PLANS

designed by LA
drawn by LA
checked by UA

A8.01D

date 23/05/2024 9:37:45 PM

SCHEDULE A

This forms part of application

DP24-0020



City of
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COMMUNITY PLANNING

Planner
Initials

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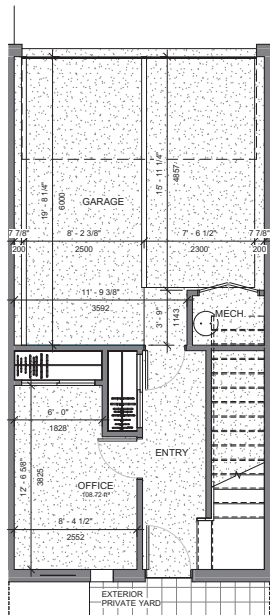
Seal



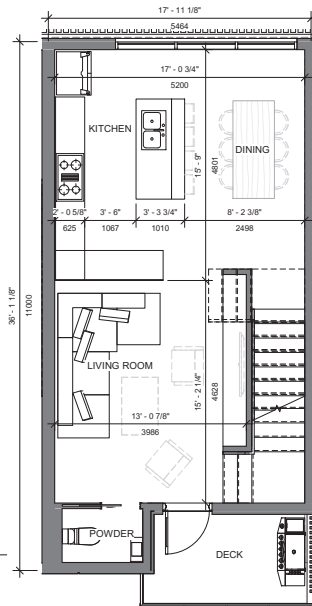
Revisions

No.	DATE	ISSUED FOR
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2	2024-02-23	RF-FCIP

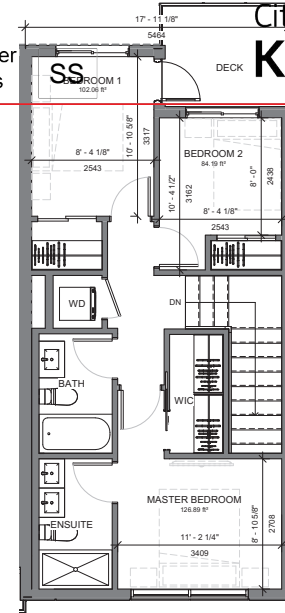
1 UNIT C - L1
1/4" = 1'-0"



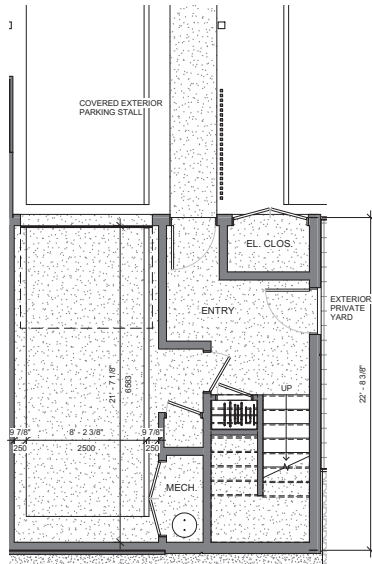
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1/4" = 1'-0"



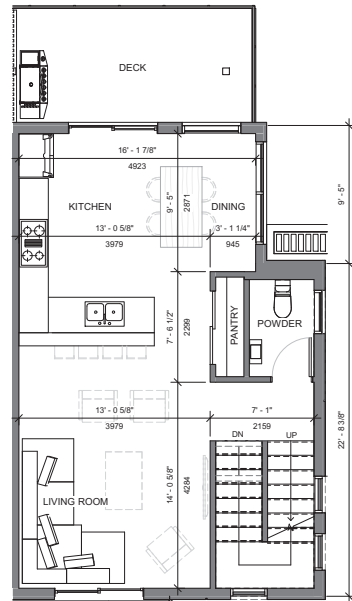
3 UNIT C - L3
1/4" = 1'-0"



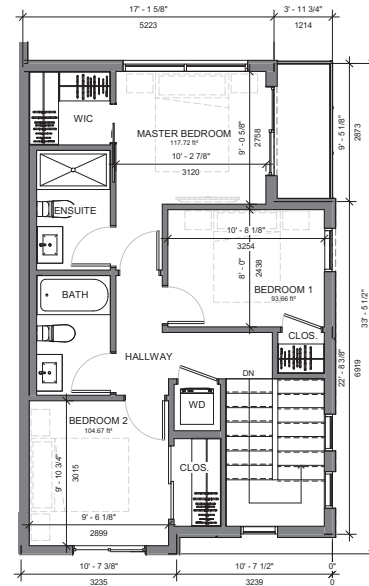
4 UNIT D - L1
1/4" = 1'-0"



5 UNIT D - L2
1/4" = 1'-0"



6 UNIT D - L3
1/4" = 1'-0"



FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOLLY CT TOWNHOMES

project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
UNIT PLANS

designed by **LA** scale **1/4" = 1'-0"**
drawn by **LA**
checked by **LA**
drawing title **UA**

A8.02D

print date 23/05/2024 9:37:48 PM

SCHEDULE A

This forms part of application

DP24-0020



City of
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COMMUNITY PLANNING

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

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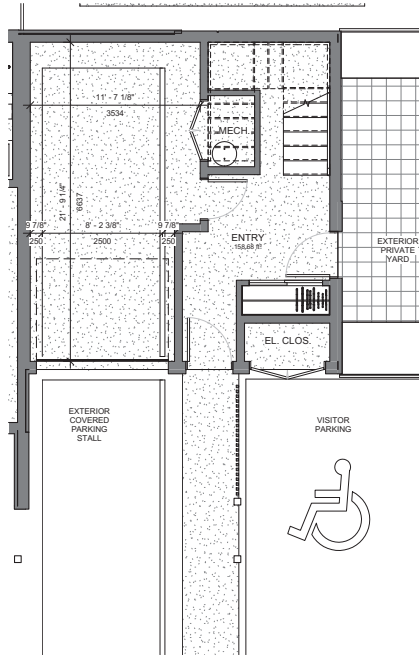
NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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Seal

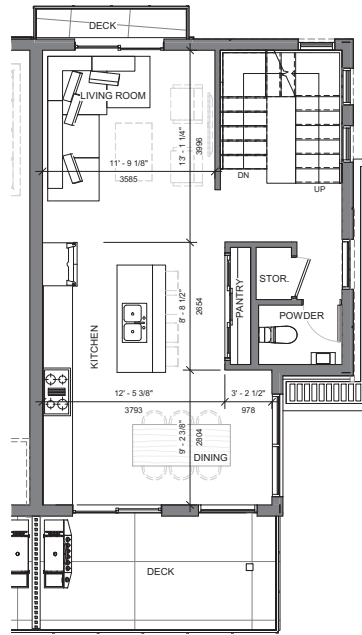


Revisions

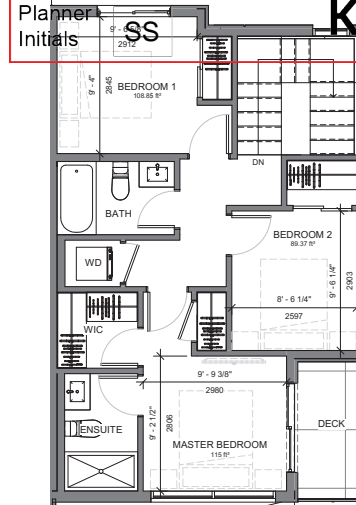
No.	DATE	ISSUED FOR
1	2024-01-10	RFIP
2	2024-02-23	RF-RTCP



1 UNIT E - L1
1/4" = 1'-0"



2 UNIT E - L2
1/4" = 1'-0"



3 UNIT E - L3
1/4" = 1'-0"

FOR PERMIT ONLY (NOT FOR TENDER)

project title

SOILY CT TOWNHOMES

project address

**865 Soily Ct,
Kelowna, BC**

project no. **4226**

drawing title

UNIT PLANS

approved

LA 1/4" = 1'-0"

drawn

LA

checked

UA

drawing no.

A8.03D

print date 23/05/2024 9:37:47 PM

SCHEDULE B

This forms part of application

DP24-0020



City of
Kelowna
COMMUNITY PLANNING

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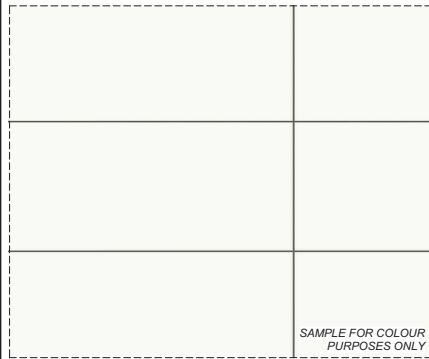
Revisions

No.	DATE	ISSUED FOR
1	2024-05-23	RE-RFP

PRINT IN COLOUR

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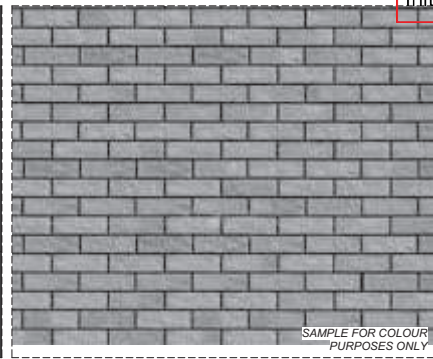
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COLOUR & CODE: WHITE
I.D NUMBER: 1.



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



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



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



MANUFACTURER: LONGBOARD
PRODUCT: ALUMINUM SOFFIT - PLANK
COLOUR & CODE: WOOD GRAINS: REM (ROCK ELM)
I.D NUMBER: 5.



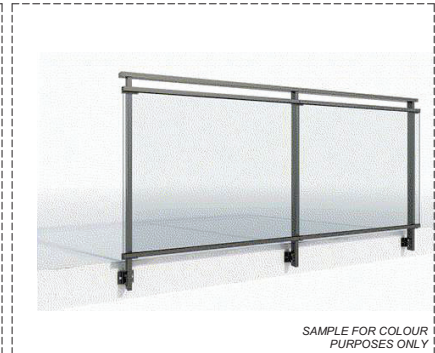
PRODUCT: VINYL SLIDING DOOR
COLOUR & CODE: CLEAR GLASS; BLACK FRAME
I.D NUMBER: 6.



PRODUCT: VINYL WINDOW
COLOUR & CODE: CLEAR GLASS; BLACK FRAME
I.D NUMBER: 7.



PRODUCT: GLASS RAILING
COLOUR & CODE: BLACK GALV. ALU POSTS W/TRANSP. GLASS PANELS
I.D NUMBER: 8.



PRODUCT: MOLOK GARBAGE GARBAGE CONTAINERS
COLOUR & CODE: AS PER MANUFACTURER
I.D NUMBER: 9.



PRODUCT: LOOP - 2 SPACE BIKE RACK
COLOUR & CODE: BLACK
I.D NUMBER: 10.



MANUFACTURER: T.B.C.
PRODUCT: WOOD PRIVACY SCREEN
COLOUR & CODE: WOOD GRAINS: REM (ROCK ELM)
I.D NUMBER: 11.



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



A4.00D

23/05/2024 9:37:11 PM

SCHEDULE B

This forms part of application

DP24-0020



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

SS

KEYNOTES - ELEVATION

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Scale



Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-10	FPDP
3	2024-05-23	RE-FDP

**PRINT IN
COLOUR**

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MATERIAL LEGEND

1. COMPOSITE PANEL SIDING - WHITE
2. COMPOSITE PANEL SIDING - GREY
3. BRICK VENEER - GREY
4. VERTICAL FIBRE CEMENT BOARD & BATTEN - GREEN
5. ALUMINIUM SOFFIT PLANK - WOOD GRAIN
6. VINYL SLIDING DOOR - CLEAR GLASS, BLACK FRAME
7. VINYL WINDOW - CLEAR GLASS, BLACK FRAME
8. GLASS RAILING - BLACK GALV. ALU POSTS W/TRANSP. GLASS PANELS
9. MOLK GARBAGE CONTAINERS
10. LOOP - 2 SPACE BIKE RACK - BLACK
11. VERTICAL WOOD PRIVACY SCREEN - NATURAL
12. VERTICAL FIBRE CEMENT BOARD & BATTEN - GREY



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



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

project title
SOILY CT TOWNHOMES

project address
**865 Soily Ct,
Kelowna, BC**

project no. **4226**

drawing title
**BUILDING
ELEVATIONS**

designed by LA
drawn by LA
checked by LA
drawing title UA

A4.01D

project 23/05/2024 9:37:21 PM

SCHEDULE B

This forms part of application

DP24-0020



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

SS

KEYNOTES - ELEVATION

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Scale



Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-10	FPDP
3	2024-05-23	RE-FDP

**PRINT IN
COLOUR**

FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOILY CT TOWNHOMES

project address
**865 Soily Ct,
Kelowna, BC**

project no. **4226**

drawing title
**BUILDING
ELEVATIONS**

designed by LA
drawn by LA
checked by LA
drawing no. UA

A4.02D

printed 23/05/2024 9:37:34 PM



1 SOUTH ELEVATION - BUILDING 2
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING 2
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

- MATERIAL LEGEND**
1. COMPOSITE PANEL SIDING - WHITE
 2. COMPOSITE PANEL SIDING - GREY
 3. BRICK VENEER - GREY
 4. VERTICAL FIBRE CEMENT BOARD & BATTEN - GREEN
 5. ALUMINUM SOFFIT PLANK - WOOD GRAIN
 6. VINYL SLIDING DOOR - CLEAR GLASS, BLACK FRAME
 7. VINYL WINDOW - CLEAR GLASS, BLACK FRAME
 8. GLASS RAILING - BLACK GALV. ALU POSTS W/TRANSP. GLASS PANELS
 9. MOLKO GARBAGE CONTAINERS
 10. LOOP - 2 SPACE BIKE RACK - BLACK
 11. VERTICAL WOOD PRIVACY SCREEN - NATURAL
 12. VERTICAL FIBRE CEMENT BOARD & BATTEN - GREY

SCHEDULE B

This forms part of application

DP24-0020



City of
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COMMUNITY PLANNING

Planner Initials **SS**

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Revisions

No.	DATE	ISSUED FOR
1	2024-05-23	RD-F3P

PRINT IN COLOUR

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project title
SOILY CT TOWNHOMES

project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
**STREET
ELEVATION -
CONTEXT**

scale: 1/8" = 1'-0"

date: LA

checked: UA

drawing no. **A4.03D**

print: 23/05/2024 9:37:42 PM



885 SOLLY COURT



845 SOLLY COURT



SCHEDULE B

This forms part of application

DP24-0020



City of
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COMMUNITY PLANNING

Planner Initials **SS**

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Seal



Revisions

No.	DATE	ISSUED FOR
1	2023-10-31	PRE-APP MEETING
2	2024-01-10	FPDP
3	2024-05-23	RE-FDP

PRINT IN COLOUR



RENDERING NUMBER 1 - VIEW FROM SOLLY CT



RENDERING NUMBER 2 - VIEW FROM SOLLY CT



RENDERING NUMBER 3 - VIEW FROM REAR OF THE SITE



RENDERING NUMBER 4 - VIEW FROM REAR OF THE SITE

FOR PERMIT ONLY (NOT FOR TENDER)

project title
SOLLY CT TOWNHOMES

project address
**865 Solly Ct,
Kelowna, BC**

project no. **4226**

drawing title
RENDERINGS

designed **LA** scale **1 : 10**
drawn **LA**
checked **UA**

A9.01D

28/05/2024 9:37:47 PM

SCHEDULE C

This forms part of application
DP24-0020



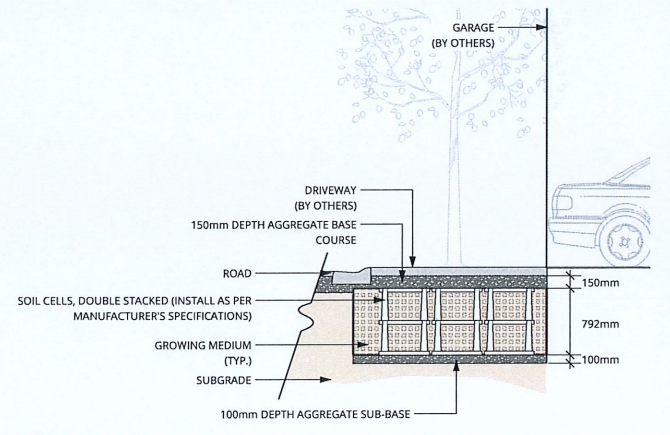
Planner Initials SS

City of Kelowna
COMMUNITY PLANNING

PRECEDENT IMAGES:



REPRESENTATIVE PLANTING



SECTION A-A - THROUGH DRIVEWAY
SCALE: NTS

PLANT LIST

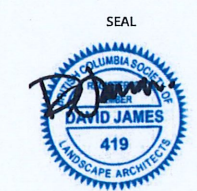
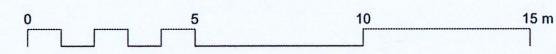
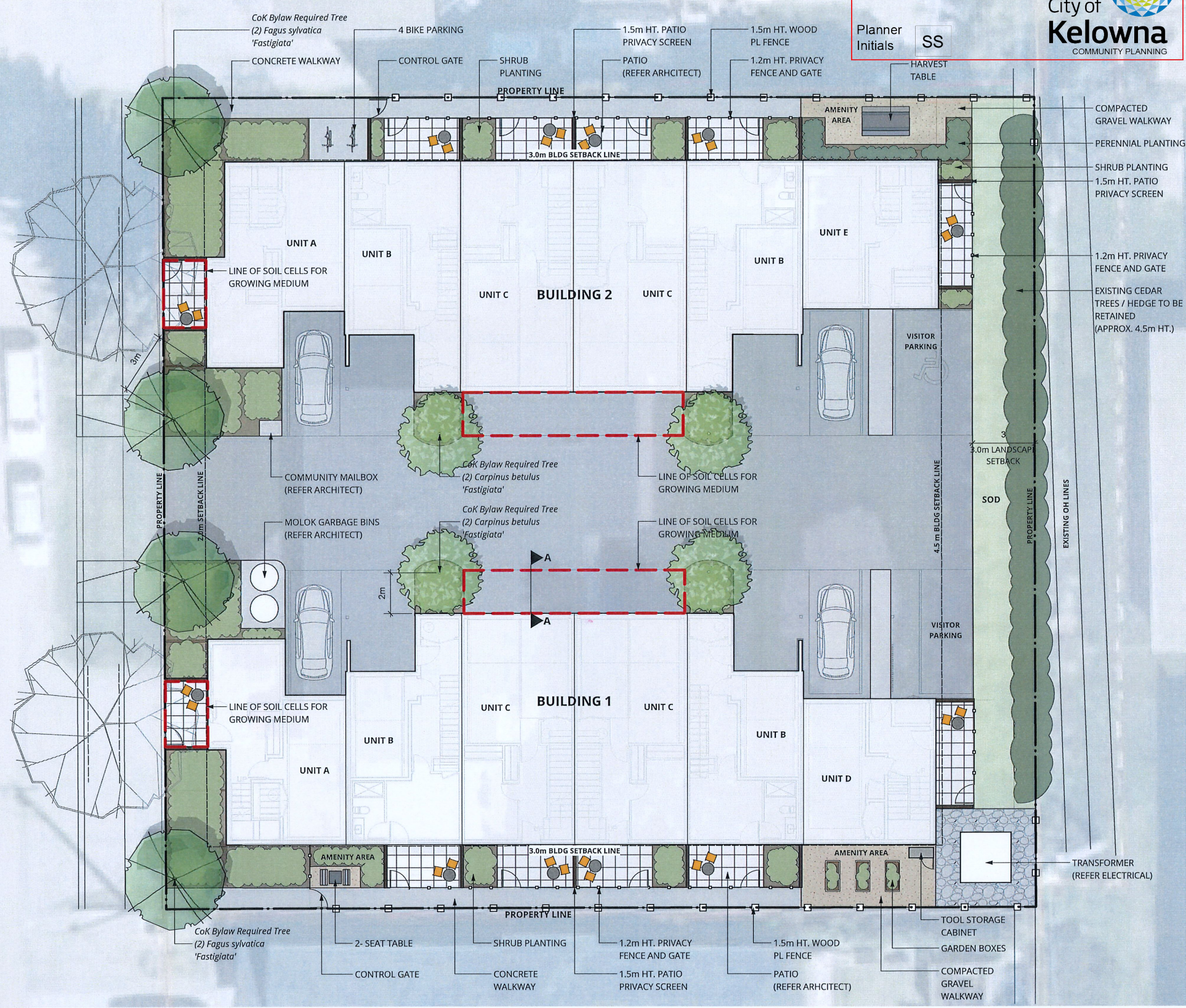
QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Deciduous Trees				
4	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	6cm Cal	B&B
4	<i>Fagus sylvatica</i> 'Fastigiata'	Fastigate Beech	6cm Cal	B&B
Shrubs				
	<i>Buddleia</i> x 'Miss Molly'	Butterfly Bush	#02	Potted
	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	<i>Cornus alba</i> 'Baillhala'	Ivory Halo Dogwood	#02	Potted
	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Panicle Hydrangea	#02	Potted
	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#02	Potted
Ornamental Grasses				
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam'	Feather Reed Grass	#01	Potted
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted
	<i>Miscanthus sinensis</i> 'Gracillimus'	Chinese Silver Grass	#01	Potted
	<i>Molinia caerulea</i> 'Skyracer'	Purple Moor Grass	#01	Potted
Perennials				
	<i>Achillea filipendulina</i> 'Gold Plate'	Fern-Leaf Yarrow	#01	Potted
	<i>Eupatorium dubium</i> 'Baby Joe'	Joe-Pye Weed	#01	Potted
	<i>Geranium</i> 'Rozanne'	Rozanne geranium	#01	Potted

* - CoK Bylaw No.12375 Required Tree

NOTES:

- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
- ALL PLANTING BEDS SHALL RECEIVE 50mm OF COMPOSTED BARK MULCH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.
- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.

SOLLY COURT



NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-05-02
2	ISSUED FOR CLIENT REVIEW	2024-04-02
1	ISSUED FOR DEVELOPMENT PERMIT	2024-01-12



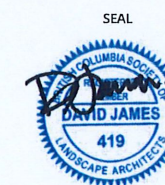
REPRESENTATIVE PLANTING

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Deciduous Trees				
2	<i>Acer rubrum 'Frank Jr.'</i>	Redpointe Maple	6cm Cal	B&B

NOTES:

- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
- ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
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- SOIL DEPTH TO BE AS FOLLOWS:
LAWN AREAS 150mm MIN
SHRUB AREAS 450mm MIN
TREES 900mm MIN UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-05-02
2	ISSUED FOR CLIENT REVIEW	2024-04-02
1	ISSUED FOR DEVELOPMENT PERMIT	2024-01-12

LEGEND:

- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

SCHEDULE C

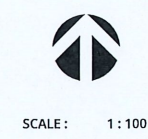
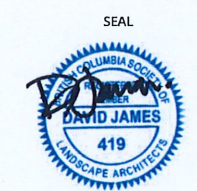
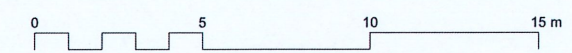
This forms part of application
DP24-0020

Planner Initials SS



City of Kelowna
COMMUNITY PLANNING

SOLLY COURT



NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2024-05-02
2	ISSUED FOR CLIENT REVIEW	2024-04-02
1	ISSUED FOR DEVELOPMENT PERMIT	2024-01-12