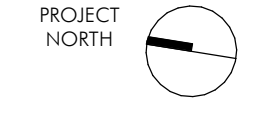




1 LEVEL 1 - SITE PLAN
A2.01 1" = 10'-0"

No.	Date	Revision
01	2024-01-05	ISSUED FOR DEVELOPMENT PERMIT & REZONING
02	2024-04-22	ISSUED FOR REZONING



Project Title
1115 CACTUS RD

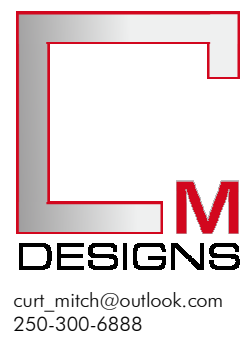
Drawing Title
SITE PLAN & ZONING

Drawing Number

A2.01

Job No. 18 - 1816
Scale 1" = 10'-0"

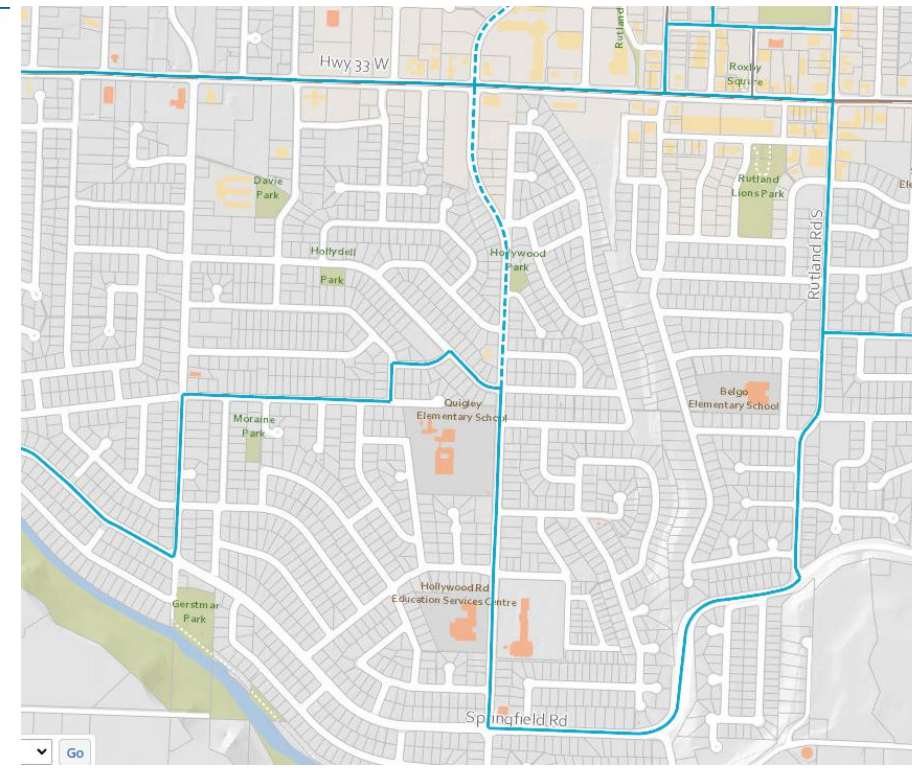
1115 CACTUS ROAD, KELOWNA, BC, V1X 5N3
LOT B, SECTION 23, TOWNSHIP 26, PLAN KAP28071



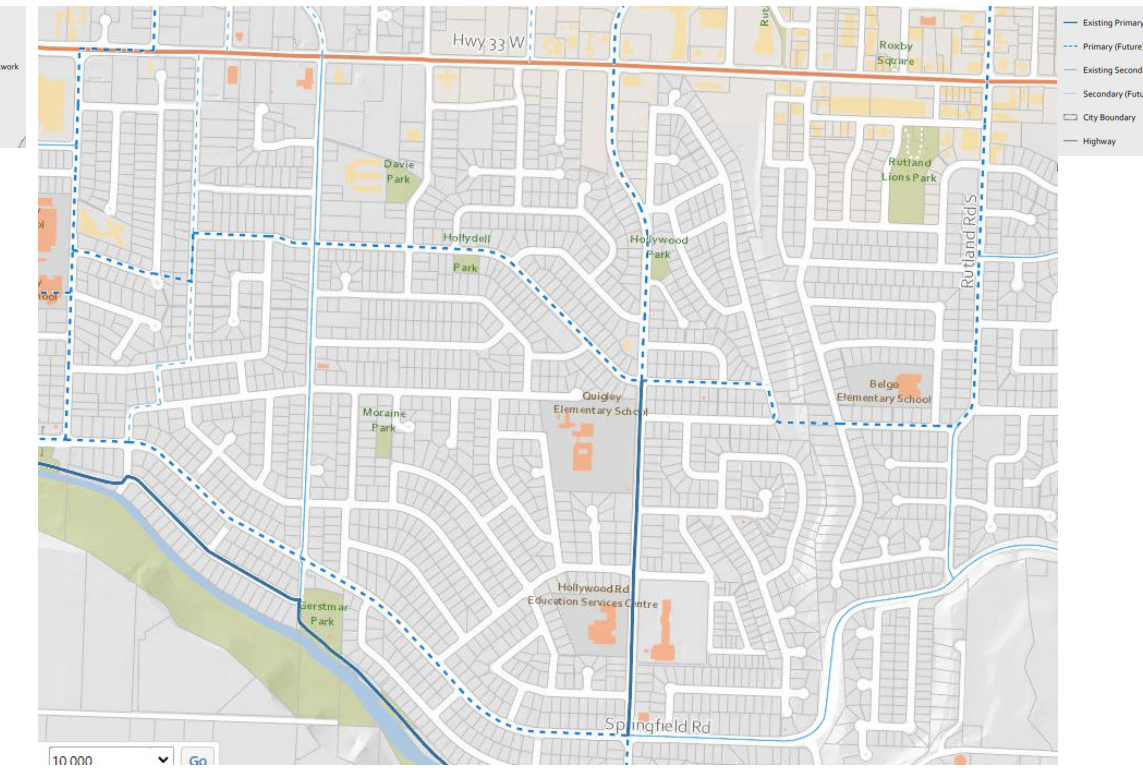
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FUTURE LAND USE MAP



FUTURE AND CURRENT TRANSPORTATION MAP



FUTURE AND CURRENT BICYCLE MAP

ZONING SUMMARY		1115 CACTUS ROAD	
ADDRESS	1115 CACTUS ROAD, KELOWNA, BC, V1X 5N3		
LEGAL DESCRIPTION	LOT B, SECTION 23, TOWNSHIP 26, PLAN KAP28071 PID: 004-635-736		
DEVELOPMENT PERMIT AREA	YES		
EXISTING ZONING	MF1		
PROPOSED ZONING	MF2		
EXISTING LEGAL USE	SINGLE FAMILY HOME		
PROPOSED LEGAL USE	MULTI-FAMILY TOWNHOME STYLE DEVELOPMENT		
ZONING REQUIREMENTS		MAIN BUILDING	
	ZONING STANDARD	PROPOSED	
FRONT SETBACK	3.0m	15.59m	
FLANKING SIDEYARD SETBACK	3.0m	N/A	
SIDE SETBACK	2.1m	2.1m	
REAR SETBACK	4.5m	4.5m	
DISTANCE BTWN BUILDINGS	3.0m	7.45m	
PARCEL SIZE	-	1,846.6sm	
BUILDING HEIGHT	11.0m OR 3 storeys	10.06m	
LEVEL 1 PARCEL COVERAGE AREA	1,015.6sm (55%)	558.4sm	
TOTAL PARCEL COVERAGE %	55%	30.2%	
TOTAL IMPERMEABLE COVERAGE %	-	38.8% (716.4sm)	
TOTAL COMBINED COVERAGE %	80%	69%	
PARKING REQUIREMENTS		MAIN BUILDING	
	ZONING STANDARD	PROPOSED	
# OF SPACES	1.6 SPACES / UNIT x7 = 11.2 SPACES	13 SPACES	
# OF VISITOR STALLS	0.14 SPACES / UNIT x7 = 0.98 SPACES	VISITOR AND ACCESSIBLE STALL ARE THE SAME	
# OF ACCESSIBLE SPACES	1 SPACE	1 SPACE	
TOTAL # OF SPACES	12 SPACES	13 SPACES	
% OF REGULAR CAR SPACES	50%	100%	
% OF SMALL CAR SPACES	50%	0%	
SIZE OF REGULAR VEHICLE	6.0m x 2.5m x 2.0m H		
SIZE OF SMALL VEHICLE	4.8m x 2.3m x 2.0m H		
SIZE OF ACCESSIBLE VEHICLE	6.0m x 3.7m x 2.3m H		
SHORT TERM BICYCLE PARKING	4 SPACES	4 SPACES	
AMENITY AREA		MAIN BUILDING	
	ZONING STANDARD	PROPOSED	
AMENITY SPACE (1 BEDROOM +)	N/A	+/-20sm / UNIT	
COMMON AMENITY SPACE	N/A	-	

DESIGN RATIONALE

Dear community planners,

As part of our development application I am writing to you to share our rationale for this project.

REZONING:

The current lot, as it currently exists, is a large pie-shaped lot, approximately 1,800sm in area. There is an existing home on the lot, that will be removed to accommodate a townhome development. Due to recent BC legislation adopted to allow for densification, it seems fitting to utilize space as best as possible. The current MF1 zone would allow for 6 units, but this site would easily support more townhome style units. To achieve a higher density, the proposal is to rezone the parcel to MF2 to facilitate a 3 storey townhouse style development.

The city and BC government is supportive of higher density, the property is within the permanent growth boundary, within a core area, and has good connections to transit and bike corridors.

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	19,876 SF	1,846.6 m ²
	19,876 SF	1,846.6 m ²

PARKING AND PATIO AREA		
Name	Area	Area (SM)
PARKING AREA	6,999 SF	650.3 m ²
PATIO	367 SF	34.0 m ²
PATIO	115 SF	10.7 m ²
PATIO	115 SF	10.7 m ²
	7,711 SF	716.4 m ²

TOTAL GARAGE AREA		
Name	Area	Area (SM)
UNIT A1 GARAGE	283 SF	26.3 m ²
UNIT A2 GARAGE	284 SF	26.4 m ²
UNIT A3 GARAGE	291 SF	27.0 m ²
UNIT B1 GARAGE	274 SF	25.5 m ²
UNIT B2 GARAGE	269 SF	25.0 m ²
UNIT B3 GARAGE	269 SF	25.0 m ²
UNIT B4 GARAGE	268 SF	24.9 m ²
	1,938 SF	180.0 m ²

BUILDING AREA - PARCEL COVERAGE		
Name	Area	Area (SM)
UNIT A1 - L1	673 SF	62.5 m ²
UNIT A1 GARAGE	283 SF	26.3 m ²
UNIT A2 - L1	675 SF	62.7 m ²
UNIT A2 GARAGE	284 SF	26.4 m ²
UNIT A3 - L1	679 SF	63.0 m ²
UNIT A3 GARAGE	291 SF	27.0 m ²
UNIT B1 - L1	502 SF	46.5 m ²
UNIT B1 GARAGE	274 SF	25.5 m ²
UNIT B2 - L1	530 SF	49.2 m ²
UNIT B2 GARAGE	269 SF	25.0 m ²
UNIT B3 - L1	508 SF	47.2 m ²
UNIT B3 GARAGE	269 SF	25.0 m ²
UNIT B4 - L1	507 SF	47.1 m ²
UNIT B4 GARAGE	268 SF	24.9 m ²
	6,010 SF	558.4 m ²



LOCATION MAP - N.T.S

No.	Date	Revision
01	2024-01-05	ISSUED FOR DEVELOPMENT PERMIT & REZONING
02	2024-04-22	ISSUED FOR REZONING

Project Title
1115 CACTUS RD

Drawing Title
ZONING ANALYSIS,
LOCATION PLAN, &
DESIGN RATIONALE

1115 CACTUS ROAD, KELOWNA, BC, V1X 5N3
LOT B, SECTION 23, TOWNSHIP 26, PLAN KAP28071

Drawing Number

A2.02

Job No. 18 - 1816
Scale As indicated