

1610 SIMPSON AVE

1610 SIMPSON AVE, KELOWNA, BC V1X 574
LOT A, SECTION 22, TOWNSHIP 26, PLAN KAP31688

ISSUED FOR REZONING
2025-03-04



AERIAL VIEW LOOKING NORTH EAST



AERIAL VIEW LOOKING NORTH

DESIGN RATIONALE:

Dear City of Kelowna Development Services,

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

LAND UTILIZATION:

At CM Designs, we are specialists in infill development, maximizing density in an attractive manner. This project is a prime example where we can better utilize the land by providing 12 townhome style units to replace one single family home in an urban environment close to schools, parks and shopping.

REZONING:

This existing lot is very large, approximately 25.5m (85') deep by 56m (183') wide. The Parcel is located within the core area. The proposed development is located within the Permanent Growth Boundary (PGB), and has a future land use of C-NHD. The Core Area Neighbourhood (C-NHD) promotes low rise buildings in strategically located properties and along transit supportive corridors. The location of the development meets the criteria to facilitate a low rise building under the 2040 OCP.

The MF1 zone currently allows for 6 units, this parcel can support 12 townhome style units with an approved rezoning to MF2. We seek the cities support with this rezoning application as we look to add more units to this neighbourhood. Once developed, half the units will be sold, and half the units will be available for rent.



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTH WEST

REZONING TO MF2

No.	Date	Revision
01	2025-03-04	ISSUED FOR REZONING

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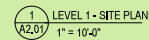
Project Title
1610 SIMPSON ROAD

Drawing Title
EXISTING SITE
PHOTOS & DESIGN
RATIONALE

1610 SIMPSON AVE, KELOWNA, BC V1X 574
LOT A, SECTION 22, TOWNSHIP 26, PLAN KAP31688

Drawing Number
A2.00

Job No. 15 - 1816
Scale:



No.	Date	Revision
01	2025-03-04	ISSUED FOR REZONING



Drawing Number

A2.01

Job No.	18 - 1816
Scale	As indicated



ZONING SUMMARY

1610 SIMPSON AVE

ADDRESS

1610 SIMPSON AVE, WILLOW, NC 27157

LEGAL DESCRIPTION

LOTS 1 SECTION 12, TOWNSHIP 26, PLAN A/9471608
PB: 00-541-647

DEVELOPMENT PERMIT AREA

11A

EXISTING ZONING

11R1

PROPOSED ZONING

11R2

EXISTING LEGAL USE

3 SINGLE FAMILY HOME

PROPOSED LEGAL USE

12 UNITS + 5-6 BR BLDG(S)

ZONING REQUIREMENTS

ALL BUILDINGS COMBINED

	ZONING STANDARD	PROPOSED
FRONT SETBACK	3.0m	3.0m
SIDE SETBACK	2.1m	2.1m
REAR SETBACK	4.5m	4.5m
DISTANCE BTWN BLDGS	3.0m	4.5m
PARKET SIZE	30.0m	141.9m (15.27ac)
DRIVE/DRIVE HEIGHT	11.0m (3' 6" driveway)	10.9m
LEVEL 1 PARKET COVERAGE AREA	750.45m (55%)	602.2m (42.4%)
TOTAL PARKET COVERAGE %	50%	42.4%
TOTAL PARKING COVERAGE %	-	387.5m (27.8%)
TOTAL COMBINED COVERAGE %	80%	70.3%

ZONING REQUIREMENTS

PARKING REQUIREMENTS

	ZONING STANDARD	PROPOSED
PARKING SPACES PROVIDED	1:4 SPACES + 12 UNITS = 18.2 SPACES	19 SPACES
VEHICOR PARKING SPACES	0.14 SPACES + 12 UNITS = 1.68 SPACES	2 SPACES
ACCESSORY PARKING SPACES	1 SPACE	1 SPACE
VEHICOR ACCESSORY PARKING SPACES	0 SPACES	0 SPACES
BIKE PARKING SPACES	4.1m + 1 PER 10 UNITS	5 SPACES
LOADING DOCK	0.5m + 4 UNITS	2.5m + 4 UNITS