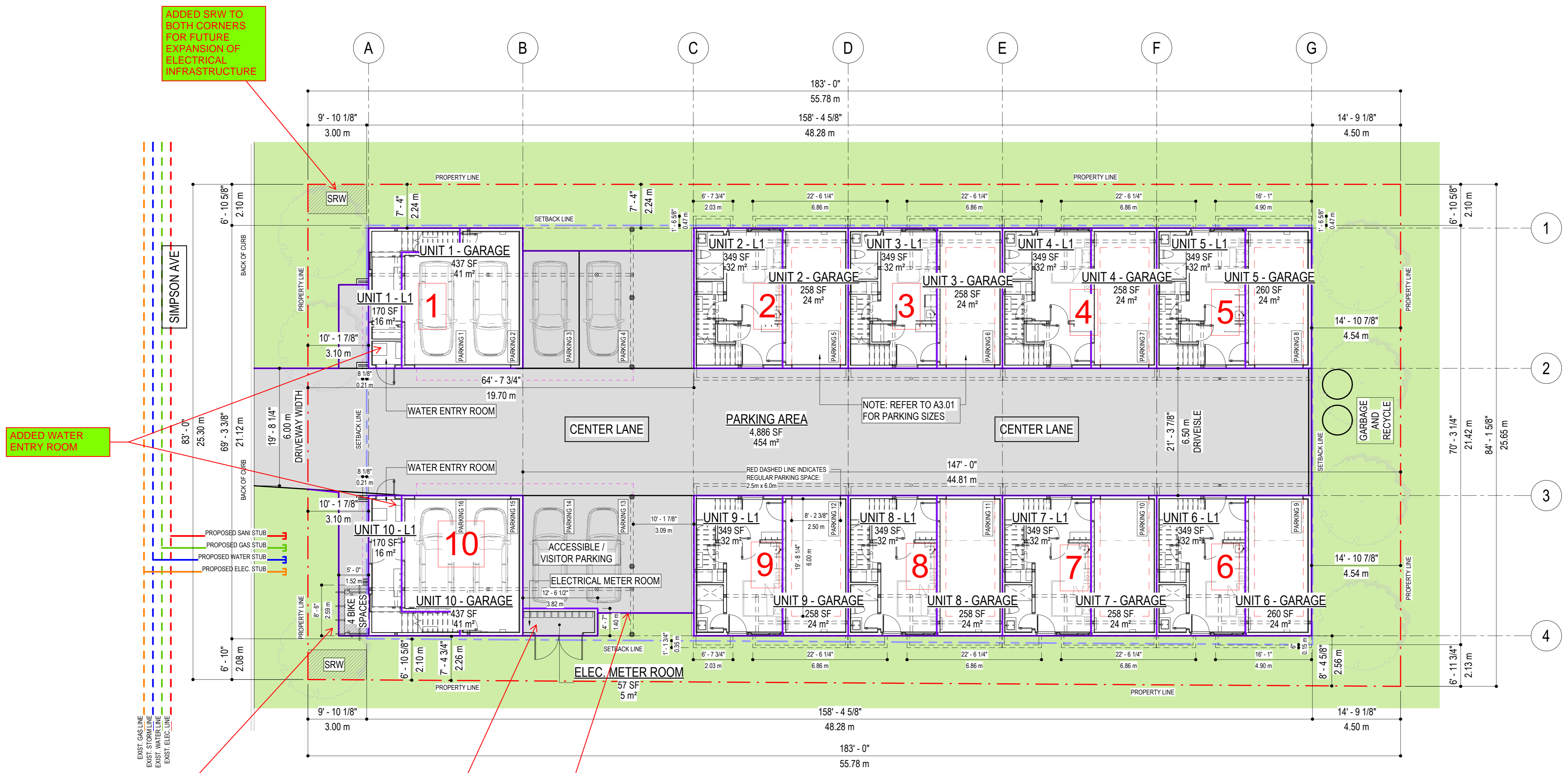


ZONING SUMMARY		
1610 SIMPSON AVE		
ADDRESS	1610 SIMPSON AVE, KELOWNA, BC V1X 5T4	
LEGAL DESCRIPTION	LOT A, SECTION 22, TOWNSHIP 26, PLAN KAP31688 PID: 001-647-547	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	MF1	
PROPOSED ZONING	MF2	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	10 UNITS - 2 4-FLEX BUILDINGS + 2 SINGLE FAMILY HOME	
ZONING REQUIREMENTS SINGLE FAMILY HOME		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	3.0m	3.10m
SIDE SETBACK	2.1m	2.24m
REAR SETBACK	4.5m	44.81m
DISTANCE BTWN BLDGS	3.0m	3.09m
PARCEL SIZE	900sm	1,419sm (15,276sf)
BUILDING HEIGHT	11.0m or 3 storeys	9.53m
LEVEL 1 PARCEL COVERAGE AREA	780.56sm (55%)	112.8sm (7.95%)
TOTAL PARCEL COVERAGE %	55%	7.95%
TOTAL PARKING COVERAGE %	-	454.0sm (31.99%)
MAX. BASE DENSITY	1 FAR	0.87 FAR
ZONING REQUIREMENTS TOWNHOUSE		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	3.0m	19.7m
SIDE SETBACK	2.1m	2.24m
REAR SETBACK	4.5m	4.54m
DISTANCE BTWN BLDGS	3.0m	3.09m
PARCEL SIZE	900sm	1,419sm (15,276sf)
BUILDING HEIGHT	11.0m or 3 storeys	9.97m
LEVEL 1 PARCEL COVERAGE AREA	780.56sm (55%)	457.0sm (32.20%)
TOTAL PARCEL COVERAGE %	55%	32.20%
TOTAL PARKING COVERAGE %	-	454.0sm (31.99%)
TOTAL COMBINED COVERAGE %	80%	72.14%
MAX. BASE DENSITY	1 FAR	0.87 FAR
ZONING REQUIREMENTS PARKING REQUIREMENTS		
	ZONING STANDARD	PROPOSED
PARKING SPACES PROVIDED	1.6 SPACES x 10 UNITS = 16 SPACES	16 SPACES
VISITOR PARKING SPACES	0.14 SPACES x 10 UNITS = 1.4 SPACES	1 SPACE
ACCESSORY PARKING SPACES	1 SPACE	1 SPACE
VAN ACCESSORY PARKING SPACES	0 SPACES	0 SPACES
BIKE PARKING SPACES	4 or 1 PER 5 UNITS	4 SPACES
PARKING SIZE	REGULAR = 2.5m x 6.0m 50% REGULAR SMALL = 2.3m x 4.8m 50% SMALL	2.5m x 6.0m



1 LEVEL 1 - SITE PLAN
1" = 10'-0"

NET FLOOR AREA - (TOWNHOUSE + SINGLE FAMILY HOME)			
Name	Area	Area (SM)	
UNIT 1 - L2	932 SF	86.6 m ²	
UNIT 1 - L3	1,032 SF	95.9 m ²	
UNIT 2 - L2	573 SF	53.2 m ²	
UNIT 2 - L3	603 SF	56.0 m ²	
UNIT 3 - L2	573 SF	53.2 m ²	
UNIT 3 - L3	603 SF	56.0 m ²	
UNIT 4 - L2	573 SF	53.2 m ²	
UNIT 4 - L3	603 SF	56.0 m ²	
UNIT 5 - L2	579 SF	53.8 m ²	
UNIT 5 - L3	610 SF	56.6 m ²	
UNIT 6 - L2	579 SF	53.8 m ²	
UNIT 6 - L3	610 SF	56.6 m ²	
UNIT 7 - L2	573 SF	53.2 m ²	
UNIT 7 - L3	603 SF	56.0 m ²	
UNIT 8 - L2	573 SF	53.2 m ²	
UNIT 8 - L3	603 SF	56.0 m ²	
UNIT 9 - L2	573 SF	53.2 m ²	
UNIT 9 - L3	603 SF	56.0 m ²	
UNIT 10 - L2	932 SF	86.6 m ²	
UNIT 10 - L3	1,032 SF	95.9 m ²	
	13,357 SF	1,240.9 m ²	

PARCEL COVERAGE - TOWNHOUSE			
Name	Area	Area (SM)	
ELEC. METER ROOM	57 SF	5.3 m ²	
UNIT 2 - GARAGE	258 SF	24.0 m ²	
UNIT 2 - L1	349 SF	32.4 m ²	
UNIT 3 - GARAGE	258 SF	24.0 m ²	
UNIT 3 - L1	349 SF	32.4 m ²	
UNIT 4 - GARAGE	258 SF	24.0 m ²	
UNIT 4 - L1	349 SF	32.4 m ²	
UNIT 5 - GARAGE	260 SF	24.2 m ²	
UNIT 5 - L1	349 SF	32.4 m ²	
UNIT 6 - GARAGE	260 SF	24.2 m ²	
UNIT 6 - L1	349 SF	32.4 m ²	
UNIT 7 - GARAGE	258 SF	24.0 m ²	
UNIT 7 - L1	349 SF	32.4 m ²	
UNIT 8 - GARAGE	258 SF	24.0 m ²	
UNIT 8 - L1	349 SF	32.4 m ²	
UNIT 9 - GARAGE	258 SF	24.0 m ²	
UNIT 9 - L1	349 SF	32.4 m ²	
	4,919 SF	457.0 m ²	

TOTAL BUILDING AREA - SINGLE FAMILY HOME			
Name	Area	Area (SM)	
UNIT 1 - GARAGE	437 SF	40.6 m ²	
UNIT 1 - L1	170 SF	15.8 m ²	
UNIT 1 - L2	932 SF	86.6 m ²	
UNIT 1 - L3	1,032 SF	95.9 m ²	
UNIT 10 - GARAGE	437 SF	40.6 m ²	
UNIT 10 - L1	170 SF	15.8 m ²	
UNIT 10 - L2	932 SF	86.6 m ²	
UNIT 10 - L3	1,032 SF	95.9 m ²	
	5,142 SF	477.7 m ²	

TOTAL BUILDING AREA - TOWNHOUSE			
Name	Area	Area (SM)	
UNIT 2 - GARAGE	258 SF	24.0 m ²	
UNIT 2 - L1	349 SF	32.4 m ²	
UNIT 2 - L2	573 SF	53.2 m ²	
UNIT 2 - L3	603 SF	56.0 m ²	
UNIT 3 - GARAGE	258 SF	24.0 m ²	
UNIT 3 - L1	349 SF	32.4 m ²	
UNIT 3 - L2	573 SF	53.2 m ²	
UNIT 3 - L3	603 SF	56.0 m ²	
UNIT 4 - GARAGE	258 SF	24.0 m ²	
UNIT 4 - L1	349 SF	32.4 m ²	
UNIT 4 - L2	573 SF	53.2 m ²	
UNIT 4 - L3	603 SF	56.0 m ²	
UNIT 5 - GARAGE	260 SF	24.2 m ²	
UNIT 5 - L1	349 SF	32.4 m ²	
UNIT 5 - L2	579 SF	53.8 m ²	
UNIT 5 - L3	610 SF	56.6 m ²	
UNIT 6 - GARAGE	260 SF	24.2 m ²	
UNIT 6 - L1	349 SF	32.4 m ²	
UNIT 6 - L2	579 SF	53.8 m ²	
UNIT 6 - L3	610 SF	56.6 m ²	
UNIT 7 - GARAGE	258 SF	24.0 m ²	
UNIT 7 - L1	349 SF	32.4 m ²	
UNIT 7 - L2	573 SF	53.2 m ²	
UNIT 7 - L3	603 SF	56.0 m ²	
UNIT 8 - L1	349 SF	32.4 m ²	
UNIT 8 - L2	573 SF	53.2 m ²	
UNIT 8 - L3	603 SF	56.0 m ²	
UNIT 9 - GARAGE	258 SF	24.0 m ²	
UNIT 9 - L1	349 SF	32.4 m ²	
UNIT 9 - L2	573 SF	53.2 m ²	
UNIT 9 - L3	603 SF	56.0 m ²	
	14,291 SF	1,327.7 m ²	

PARCEL COVERAGE - SINGLE FAMILY HOME			
Name	Area	Area (SM)	
UNIT 1 - GARAGE	437 SF	40.6 m ²	
UNIT 1 - L1	170 SF	15.8 m ²	
UNIT 10 - GARAGE	437 SF	40.6 m ²	
UNIT 10 - L1	170 SF	15.8 m ²	
	1,214 SF	112.8 m ²	

PARCEL SIZE			
Name	Area	Area (SM)	
PARCEL SIZE	15,276 SF	1,419.2 m ²	
	15,276 SF	1,419.2 m ²	

PARKING AREA			
Name	Area	Area (SM)	
PARKING AREA	4,886 SF	454.0 m ²	
	4,886 SF	454.0 m ²	



LOCATION PLAN - N.T.S

No.	Date	Revision



1610 Simpson Ave - REZONING

Dear Resident,

My name is Avtar Singh, owner of 1610 Simpson Ave.

As a requirement of applying for a rezoning application, all property owners within 50 meters of 1610 Simpson ave must be notified as to the applicant's development plans for their property.



The proposal is to rezone the existing property from MF2 (Townhouse housing) to MF2R (Rental Townhouse Housing) in order to facilitate a 10 unit townhouse development. City Development Planning department has indicated initial support for the proposal as the subject property has a future land use designation of C-NHD – which supports townhomes. The parcel is within the City's Permanent Growth Boundary (PGB) as identified by the 2040 OCP. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objective of incrementally increasing residential densities in existing neighborhoods. In addition, the proposed lot will meet the minimum lot size to satisfy an MF2R rezone (no variance required). There are other properties in the vicinity that are zoned MF2R. Curtis Mitchell who is an experienced home designer, has worked hard to sensitively integrate the new townhouse design with the proposed zone and neighborhood so they reflect the current and evolving character of this beautiful neighborhood. Our proposal includes a site plan layout of the proposed development.

The rezoning application has been submitted to the city. There will be a sign placed on the property and you will also receive a letter directly from the City of Kelowna notifying you of the public hearing date, probably in a few months. If you have any questions or concerns, please review policy #367 or, please feel free to contact myself, Curtis Mitchell or Jamie Kouwenhoven, Environmental Coordinator, City of Kelowna.

"As part of the Rezoning Application process there is a 14-day period to submit feedback to the Planner assigned to the file. All feedback will be provided to the decision-making authority. The City of Kelowna Planner assigned to the project is Jamie Kouwenhoven, she can be reached at 250-470-3183 or jkouwenhoven@kelowna.ca." The deadline to respond is March 15 2026.

Sincerely,

Avtar Singh
1610 Simpson ave
Kelowna, BC
V1X 5Z4
(403) 714-7097
avtarhomes@outlook.com

Jamie Kouwenhoven
Environmental Coordinator
City of Kelowna
(250) 470-3183
jkouwenhoven@kelowna.ca

Curtis Mitchell
Residential Designer
CM Designs Ltd.
(250) 300-6888
curt_mitch@outlook.com

ATTACHMENT B
 This forms part of application
 # Z26-0001
 Planner Initials JK
 City of Kelowna
 COMMUNITY PLANNING



Neighbour Consultation Form (Council Policy No.367)

A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, BETHANY SIMPSON, the applicant for Application No. Z25-0001

for 10 UNIT TOWNHOUSE DEVELOPMENT TO ATTAIN MF2r ZONING
 (brief description of proposal)

at 1610 SIMPSON AVE KELOWNA, BC have conducted the required neighbour
 (address)

consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

HAND DELIVERING THE LETTERS TO EACH OWNERS MAILBOX

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.*

