

Official Community Plan (OCP) MRL - Multiple Unit Residential (Low Density) designation. The additional residential density will be supported by local amenities such as a number of local parks, the shops and services of South Pandosy and transit stops along Pandosy St. The proposed development would result in three dwelling units, configured in a stacked row housing form, on a single mid-block property on Francis Ave. Further, the application addresses several objectives of the OCP, notably:

- **Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential.
- **Family Housing.** Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).
- **Ground-Oriented Housing.** Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets, especially where such can be provided on non-arterial and non-collector streets.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff documenting that neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The application is to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to allow for a multiple dwelling development in the form of stacked row housing.

Should Council support this rezoning, Staff will bring forward a Development Permit for Council consideration. The development is proposed to be three storeys in height and have three two-bedroom units. All vehicular access for the development is proposed to come from a rear laneway on the south side of the property. A draft site plan is attached as Schedule "B".

4.2 Site Context

The subject property is located on the south side of Francis Avenue, between Pandosy Street and Richter Street. It is in close proximity to the South Pandosy Urban Centre Area, Kelowna General Hospital, and nearby parks, including Cameron Park, Osprey Park and Kinsmen Park. It is within the City's Permanent Growth Boundary, and the walk score is 73, which means the site is very walkable and more errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single and Two Dwelling Housing
East	RU6 – Two Dwelling Housing	Single and Two Dwelling Housing
South	RU6 – Two Dwelling Housing	Single and Two Dwelling Housing
West	RU6 – Two Dwelling Housing	Single and Two Dwelling Housing

Map 1 – Subject Property



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Objective 5.3 - Focus development to designated growth areas

Policy .2 - Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 - Ensure context sensitive housing development

Policy .6 - Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy .7 - Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Policy .13 - Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

Objective 5.23 - Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 - Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: May 9, 2018
Date Public Notification Received: June 17, 2018

Report prepared by: Kimberly Brunet, Planner
Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule "A" – City of Kelowna Memorandum
Schedule "B" – Draft Site Plan