

align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP policy related to compact urban form as the proposal would result in an increase in density and allow for infill development in an existing neighbourhood close to many amenities. The subject property is near the South Pandosy – KLO area, Kelowna General Hospital and several City parks. The property is also in close proximity to several bus routes that link to Downtown, UBCO and Okanagan College, as well as easily accesses the North-South bike lanes along Abbott Street. The two new detached dwellings represent a modest increase in density and the proposal is considered to sensitively integrate with the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU6 will facilitate two new detached dwellings on the subject property. The proposed dwellings will be two storeys in height. The dwellings will be designed to be best incorporated into the existing neighbourhood with a natural colour palate. There will be two double garages accessed off the lane, with an additional two uncovered spots parallel to the garages. The applicant will also try to keep as many mature trees as possible, and plant numerous low maintenance and non-invasive trees.

Development Planning staff are currently tracking a Development Variance Permit Application to the required minimum distance between the two detached dwellings that would come forth for Council consideration should the land use be supported.

4.2 Site Context

The subject property is in the South Pandosy – KLO OCP Sector near the Pandosy Street and Francis Ave intersection. The surrounding area is primarily RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing. The surrounding area primarily also has a Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Dwelling	Single Unit Dwelling
East	RU1 – Large Lot Housing	Single Unit Dwelling
South	RU1 – Large Lot Housing	Single Unit Dwelling
West	RU6 – Two Dwelling Housing	Two Detached Dwellings

Subject Property Map: 460 Francis Avenue



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.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached memorandum dated December 19th, 2019

7.0 Application Chronology

Date of Application Received: December 3rd, 2019

Date Public Consultation Completed: January 6th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan