

REPORT TO COUNCIL



Date: May 17, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0037

Owner: 1256484 B.C. Ltd., Inc. No.
BC1256484

Address: 410 Francis Avenue

Applicant: CLD Western Property

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0037 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 19 District Lot 14 ODYD, Plan 7336, located at 410 Francis Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 17, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate two detached single-family dwellings on the subject site, and to waive the Public Hearing.

3.0 Development Planning

Staff are recommending support for the proposed rezoning from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single / Two Unit Residential for the subject property. The property is fully serviced and is in close proximity to transit, parks and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

4.0 Proposal

4.1 Background

The property previously contained a single-family dwelling on the site, however, the home was demolished and subsequently removed from the property in 2017 and has been sitting vacant since.

4.2 Project Description

The proposed rezoning from RU1 to RU6 would facilitate the development of two detached single-family dwellings on the subject property. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools. Should Council support the rezoning application, the sites existing driveway access onto Francis Ave would be closed and all future access to the site would be restricted to the lane only.

4.3 Site Context

The subject property is located in the South Pandosy – KLO City Sector near the intersection of Francis Ave and Pandosy St, and just north of Kinsmen Park. It is in close proximity to transit routes located along Pandosy St. The surrounding neighbourhood is largely comprised of RU1 – Large Lot Housing zoned properties with some RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing zoned sites. The subject site has a walk score of 49 meaning most errands require a car and has a transit score of 37 denoting a few nearby transportation options within the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 410 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

- See attached memorandum dated February 16, 2021

7.0 Application Chronology

Date of Application Accepted: May 6, 2020
Date Public Consultation Completed: February 8, 2021

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan

Attachment B: Applicants Letter of Rationale