



# Z20-0037 410 Francis Ave

Rezoning Application



# Proposal

- ▶ 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.

# Development Process

May 6, 2020

Development Application Accepted



Staff Review & Circulation



Feb 8, 2021

Public Notification Received



May 17, 2021

Initial Consideration



Waive Public Hearing



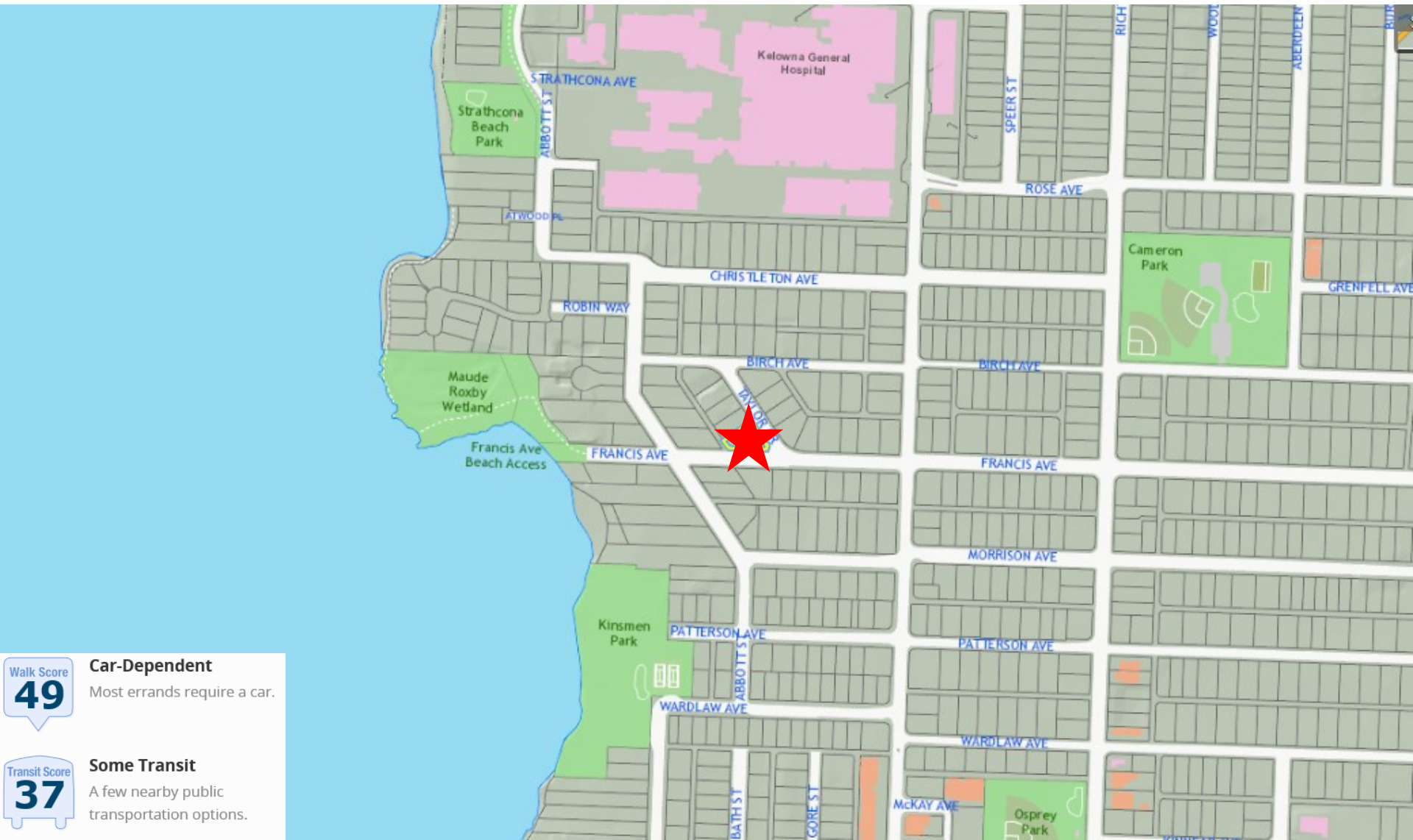
Final Reading  
Variances



Building Permit

Council  
Approvals

# Context Map



City of Kelowna



# Subject Property Map

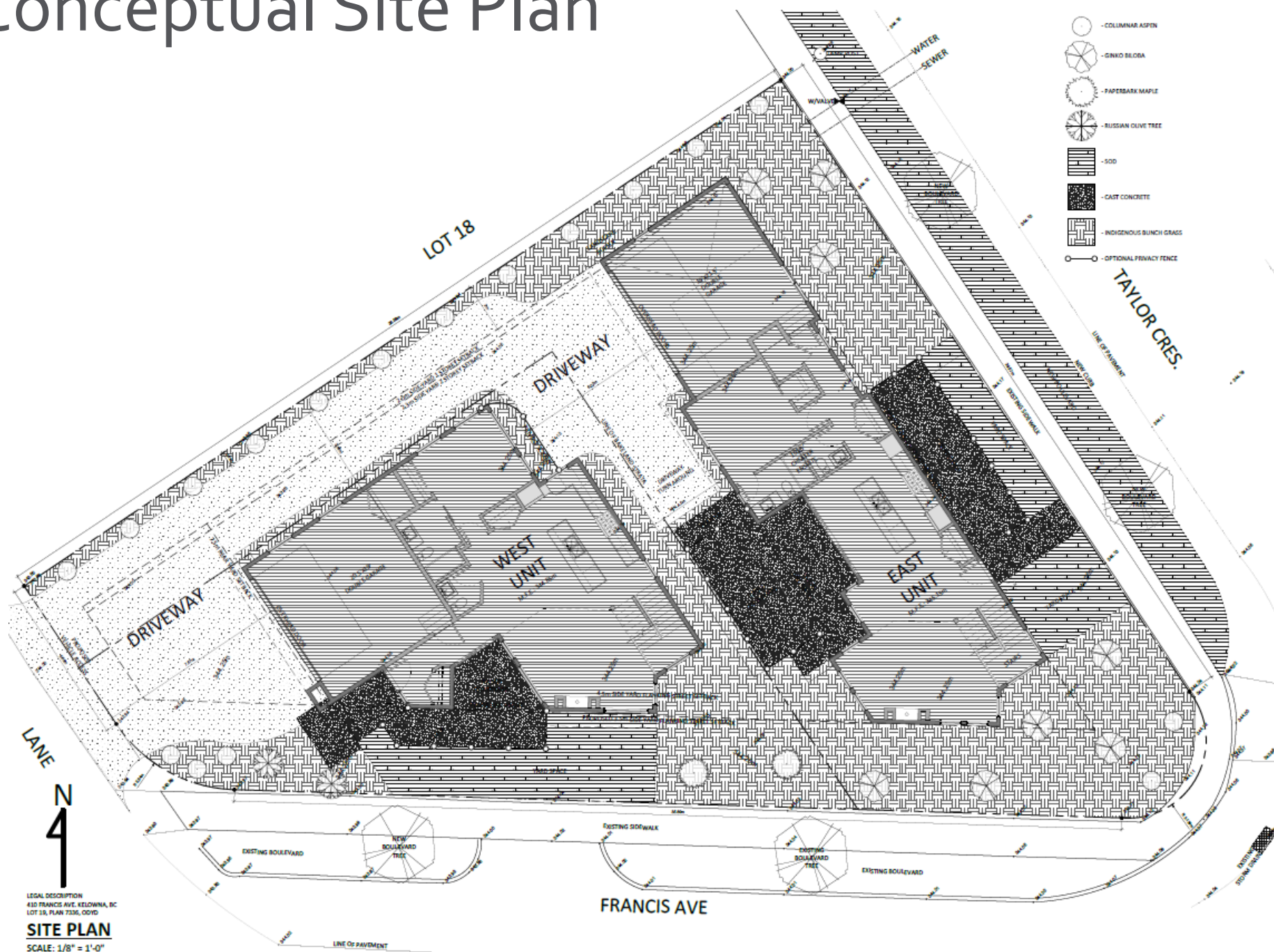


City of Kelowna

LEGAL DESCRIPTION  
410 FRANCIS AVE. KELOWNA, BC  
LOT 18, PLAN 7336, ODOYD

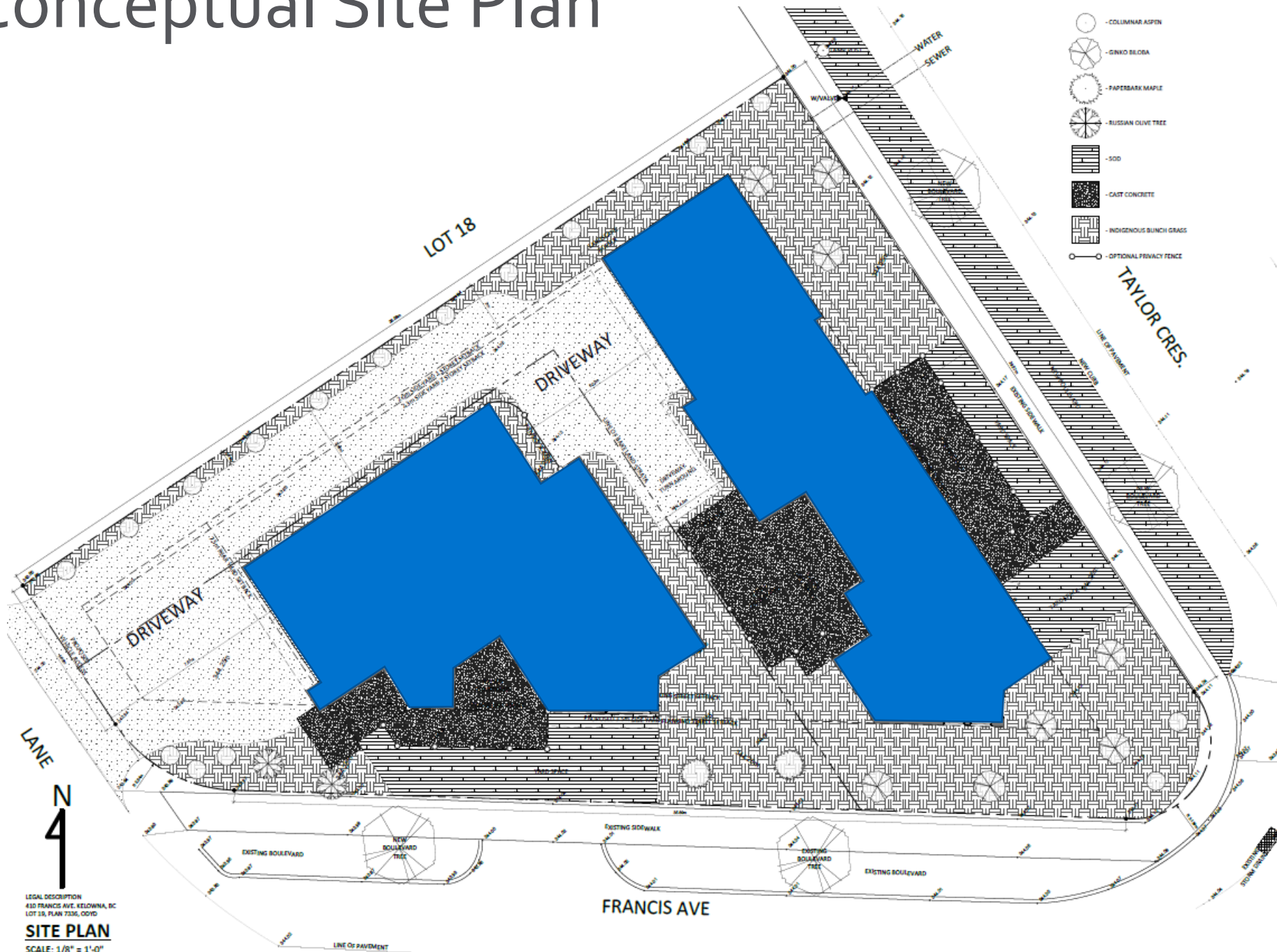
**SITE PLAN**

SCALE: 1/8" = 1'-0"





# Conceptual Site Plan



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
  - ▶ Compact Urban Form
- ▶ Consistent with Future Land Use (S2RES)



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Urban Infill Policies
    - ▶ Appropriate location for adding residential density
- ▶ Recommend the Public Hearing be waived for Rezoning Bylaw



## *Conclusion of Staff Remarks*

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