



Z21-0078 615 Francis Avenue

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from the RM3 – Low Density Multiple Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of multiple dwelling housing.

Development Process

Jan 13, 2021

Development Application Accepted

Staff Review & Circulation

Dec 14, 2021

Neighbourhood Consultation

Jan 17, 2022

Initial Consideration

Notice of First Reading

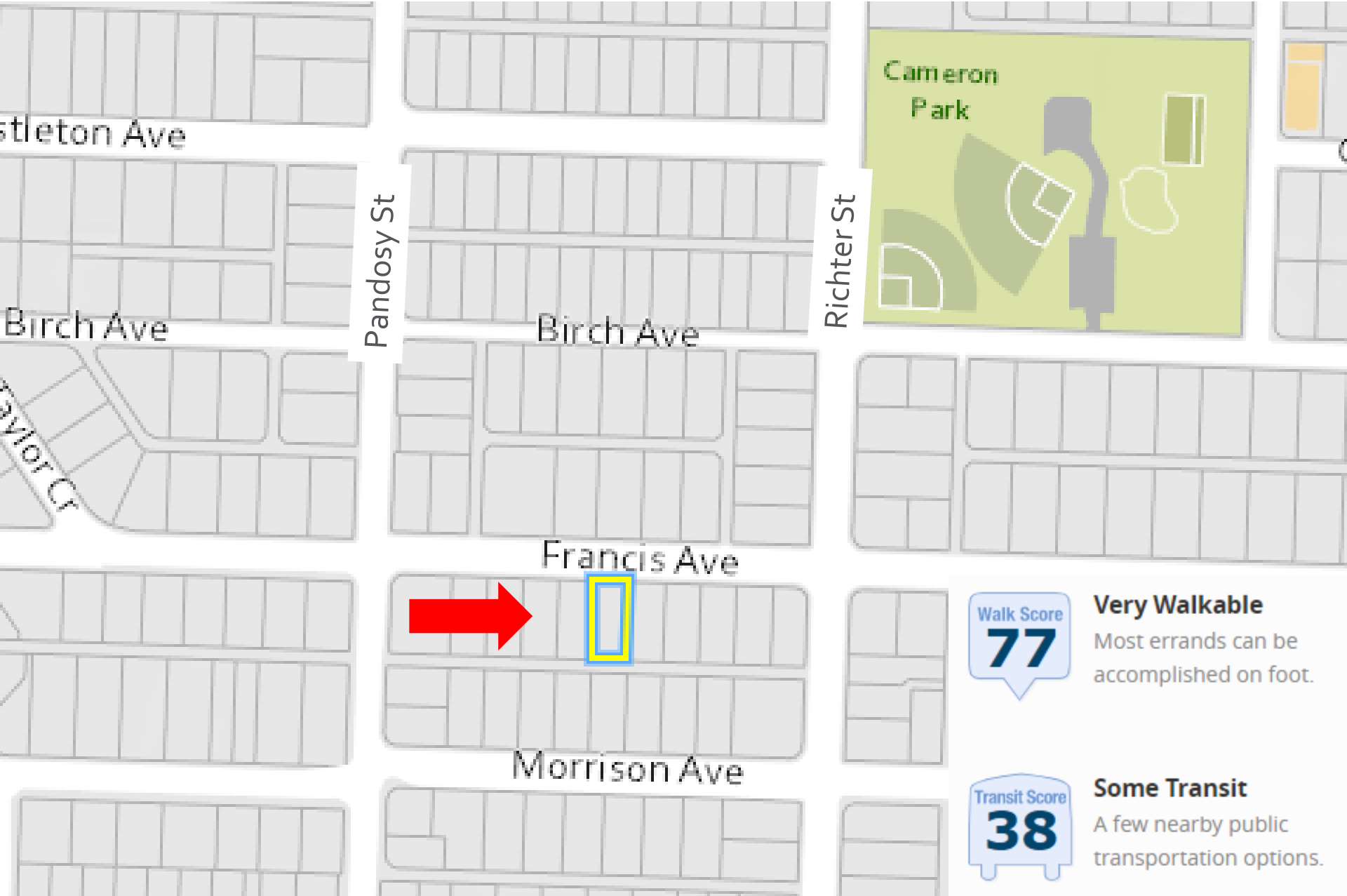
First, Second & Third Readings

Final Reading, DP & Variances

Building Permit

Council Approvals

Context Map



Stiletton Ave

Birch Ave

TRAVIOL CR

Pandosy St

Birch Ave

Richter St

Cameron Park

Francis Ave



Morrison Ave

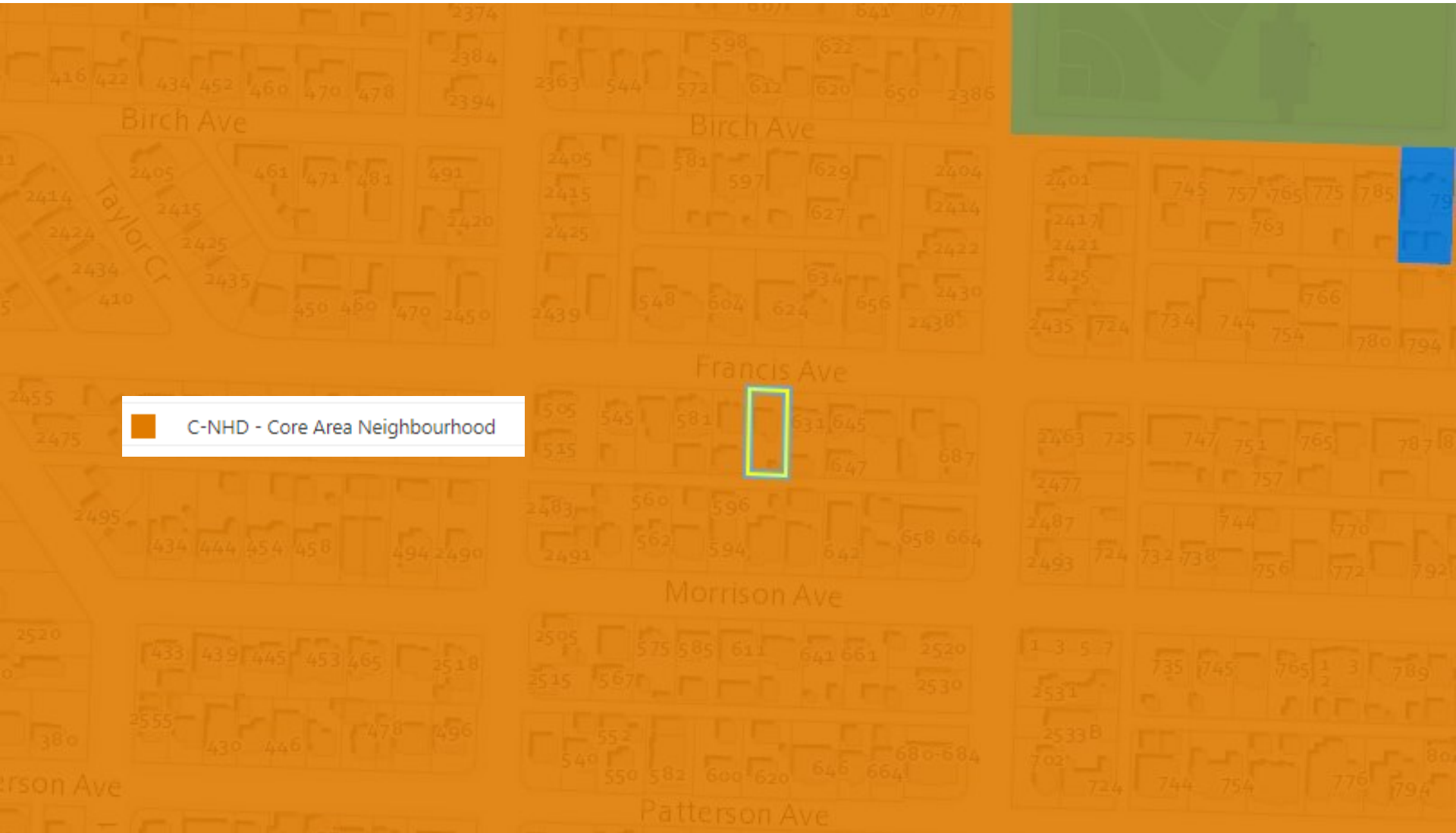
Walk Score
77

Very Walkable
Most errands can be accomplished on foot.

Transit Score
38

Some Transit
A few nearby public transportation options.

OCP Future Land Use

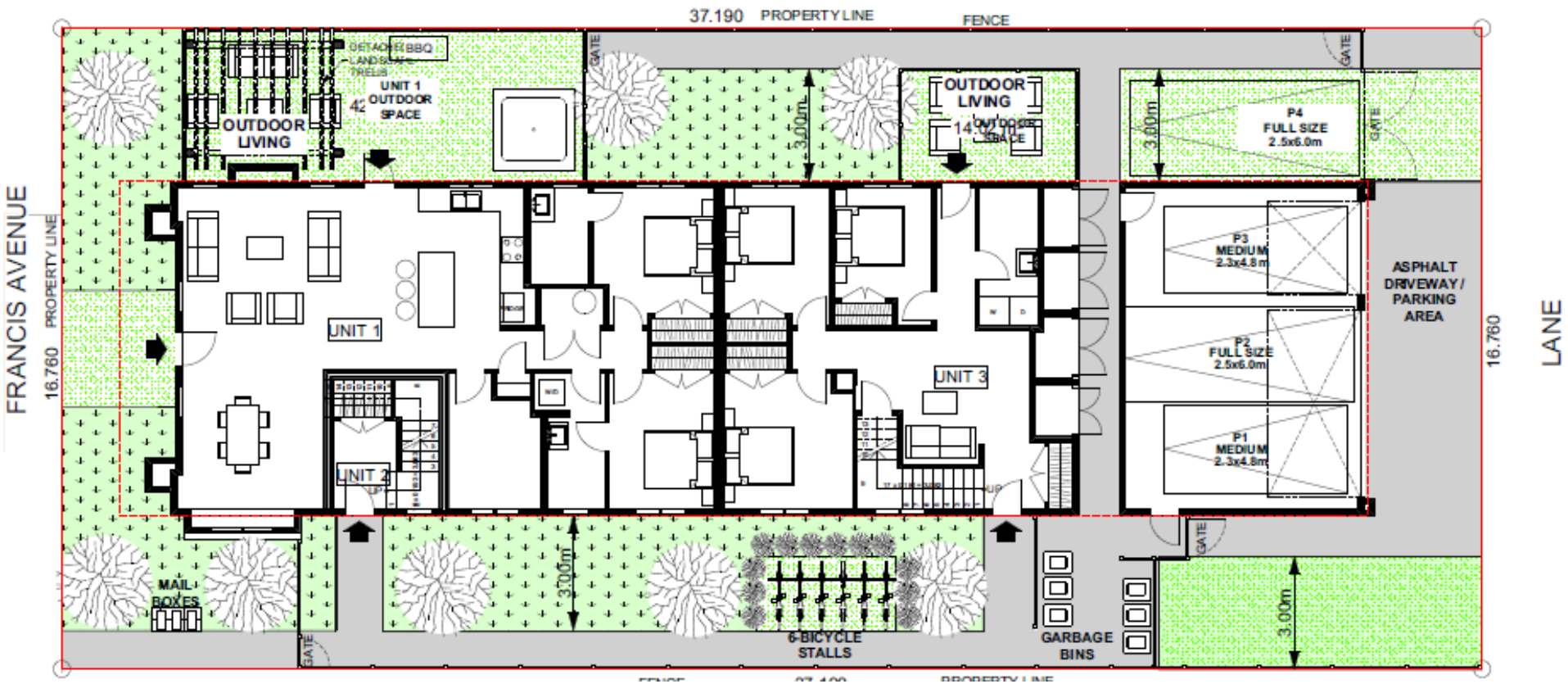


Subject Property Map



Francis Ave

Site Plan



Proposed Rendering



View from Francis Ave

Subzone Rezoning

- ▶ The primary zoning of the parcel remains unchanged:
 - ▶ RM₃ – Low Density Multiple Housing
- ▶ The proposed rezoning is to add the 'r' subzone:
 - ▶ RM_{3r} – Low Density Multiple Housing (Residential Tenure Only)
 - ▶ Provides rental housing in perpetuity

Development policy

- ▶ Meets the intent of Official Community Plan Core Area Urban Design Policies:
 - ▶ 5.3.1 – Ground Oriented Infill
 - ▶ 5.11.1 – Diverse Housing Forms
 - ▶ 5.1162 – Diverse Housing Tenures
- ▶ Consistent with the Future Land Use → C-NHD Core Area Neighbourhood.

Staff Recommendation

- ▶ Development Planning Staff recommends **support** of the proposed Rezoning:
 - ▶ Rental tenure is protected.
 - ▶ The Healthy Housing Strategy identifies rental housing as a significant need.



Conclusion of Staff Remarks