

REPORT TO COUNCIL REZONING



Date: November 27, 2023
To: Council
From: City Manager
Address: 615 Francis Ave
File No.: Z23-0041

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF2 – Townhouse Housing	MF1 – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 District Lot 14 ODYD Plan 1141, located at 615 Francis Avenue, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF1 – Infill Housing zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated November 27, 2023.

2.0 Purpose

To rezone the subject property from the MF2 – Townhouse Housing zone to the MF1 – Infill Housing zone to facilitate a fourplex development.

3.0 Development Planning

Staff support the proposed rezoning from the MF2- Townhouse Housing zone to the MF1 – Infill Housing zone for the subject property. The 2040 Official Community Plan (OCP) Future Land Use designation is Core Area Neighbourhood (C-NHD) and this land use supports sensitive residential infill. The purpose of the MF1 – Infill Housing zone is to provide for infill development within the core area of the City limiting development to ground-oriented housing of two storeys. This zone is appropriate than the MF2 – Townhouse housing zone at this location as its mid-block and adjacent to low density residential.

Should Council support the rezoning, the associated Development Permit would not come to council as it would fall under the Staff Delegated Development Permit. At this time the applicant has submitted a Development Permit with no Variances to the MF1 – Infill Housing zone regulations.

Lot Area	Proposed (m ²)
Gross Site Area	623.30 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU ₄ – Duplex Housing	Duplex Housing
East	RU ₄ – Duplex Housing	Single Detached Housing
South	RU ₄ – Duplex Housing	Single Detached Housing
West	RU ₄ – Duplex Housing	Single Detached Housing

Subject Property Map: 615 Francis Ave



The subject property is located mid-block on Francis Avenue between Pandosy Street and Richter Street. The Official Community Plan Future Land Use is Core Area Neighbourhood, which allows for a broad range of building forms. With the surrounding properties being single detached dwellings and duplexes, rezoning the site to MF1 – Infill Housing to accommodate a four-plex provides a better transition for the existing neighbourhood.

4.1 Background

In 2018, a rezoning application was supported by Council to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone under the previous Zoning Bylaw No. 8000. The Bylaw was adopted by Council on April 21, 2020. Following the adoption of the Bylaw, Council considered the associated Development Permit and Development Variance Permit. Councils’ decision was to defeat the proposal due to the massing of the development. However, the rezoning was successfully adopted as RM3– Low Density Multiple Housing.

The property was later sold and the new owner applied to add the ‘r’ – Rental Only subzone in January of 2021. The proposed building was quite aggressive in nature and Councils’ decision was to defeat the application once again.

With the adoption of Zoning Bylaw No.12375 in September of 2022 the property was transitioned to the MF2 – Townhouse Housing zone from RM3 in Zoning Bylaw No. 8000. Staff have continued to work with the applicant’s design team to revise the proposal to meet the development regulations of the MF1 – Infill Housing zone without requiring variances. The proposal provides a modest increase in density while respecting the existing building scale of the neighbourhood.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.1 Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3. <i>The proposed rezoning would allow for sensitive infill in an existing single detached dwelling neighbourhood.</i>
Policy 5.3.6 Small Lot Development	To encourage residential infill development in Core Area Neighbourhoods and transition areas that reflect the existing neighbourhood context, discourage large lot consolidation except where properties front or directly abut a Transit Supportive Corridor. <i>The proposed development scale aligns with the context of the existing neighbourhood.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>The application proposes to add housing options in the Core Area.</i>

6.0 Application Chronology

Application Accepted: June 20, 2023
 Neighbourhood Notification Summary Received: October 18, 2023

Report prepared by: Breanna Sartori, Planner I
Report prepared by: Lydia Korolchuk, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager

Attachments:

Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.