



City of
Kelowna

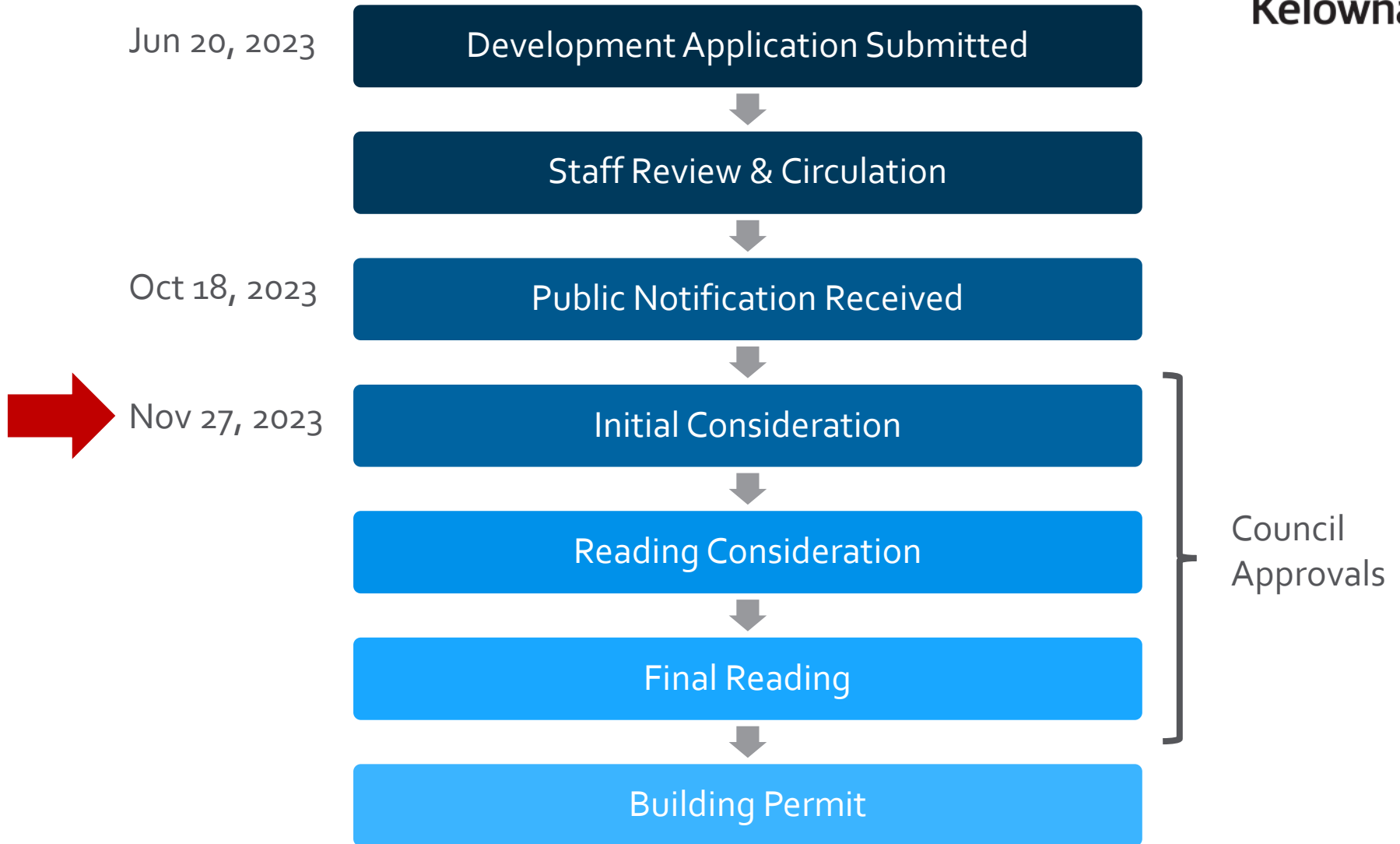
Z23-0041 615 Francis Ave

Rezoning Application

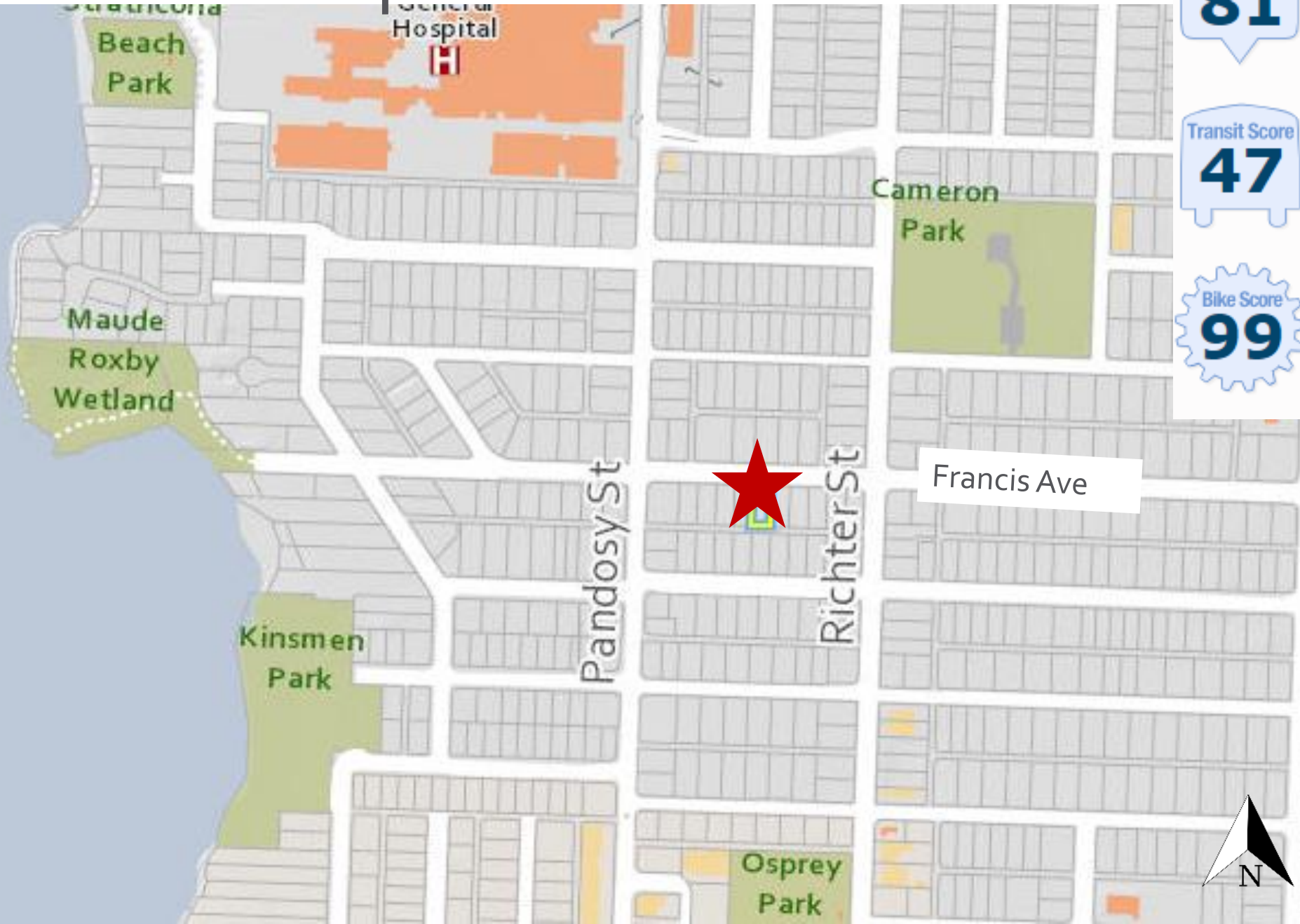
Purpose

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

Development Process



Context Map



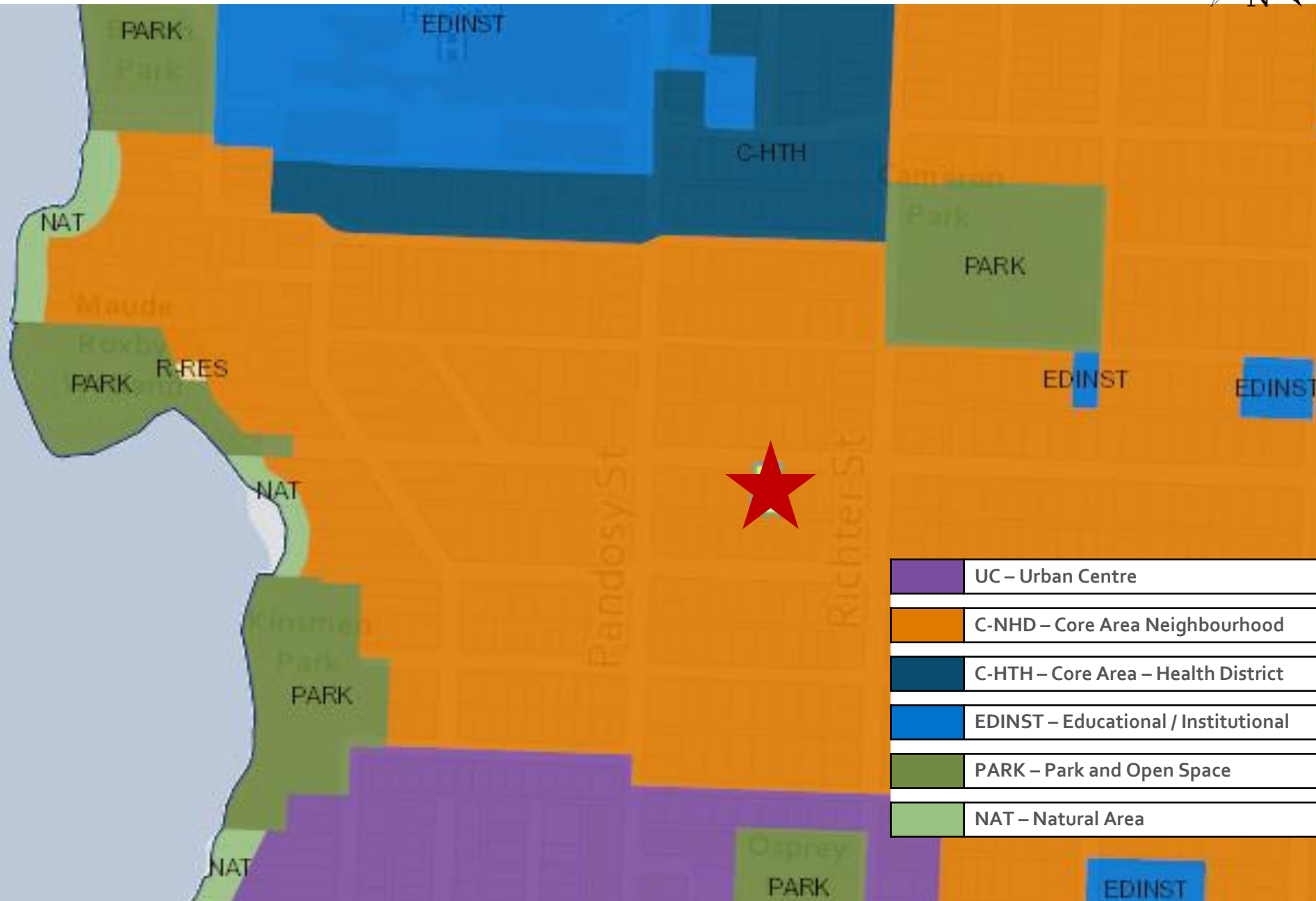
Walk Score
81

Transit Score
47

Bike Score
99



OCP Future Land Use



Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF₁ – Infill Housing
 - ▶ Delegated Development Permit for 4 units
 - ▶ Vehicle access from the lane
 - ▶ Meets the Development Regulation (no variances)

OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
 - ▶ Encourage ground oriented residential uses
- ▶ Policy 5.3.6 Small Lot Development
 - ▶ Encourage residential infill development that reflects the existing neighbourhood context
- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Encourage a diverse mix of low and medium density housing forms in the Core Area

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Housing Diversity
 - ▶ Development Permit (Delegated to Staff)