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**CITY OF KELOWNA  
MEMORANDUM**

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**Date:** October 26, 2005  
**To:** CITY MANAGER  
**From:** PLANNING AND CORPORATE SERVICES DEPARTMENT  
**Subject:**

**APPLICATION NO.** HOUSING AGREEMENT **OWNER:** Ziprick Place BC Ltd. Inc.  
(linked to DP05-0114) No. 0702706  
**AT:** 135 Ziprick Road **APPLICANT:** Garry Tomporowski  
Architects

**PURPOSE:** TO ENTER INTO A HOUSING AGREEMENT TO ALLOW FOR THE PROVISION OF 5 AFFORDABLE OWNERSHIP UNITS.

**EXISTING ZONE:** RM3 – LOW DENSITY MULTIPLE HOUSING

**PROPOSED ZONE:** RM4 – TRANSITIONAL LOW DENSITY HOUSING

**REPORT PREPARED BY:** KEIKO NITTEL

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**1.0** RECOMMENDATION

That Council forward Bylaw No. 9525, authorizing a Housing Agreement between the City of Kelowna and Ziprick Place Ltd. which would require the owners to designate a total of 5 units for affordable ownership on Lot 1, Plan 50112, Sec. 22, Twp. 26, ODYD, for reading consideration;

AND THAT final adoption of the housing agreement bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

**2.0** BACKGROUND

The applicant is currently in the process of amending the OCP future land use and zoning designations of the subject property to allow for the development of a 45 unit apartment building. The associated OCP and Rezoning amendments current sit at third reading with final adoption of the amending bylaws to be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property. In order to facilitate the proposed density of the project, a housing agreement will be required prior to issuance of the development permit. The housing agreement bylaw is being forwarded at this time for initial review by Council in order to allow for its adoption in conjunction of the review of the associated development permit. The OCP amendment, zoning, and housing agreement bylaws will subsequently be forwarded for adoption in conjunction with the associated development and development variance permits.

### 3.0 SUMMARY

The applicant is seeking to enter into a Housing Agreement to provide affordable housing units on the subject property. The housing agreement will allow for a density bonus of 0.10 which represents an additional floor area of 442.8 m<sup>2</sup> (4766 ft<sup>2</sup>). The proposed five affordable units will account for almost all of the floor area provided by the bonus (approximately 429m<sup>2</sup> /4600 ft<sup>2</sup>). The 5 units are to be sold as affordable ownership units. The housing agreement will stipulate that if the Owner has owned that unit for 10 consecutive years, the Owner may requested that the City discharge this Agreement thus allowing for the sale of the unit at market value.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Corporate Services

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Attach.

### **ATTACHMENTS**

**Location of Subject Property**  
**Housing Agreement (see bylaw 9525 for agreement)**