
CITY OF KELOWNA
MEMORANDUM

DATE: NOVEMBER 8, 2006

TO: CITY MANAGER

FROM: PLANNING & DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. Z06-0031

OWNER: INVUE DEVELOPMENTS
CORPORATION

AT: 2040 SPRINGFIELD ROAD

APPLICANT: INVUE DEVELOPMENTS
CORPORATION

PURPOSE: TO SEEK AUTHORIZATION FOR THE CITY OF KELOWNA TO ENTER
INTO A HOUSING AGREEMENT WITH THE INVUE DEVELOPMENT
CORPORATION

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

PROPOSED ZONE: C4 – URBAN CENTRE COMMERCIAL

REPORT PREPARED BY: RYAN SMITH

1.0 **RECOMMENDATION**

That Council forward Bylaw No. 9694, authorizing a Housing Agreement between the City of Kelowna and Invue Developments Corporation which requires the owners to designate a total of 4 units for owner occupied affordable housing on Lot A, DL 129, Plan 30261, for consideration.

2.0 **SUMMARY**

After a public hearing held on October 3, 2006, Council advanced the rezoning related rezoning application to 3rd reading with final adoption pending Council approval of a development permit and the completion of requirements identified by the Works and Utilities Department. At the public hearing, the applicant indicated a desire to provide affordable housing on the site but had not had the opportunity to discuss the height variance that this would trigger with staff. Staff subsequently met with the applicant to discuss the issue. While no formal policy exists for staff to rely on when considering such a proposal, given the current lack of affordable housing options provided in Kelowna, supporting such a proposal would set a positive precedent and possibly encourage other developers to do the same.

By adding an extra storey to the building the applicant will be able to achieve eight additional units. Four of these units will be designated as affordable housing which will be protected by a Housing Agreement that would be registered on Title. As previously noted, staff are prepared to support the variance triggered by the additional storey of building height provided affordable housing is achieved.

Staff will arrange to have Council consideration of the Development Variance Permit, Housing Agreement Bylaw and Zone Amending Bylaw occur at the same meeting.

Shelley Gambacort
Acting Development Services Manager

Approved for inclusion

Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach.