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CITY OF KELOWNA

MEMORANDUM

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DATE: JUNE 9, 2008

TO: CITY MANAGER

FROM: PLANNING & DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. Z07-0003

OWNER: Leona Thiessen  
Craig & Clifford Andrusko

AT: 436 Cedar Avenue

APPLICANT: Worman Resources Inc.

PURPOSE: TO SEEK AUTHORIZATION FOR THE CITY OF KELOWNA TO ENTER INTO A HOUSING AGREEMENT WITH CLIFFORD ANDRUSKO FOR 436 CEDAR AVENUE.

EXISTING ZONE: C4 – Urban Centre Commercial

REPORT PREPARED BY: Alec Warrender

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1.0 RECOMMENDATION

That Council forward Bylaw No. 10018 authorizing a Housing Agreement between the City of Kelowna and Clifford Andrusko, which requires the owners to designate 2 *dwelling units for rental affordable* housing on Lot 4, District Lot 14, ODYD, Plan 3226 located at 436 Cedar Avenue, Kelowna, B.C., for reading consideration.

2.0 SUMMARY

The applicant has proposed to construct a four storey mixed use building on the subject property. The parking will be set behind the 106m<sup>2</sup> retail space that fronts Cedar Avenue. The second storey will be comprised of 304m<sup>2</sup> of office space, while a total of six residential units will be located on the third and fourth storeys. The proposed FAR takes advantage of the City's incentive driven system. The C4 zone allows for a base FAR of 1.3, while with a Housing Agreement and a percentage of covered parking an FAR of 1.523 can be achieved. Two units of affordable housing (approximately 125m<sup>2</sup>) will be secured through a Housing Agreement.

Staff will arrange to have Council consideration of the related Development Permits and the Housing Agreement Bylaw at the same meeting.

  
Shelley Gambacort  
Current Planning Supervisor

SG/aw

Attach