

# OCP20-0006, Z20-0023

2160 Tower Ranch Blvd



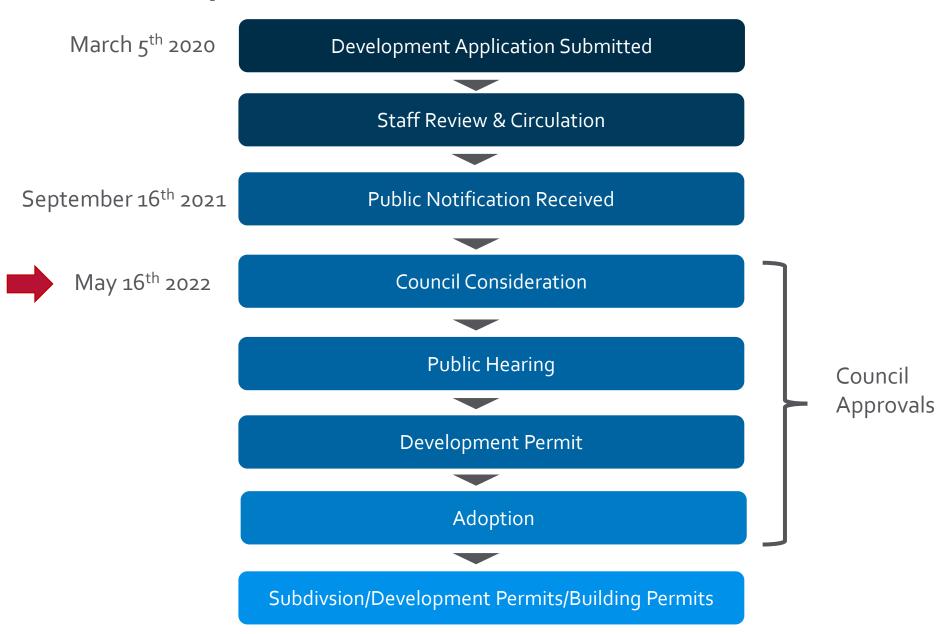


### Proposal

- Amend the Official Community Plan by reconfiguring areas of the subject property currently designated S- RES – Suburban Residential and Rec – Private Recreational,
- Rezone the from the RU1 Large Lot Housing Zone, RU1h – Large Lot Housing (Hillside) Zone, P3 – Parks and Open Space Zone to the RU5 – Bareland Strata Housing Zone, P3 – Parks and Open Space
- To facilitate the development of a single family strata residential housing development

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#### **Development Process**

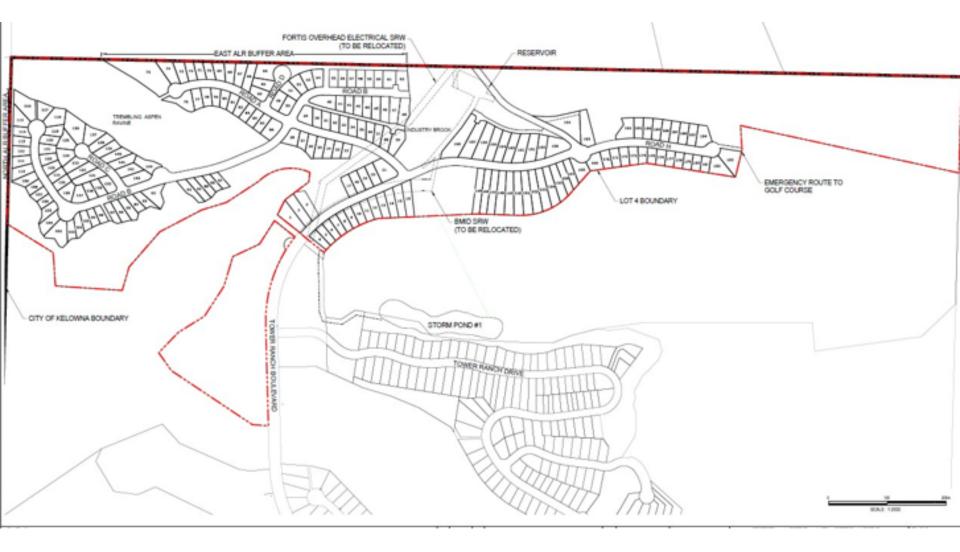


#### Context Map



City of Kelowna

#### Proposed Road and Lot Layout



#### Slope Analysis



## **Environmental Analysis**





### Staff Recommendation

#### Staff support the proposal:

▶ The proposal is consistent with the Area Structure Plan for the Tower Ranch neighbourhood and the Official Community Plan.

▶ The proposed plans limit the potential impact to natural hazard areas as well as protecting highly sensitive ecosystems in the area.

► The proposed development as a strata development will limit the amount of infrastructure that will be City owned and maintained.

Portions of the site adjacent to ALR lands will include buffering consistent with OCP policy and farm protection development permit guidelines.



#### Conclusion of Staff Remarks