



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

Development Process

March 5th 2020

Development Application Submitted

Staff Review & Circulation

September 16th 2021

Public Notification Received

May 16th 2022

Council Consideration

Public Hearing

Development Permit

Adoption

Subdivision/Development Permits/Building Permits

Council Approvals

Context Map



City of Kelowna



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