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**CITY OF KELOWNA  
MEMORANDUM**

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**Date:** February 19, 2007  
**To:** City Manager  
**From:** Planning & Development Services Department  
**APPLICATION NO.** TA06-0005      **APPLICANT:** Emil Anderson Construction Inc  
(Greg Asling)  
**AT:** Off of Day Road      **OWNER:** Tower Ranch Holding Corporation  
Corporation  
  
**PURPOSE:** TO AMEND SECTION 1.6 (C) OF THE CD6 – COMPREHENSIVE RESIDENTIAL GOLF RESORT ZONE BY ADDING THE “HILLSIDE” DESIGNATION TO ALL RELEVANT RU ZONES (I.E.: RU1H, RU2H, RU4H, AND RU6H).  
  
**EXISTING ZONE:** CD6 – COMPREHENSIVE RESIDENTIAL GOLF RESORT ZONE  
**REPORT PREPARED BY:** NELSON WIGHT

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**1.0 RECOMMENDATION**

THAT Text Amendment Application No. TA06-0005, to amend the City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule “A” of the report of the Planning and Development Services Department, dated February 19, 2007, be considered by Council;

AND THAT the necessary amending bylaw be forwarded to a Public Hearing for further consideration.

**1.0 SUMMARY**

The Tower Ranch Area Structure Plan was adopted in the early 1990's to allow for a residential golf resort development. When the lands that are part of the Tower Ranch Area Structure Plan were zoned to the CD6 – Comprehensive Residential Golf Resort Zone, the City did not have any separate standards for hillside development within the Zoning Bylaw. These hillside standards have since been adopted, and separate zones added to Zoning Bylaw No. 8000 to allow for such development.

Approval of this text amendment would allow those hillside standards to be extended to this Tower Ranch development (and other CD6 zoned land, such as Gallagher's and Quail Ridge), through the addition of those “hillside” zones to the CD6 zone.

**2.0 ADVISORY PLANNING COMMISSION**

At a meeting held on October 24, 2006, the APC passed the following motion:

THAT the Advisory Planning Commission supports Text Amendment Application No. TA06-0005, (Off of) Day Road/Lot 7, Plan 80993, Sec. 31, Twp. 27, ODYD, by Emil Anderson (G. Asling), to amend Section 1.6 (c) of the CD6 – Comprehensive Residential Golf Resort zone by adding the “Hillside” designation to all relevant RU zones (i.e.: RU1h, RU2h, RU4h, and RU6h)

### 3.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Staff is supportive of this application to add the “h” designation zones to the CD6 zone, in order to allow the hillside standards to be extended to the Tower Ranch development as well as other CD6-zoned areas of the City.

The “h” designation allows for alternate regulation for siting and sizing of housing to better address hillside topography. It also allows for alternate road standards, which can better respond to the hillside context.

Staff considers this change to the CD6 zone an improvement to the current situation, in that it allows for increased choice of development standards. It should be noted that the determination of the appropriate zone regulation and road standard is made by the Subdivision Approving Officer, in cooperation with the Works and Utilities Department and other City Staff.

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Bob Shaughnessy  
Subdivision Approving Officer

Approved for inclusion

Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services  
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### ATTACHMENTS:

Schedule “A”