
CITY OF KELOWNA

MEMORANDUM

DATE: January 29, 2008
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT: Road Naming Changes Affecting McCurdy Road, Craig Road, Day Road, and McKenzie Road
REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Municipal Council rename those portions of Craig Road, McKenzie Road, and Day Road to McCurdy Road, as identified on Schedule "A" attached to the report from the Planning & Development Services Department dated January 16, 2008;

AND THAT those portions of Day Road be renamed to Tower Ranch Drive, as identified on Schedule "B" attached to the report from the Planning and Development Services Department dated January 16, 2008;

AND FURTHER THAT Staff be directed to prepare the necessary road name change bylaw.

2.0 BACKGROUND

In the fall of 2007, the McCurdy Road extension was opened, providing a continuous road link from the end of Craig Road, through to the Tower Ranch Development at the east end of McCurdy Road. With this infrastructure now complete, it is necessary that the road names be changed to reflect that new road construction.

In accordance with our standard protocol, notices were circulated to all property owners affected by this proposal, in addition to the various agencies (e.g. utility companies, etc). Staff received no comments to the proposed road name changes.

3.0 STAFF COMMENTS

In addition to the proposed road name changes detailed in Schedule "A", the Tower Ranch Development Partnership (TRDP) has requested a further road name change, as detailed in Appendix "A", which is part of the submission from TRDP. The rationale for this request is outlined in their December 17, 2007 letter, which was previously circulated to the Mayor and Council, and is attached to this report. To summarize, TRDP would prefer to see McCurdy Road renamed to Tower Ranch Boulevard for those portions of the road that abut the Tower Ranch development.

For reasons of safety (emergency response) as well as to aid in navigation for the general public, Staff discourages the addition of a new road name on the extension of an existing city street, as proposed by TRDP.



Furthermore, Staff is very supportive of the use of the "Tower" family name for other significant elements of this development, in accordance with Council's Road Naming and Park Naming Policies. The TRDP, in consultation with the Parks Department, has already agreed to name the 47-acre public park, "Tower Ranch Mountain Park". In an effort to respond to the request of the TRDP, as well as to maintain consistency between park names and those roads leading to them (pursuant to Council Policy 251), it is recommended that Council endorse the notion of naming the future road leading to Tower Ranch Mountain Park, "Tower Ranch Drive", as shown on Schedule "B".



Shelley Gambacort
Current Planning Supervisor

Approved for inclusion



Paul Macklem
Acting Director of Planning & Development Services

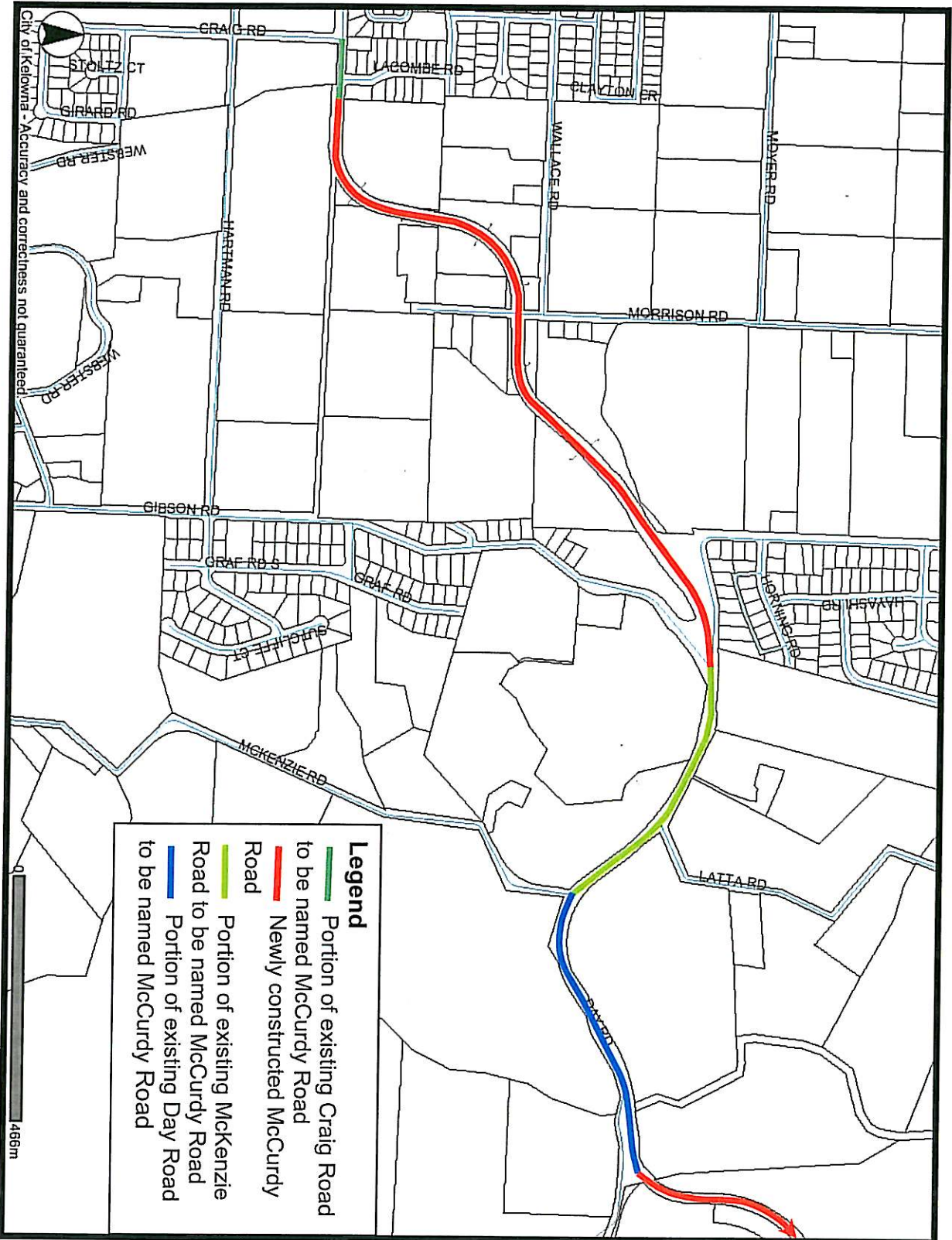
Attachments

Schedule "A"

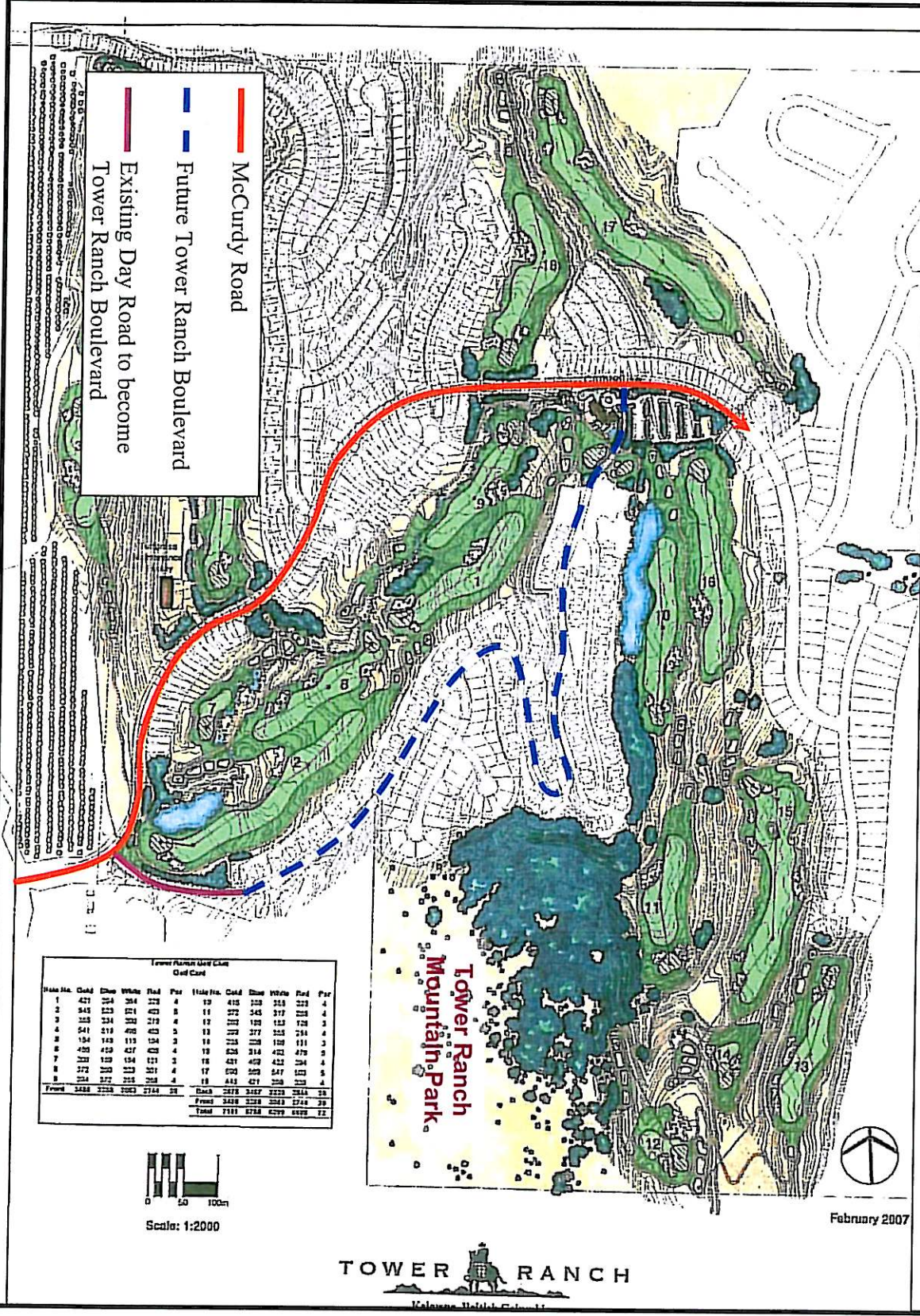
Schedule "B"

Letter from TRDP, dated December 17, 2007, with attachments (6 pages)

Schedule "A"

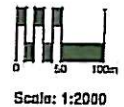


Schedule "B"



Tower Ranch Golf Course

Hole No.	Gold	Blue	White	Red	Par	Hole No.	Gold	Blue	White	Red	Par
1	421	364	328	278	4	19	410	353	315	223	4
2	545	478	429	379	5	11	372	345	317	238	4
3	465	413	374	329	4	12	333	303	273	228	3
4	541	476	427	377	5	13	377	348	318	234	4
5	461	410	371	326	4	14	333	303	273	228	3
6	541	476	427	377	5	15	410	353	315	223	4
7	461	410	371	326	4	16	333	303	273	228	3
8	541	476	427	377	5	17	410	353	315	223	4
9	461	410	371	326	4	18	410	353	315	223	4
10	461	410	371	326	4						
Total	5258	4558	4063	3544	24	Total	5258	4558	4063	3544	24



February 2007

CITY OF KELOWNA

DEC 17 2007

**ADMINISTRATION
DEPARTMENT**

Rob Marak
2420 Day Road,
Kelowna, BC
VIP 1B5

December 17, 2007

City of Kelowna
Mayor Sharon Shepard and Council
City Hall
1435 Water Street
Kelowna, BC
V1Y 1J4

Original to: ~~Communications~~

Copied: ~~Mayor~~

~~City Manager~~

~~Councillors~~ (provided by sender)

File Number: 6410-02

Initials: *jm* Date: Dec. 17/07

RECEIVED

JAN 10 2008

**CITY OF KELOWNA
PLANNING DEPT.**

To The Honorable Sharon Sheppard and City Councilors,

I am writing this letter on behalf of the Tower Ranch Development Partnership (TRDP). We are making a formal request to re-name the upper portion of McCurdy Road to Tower Ranch Boulevard. This upper portion of the road is entirely within the Tower Ranch development area and does not extend beyond the development area. We request that the homes within Tower Ranch should have an address on Tower Ranch Boulevard, instead of McCurdy Road. Please see Appendix A for a map of the area and proposed road names.

As you are aware, we are currently developing a 446 acre parcel of land at the Tower Ranch property. This master planned community will have the following features:

1. The zoning potential for 812 homes,
2. The 18 hole championship Tower Ranch golf course,
3. The 46 acre Tower Ranch Mountain Park given to the City of Kelowna,
4. A golf clubhouse with a restaurant and other amenities, named The Club at Tower Ranch,
5. An extensive and ongoing marketing and advertising campaign to promote all of the above.

All of the above features are tied to the Tower Ranch name and history and we feel that it is equally important for the main access road to the community to share the Tower Ranch name as well. McCurdy Road may lead to Tower Ranch, but it will not define the Tower Ranch project. It makes sense to us that a community of this size has its main road named after the community. Tower Ranch will be a very large and visible development that will have tens of thousands of visitors each year and the general public will soon know how to get to Tower Ranch.

We were disappointed to receive our subdivision plan showing 'McCurdy Road East' as the main road name. In speaking with staff, we were told that our previously supplied road name had been rejected by City Staff for continuity reasons. City Staff believed that this road could connect to future development or roads above the Tower Ranch community and did not want to see a section of road with different names along one continuous stretch of road. However, we have three reasons why this future connection can not happen:

1. The future access point envisioned by Staff is where Hole #13 is currently built. (See Appendix B – community plan)
2. The land above the community is also owned by the Tower family and is firmly in the Agricultural Land Reserve. We operate this land as a cattle ranch and have no intention of developing this area.
3. There is a better point for a connector road to future development on neighbouring lands along the BMID right of way. The ROW could connect to the *Black Mountain Development* and any lands in between. (See Appendix C – BMID right of way)

As such, Tower Ranch Boulevard would be the end point of the road and would be contained within the Tower Ranch community. There will not be a continuity issue with Tower Ranch Boulevard as this road will not extend any further in the future and has no outlet once inside the Tower Ranch community.

There will not be any public navigation confusion as the Tower Ranch community is a new community at the end of a new road extension, and not an existing through fare that could lead to confusion. In addition, all the emergency services including police, fire and ambulance were consulted during our initial proposal and none of these agencies had any objection to naming the road Tower Ranch Boulevard. Emergency services are guided by computer aided navigation systems and a different name is not a concern for their navigation.

Finally, we believe that we have earned the courtesy of consultation on the road name. To date, we feel that we have not been given serious consideration from staff on the road naming. TRDP has made significant monetary investment in this project and the associated infrastructure works as required by our agreements with the City of Kelowna. While we recognize that these obligations do not entitle us to name the road, we would hope that we could have been consulted on the name outcome. We have provided infrastructure upgrades with costs of over \$10 million dollars and we have also provided a 46 acre parcel of land as the future Tower Ranch Mountain Park. 'McCurdy Road East' is not the outcome we were hoping for.

In summary, we would like the main entrance road to the Tower Ranch development to reflect the history of the Tower Ranch property and maintain a consistency with the 'Ranch' theme of the development. We believe that Tower Ranch Boulevard is the appropriate name for this section of road and this will cause minimal complications to continuity and navigation, both now and into the future. We appreciate your consideration on this request and we would be most pleased to provide answers to any questions that you may have.

Sincerely,

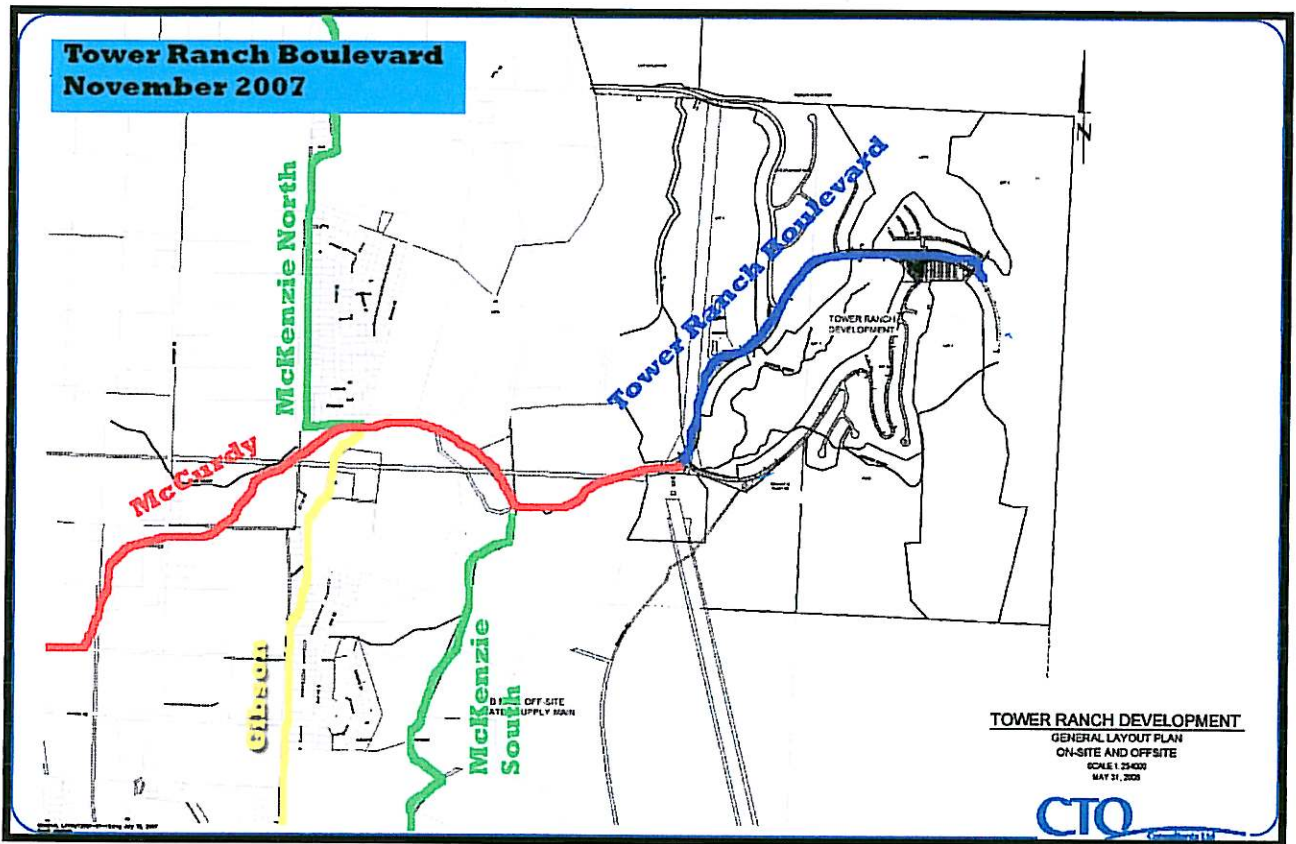
A handwritten signature in black ink that reads "Rob Marak". The signature is written in a cursive, flowing style with a large, prominent "R" and "M".

Rob Marak

On behalf of the Tower Ranch Development Partnership

Appendix A

Map of Tower Ranch Boulevard name proposal



Appendix B

Tower Ranch Community Plan



Appendix C

Property surrounding Tower Ranch and BMID Right of Way

