

on Map "A" attached to the report of the Land Use Management Department dated December 24th, 2008, be considered by Council;

AND THAT Rezoning Application No. Z08-0087 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Strata Lots 1 & 2, Section 31, Township 27, ODYD, Strata Plan KAS3569 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V, located at 2455 McCurdy Road, Kelowna, BC from the CD6- Comprehensive Residential Golf Resort zone to the CD6- Comprehensive Residential Golf Resort (Liquor Primary) zone, be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP08-0022, and zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is proposing to amend the zoning classification of the current golf course clubhouse property from the CD6 zone to the CD6LP zone, to allow a liquor primary establishment within the current restaurant. In addition, the applicant is proposing to amend the Official Community Plan Future Land Use designations on the subject properties to their appropriate designations based on the rezoning application.

3.0 ADVISORY PLANNING COMMISSION

The above noted applications were reviewed by the Advisory Planning Commission at the meeting on October 21, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Official Community Plan Application No. OCP08-0022 and Rezoning Application No. Z08-0087, for 2455 McCurdy Road; Lot 7, Plan 80993, Sec. 31, Twp. 27, ODYD by HOST Consulting Ltd., to amend the zoning and future land use designations of portions of the subject properties to align those designations in accordance with the existing development and allow for the "liquor primary" use for the existing clubhouse parcel.

4.0 BACKGROUND

In November of 1996, Council adopted the Tower Ranch Area Structure Plan (ASP), which outlined the development concept for this master-planned golf course community. Once completed, this development proposes the construction of the following:

Land Use	Units Proposed	Completion Status
Single Family Detached	691	54 lots registered
Multi-Family/Country Club (Village Centre)	111	0
Resort Hotel	10	0
Golf Course	18-hole course Clubhouse	Completed
Total	812	

4.1 The Proposal

Future Land Use Designation Changes

The development concept identified the location of each of these land uses listed above, as well as a conceptual road network. Through the initial course of development, some changes have been made. Specifically, the clubhouse has been located south of

McCurdy Road, whereas the ASP and OCP showed this “village centre” located on the north side. This application would amend the current clubhouse property (2455 McCurdy Rd.) to the Private Recreation designation, which best reflects the use of the site. The property to the north of the clubhouse, across McCurdy Road (Lot 6, Plan 80993) would be amended to expand the Multiple Unit Residential – Low Density Designation to include the entire Commercial designation area to the east.

Zoning Changes

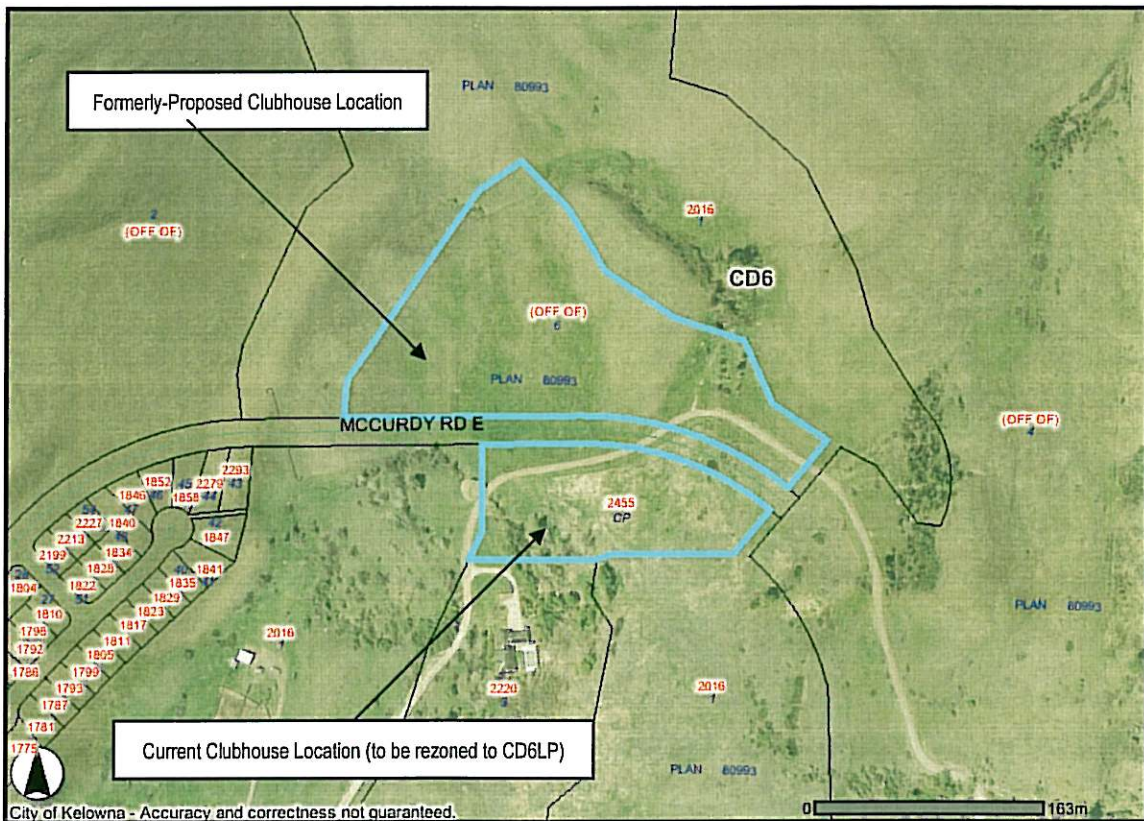
The rezoning application to add the “liquor primary” designation to the CD6 zone for the clubhouse property is being sought in order to allow the “liquor primary, major” use. This would allow to owners to seek a liquor license for the provision and consumption of alcoholic beverages for an establishment which has a person capacity of more than 100. Under the current zoning, the clubhouse is restricted to serving alcohol to no more than 100 patrons. A liquor license application has also been made to the City of Kelowna.

4.2 Site Context

The subject properties are located within the Tower Ranch development area, at the eastern end of McCurdy Road.

Site Location Map

Subject properties: 2455 McCurdy Road East / (OFF OF) McCurdy Road East



5.0 CURRENT DEVELOPMENT POLICY

5.1 Kelowna Official Community Plan

Staff recommends that the Advisory Planning Commission meeting, as public process, should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan, other boards, councils or agencies listed in Section 879, is not required in this case.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan.

6.0 TECHNICAL COMMENTS

No comments/recommendations.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The subject properties are currently designated a combination of Multiple Unit Residential – Low Density, Private Recreation and Commercial. This proposal intends to expand the Low Density Multi-Family designation to include the entire parcel north of McCurdy, while making the southern parcel (clubhouse) completely Private Recreation. The Private Recreation designation encompasses all potential uses for the golf course, including the clubhouse, restaurant, pro shop, etc. While the Commercial designation is removed from the development area, its intended use in the Area Structure Plan only included a small resort hotel, which has been deemed inappropriate for the development by the owners. This proposal adjusts locations of land uses slightly, but otherwise maintains the relative mix and size of proposed land uses. This is a minor boundary adjustment with no anticipated impact and therefore could be supported. Additionally, no density changes are anticipated and the unit count remains consistent with the Area Structure Plan projections. In addition, the existing golf club house and restaurant have already been built on the site south of McCurdy Road East. Therefore, it is recommended that the OCP amendment be supported.

The proposal to amend the zoning of the clubhouse parcel to allow a liquor primary use would also be appropriate in this new facility, which would be congruent with other major golf courses in the area. Therefore, it is recommended that the zoning amendment also be supported.



Shelley Gambacort
Director, Land Use Management

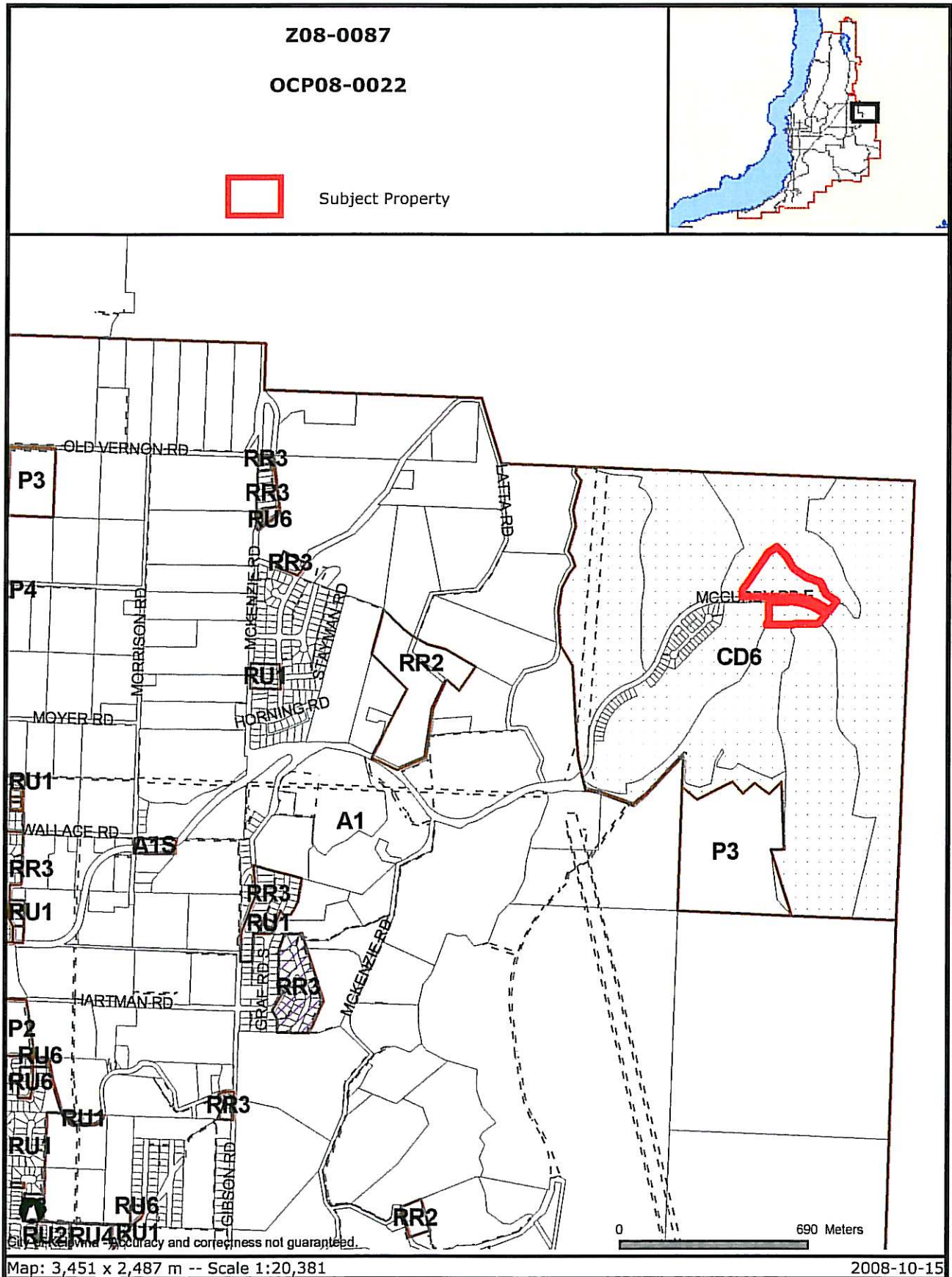
Approved for inclusion



Jim Paterson
General Manager, Community Sustainability

ATTACHMENTS

Subject Property Map
Tower Ranch Concept Plan Map
Map A – “OCP Future Land Use Amendment”
Map B – “Zoning Amendment”



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



TOWER RANCH MASTER PLAN (CONCEPTUAL)

