



City of  
**Kelowna**

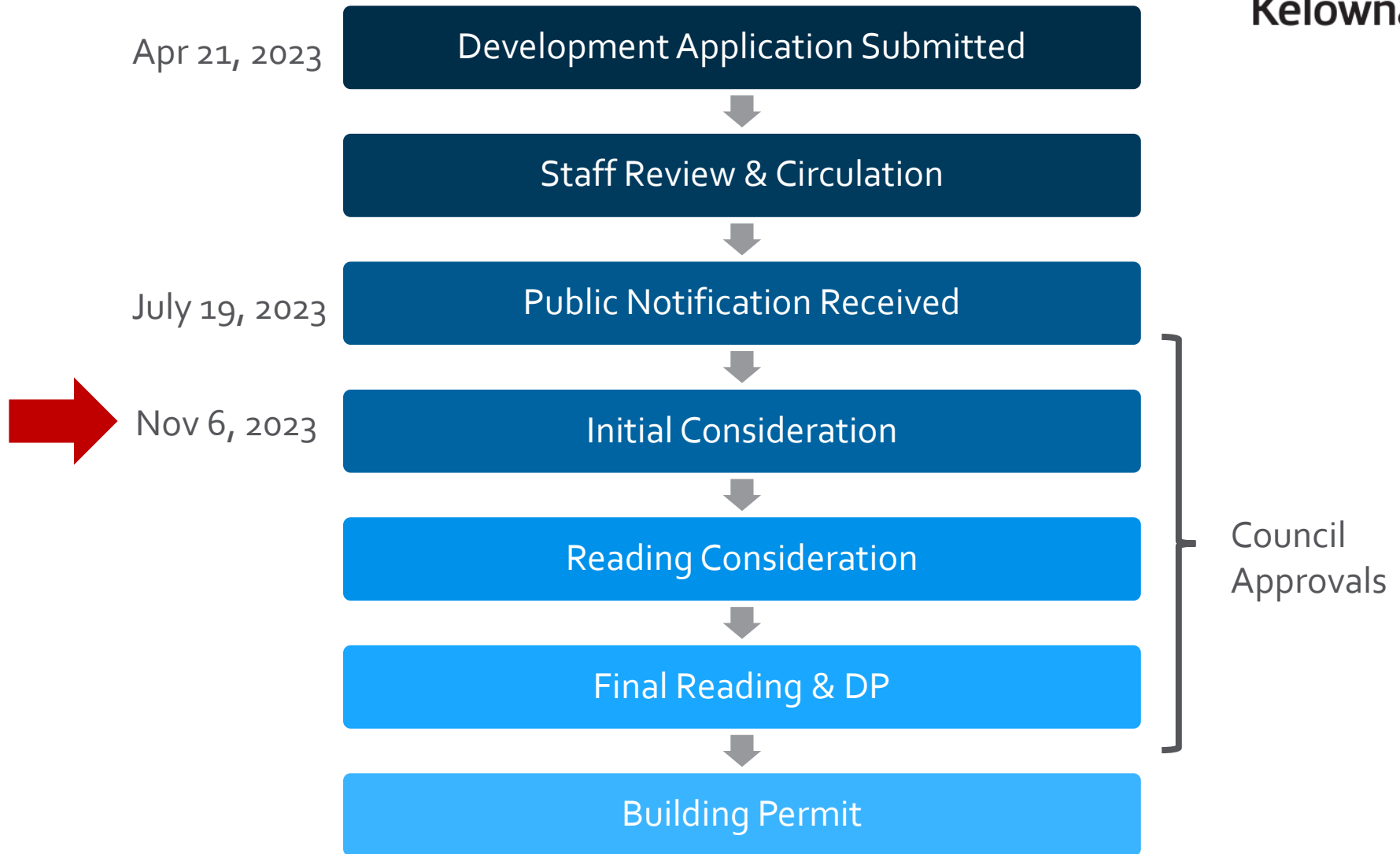
# Z23-0024 3256 Appaloosa Rd

Rezoning Application

# Purpose

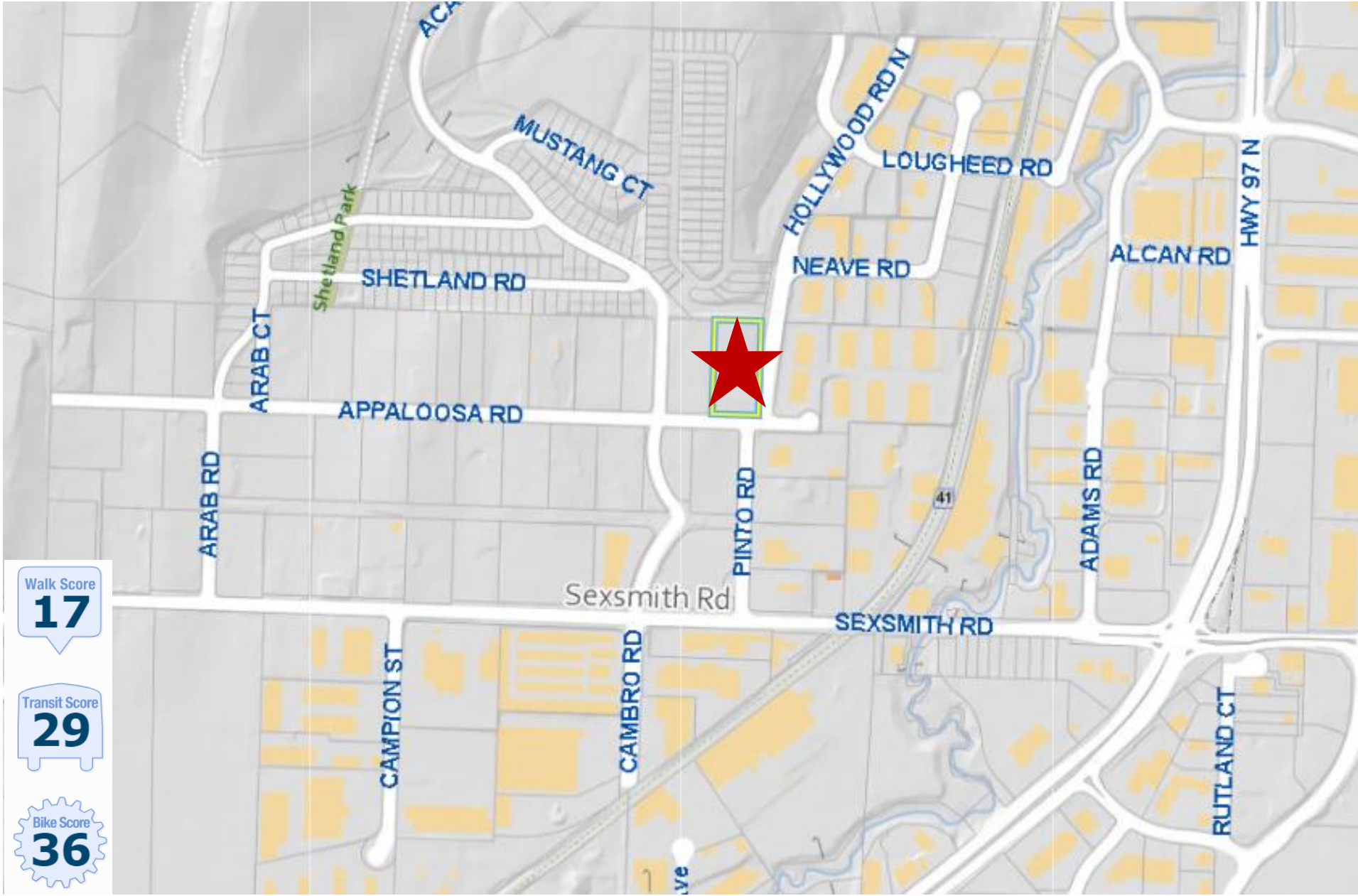
- ▶ To rezone the subject property from the A2 – Agriculture / Rural Residential (Non-ALR) zone to the I2 – General Industrial zone to facilitate industrial development

# Development Process





# Context Map

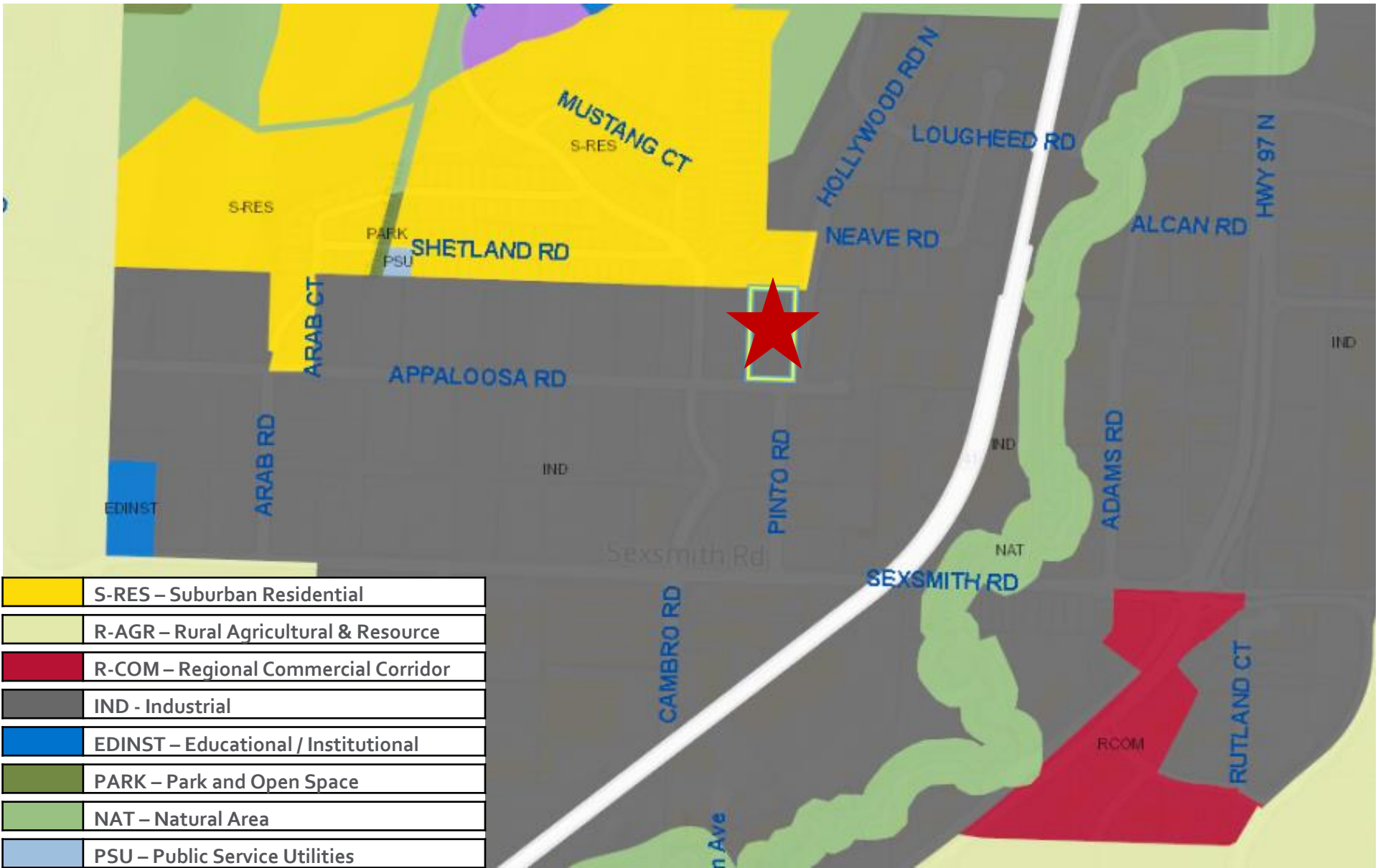










Walk Score  
**17**

Transit Score  
**29**

Bike Score  
**36**

# OCP Future Land Use



	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	R-COM – Regional Commercial Corridor
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities



# Subject Property Map





# Project Details

- ▶ IND – Industrial
  - ▶ I2 – General Industrial
  - ▶ Single industrial building
  - ▶ Approx 2,973 m<sup>2</sup> footprint
  - ▶ Site access from Appaloosa Rd
  - ▶ Underground & surface infrastructure upgrades to Appaloosa Rd
  - ▶ Upgrades to Hollywood Rd



# OCP Objectives & Policies

- ▶ Policy 6.4.4: Industrial/Residential Interface
  - ▶ Low impact industrial uses where industrial lands are adjacent to residential lands.
- ▶ Policy 6.4.7: Industrial Employment
  - ▶ Support development of industrial lands in the Gateway. Industrial activities play in meeting employment and service needs of the city and region.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use IND - Industrial
  - ▶ OCP Objectives in Chapter 6 Gateway
    - ▶ Industrial/Residential Interface
    - ▶ Industrial Employment
  - ▶ Development Permit to follow