

REPORT TO COUNCIL REZONING



Date: November 27, 2023
To: Council
From: City Manager
Address: 3226 Appaloosa Rd
File No.: Z23-0025

	Existing	Proposed
OCP Future Land Use:	IND - Industrial	IND - Industrial
Zone:	RR2 – Small Lot Rural Residential	I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z23-0025 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15, Section 2, Township 23, ODYD, Plan 18861, located at 3226 Appaloosa Road, Kelowna, BC from the RR2 - Small Lot Rural Residential zone to the I2 – General Industrial zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated November 27, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RR2 - Small Lot Rural Residential zone to the I2 – General Industrial zone to facilitate industrial development.

3.0 Development Planning

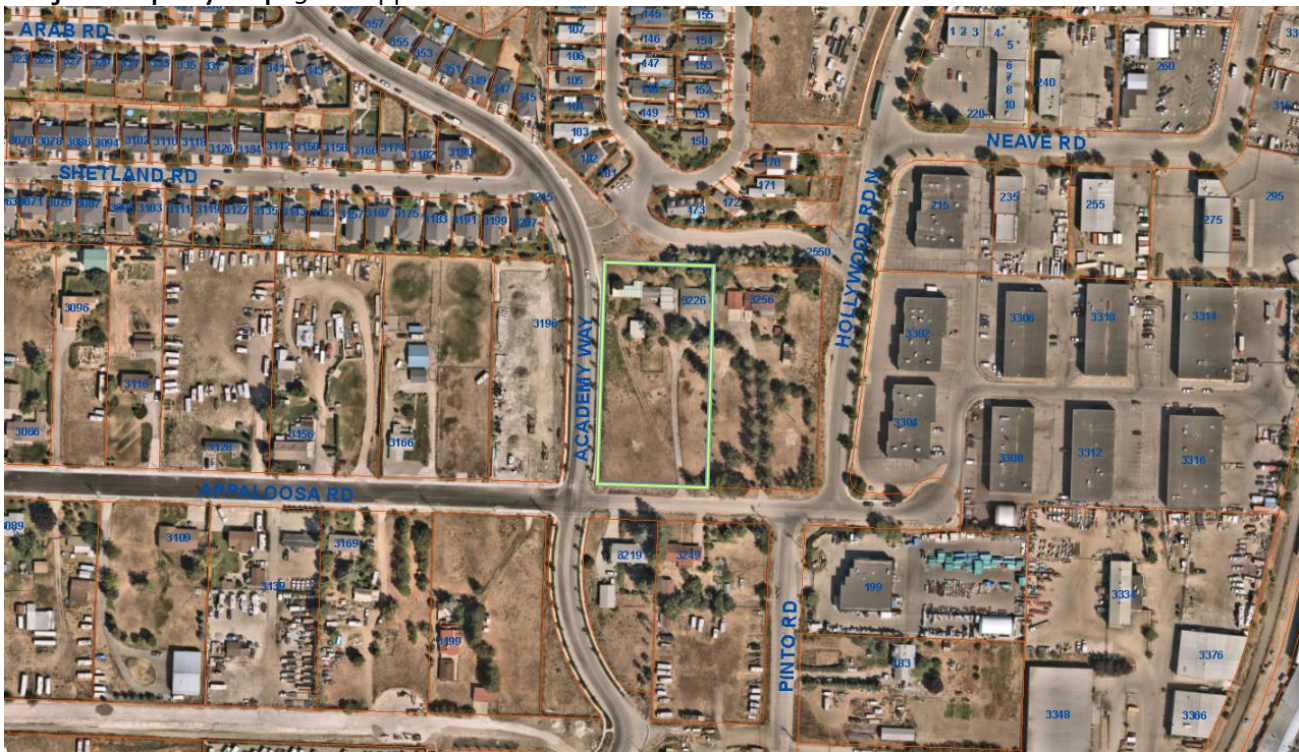
Staff support the proposed application to rezone the subject property from the RR2 - Small Lot Rural Residential zone to the I2 – General Industrial zone to facilitate industrial development on the subject property. Located within the within the permanent growth boundary , the 2040 Official Coommunity Plan (OCP) designates the subject property as IND – Industrial, which support the continued development of industrial lands under this designation. The I2 zone allows for a range of low-impact general industrial uses that are intended to act as a transition between the general industrial areas to the west, east and south, and the rural residential areas to the north. The permitted uses, development regulations, screening requirements, outdoor storage restriction and other regulations within the I2 zone are designed to limit negative impacts to the nearby residential, rural, and non-ALR agricultural uses in the area.

Lot Area	Proposed (m ²)
Gross Site Area	8,134 m ²
Road Dedication	Approx. 1,136 m ²
Net Site Area	Approx. 6,998 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	Ru2 – Medium Lot Housing	Single Detached Dwelling
East	A2 - Non ALR Agriculture I1 – I1 – Business Industrial I2 – General Industrial	Rural Residential Industrial
South	A2 – Non ALR Agriculture I2 – General Industrial	Rural Residential
West	I2 - General Industrial	Industrial

Subject Property Map: 3226 Appaloosa Rd



The subject property is a corner lot located at Appaloosa Rd and Academy Way, is within an industrial area of the Gateway Growth District with many industrial services and is in close proximity to Highway 97.

4.1 Background and Project Description

The Arab/Appaloosa Road Area (the area; the neighbourhood) has a long-standing planning history. A project update for the area was presented to Council on February 28, 2022. Subsequently, 11 properties in the central part of the neighbourhood were rezoned to I2 – General Industrial in July 2022.

The area has complex road and utility challenges that necessitates a comprehensive and coordinated solution. In order to rezone the subject lot to industrial, the road network in the area requires comprehensive upgrades, and community water and sewer is required to service the new industrial lands. The off-site requirements include underground and surface infrastructure for Appaloosa Road.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 6.4 Support the continued development of industrial lands (Chapter 6: The Gateway)	
Policy 6.4.4 Industrial/Residential Interface	Require low impact industrial uses where industrial lands are adjacent to residential lands. Such uses should be primarily indoors, have limited outdoor storage and include extensive buffering and screening to reduce impacts on residential neighbourhoods. <i>The proposed rezoning and permitted land uses under the I2 zone are considered low impact for surrounding residential / industrial interface.</i>
Policy 6.4.7 Industrial Employment	Support development of industrial lands in the Gateway, recognizing the important role that industrial activities play in meeting employment and service needs of the city and region. <i>The proposed rezoning and development of the subject property could provide opportunity for industrial employment and services needed by the City and the surrounding region.</i>

6.0 Application Chronology

Application Accepted: April 21, 2023
 Neighbourhood Notification Summary Received: July 19, 2023
 Revised Drawings Received: August 31, 2023

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.