



City of  
**Kelowna**

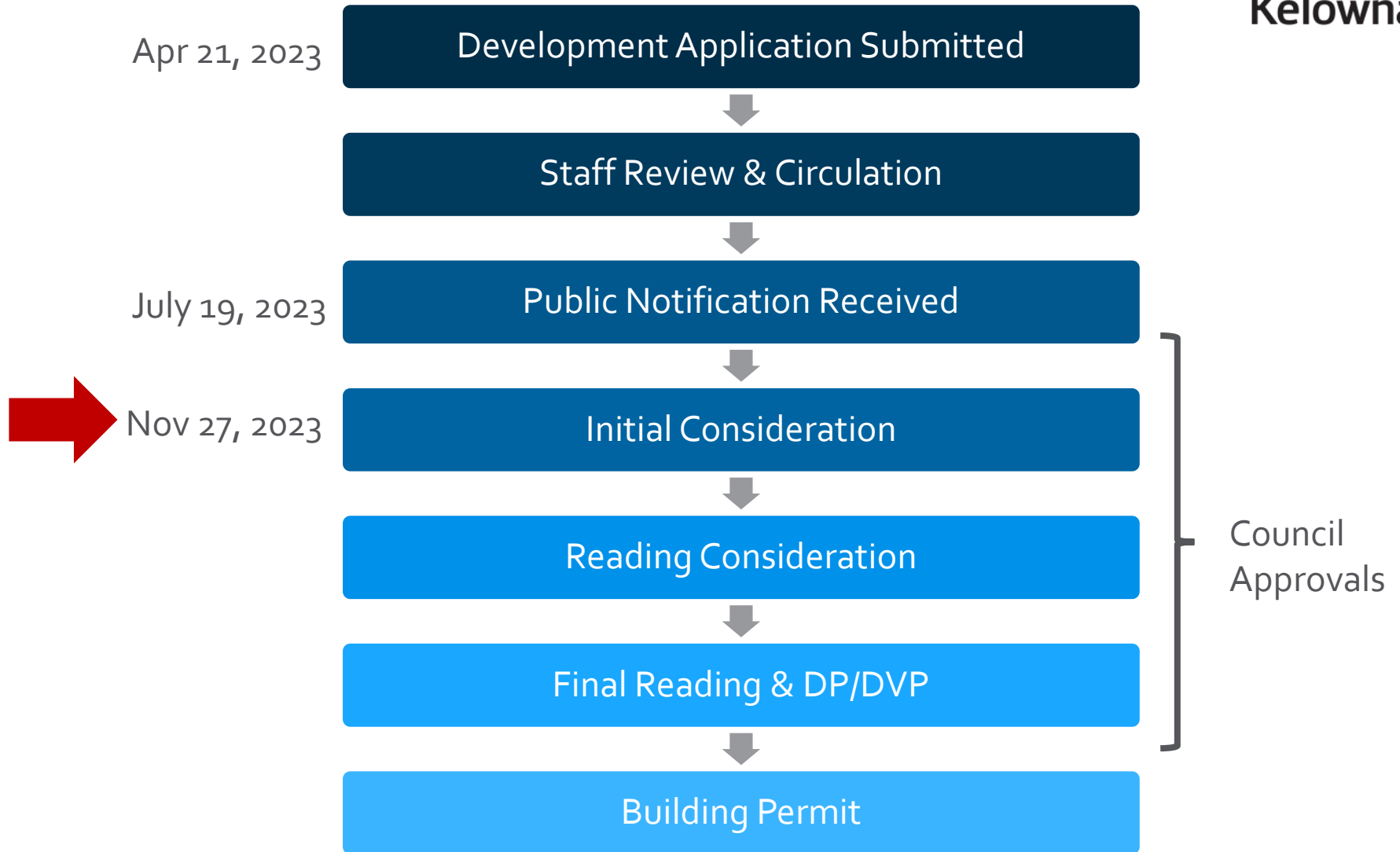
# Z23-0025 3226 Appaloosa Rd

Rezoning Application

# Purpose

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

# Development Process



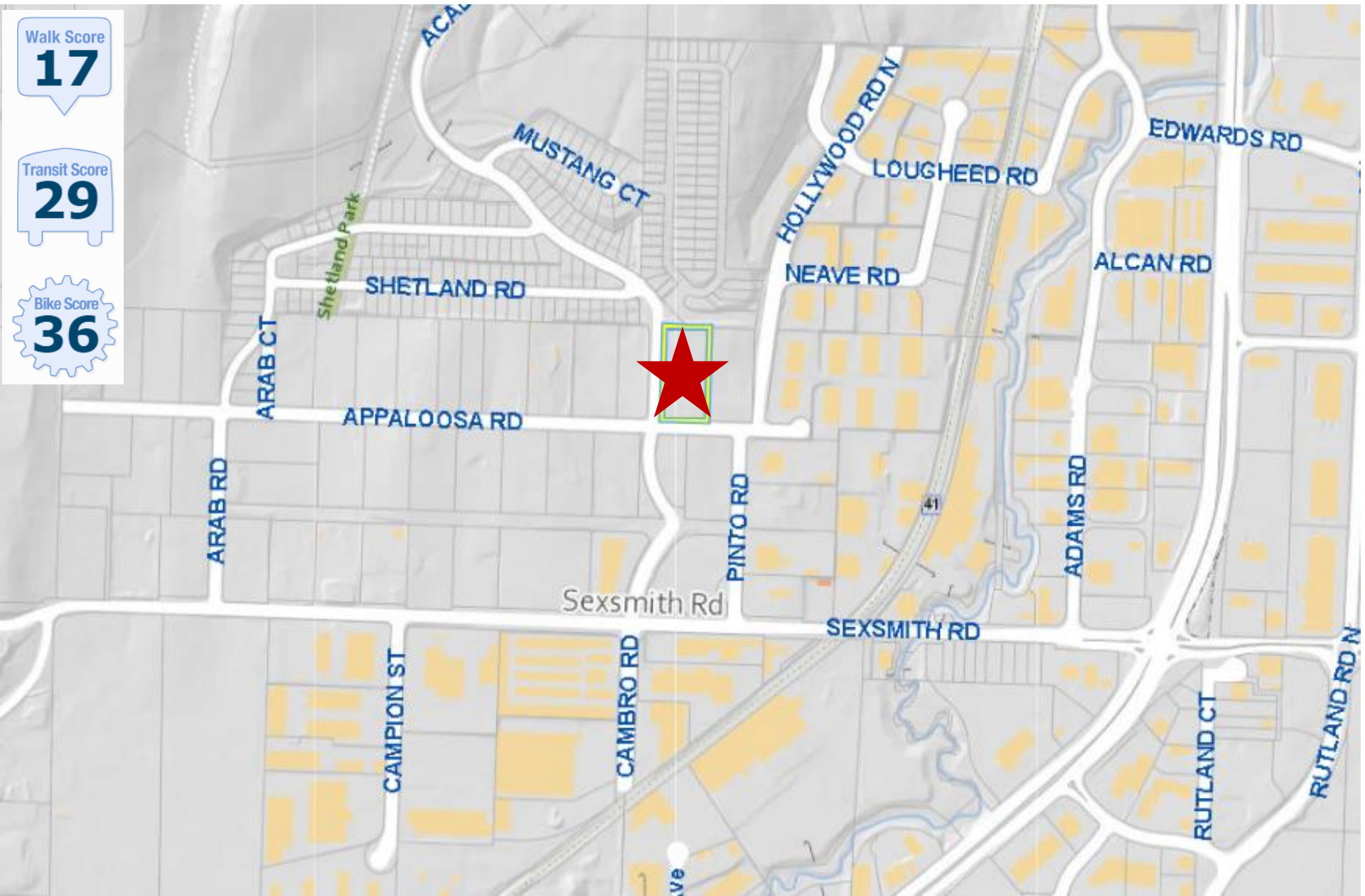
# Context Map



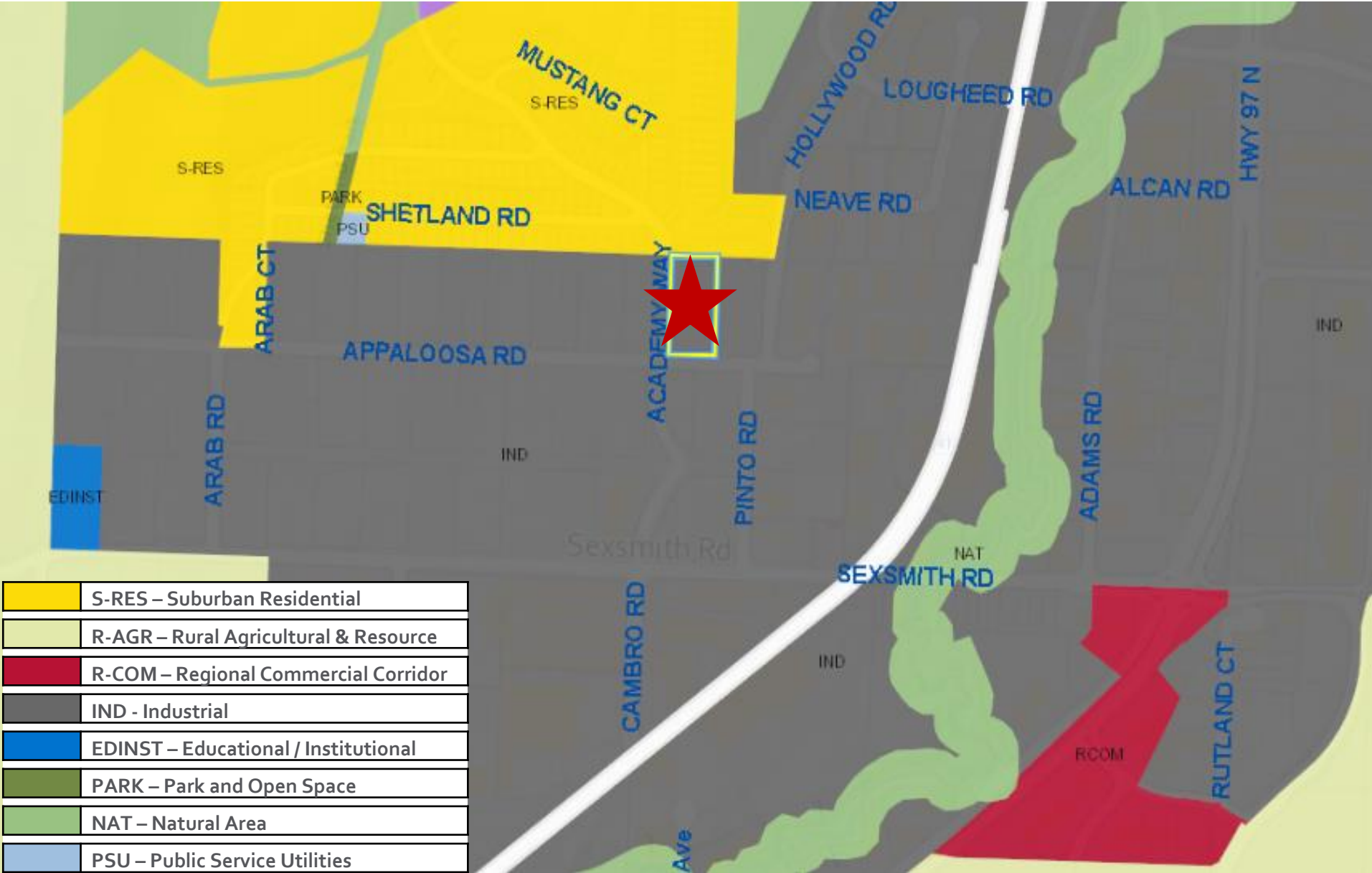
Walk Score  
**17**

Transit Score  
**29**

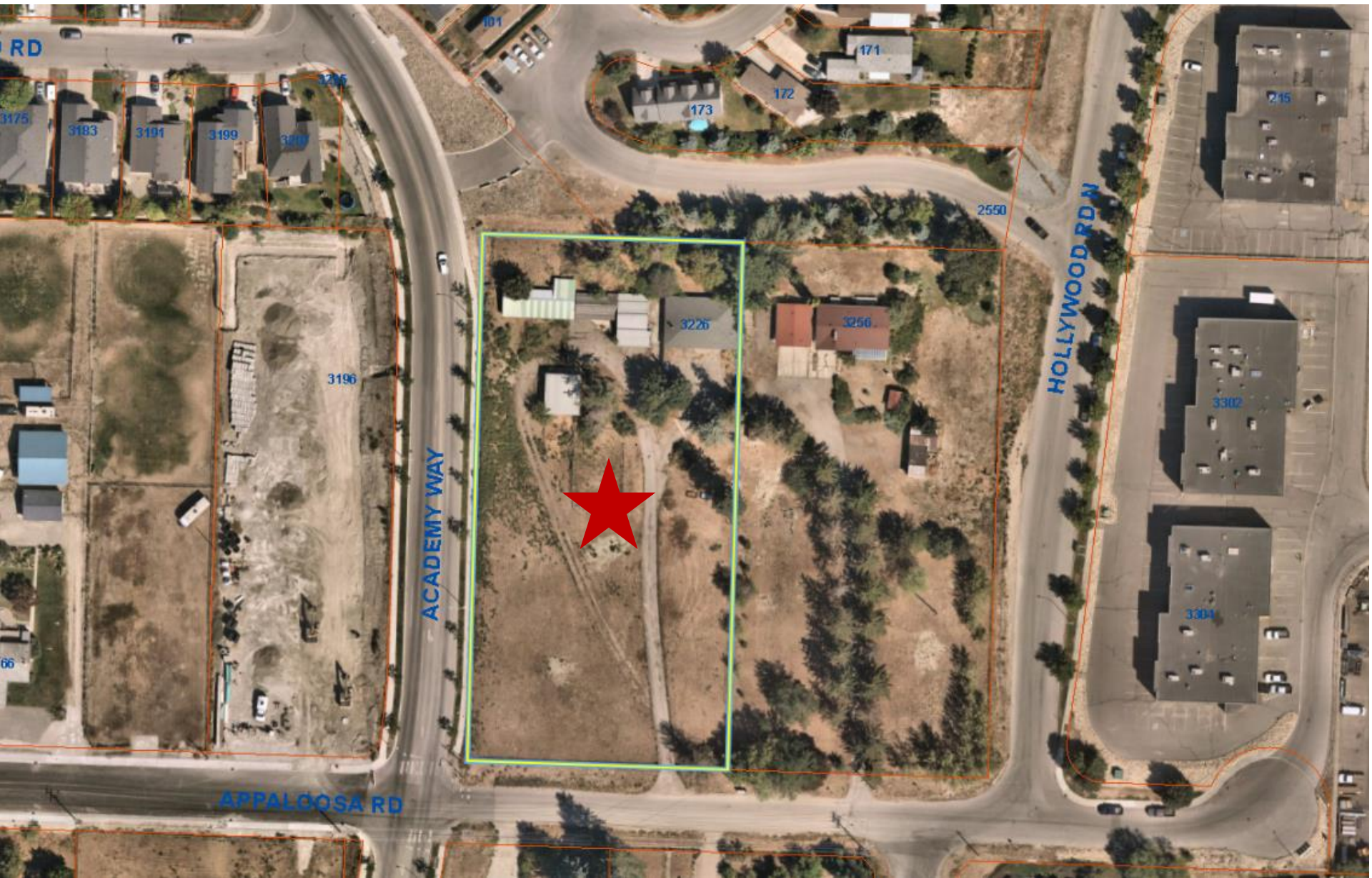
Bike Score  
**36**



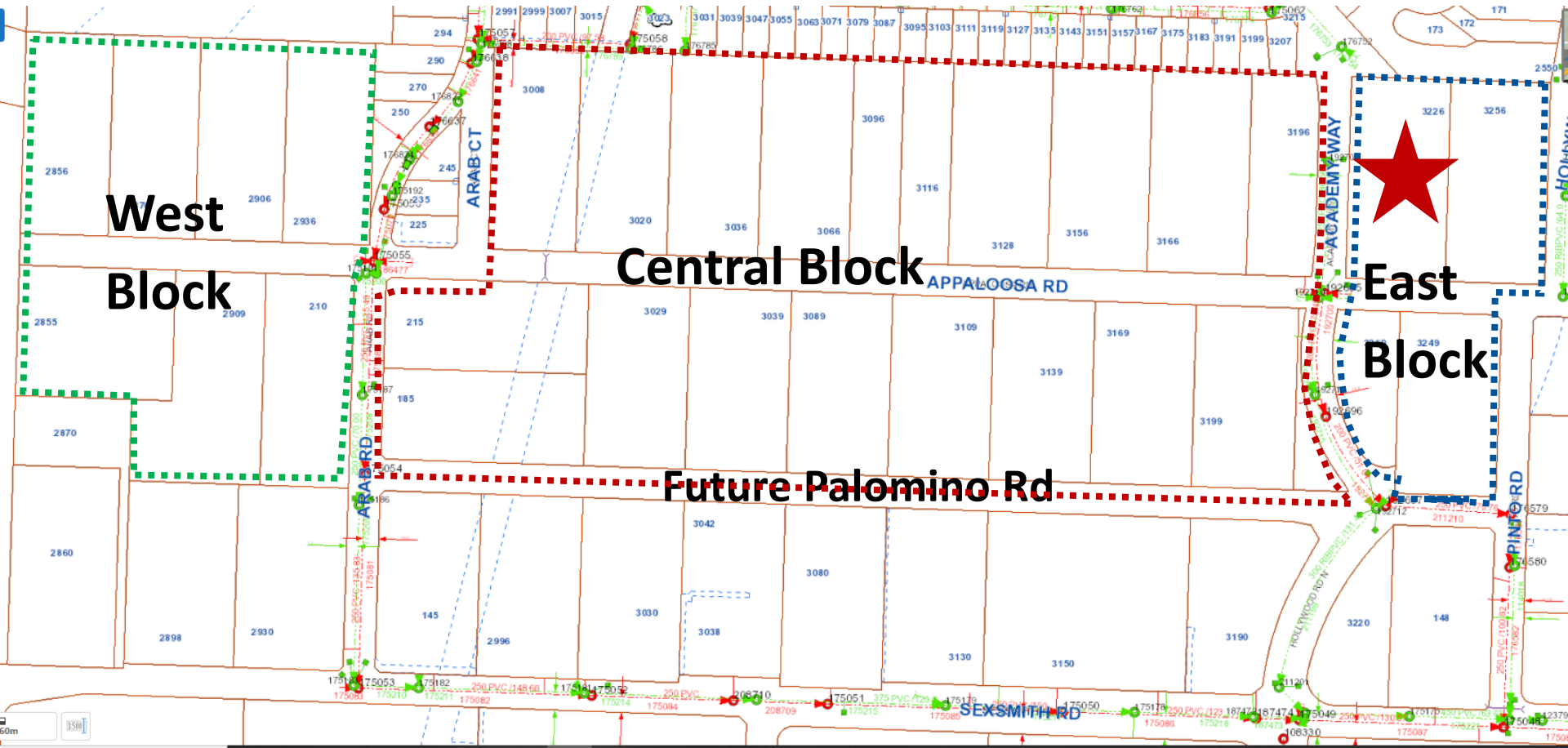
# OCP Future Land Use



# Subject Property Map



# Project Background



**West  
Block**

**Central Block**

**East  
Block**

**Future Palomino Rd**



# Project Details

- ▶ IND – Industrial
  - ▶ I2 – General Industrial
  - ▶ Three 2-storey industrial buildings
  - ▶ Site access from Appaloosa Rd
  - ▶ Underground & surface infrastructure upgrades to Appaloosa 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