

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** January 8, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 3256 Appaloosa Road  
**File No.:** DP23-0078  
**Zone:** I2 – General Industrial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0078 for Lot 16, Section 2, Township 23, ODYD, Plan 18861, located at 3256 Appaloosa Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To issue a Development Permit for the form and character of a new industrial building.

## 3.0 Development Planning

Staff support the proposed form and character, Development Permit for a new single-storey industrial building on the subject property. The development proposal conforms with policies for The Gateway District by supporting the development of industrial lands, providing low-impact industrial when adjacent to residential and adding employment. It also is in substantial compliance with the Official Community Plan (OCP) Form and Character Guidelines for Industrial and Service Commercial Development. The applicant is concurrently developing the subject property and the adjacent property to the west; in terms of form and character, both projects are designed to fit within the context of one another and to complement each other.

Key design guidelines that are met for the project include:

- Articulating the façade facing the road through a variation of colour, plantings, and glazing;
- Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances;
- Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.

Additionally, although Zoning Bylaw No. 12375 does not regulate electrical vehicle (EV) charge station requirement in industrial zones, the applicant is proposing six level-2 EV charge stations at the site as part of this development project.

Proposed materials include concrete tilt up walls that are painted white and accented with dark grey and blue, with a simple reveal pattern, creating a modern design. Storefront glazing features highlight the corner along Hollywood Rd N., contrasted by the blue painted panels and slit windows adjacent to it. The north and west façades use reveals and paint to maintain visual interest on the sides with less visibility. The canopy over the entrance and loading is painted white, adding colour into the design as well tying into the windows on the east façade.

Finally, the proposed landscaping is evenly distributed along all three of the site's frontages, including the northern side which interfaces with a residential development. As part of off-site requirements, the applicant will be responsible for full upgrade along Hollywood Rd N. and partial frontage improvements along the Appaloosa Rd cul-de-sac as part of the proposed development. To increase the walkability of the neighbourhood, the applicant will install a sidewalk along Hollywood Rd N. frontage. On- and off-site pedestrian connectivity will be achieved with a stairway that will be complete with a bicycle ramp connecting Hollywood Rd N. with the site.

Should Council support this Development Permit, the applicant may proceed with a Building Permit.

#### **4.0 Subject Property & Background**

##### **4.1 Subject Property Map**



The subject property is a corner lot located at Appaloosa Rd and Hollywood Rd N, is within an industrial area of The Gateway District with many industrial services and is in close proximity to Highway 97. Located within the permanent growth boundary, the 2040 Official Community Plan (OCP) designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. The development pattern in the surrounding area varies between rural residential, industrial, and single dwelling housing.

**5.0 Zoning Bylaw Regulations Summary**

AREA & UNIT STATISTICS	
Gross Lot Area	8,035m <sup>2</sup>
Net Industrial Floor Area	7,833m <sup>2</sup>

DEVELOPMENT REGULATIONS		
CRITERIA	I2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.5	0.38
Max. Site Coverage (buildings)	60%	38%
Max. Site Coverage (buildings, parking, driveways)	90%	90%
Max. Height	16.0m	9.6m
<b>Setbacks</b>		
Min. Front Yard (South)	2.0m	69.86m
Min. Flanking Side Yard (East)	2.0m	2.0m
Min. Side Yard (West)	0m	0.30m
Min. Rear Yard (North)	0m	4.5m
<b>Landscaping</b>		
Min. Number of Trees	25 trees	25 trees

PARKING REGULATIONS		
CRITERIA	I2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	36 stalls	58 stalls

Electric Vehicle Charging Station	None required	6 stalls
Total Loading Stalls	2 stalls	6 stalls
Bicycle Stalls Long-Term	2 stalls	2 stalls

**6.o Application Chronology**

Application Accepted: April 21, 2023  
 Adoption of Zoning Amendment Bylaw: January 8, 2024

**Report prepared by:** Barbara B. Crawford, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Draft Development Permit DP23-0078  
     Schedule A: Site Plan & Floor Plans  
     Schedule B: Elevations & Sections  
     Schedule C: Landscape Plan  
 Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).