

REPORT TO COUNCIL REZONING



Date: September 23, 2024
To: Council
From: City Manager
Address: 3199 Appaloosa Rd
File No.: Z24-0037

	Existing	Proposed
OCP Future Land Use:	IND - Industrial	IND - Industrial
Zone:	A2 – Agriculture / Rural Residential	I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z24-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 47 Sections 2 and 3 Township 23 ODYD Plan 18861, located at 3199 Appaloosa Road, Kelowna, BC from the A2 – Agriculture / 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 September 23, 2024;

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

2.0 Purpose

To rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate future development.

3.0 Development Planning

Staff support the proposed application to rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate future development of the land. Located within the permanent growth boundary (PGB), the Official Community Plan (OCP) designates the subject property as IND – Industrial, which supports the continued development of industrial lands under this designation. Additionally, OCP policies encourage the development of industrial lands within the Gateway area and within proximity to Reid’s Corner. Finally, in terms of housing tenure, OCP policies speak to supporting range of rental, ownership, and underrepresented tenures that support a variety of households and income levels.

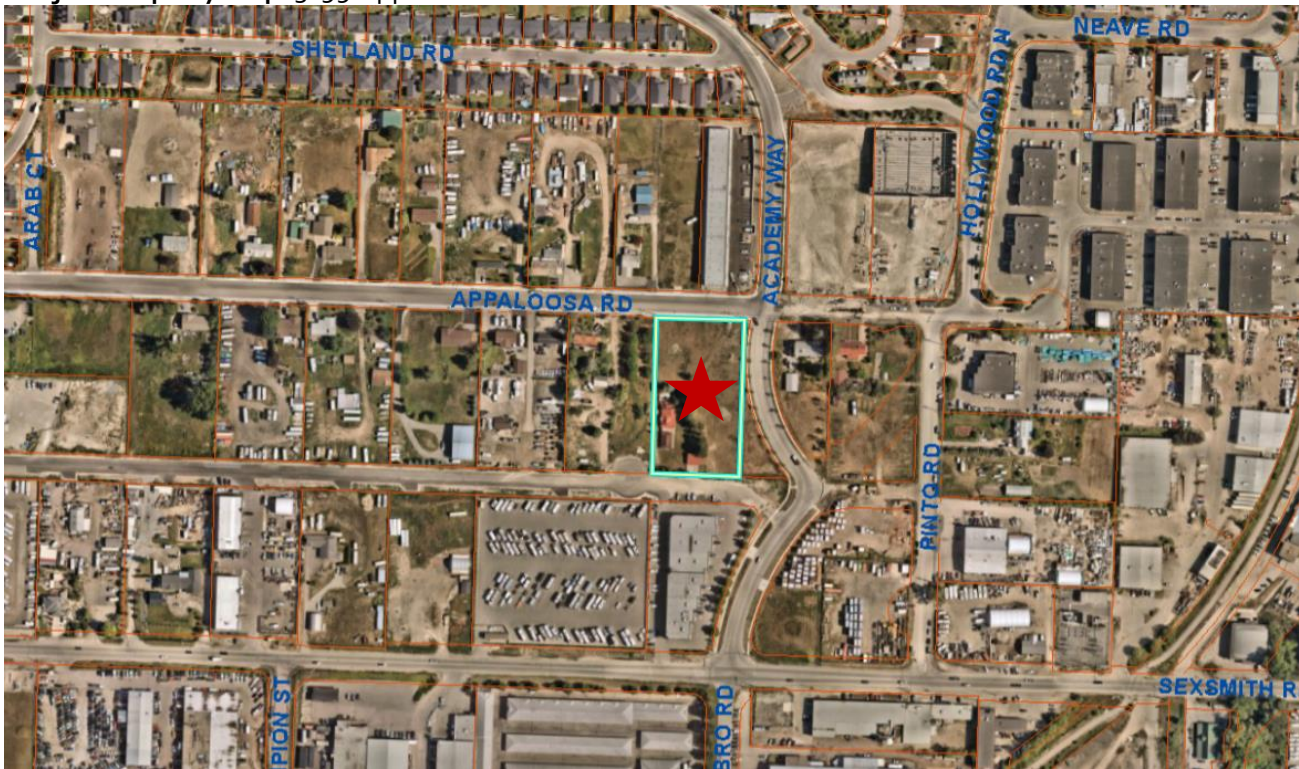
The I2 zone allows for a range of low-impact general industrial uses as well as housing or temporary shelter land uses. The permitted uses, development regulations, screening requirements, outdoor storage restriction and other regulations within the I2 zone are designed to limit negative impacts to the nearby residential, rural, and other general-industrial uses in the area.

Lot Area	Proposed (m ²)
Gross Site Area	7,527
Road Dedication	N/A
Undevelopable Area	N/A

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial RU2 – Medium Lot Housing	Industrial Residential
East	A2 – Agriculture / Rural Residential I1 – Business Industrial	Rural residential Industrial
South	I2 - General Industrial	Industrial
West	I2 – General Industrial A2 - Agriculture / Rural Residential	Industrial Rural residential

Subject Property Map: 3199 Appaloosa Rd



The subject property is a corner lot located at Appaloosa Rd and Hollywood Rd N, 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

The Province of British Columbia and the City of Kelowna signed a memorandum of understanding (MOU) in October 2023 to collaborate on addressing the issue of homelessness and encampments in the City ([Working together to address homelessness](#)). The MOU outlined the roles and responsibilities of both parties, as well as the funding and land-use commitments for new temporary shelters in the form of rapid-

safety-net housing units. These housing units provide people with extensive services and support to help them transition out of homelessness.

As of August 2024, 120 out of the 180 planned rapid-safety-net housing units have been delivered and are operational. The remaining 60 units are expected to be under construction in late 2024 and completed in Q1 of 2025 on the site located on 3199 Appaloosa Road. This location offers unique benefits for residents including access to potential employment opportunities. This project is part of the Province’s [HEART and HEARTH](#) program and [Belonging in BC](#), the Province’s plan to prevent and reduce homelessness.

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 6.4.3 Reid’s Corner	Support continued development of Reid’s Corner, centered on the intersection of Rutland Road and Old Vernon Road, by encouraging the consolidation of smaller lots into larger properties to facilitate industrial uses. Discourage commercial development, except where it serves the nearby employees of those industrial uses. <i>The subject properties included in this proposal fall within the Gateway and are in direct proximity to Reid’s corner.</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 subject properties included in this proposal fall within the Gateway.</i>
Policy 6.9.2 Range of Housing Tenure	Support a range of rental and ownership tenures that support a variety of households and income levels. In addition, support underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own. <i>The subject property provides temporary shelter in the form of rapid safety-net housing.</i>

6.0 Application Chronology

Application Accepted: July 31, 2024
 Neighbourhood Notification and Information Package Circulated: August 28 and 29, 2024

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

Attachments:

Attachment A: Development Engineering Memo, dated August 22, 2024
 Attachment B: Rationale Letter
 Attachment C: Summary of Neighbourhood Notification

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