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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** August 22, 2024  
**File No.:** Z24-0037  
**To:** Suburban & Rural Planning (DS)  
**From:** Development Engineering Branch (MH)  
**Subject:** 3199 Appaloosa Rd A2 to I2

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The Development Engineering Department has the following comments associated with this application to rezone the subject property from the A2 - Agriculture/Rural Residential (Non-ALR) zone to the I2 - General Industrial zone.

Works and Servicing requirements directly attributable at the time of Building Permit will be provided in the future Development Engineering Department memo for the Development Permit application.

The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

### 1. GENERAL

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw has not been adopted within this time.

### 2. SITE-SPECIFIC REQUIREMENTS

- a. All Works and Services (excluding landscaping, which will be a requirement of this development at the time of Building Permit) are being completed by a neighbourhood development group. The development group will be applying for a Latecomer Agreement per the provisions of the Subdivision, Development and Servicing Bylaw No. 7900, Part 6. Under the terms of a Latecomer Agreement, the Applicant will be required make payment to the City of Kelowna for their proportional share of the cost of the work performed by the development group, which will then be remitted to the group. If this Latecomer Agreement is not formalized before the Applicant wishes to proceed with rezoning of the subject property, the Applicant may choose to enter into a Servicing Agreement for the Works and Services and provide performance security for the estimated cost plus contingency. This security will then be used to pay the Latecomer Agreement when it is established, and any remaining security will be returned to the Applicant.

- b. Any revisions to the Works and Services performed by the neighbourhood development group required of the subject property such as revised service sizes or locations, or revised driveway location, will be the responsibility of the subject property at the time of Building Permit. Boulevard landscaping will be the responsibility of the subject property at the time of Building Permit.

M Hobbs

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Melissa Hobbs, P.Eng., PMP  
Development Engineer

CM



Nola Kilmartin  
 Development Planning Department Manager  
 City of Kelowna

July 10, 2024

**Subject: Rezoning Proposal for 3199 Appaloosa Road**

This is a rezoning application for the property located at 3199 Appaloosa Road. The purpose of this application is to rezone the subject properties from the A2– Agriculture and Rural Residential to the I2 – General Industrial. This rezoning application will enable City staff to further pursue opportunities to provide strategic land uses that confirm with the I2 zoning.

The proposed rezoning application is consistent with the 2040 Official Community Plan. Specifically, the application aligns with OCP policies and objectives outlined below:

Objective 6.4 Support the Continued Development of Industrial Lands	
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>

Thank you for your consideration.

Regards,

**Benjamin Walker (he / him / his)**  
 Strategic Land Development Manager | City of Kelowna  
 250-469-8472 | [bwalker@kelowna.ca](mailto:bwalker@kelowna.ca)

August 28, 2024

**Regarding:** Public Notification of Rezoning Application for property located at 3199 Appaloosa Road

Dear Resident,

This letter is to inform you that City of Kelowna staff have initiated a rezoning application for the property located at 3199 Appaloosa Road (see attached map). The purpose of this application is to rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone.

The proposed zone aligns with the property’s Official Community Plan (OCP) Future Land Use designation of IND – Industrial. OCP policy encourages the development of industrial lands within the Gateway area and within proximity to Reid’s Corner:

<b>Objective 5.2 Focus residential density along Transit Supportive Corridors (Chapter 5: The Core Area)</b>	
Policy 6.4.3 Reid’s Corner	Support continued development of Reid’s Corner, centred on the intersection of Rutland Road and Old Vernon Road, by encouraging consolidation of smaller lots into larger properties to facilitate industrial uses. Discourage commercial development, except where it serves the nearby employees of industrial uses.  <i>The subject property is within the Gateway and in direct proximity to Reid’s Corner.</i>
Policy 6.4.7 Industrial Development	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 are within the Gateway area.</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 rapid safety-net housing</i>

Background on Proposed Land Use:

The Province and 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. The MOU outlined the roles and responsibilities of both parties, as well as the funding and land-use commitments for new rapid-safety-net housing units. These housing units provide people with extensive services and supports to help them transition out of homelessness.

Real Estate  
 1435 Water Street  
 Kelowna, BC V1Y 1J4  
 TEL 250-469-8500  
 FAX 250-862-3399  
 kelowna.ca

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.

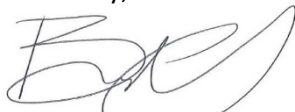
If you have any questions or concerns about the rezoning application, please contact Benjamin Walker, Strategic Land Development Manager (Real Estate), at 250-469-8472 or email [bwalker@kelowna.ca](mailto:bwalker@kelowna.ca); or Barbara Crawford, Planner II (Development Planning), at 250-469-8586 or email [bcrawford@kelowna.ca](mailto:bcrawford@kelowna.ca). You can also view the application details and supporting documents on the City's website at:

<https://www.kelowna.ca/homes-building/property-development/current-development-applications>

Find the latest project details and updates at <https://letstalkhousingbc.ca/kelowna-appaloosa-road>. For questions about the project, you can email [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

You can also see where this project fits into the City's housing spectrum by visiting [kelowna.ca/housing](https://kelowna.ca/housing). For ongoing updates on City of Kelowna Housing and Social Development projects please visit [kelowna.ca/subscribe](https://kelowna.ca/subscribe).

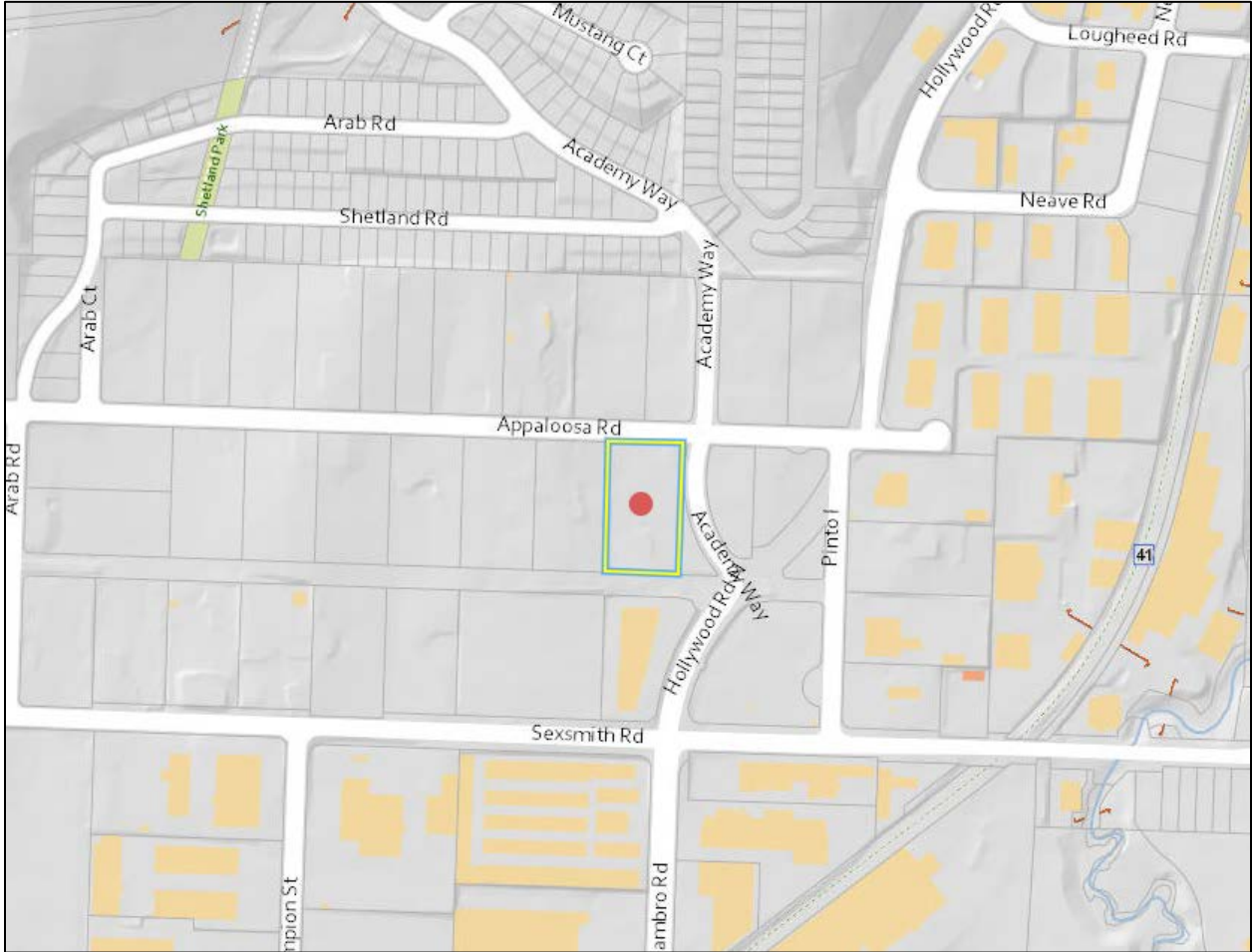
Sincerely,



**Benjamin Walker (he / him / his)**

Strategic Land Development Manager | City of Kelowna  
250-469-8472 | [bwalker@kelowna.ca](mailto:bwalker@kelowna.ca)

Property Location: 3199 Appaloosa Rd



**Addresses**

3156 Appaloosa Rd

3166 Appaloosa Rd

3169 Appaloosa Rd

3196 Appaloosa Rd

3199 Appaloosa Rd

3199 Appaloosa Rd

3219 Appaloosa Rd

3226 Appaloosa Rd

3150 Sexsmith Rd

3190 Sexsmith Rd