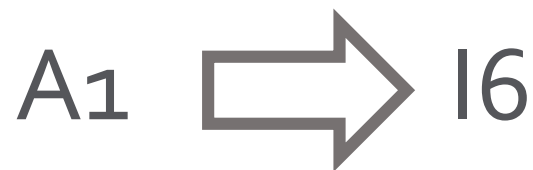


# Arab/Appaloosa Area

Rezoning Application Package

# Proposal

- ▶ To rezone the subject property from the A1 – Agriculture zone to the I6 – Low Impact Transitional Industrial zone to facilitate industrial development of the subject lot



# Development Process

January 2019 – June 2021

Development Applications Submitted



August 2021

Area-Wide Engineering & Servicing Design



December 21, 2021

Servicing Agreement & Bond for Works



February 28, 2022

Project Update Report to Council



April - June 2022

Public Notification Received



**June 27, 2022**

Initial Consideration



Second & Third Readings

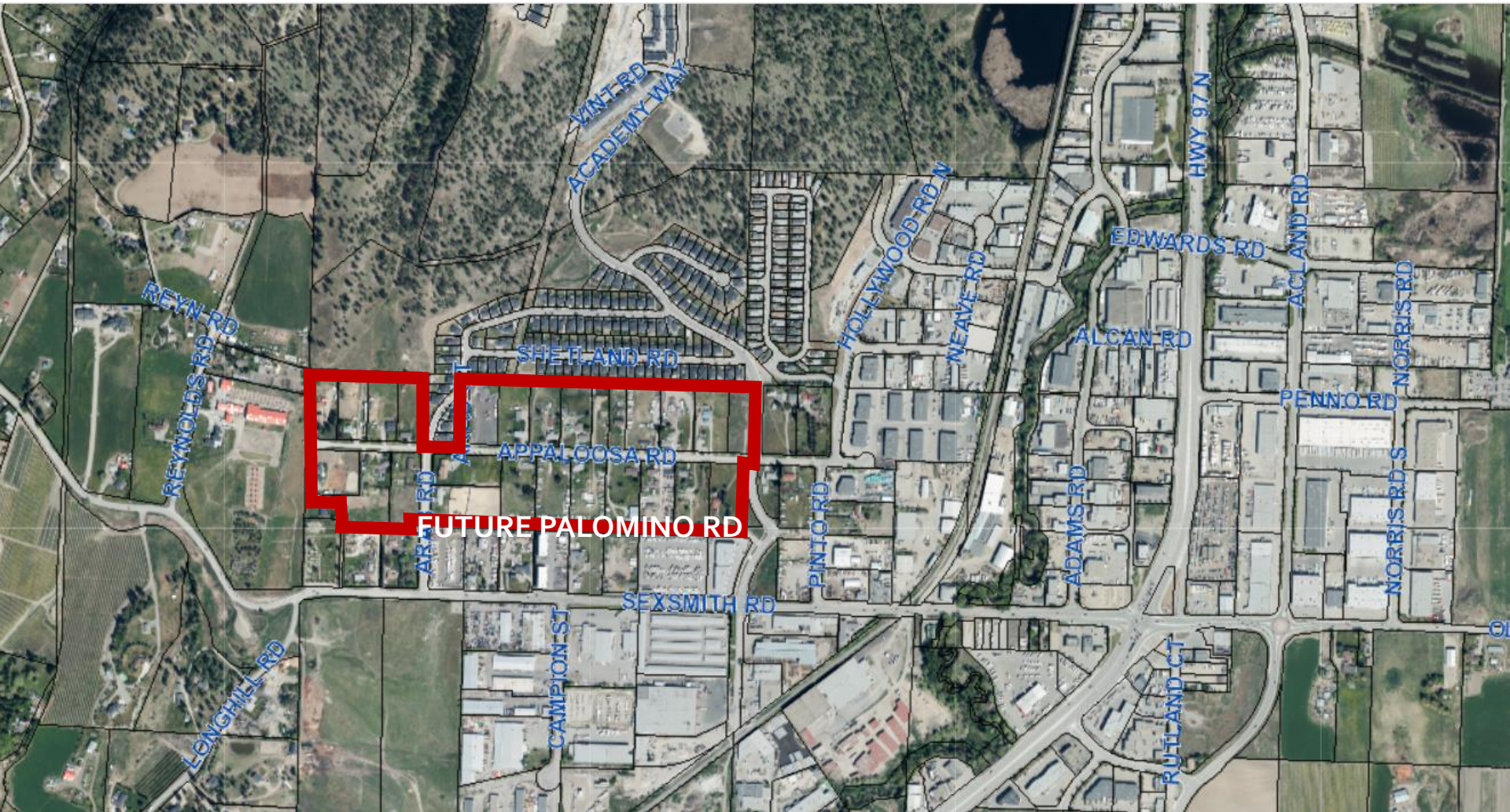


Final Reading

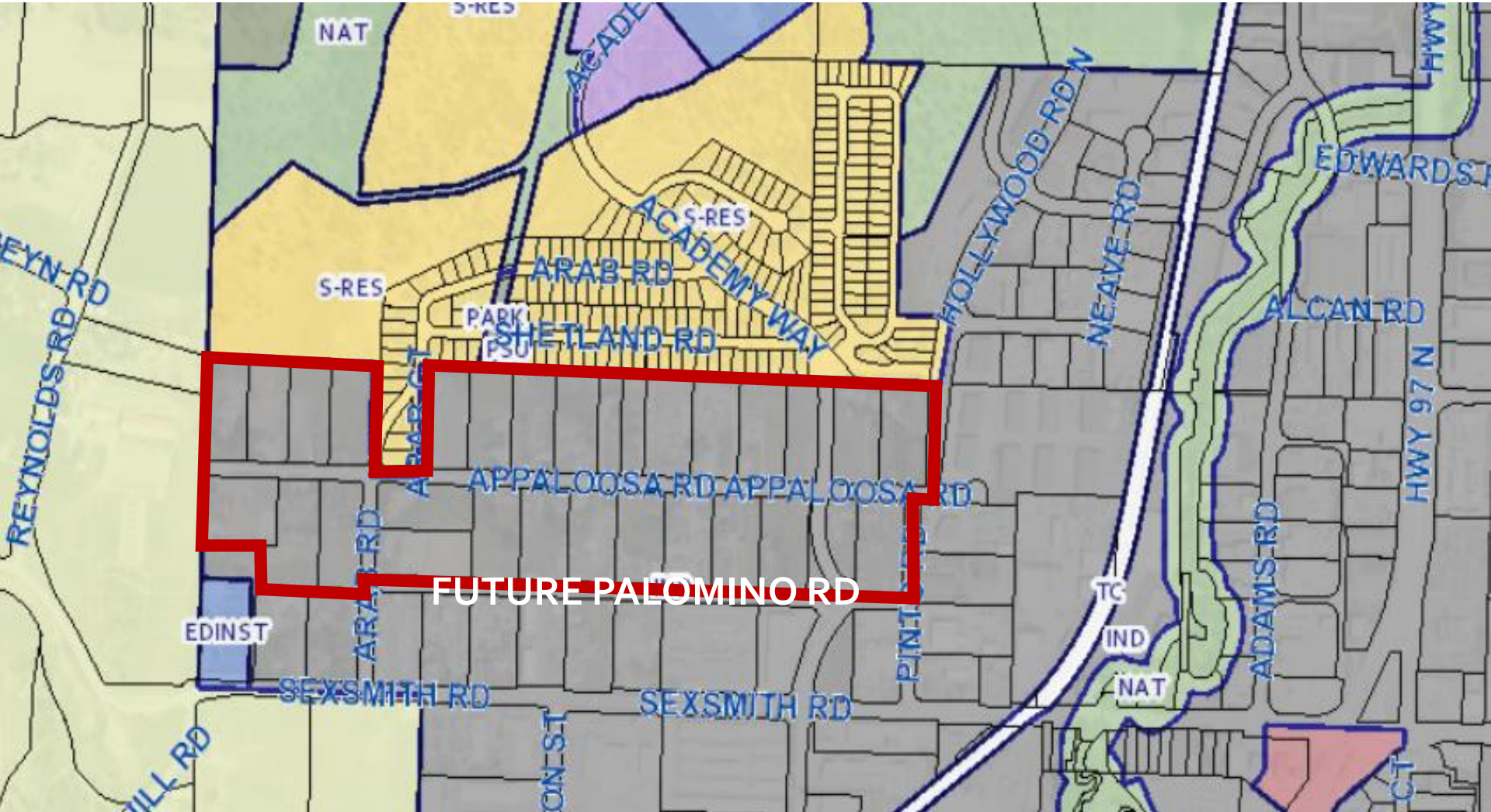


Council Approvals

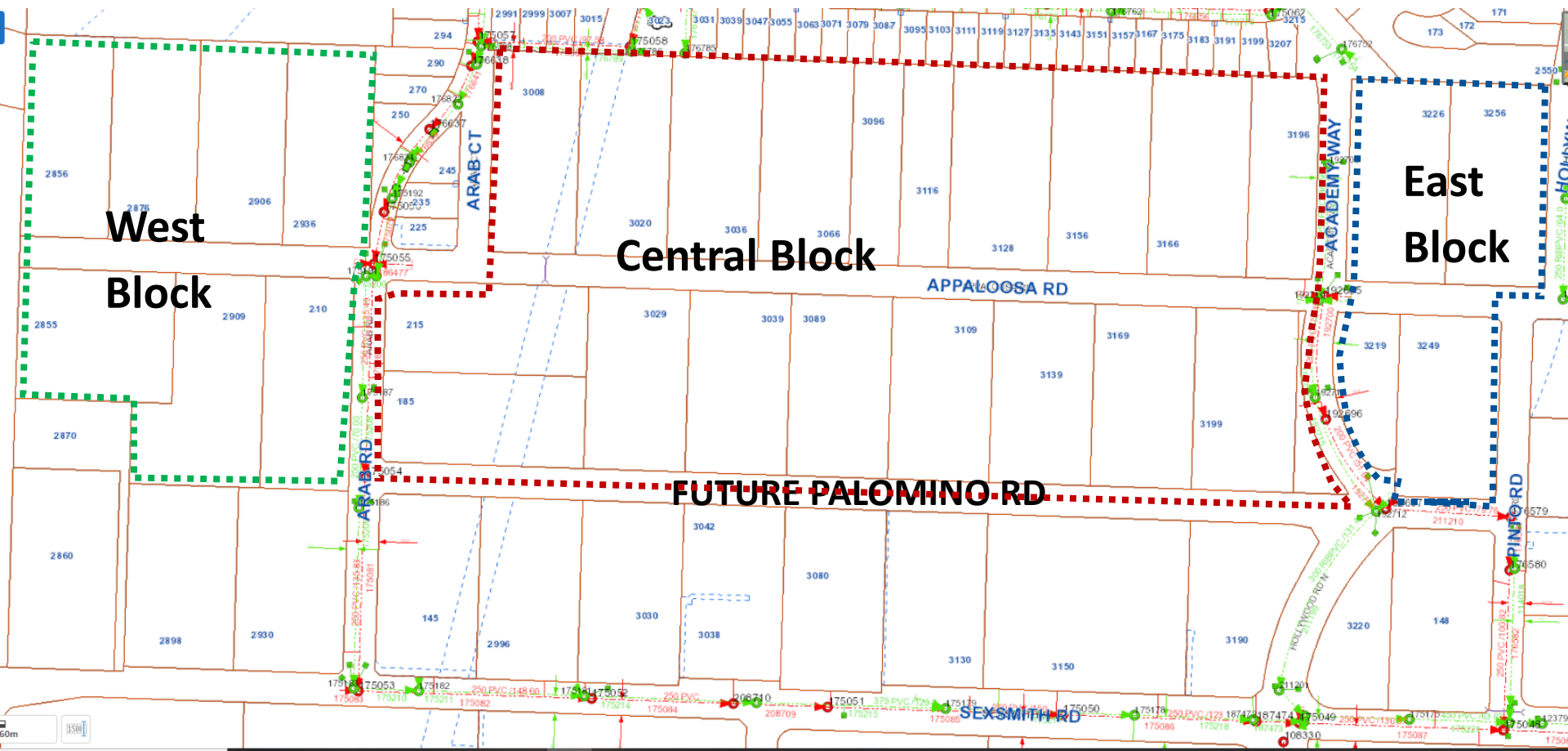
# Context Map



# OCP Future Land Use



# Project Background



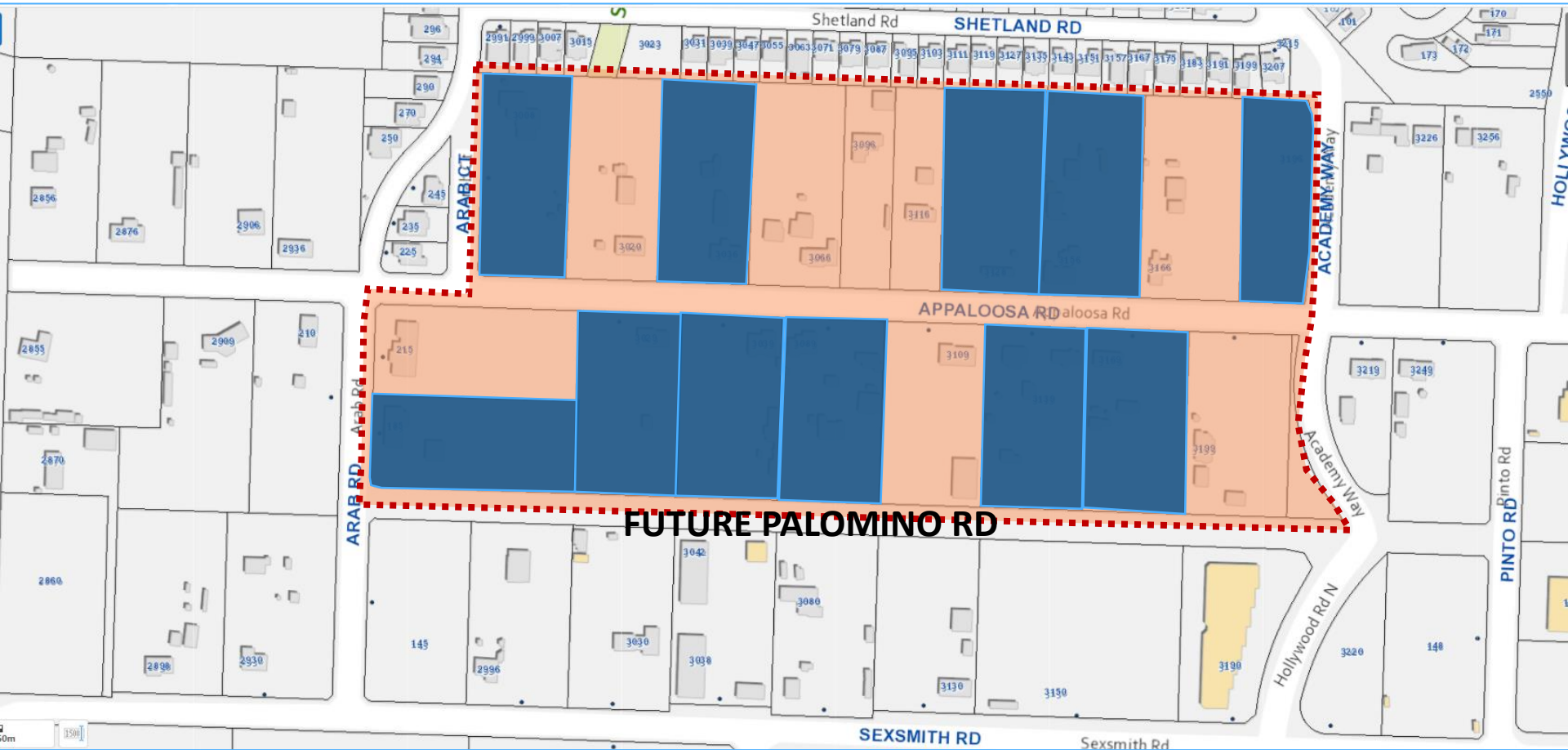
West Block

Central Block

East Block

FUTURE PALOMINO RD

# Rezoning Applications



# 3008 Appaloosa Rd





# 3036 Appaloosa Rd



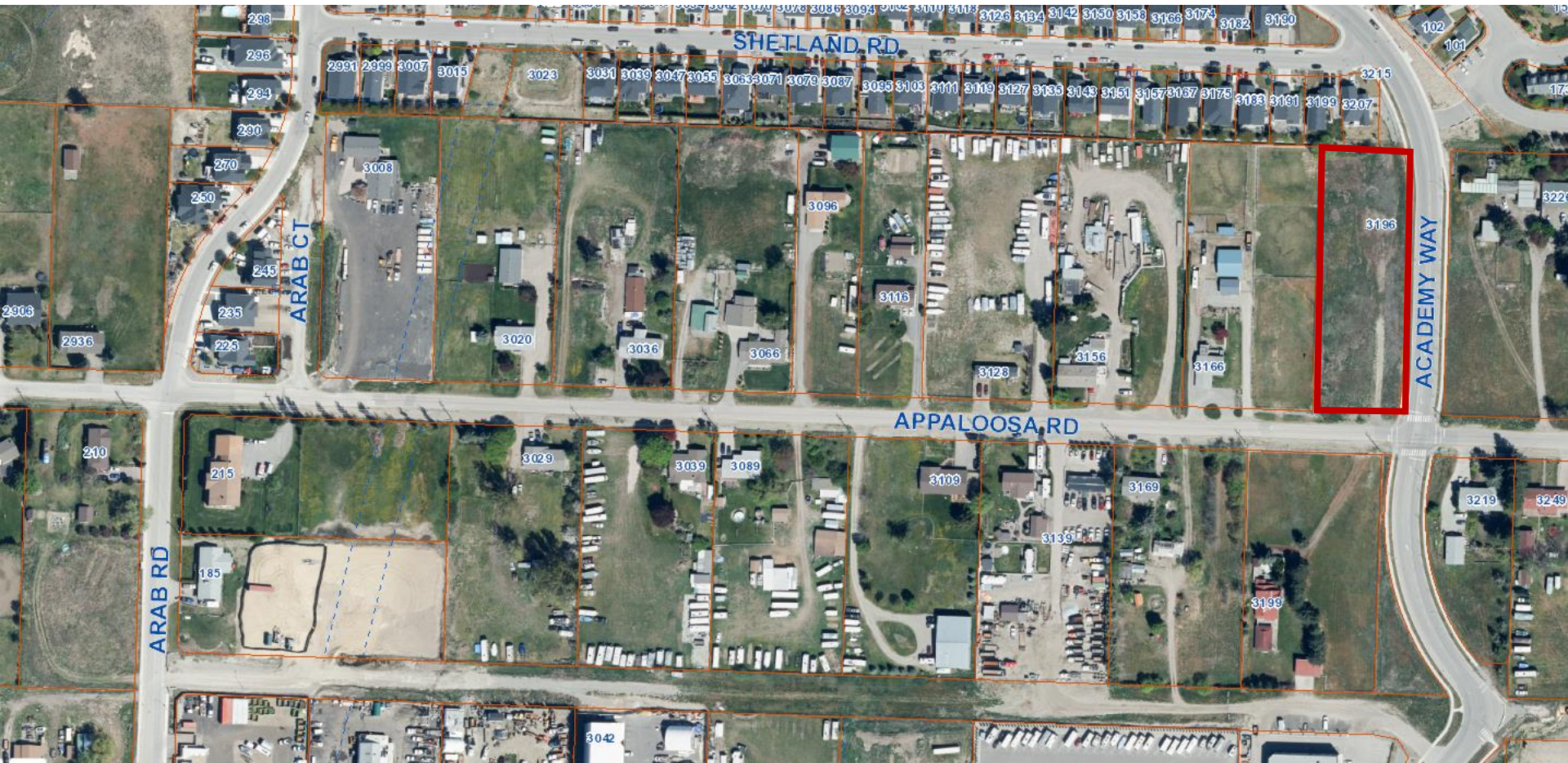
# 3128 Appaloosa Rd



# 3156 Appaloosa Rd



# 3196 Appaloosa Rd



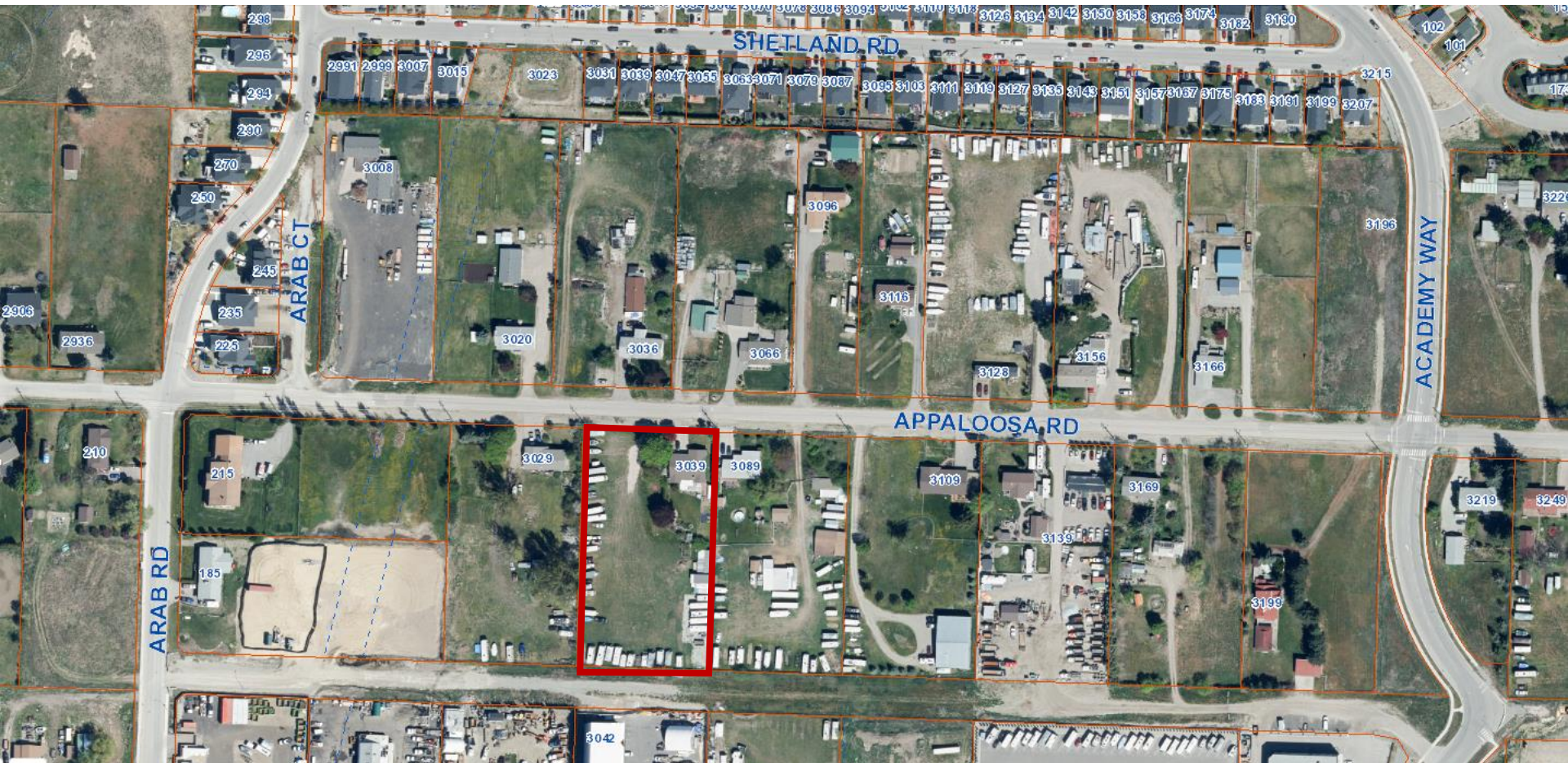
# 185 Arab Rd



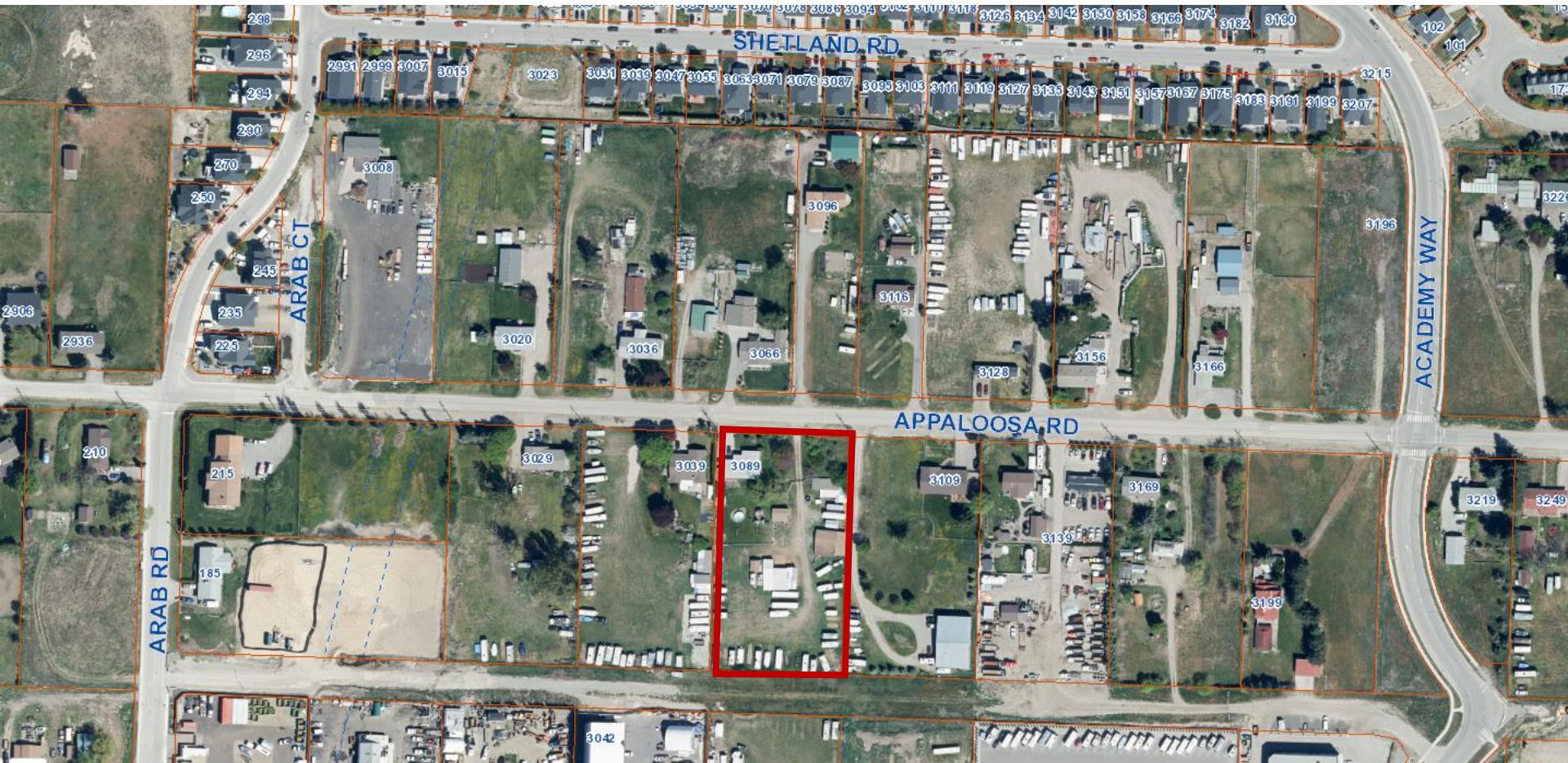
# 3029 Appaloosa Rd



# 3039 Appaloosa Rd



# 3089 Appaloosa Rd





# 3139 Appaloosa Rd



# 3169 Appaloosa Rd



# Development Policy

## 5.1 Kelowna Official Community Plan (OCP)

### **Objective 6.4 - Support the continued development of industrial lands (Chapter 6: The Gateway)**

<p>Policy 6.4.1</p>	<p><b>Erosion of Industrial Lands</b></p> <p>Discourage the re-designation of industrial lands in the Gateway and ensure their use for industrial purposes to protect employment, production manufacturing, warehousing, logistics and repair functions in the City. This includes limiting residential and commercial uses within industrial areas that promote speculation, which make developing industrial uses challenging.</p>
<p>Policy 6.4.4</p>	<p><b>Industrial / Residential Interface</b></p> <p>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</p>
<p>Policy 6.4.6</p>	<p><b>Regional Industrial Lands</b></p> <p>Support a regional approach to managing industrial lands, recognizing that industrial business needs are connected across the region, with different local contexts playing unique and important roles</p>

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning applications for the Arab/Appaloosa Area from the A1 to I6 zone to facilitate industrial development
- ▶ Meets the intent of the OCP
- ▶ Areawide engineering & servicing solution
- ▶ Recommend the Bylaw be forwarded to 2<sup>nd</sup> and 3<sup>rd</sup> reading



*Conclusion of Staff Remarks*

# Rezoning Applications

