



City of
Kelowna

TUP 23-0001
515 Bay Avenue

Temporary Use Permit Application

Purpose

- ▶ A Temporary Use Permit Application to allow a health services business to operate on the subject property.

Development Process



Feb 27, 2023

Development Application Submitted

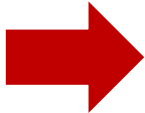


Staff Review & Circulation



Mar 16, 2023

Public Notification Received



June 13, 2023

Council Consideration

} Council Approvals



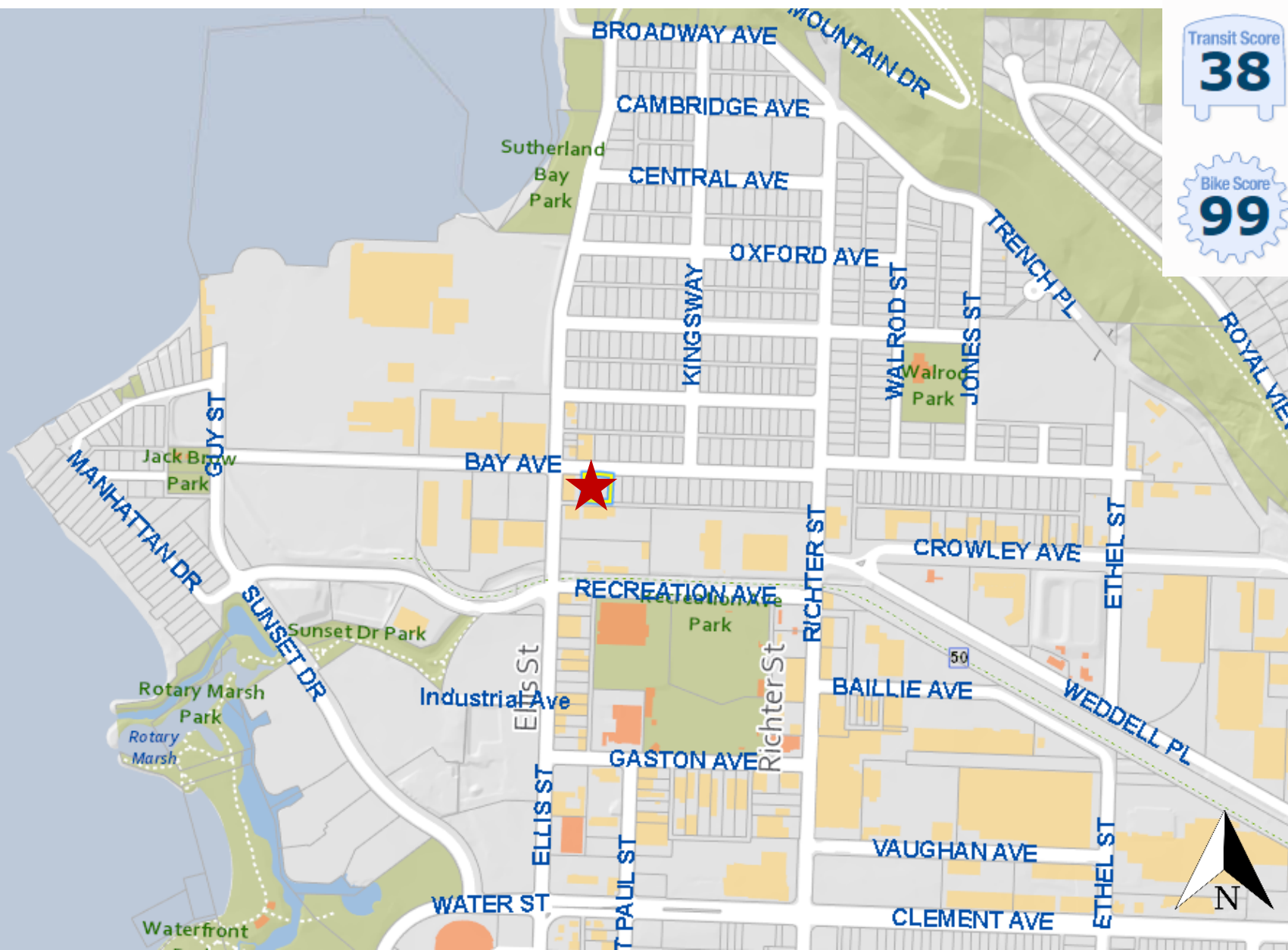
Building Permit

Context Map

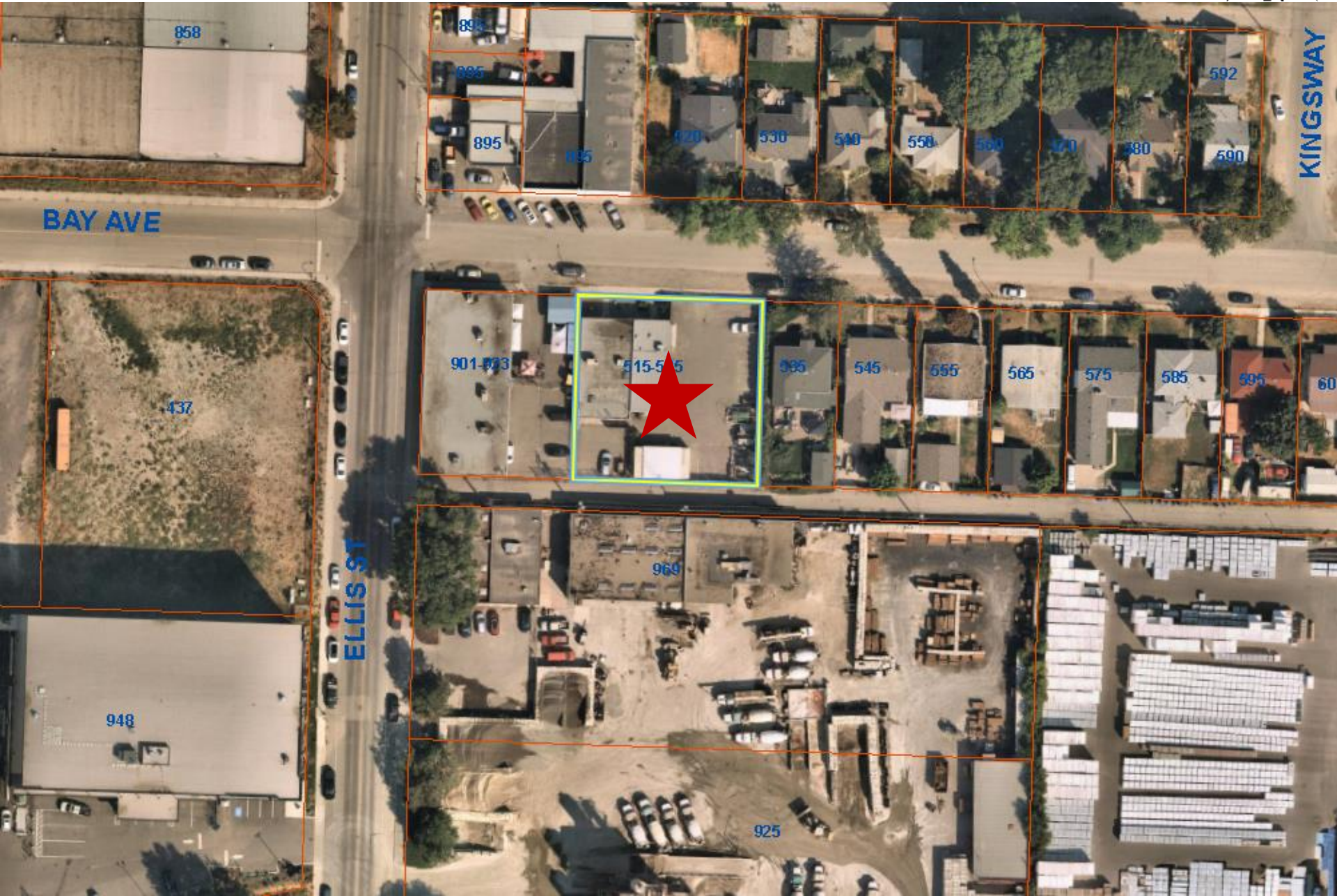
Walk Score
62

Transit Score
38

Bike Score
99



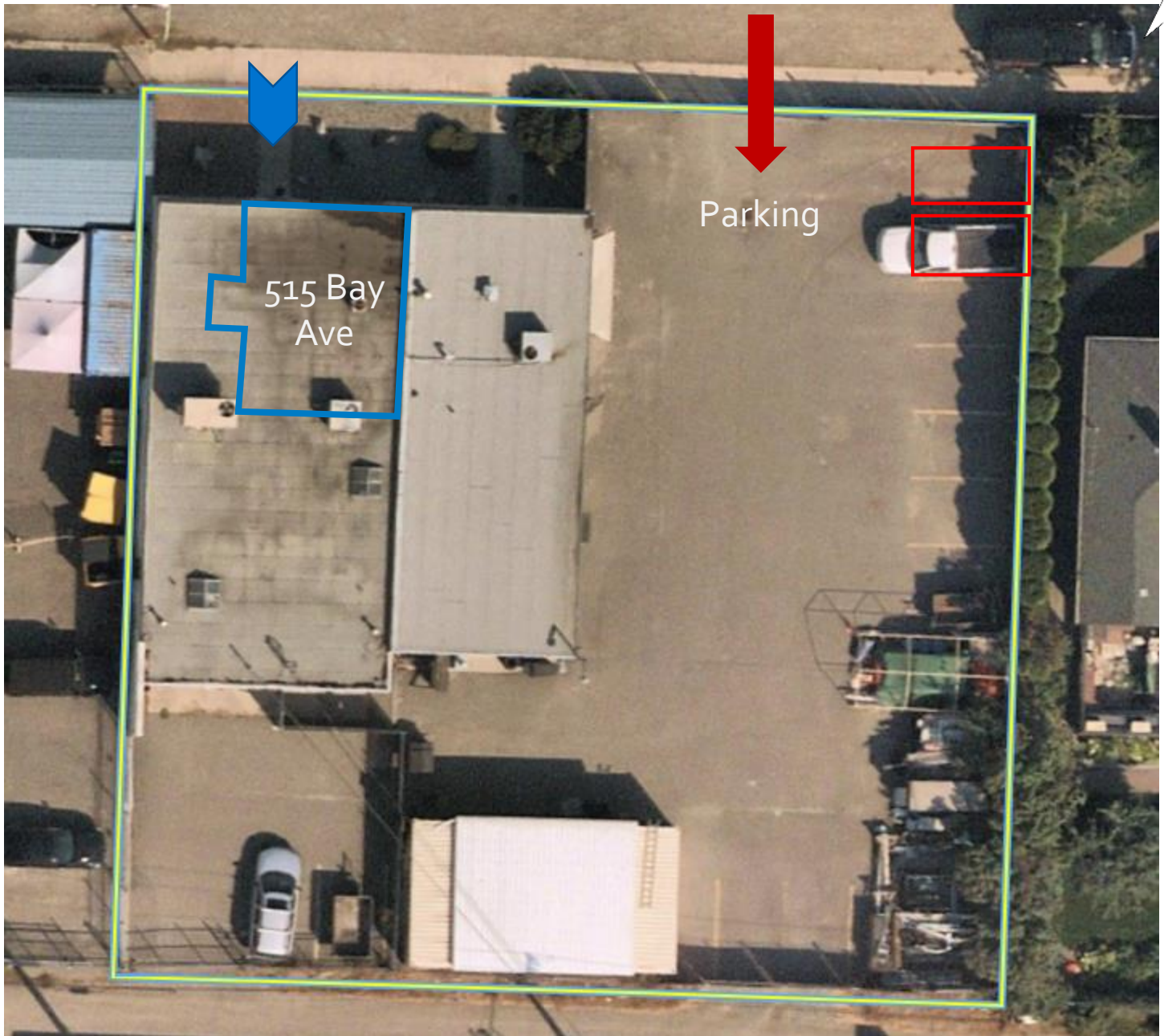
Subject Property Map



Technical Details

- ▶ The TUP Application is for a registered massage therapist to operate on the subject property.
 - ▶ The business offers services for women needing specialized care.
- ▶ The existing building is 329.13m² in size, while the unit will be 50m².
 - ▶ Two practitioners will operate at any given time.
 - ▶ There will be two treatment rooms.
- ▶ If the application is successful a Building Permit and a Business License are required.

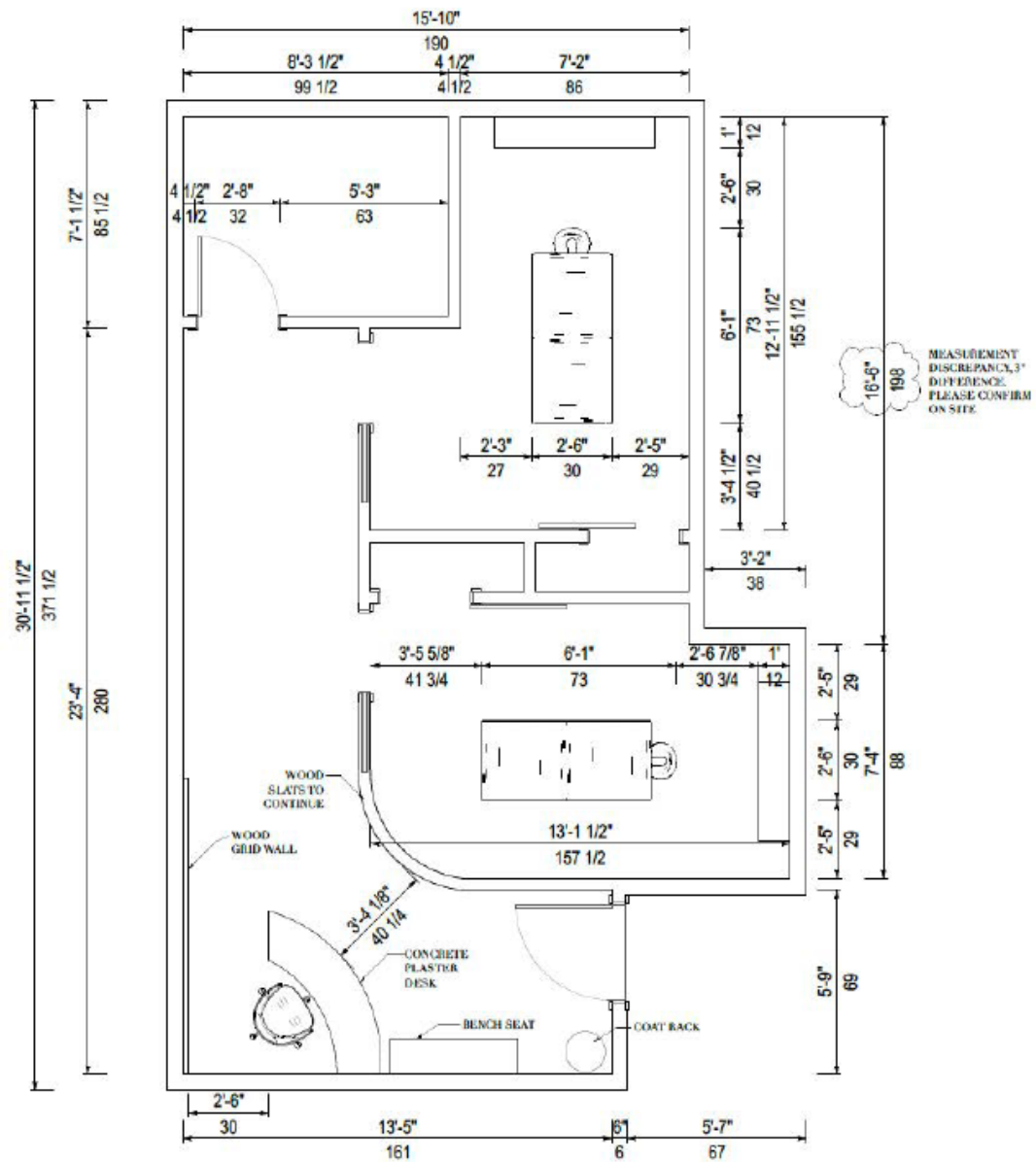
Site Plan



515 Bay Ave

Parking

Floor Plan



1 FLOOR PLAN - VERSION 2
 ID2 Scale: 1/2" = 1'-0"

OCP Objective & Policies

- ▶ Policy 5.81. Protection of Industrial Lands
 - ▶ The application proposes a TUP Application rather than a standard Rezoning Application.
- ▶ Policy 5.8.3. North End Industrial Lands.
 - ▶ The application does not support industrial development; however, it offers employment opportunities while the North End Neighbourhood Plan is in development.

Staff Recommendation

- ▶ Staff recommend support for the proposed Development Permit as it:
 - ▶ Is a unique circumstance because the *North End Neighbourhood Plan* development is currently under development;
 - ▶ Subject property is abutting residential uses and offers different site-specific considerations;
 - ▶ Pending the results of the *North End Neighbourhood Plan*, an extension beyond its initial three-year term, may or may not be appropriate.