



City of  
**Kelowna**

TUP 23-0002  
104 – 1111 Gordon Drive

Temporary Use Permit Application



# Purpose

- ▶ A Temporary Use Permit Application to allow a personal service establishment to operate on the subject property.

# Development Process

Jul 11, 2023

Development Application Submitted



Staff Review & Circulation



Jul 31, 2023

Public Notification Received

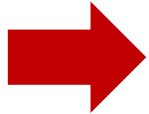


Sep 12, 2023

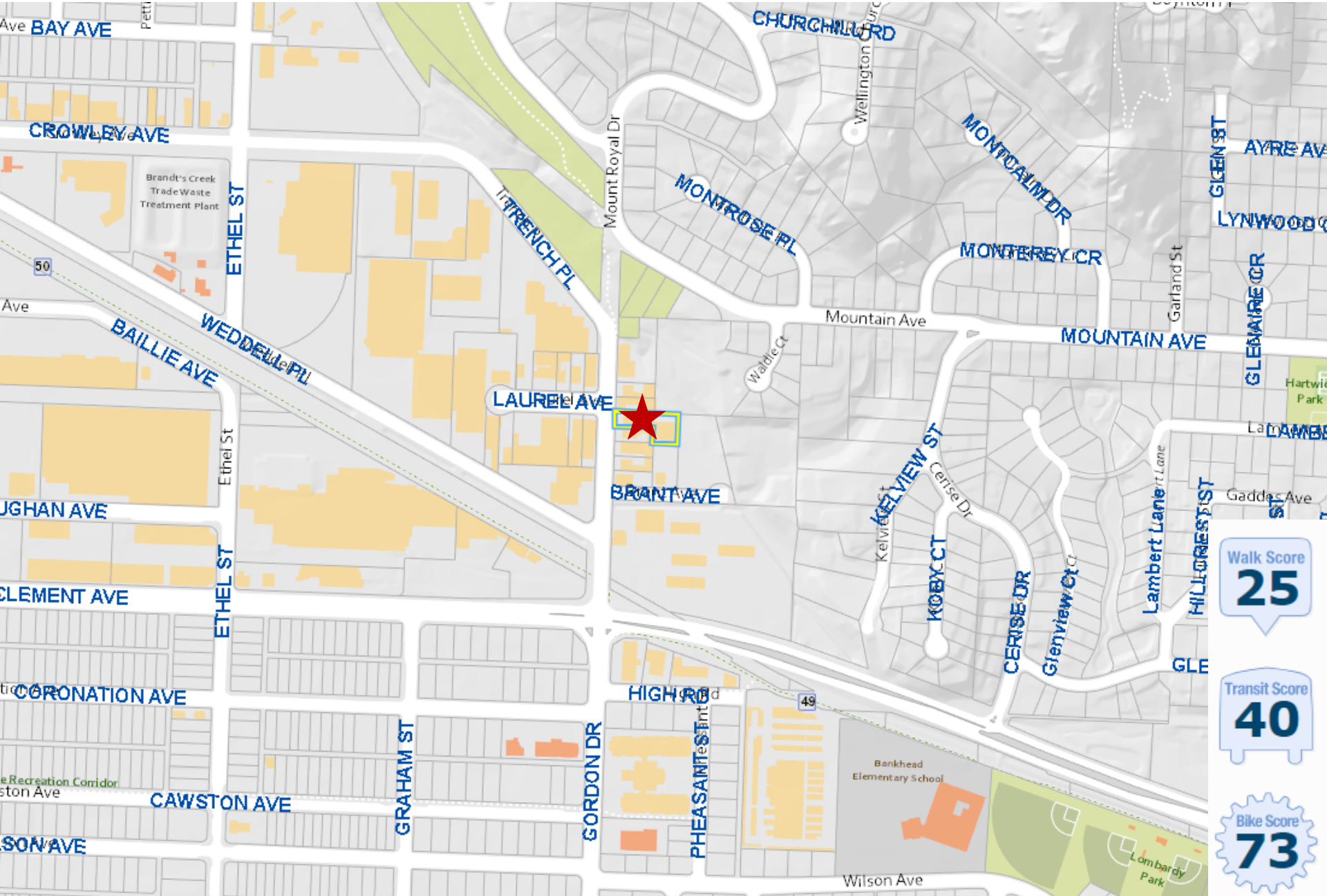
Council Consideration

} Council Approvals

Building Permit



# Context Map







# Technical Details

- ▶ The TUP Application is for a tattoo studio to operate on the subject property.
- ▶ The unit will be 195 m<sup>2</sup> (640 ft<sup>2</sup>).
  - ▶ The business accepts clients by scheduled appointments only.
- ▶ If the application is successful a Business License and a retroactive Building Permit are required.



# Site Plan



AVE

GORDON DR

1087-1091

1097

Parking

Unit 104

1115

1105-1111

1121-1127

1135

# Floor Plan





# Elevation



# 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;
  - ▶ Pending the results of the *North End Neighbourhood Plan*, an extension beyond its initial three-year term, may or may not be appropriate.