

# REPORT TO COUNCIL

## TEMPORARY USE PERMIT



**beDate:** May 13, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street  
**File No.:** TUP24-0001

	Existing	Proposed
<b>OCP Future Land Use:</b>	UC – Urban Centre	UC – Urban Centre
<b>Zone:</b>	UC1 – Downtown Urban Centre	UC1 – Downtown Urban Centre

### 1.0 Recommendation

THAT Council authorizes the issuance of Temporary Use Permit No. TUP24-0001 to allow outdoor storage for Lot 1 District Lot 139 ODYD Plan KAP69068, located at 368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street, Kelowna, BC for a three (3) year period commencing from Council approval subject to the following conditions:

- a) The dimensions and siting of the outdoor storage area be in accordance with Schedule "A".

AND THAT any application to extend the permit must be approved by Council prior to this permit expiring.

### 2.0 Purpose

To temporarily allow outdoor storage as a permitted use on the subject property.

### 3.0 Development Planning

Staff support the proposed Temporary Use Permit to allow outdoor storage to operate on the subject property. Official Community Plan (OCP) policy generally supports a mixture of high density residential, commercial and institutional uses in the Downtown Urban Centre, not including industrial uses.

The proposed Temporary Use Permit would allow a portion of the site to operate an outdoor storage facility to provide storage for boats, recreational vehicles (RV's), fleet vehicles and other miscellaneous items and equipment. The existing property comprises three separate buildings including the building located at 368 Industrial Avenue which was originally constructed in the 60's and is proposed to be removed.

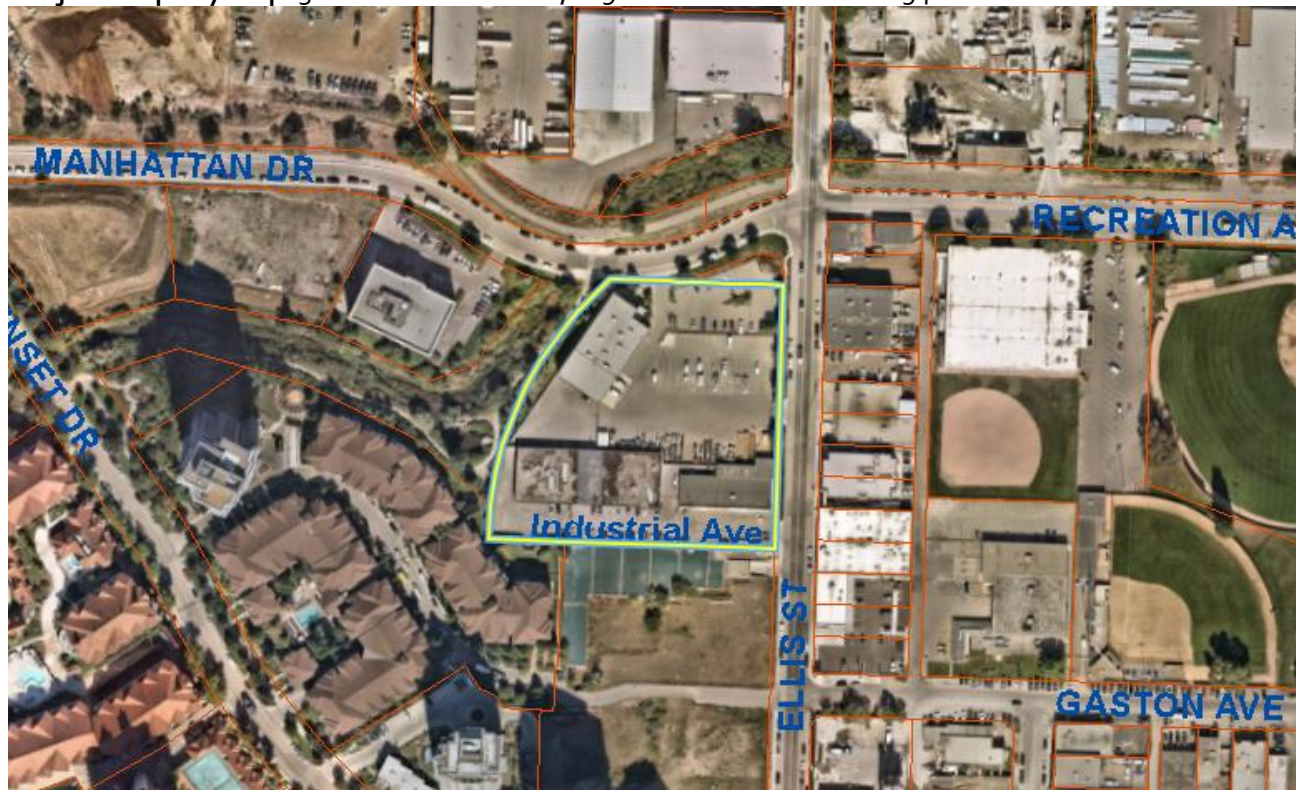
The north approximate half of the site is currently leased to Telus which includes the building located at 1090 Manhattan Drive in addition to the parking and storage area located outside the building. The building, located at 1054 Ellis Street, is managed by the ownership group and includes a number of commercial retail units leased to businesses. With Telus occupying the site for several more years, the owners are looking to better utilize the existing space on the property until the site can be redeveloped as a whole in the future.

The subject property was previously zoned I4 – Central Industrial through Zoning Bylaw No. 8000, which was replaced by Zoning Bylaw No. 12375 when it was adopted on September 26, 2022. The previous I4 zoning allowed for outdoor storage as a permitted secondary use.

If the Temporary Use Permit is supported by Council, the applicant would have the existing building removed through a demolition building permit and utilize the concrete foundation and existing asphalt located outside the building as hard surfacing for the outdoor storage use. The existing site fencing would be maintained along the south and west property lines with new security gates being added adjacent to Ellis Street to protect and enclose the outdoor storage area. The existing exterior site lighting will be maintained, which includes three existing lights located on existing utility poles situated on the south side of the building, to illuminate the site.

#### 4.0 Site Context & Background

**Subject Property Map:** 368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street



The subject property is located at the north edge of the Downtown Urban Centre and directly adjacent to the North End Plan (NEP) boundary. The site is zoned UC1 – Downtown Urban Centre and has a Future Land Use Designation of UC – Urban Centre. The property borders Brandts Creek along the west property line.

#### 5.0 Current Development Policies

##### 5.1 Kelowna Official Community Plan (OCP)

Chapter 3 – Future Land Use		
Temporary Use Permit	Use	In accordance with the Local Government Act Section 492, an Official Community Plan may designate areas where Council may consider allowing temporary uses, and may specify general conditions regarding the issuance of temporary use permits in those areas. The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council

	<p>may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the Zoning Bylaw.</p> <p>Temporary Use Permits may be considered on all lands within the City of Kelowna. Temporary Use Permits should consider the fit within the character of the neighbourhood and surrounding uses to minimize conflicts and nuisances and as such should consider any mitigating strategies such as landscaping buffering, screening and operational details. Terms and conditions of the permit should specifically address an appropriate time duration up to the maximum limit under the Local Government Act (LGA).</p> <p><i>The subject property is located in the Permanent Growth Boundary and has a Future Land Use Designation of Urban Centre. The proposal aligns with the above requirements.</i></p>
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## 6.o Application Chronology

Application Accepted: November 20, 2024  
 Neighbourhood Notification Summary Received: February 20, 2025

**Report prepared by:** Andrew Ferguson, Planner II  
**Reviewed by:** Adam Cseke, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

### Attachments:

Attachment A: Draft Temporary Use Permit TUP24-0001

Schedule A: Temporary Use Site Plan

Attachment B: Applicant's Letter of Rationale

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).