



Temporary Use Permit

368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street

TUP24-0001

Purpose

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

Development Process

Nov 20, 2024 Development Application Accepted



Staff Review & Circulation



Feb 20, 2025 Public Notification Received



May 13, 2025 Council Consideration

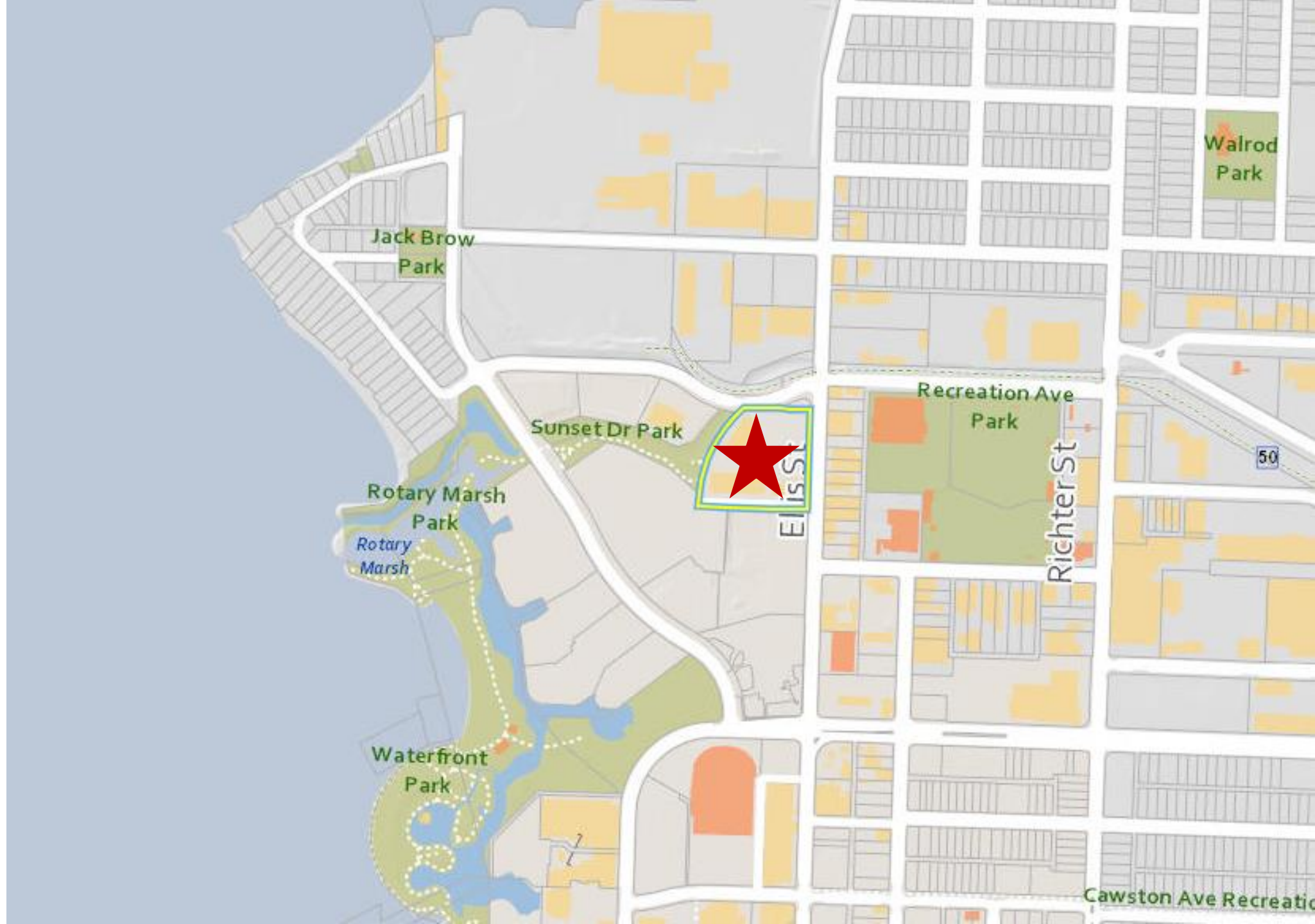
} Council Approvals



Building Permit

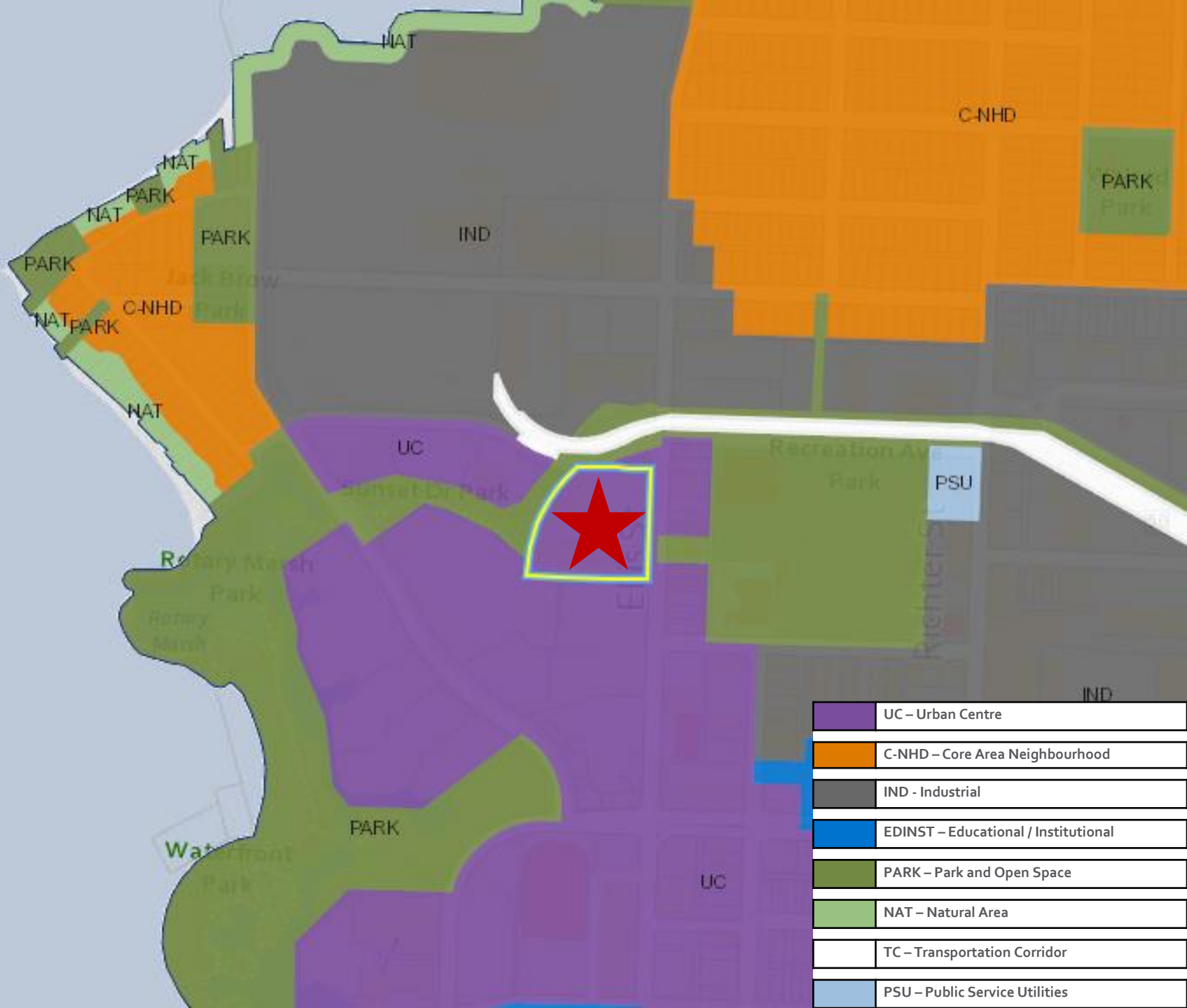










Context Map





Context Map: OCP Future Land Use



| | |
|---------------------------------------------------------------------------------------|--------------------------------------|
|  | UC – Urban Centre |
|  | C-NHD – Core Area Neighbourhood |
|  | IND - Industrial |
|  | EDINST – Educational / Institutional |
|  | PARK – Park and Open Space |
|  | NAT – Natural Area |
|  | TC – Transportation Corridor |
|  | PSU – Public Service Utilities |



Subject Property Map



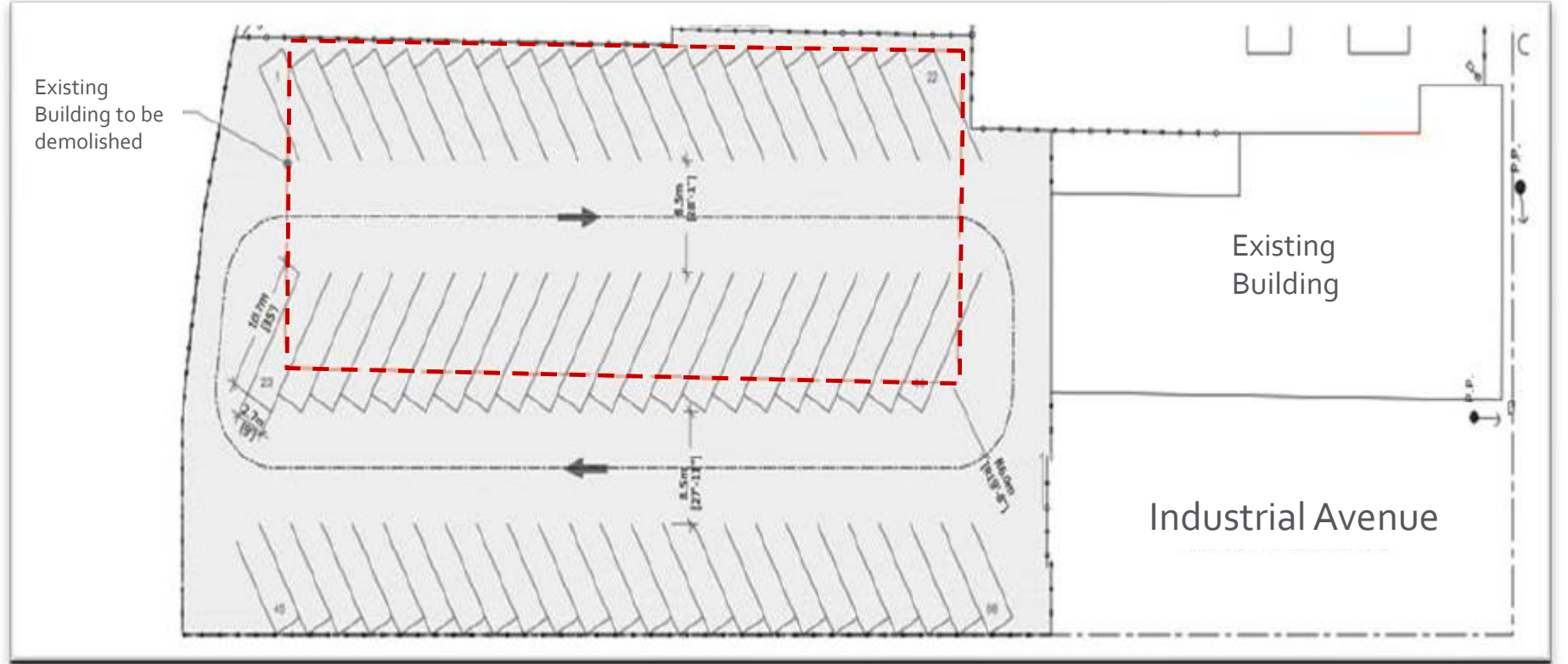


Subject Property Map





Subject Property Map



Technical Details

- The TUP Application is for Outdoor Storage uses on the subject property.
- Existing Building to be removed.
- Existing site lighting to be maintained.
- New security gates to be added near Ellis St entrance.
- Existing fencing to be augmented and replaced where necessary.

Staff Recommendation

- Staff recommend support for the proposed Temporary Use Permit as it is consistent with:
 - Outdoor Storage is a compatible temporary use
 - Property is encumbered by Telus lease for several more years