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**-CITY OF KELOWNA  
MEMORANDUM**

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**Date:** February 4, 2008  
**To:** City Manager  
**From:** Planning & Development Services Department  
**APPLICATION NO.** TUP07-0003      **APPLICANT:** Mission Group  
**AT:** 1886 Ambrosi Rd.      **OWNER:** Bo Snarski & Benedicte Lee  
**PURPOSE:** TO OBTAIN A TEMPORARY COMMERCIAL USE PERMIT TO ALLOW  
A "RESIDENTIAL SALES CENTRE" ON THE SUBJECT PROPERTY.  
**EXISTING ZONE:** RU1 – LARGE LOT HOUSING ZONE  
**REPORT PREPARED BY:** DANIELLE NOBLE

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**1.0 RECOMMENDATION**

THAT Council authorize Temporary Use Permit No. TUP07-0003 to allow "residential sales centre" on Lot 10, Blk 1, DL 129, O.D.Y.D., Plan 5109, located on Ambrosi Road, Kelowna, B.C, subject to the following conditions:

1. The dimensions and siting of the building to be situated on the property be in general accordance with Schedule "A";

**2.0 SUMMARY**

This application would allow for a temporary use of the property for "residential sales centre" for a limited period of time for the purpose of marketing a residential multi-family project.

**3.0 ADVISORY PLANNING COMMISSION**

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of January 29, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Temporary Commercial Use Permit Application No. TUP07-0003, for by The Mission Group, to obtain a Temporary Commercial Use Permit in order to allow an "residential sales centre" on the subject property.

**4.0 BACKGROUND**

There is an existing dwelling on this 777 m<sup>2</sup> (0.19 ac) property. The applicant intends to convert the use for a temporary residential sales centre / discovery centre to promote the marketing and sales of the multi-family project to be constructed immediately east on Ambrosi Road.

Vehicle access and parking to the sales centre will be via the rear lane off of Ambrosi Road. The applicant proposes to replace the current building structure with a prefinished temporary trailer that is 1 storey in height. Retaining features and a pedestrian path will be constructed. The walkway will be positioned on the south of the property to access the 9 stall parking lot for the sales centre.

The subject property is located on the west side of Ambrosi Road. The surrounding area is an eclectic mix of land uses, although the immediate block of this property is both residential and commercial in nature. The area is now undergoing a transition and being revitalized through individual development proposals. More specifically, the adjacent zones are as follows:

North-	C5 – Transition Commercial
East	RU1 – Large Lot Housing (under application to be rezoned to RM5 – Medium Density Multiple Housing)
South	C5 – Transition Commercial
West	C10 – Service Commercial



The purpose of the RU1 zone is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots. A maximum of one single dwelling house is permitted.

#### 4.3 Current Development Policy

##### 4.3.1 Kelowna 2020 Official Community Plan (OCP)

*Future Land Use Designation* - The property is designated commercial, pursuant to Map 19.1 of the OCP. The proposed temporary use of the site is consistent with that future land use designation.

#### 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The applicant is seeking approval for a temporary residential sales centre in anticipation of the approval of a large-scale multi-family development across the street on Ambrosi Road. The applicant has secured an 'offer to lease' the subject property for a term of one year.

Consideration of the related rezoning, development permit and development variance permit applications for the 100 unit multi-family project are forthcoming, but require further inter-departmental review. However, given that there is a time sensitivity for the re-location of the temporary sales centre it necessitates the Temporary Use Permit to be considered in advance of the whole project. Notably, the land assembly to accommodate the proposed residential development will occur on the eight properties to the immediate east

This temporary use has been common for other projects to facilitate marketing centres for similar residential projects within the City. The sales centre is located off-site as to not infringe on the construction staging that will be imminent pending future development approvals. The location of this centre is within very close proximity of the development which it is marketing, and therefore is a logical site should the project be granted favourable consideration by Council.



Shelley Gambacort  
Current Planning Supervisor  
SG/dn

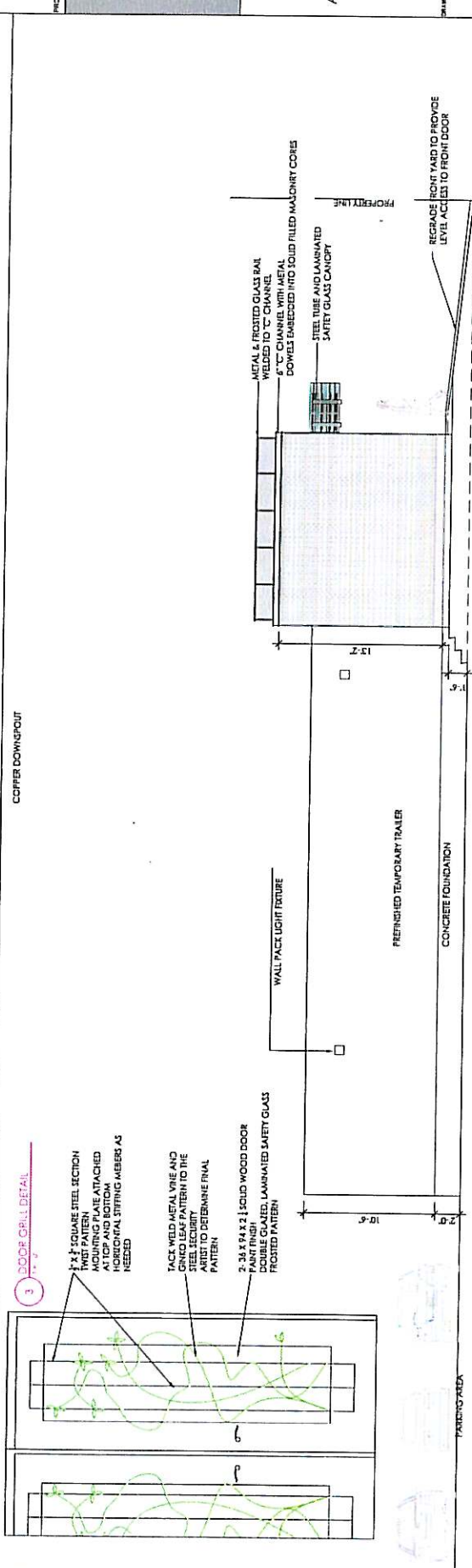
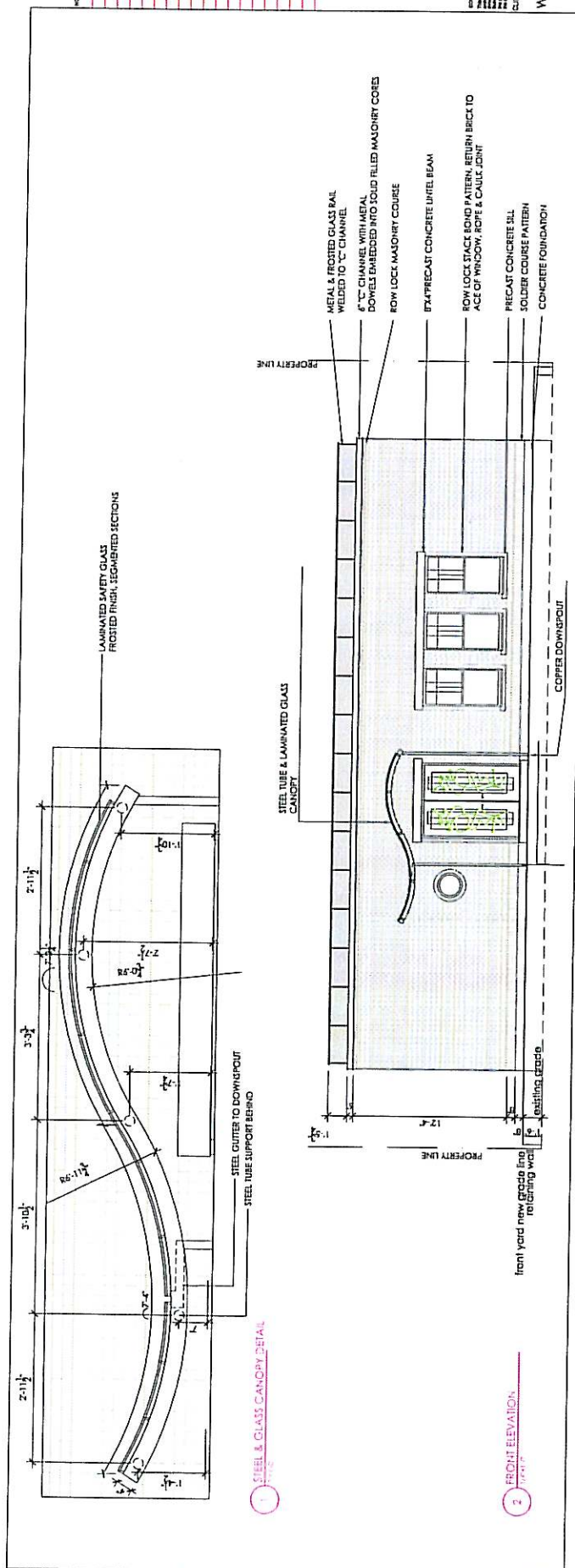
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#### ATTACHMENTS

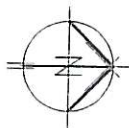
Location of subject property  
Proposed Site Plan  
Elevations









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Winsome Green Properties  
Kelowna, B.C.

PROJECT NO. 61-362



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ARCONIMONT, N.C. 27718  
TEL 404 833 7373 FAX 404 833 7313

MOTIF TEMPORARY  
DISCOVERY CENTER  
Ambrosi Road Kelowna

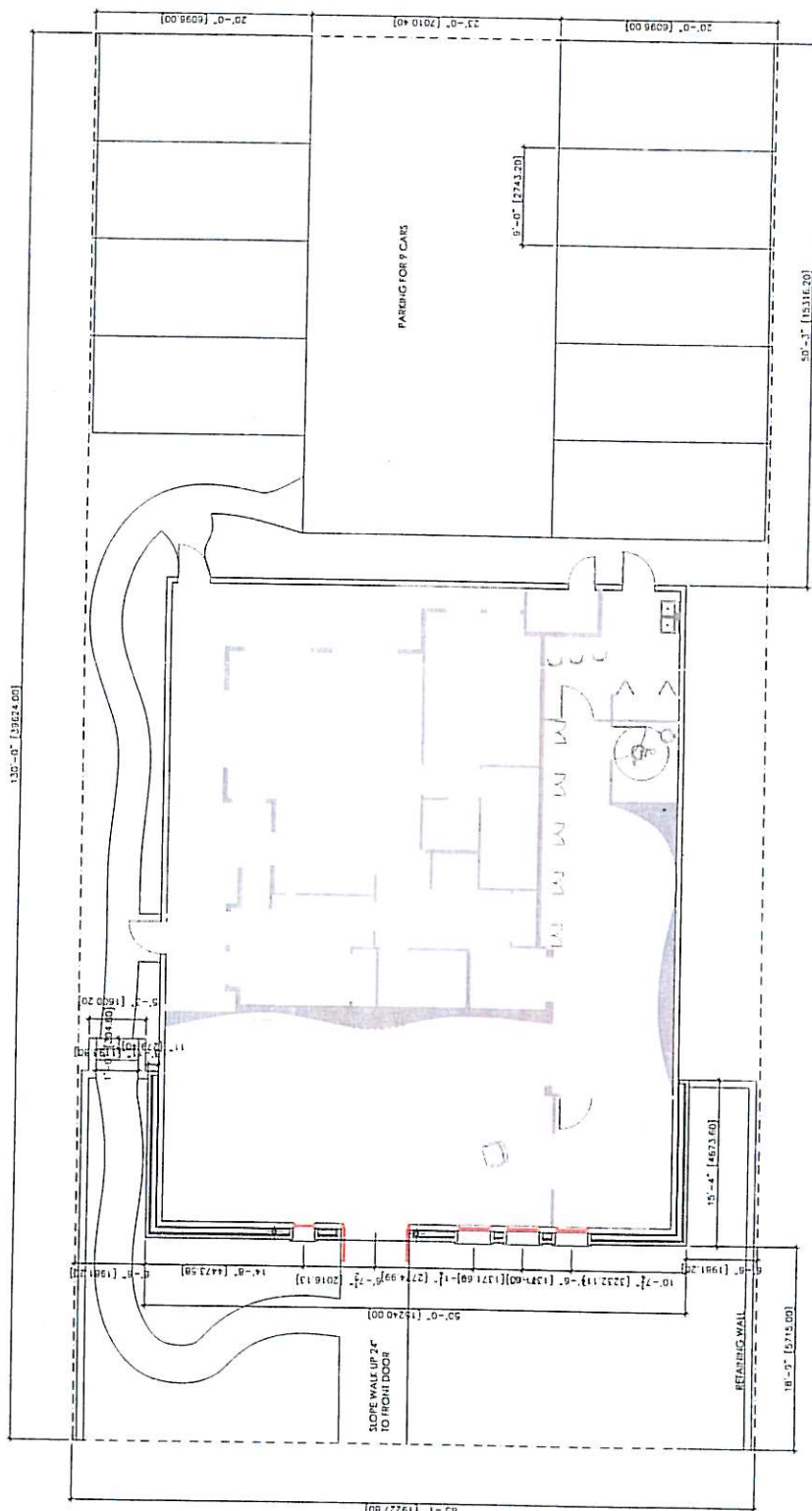
### SITE PLAN

Training No. 4711

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DATE 3/16/00 BY 120109

Perm. # Tup07-0003



AMBROSI ROAD

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