

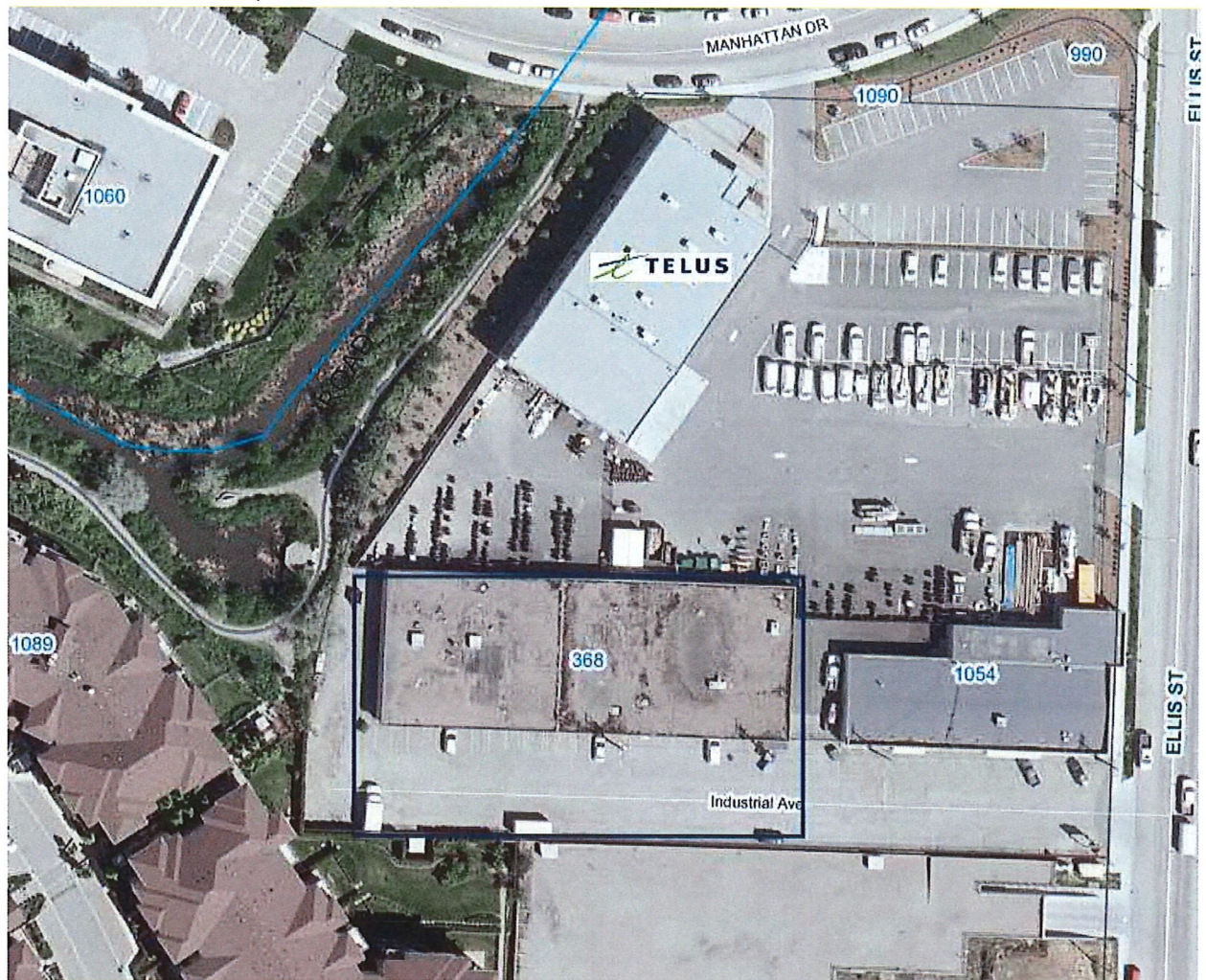
Whitworth

HOLDINGS LTD.

TO : City of Kelowna

Please find attached an Application for a Temporary Use Permit for **368 Industrial Ave.**, Kelowna, State of Title, Owner's Authorization and a Site Plan as well as well as the necessary application Fee.

368 Industrial Avenue, Kelowna- Outlined in blue



Project Rationale:

368 Industrial Ave, Kelowna is past its economic and physical lifespan and will be demolished, (by separate permit), in early 2025.

Long term the 368 Industrial Ave and 1054 Ellis Street sites will be redeveloped in adherence with the recently enacted Downtown Urban Centre 1 zoning. The surety of the start date for redevelopment is not known owing to ownerships desire to include the adjacent site (Telus Park) in redevelopment plans. The Telus site is lease encumbered for several more years.

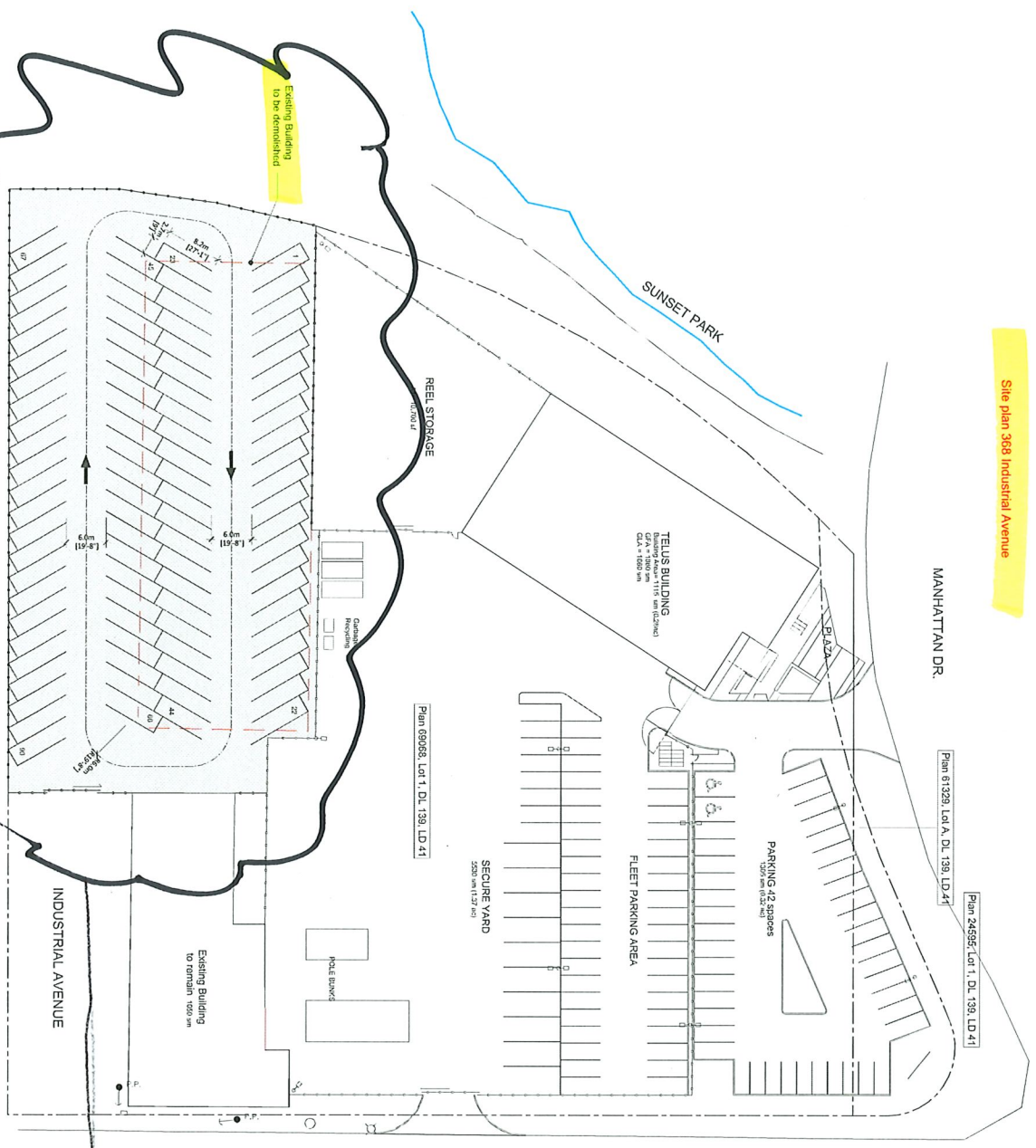
In the interim, and in accordance with Section 493 of the Local Government Act, we are making application for a Temporary Use Permit. Per the attached site plan our Use Permit application is for outdoor RV, Boat, fleet vehicle and related items outdoor storage.

The proposed storage facility will be a combination of paved lot and compacted gravel and will surface drain in to existing already in place catch basins. The storage yard will have a 6 ft high chain link fence with 3 foot strands of barbed wire and one cantilevered vehicle access gate. Storage lighting will come from existing light standards already in place.

With the amount of large multi family condominium development that has taken place around 368 Industrial Avenue in the past 5 years there is a need for convenient boat, recreational and vehicular storage nearby. This facility will help ease some of the pressure on parking and boat storage on Manhattan Drive and Ellis Street that has created conflicts between pedestrians and short term tourist boat parking.

Lastly this request is in line with the Telus Fleet Yards located directly adjacent the site since 2016 and will be of similar quality and cleanliness.

Site plan 368 Industrial Avenue



Proposed Storage



WHITWORTH HOLDINGS - 1000 Manhattan Dr.
 368 Industrial Ave. - Repurpose as Temporary Boat Storage
 Legal Address
 PLAN 0469898 LOT 1 DISTRICT LOT 139

Sheet Title
 PRELIMINARY SITE PLAN
 OPTION 2

Drawn: HJB
 Checked: HJB
 Job No. 110.

Date: 10.31.24
 Scale: 1:300
 Adendum #:

Sheet
 A1.0
 Revision: REVIEW