

REPORT TO CHC



Date: March 17, 2014

RIM No. 0940-60

To: Community Heritage Committee

From: Urban Planning Department, Community Planning & Real Estate (AC)

Application: HAP14-0004 **Owners:** Kelowna Train Station Inc.

Address: 1175-1177 Ellis Street **Applicant:** Colliers International Centre
Group Commercial Realty /
Perry Freeman

Subject: Heritage Alteration Permit

Existing Zone: I4 - Central Industrial

Heritage Register Yes (Train Station)

1.0 Purpose

The applicant is seeking a Heritage Alteration Permit for a new free-standing sign.

2.0 Urban Planning Department

The subject property is located on the corner of Ellis Street and Clement Avenue. The site has a registered heritage building (old CN Train Station) and a Heritage Revitalization Agreement (HRA). The owners have agreed through the HRA not to alter any heritage element or character as described within Schedules 'A' & 'B' of the HRA except pursuant to a Heritage Alteration Permit. The HRA states where a minor Heritage Alteration Permit is required, the discretion to approve, refuse, or revise such permit is delegated by Council to the Divisional Director of Community Planning & Real Estate. Thus, any alterations including the proposed free-standing sign need to be approved by the City. During the initial review of the proposed sign application, Staff identified some concern with the proximity of the proposed sign to the existing heritage monument and public art.

3.0 Proposal

3.1 Project Description

The applicant is proposing to construct a 3.0m (height) x 2.3m (wide) x 0.3m (deep), free-standing sign (renderings attached). The proposed sign is located adjacent to Clement Avenue near the corner of Clement Avenue and Ellis Street. The sign is proposed to be constructed on the walkway between the furthest southwest parking stall and the heritage monument. The proposed

free-standing sign meets all the requirements outlined in Sign Bylaw No. 8235. The applicable Sign Bylaw requirements include:

- The free-standing sign is permitted only if it is not located closer than 1.5 m to a lot line, within 1.0 m of any building, or within 30.0 m of another free-standing sign.
- Only 1 free-standing sign is permitted for each frontage.
- 8.0m maximum height.
- Maximum area for a free-standing sign on this I-4 property is 2,553 m².

3.2 Site Context

The subject property is located at the northeast corner of Clement Avenue and Ellis Street. The subject property is zoned I-4 Central Industrial and designated as MXR - Mixed Use (Residential / Commercial) in the Official Community Plan. The site is bordered by established various zones and uses which include: I2 (General Industrial), I-4 (Central Industrial), C-4 (Urban Centre Commercial), and CD5 (Multi-purpose Facility) zones.

Subject Property Map: 1175-1177 Ellis Street



☆ Location of proposed free standing sign

4.0 Current Development Policies

5.0 Technical Comments

5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.0 Application Chronology

Date of Application Received: March 5th 2014

Report prepared by:



Adam Cseke, Urban Planner

Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Proposal (Schedule 'A')



Prosign!

459 Banks Road, Kelowna BC V1Y 6A2
 Tel: 250.765.0956 Fax: 250.765.2796
 www.prosignbc.com sign@prosignbc.com

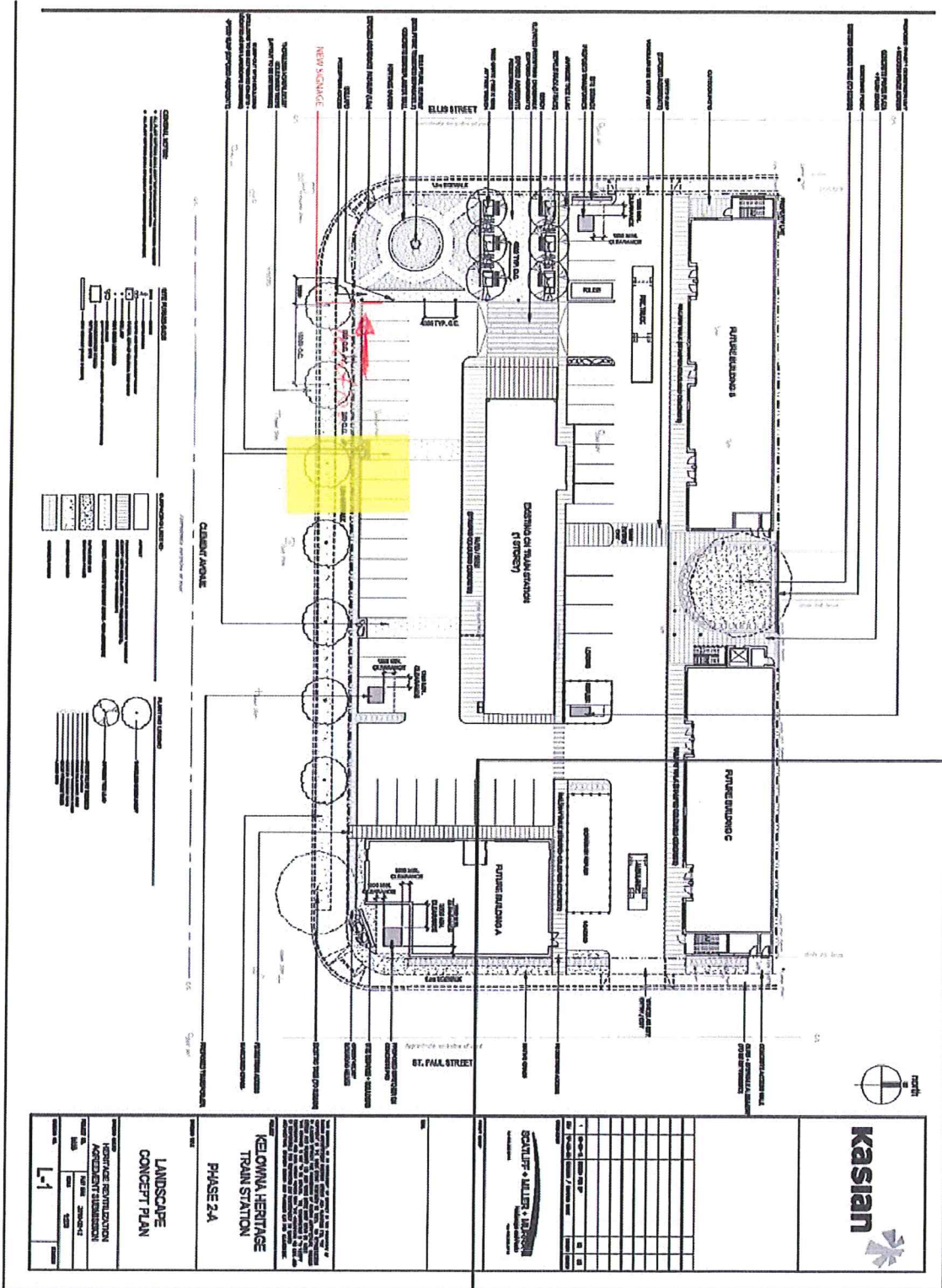
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All colours shown in this drawing are strictly approximate!

Project: **Central Station concept E**

Date: **March 2013** Sales Person: **DG** Designed By: **GC**

Approved: _____ Date: _____



Schedule 'A'



Proposed Free Standing Sign location

PHOTOGRAPH OF SITE & SURROUNDING CONTEXT