
CITY OF KELOWNA

MEMORANDUM

Date: January 30, 2002
File No.: DVP01-10,088

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP01-10,088

OWNER: BOARD OF SCHOOL
TRUSTEES – SCHOOL
DISTRICT #23

AT: 1079 RAYMER AVENUE

APPLICANT: SCHOOL DISTRICT #23

PURPOSE: TO VARY THE HEIGHT AND SIZE REQUIREMENTS OF A FREE-
STANDING SIGN

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Development Variance Permit No. DVP01-10,088, School District #23, Lot 1, D.L. 135, ODYD, Plan KAP66130, located on Raymer Rd., Kelowna, B.C.;

AND THAT variances to the following section of Sign Bylaw No. 8235 not be granted:

Section 6: Specific Zone Regulations: Public and Institutional Zones:

- Vary the height of a free-standing sign from 2.5 m maximum height permitted to 6.90 m requested;
- Vary the maximum area of a free-standing sign from 4.0 m² permitted to 11.52 m² requested.

2.0 SUMMARY

The applicant wishes to construct a free-standing sign for the new Kelowna Senior Secondary School on Raymer Avenue. The sign exceeds the height and the size for free-standing signs permitted in institutional zones. The proposed overall height of the sign is 6.9m, rather than the permitted 2.5m. The size of the sign is 11.5m² proposed, instead of 4.0m², as permitted by the sign bylaw.

3.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission reviewed the application at the meeting of December 18, 2001, and a motion to support the variance was lost due to the lack of a seconder. A subsequent motion not to support the variance was lost due to a tie vote. As a result, the Advisory Planning Commission was unable to pass a recommendation on this application.

4.0 BACKGROUND

4.1 The Proposal

The newly constructed Kelowna Senior Secondary School opened in January of 2002. The School Board wishes to post a free standing sign at the main access on Raymer Avenue, consisting of the school's logo and a message board announcing events at the school.

The size and height of the sign exceed the provisions of City of Kelowna Sign Bylaw No. 8235. The maximum size permitted in the P2 – Education and Minor Institutional zone is 4.0m" for a free-standing sign. The proposed sign is 11.5m" in size. The height of the sign also exceeds the maximum height allowed per bylaw. Rather than 2.5m height permitted, the proposed height is 6.9m.

The sign will be located at the main access to the site on Raymer Avenue, approximately 7.8m from the property line. It is a triangular sign with three sides depicting the logo of the school and a message board. The frame will consist of steel tubes. The logo and bilingual name of the school will be displayed in vinyl lettering and covered with a lexan sheet. The owl logo will be black and gray with yellow claws, and the letters will be black with a gold border and black outline. The message board will consist of a rigid plastic board with clear plastic cover. The individual letters can be changed manually. The black letters will be displayed on a gold background.

The applicant seeks the variance for the sign bylaw to achieve maximum visibility of the sign from the street and minimum intrusion of the sign for the neighbours across the street. According to the applicant, the height is required to ensure that the sign can be seen by traffic on Raymer Avenue, while allowing the retention of a tall cedar hedge that exists along the Raymer Avenue frontage. In addition, the height of the sign would reduce the potential for vandalism. The size of the sign is required to both properly depict the school logo and name and announce school events, which would help develop an identity for the new student body and staff, while identifying KSS as a separate entity to the adjacent Okanagan University College.

The application compares to the requirements the City of Kelowna Sign Bylaw No. 8235 for P2 zones as follows:

CRITERIA	PROPOSAL	P2 SIGN REQUIREMENTS
Free-standing sign:		
Height	6.9m ❶	2.5m max.
Size	11.52m" ❶	4.0m" max.

Notes:

- ❶ The applicant has requested variances for the size and height of the sign under this Development Variance Permit application.

4.2 Site Context

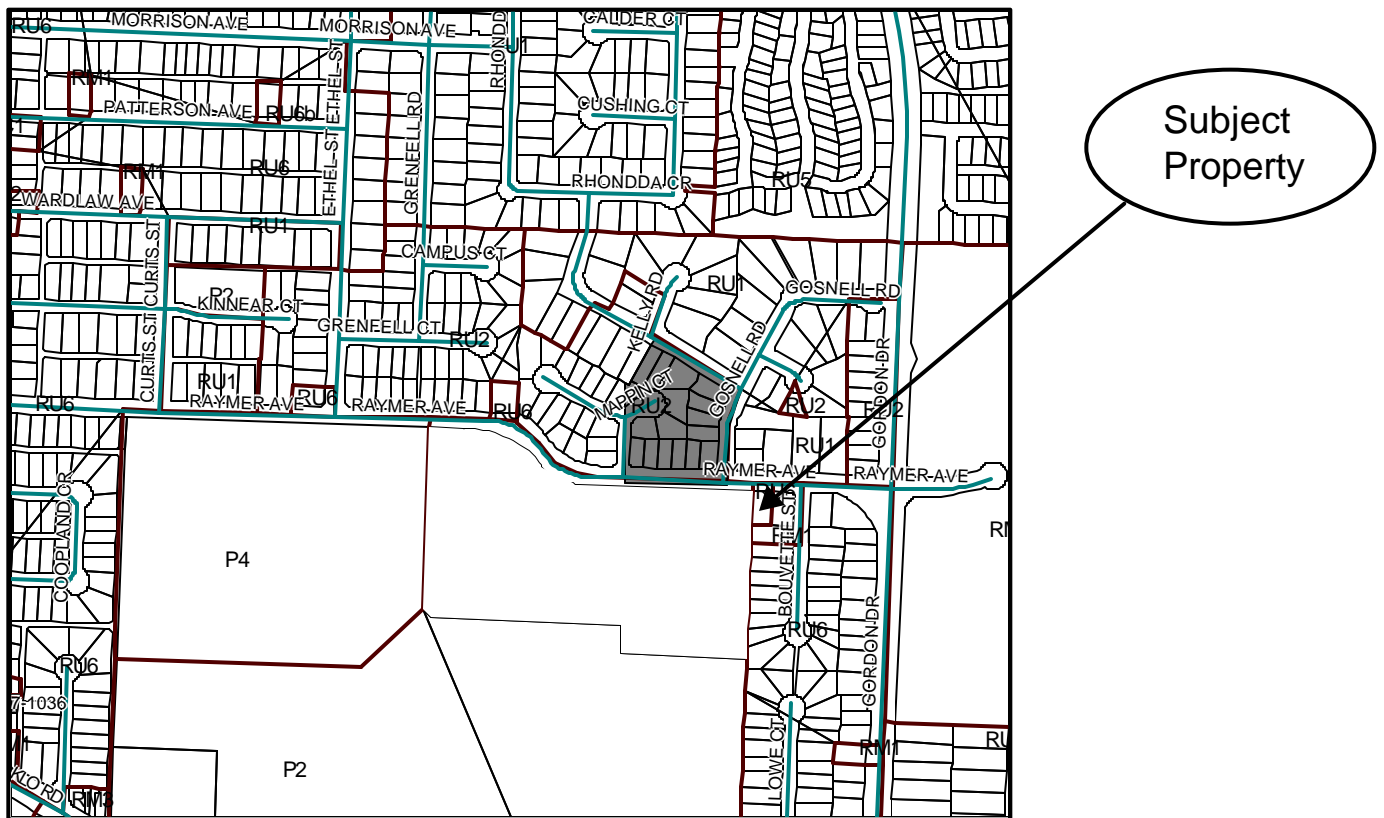
The property is located in the South Pandosy/KLO sector. It is located adjacent to single and two-family residential zones to the north and borders the KLO Road OUC Campus to the south.

Although not currently located in an Urban Town Centre, the draft Official Community Plan proposes to change the boundaries of the South Pandosy Town Centre, which would then include the subject property.

Adjacent zones and uses are, to the:

- North - RU2 – Medium Lot Housing – single family dwellings
- East - RU6 – Two Dwelling Housing and RM1 – Four-Plex Housing – single and two-family dwellings, fourplex
- South - P2 – Education and Minor Institutional – OUC Campus
- West - P4 – Utilities – Wastewater Treatment Plant

Location Map



5.0 TECHNICAL COMMENTS

The application has been circulated to various departments and agencies, and the following relevant comments have been submitted:

5.1 Inspection Services Department

The department suggests lowering the sign and moving it closer to the north property line.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has concerns with the height and size of the sign. The proposed sign lacks the scale appropriate to its context. Although the site is not currently within a Town Centre, it is immediately across the street from a well-defined residential area. Moreover, the anticipated volume and speed of traffic on the street is not deemed to warrant a sign of the proposed scale. The department commends the applicant for wanting to preserve the existing cedar hedge. However, due to the hedge and the 7.8m setback of the sign as proposed, even a 6.9m high sign would not be clearly visible for traffic on Raymer Avenue, especially for eastbound traffic.

While it is acknowledged that the provisions of the sign bylaw may be insufficient for large scale institutional developments and that some level of variance from the provisions of the Sign Bylaw may be appropriate, the proposed height of the sign seems unwarranted. The Planning and Development Services Department feels that by lowering the sign and using appropriate landscaping to deter vandalism, the same visibility could be achieved, while making the sign less intrusive to the residents across the street. Staff have encouraged the applicant to lower the sign and move it closer to Raymer Avenue; however, the applicant decided to keep the original design as presented in this report.

6.0 ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. 01-10,088, School District #23, Lot 1, D.L. 135, ODYD, Plan KAP66130, located on Raymer Rd., Kelowna, B.C.;

AND THAT variances to the following section of Sign Bylaw No. 8235 be granted:

Section 6: Specific Zone Regulations: Public and Institutional Zones:

- Vary the height of a free-standing sign from 2.5m maximum height permitted to 6.90m requested;
- Vary the maximum area of a free-standing sign from 4.0m² permitted to 11.52m² requested.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

1. **APPLICATION NO.:** DVP01-10,088
2. **APPLICATION TYPE:** Development Variance Permit
3. **OWNER:** Board of School Trustees – School District #23 Central Okanagan
 - . **ADDRESS** 585 Dease Road
 - . **CITY** Kelowna, BC
 - . **POSTAL CODE** V1X 4A4
4. **APPLICANT/CONTACT PERSON:** School District #23 / Judy Shoemaker
 - . **ADDRESS** As above
 - . **CITY**
 - . **POSTAL CODE**
 - . **TELEPHONE/FAX NO.:** 491-4000 / 491-4010
5. **APPLICATION PROGRESS:**
 - Date of Application:** November 23, 2001
 - Date Application Complete:**
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to APC:** December 13, 2001
 - Staff Report to Council:** January 30, 2002
6. **LEGAL DESCRIPTION:** Lot 1, D.L. 135, ODYD, Plan KAP66130, except Plan KAP70167
7. **SITE LOCATION:** South Pandosy/KLO sector, south of Raymer Avenue, west of Richter Street
8. **CIVIC ADDRESS:** 1079 Raymer Avenue
Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 64643m²
10. **EXISTING ZONE CATEGORY:** P2 – Education and Minor Institutional
11. **PURPOSE OF THE APPLICATION:** To vary the height and size of a free-standing sign
12. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
13. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan and partial site plan
- Elevation
- Proposed colours of lettering and logo
- Plan view of sign and sign detail