
CITY OF KELOWNA

MEMORANDUM

Date: August 27, 2002
File No.: DVP02-0068

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP02-0068 OWNER: BOARD OF SCHOOL TRUSTEES – SCHOOL DISTRICT #23
AT: 1555 Burtch Rd, Kelowna, BC APPLICANT: SCHOOL DISTRICT #23

PURPOSE: TO VARY THE HEIGHT REQUIREMENT OF A FREE-STANDING SIGN

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Development Variance Permit No.02-0068; School District No. 23, Lot 1, Section 20, TWP 26, ODYD, Plan 32159, Except Plan KAP65468;

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 3.96 m requested.

2.0 SUMMARY

The applicant wishes to construct a Free-Standing Reader Board Sign for Dr. Knox Middle School. The sign exceeds the permitted height of Free-Standing signs permitted in institutional zones. The proposed overall height of the sign is 3.96m, rather than the permitted 2.5m.

3.0 BACKGROUND

3.1 The Proposal

The School Board wishes to construct a free-standing reader board sign for Dr. Knox Middle School at 1555 Burtch Rd. The sign will identify the school name as well as current and upcoming school events of interest to both the school and the community. The School Board feels that due to the joint use aspect of the Dr. Knox Middle School site, the sign may also allow increased opportunities for the City of Kelowna to advertise events of community interest that are held at the Apple Bowl.

The height of the sign exceeds the provisions of the City of Kelowna Sign Bylaw No. 8235. The maximum height permitted in the P2 – Education and Minor Institutional zone is 2.5m for a free-standing sign. The proposed height of the sign is 3.96m.

The sign will be located on the east side of Burtch Road and on corner that is formed by the northern side of the entrance to Dr. Knox Middle School. The sign will be set back from the property line and school entrance by 2.4m. The sign will be a 2-sided illuminated changeable message board with two translucent white acrylic sign faces complete with a single line of graphics for school identification and a track to accommodate four lines of interchangeable letters. Two clear Lexan protective faces will cover the letter board portion of the sign. The sign will be housed in a fluorescent backlit aluminum cabinet.

The applicant seeks the variance for the sign bylaw to achieve maximum visibility of the sign from the street. According to the applicant, due to the downward slope away from the street frontage on Burtch Road an increased sign height allows the sign to be visible to passing traffic on both Burtch Road and Bernard Avenue therefore eliminating the need for additional signage on the site. Furthermore, the School Board feels that the height of the sign would reduce the potential for vandalism and identify a safe vehicular entrance/parking entrance to the school property.

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	3.96m ❶	2.5m max.
Size	3.7m"	4.0m" max.

Notes:

- ❶ The applicant has requested a variance for the height of the sign under this Development Variance Permit application.

3.2 Site Context

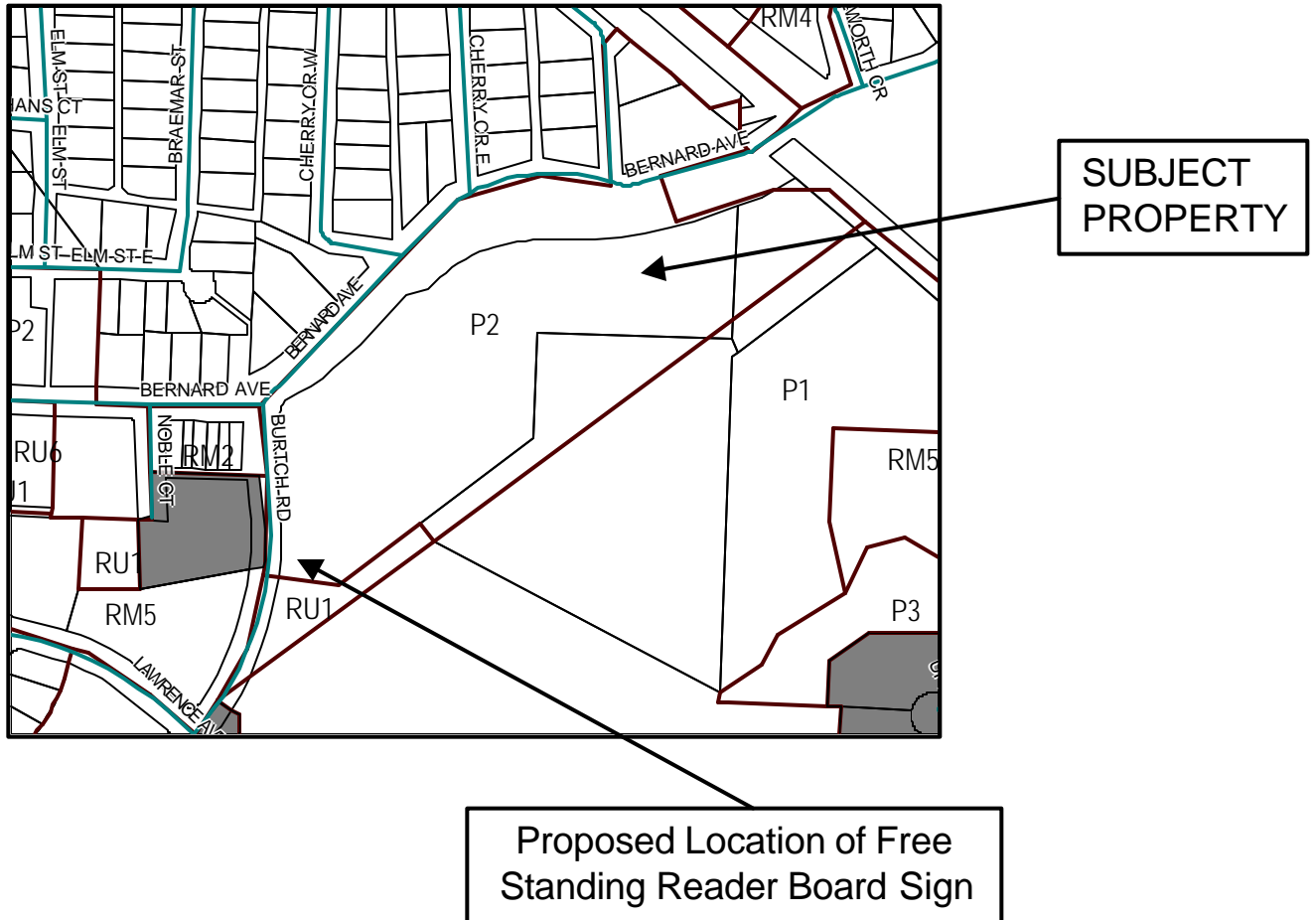
The property is located in the Glenmore/Clifton/Dilworth sector on the southeast intersection of Burtch Road. and Bernard Avenue. Located south of the property is a large P1 zone where several playing fields are located, and to the east lies the Apple Bowl. On north and west sides RU6, RM5, and RM2 residential housing zones border the property.

Adjacent zones and uses are:

- North - RU6-Two Dwelling Housing
- East - RM5-Medium Density Multiple Housing (lot empty) / P1-Major Institutional (Apple Bowl)
- South - P1-Major Institutional (Playing Fields)
- West - RM5-Medium Density Multiple Unit Housing/RM2-Low Density Row Housing

3.3 Location Map

Subject Property: 1555 Burtch Road



4.0 TECHNICAL COMMENTS

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

4.1 Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

5.0 ADVISORY PLANNING COMMISSION

The Advisory Planning Commission reviewed the Development Variance Permit application at the meeting of August 28, 2002 and passed the following resolution:

THAT the Advisory Planning Commission not support Development Variance Permit application No. DVP02-0068 for Lot 1, Plan 32159, Sec. 20, Twp. 26, ODYD, School District 23 (Judy Shoemaker), to vary the maximum height for a free-standing sign from the 2.5m permitted to the 3.96m proposed.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has concerns with the proposed variance and will position itself in this case as it has with past sign height variance cases. 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.

ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. 02-0068, School District No. 23, Lot 1, Section 20, TWP 26, ODYD, Plan 32159, Except Plan KAP65468;

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 2.5 m maximum height permitted to 3.96 m requested;

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

RWS
Attach.

FACT SHEET

- | | | |
|-----|---|---|
| 1. | APPLICATION NO.: | DVP02-0068 |
| 2. | APPLICATION TYPE: | Development Variance Permit |
| 3. | OWNER: | Board of School Trustees – School District #23 Central Okanagan |
| | . ADDRESS | 1940 Haynes Rd. |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1Y 5X7 |
| 4. | APPLICANT/CONTACT PERSON: | School District #23 / Judy Shoemaker |
| | . ADDRESS | As above |
| | . CITY | |
| | . POSTAL CODE | |
| | . TELEPHONE/FAX NO.: | 860-8888 / 860-9799 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | November 20, 2001 |
| | Date Application Complete: | |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | |
| 6. | LEGAL DESCRIPTION: | LOT 1, SECTION 20, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT PLAN 32159, EXCEPT PLAN KAP65468 |
| 7. | SITE LOCATION: | Glenmore/Clifton/Dilworth sector, south of Bernard Avenue, west of the Apple Bowl |
| 8. | CIVIC ADDRESS: | 1555 Burtch Road
Kelowna, BC |
| 9. | AREA OF SUBJECT PROPERTY: | 34353m" |
| 10. | EXISTING ZONE CATEGORY: | P2 – Education and Minor Institutional |
| 11. | PURPOSE OF THE APPLICATION: | To vary the height 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
- Plan view of sign and sign detail