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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** January 10, 2005  
**File No.:** DVP04-0146

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

APPLICATION NO. DVP04-0146      OWNER: Christian and Missionary Alliance-  
Canadian Pacific District  
AT: 2091 Springfield Road      APPLICANT: Mission Creek Alliance  
Church

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW A  
FREESTANDING SIGN TO BE 10.87 M<sup>2</sup> IN SIZE WHERE ONLY 4.00 M<sup>2</sup>  
IS PERMITTED.

EXISTING ZONE: P2- EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: KEIKO NITTEL

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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#### 1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP04-0146, Mission Creek Alliance Church, Lot A, DL 128, ODYD, Plan 20452 except 43402, located on Springfield Road, Kelowna, B.C.;

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

Section 6.1: Specific Zone Regulations: Major Commercial (Public and Institutional Zones – P2)

- A VARIANCE TO ALLOW FREESTANDING SIGNAGE TO BE 10.87 M<sup>2</sup> IN SIZE WHERE ONLY 4.0 M<sup>2</sup> IS PERMITTED.

#### 2.0 SUMMARY

The applicant is seeking a variance to allow for the construction of a freestanding sign that is 10.87m<sup>2</sup> in size (area of sign face) where a maximum size of 4.0m<sup>2</sup> is permitted.

#### 3.0 BACKGROUND

##### 3.1 The Proposal

The proposed freestanding sign is to be located adjacent to the existing Mission Creek Alliance Church. Located at the north-east corner of the building, the proposed sign would be angled to allow it to be visible from both Springfield Road and Cooper Road. The proposed sign consists

of a metal sign cabinet, painted to compliment the existing building, with a white plastic illuminated sign face. A portion of the sign will be a “read-o-graph” sign which allows changeable sign text. The sign structure is 2.44m (8ft) in height and approximately 5.9 m(19’6”) in length. The area of the sign face is 10.86m<sup>2</sup>.

The application compares to the requirements the City of Kelowna Sign Bylaw No. 8235 for Public and Institutional Zones (P2) is as follows:

CRITERIA	PROPOSAL	P2 SIGN REQUIREMENTS
Free-standing sign		
Height	2.4m	2.5m max.
Size	10.37m <sup>2</sup> ●	4.00m <sup>2</sup> max.
Setback	19.0m	1.5 m to property line min.

**Notes:**

- A variance to allow a freestanding sign to be 10.37 m<sup>2</sup> in size (sign area) where only 4.0 m<sup>2</sup> is permitted.

### 3.2 Site Context

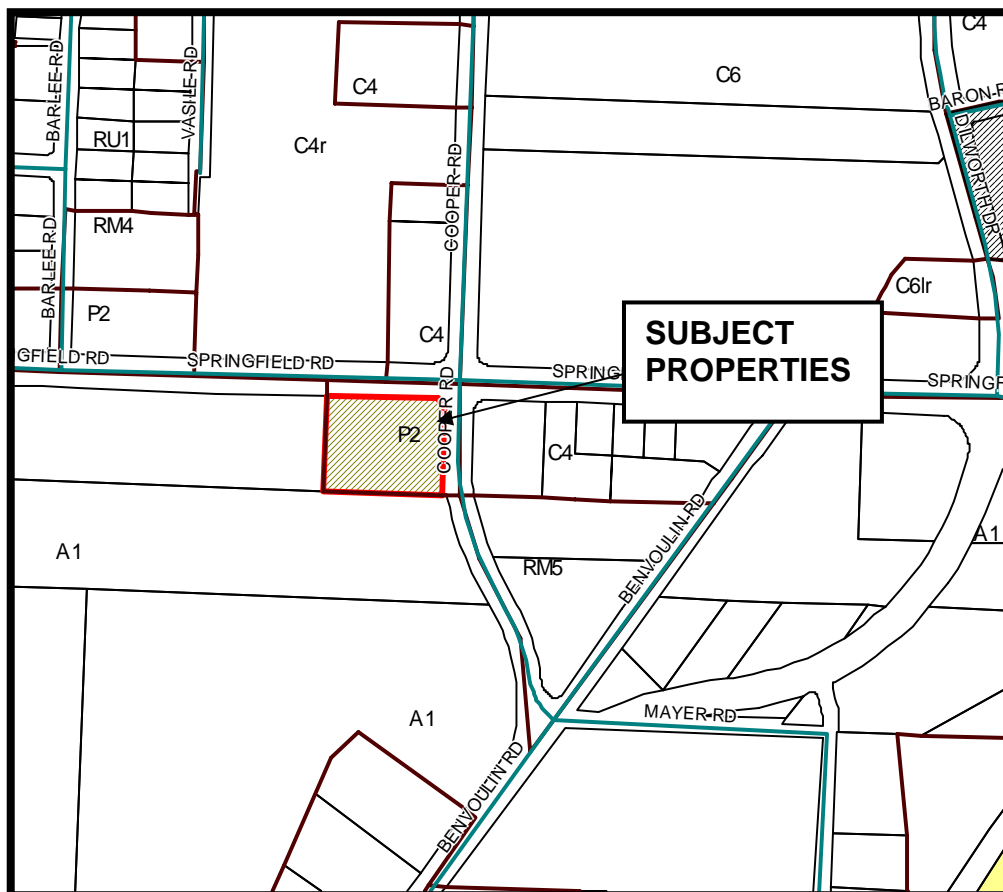
The site is located on Springfield Road at

Adjacent zones and uses are:

- North - C4/C4r – Town Center Commercial (Retail Liquor Sales)
- East - C4 – Town Center Commercial
- South - A1- Agricultural 1
- West - A1- Agricultural 1

### 3.3 Location Map

Subject Property: 2091 Springfield Road



5.0 TECHNICAL COMMENTS

5.1 Inspection Services

No comment.

5.2 Works & Utilities

The requested sign Bylaw application does not compromise W&U servicing requirements

5.3 Aquila, Fire, Parks Department, Interior Health, Telus, Terasen

No comment/ No response.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Services Department has no concerns with the proposal for a variance to allow an over-size free-standing sign. The design uses a low profile, and incorporates features consistent with the design of the proposed new building. The sign is also setback from Springfield / Cooper Roads and therefore does not impact sight lines for moving vehicles. In addition, the subject property is located within an Urban Centre where other commercial signs are significantly larger. The applicant has submitted letters of support from the adjacent property owners.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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Attach.

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site plan (showing new sign location)
- Elevation of proposed signage
- Letters from Adjacent Property Owners