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**CITY OF KELOWNA**

**MEMORANDUM**

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**DATE:** May 12 2006

**TO:** City Manager

**FROM:** Planning & Corporate Services Department

**SUBJECT:**

**APPLICATION NO.** DVP06-0069      **OWNER:** City of Kelowna

**LOCATION:** 375 Hartman Rd.      **APPLICANT:** YMCA/YWCA of Central Okanagan

**PURPOSE:** TO VARY THE MAXIMUM HEIGHT FOR A FREE-STANDING SIGN IN THE P1 – MAJOR INSTITUTIONAL ZONE FROM A MAXIMUM OF 4.0M PERMITTED TO 6.5M PROPOSED

**EXISTING ZONE:** P1 – MAJOR INSTITUTIONAL

**REPORT PREPARED BY:** RYAN SMITH

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**1.0 RECOMMENDATION**

THAT Council not authorize the issuance of Development Variance Permit No. DVP06-0069; Lot A, Section 26, Township 26, ODYD Plan 21551, located on Hartman Road, Kelowna, B.C.;

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

Section 6.1: Specific Zone Regulations:

Vary the maximum height for a free standing sign from 4.0m permitted to 6.5m proposed.

**3.0 SUMMARY**

The applicant has indicated that the proposed sign is to identify the building as the Kelowna Family YMCA/YWCA from both the north entrance off Hartman Road and the south entrance off of Bach Road, and to bring greater awareness to the recreational offerings available in the Rutland Community. The applicant is seeking a height variance for the free standing sign from 4.0m permitted to 6.5m proposed in order to deter potential vandals and achieve maximum visibility for the sign.

This application compares to the requirements of the City of Kelowna Sign Bylaw No.8235 as follows:

<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>SIGN BYLAW No.8235 REQUIREMENTS</b>
Sign Height (free-standing)	6.5m <sup>①</sup>	4.0m
Sign Area	2.78m <sup>2</sup>	4.0m <sup>2</sup>

●Note: The applicant is seeking a height variance for the free standing sign from 4.0m permitted to 6.5m proposed.

### Site Context

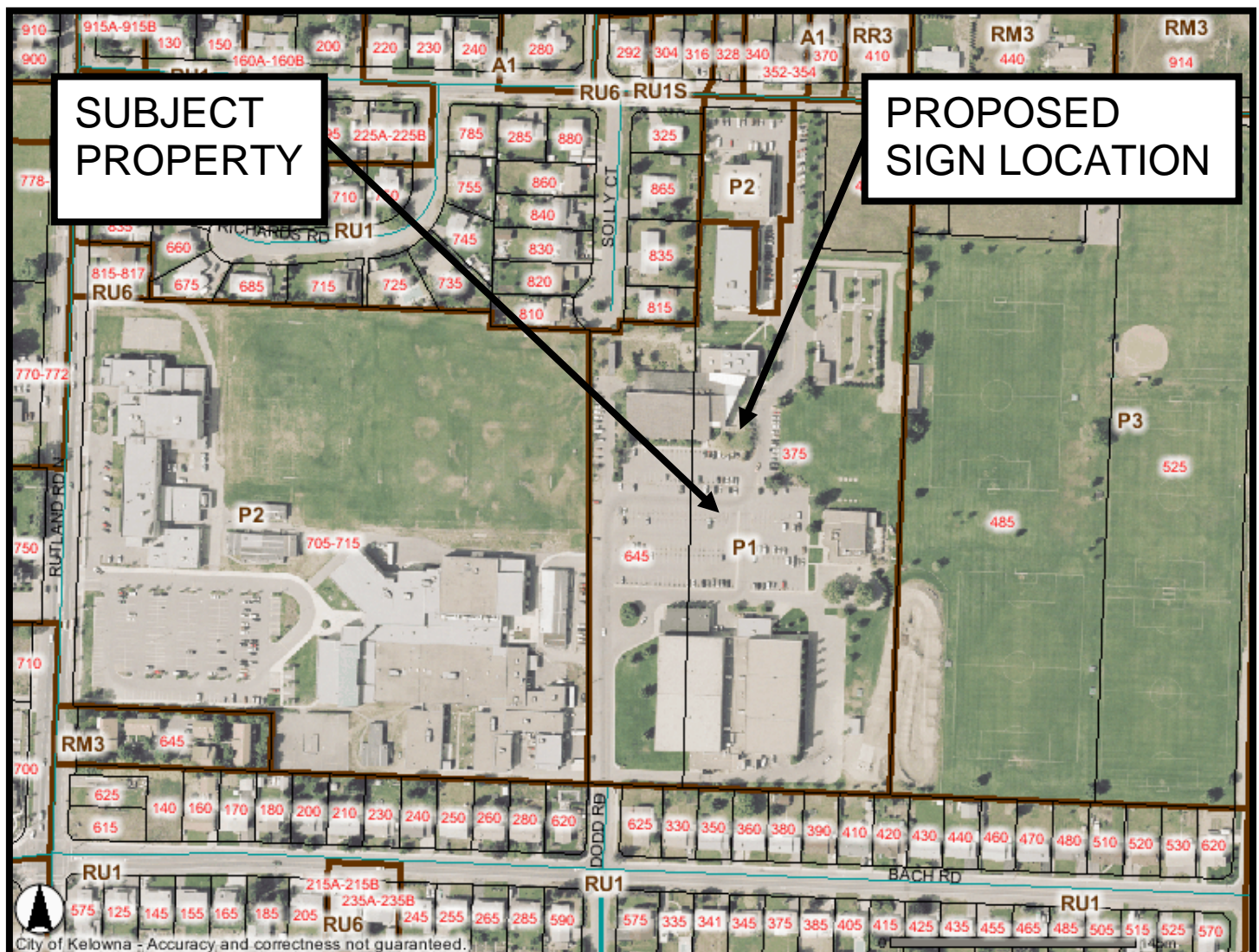
The subject property is located between Hartman Road and Bach Road with road frontage on Hartman Road and Dodd Road.

Adjacent zoning and existing land uses are to the:

- North - P2 – Education and Minor Institutional/RU1 – Large Lot Housing
- East - P3 – Parks and Open Space – Playing Fields
- South - RU1 – Large Lot Housing
- West - P2 – Education and Minor Institutional – Secondary School

### Site Map

Subject Property: 375 Hartman Road



#### 4.0 TECHNICAL COMMENTS

##### 4.1 Parks Department

Check with Parks Department to coordinate the installation of the sign with the existing planting bed and irrigation.

##### 4.2 Inspection Services Division

No concerns on change of height. Building permit complete with engineering required.

#### 5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department has concerns with proposed sign variance. Staff had amended this section of the Sign Bylaw during 2005 to allow a greater maximum height for free-standing signs. At this point staff feels that the allowable height of 4 meters is more than adequate to accommodate a sign in the P1 – Major Educational zone and therefore it is recommended that Council not support this variance. Furthermore, due to the location of the proposed sign, the additional height will not likely improve visibility from Hartman Road.

Should Council choose to support this development variance permit application, an alternate recommendation is provided below.

#### 6.0 ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0069; Lot A, Section 26, Township 26, ODYD Plan 21551, located on Hartman Road, Kelowna, B.C.;

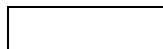
AND THAT variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 6.1: Specific Zone Regulations:

Vary the maximum height for a free standing sign from 4.0m permitted to 6.5m proposed.

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Andrew Bruce  
Manager of Development Services



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

RM/AB/rs

Attach.

**ATTACHMENTS**

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

- Subject Property Map
- Site Plan
- Signage Plan