
**CITY OF KELOWNA
MEMORANDUM**

DATE: May 30, 2008
TO: CITY MANAGER
FROM: PLANNING & DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DVP08-0028 **APPLICANT:** Stroma Signs Group Inc.
AT: 1889 Spall Road **OWNERS:** Simple Pursuits Inc.

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO
LEGALIZE AN EXISTING CANOPY SIGN THAT CONFLICTS WITH
THE REGULATION UNDER SIGN BYLAW NO. 8235

EXISTING ZONE: C10 – SERVICE COMMERCIAL

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Development Variance Permit No. DVP08-0028, for Lot A, District Lot 129, O.D.Y.D. Plan 20633, located on Spall Road, Kelowna, B.C.:

2.0 SUMMARY

The applicant installed a canopy sign that conflicts with certain regulations of Sign Bylaw No. 8235. A building permit has not been issued for the sign and this application seeks to legalize that sign, such that the Inspections Services Department could issue a building permit allowing it to remain.

3.0 SIGN BYLAW REGULATION

The table below shows this application's compliance with the Sign Bylaw. Any conflicts are noted at the end of the table:

Canopy Frontage	6.0 m	
Canopy Signs		
Area of Sign	6.2 m ² ^A	Section 5.3.1 (e): canopy sign may not exceed 0.6 m ² per lineal meter of the canopy frontage. 6.7 m x 0.6 m ² = 4.0 m ²
Projection above Canopy	1,270 mm ^B	5.3.1 (c): canopy sign is permitted only if it does not extend or project above the upper edge of a canopy by more than 300 mm, except canopy signs for theatres and cinemas may extend 1.5 m above upper edge of canopy.

^A The Applicant is applying to vary this requirement of the Sign Bylaw to allow a sign that is 6.2 m², where the maximum allowable area in this case is 4.0 m².

^B The applicant is applying to vary this requirement to allow a canopy sign that projects 1.3 m (4') above the canopy, where the maximum allowable projection is 0.3 m (1').

4.0 TECHNICAL COMMENTS

(no concerns)

5.0 STAFF COMMENTS

Many of the regulations of the Sign Bylaw are intended to limit the visual clutter and intrusion of signage on the visual landscape. Particularly in a vehicle-dominated culture like that which exists in Kelowna. There is no justification given for the requested variances and staff feel that the size parameters within the existing sign bylaw are adequate.

Should Council wish to approve this application, an alternate recommendation is provided below.

6.0 ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DVP08-0028, for Lot A, District Lot 129, O.D.Y.D. Plan 20633, located on Spall Road, Kelowna, B.C.

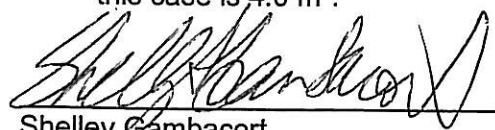
AND FURTHER THAT a variance to the following section of Sign Bylaw No. 8235 be granted:

Section 5.3.1 (c) – Projection Above the Canopy

A variance to allow a canopy sign to project 1.3 m above the canopy, where the maximum allowable projection is 0.3 m.

Section 5.3.1 (e) – Area of Canopy Sign

A variance to allow a canopy sign to be 6.2 m² in size, where the maximum allowable in this case is 4.0 m².



Shelley Gambacort
Current Planning Supervisor

NW/nw

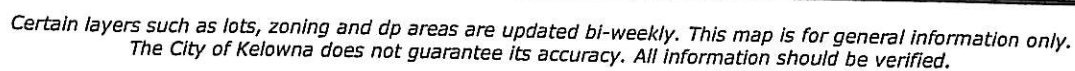
Approved for inclusion



Paul Macklem
Acting Director of Planning and Development Services

ATTACHMENTS

Location of subject property
Letter of Support
Photos

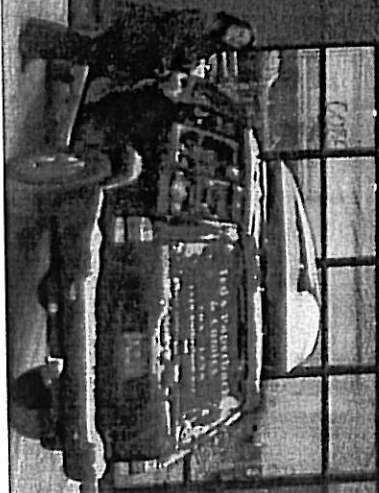


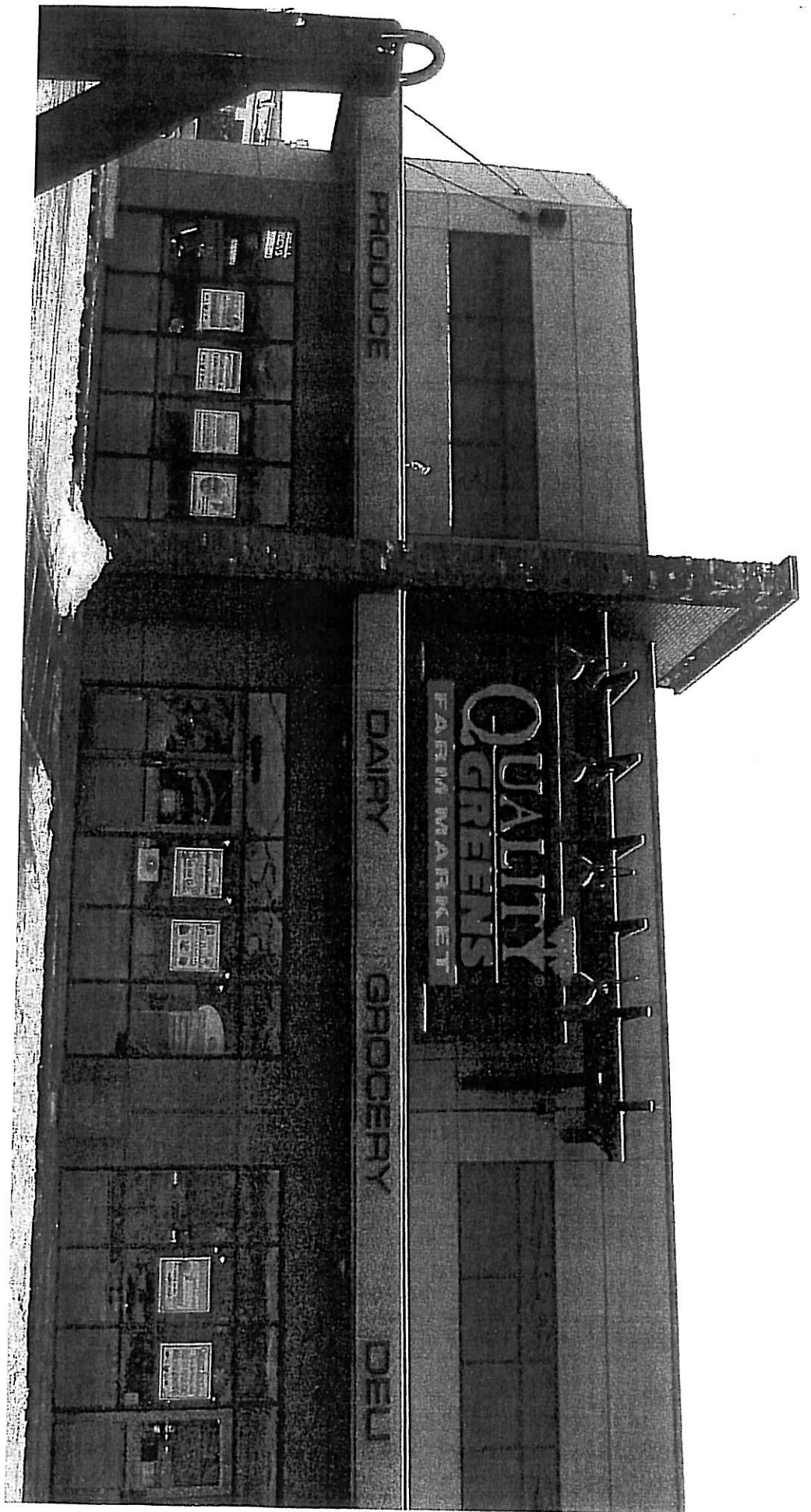
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FeBanc's
FRESH MEAL MARKET


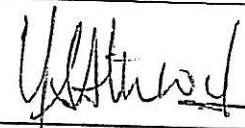
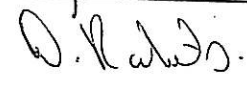


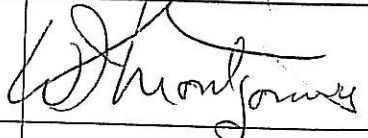

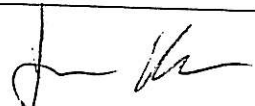

GOBS-BRE

TONY
MADE EASY
ADD UP HOW
SING UP
WANT MY CASH
KIDDO
SHIPPING
DONE HERE
SOLD
HERE
BEST BEEF
MILK
MILK
MILK





We, the undersigned approve of the sign variance for
T-Bones, located at #105 - 1889 Spall Rd.

	NAME	ADDRESS	BUSINESS NAME	SIGNATURE
1	The CAT Rental Store Rick Bonford	1822 SPALL RD Kelowna B.C.	the CAT Rental Store	
2	PINDY ATHWAL	1850 SPALL RD	La-Z-Boy GALLERIES.	
3	Debbie Roberts	1888 Spall Rd	Shippers Supply	
4	SHAWN LOFF	1892 SPALL RD.	SAVOY EQUIP.	
5	Libbie Shenswood	1882 Spall Rd	Concept Flooring	
6	BILL MONTGOMERY	1856 SPALL	ICI PAINTS	
7	ROB HARNER	1952 SPALL RD	TREEHOUSE INTERIORS	
8	Jason Koops Princess Auto	1920 Spall rd.	Princess Auto	
9	DAVE SHUTCHUK	1912 Spall R.O.	AIR-FARE DIST.	
10	GIAN NOLLAND	1920 KENT	Auto TECHNICAL CAR CARE	