

Memo



Date: November 16, 2009

To: City Manager

From: Community Sustainability Division

File No: DVP09-0148

Applicant: Tafco Realty Corp.
(Tom Jessop)

At: 2106 - 2112 Harvey Ave

Owner: WB-133 Holdings Ltd. Inc.No. 567833
Tafco Realty Corp.

Purpose: TO VARY THE REQUIRED DISTANCE TO A LOT LINE FOR A FREE STANDING SIGN
FROM 1.5M REQUIRED TO 0.5 M PROPOSED

Existing Zone: C4 - URBAN CENTRE COMMERCIAL

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0148 for Lot A, District Lot 127, Osoyoos Division Yale District Plan 24849 except plans KAP73626 and KAP88861 located at Harvey Avenue (Highway 97), Kelowna, B.C.

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

Section 5.6.1 (d) - Free-standing Signs

To vary the siting of the free-standing sign from 1.5m setback permitted to 0.5 m setback proposed from the lot line.

AND FURTHER THAT council support the recommendation of the Development Engineering Branch requiring that the proposed free-standing sign has a minimum clearance of 1.5m in accordance with the attached Schedule "B".

2.0 SUMMARY

The applicant is seeking to vary the permitted distance to the lot line from 1.5m required to 0.5 m proposed for the relocation of the business sign.

3.0 BACKGROUND

The Ministry of Transportation recently widened Highway 97 and in order to facilitate the project additional road dedication was required. As a result of this additional road widening, the original location of the sign was complete eliminated. A new location for the sign along the Harvey Avenue frontage is proposed, however a variance is required to keep the foundation of the sign within the landscape boulevard without impacting the parking lot. Thus, the applicant is seeking a variance to reduce the required setback distance from the lot line by one meter.

A Sign Permit to relocate the free standing sign for this banking facility had been issued in August 2009 which stipulated that the required setback must be met; however, the applicant is now requesting a setback variance to facilitate the sign.

3.1 Site Context

The subject property is located on the north side of Highway 97 in the Highway Centre Urban area. Adjacent zones and uses are C4- Urban Highway Commercial in all directions.

3.2 Site Location Map

Subject Property: 2106 - 2112 Harvey Avenue



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 Development Engineering Services

Development Engineering Services has the following comments associated with this application.

The Sign Bylaw Development Variance applications generally do not compromise our servicing requirements. However, the proposed sign property line setback distance of 0.50m needs to be reviewed to ensure that no part of the proposed concrete sign base encroaches onto the highway right-of-way. *The applicant has agreed to provide a survey certificate after the sign is installed to ensure it does not encroach.*

It is also recommended that the bottom 1.50m of the proposed sign be open in order to provide sight lines so that pedestrians approaching the crosswalk at the Cooper Road curb return will be visible. *(Note that this is a condition of the approval for the DVP).*

4.2 Building and Permitting

No Comment.

4.3 Fire Department


No Comment.

5.0 LAND USE MANAGEMENT DEPARTMENT

The widening of Harvey Avenue (Highway 97) in the summer of 2009, to accommodate additional lanes in both directions, necessitated the relocation of the existing free standing sign. A variance is being sought to reduce the distance of the sign from the lot line by 1 meter. By applying for a variance the business can retain the required parking stalls and have signage on this major traffic route. Design measures to ensure that sight lines are maintained have been taken into consideration.

Staff supports the variance that is being sought, given the hardship that was created due to the highway widening project. This variance does not contemplate any amendments to either the size or quantity of signage.

Submitted by:


 Danielle Noble
 Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
 Director, Land Use Management

Bd/DN/SG

Attachments:
 Subject Property Map
 Site Plan
 Sign details





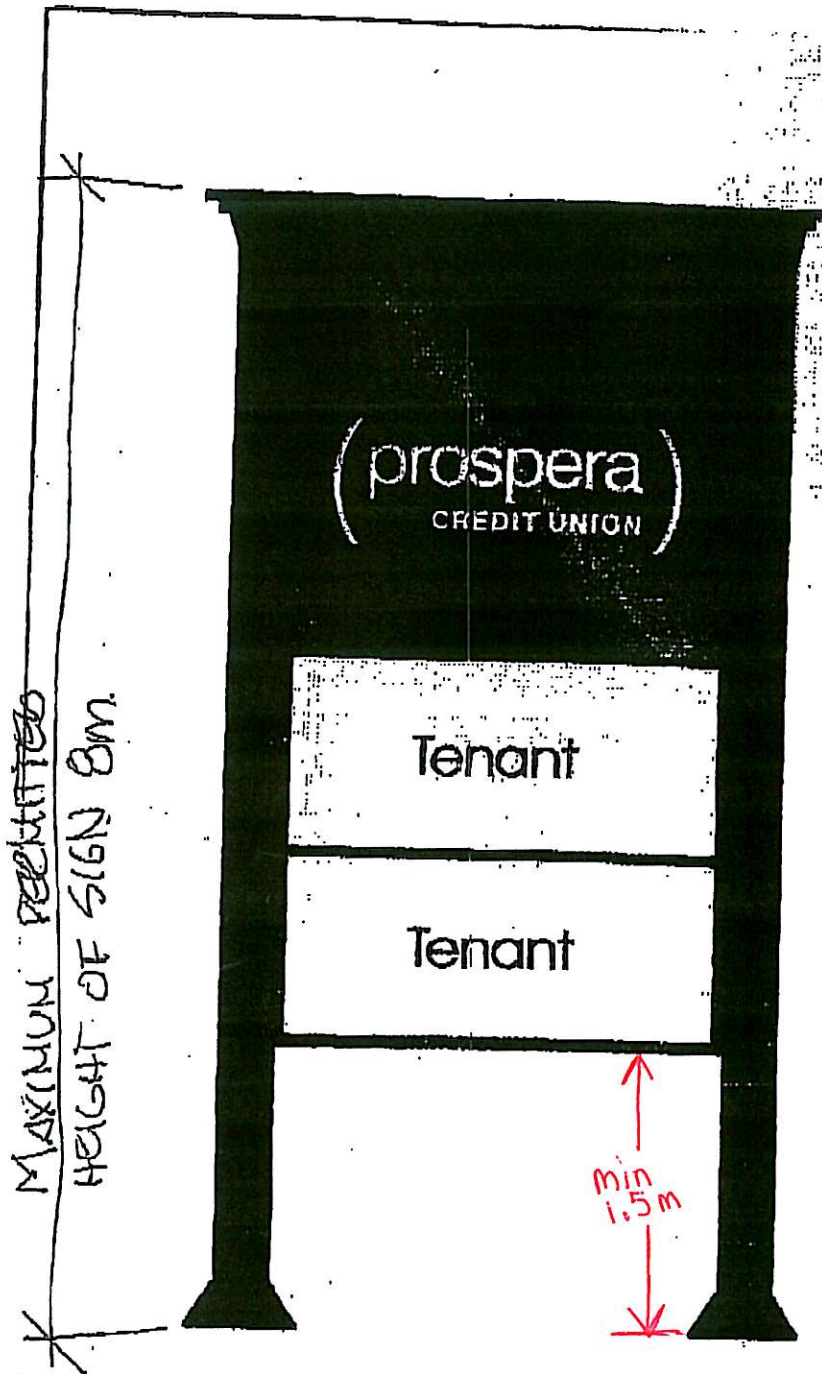
This forms part of development Permit # DWP09-0148

KILDARE
SIGNS

SCHEDULE "B"

Kildare Sign Service
& Installation Ltd.

3544 EBBOT Rd., Westbank, B.C. V4T 1N9
Ph: (250) 768-2445 Fax: (250) 768-2475



ILLUMINATED PYLON DISPLAY
2106 Harry Avenue

O.A.S. - 20'3" x 11'4"

COLOUR - Match GP667AM
Muddy River

TENANT SPACES - One at 8' x 8'
and two at 39.5' x 8' - each
provided for the two lower panels

PYLON - 12" square poles with
cornice at top to match building

CABINET - Double sided illuminated
with O.A.S. of 14' x 8'

SIGN AREA: 11m²

MAXIMUM: 18m²
PERMITTED
SIGN AREA

SCHEDULE B

This forms part of development

Permit # **0VP09-0148**

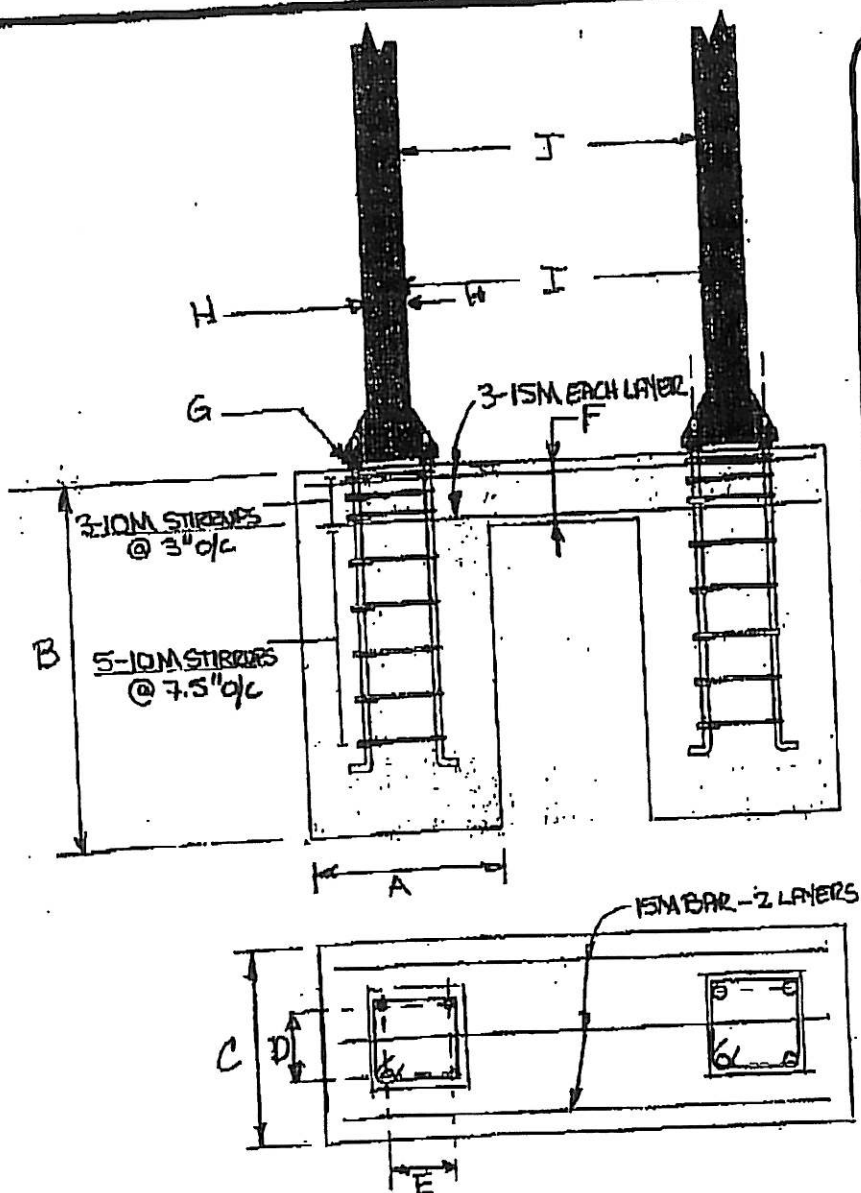
THE ARTISTIC WORKS DEPICTED HEREIN ARE THE PROPERTY OF KILDARE SIGN SERVICE & INSTALLATION LTD. OF WESTBANK, B.C. AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE EXPRESS CONSENT OF KILDARE SIGN SERVICE & INSTALLATION LTD. IN WRITING, AT WHICH TIME AN AGREED UPON FEE MUST BE PAID.

Tenant's Approval: _____

Date: _____

Landlord's Approval: _____

Date: _____



A	Concrete Base Pier Width	3'-6"
B	Concrete Base Pier Height	6'-0"
C	Concrete Base Pier Depth	3'-6"
D	Anchor Bolt Spacing o/c	17"
E	Anchor Bolt Spacing	17"
F	Cross Beam Thickness	2'-0"
G	Base Plate	N/A
H	Column	12"
I	Column c/c spacing	110"
J	Inside Dimension	98"
	Anchor Bolts - 6" exposed thread	1-1/4" x 60" long

General Notes

This drawing to be read in conjunction with structural notes



1	For Construction	16/11/09
Rev.	Revision/Issue	Date

TCS Engineering Inc.
#300 - 2000 Spall Rd.,
Kelowna BC V1Y 9P6
Tel: 250-860-2331
Fax: 250-860-2066

Project Name and Address
Kildare Signs Ltd.
Prospera Centre
2106 HWY 97
Kelowna BC
Sign Base

Project
TCS0309
Date
Oct 16/03
By
N.T.S.

S1