

Memo



Date: December 21, 2009

To: City Manager

From: Community Sustainability Division

File No: DVP09-0153

Applicant: Commercial Signs

At: 1375 Water Street /
350 Doyle Avenue

Owner: City of Kelowna

Purpose: To allow a Development Variance Permit for a projecting sign where projecting signs are not permitted in the P1 - Major Institutional zone.

Existing Zone: P1 - Major Institutional

Report Prepared by: Alec Warrender

1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0153 for Lot C, D.L. 139, ODYD, Plan KAP56114, located at 1375 Water Street & 350 Doyle Avenue, Kelowna, B.C;

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

Section 6.1 Specific Zone Regulations - Public & Institutional Zones (P1)

Vary the regulations to permit a projecting where they otherwise aren't permitted in the P1 zone.

2.0 SUMMARY:

To allow a Development Variance Permit for a projecting sign where projecting signs are not permitted in the P1 - Major Institutional zone.

3.0 ADVISORY PLANNING COMMISSION:

The application was reviewed by the Advisory Planning Commission at the December 8th, 2009 meeting and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP09-0153, for 350 Doyle Avenue and 1375 Water Street; to allow a Development Variance Permit for a projecting sign where projecting signs are not permitted in the P1 - Major Institutional zone.

4.0 THE PROPOSAL:

The Kelowna Community Theatre has a smaller space for theatre productions at the rear of the building. In order to highlight the facility a projecting and double sided sign visible from Water Street and the parkade has been proposed. In order to accommodate this signage scheme a Development Variance Permit is required as projecting signs are not permitted in the P1 - Major Institutional zone.

4.3 Site Context

The Kelowna Community Theatre is located in the Cultural District, across from City Hall and the Kelowna Yacht Club. More specifically, the adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	P1 - Major Institutional	Law Courts, Parkade
East	P1 - Major Institutional	RCMP Detachment, Library
South	P1 - Major Institutional	City Hall, Memorial Arena
West	P1 - Major Institutional	Yacht Club, Senior's Centre

5.0 TECHNICAL COMMENTS:

5.1 Building & Permitting
No Concerns.

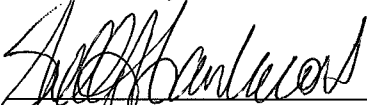
5.2 Development Engineering Branch
Sign Bylaw DVP does not compromise our servicing requirements.

5.3 Fire Department
No Concerns.

6.0 LAND USE MANAGEMENT DEPARTMENT:

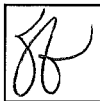
The Land Use Management Department has no concerns with the proposed variance. The proposed signage scheme will allow the cultural space to be identifiable, thereby increasing the public's awareness of the facility. At present the theatre space is difficult to find due to its location at the rear of the Kelowna Community Theatre.

Submitted by:



Danielle Noble
Manager, Urban Land Use

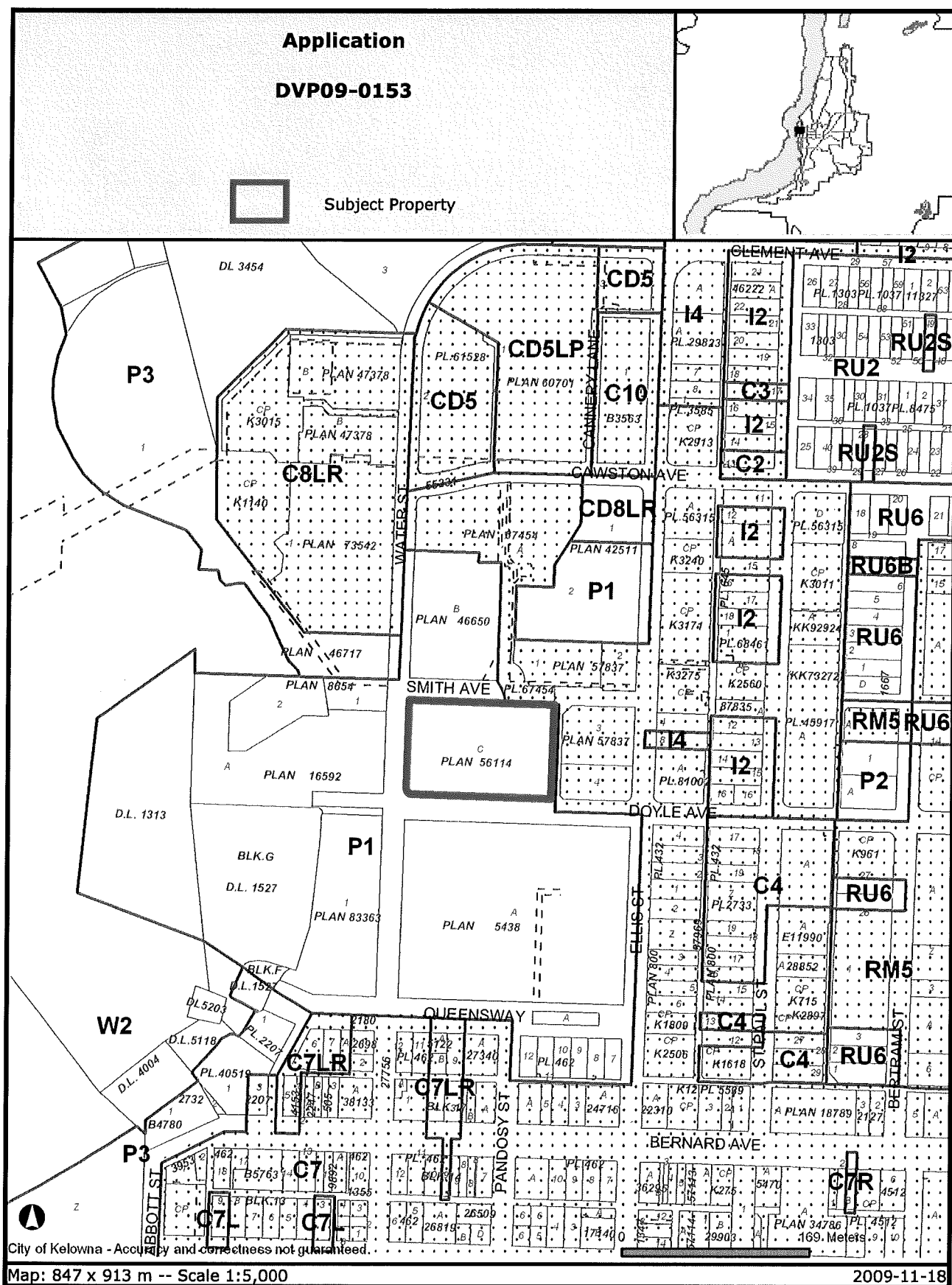
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

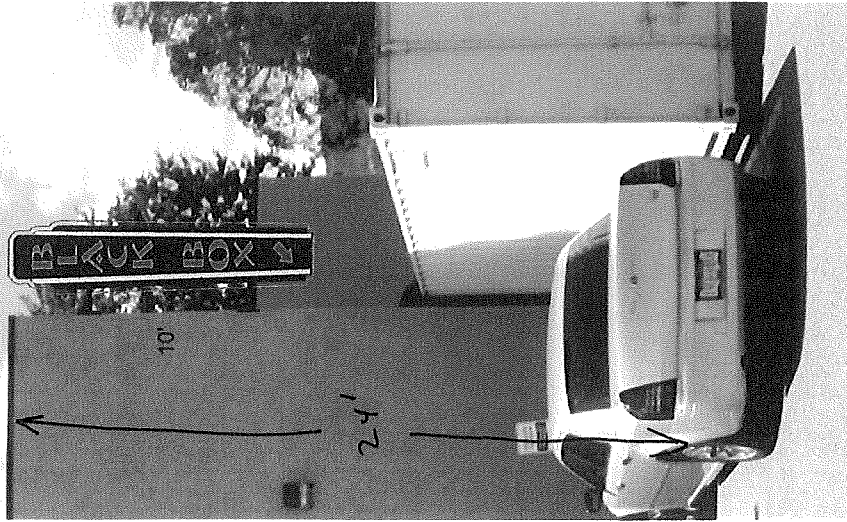
Attachments:

Subject Property Map
Proposed Signage
Site Plan - Signage location
Letter of Rationale
Photos



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

KELOWNA COMMUNITY THEATRE



Back
Neon
Return

Alumacore red
Double tube cn red neon
Painted .040 aluminum red

30"



Aluminum Sign Cabinet

Red Neon Open Faced
Channel Letters

Red Neon Border Tube



Drawing#

Customer

phone

site/store name

drawing date

Andrew James

(250) 862-6625

895 Walnut St. Kelowna B.C. V1Y-2S4

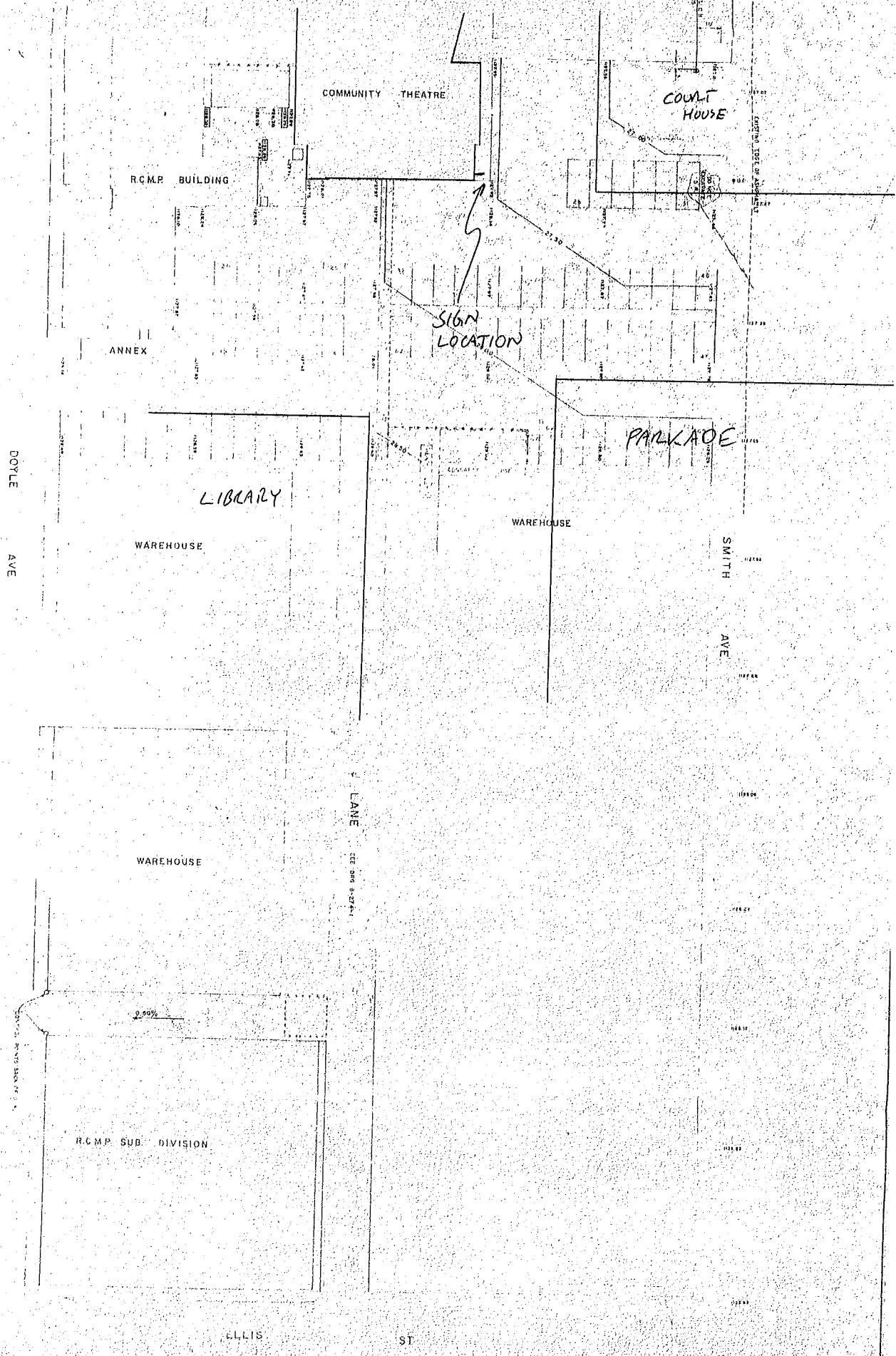
comsign@shaw.ca

Fax (250) 446-6885





WATER STREET



LEGEND
AREA TO BE MAINT.

Kelowna Community Theatre Rationale Letter

The Kelowna Community Theatre has a smaller space for theatre productions at the rear of the building and requires a sign to indicate it's location to persons trying to find it.

The reason for the sign's non conformity to city bylaws is that the sign must be projecting and double sided.

This allows it to be visible to the high traffic areas on Water St. and the parkade behind the library.