

Development Variance Permit

DVP17-0280



This permit relates to land in the City of Kelowna municipally known as

1350 St. Paul Street

and legally known as

STRATA LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS4599 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

and permits the land to be used for the following development:

Mixed Use Commercial and Residential

with variances to the following sections of the Sign Bylaw No. 8235:

Section 5.5.3: Specific Regulations

To vary the maximum height of fascia signs from 1.0 m above the second storey (permitted) to up to 3.5 m above the second storey (proposed).

Section 6.1: Specific Zone Regulations

Major Commercial (C3, C4, C6, C7, C8, CD22 Sub-Areas A&B and CD24 Sub Area A, CD25)

To vary the number of fascia signs per business frontage from 2 (permitted) to 6 (proposed).

To vary the number of identification signs per business from 1 (0.5 m² maximum area) permitted to 2 (1.74 m² total maximum area) proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: February 20, 2018

Decision By: City Council

Issued Date: February 20, 2018

Development Permit Area: N/A

This permit will not be valid if development has not commenced by February 20, 2020.

Existing Zone: C7 – Central Business Commercial Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Sole Downtown Developments Ltd., Inc. No. BC1057689

Applicant: Edgcombe Builders (John Downs)

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the signage and design/finish are to be constructed on the land in general accordance with Attachment "A";

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

None required.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

Sole Downtown – Variance Proposal

The building has commercial space on the first three floors, with residential on the top three floors. The proposed six fascia signs are to be located on the business frontages on the first three floors. All of the proposed signs are located on the east façade of the building. Two fascia signs will be located on each storey for the first three stories. Each proposed fascia sign consists of a 3.65m wide by .45m high powder coated “Nu Sparkle Silver” colour back panel. The colour will match the exterior railing on the building. Lettering making up the business name and logo will be cut from “Alupanel”. The content and names for these signs will be determined at a later date.

There are two identification signs each in the form of individual letters, numbers, or symbols. One sign (1.6m wide x .99m tall) is centered on the second floor façade. This sign will feature “Nu Sparkle Silver” colour highlights, and the word “Downtown” beneath the “Sole” logo. This will help delivery companies and visitors easily distinguish between this building and the original “Sole” building. The second sign is .61m wide by .27m tall, and will be centered on the third floor façade.

MAIN FLOOR SLAB

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

P

N M L K

J H G F

E D C B

A

~ 21.3 m



1 EAST ELEVATION

ATTACHMENT **A**

This forms part of application
DVP17-0280

Planner
Initials **KB**





**Colors : Black
Nu Sparkle Silver**

ATTACHMENT A

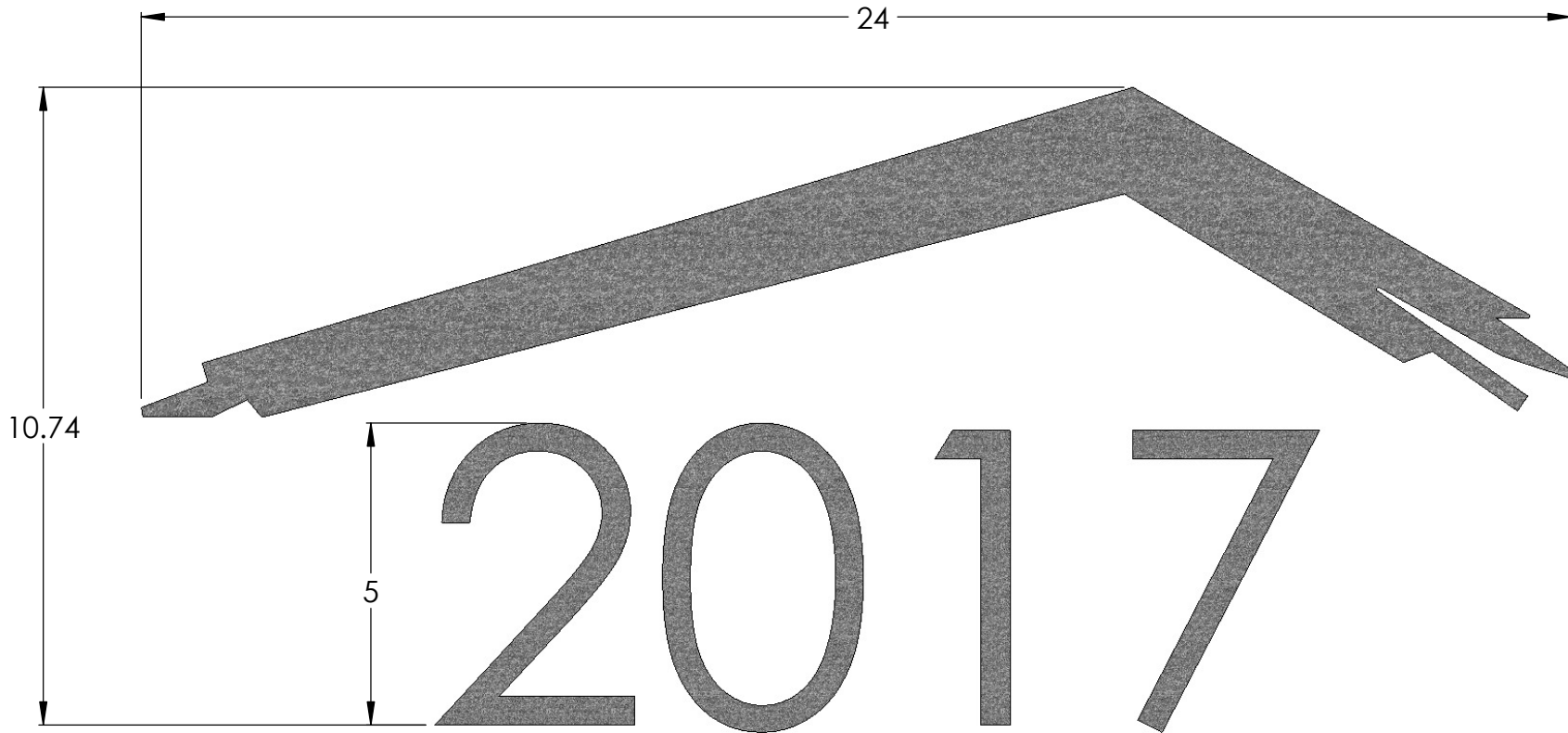
This forms part of application
DVP17-0280

Planner Initials **KB**

City of Kelowna
COMMUNITY PLANNING



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±		NAME	DATE	ALTAR Metal Fab Co. Ltd.		
	DRAWN	AV	10 Oct'17	TITLE: Sole Sign		
	CHECKED			SIZE A		
	SCALE: 1:8		WEIGHT: 52.51	DWG. NO. Sole 63inch		REV
MATERIAL: Alloy Steel	DO NOT SCALE DRAWING					



Color : Nu Sparkle Silver

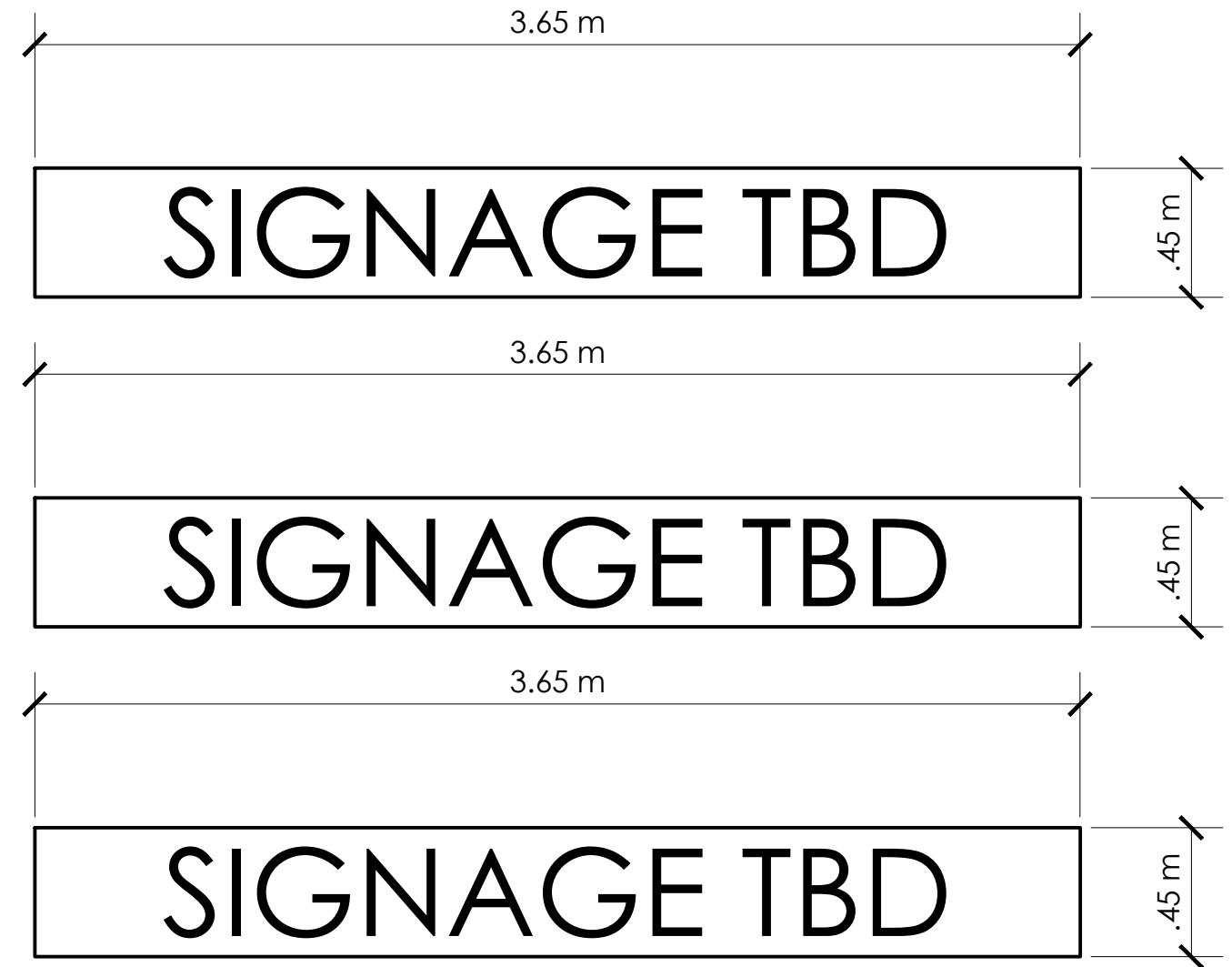
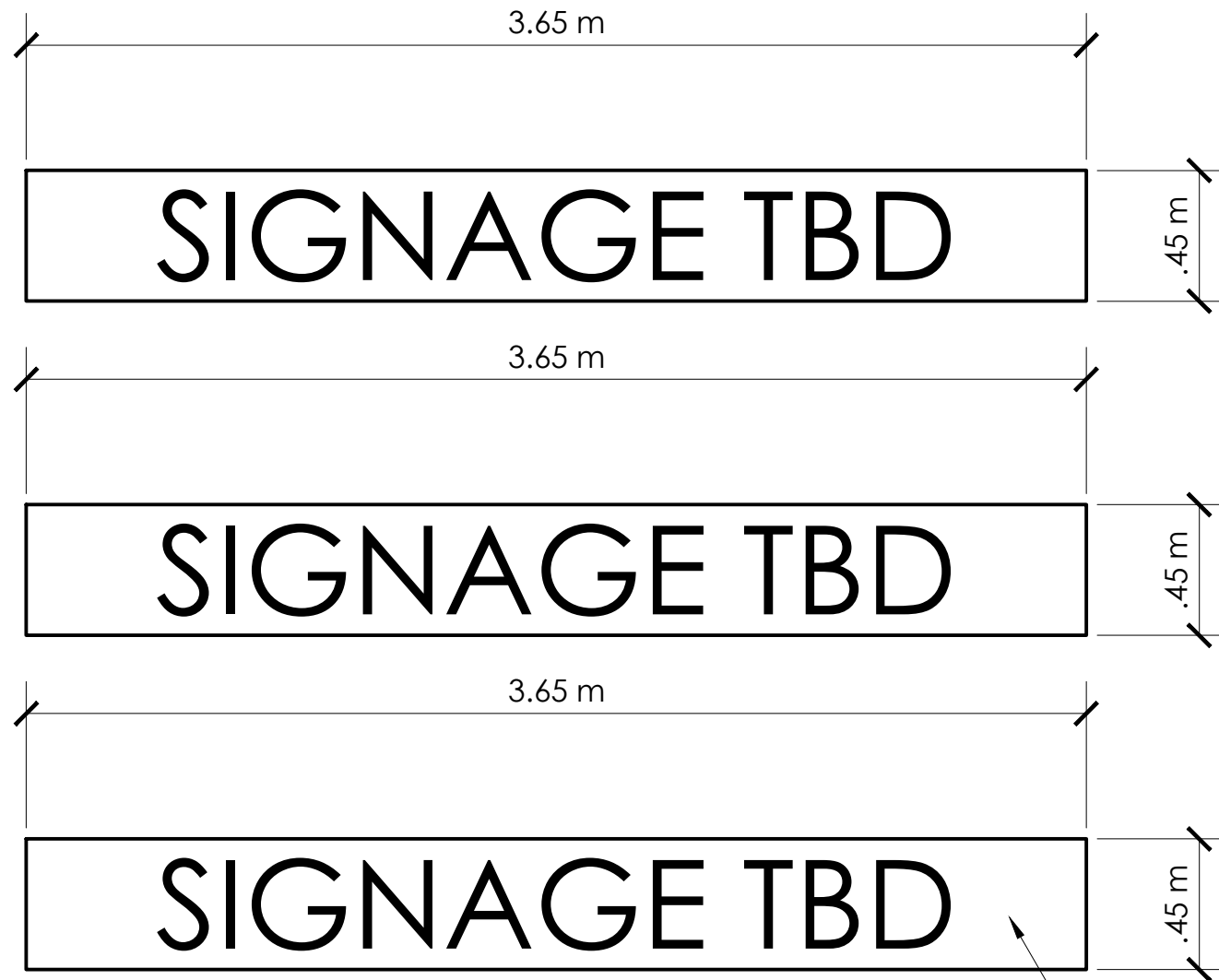
ATTACHMENT A

This forms part of application
DVP17-0280

Planner
Initials KB


City of Kelowna
COMMUNITY PLANNING

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	ALTAR Metal Fab Co. Ltd.		
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN	AV	Nov 14 '17	TITLE: Swoosh Sign		
	CHECKED			SIZE	DWG. NO.	REV
	SCALE: 1:3			A	Swoosh	
	WEIGHT: #					
MATERIAL: MS	DO NOT SCALE DRAWING					



COLOR OF ALL PANELS TO BE NU. SPARKLE SILVER

ATTACHMENT **A**

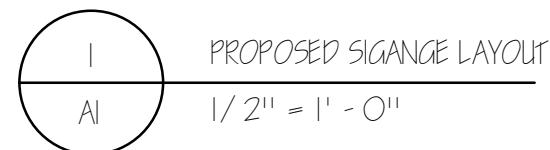
This forms part of application
DVP17-0280

Planner
Initials

KB

City of
Kelowna
COMMUNITY PLANNING





PROJECT: SOLE DOWNTOWN	 EDGECOMBE BUILDERS GROUP	SHEET: A1
---------------------------	---	---------------------



T/O ROOF BROW SHEATHING
70'-0"

T/O ROOF JOISTS
65'-10"

T/O SIXTH FLOOR TOPPING
55'-7 1/4"

T/O FIFTH FLOOR TOPPING
45'-2 3/8"

T/O FOURTH FLOOR SLAB
34'-9 1/2"

T/O THIRD FLOOR SLAB
23'-2 5/16"

T/O SECOND FLOOR SLAB
11'-7 5/32"

T/O MAIN FLOOR SLAB
0"



2 SOUTH ELEVATION
SCALE: 1 : 100



T/O ROOF BROW SHEATHING
70'-0"

T/O ROOF JOISTS
65'-10"

T/O SIXTH FLOOR TOPPING
55'-7 1/4"

T/O FIFTH FLOOR TOPPING
45'-2 3/8"

T/O FOURTH FLOOR SLAB
34'-9 1/2"

T/O THIRD FLOOR SLAB
23'-2 5/16"

T/O SECOND FLOOR SLAB
11'-7 5/32"

T/O MAIN FLOOR SLAB
0"

4 NORTH ELEVATION
SCALE: 1 : 100

EXTERIOR FINISH LEGEND

- 1 ARCHITECTURAL CONCRETE, CONE SNAP TIE FORMING
PROFILE: SMOOTH HORIZONTAL FORMS C/W 2" REVEALS
COLOUR: NATURAL CONCRETE (NO TINT OR SEALER)
- 2 TAUPE PTD. FIBER CEMENT VERTICAL SIDING
PROFILE: SMOOTH FINISH C/W H-CHANNEL JOINT
COLOUR: BENJAMIN MOORE "METROPOLIS" CC-546
- 3 ORANGE PTD. FIBER CEMENT VERTICAL SIDING
PROFILE: SMOOTH FINISH C/W H-CHANNEL JOINT
COLOUR: BENJAMIN MOORE "NAVAJO RED" 2171-10
- 4 GALVANIZED CORRUGATED METAL PANEL SIDING
PROFILE: 7/8" SINE WAVE CORRUGATED
COLOUR: GALVANIZED STEEL

- 5 STAINED & SEALED HEAVY TIMBER FRAMING
FINISH: SATIN SHEEN ON PLANED & SANDED SURFACE
COLOUR: DARK WALNUT TRANSLUCENT STAIN ON FIR
- 6 CHARCOAL HARDIE TRIM FASCIAS & BELLY BANDS
FINISH: SEMI-GLOSS
COLOUR: CHARCOAL
- 7 EXTERIOR CLEAR CURTAIN WALL GLAZING
FRAMING: ALUMINUM
COLOUR: GALVALUME
- 8 EXTERIOR CLEAR GLAZING
FRAMING: VINYL
COLOUR: WHITE

- 9 EXTERIOR GLASS RAILING
FRAMING: ALUMINUM
COLOUR: CHARCOAL - TO MATCH <6>
- 10 DARK GREY PREFINISHED METAL FLASHING & COLUMNS
FINISH: SEMI-GLOSS
COLOUR: CHARCOAL - TO MATCH <6>
- 11 LIGHT GREY PREFINISHED METAL FLASHING
FINISH: SEMI-GLOSS
COLOUR: GALVALUME - TO MATCH <4>
- 12 OVERHEAD DOORS
PROFILE: SMOOTH
COLOUR: GALVANIZED STEEL

- 13 PRESSED STEEL DOORS
PROFILE: SMOOTH
COLOUR: GALVALUME - TO MATCH <4> <12>
- 14 PREFINISHED SPANDREL PANEL IN ALUMINUM ASSEMBLY
FINISH: SMOOTH
COLOUR: CHARCOAL - TO MATCH <6>
- 15 2 PLY SBS ROOF MEMBRANE
FINISH: SMOOTH
COLOUR: BLACK

ATTACHMENT A

This forms part of application
DVP17-0280

Planner Initials **KB**

City of Kelowna
COMMUNITY PLANNING