

July 28, 2020

Kimberly Brunet

Planner | City of Kelowna
Building and Permitting Department

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: A&W, 1708 Innovation Dr- Beef Fence- Variance

Hi Kimberly,

The proposed beef fence that requires variance is not intended to be a typical freestanding sign but is an extension of the building's architecture and corporate message on natural ingredients.

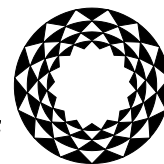
At A&W they celebrate natural ingredients and try to complement their building design with natural products wherever possible. The freestanding wooden fence is an extension of the Natural-Wood character that they are exhibiting by Woodgrain panels encasing the entire building. So, in a way, the fence is seen as a design element detached from the building but still connected and inviting the guest towards the drive-thru, sharing the same emotions and warmth that they try to create in our overall design philosophy throughout the property.

The fence is consistent with their overall branding across Canada and are installed at many other locations

For the above reasons, and more we sincerely request the support of planning for a variance

Best Regards,

Jordan Desrochers
Priority Permits
Ph: 604-477-9650
Email: jordan@prioritypermits.com

City of
Kelowna

Development Variance Permit

DVP20-0152

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

1708-1720 Innovation Drive

and legally known as

Lot 2 Section 14 Township 23 Osoyoos Division Yale District Plan KAP82802

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

Existing CD15 Uses, Including Food Primary Restaurants/Gas Bar/Retail Stores, General

With variances to the following sections of Sign Bylaw No. 11530 in accordance with Schedules "A" and "B":

Section 4.6.2(a) Free-Standing Sign Regulations

To vary the required minimum distance between free-standing signs from 30.0 m required to 10.3 m proposed.

Section 11.3(b)f. – Service Commercial and Industrial Zones Signage Regulations

To vary the maximum number of free-standing signs on a corner lot from one (1) permitted to two (2) proposed.

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

Date of Council Decision October 6, 2020

Decision By: COUNCIL

Development Permit Area: N/A

Existing Zone: CD15 – Airport Business Park

Future Land Use Designation: COMM – 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: Midwest Ventures Ltd., Inc.No. BC0046021

Applicant: Priority Permits

Planner: K. Brunet

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. 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 sign to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the sign to be constructed on the land be in accordance with Schedule "B";

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

3. PERFORMANCE SECURITY

None Required

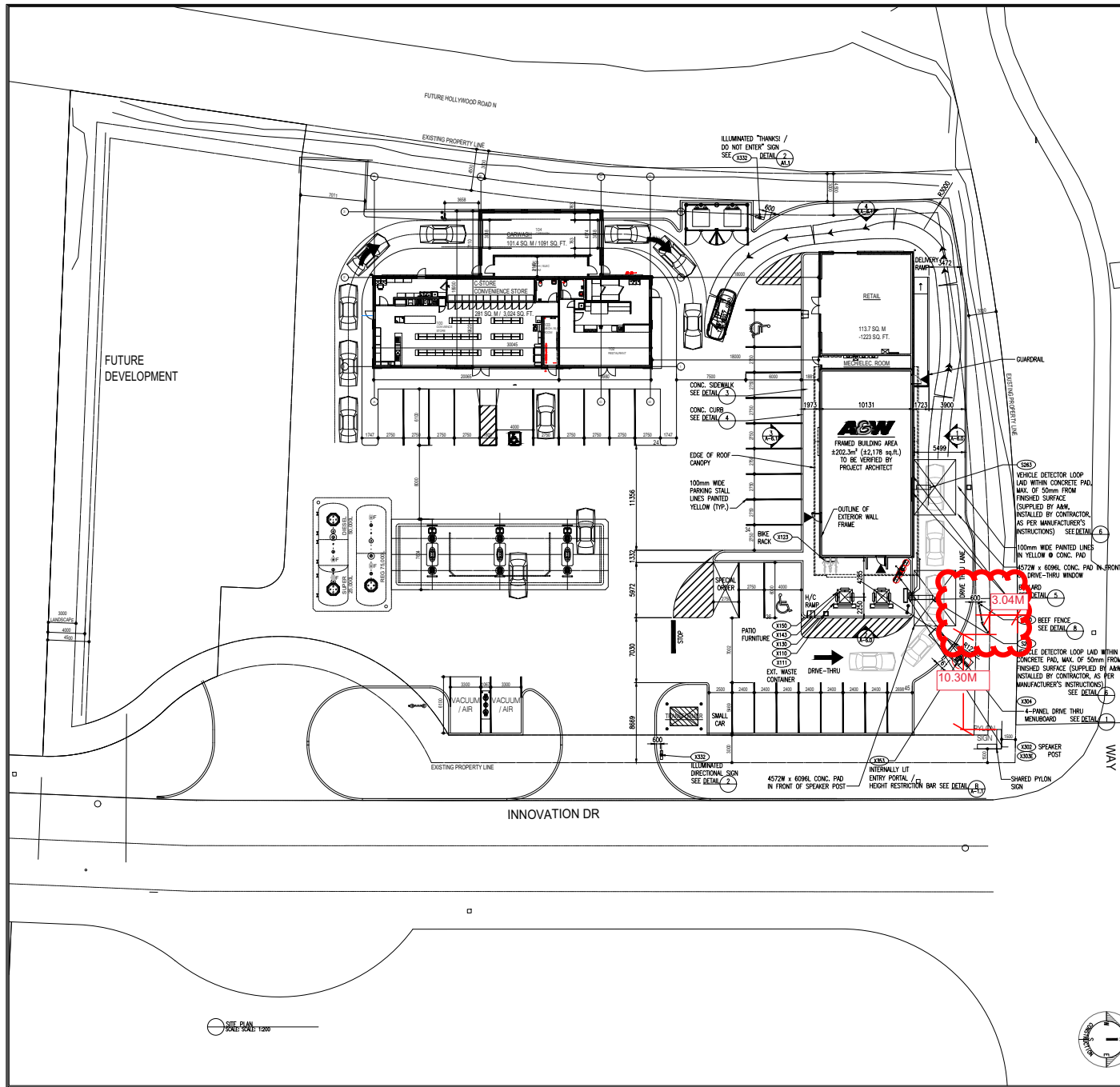
5. INDEMNIFICATION

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.**



EXTERIOR & SITE SIGNAGE NOTES:

<p>LOT & BUILDING SIGNAGE</p>		<p>DEVELOPMENT SIGNAGE APPROVALS</p> <p>CONCRETE BASES INCLUDING A&W SUPPLIED ANCHOR BOLTS</p> <p>INSTALLATION OF A&W SUPPLIED Pylon, ENTRY PORTAL, LOT SIGNS, DRIVE THRU MENUBOARD ON BASES</p> <p>INSTALLATION OF SPEAKER POST ON BASE</p> <p>SUPPLY & INSTALLATION OF 2" ELECTRICAL CONDUIT FROM BUILDING'S ELECTRICAL ROOM TO REMOTE LOT SIGNAGE, Pylon, DRIVE THRU MENUBOARD & SPEAKER POST C/W POWER CABLES</p> <p>NOTE: SPEAKER POST TO BE ON DEDICATED CIRCUIT</p> <p>SUPPLY & INSTALLATION OF 2" ELECTRICAL CONDUIT FROM MANAGER'S WORKSTATION TO Pylon SIGN (DATA LINE)</p> <p>FINAL ELECTRICAL CONNECTIONS TO A&W SUPPLIED Pylon, LOT SIGNAGE, DRIVE THRU MENUBOARD & SPEAKER POST</p> <p>SUPPLY & INSTALLATION OF 2x 1" ELECTRICAL CONDUITS WITH NYLON PULL STRINGS FROM SPEAKER POST TO DRIVE THRU WINDOW AREA IN SERVERY (SEPARATE VOICE & DATA LINES)</p> <p>INSTALLATION OF A&W SUPPLIED IN-GROUND DETECTOR LOOPS (2 TOTAL), LOCATED AT DRIVE THRU WINDOW & SPEAKER POST (C/W 10/11 CABLE FOR LOOPS), INSTALLED BY LANDLORD'S CONTRACTOR (IF EXTRA LENGTH NEEDED, THEN CONDUIT SUPPLIED & INSTALLED BY LANDLORD'S CONTRACTOR)</p> <p>SUPPLY & INSTALLATION 2x 1" ELECTRICAL CONDUITS WITH NYLON PULL STRINGS FROM IN-GROUND DETECTOR LOOPS TO DRIVE THRU WINDOW AREA IN SERVERY</p> <p>PROVIDE MOUNTING SUPPORT/PLYWOOD BACKING FOR ALL WALL-MOUNTED SIGNS AS IDENTIFIED ON DRAWINGS & CUT SHEET</p> <p>SUPPLY ELECTRICAL WIRING FOR LOOPS</p> <p>INSTALLATION OF INTERNALLY ILLUMINATED BUILDING SIGNAGE - LOOPS</p> <p>COORDINATION / SCHEDULING OF A&W SIGNAGE SUPPLIER INSTALLATIONS</p> <p>FINAL ELECTRICAL CONNECTIONS TO ALL BUILDING SIGNAGE</p> <p>PROVIDE MOUNTING SUPPORT/PLYWOOD BACKING FOR ALL WALL-MOUNTED SIGNS AS IDENTIFIED ON DRAWINGS & CUT SHEET</p> <p>INSTALLATION OF NON ILLUMINATED SIGNAGE ON EXTERIOR WALLS IN LOCATIONS AS SHOWN ON DRAWINGS</p> <p>COORDINATION / SCHEDULING OF A&W SIGNAGE SUPPLIER INSTALLATIONS</p>
<p>AWW INTERNALLY ILLUMINATED BUILDING SIGNAGE:</p> <p>(C10) -10FT A&W LOGO</p> <p>(C11) -12FT A&W LOGO</p>		<p>AWW NON-ILLUMINATED SIGNS:</p> <p>(M01) -BURGER FAMILY SIGN</p> <p>(M02) -15FT H.O.T.B.F. SIGN</p> <p>(M03) -17FT G.F.M.G.F. SIGN</p> <p>(M04) -9FT DRIVE THRU SIGN</p> <p>AWW PROMOTIONAL ELEMENTS:</p> <p>(P10) -EXTERIOR WASTE CONTAINER WITH THANKS DECAL (P11)</p> <p>(P12) -POLE MOUNTED POSTER FRAME</p> <p>(P13) -ATTRIBUTE POSTER SNAP FRAME</p> <p>AWW GRAPHICS:</p> <p>(G10) -BURGER VINYL CUT ABOVE DOOR</p> <p>(G11) -INGREDIENT WINDOW STORY VINYL</p> <p>(G12) -THANK YOU WINDOW STORY VINYL</p> <p>AWW PATIO FURNITURE:</p> <p>(F10) -BICYCLE RACK</p> <p>(F11) -PLANTER BENCH & TABLE</p> <p>(F12) -PATIO & HIGH TOP TABLES</p> <p>(F13) -PATIO UMBRELLA & BASE</p> <p>ARCHITECTURAL LIGHT BAND:</p> <p>(L10) -ILLUMINATED BOOMERANG</p>
<p>REMARK:</p> <p>- SEE A&W EQUIPMENT LIST FOR QUANTITY OF SIGNS & SITE EQUIPMENT</p>		<p>INSTALLATION OF PROMOTIONAL SIGNAGE IN LOCATIONS INDICATED BY A&W PROJECT MANAGER</p> <p>INSTALLATION OF GRAPHIC ELEMENTS IN LOCATIONS INDICATED ON EXTERIOR ELEVATIONS</p> <p>INSTALLATION OF PATIO FURNITURE IN LOCATIONS INDICATED ON SITE PLAN</p> <p>INSTALLATION OF ILLUMINATED LIGHT IN LOCATIONS INDICATED ON EXTERIOR ELEVATIONS</p>

CONCRETE SITE NOTES:

GC TO ALSO REFER TO "SCHEDULE C" TO VERIFY SCOPE OF WORK

<p>GARBAGE ENCLOSURE CONCRETE (INCL. FOUNDATION, SMOOTHIE, APRON, CURB & PAD)</p> <p>GARBAGE ENCLOSURE STRUCTURE (INCL. GATES & TREATED WOOD BOARDS)</p> <p>CONCRETE CURB (INCL. LANDSCAPED AREA, PARKING ISLANDS & DRIVE-THRU LANE)</p> <p>DRIVE-THRU CONCRETE PADS (AT PICK-UP WINDOW & ORDER STATION)</p> <p>PATIO, SIDEWALK, CONCRETE ISLAND, INSTALLED BY</p>	<p>SEE STRUCTURAL DWG</p> <p>SUPPLY & INSTALL SEE STRUCT. DWG</p> <p>SEE STRUCTURAL & CIVIL DWG</p> <p>SEE STRUCTURAL & CIVIL DWG</p> <p>SEE STRUCTURAL & CIVIL DWG</p>
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NOTES:

1. INSTALL CONCRETE PAD @ GARBAGE ENCLOSURE TO THE DIMENSIONS INDICATED.
2. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN & THE LOADING BAY ARE TO BE PAINTED IN YELLOW, UNLESS OTHERWISE NOTED.
3. IF REQUIRED AT THIS LOCATION, A&W GC TO SUPPLY & INSTALL OPTIONAL SITE EQUIPMENT - FRANCHISEE OR PROJECT MANAGER TO PROVIDE INSTRUCTION.

SCHEDULE A

This forms part of application
DVP20-0152

Planner Initials KB



<p>2 REVISION</p> <p>1 ISSUED TO PROJECT ARCHITECT 2019.03.01</p>	
<p>No.</p> <p>Description</p> <p>Date</p>	<p>REVISIONS</p> <p>1. THIS DRAWING IS THE PROPERTY OF A&W FOOD SERVICES OF CANADA INC. & NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESCRIBED HEREIN</p> <p>2. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE</p> <p>3. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS & CONDITIONS, REPORT ANY & ALL DISCREPANCIES TO THE OWNER & A&W IMMEDIATELY BEFORE PROCEEDING WITH WORK</p> <p>4. ALL WORK TO CONFORM TO THE LATEST LOCAL BUILDING CODES, BY-LAWS & NFPA REQUIREMENTS, IN ADDITION TO OTHER REGULATIONS HAVING JURISDICTION</p>
<p>Consultant</p>	
<p>AGW</p> <p>A&W FOOD SERVICES OF CANADA INC. SCHEDULE C - CONCRETE PROJECTS PHONE 604-988-2141</p> <p>Project A&W RESTAURANT 1708 INNOVATION DRIVE KELOWNA, BRITISH COLUMBIA B16</p> <p>SITE PLAN & NOTES</p> <p>File Name 1708 INNOVATION DRIVE KELOWNA A1.0-A1.1</p> <p>Date Created NOV 27 2019</p> <p>Project Number 15108</p> <p>Appr 15108</p> <p>Drawn By SS</p> <p>Scale 1:200</p> <p>Page Number Page 1 of 1</p> <p>Checked By BVI</p> <p>Project 15108</p> <p>Page Number Page 1 of 1</p> <p>Checked By BVI</p>	

A1.0



Specifications

Supply & install A&W “Modular Shrouding Fence” (Beef) - “Right-Facing” Version

- Composite decking material (TimberTech Earthwood Evolutions Legacy Collection - Tigerwood) w/ wood finish mounted in painted aluminum “fence” structure (back of Timber Tech boards unfinished - see Colors)
- “Fence” structure made from 2”x 3” metal extrusion & c-channel, painted black
- “Story” copy and large “Cow” graphic are cut-out & painted aluminum, pin-mounted flush to decking
- Faces, returns and back of graphics are painted black.
- Small “cow” graphic is reverse-cut (see-thru)
- Blue “GUARANTEE” copy is 1/4” c/o aluminum painted to match Pantone 7709 C, applied w/ D/S tape
- Non-illuminated.

Colours

- Paint to match Pantone 7709 C
- Standard black semi-gloss paint
- Wood finish: TimberTech Earthwood Evolutions Legacy Collection - Tigerwood
- Unfinished Back of TimberTech Earthwood (closely matches Pantone 7568 C)

Project ID

RS1-15357

Date:

10-12-2017

Scale:

3/8"=1'-0"

Sales:

R. Sigouin

Designer:

DF1

Rev. #:

Date:

Revision Note:

10-12-2017: new layout showing back

Conceptual

Information Required:

Master

Electrical

120V

347V

Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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A&W

Various

Locations

Sign Item

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1/1



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Powering Your Brand

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Burnaby, BC, Canada V5J 5M7
www.pattisonsign.com

(T) 604.215.5526
(F) 604.215.0696



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG).
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

