



# DVP20-0152

# 1708-1720 Innovation Dr

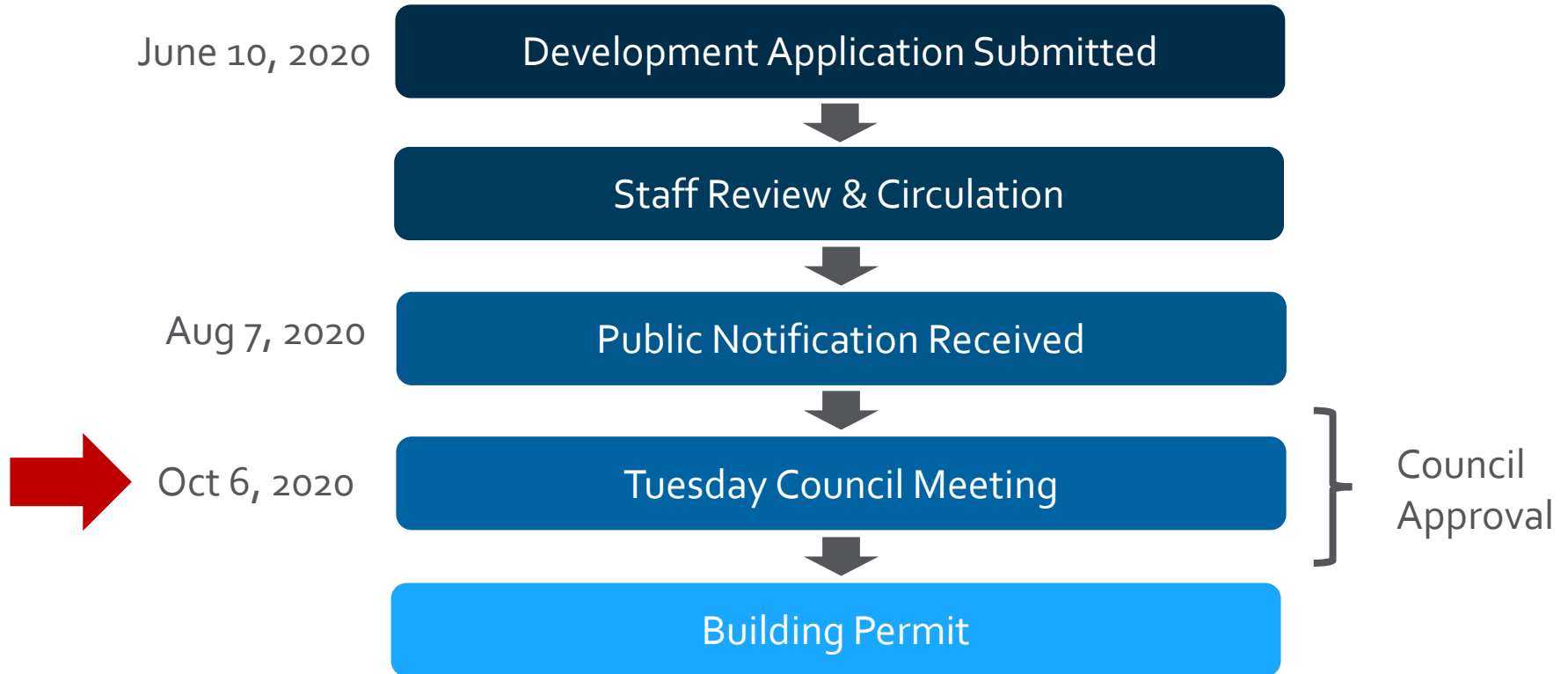
Development Variance Permit



# Proposal

- ▶ To vary the required minimum distance between free-standing signs and the maximum number of free-standing signs on the subject property.

# Development Process





# Context Map



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**Car-Dependent**

Almost all errands require a car.



# Subject Property Map



# Sign details

- ▶ Variance is being requested to Free-Standing Sign regulations in the Sign Bylaw
  - ▶ Advertising is primarily visible to vehicles in the drive thru queue
  - ▶ No advertising visible from Quail Ridge Blvd
- ▶ Should Council not support the request for a Development Variance Permit, the sign would need to be removed.



# Photos (from Drive Thru area)



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# Photos (from Quail Ridge Blvd)



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# Staff Recommendation

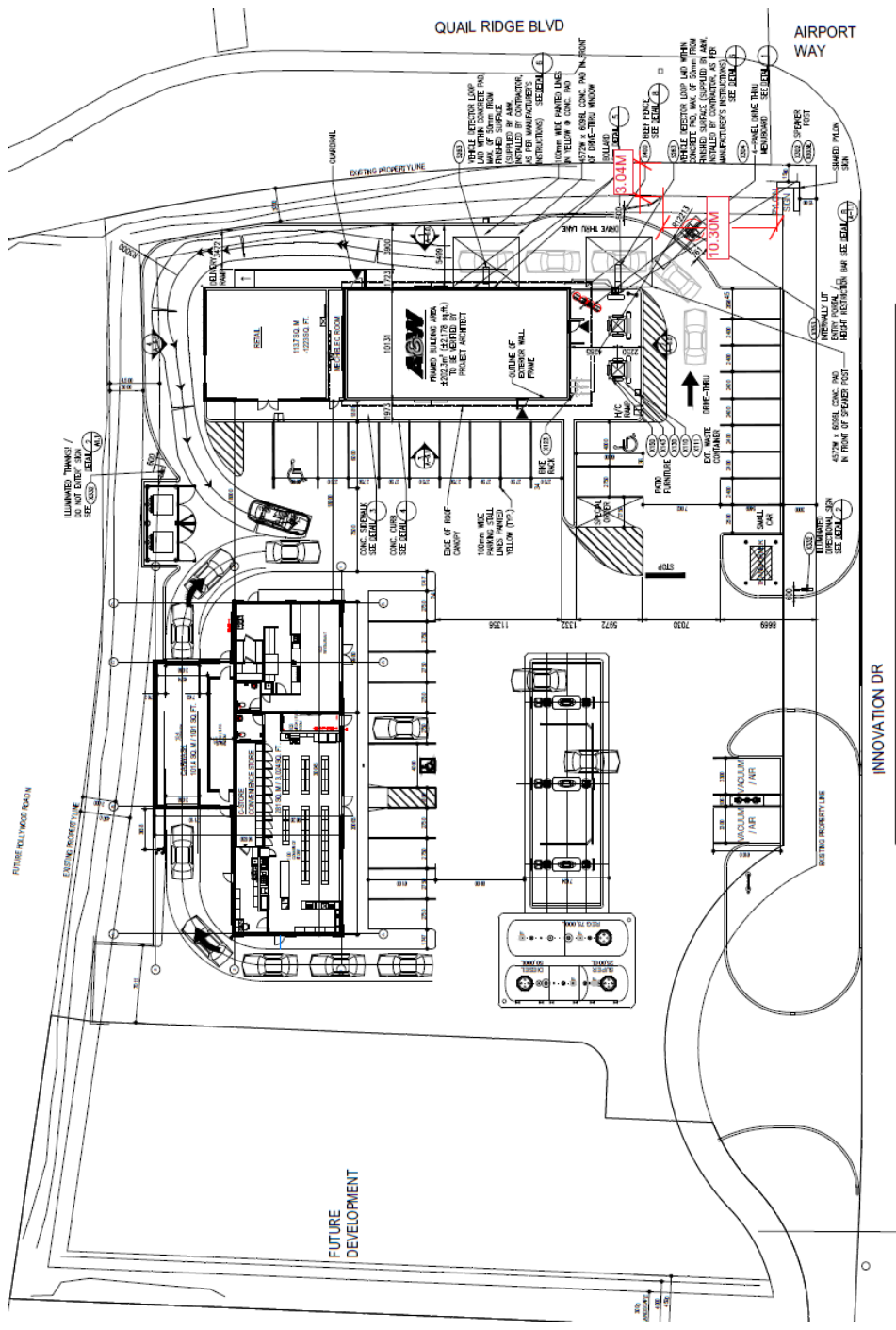
- ▶ Development Planning recommends support for the Development Variance Permit application:
  - ▶ Sign is not a typical Free-Standing Sign
    - ▶ Relatively minor in scale
  - ▶ Does not compromise the scale and visual qualities of the building
  - ▶ Existing landscaping will grow and help mitigate any visual impact



## *Conclusion of Staff Remarks*



# Site Plan





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