

# REPORT TO COUNCIL



Date: 10/6/2015  
RIM No. 0940-40  
To: City Manager  
From: Community Planning Department (AC)

Application: DVP15-0182      Owner: Lexlaur Properties Inc. No.587891  
Bernard Development Group Inc. No. 597378  
Western Interior Financial Ltd. No. 475192

Address: 507 Bernard Ave      Applicant: Priority Permits Ltd.

Subject: Development Variance Permit

Existing OCP Designation: MXR - Mixed Use Residential / Commercial

Existing Zone: C7 - Central Business Commercial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0182 for the property legally known as Lot A, District Lot 139, ODYD, Plan 36295, located on 507 Bernard Avenue, Kelowna, BC;

AND THAT a variance to the following section of Sign Bylaw No. 8235 be granted:

**Section 6 - Specific Zone Regulations - Major Commercial (a)**

To vary the maximum fascia sign area rule that would allow a maximum sign area of 3.66m<sup>2</sup> to 5.02m<sup>2</sup> proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To vary the total sign area to permit sign additions on the subject property.

## 3.0 Community Planning

Staff supports the proposed variance. The total sign area increase is minor and the sign additions are similar to previous approval sign variances.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours within a 50 metre radius. Staff has not fielded any objections or correspondence from the neighbours.

#### 4.0 Proposal

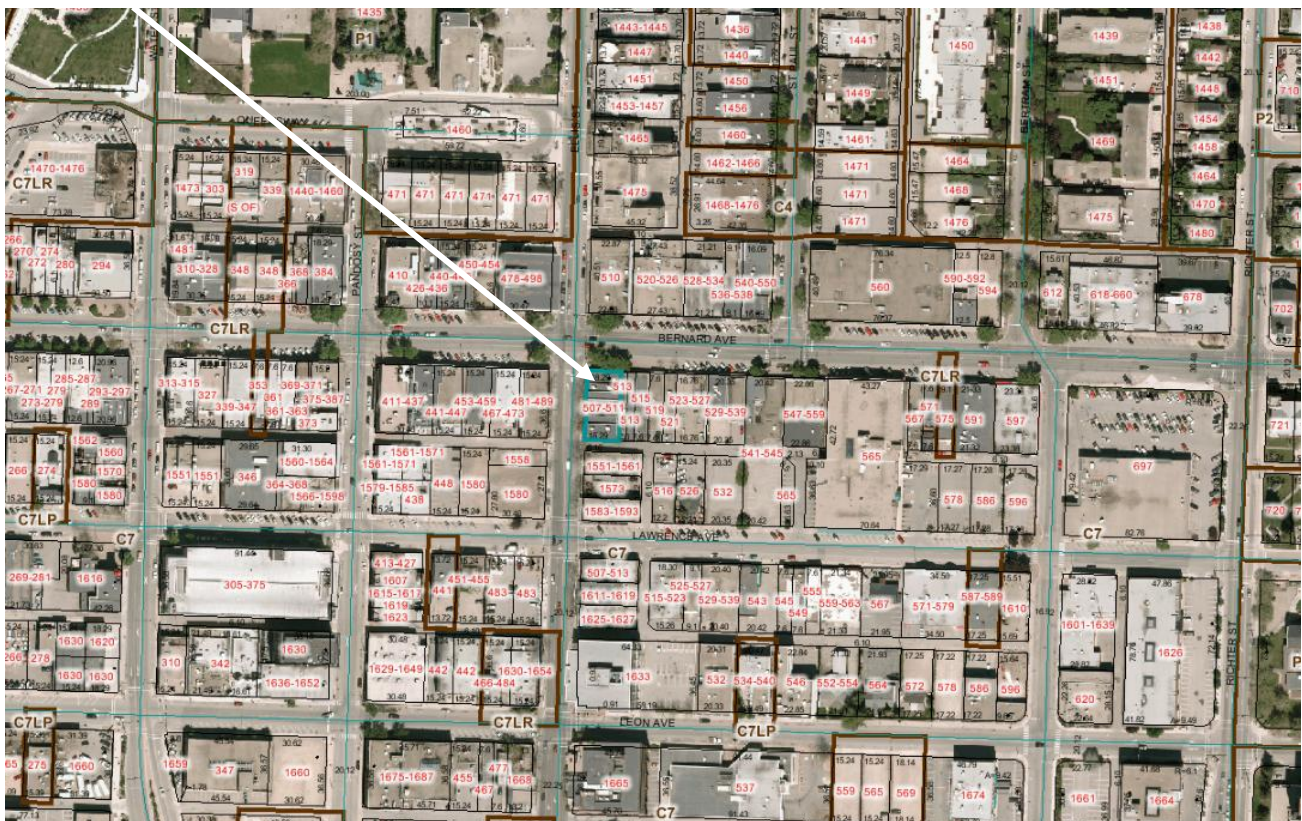
##### 4.1 Project Description

The applicant is proposing to install three new fascia signs for Valley First Credit Union located at 507 Bernard Avenue.

##### 4.2 Site Context

The subject property is located in the downtown Urban Centre and is designated as MXR - Mixed Use Residential / Commercial.

#### Subject Property Map: 507 Bernard Avenue



#### 5.0 Current Development Policies

##### 5.1 Kelowna Official Community Plan (OCP)

##### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No comments.

## 7.0 Application Chronology

Date of Application Received: August 5, 2015  
Date Public Consultation Received: August 12, 2015

**Report prepared by:**

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Adam Cseke, Planner

**Reviewed by:**



Lindsey Ganczar, Urban Planning Supervisor

### **Attachments:**

Subject Property Map  
Site Plan  
Applicant Rationale and Sign Drawings  
DVP15-0182

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<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).