

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.



July 20, 2015

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

Attn: Development Variance Permits

Re: Valley First Credit Union - 507 Bernard Ave.

We are proposing to install three new fascia signs for Valley First Credit Union at 507 Bernard Ave.

The signs as proposed are not conforming to the City of Kelowna Sign Bylaw in the following ways:

- The maximum total area is 0.8m^2 per lineal metre of building frontage to a maximum of 20% of the wall it is attached to.
- The combined new sign area and existing sign area is 5.02m^2 . The maximum Allowable at 0.8m^2 per lineal metre of building frontage is 3.66m^2 .

We believe that the proposed signs are both attractive, and highly congruent with the architectural style of the recently renovated building. Due to the fact that Bernard Avenue is a highly trafficked roadway and the building is on a corner lot, large enough signage is required for motorists to identify their destination from a distance and safely exit the roadway.

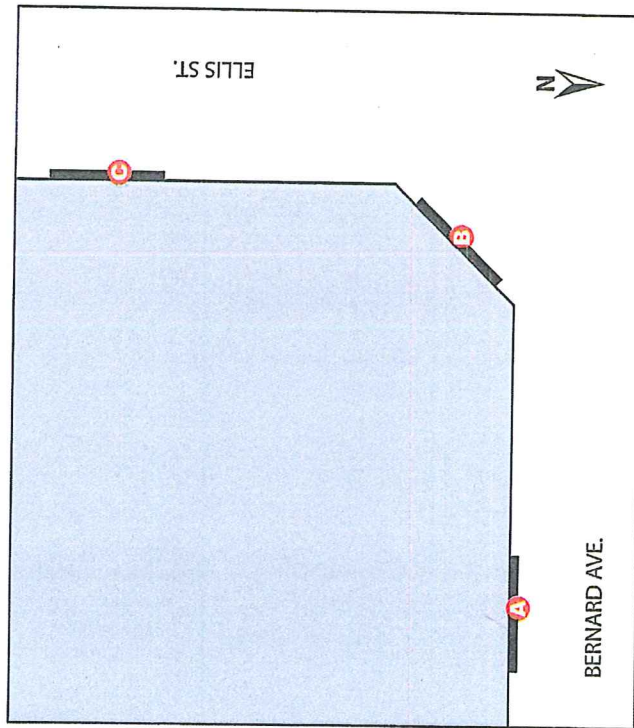
The signs are similar to new signage at Valley First Credit Unions across British Columbia. The proposed sign is similar in style to existing signs on the building and is in keeping with the overall character of the area and does not impinge upon or adversely affect any of the neighbouring properties. The LED-lighting is long-lasting, highly energy efficient, completely recyclable, and devoid of the harmful chemicals present in traditional fluorescent lamps.

We request a variance for a relaxation of the current by-law as to allow for the proposed signs.

A handwritten signature in blue ink, appearing to read "Jeffrey Sudnicki", with a long, sweeping horizontal line extending to the right.

Jeffrey Sudnicki on behalf of Ryan Matthews
Priority Permits Ltd.
Ph: 289-389-8951
Ph: 778-397-1394
Email: ryan@prioritypermits.com

SITE INDEX



**THREE (3) NEW SF FRAMELESS ALUM. FACE SIGNS
W/ PUSH THRU LETTERS (LED ILLUMINATED)**

A NEW: 1'-3" X 12'-0"
EXISTING SIGN TO REMAIN AS IS
* SEE PAGE 2

B NEW: 1'-3" X 14'-1 1/2"
EXISTING SIGN TO REMAIN AS IS
* SEE PAGE 3

C NEW: 1'-3" X 20'-0"
EXISTING SIGN TO BE RELOCATED TO THE LEFT
* SEE PAGE 4

PATISON SIGN GROUP
120 - 7885 North Fraser Way
Burnaby BC Canada V5J 5N7
Tel (604) 215-5526
Fax (604) 215-0696
www.patisonsign.com
A Division of Jim Patison Industries Ltd.

DATE: April 15, 2015
SKETCH: V15-1089-R1-site
SALES: Tory Webb
ARTIST: Marla
SCALE: NTS
VOLTAGE: 120 V
PAGE: 1 of 4

MASTER SIGN OFF
DATE OF MASTER: May 4, 2015
MASTER SIGNATURE

MASTER
DATE OF MASTER: May 4, 2015
MASTER SIGNATURE

REVISION HISTORY (PRIOR TO MASTER ART):
R1: rec'd survey to confirm o/a width of sign A & B

R1: rec'd survey to confirm o/a width of sign A & B



Fluorescent, Neon and HID lamps contain Mercury. Disposal of these lamps according to Local, Provincial, State or Federal Laws.

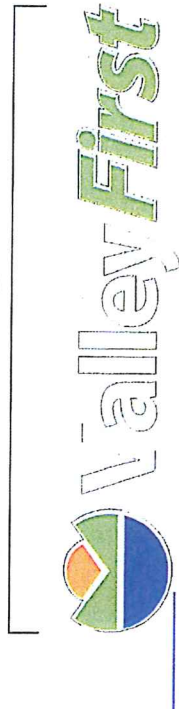
Valley First
507 Bernard Ave, Kelowna, BC

IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT IN SCALE, CHANGE PAGE SCALING TO (NONE)

SIGN A

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

EXISTING SIGN



Bank. Borrow. Insure. Invest.

6"

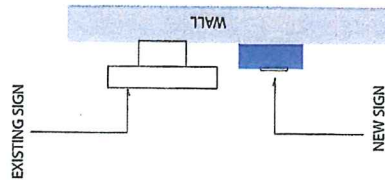
1'-3" 6 1/4"

A

CENTRE NEW SIGN
UNDER EXISTING SIGN

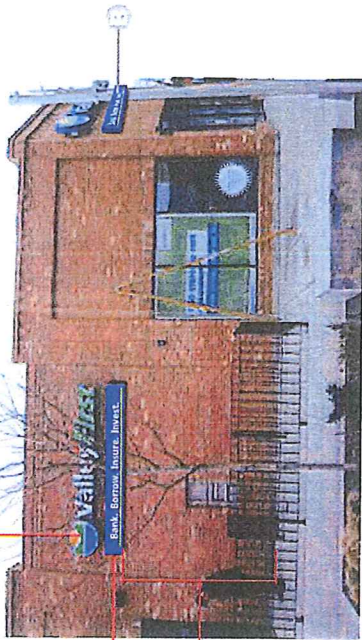
NEW SIGN

12'-0"



SIDE VIEW

EXISTING SIGN
REMAIN AS IS



11 ft

SIGN A

PROPOSED

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

'Bank. Borrow. Insure. Invest.' push thru clear acrylic letters with frost finish returns and white vinyl face, white vinyl diffuser on back, protrude 1/4" (Face Lit LED)
Green underscore - routed out and backed with white acrylic and light green vinyl face
Aluminium face - frameless painted medium blue
Cabinet - painted medium blue - 6" deep with through wall power
White LED illumination

VINYL:

3M 3603-106 BRILLIANT GREEN VINYL (closest match to PANTONE 368 C)

PAINT:

MEDIUM BLUE - to match Pantone 300 C



EXISTING



DATE: April 15, 2015
SKETCH: V15-1089-R1-A M
SALES: Tory Webb
ARTIST: Marla
SCALE: 3/8" = 1'-0"
VOLTAGE: 120 V
PAGE: 2 of 4

MASTER SIGN OFF
MH
DATE OF MASTER: May 4, 2015
MASTER REVISION HISTORY

SALES REP
ARTIST

REVISION HISTORY (PRIOR TO MASTER ART):

R1-rec'd survey to confirm o/a width, remains 12'



507 Bernard Ave, Kelowna, BC

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.



IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT IN SCALE, CHANGE PAGE SCALING TO (NONE)

SIGN B

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)



EXISTING SIGN
REMAIN AS IS

SIGN B

12.50 ft

PROPOSED

SIDE VIEW

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

"Bank. Borrow. Insure. Invest." push thru clear acrylic letters with frost finish returns and white vinyl face, white vinyl diffuser on back, protrude 1/4" (Face Lit LED)
Green underscore - routed out and backed with white acrylic and light green vinyl face
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Cabinet - painted medium blue - 6" deep with through wall power
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VINYL:

3M 3603-106 BRILLIANT GREEN VINYL (closest match to PANTONE 368 C)

PAINT:

MEDIUM BLUE - to match Pantone 300 C

NOTE: ALL SIGNS OVER 12'-0" (Vertical or Horizontal)
"SIGN WILL HAVE VISIBLE VERTICAL SEAMS. EXACT SEAM
LOCATIONS TO BE DETERMINED BY PSG TECH. DEPT."



EXISTING

PATTISON
SIGN GROUP
120 - 7885 North Fraser Way
Burnaby BC Canada V5J 5H7
Tel (604) 215-5526
Fax (604) 215-0696
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DATE: April 15, 2015
SKETCH: V15-1089-R1-B M
SALES: Tony Webb
ARTIST: Marla
SCALE: 3/8" = 1'-0"
VOLTAGE: 120 V
PAGE: 3 of 4

MASTER SIGN OFF	
MH	SALES REP
ARTIST	
DATE OF MASTER: May 4, 2015	
MASTER REVISION HISTORY	

REVISION HISTORY (PRIOR TO MASTER ART):

R1-rec'd survey to confirm o/a width, changed to 14'-1 1/2"



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these
lamps according to Local, Provincial, State or Federal Laws.



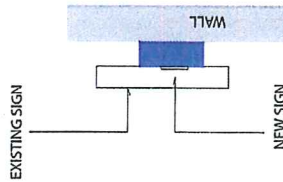
507 Bernard Ave, Kelowna, BC

SIGN C

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)



ALIGN BOTTOM OF NEW SIGN TO BOTTOM OF EXISTING CHANNEL LETTERS



SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

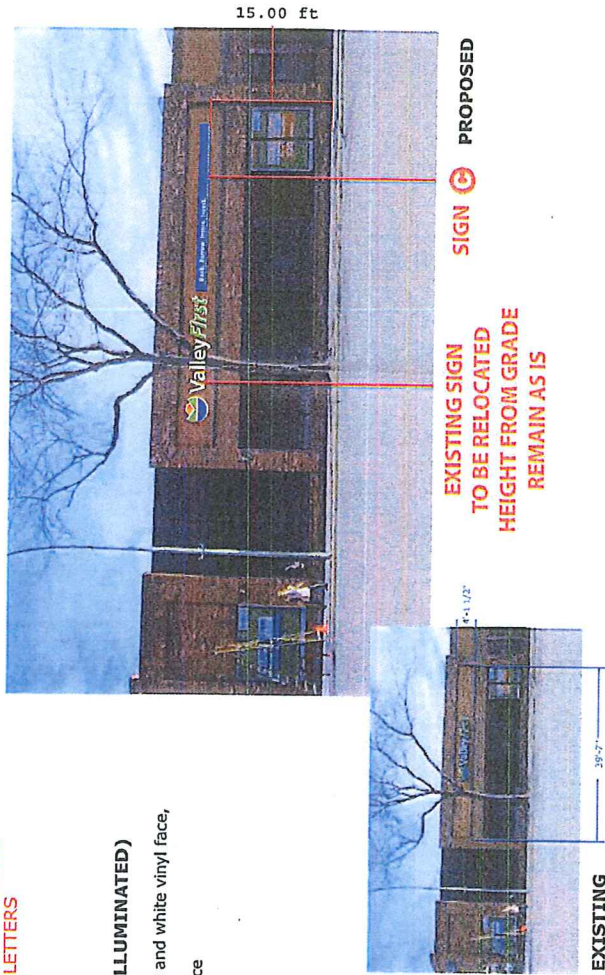
'Bank. Borrow. Insure. Invest.' push thru clear acrylic letters with frost finish returns and white vinyl face, white vinyl diffuser on back, protrude 1/4" (Face Lit LED)
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3M 3603-106 BRILLIANT GREEN VINYL (closest match to PANTONE 368 C)

PAINT:
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SIDE VIEW

NOTE: ALL SIGNS OVER 12'-0" (Vertical or Horizontal)
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DATE: April 15, 2015
SKETCH: V15-1089-R1-C M
SALES: Tony Webb
ARTIST: Maria
SCALE: 3/8" = 1'-0"
VOLTAGE: 120 V
PAGE: 4 of 4

MASTER
DATE OF MASTER: MAY 4, 2015
MASTER REVISION HISTORY

MASTER SIGN OFF
MH
SALES REP

REVISION HISTORY (PRIOR TO MASTER ART):

R1 - no change this page

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.



507 Bernard Ave, Kelowna, BC

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP15-0182

EXISTING ZONING DESIGNATION: C7 - Central Business Commercial
WITHIN DEVELOPMENT PERMIT AREA: n/a

ISSUED TO: Lexlaur Properties Inc. , Bernard Development Group Inc. , & Western Interior Financial Ltd.

LOCATION OF SUBJECT SITE: 507 Bernard Ave

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	A	139	KAP36295			ODYD

SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

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

Section 6 - Specific Zone Regulations

To vary the maximum sign area rule from "fascia signs have a maximum total area of 0.8m² per lineal metre of building frontage to a maximum of 20% of the wall it is attached to (in this case would equal 3.66m²). " to "the maximum combined sign area shall be 5.02m²."

2. PERFORMANCE SECURITY:

none

4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and the manager of community planning.

Should there be any change in ownership or legal description of the property, I undertake to notify the Urban Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

6. APPROVALS:

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF _____, 2015 BY THE MANAGER OF COMMUNITY PLANNING.

Ryan Smith, Manager - Community Planning