

two additional pre-menu board signs. Staff warn applicants that all signage (in terms of scale & location) should be shown on Development Permits, however, in this case it was missed. Therefore, Staff are recommending support for this Development Variance Permit.

4.0 Proposal

4.1 Project Description

The variance is to consider two additional pre-menu board signs located in the drive-thru lanes adjacent to Building C and Building E. The signs will be mounted securely on the concrete sidewalk.

4.2 Background

An application for the original shopping centre followed the timeline outlined below:

Original Development Permit (DP14-0260)	
Application for Development Permit	Dec 23 rd 2014
Development Permit Approved	June 15 th 2015
Development Permit Issued (bonding submitted)	October 15 th 2015
Amended Development Permit (DP16-0008) To allow the Tim Hortons Drive Thru	
Application for Amended Development Permit	Jan 6 th 2016
Amended Development Permit Approved	Feb 2 nd 2016
Amended Development Permit Issued (bonding submitted)	Feb 3 rd 2016

4.3 Site Context

The site is located within the Airport Business Park. The subject property is designated Commercial and the lot is within the Permanent Growth Boundary.

Subject Property Map: 1730-1756 Pier Mac Way



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14 - Comprehensive Development Permit Area (Multiple Unit Residential, Commercial, and Industrial Design Guidelines):	
Section 17 - Signs	
17.1	Integrate signage that contributes to the overall quality and unique character of a development (e.g. coordinate proportion, materials, and colour);
17.2	Do not compromise the scale and visual qualities of a building with the size and number of signs;
17.3	Locate, size, and format signs such that they can be easily read by pedestrians.
17.4	Where signage is proposed for buildings with historical character or heritage significance (i.e. Listed on the Heritage Register, with Heritage Designation and/or located in the Abbott Street and Marshall Street Heritage Conservation Areas) that signage should use design inspiration from historical influences (e.g. non-illuminated and non-animated).

6.0 Technical Comments

No department is affected by the variance request.

7.0 Application Chronology

Date of Application Received:

December 23rd 2016

Date Public notification:

February 7th 2017

Report Prepared by:

Adam Cseke, Urban Planning Manager

Reviewed & Approved by:

Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memo dated January 19th 2017

DVP17-0005