# **REPORT TO COUNCIL**



Date:	March 7 <sup>th</sup> , 2017			Relowina	
RIM No.	0940-50				
То:	City Manager				
From:	Community Planning Department (AC)				
Application:	DVP17-0005		Owner:	0942484 BC Ltd.	
Address:	1730-1756 Pier Mac Way		Applicant:	Mission Group Commercial Ltd.	
Subject:	Development Variance Permit Application				
OCP Designation:		COMM – Commercial			
Zoning:		CD15 – Airport Business Park (Commercial)			

#### 1.0 Recommendation

THAT Council authorize the issuance of Development Variance Permit DVP17-0005 for Lot A, Section 14, Township 23, ODYD, Plan EPP47885, located on 1730-1756 Pier Mac Way, Kelowna, BC.

AND THAT the variances to the following sections of Sign Bylaw No. 8235 be granted:

Section 6 Specific Zone (Industrial and Commercial Zones)

• Increase the maximum number of free-standing signs in the CD15 – Airport Business Park zone from 3 to 5 free standing signs.

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

#### 2.0 Purpose

To review a Development Variance Permit for additional free standing signs proposed for the tenants (Tim Hortons and Dairy Queen restaurants).

#### 3.0 Community Planning

This site dimensions' result in a maximum number of three free-standing signs. The site has three freestanding signs. There are two drive-thru restaurants (Tim Hortons and Dairy Queen) and a single menu board sign was permitted per drive-thru restaurant. Those menu boards were not considered separate freestanding signs as they were shown on the original Development Permit. After issuance of the Development Permit, the restaurants have asked for an additional pre-menu board sign. Staff do consider this a minor request and understand it is a standard operation in many drive-thru restaurants. However, not showing the signs on the original Development Permit has triggered a Development Variance Permit to consider the

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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 <u>Project Description</u>

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 <u>Background</u>

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

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

#### 4.3 <u>Site Context</u>

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.o Technical Comments

No department is affected by the variance request.

# 7.0 Application Chronology

Date of Application Received: Date Public notification: December 23<sup>rd</sup> 2016 February 7<sup>th</sup> 2017

Report Prepared by:	Adam Cseke, Urban Planning Manager
Reviewed & Approved by:	Ryan Smith, Community Planning Department Manager

### Attachments:

Development Engineering Memo dated January 19<sup>th</sup> 2017 DVP17-0005