

DATE OF MEETING | December 7, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP405 – 1925 BOXWOOD ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow facia signs within the Nanaimo Parkway Buffer at 1925 Boxwood Road. |

Recommendation

That Council issue Development Variance Permit No. DVP405 to allow a maximum of 17 facia signs within the Parkway Buffer to face the Nanaimo Parkway. |

BACKGROUND

A development variance permit application, DVP405, was received from Carmague Properties Inc., to vary the provisions of the City of Nanaimo “Sign Bylaw 1987 No. 2850” (the “Sign Bylaw”) to allow facia signs within the Nanaimo Parkway Buffer at 1925 Boxwood Road. The property will contain two multi-tenant light industrial buildings, with Phase 1 approved 2018-SEP-14 (DP1045) and Phase 2 approved 2020-JUL-20 (DP1168).

Subject Property and Site Context

<i>Location</i>	The subject property is located on the west side of Boxwood Road, just north of its intersection with Dufferin Crescent.
<i>Total Lot Area</i>	1.13ha
<i>Current Zoning</i>	I2 – Light Industrial
<i>Official Community Plan (OCP)</i>	Light Industrial
<i>Future Land Use Designation</i>	

The first of two multi-tenant industrial buildings has been completed on the subject property. The surrounding neighbourhood consists primarily of light industrial buildings under development as part of the Green Rock Industrial Business Park. The rear of the property abuts the Nanaimo Parkway.

Statutory Notification has taken place prior to Council’s consideration of the variance.

DISCUSSION

Proposed Development

The subject property will contain two buildings facing an internal surface parking lot that will be accessed from Boxwood Road. The applicant is proposing fascia signage on both buildings to identify individual businesses. Signs would be uniformly placed on entry canopies above each unit at a pedestrian scale, approximately 2m to 3m above the ground. A 45-degree angled numerical indicator will act to shield the signs from the west. The signs will range in size, with the largest being 0.36m by 2.44m, allowing a maximum possible size of 0.88m².

The applicant is proposing a variance for all future signage on the property and up to a maximum of 17 signs (1 per business) are anticipated, with 11 on the south elevation of Building 1, and 6 on the north elevation of Building 2. It is possible the total numbers of signs installed will be fewer, as the buildings have been designed as flex spaces to provide opportunity for tenants to consolidate units.

Proposed Variance

Signs Facing the Nanaimo Parkway

The Sign Bylaw prohibits signage within the Parkway Buffer to face the Nanaimo Parkway. The Sign Bylaw defines a sign as “facing/faces” the Nanaimo Parkway when a straight line of 200m or less can be drawn from the sign to any point of the Nanaimo Parkway right-of-way without crossing any portion of the building to which the sign is affixed and without crossing any other public road. The entire property is within the Nanaimo Parkway Buffer and the proposed signs will be between 30m and 100m away from the Nanaimo Parkway right-of-way.

Although determined to face the Nanaimo Parkway as per the Sign Bylaw, the proposed signage will not be oriented towards the Parkway and is not expected to be visible from the Parkway given the existing landscape buffer, the existing 4m grade difference between the Parkway and the subject property, the limited height of the proposed signage above the ground, and the indicator shield on the ends of each canopy containing a sign. The proposed signage will also ensure a cohesive sign program for the two multi-tenant buildings. No negative impacts are anticipated and Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit Application No. DVP405 proposes to allow fascia signs within the Nanaimo Parkway Buffer at 1925 Boxwood Road.
- The proposed signage is not expected to be visible from the Nanaimo Parkway.
- No negative impacts are anticipated and Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site Plan
ATTACHMENT E: Proposed Sign Locations
ATTACHMENT F: Sample Sign Details
ATTACHMENT G: “Sign Bylaw 1987 No. 2850” Schedule F – Parkway Buffer
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo "SIGN BYLAW 1987 NO. 2850" is varied as follows:

1. *Section 3(26) Parkway Signage* – to allow up to a maximum of 17 facia signs to face the Nanaimo Parkway.

CONDITIONS OF PERMIT

1. The proposed signs shall be located generally as shown on the Site Plan received 2020-JUL-14 as shown in Attachment D.
2. The proposed signs shall be located generally in accordance with the Proposed Sign Locations received 2020-JUL-14 as shown in Attachment E.
3. The proposed signs will include numerical indicators generally as illustrated on the Sample Sign Details prepared by Urban Sign Inc., dated 2020-JAN-29 as shown in Attachment F.
4. The maximum size of any facia sign facing the Nanaimo Parkway shall not exceed 0.88m².
5. The proposed facia signs shall not be backlit or illuminated by any artificial light source located behind the front face of the sign.

ATTACHMENT B CONTEXT MAP

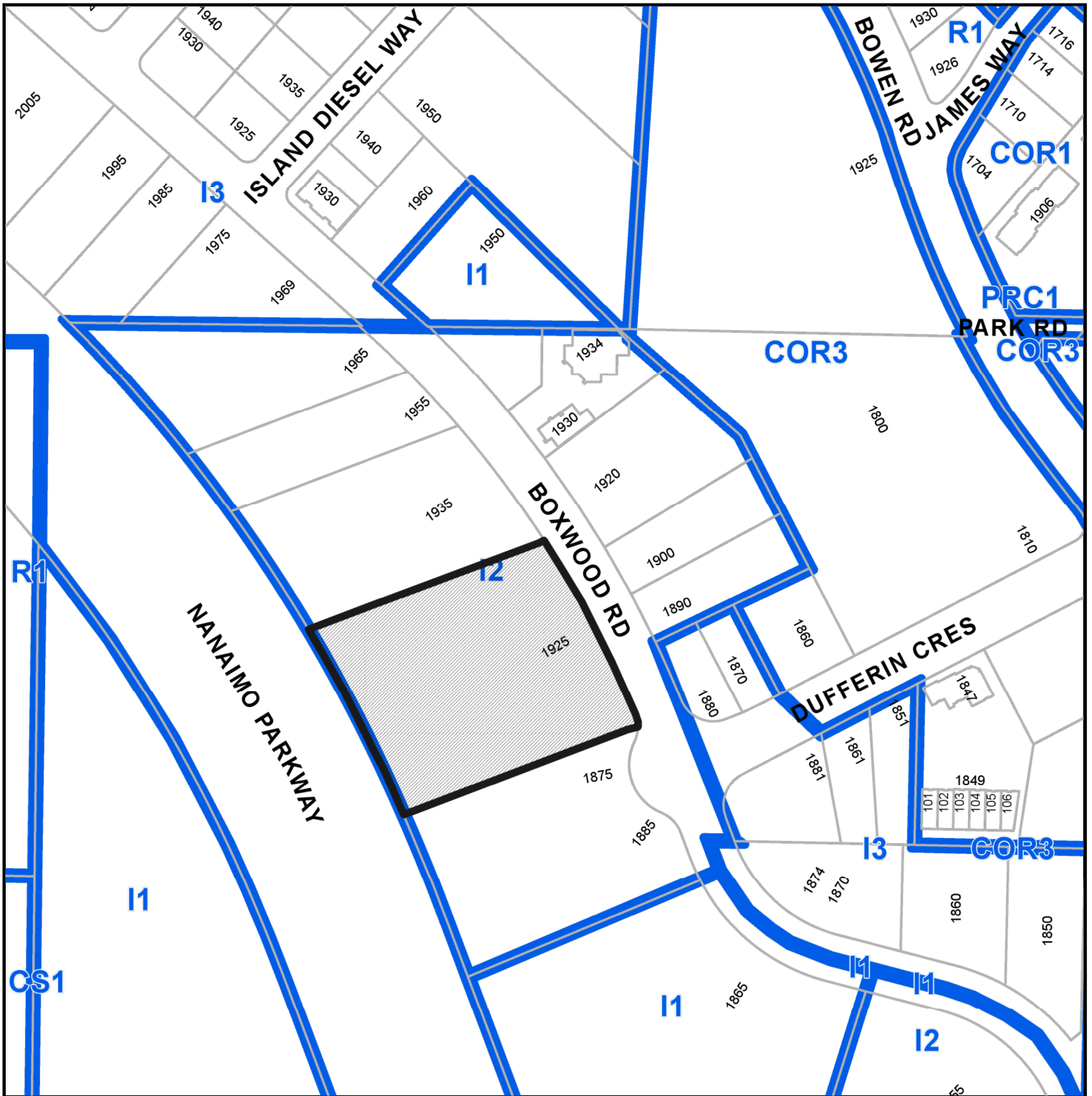


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1925 BOXWOOD ROAD

ATTACHMENT C LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00405



Subject Property

CIVIC: 1925 BOXWOOD ROAD

LEGAL: LOT A, SECTION 15, RANGES 7 & 8, MOUNTAIN DISTRICT, PLAN
EPP78767

ATTACHMENT D SITE PLAN

LOT A, SECT 10

Municipal Address
1025 Rowwood
Nanaimo, B.C.

SITE DATA

Site Area :

Site coverage :

Phase 1
Building Area:

Gross Man Ft.

Phase 2
Building Area:

Floor Area Gro

Phase 1 & 2 co

Phase 1 & 2 co

Parking Calcs

(Based on auto

Service/repair 1

2118

100

Accessory Off

561

22

Accessory Rat

436

20

a total of

100

100

100

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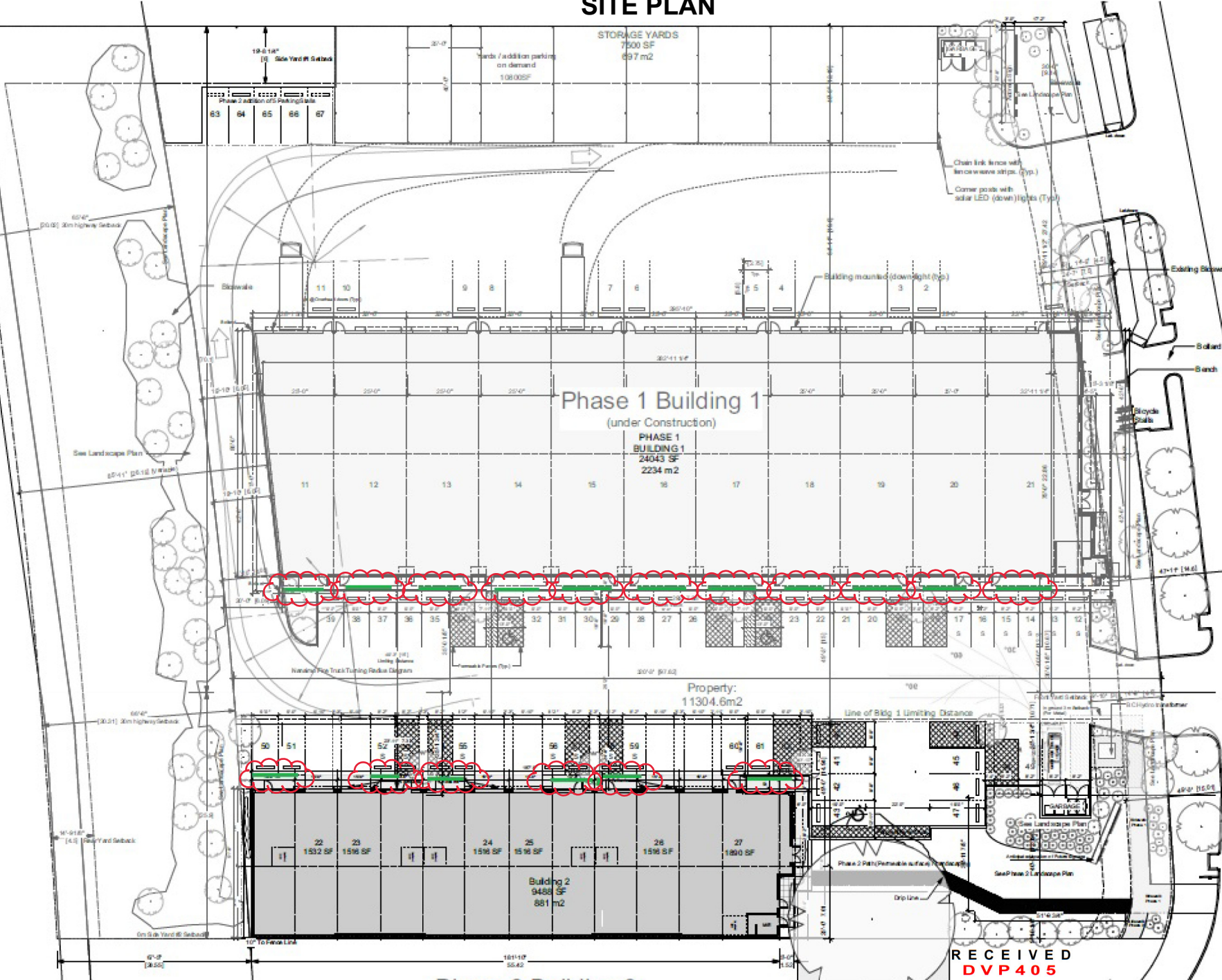
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RECEIVED
DVP 405
2020-JUL-14

Current Planning | Site Plan

Proposed Sign Locations

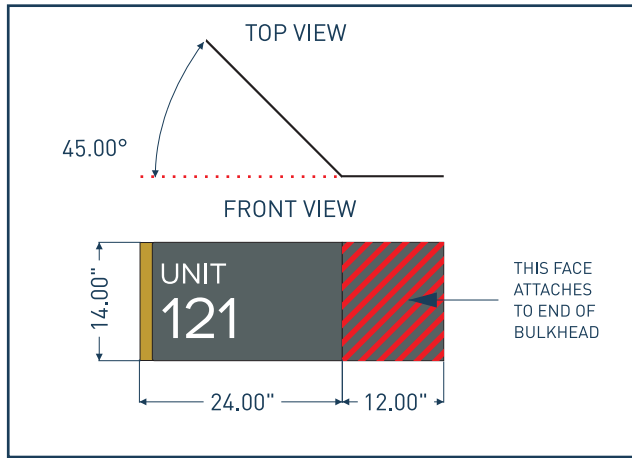
ATTACHMENT E PROPOSED SIGN LOCATIONS

Signs would be uniformly placed above the eyebrow roofs at each entrance to the tenant space. The 45-degree angle numerical indicator would shield the view from the west. Due to the low profile and building placements the signs would not be visible to the west from the parkway.



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DVP 406
2020-JUL-14
Current Planning

BULKHEAD SIGNAGE



CONSTRUCTED FROM BENT 1/8" ALUMINUM, PAINTED TO MATCH BULKHEAD. WHITE A9 VINYL TEXT.



ATTACHMENT F SAMPLE SIGN DETAILS



RECEIVED
DVP405
2020-AUG-21
Current Planning



P 250.708.0220 E sales@urbansign.ca
www.urbansign.ca



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Group Denux
1925 Boxwood, Nanaimo
Oakwood Business Park Phase 2
January 29, 2020
Groupe Denux/Oakwood Business Park
Oakwood Business Park PHASE 2

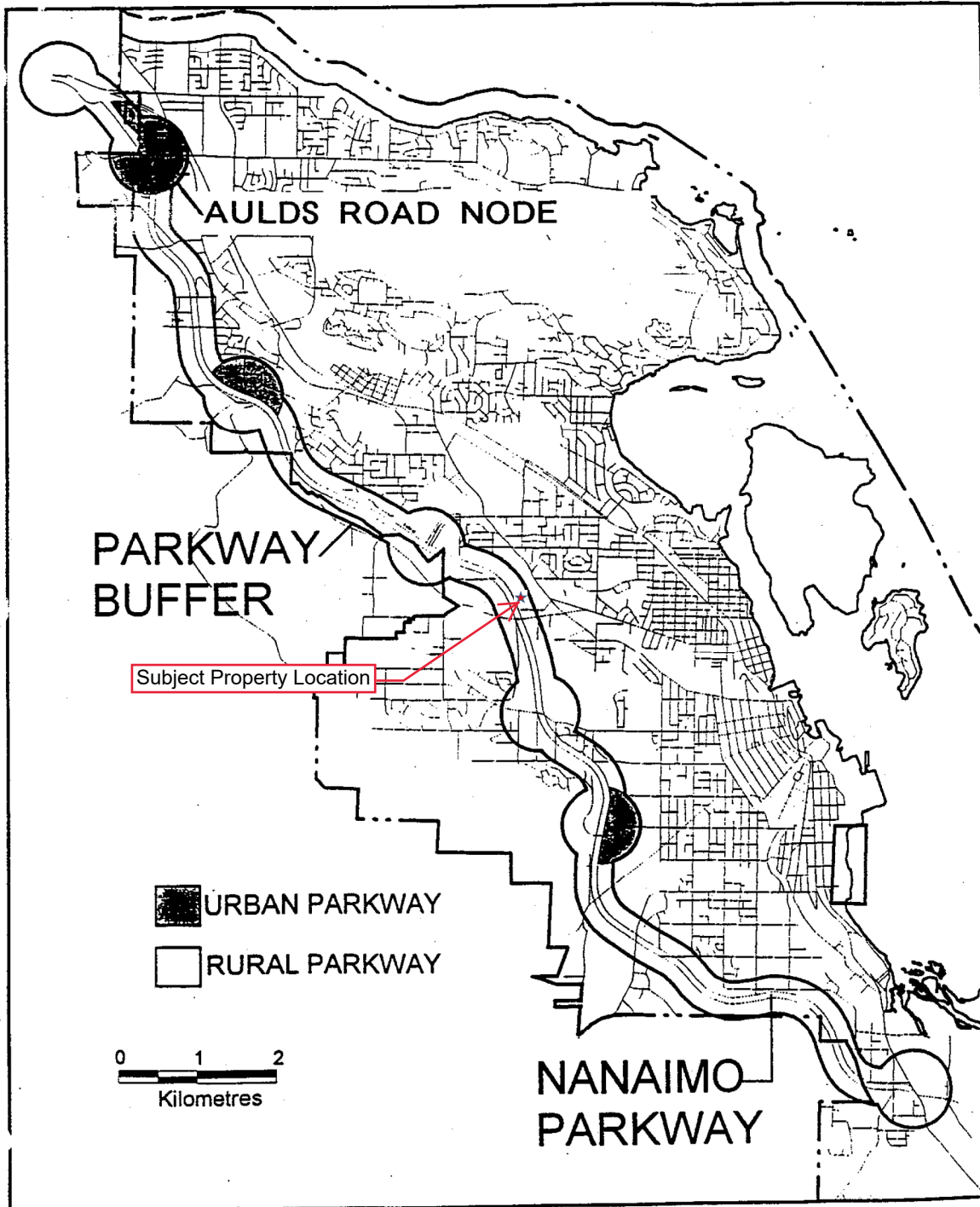
Artwork Setup - Dots = 15mins each
Production Setup
Designer: RLA Salesperson: JF

WO#	0402	INSTALL DATE:	Date
<p>PRODUCTION APPROVAL: Signature here _____</p>			

ATTACHMENT G
"SIGN BYLAW 1987 NO. 2850"
Schedule F - Parkway Buffer

Schedule F


BYLAW 5398



**ATTACHMENT H
AERIAL PHOTO**



DEVELOPMENT VARIANCE PERMIT NO. DVP00405

 1925 BOXWOOD ROAD