

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 0.88m<sup>2</sup>.

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