

DATE OF MEETING | December 7, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP408 – 1955 BOXWOOD ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow a freestanding sign within the Nanaimo Parkway Buffer at 1955 Boxwood Road. |

Recommendation

That Council issue Development Variance Permit No. DVP408 to allow a freestanding sign within the Nanaimo Parkway Buffer. |

BACKGROUND

A development variance permit application, DVP408, was received from VI Granite & Quartz Countertops Ltd. to vary the provisions of the City of Nanaimo “Sign Bylaw 1987 No. 2850” (the “Sign Bylaw”) to allow a freestanding sign within the Nanaimo Parkway Buffer at 1955 Boxwood Road. The subject property includes an industrial building approved by Council on 2019-MAR-21 (DP1125) containing a warehouse with accessory showroom and office, and a caretaker’s suite.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the west side of Boxwood Road between Island Diesel Way and Dufferin Crescent.
<i>Total Lot Area</i>	3,551m ²
<i>Current Zoning</i>	I2 – Light Industrial
<i>Official Community Plan (OCP)</i>	Light Industrial
<i>Future Land Use Designation</i>	

The subject property contains the VI Granite building on the east side of the lot facing Boxwood Road, with surface parking on the north side and outdoor storage to the rear. The west side of the property contains a 20m-wide vegetated character protection zone adjacent to the Nanaimo Parkway. The surrounding neighbourhood consists primarily of light industrial buildings under development as part of the Green Rock Industrial Business Park.

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

DISCUSSION

Proposed Development

The applicant is proposing to install a freestanding monument sign approximately 2.6m away from the east property line facing Boxwood Road. The proposed sign is a stone slab 1.6m tall by 2.9m wide and will identify the business on site. The sign will be ground-oriented and incorporated with the existing onsite landscaping that was approved through DP1125.

Proposed Variance

Freestanding Signs

The Sign Bylaw does not allow freestanding signs within the 200m-wide Nanaimo Parkway Buffer on lands designated Rural Parkway as per ‘Schedule F’ of the Sign Bylaw. The entire subject property is within the Nanaimo Parkway Buffer. The intent of the Sign Bylaw is to limit freestanding signs in the Rural Parkway lands to reduce signage visibility from the Nanaimo Parkway.

While located in the Rural Parkway lands designated in the Sign Bylaw, the proposed freestanding sign at 1955 Boxwood Road will be approximately 100m away from the Nanaimo Parkway and will not be visible from the Parkway. The existing building and landscape buffer will screen the sign from view from the Parkway, and the sign will be oriented to face away from the Parkway to provide visibility along Boxwood Road near the site entrance. The use of stone material will complement the business use. No negative impacts are anticipated and Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit Application No. DVP408 proposes to allow a freestanding sign within the Nanaimo Parkway Buffer at 1955 Boxwood Road.
- The proposed signage will not 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 Survey
ATTACHMENT E: Proposed Freestanding Sign Dimensions
ATTACHMENT F: Proposed Sign Location
ATTACHMENT G: Site Plan
ATTACHMENT H: "Sign Bylaw 1987 No. 2850" Schedule F – Parkway Buffer
ATTACHMENT I: Aerial Photo

Submitted by:

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