



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Legislation Text

File #: 20-048, Version: 1

REQUEST FOR DECISION

DATE: January 28, 2020

Report No. DEV-20-008

TO: Laurie Hurst, Chief Administrative Officer

FROM: Karen Hay, Planner and Bill Brown, Director of Development Service

SUBJECT:

Development Permit and Development Variance Permit (signage) - 429 Lampson Street

RECOMMENDATION:

That Council resolves that Development Permit No. DP000131 [Appendix A of staff report DEV-20-008] authorizing a large Real Estate sign at the Oakwoods [English Inn] site, consistent with the B.C. Land Surveyor's Building Location Certificate prepared by J.E. Anderson and Associates, and the photo and drawing provided by the applicant, both stamped 'Received December 5, 2019', be approved, and staff be directed to issue the permit, and register the notice on the title of the property located at 429 Lampson Street [PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]; and

That Council resolves that Development Variance Permit No. DVP00096 [Appendix B of staff report DEV-20-008] authorizing a large Real Estate sign at the Oakwoods [English Inn] site consistent with the B.C. Land Surveyor's Building Location Certificate prepared by J.E. Anderson and Associates, and the photo and drawing provided by the applicant, both stamped 'Received December 5, 2019', and including the following relaxations to Sign Regulations Bylaw, 1996, No. 2252, be approved, and staff be directed to issue the permit and register the notice on the title of the property located at 429 Lampson Street [PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]:

Vary Section 9.13.3 'Sign Area and Dimensions' for a 'Real Estate Sign': To allow a sign with a maximum sign area of 20.5 square metres; an increase in the maximum sign area permitted for a Real Estate Sign, advertising the sale of a portion of the property, from 1.5 square metres to 20.5 square metres, for a variance of 19 square metres.

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922

Zoning Bylaw, 1992, No. 2050

Sign Regulation Bylaw, 1996, No. 2252

Development Application Procedures and Fees Bylaw, 2012, No. 2791

Advisory Planning Commission Bylaw, 2012, No. 2792

STRATEGIC RELEVANCE:

This Request for Decision does not directly relate to a specific strategic objective.

BACKGROUND:

Appendix A: DP000131

Appendix B: DVP00096

Appendix C: Air Photo, Excerpt from Sign Regulation Bylaw, Mail Notice

Appendix D: BCLS Project Site Plan, Drawings and Photos

Appendix E: Public Comment

Purpose of the Application

The applicant is proposing to install one large Real Estate Sign at the 429 Lampson Street property that is being redeveloped with new multiple family residential housing units. Due to the property being in several Development Permit Areas, a development permit is required. Also, due to the sign not meeting the regulations within the Sign Regulations Bylaw, a development variance permit is required before a building (sign) permit can be issued.

Context

Applicant: Stephen Duke, Aragon (Lampson) Properties Ltd.

Owner: Aragon (Lampson) Properties Ltd., BC863902

Architect: Andrea Scott, Scott Lovick Architecture

Existing Land Use: Tourist Accommodation and Multiple Family Residential (under construction).

Surrounding Land Uses:

North: Multiple Family Residential, Single Family Residential, and Two Family Residential

South: Single Family Residential, Two Family Residential, and Bed and Breakfast

West: Single Family Residential and Two Family Residential

East: Department of National Defense (Work Point)

Existing Zoning: Comprehensive Development District No. 84 [CD-84]

OCP Designation: English Inn

Development Variance Permit - Sign Regulations

The Esquimalt Sign Regulation Bylaw defines a Real Estate Sign as 'a sign which offers property for sale, lease or rent'. An excerpt from the bylaw is supplied in Appendix 'C', providing the regulations for Real Estate Signs. The proposed sign complies with the regulations, except for the restriction on Sign Area and Dimensions (size). The proposed sign measures 2.43 metres (96") by 7.47 metres (294"), for a total area of 18.15 square metres. The bylaw restricts a Real Estate Sign for the sale of a portion of the property to 1.5 square metres. The sign is proposed to be located 0.4 metres inside the western property boundary, in front of the English Inn (Rosemeade House) building.

Development Permit Guidelines

The property is within the following Development Permit Areas:

- Development Permit Area No.1 - Natural Environment
- Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8 - Water Conservation
- Development Permit Area No. 9 - English Inn

The guidelines of these Development Permit Areas are contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922.

The following is a list of Official Community Plan guidelines to consider in evaluating this application.

OCP Section 18 Development Permit Area No. 1 - Natural Environment

No applicable guidelines as the proposal is for a temporary [Real Estate] sign with no changes to the natural environment.

OCP Section 24 Development Permit Area No. 7 - Energy Conservation & Greenhouse Gas Reduction

24.5.5 Special Features

- Select local regionally manufactured building products whenever possible to reduce transportation costs.
- Choose materials that have a high likelihood of reuse or recycling at the end of life.

OCP Section 25 Development Permit Area No. 8 - Water Conservation

No applicable guidelines, as the proposal is for a temporary [Real Estate]sign where there are no changes to the landscaping.

Development Permit Area No. 9 - English Inn

No applicable guidelines, as the proposal is for a temporary [Real Estate] sign where there are no changes to the landscaping.

ISSUES:

1. Rationale for Selected Option

Although the proposed sign is large compared to most of the Real Estate Signs we see displayed in Esquimalt, it does align with the construction fencing that currently extends across the front of the property. Council may; propose an alternate size for the sign, adjust its intended location, and further limit the permitted height above ground level to less than the 3.5 metres permitted by the Sign Regulation Bylaw.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

This Request for Decision represents minimal sustainability and environmental implications.

5. Communication & Engagement

As this application includes a Development Variance Permit, notices were mailed to owners and occupiers of parcels within 50 metres [164 ft.] of the subject property. Notices were mailed on January 20, 2020, indicating that Council would be considering the requested Development Variance Permit on February 3, 2020. To date, the Development Services Department has received two [2] comments as a result of these notifications, attached as Appendix 'E'.

ALTERNATIVES:

1. That Council resolves that Development Permit No. DP000131 [Appendix A] and Development Variance Permit No. DVP00096 [Appendix B] be approved, and staff be directed to issue the permits and register the notices on the title of the property located at 429 Lampson Street.
2. That Council resolves that Development Permit No. DP000131 [Appendix A], be updated as directed, and that Development Variance Permit No. DVP00096 [Appendix B] be approved with conditions, and staff be directed to issue the permits and register the notices on the title of the property located at 429 Lampson Street.
3. That Council not approve Development Permit No. DP000103 [Appendix A] and Development Variance Permit No. DVP00079 [Appendix B] with reasons.