

<u>COUNCIL AGENDA</u>	
Date: _____	Item: _____



DISTRICT OF WEST VANCOUVER  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	November 18, 2016
From:	Lisa Berg, Senior Community Planner
Subject:	Temporary Use Permit for Sewell's Presentation Centre
File:	1010-20-16-034

### RECOMMENDATION

THAT Temporary Use Permit No. 16-034 regarding 1502 Marine Drive to allow for the temporary use of signage associated with the Sewell's Presentation Centre, as described in the report dated November 18, 2016 regarding Temporary Use Permit Application No. 16-034 (1502 Marine Drive), be considered at the January 23, 2017 Council meeting; and that notice be given of consideration of the proposed temporary use permit.

#### 1.0 Purpose

To provide Council with information regarding proposed Temporary Use Permit No. 16-034 for 1502 Marine Drive (see **Appendix A – Context Map**). The application is to authorize the Sewell's Presentation Centre signage.

#### 2.0 Legislation/Bylaw/Policy

##### Legislation

The following sections of the *Local Government Act* (LGA) apply:

- Section 493: temporary use permits; and
- Section 494: public notification requirements.

##### Bylaws

The site is zoned AC1 (Ambleside Centre Zone 1) pursuant to the Zoning Bylaw. The Zoning Bylaw also establishes the framework for the consideration of temporary use permits.

The Development Procedures Bylaw requires that all owners and occupiers of property within 50 metres of the lands subject to the temporary use permit be notified of the application.

A Development Permit is not required for signage as no new buildings or structures are proposed. Signage may be considered separately under the Sign Bylaw.

#### 3.0 Background

##### 3.1 Previous Decisions – None.

### 3.2 History

On October 24, 2016 Council approved the Sewell's Landing development project in Horseshoe Bay. The project will see the comprehensive redevelopment of the upland portion of Sewell's Marina involving six buildings comprised of mixed commercial and residential uses. For clarity, while the development is in Horseshoe Bay, the presentation centre for the project is located in Ambleside at 1502 Marine Drive.

## 4.0 Analysis

### 4.1 Discussion

#### Site Context and Features

The site is located within the core of the Ambleside Village Centre that is bounded by Marine Drive to the north, Ambleside Lane to the south, 15<sup>th</sup> street to the east and a commercial property to the west.

The property is developed with a one-storey commercial building and attributes of the site include: a highly visible street-front location; established surrounding commercial businesses and office spaces; located on a main public transit route; and has rear-lane access with a parking lot.

#### The Proposal

The applicant has applied for a Temporary Use Permit (TUP) to authorize signage for their presentation centre (see Figure 1). A TUP is required as the majority of the types and sizes of the signage installed do not comply with the Sign Bylaw. The TUP would serve to authorize the installed signage.



Figure 1: Sewell's Presentation Centre at 1502 Marine Drive

A variety of signage is proposed for the property including advertisement and directional signage. An analysis of the signage proposed is included in **Appendix B**.

#### Proposed Temporary Use Permit (TUP)

The proposed TUP, if approved, would authorize the signage on a temporary basis only. The applicant has applied for a three-year permit (the maximum term permitted). They have leased the building for a one-year period with options to renew for up to an additional two years.

The permit may be considered for one renewal under the LGA. Prior to expiry of the permit, the applicant would be required to comply with the Sign Bylaw by removing all signage not approved by a sign permit. Further, a security would be posted to ensure that the terms of the permit are met.

The proposed TUP is attached as **Appendix C**.

4.2 Sustainability – Not applicable.

4.3 Public Engagement and Outreach

Owners and occupants of property located within 50 metres of the lands subject to the temporary use permit will be notified of the application in accordance with District procedures. In addition, the applicant will be required to hold a Development Application Information Meeting prior to Council considering the application.

4.4 Other Communication, Consultation, and Research – Not applicable.

## **5.0 Options**

5.1 Recommended Option

At the time of consideration of this report, Council may set the date for consideration of the application.

This is the recommended option as staff would then notify the public of the application in accordance with District procedures.

5.2 Considered Options

- a) set the date for consideration of the application;
- b) set the date for consideration of the application and request that additional information (to be specified) be provided and available to assist in consideration of the application;
- c) defer further consideration pending receipt of additional information; or
- d) reject the proposal.

These options are presented should Council wish to set the date for considering the application, request additional information, defer consideration, or reject the proposal.

## 6.0 Conclusion

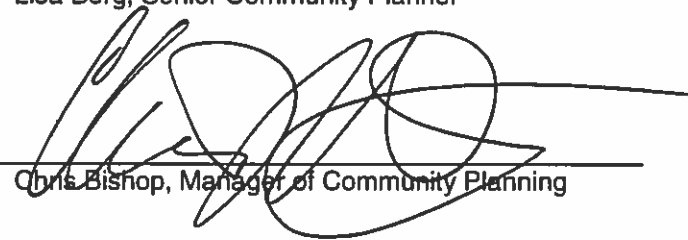
Subject to public input, staff recommends that the Temporary Use Permit for the Sewell's Presentation Centre be approved as it will promote sales of the Sewell's Landing project, largely to a local market.

Author:



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Lisa Berg, Senior Community Planner

Concurrence

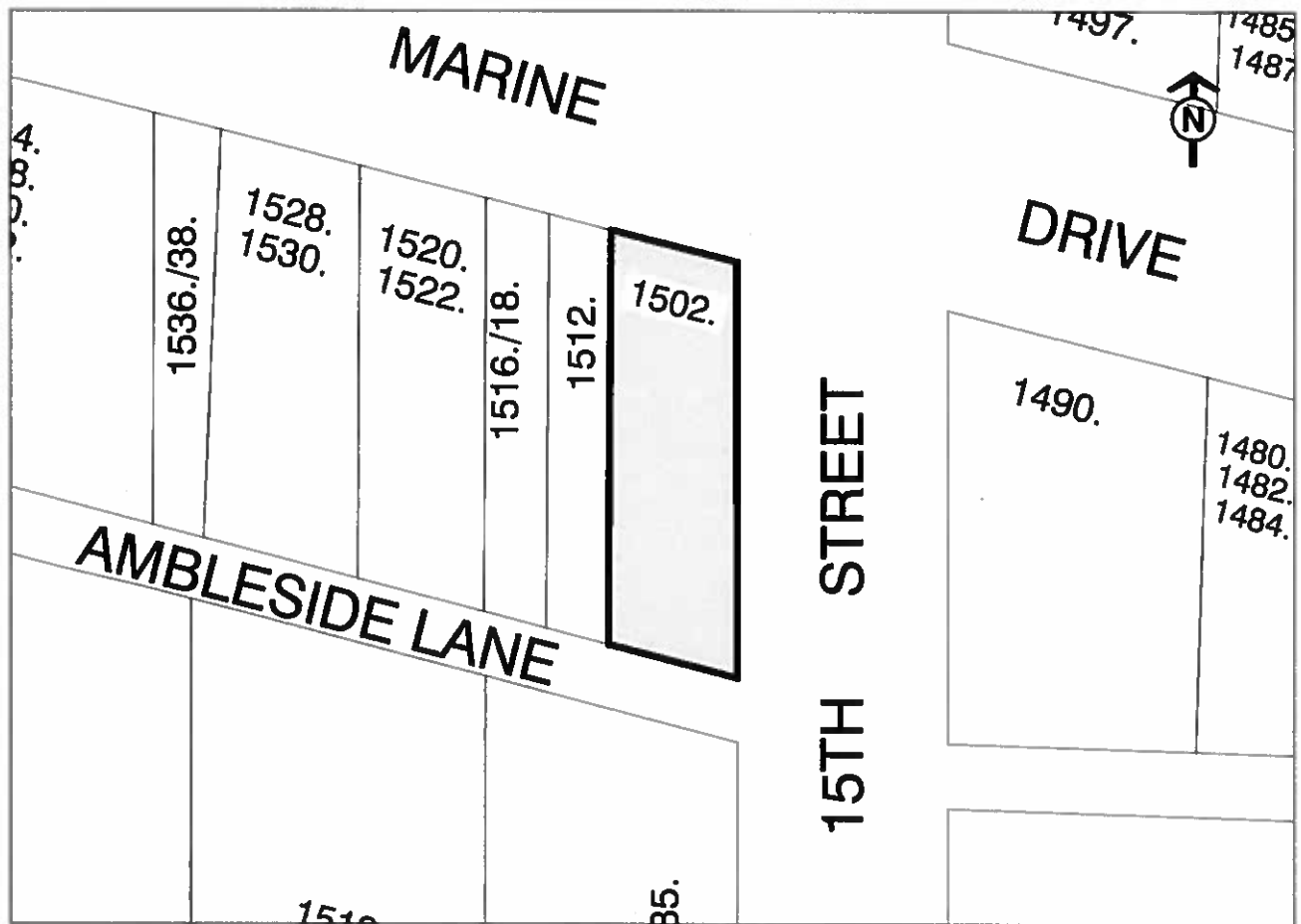


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Chris Bishop, Manager of Community Planning

### Appendices:

- A. Context Map
- B. Proposed Signage Analysis
- C. Proposed Temporary Use Permit No. 16-034

**APPENDIX A**  
**Context Map**



## APPENDIX B

### *Proposed Signage Analysis*

Sign Type	Proposed Sign Particulars	Sign Bylaw	Analysis
Front Facia <sup>1</sup>	285" w x 175" h (7.2 m x 4.5 m = 32.4 sq m/348.8 sq ft) Style: window panels internally suspended	Facia signs double fronting site: <ul style="list-style-type: none"> <li>Maximum: 3 sq m (32.26 sq ft)</li> <li>Proposed: 34.4 sq m (348.8 sq ft)</li> </ul> Conclusion: exceeds maximum area	Requires approval
	123" w x 25" h (3.1 m x 0.6 m = 2.0 sq m/21.5 sq ft) Style: 'Horseshoe Bay' illuminated exterior sign	Facia signs double fronting site: <ul style="list-style-type: none"> <li>Maximum: 3 sq m (32.26 sq ft)</li> <li>Proposed: 2 sq m (21.5 sq ft)</li> </ul> Conclusion: complies	Permitted
East Facia	287.5" w x 231" h (7.3 m x 5.9 m = 43.1 sq m/463.6 sq ft) Style: window film	Facia signs double fronting site: <ul style="list-style-type: none"> <li>Maximum: 3 sq m (32.29 sq ft)</li> <li>Proposed: 43.1 sq m (463.6 sq ft)</li> </ul> Conclusion: exceeds maximum area	Requires approval
Parking	12" h x 18" h (0.3 m x 0.46 m = 0.14 sq m/1.5 sq ft) Style: 4 signs on freestanding poles	Parking Space Signage: <ul style="list-style-type: none"> <li>Maximum: 0.4 sq m (4.3 sq ft)</li> <li>Proposed: 0.14 sq m (1.5 sq ft)</li> </ul> Conclusion: complies	Permitted
Fence	720 ½" w x 56" h 18.3 m x 1.4 m = 25.6 sq m/275.8 sq ft Style: 10 separate panels of 1.8 m x 1.4 m displaying alternating advertising and imagery	Fence signage not permitted Area Proposed: 25.6 sq m (275.8 sq ft) Conclusion: not permitted	Requires Approval
Directional	5' w x 3' h 1.5 m x 0.9 m = 1.35 sq m (14.5 sq ft) Style: imagery and directional mounted on rear of building	Permitted at rear: <ul style="list-style-type: none"> <li>Max Area: 0.4 sq m (4.3 sq ft)</li> <li>Proposed: 1.4 sq m (15 sq ft)</li> </ul> Conclusion: exceeds maximum area	Requires Approval
Sandwich Boards	24" w x 32" h Style: 3 separate double-sided sandwich boards displaying advertising, imagery and real estate	Sandwich boards not permitted. Conclusion: not permitted	Requires Approval

<sup>1</sup> Existing facia signage for separate business approved under a Sign Permit and is not included as part of this TUP.



## District of West Vancouver Temporary Use Permit No. 16-034

**Current Owner:** 0831295 B.C. LTD.

This Temporary Use Permit applies to:

**Civic Address:** 1502 MARINE DRIVE

**Legal Description:** 011-115-386  
LOT 14 BLOCK 3 DISTRICT LOT 237 PLAN 5612

(the 'Lands')

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### 1.0 This Temporary Use Permit:

- (a) Permits the use of the Lands for the purposes of signage associated with the Sewell's Landing Presentation Centre (the "Temporary Use") pursuant to s. 493 of the *Local Government Act* and Zoning Bylaw No. 4662, 2010, subject to the conditions set out in this Permit; and
- (b) Requires compliance with all of the Bylaws of the District applicable to the Lands.

### 2.0 The following conditions shall apply to the Temporary Use of the Lands:

- (a) No buildings or structures may be constructed on the Lands for the purpose of the Temporary Use, unless they are done so in compliance with the Zoning Bylaw.
- (b) The specifications of the Temporary Use for all signage that is not in compliance with the Sign Bylaw for the Sewell's Landing Presentation Centre takes place in accordance with the attached Schedule A.

### 3.0 Expiry of Permit

- (a) This permit expires, and the Temporary Use is no longer permitted, 3 years from the date of issuance of this Permit, unless this Permit is renewed pursuant to s. 497 of the *Local Government Act*, in which case this Permit shall expire on the date specified in the renewal of the permit on or before the date that this Permit expires:
  - i. The Temporary Use must be discontinued from the Lands;
  - ii. The Temporary Use shall be decommissioned and all signage that does not comply with the Sign Bylaw shall be removed;

#### **4.0 Security of the Permit**

- (a) Prior to the issuance of this Permit, security for the due and proper completion and the removal of the Temporary Use of the lands shall be provided in the amount of \$2,500.00 (the "Security Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- (b) In the event that the Temporary Use is not removed, or the Works as provided for in section 2.0 are not completed as provided for in this Permit, the District may, at its option, retain the Security Deposit, or enter upon, carry out and complete the removal of the Temporary Use so as to satisfy the terms of the Temporary Use Permit, and may recover the costs of doing so from the security deposited, including an additional 10% of the cost of the work to offset the District's costs in administering and enforcing the terms of the Permit.

#### **5.0 Runs with the Land**

The terms of this Permit are binding on all persons who acquire an interest in the Lands.

#### **6.0 Lapse of Permit**

This Temporary Use Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION  
PASSED ON \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

#### **UNDERTAKING TO REMOVE AND RESTORE**

The undersigned, being the Permittee identified in this Temporary Use Permit, solemnly undertakes to remove the Temporary Use described in section 2.0 of this Permit from the Lands, and to restore the Lands subject to the Temporary Use in accordance with this Permit. The undersigned acknowledges that, if the Temporary Use is not removed or the Lands not restored in accordance with this undertaking to the satisfaction of the District, the District by its own forces or those of a contractor may, on two business days' notice given by posting the notice on the Temporary Use, enter on the Lands, remove the Temporary Use, and restore the Lands to the condition specified in this Permit.



The undersigned acknowledges that the District may at its discretion apply the security deposit described in section 4.0 of this Permit to the actual cost of the work, plus 10% of the cost of the work to offset the District's costs in administering and enforcing the terms of the Permit.

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Owner: Print Name above

\_\_\_\_\_  
Date

**FOR THE PURPOSES OF SECTIONS 3.0 and 6.0, THIS PERMIT IS ISSUED ON \_\_\_\_\_.**

Schedule:

A – Sign Package

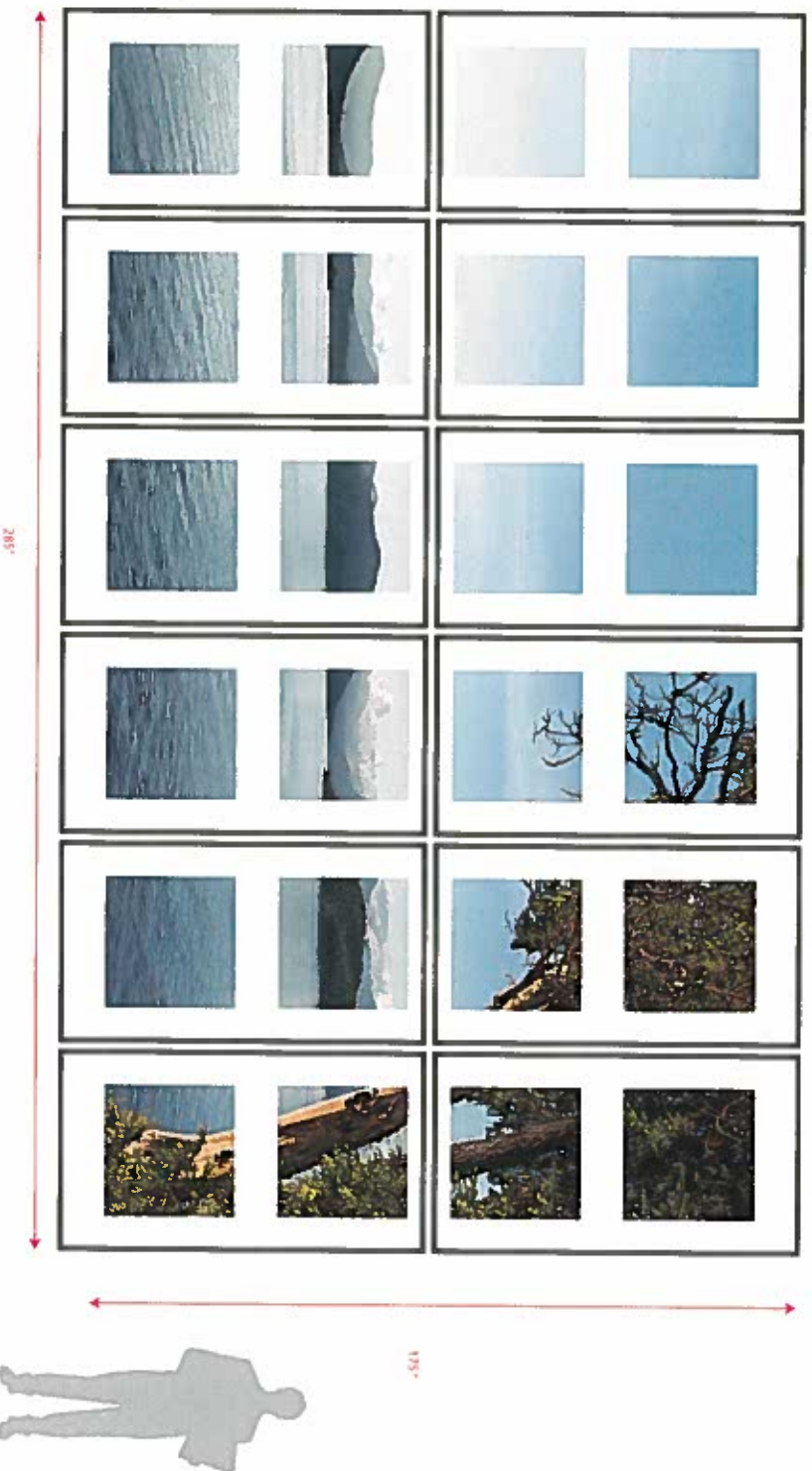
Horseshoe Bay Gallery  
Front Wall Signage

123" wide, 25" high  
Carved Lettering

# HORSESHOE BAY

TUP 16 034  
SCHEDULE A  
PAGE 1 OF 8  
FRONT FACIA SIGNS



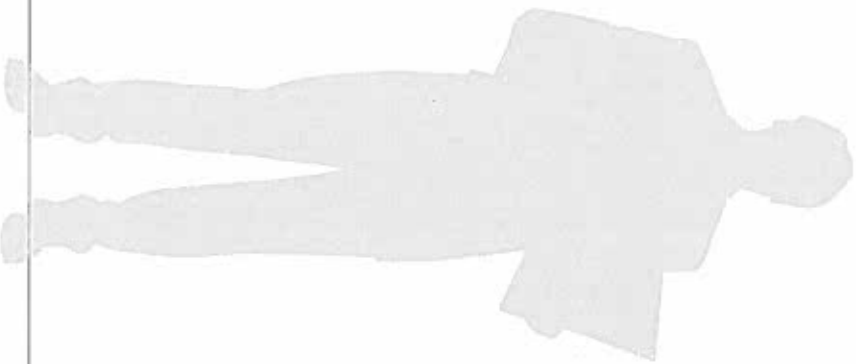






**Horseshoe Bay Gallery  
Visitor Parking Signage**

12" w x 18" h  
Quantity: 4 signs  
0.08' Aluminum with 1/2" radius corner + opaque  
self adhesive vinyl + anti graffiti overlaminate





**Horseshoe Bay Gallery  
Parking Fence Signage**

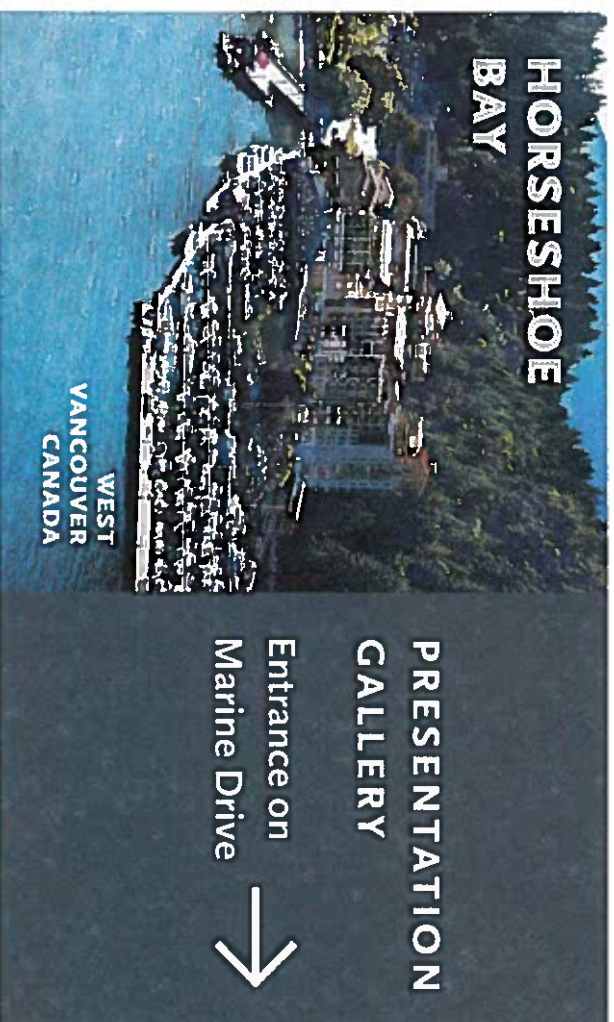
720-1/2" wide, 56" high  
1/2" white Crezone + opaque self adhesive vinyl +  
anti graffiti overlaminate

TUP 16 034  
SCHEDULE A  
PAGE 6 OF 8  
FENCE SIGNS



Horseshoe Bay Gallery  
Parking Directional Signage

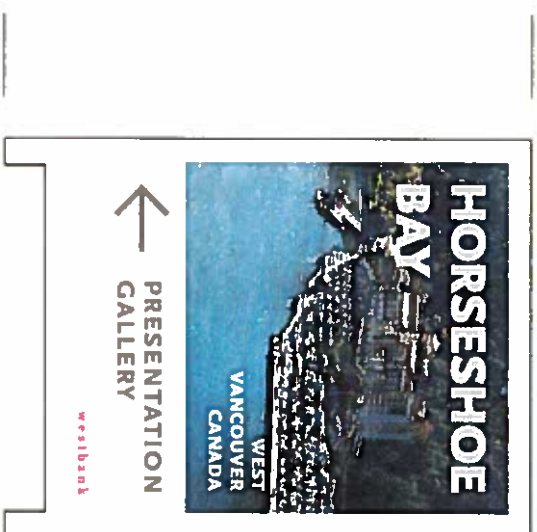
5' w x 3' h  
3mm white Alupanel + opaque white self  
adhesive vinyl + anti-graffiti overlaminat



TUP 16 034  
SCHEDULE A  
PAGE 7 OF 8  
DIRECTIONAL SIGN



A board 1:  
Front Side



Back Side

