

DATE OF MEETING | November 4, 2019 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING SECTION |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1164 – 560 THIRD STREET** |

OVERVIEW

Purpose of Report

To present for Council’s consideration, an amendment to Development Permit No. DP1126 to reduce the required number of parking spaces for a mixed-use development at 560 Third Street. |

Recommendation

That Council issue Development Permit No. DP1164 at 560 Third Street to vary the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” to reduce the required number of parking spaces from 216 to 188. |

BACKGROUND

A development permit application, DP1164, was received from Third Street Nanaimo Holdings Ltd., to amend the previously issued DP1126 and vary the provisions of the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) in order to reduce the required amount of parking for a mixed-use development.

Development Permit No. DP1126, for a mixed residential and commercial project, was previously approved by Council on 2019-JUL-08. The development consists of two 4-storey buildings with a total of 181 residential rental units and a ground-level commercial space of 551m² in one of the two buildings. This development was approved with a variance to allow a shared parking reduction for 188 parking spaces. A shared parking reduction is an option available to mixed-use developments where 80% of the parking provided is unassigned and accessible to both residential and commercial users. Upon further analysis, the applicant has determined that providing unassigned parking is not desirable for this project, so they can no longer utilize the shared parking reduction. Instead, an amendment to the development permit is required to vary the number of required parking spaces to reflect what was previously approved through DP1126.

Subject Property and Site Context

<i>Zoning</i>	COR2 – Mixed Use Corridor
<i>Location</i>	The subject property is bounded by Third Street to the south, Lambert Street to the west, and Howard Avenue to the east.
<i>Total Lot Area</i>	1.26ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Designation - Corridor

The property is surrounded by residential uses, including single residential dwellings to the north and west, and townhouses across Howard Avenue to the east. To the south, on the other side of Third Street, are single residential dwellings and a new development under construction at 525 Third Street containing student housing, multi-family units / townhouses, and ground-level commercial units along Third Street.

DISCUSSION

The mixed-use development will include 188 parking spaces, with 170 spaces allocated for residential use (including visitor parking) and 18 spaces allocated for commercial use. The commercial parking spaces will be nearest to the commercial retail unit.

Proposed Variance

The Parking Bylaw requires a minimum of 216 parking spaces for the proposed development. The proposed number of parking spaces is 188; a variance of 28 spaces.

The applicant is proposing to provide the same number of parking spaces as previously approved, but is requesting an amendment to the development permit to vary the required number of parking spaces instead of utilizing a shared parking reduction. With the parking now proposed to be fully assigned to commercial and residential units rather than 80% unassigned shared commercial and residential parking, the development is no longer eligible for a shared parking reduction.

The City of Nanaimo Policy for Consideration of a Parking Variance (the “Parking Variance Policy”), which was endorsed by Council in 2018, outlines considerations for the evaluation of a parking variance, such as location criteria and proximity to a mobility hub and transit services. The applicant has provided rationale demonstrating how they can address these considerations. Some of the rationale points include:

- Of the 181 residential units proposed, 155 will be micro-suites, studio suites, or one-bedroom suites. Given the proximity of the site to Vancouver Island University and the nature of purpose-built rental developments, the applicant anticipates many of the future tenants will be university students and that there will be a lower level of vehicle ownership and parking demand.
- By providing assigned parking, residents with vehicles will not need to search for an available parking stall each time they arrive.
- Increasing the amount of surface parking on the site would reduce the landscape buffer and transition to neighbouring properties to the north. This landscape buffer is proposed to include fruit trees, as encouraged by the Harewood Neighbourhood Plan.
- New on-street parking will be constructed on Third Street as part of this development, providing additional parking options for the commercial use immediately adjacent to the site.
- The subject property is located within the Corridor future land-use designation of the OCP and is located within a 600m buffer of the VIU mobility hub identified by the Nanaimo Transportation Master Plan. Public transit stops are located along Third Street and Howard Avenue, near the site.

As there is no change to the amount of parking as previously approved, and given the access to transit, proximity to Vancouver Island University, and the small size of the majority of units, no negative impacts are anticipated. Staff support the proposed development permit amendment.

SUMMARY POINTS

- Development Permit Application No. DP1164 proposes to amend previously issued DP1126 to vary the “Off-Street Parking Regulations Bylaw 2018 No. 7266” to reduce the required number of parking spaces from 216 to 188 for a mixed-use development at 560 Third Street.
- The applicant is proposing to provide the same number of parking spaces as previously approved, but is requesting an amendment to the development permit to vary the required number of parking spaces instead of utilizing unassigned shared commercial and residential parking for a shared parking reduction.
- Staff support the proposed development permit amendment.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm, Director, Development
Approvals, on behalf of Dale Lindsay,
General Manager, Development Services