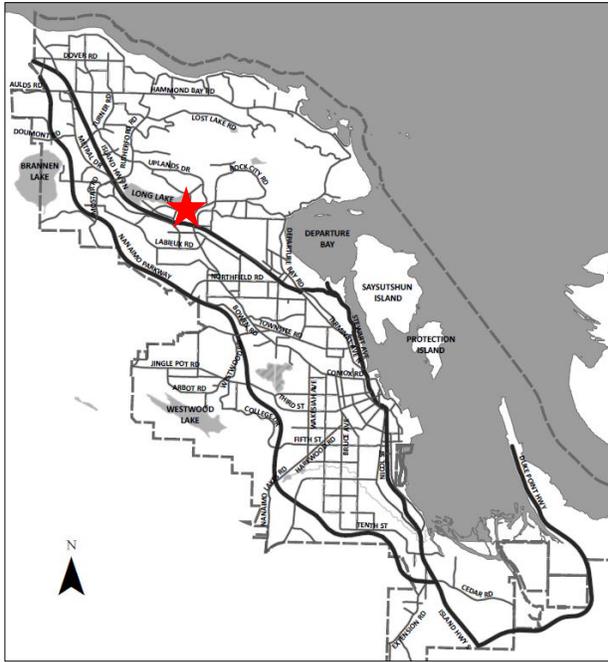


DATE OF MEETING | April 22, 2024 |

AUTHORED BY | KIRSTEN DAFOE, PLANNING ASSISTANT, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP461 – 3024 BARONS ROAD**



Proposal:

Parking variance for existing commercial building

Zoning:

COR3 – Community Corridor

City Plan Land Use Designation:

Secondary Urban Centre

Lot Area:

847m²



City Aerial Photo 2022

OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application to reduce the parking requirement for an existing commercial building at 3024 Barons Road.

Recommendation

That Council issue Development Permit No. DVP461 to reduce the parking requirement at 3024 Barons Road as outlined in the "Proposed Variance" section of the Staff Report dated 2024-APR-22.

BACKGROUND

A development variance permit application, DVP461, was received from Bill Reynolds, on behalf of Vette Holdings Ltd., to vary the provisions of the "City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266" to reduce the parking requirement for an existing retail trade and service centre at 3024 Barons Road.

Subject Property and Site Context

The subject property is located on the east side of Barons Road approximately 50m north of Norwell Drive. The lot is developed with a single storey commercial building set behind a small parking lot. The previous commercial tenants of the building were appliance stores.

The surrounding neighbourhood is developed with a wide range of uses, including various commercial and light industrial uses, multiple family residential developments, and seniors' housing. The Country Club Shopping Centre is located approximately 100m south of the subject property.

Statutory notification has taken place prior to Council's consideration of the variance.

DISCUSSION

Proposed Development

The applicant is proposing to lease out two existing commercial units in the building for retail, office, or service-related uses. The existing COR3 zone allows a wide range of commercial uses, and the parking requirement differs depending on the use. Historically, the building was occupied by a furniture and appliance sales use which has a lower parking requirement (one space per 200m² of sales floor area). As the change to general retail and service uses will increase the parking requirement by more than 20%, the parking supply and layout must comply with the retail trade and service centre rate of one space per 30m² of gross floor area. The applicant is requesting a variance to reduce the parking requirement based on the existing site configuration to allow the proposed tenancies.

The proposed parking layout is shown on the Site Plan enclosed as Attachment C. Two rows of five standard-sized parking spaces each will flank a central drive aisle. A short-term bicycle rack for two bicycles will be installed adjacent to the entrance of one of the commercial units. To meet Off-Street Parking Bylaw requirements, the applicant also needs to install wheel stops in all parking spaces. No other changes to the parking or garbage areas are proposed.

Proposed Variance

Required Off-Street Parking

The minimum required number of parking spaces for a retail trade and service centre with a gross floor area of 403.66m² is 13. The proposed number of parking spaces is 10, a requested variance of three spaces.

The applicant has provided the following rationale in support of the variance request and to address the City of Nanaimo Policy for Consideration of a Parking Variance:

- Compliance with the bylaw would constrain the types of tenants that would otherwise be permitted.
- The applicant explored options to secure off-site parking.
- Nearby on-street parking is available.
- The property is near the Country Club bus exchange and bike lanes.

Staff support the proposed variance for the reasons identified by the applicant and note that the variance aligns with City Plan policies to enable options to lease vacant existing commercial space in Urban Centres with complementary service and retail uses. A parking study is not required for the proposed variance; however, no negative impact is anticipated from this variance.

SUMMARY POINTS

- Development Variance Permit No. DVP461 proposes to reduce the parking requirement from 13 spaces to 10 spaces for an existing commercial development at 3024 Barons Road.
- Staff support the proposed variance as nearby street parking and alternate mode of transportation are available and no negative impact is anticipated.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development