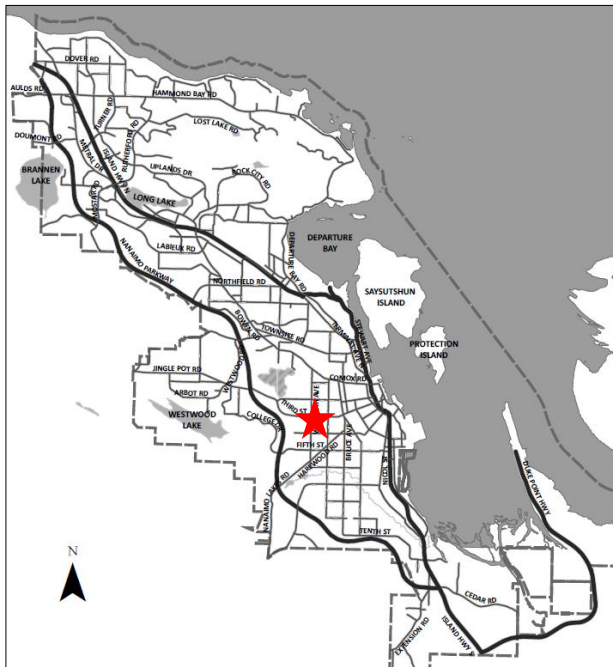


DATE OF MEETING | May 5, 2025 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

**SUBJECT**                      **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP475 –  
355 WAKESIAH AVENUE**



**Proposal:**

Variance to side yard setback for proposed stadium bleachers

**Zoning:**

CS1 – Community Service One

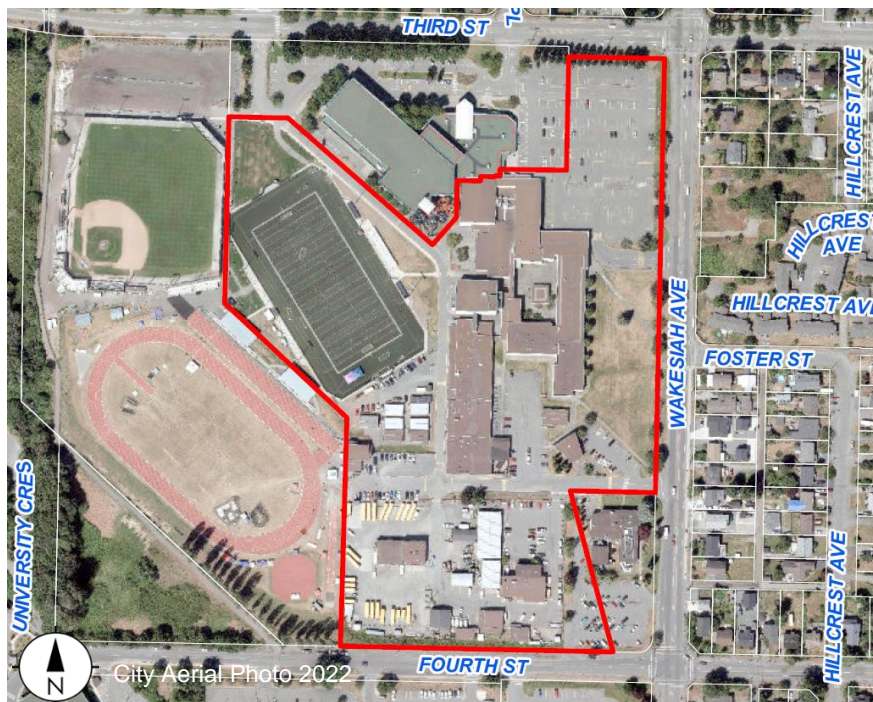
**City Plan Land Use Designation:**

Secondary Urban Centre

**Lot Area:**

8.1 ha

**DVP**



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development variance permit application to reduce the minimum side yard setback requirement for proposed stadium bleachers at 355 Wakesiah Avenue (Nanaimo District Secondary School).

### **Recommendation**

That Council issue Development Variance Permit No. DVP475 for the construction of new stadium bleachers at 355 Wakesiah Avenue with a setback variance as outlined in the "Proposed Variance" section of the Staff Report dated 2025-MAY-05.

## **BACKGROUND**

A development variance permit application, DVP475 was received from Herold Engineering Ltd., on behalf of the Board of Education School District No. 68 (Nanaimo-Ladysmith), to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to reduce the minimum side yard setback from 4.0m to 0.0m to facilitate the construction of stadium bleachers at Nanaimo District Secondary School (NDSS) located at 355 Wakesiah Avenue.

### **Subject Property and Site Context**

The subject property is located within the Harewood neighbourhood, located at the intersection of Third Street and Wakesiah Avenue, adjacent to Vancouver Island University. The NDSS campus consists of a number of institutional and administrative buildings, as well as a school bus storage yard, and the Q'unq'inuqwstuxw stadium. The surrounding area, otherwise known as the Stadium District, has many recreation facilities, including the Serauxmen Stadium, the Rotary Bowl, the Nanaimo Ice Centre, and the Nanaimo Aquatic Centre. Across Wakesiah Avenue is an existing single family dwelling and multi-family residential neighbourhood, with some local-serving commercial uses.

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

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct bleachers along the west portion of the property, adjacent to the Rotary Bowl and overlooking the Q'unq'inuqwstuxw stadium field. The development area is currently landscaped with grass and the temporary bleachers that are to be removed. The proposed stadium bleachers will have a capacity of 1,311 spectators, complete with a press box and accessible seating, and will be secured at-grade. The proposed height of the bleachers is approximately 7.6m. A continuation of existing pole lighting is proposed to highlight the pedestrian circulation routes adjacent to the proposed bleachers. Additional work is anticipated within the Stadium District through various City projects to ensure an improved pedestrian area with

landscaping and connections between the various recreation facilities, parking lot improvements, lighting, and other amenities.

## Proposed Variance

### *Side Yard Setback*

The minimum required side yard setback in the CS1 zone is 4.0m. The proposed side yard setback is 0.0m, a requested variance of 4.0m.

The applicant has requested the variance to allow a wider bleacher design to accommodate an increased number of spectators. The developable area is constrained by the existing bleachers facing the Rotary Bowl and the Q'unq'inuqwtuxw stadium field.

Staff support the proposed variance as the Stadium District acts as a single comprehensive development and the installation of the proposed bleachers will not negatively impact the function of the site. The variance is also supported by *City Plan* policy C4.8.7, to continue to support development of and improvements to the Sport Zone / Stadium District to host a variety of sporting events, tournaments, and other community events. No negative impacts are anticipated.

### **SUMMARY POINTS**

- Development Variance Permit Application No. DVP475 propose a variance to reduce the minimum side yard setback from 4.0m to 0.0m for the construction of stadium bleachers at 355 Wakesiah Avenue (Nanaimo District Secondary School).
- The applicant has requested the variance to accommodate a wider bleacher design.
- Staff support the proposed setback variance.

### **ATTACHMENTS**

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

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development