



**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. PL2022-056
3180 DOGLEG ROAD, ELECTORAL AREA F**

RECOMMENDATIONS

1. That the Board approve Development Variance Permit No. PL2022-056 to reduce the required number of parking spaces for a mini storage facility, subject to the terms and conditions outlined in Attachment 2.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2022-056.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Timberlake Jones Engineering on behalf of Asa Thandi Holdings Ltd., to reduce the number of required parking spaces for an existing and proposed expansion to a mini storage facility. The subject property, legally described as Lot B, District Lot 4, Cameron District, Plan VIP76491, is 1.096 hectares in area and is zoned C-3 (Commercial 3), pursuant to "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002" (Bylaw 1285). The property is surrounded by the Alberni Highway to the south, a vacant commercial-zoned lot to the west, developed village residential lots to the north, and a developed lot to the east zoned for salvage and wrecking and a greenhouse (see Attachment 1 – Subject Property Map). The property contains a dwelling unit and several mini storage buildings.

Proposed Development and Variance

The proposed development includes the expansion of the existing 1,385 m² mini storage facility including the construction of an additional 1,138 m² of buildings to accommodate 78 more storage units within six new buildings. All commercial zones in Bylaw 1285 are required to provide 1 parking space per 20 m² of commercial building floor area, unless otherwise specified in the bylaw. Based on the combined floor area of the existing and proposed development, the applicant would be required to provide a total of 127 parking spaces. The applicant is requesting a variance to reduce the number of required parking spaces from 127 to 13 for the mini storage facility. One additional parking space is provided for the existing accessory dwelling unit as required by Bylaw 1285, for a total of 14 parking spaces on-site.

The applicant proposes to vary the following regulations from the "Regional District of Nanaimo Electoral Area F Zoning and Subdivision Bylaw No. 1285, 2002":

- **Section 2.17 Parking – Table 2.2 Required Parking Spaces** to reduce the minimum number of required parking spaces from 127 to 13 for a mini storage facility.

Land Use Implications

The applicant has provided a site plan including the proposed parking plan in support of the application (see Attachment 2 Draft of Development Variance Permit – Schedule 2 Site Plan and Proposed Parking Plan). Bylaw 1285 does not specify the required number of parking spaces specific to a mini storage use. Therefore, the required number of parking spaces defaults to the general requirements for all commercial zones, which is 1 space per 20 m² of building floor area or 127 parking spaces for the mini storage facility. The applicant is requesting a variance to reduce the number of parking spaces for the mini storage facility from 127 to 13. In addition to the proposed site plan and parking plan the applicant has provided a rationale for the requested variance and acceptable land use justification in consideration of “Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” (Policy B1.5).

Policy B1.5 requires that there is an adequate demonstration of an acceptable land use justification prior to the Board’s consideration. In support of this application, the applicant has provided the following rationale:

- Parking requirements for other mini storage facilities may have been calculated based on the requirements for Warehousing/Wholesaling use, which requires one parking space per 200 m² of building floor area. Utilizing this ratio, 13 parking spaces would be required for the mini storage facility.
- Typically, mini storage customers park directly in front of their units for the duration of their visit so minimal usage of designated parking is expected.
- The ability to use the property or develop the property is unreasonably constrained or hindered by having to provide 127 parking spaces for the mini storage development in addition to parking available in front of each unit.
- No negative impacts to adjacent properties are anticipated because of the requested variance.

A copy of the Draft Development Variance Permit is included in Schedule 2. Given that the applicants have provided sufficient rationale, and the variance is not anticipated to result in negative implications for adjacent property owners, the applicants have made reasonable efforts to address Policy B1.5.

Public Consultation Implications

Pending the Electoral Area Services Committee’s recommendation and pursuant to the *Local Government Act* and the “Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1776, 2018”, property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board’s consideration of the application.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2022-2026 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and has no implications for the 2019-2022 Board Strategic Plan.

REVIEWED BY:

P. Thompson, Manager, Current Planning
L. Grant, General Manager, Planning and Development
D. Holmes, Chief Administrative Officer

ATTACHMENTS:

1. Subject Property Map
2. Draft Development Variance Permit