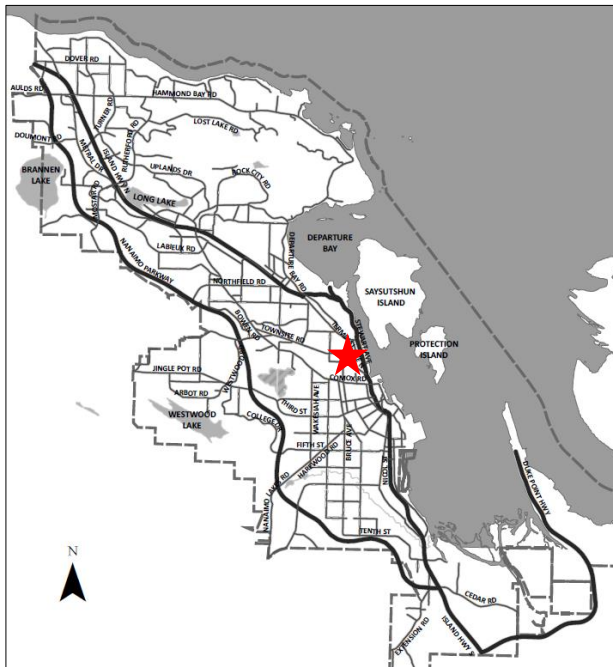


DATE OF MEETING | September 8, 2025

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1394 –
529 TERMINAL AVENUE NORTH**



Proposal:

To amend a previous DP for a multi-family residential building and allow a parking variance

Zoning:

COR2 – Mixed Use Corridor

City Plan Land Use Designation:

Corridor

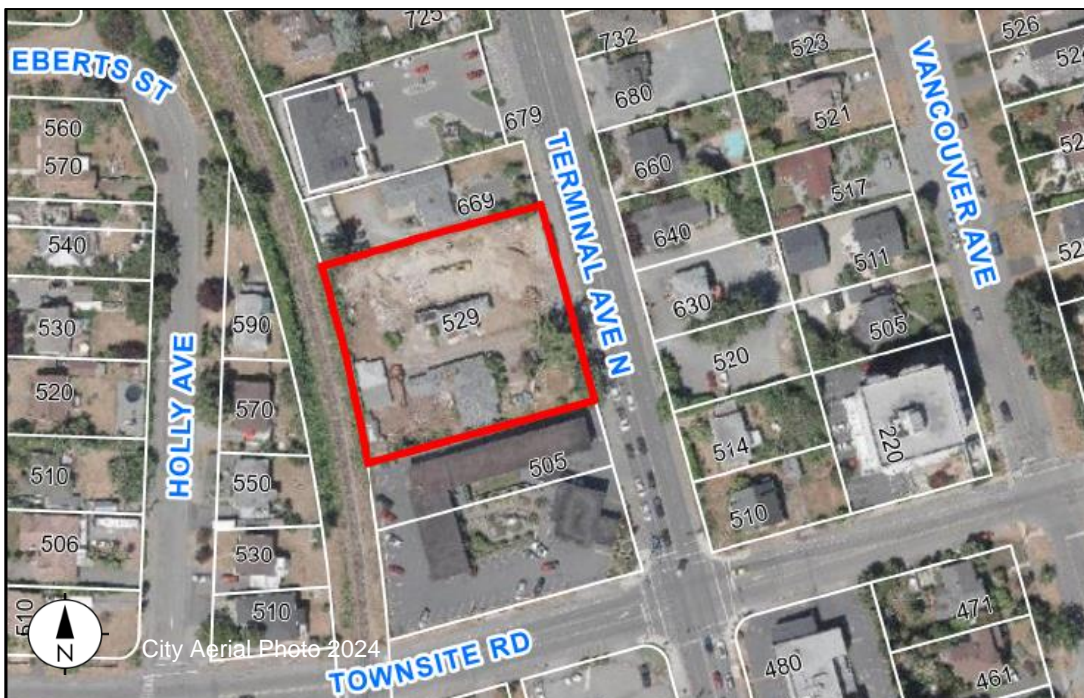
Development Permit Areas:

DPA8 – Form and Character

Lot Area:

3,571m²

DP



OVERVIEW

Purpose of Report

To present for Council's consideration an amendment to Development Permit No. 1252 to reduce the minimum parking requirement for a multi-family residential development at 529 Terminal Avenue North.

Recommendation

That Council issue Development Permit No. DP1394 to vary the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" to reduce the required parking for a multi-family residential development at 529 Terminal Avenue North as outlined in the "Proposed Variance" section of the Staff Report dated 2025-SEP-08.

BACKGROUND

A development permit application, DP1394, was received from Principle Properties, on behalf of 1302793 BC Ltd., to amend a previously issued development permit (DP1252) and allow a variance to reduce the minimum required number of parking spaces at 529 Terminal Avenue North.

Development Permit No. DP1252 is for a six-storey, 69-unit multi-family residential building and was approved by Council on 2022-JUN-20. The building is being branded as "The Station" and is now under construction. In the time since the building permit was issued, the applicant has revised the building floor plans which has modified the unit composition and increased the amount of parking required under the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw"). No change to the previously approved number of parking spaces is proposed, and a DP amendment is required in order to address the parking deficiency.

Subject Property and Site Context

The subject property is located in the Newcastle Neighbourhood between the Island Rail Corridor and Terminal Avenue, just north of Townsite Road. The surrounding neighbourhood includes a mix of commercial and residential uses. Adjacent properties include single residential dwellings across the railway to the west, an office business to the north, offices and single residential dwellings across Terminal Avenue to the east, and a motel with an accessory restaurant to the south.

DISCUSSION

Proposed Development

The development was previously approved with 69 dwelling units, predominantly studio and one-bedroom units, and the required parking (83) spaces. To address market demands, the applicant has revised the unit composition to remove one dwelling unit and increase the number of two-bedroom units. The following table provides a comparison between the approved and proposed unit counts:

Unit Type	Approved (DP1252) Number of Units	Proposed (DP1394) Number of Units	Change
Studio / Micro	24	18	- 6
One-Bedroom	41	31	- 10
Two-Bedroom	4	19	+ 15
<i>Total</i>	<i>69</i>	<i>68</i>	<i>- 1</i>

No other significant changes to the building design are proposed and the previously approved building density of 1.26 Floor Area Ratio (FAR) remains unchanged.

Proposed Variance

Minimum Required Parking

The City's Parking Bylaw applies different residential parking rates depending on unit type and site location. The subject property is located within Area 2 as identified in the Parking Bylaw, and the parking rate in Area 2 increases from 1.26 spaces per unit to 1.62 spaces per unit between one-bedroom and two-bedroom units. The minimum required parking for the previous unit composition was 83 spaces and the revised unit composition requires 89 parking spaces. With 83 parking spaces provided, this represents a variance of six parking spaces.

The parking variance is requested by the applicant in order to deliver a more diverse mix of unit types including larger dwelling units. The two-bedroom unit types have been found to be in greater demand now than when the DP was originally approved in 2022. No viable opportunity to provide additional on-site parking was identified as this would have required reducing or eliminating the outdoor shared amenity spaces.

The proposed 83 parking spaces will equal an overall rate of 1.22 spaces per unit. In accordance with the *City of Nanaimo Policy for Consideration of a Parking Variance*, the applicant has provided rationale that the proposed parking will meet demand at this location given the following considerations:

- Site proximity to parks, services, and other amenities in walking distance, reducing potential vehicle dependency;
- Access to the E&N Trail northwest of the property which may encourage alternative modes of transport;
- Access to the future Bus Rapid Transit Line identified on Terminal Avenue in Schedule 3 of *City Plan*; and,
- In addition to the required long-term bicycle parking, inclusion of five scooter parking stalls in the development to incentivize non-vehicular modes of transport.

Staff support the proposed parking variance, and the building form and character is in substantial compliance with the previously approved development permit.

SUMMARY POINTS

- Development Permit Application No. DP1394 is an amendment to the previously approved DP1252 to reduce the minimum parking requirement for a multi-family residential development at 529 Terminal Avenue North.
- To address market demands, the applicant has revised the unit composition to remove one dwelling unit and increase the number of two-bedroom units.
- The applicant is proposing to reduce the minimum required parking from 89 to 83 parking spaces, a requested variance of six parking spaces.
- Staff support the proposed variance, and the building form and character is in substantial compliance with the previously approved development permit.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

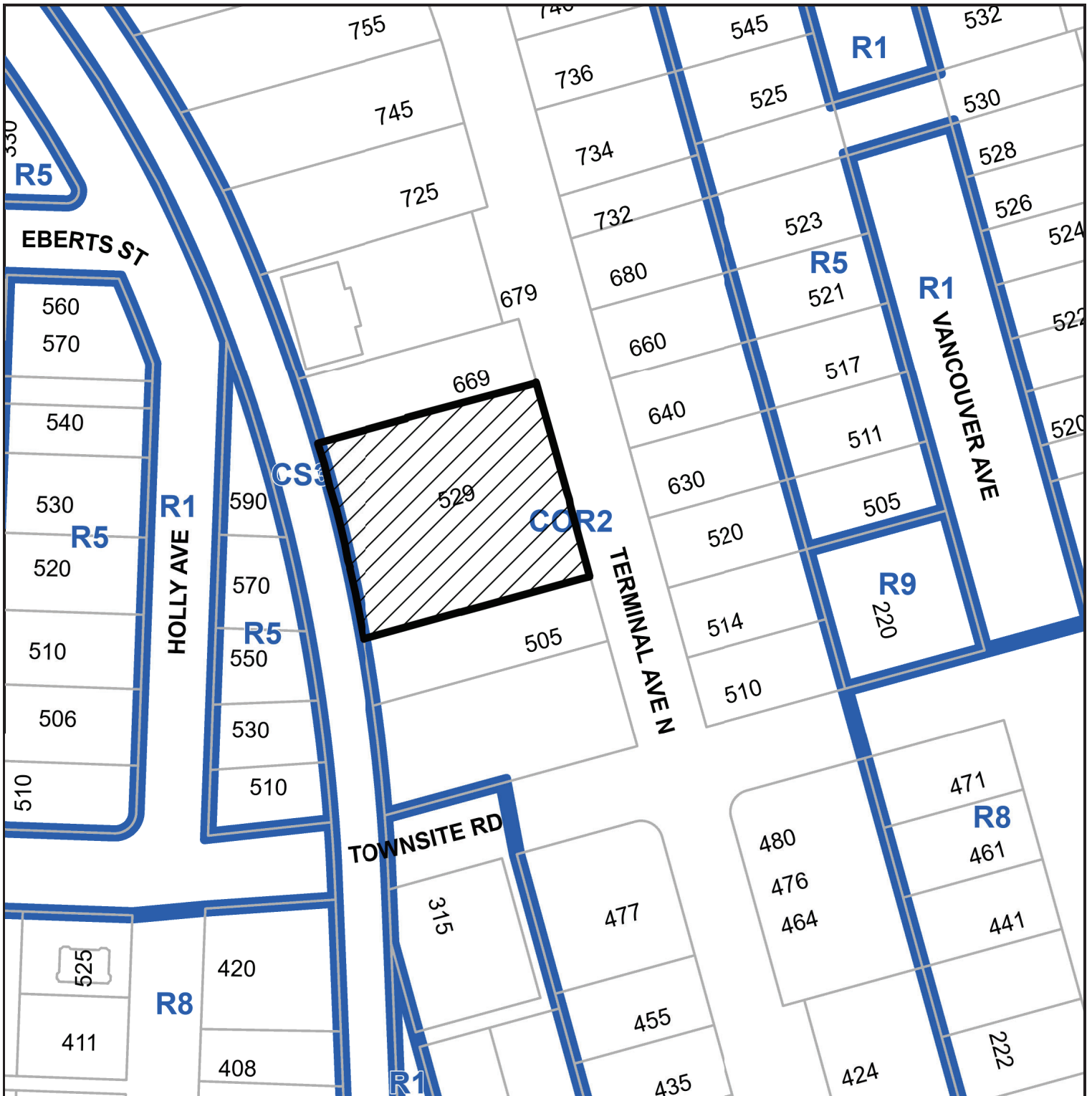
The “City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.1 Minimum Required Number of Off-Street Parking Spaces* – to reduce the minimum required number of parking spaces from 89 to 83.

CONDITIONS OF PERMIT

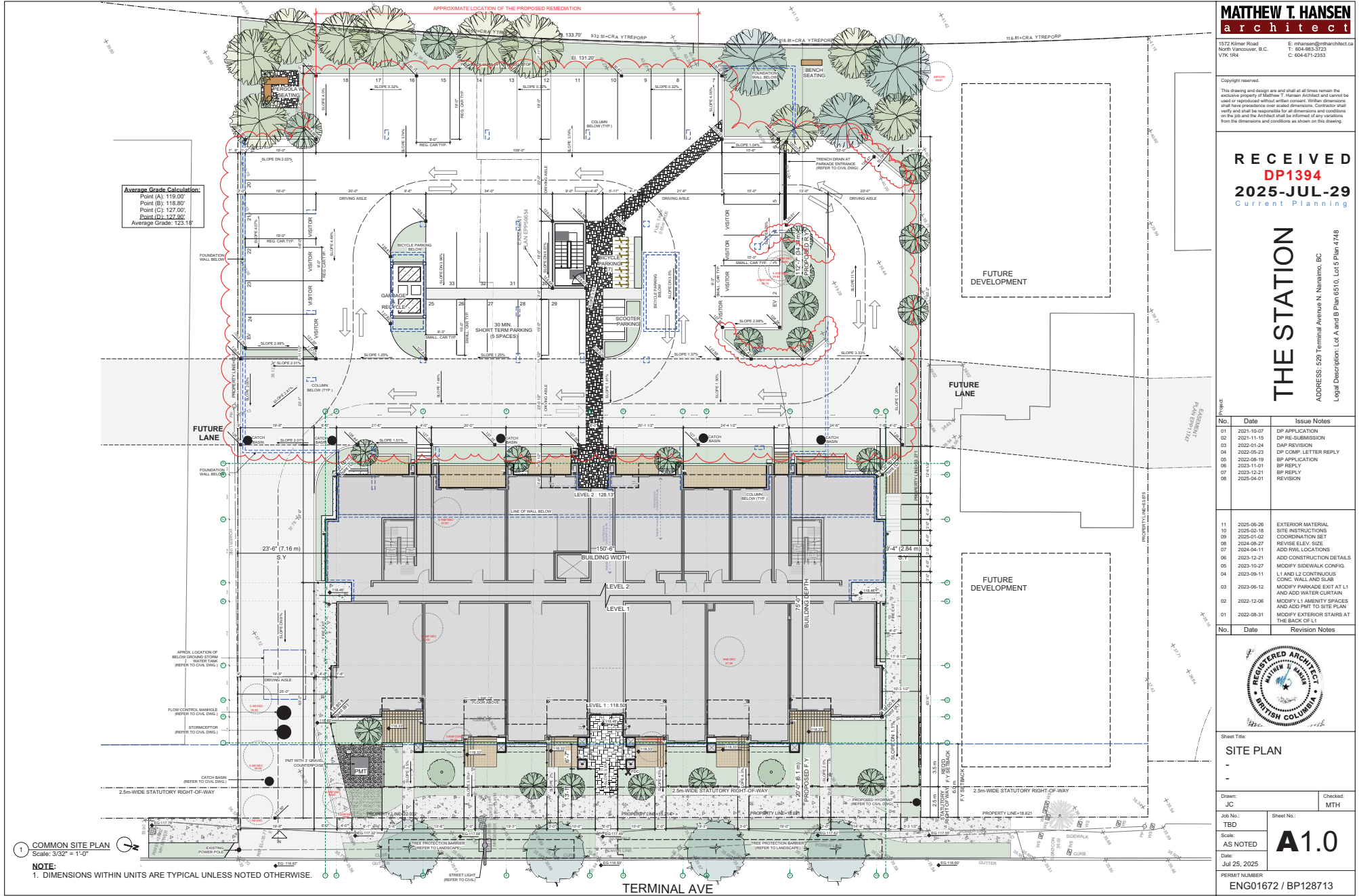
1. The subject property shall be developed in substantial compliance with the Site and Parking Plans prepared by Matthew T. Hansen Architect, dated 2025-JUL-25, as shown on Attachment C.

ATTACHMENT B
SUBJECT PROPERTY MAP



529 TERMINAL AVENUE NORTH

ATTACHMENT C
SITE AND PARKING PLANS



MATTHEW T. HANSEN
architect
1572 Kilmer Road
North Vancouver, B.C.
V7K 5S4
E: mhanse@mtarchitect.ca
T: 604-983-3723
C: 604-671-2203

Copyright reserved.
This drawing and design are and shall at all times remain the exclusive property of Matthew T. Hansen Architect and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and shall be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.

RECEIVED
DP1394
2025-JUL-29
Current Planning

THE STATION
ADDRESS: 529 Terminal Avenue N. Nanaimo, BC
Legal Description: Lot A and B Plan 6510, Lot S Plan 1748

No.	Date	Issue Notes
01	2021-10-07	DP APPLICATION
02	2021-11-15	DP RE-SUBMISSION
03	2022-01-24	DAP REVISION
04	2022-05-23	DP COMP. LETTER REPLY
05	2022-08-19	BP APPLICATION
06	2023-11-01	BP REPLY
07	2023-12-21	BP REPLY REVISION
08	2025-04-01	
11	2025-06-26	EXTERIOR MATERIAL
10	2025-02-18	SITE INSTRUCTIONS
09	2025-01-02	COORDINATION SET
08	2024-08-27	REVISE ELEV. SIZE
07	2024-04-11	ADD RWL LOCATIONS
06	2023-10-21	ADD CONSTRUCTION DETAILS
05	2023-10-27	MODIFY SIDEWALK CONFIG.
04	2023-09-11	L1 AND L2 CONTINUOUS CONC. WALL AND SLAB
03	2023-06-12	MODIFY PARADE EXIT AT L1
02	2022-12-06	AND ADD WATER CURTAIN
01	2022-08-31	MODIFY L1 AMENITY SPACES
01	2022-08-31	MODIFY EXTERIOR STAIRS AT THE BACK OF L1

No.	Date	Revision Notes
-----	------	----------------

Sheet Title:
SITE PLAN

Drawn:
JC

Job No.:
TBD

Scale:
AS NOTED

Date:
Jul 25, 2025

Permit Number:
ENG01672 / BP128713

Checked:
MTH

Sheet No.:
A1.0

MATTHEW T. HANSEN
architect

1572 Kilmer Road
North Vancouver, B.C.
V7K 5S4
E: mhansen@mtharchitect.ca
T: 604-983-3723
C: 604-671-2203

Copyright reserved.
This drawing and design are and shall at all times remain the exclusive property of Matthew T. Hansen Architect and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and shall be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.

RECEIVED
DP1394
2025-JUL-29
Current Planning

THE STATION

ADDRESS: 529 Terminal Avenue N. Nanaimo, BC
Legal Description: Lot A and B Plan 6510, Lot 5 Plan 4748

No.	Date	Issue Notes
01	2021-10-07	DP APPLICATION
02	2021-11-15	DP RE-SUBMISSION
03	2022-01-24	DAP REVISION
04	2022-05-23	DP COMP. LETTER REPLY
05	2022-08-19	BP APPLICATION
06	2023-11-01	BP REPLY
07	2023-12-21	BP REPLY
08	2025-04-01	REVISION

11	2025-06-26	EXTERIOR MATERIAL
10	2025-02-18	SITE INSTRUCTIONS
09	2025-01-02	COORDINATION SET
08	2024-08-27	REVISE ELEV. SIZE
07	2024-04-11	ADD RWL LOCATIONS
06	2023-10-21	ADD CONSTRUCTION DETAILS
05	2023-10-27	MODIFY SIDEWALK CONFIG.
04	2023-09-11	L1 AND L2 CONTINUOUS CONC. WALL AND SLAB
03	2023-06-12	MODIFY PARKADE EXIT AT L1
02	2022-12-06	AND ADD WATER CURTAIN
01	2022-08-31	MODIFY L1 AMENITY SPACES
00	2022-08-31	AND ADD PART TO SITE PLAN
00	2022-08-31	MODIFY EXTERIOR STAIRS AT THE BACK OF L1

No.	Date	Revision Notes
-----	------	----------------



Sheet Title:

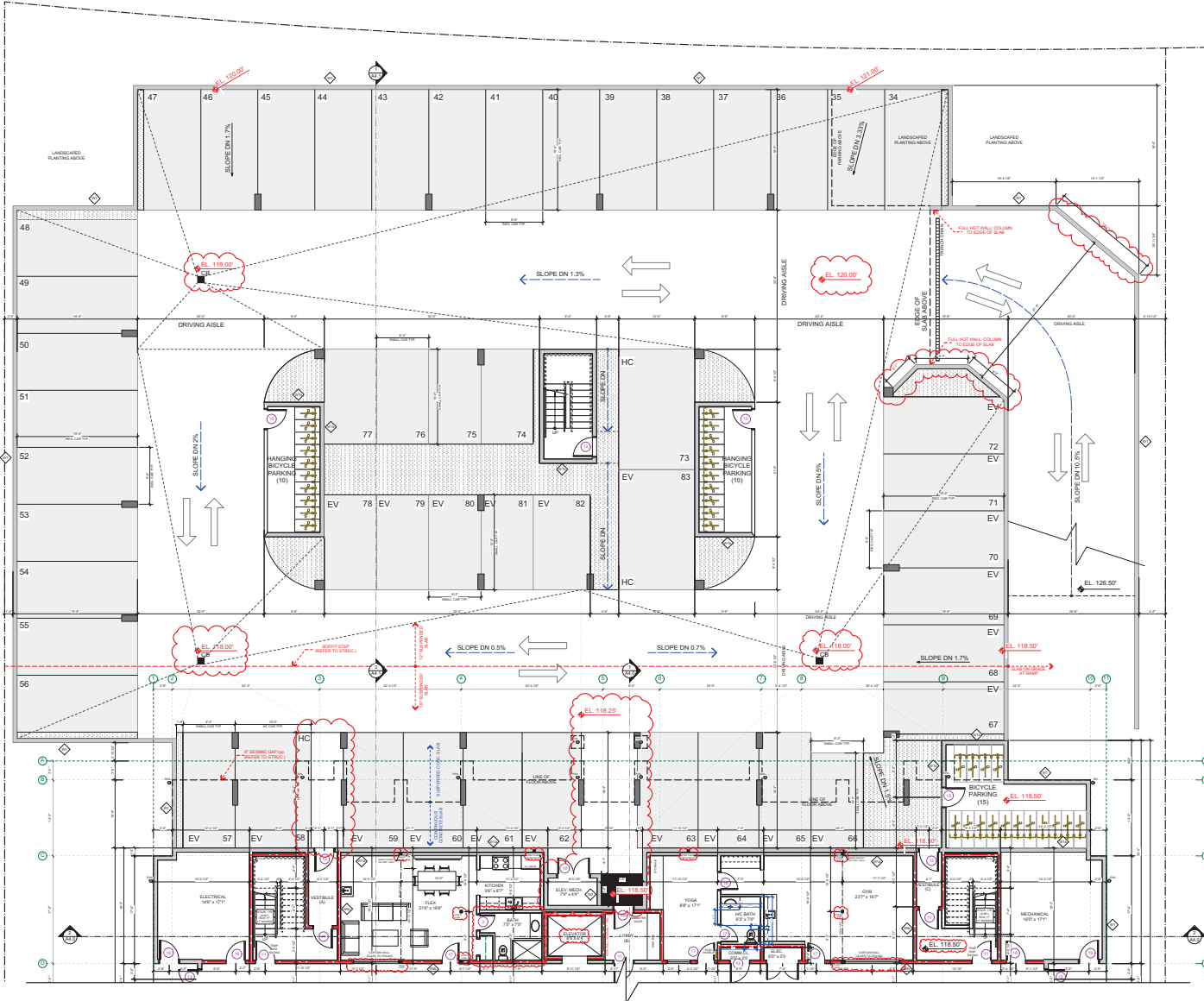
UNDERGROUND PARKADE

Drawn: JC
Job No.: TBD
Scale: AS NOTED
Date: Jul 25, 2025
PERMIT NUMBER: ENGO1672 / BP128713

Sheet No.:

A2.0

Checklist: MTH



1 UNDERGROUND PARKADE
Scale: 1/8" = 1'-0"

NOTE:
1. DIMENSIONS WITHIN UNITS ARE TYPICAL UNLESS NOTED OTHERWISE.