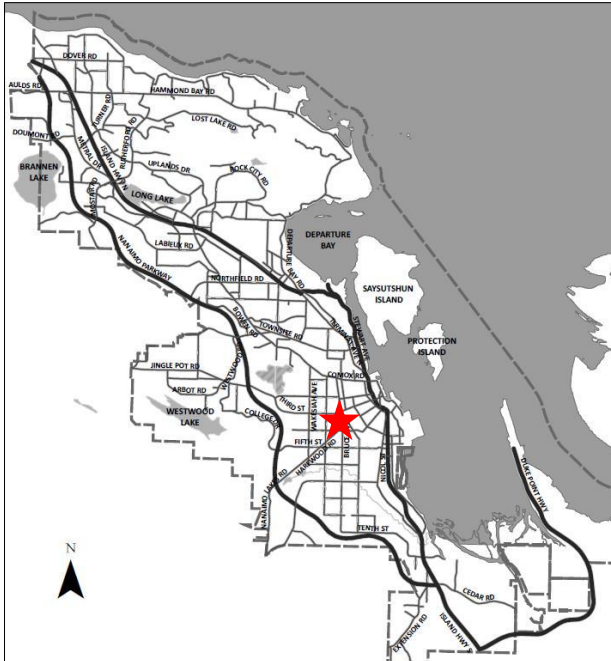


FOR: COUNCIL MEETING

MEETING DATE: June 22, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00491 – 202 and 210 FOURTH STREET**

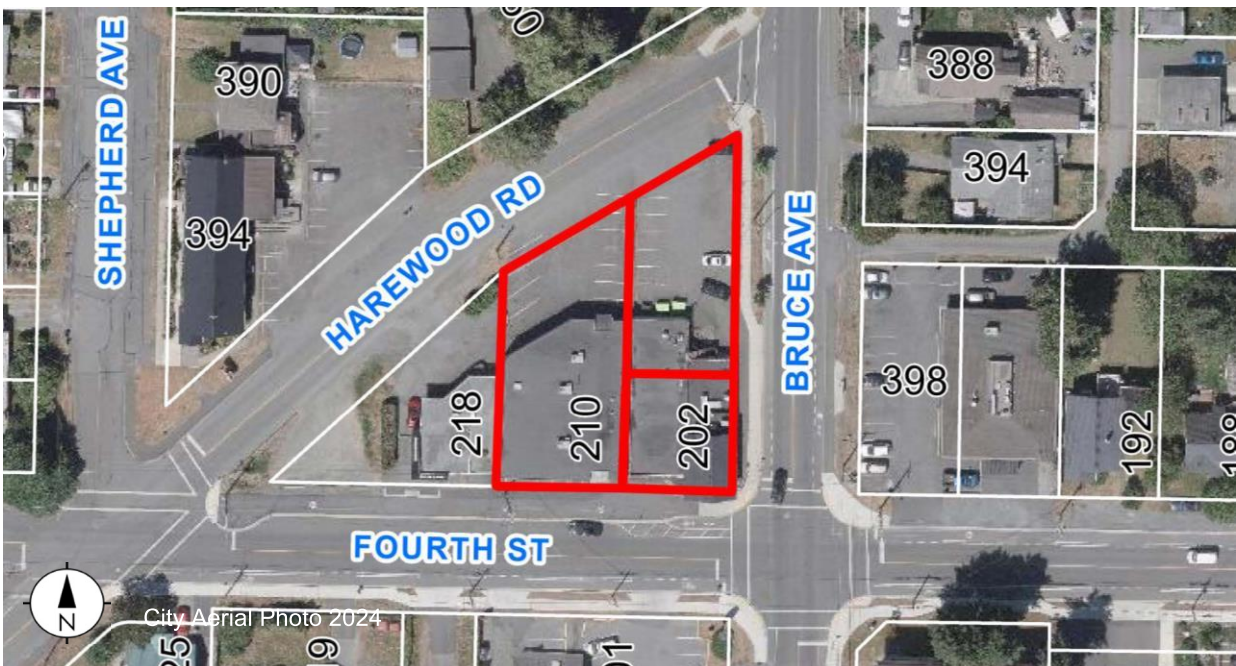


Proposal:
Parking variance to reduce the combined parking requirements

Zoning:
CC1 - Local Service Centre

City Plan Land Use Designation:
Neighbourhood

Lot Area:
868m² and 800m²



OVERVIEW**Purpose of Report**

To present for Council's consideration a development variance permit application for an existing restaurant at 202 Fourth Street and a proposed daycare at 210 Fourth Street. |

Recommendation

That Council issue Development Variance Permit No. DVP491 to reduce the combined minimum parking requirements for a restaurant use at 202 Fourth Street and a proposed daycare at 210 Fourth Street, as outlined in the "Proposed Variance" section of the Staff Report titled "Development Variance Permit Application No. DVP491 – 202 and 210 Fourth Street", dated 2026-JUN-22. |

BACKGROUND

A development variance permit application, DVP491, was received from Gurinder Parmar on behalf of Chatterjit Singh Parmar, Santosh Kaur Parmar, and Payless Building Maintenance Ltd. to reduce the combined minimum parking requirements for the existing restaurant at 202 Fourth Street and the proposed daycare at 210 Fourth Street.

Subject Property and Site Context

The subject properties are located in the Harewood Neighbourhood, approximately 250m from the University Village. The site is bounded by Fourth Street to the south, Bruce Avenue to the east and Harewood Road on the north. The surrounding neighbourhood includes low-density single residential dwellings located to the north and west, medium-density apartments to the southeast, and commercial uses to the south and east, as well as St. Paul's Lutheran Church and University Village Mall.

The property at 202 Fourth Street contains an existing restaurant (45 seats plus four lounge seats), while 210 Fourth Street is a proposed location for a daycare. The two properties currently have separate parking arrangements, with no defined access from Harewood Road. Some of the existing parking stalls also extend onto the City boulevard. A Building Permit application (BP131391) was received in September 2025 for a change of use (tenant improvements) for the proposed daycare at 210 Fourth Street. Through the permit review, it was determined that the proposed on-site playground would occupy the existing parking spaces and trigger the current parking requirements for the daycare.

The "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") requires the restaurant use to provide 17 off-street vehicle parking spaces and three short-term bicycle parking spaces. The restaurant currently provides five off-street vehicle parking spaces and no short-term bicycle parking spaces. As such, the existing off-street vehicle and bicycle parking is non-conforming. While a form and character development permit is not required for interior upgrades, the applicant has requested a development variance permit to vary the minimum parking requirements of the Parking Bylaw in order to allow the proposed daycare and the reduced combined parking supply for the restaurant and daycare uses. |

DISCUSSION

Proposed Development

The applicant is proposing a daycare within the existing building at 210 Fourth Street, totaling 420m² of gross floor area. The proposed upgrades include structural improvements to meet BC Building Code requirements for a daycare, interior modifications, and site improvements such as an outdoor play area, formalized site access and parking, standard and non-standard short-term bicycle parking stalls, and a waste management enclosure.

The proposal provides two secure long-term bicycle parking spaces inside the daycare building, along with two standard and four non-standard short-term bicycle spaces located adjacent to the south entrance of the daycare. The Parking Bylaw requires three short-term and no long-term bicycle spaces for the combined restaurant and daycare uses, all of which are exceeded by the proposal.

A total of 15 vehicle parking spaces are proposed within a shared parking area across the two lots, accessed from Harewood Road at the rear of the buildings. The proposal also includes two tandem parking stalls for staff use, which are not included in the overall parking count. The parking Bylaw requires 33 vehicle parking spaces, including one accessible stall, for the combined restaurant and daycare uses. As the proposed daycare and existing restaurant are located on two distinct neighbouring properties, the applicant proposes a shared site access and parking arrangement between the properties. A covenant and easement will be registered on both properties to secure the off-site vehicle and bicycle parking arrangements, as required by the Parking Bylaw.

Proposed Variance

Minimum required Off-Street Parking

The minimum required number of vehicle parking spaces for the restaurant is 17, at a rate of 1 space per 3 seats plus 1 space for every 2 lounge seats. The daycare requires 16 spaces, at a rate of 2 spaces plus 1 space for every 30m² of gross floor area. The total combined requirement is therefore 33 parking spaces. The proposal includes 15 shared parking spaces, resulting in a requested variance of 18 spaces.

In accordance with the City's Policy for *Consideration of a Parking Variance*, and in support of the variance request, a Parking and Transportation Demand Management (TDM) Study prepared by Watt Consulting Group was provided. The study concludes that the proposed parking supply is sufficient to meet expected peak demand based on observed data, ITE Parking Generation Manual rates, operating hours, and a shared parking analysis. The study also identifies that daycare parking demand is short-term in nature, with typical pick-up and drop-off durations of 5 to 10 minutes, while the restaurant generates demand primarily during evening hours, resulting in limited overlap between the two uses.

The applicant proposes to include Transportation Demand Management (TDM) measures to reduce the reliance on personal vehicle use and expand sustainable transportation options. These measures would be secured as a condition of the development variance permit. The proposal includes one standard and one non-standard long-term secure bicycle parking space, two standard and four non-standard short-term bicycle parking spaces, private lockable showers and secure staff lockers, and enrollment in BC Transit's ProPass program to provide an additional 25% employer subsidy for a minimum of three years.

In support of the parking variance request, the applicant has also provided the following rationale in accordance with the City's Policy for *Consideration of a Parking Variance*:

- There is limited space on-site to accommodate additional vehicle parking without encroaching into the proposed outdoor play area, which is essential for childcare operations.
- The property is located within walking distance (approximately 50m) from the nearest transit stop.

Staff support the proposed variance based on the rationale provided and the property's proximity to active transportation and transit. Additional factors supporting the variance include the site's walkable context, the availability of on-street parking, and the implementation of Transportation Demand Management (TDM) measures such as excess bicycle parking, end-of-trip facilities, and transit incentives. No negative impacts are anticipated, and a letter of support from the Harewood Neighbourhood Association was submitted in support of the application.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Pursuant to Section 499 of the *Local Government Act*, notification for proposed Development Variance Permit No. DVP491 was mailed on 2026-JUN-11 to property owners and residents within 10m of the subject properties. No written submissions were received prior to the time of writing this report. |

KEY MESSAGES

- Development Variance Permit No. DVP491 is to vary the "Off-Street Parking Regulations Bylaw 2018 No. 7266" by reducing the combined minimum off-street vehicle parking requirement for a restaurant use at 202 Fourth Street and a proposed daycare at 210 Fourth Street, where parking is shared between the two properties, from 33 spaces to 15 spaces.
- In support of the variance request, the applicant proposes to provide Transportation Demand Management measures as recommended in the Parking Study prepared by Watt Consulting Group.
- No negative impacts are anticipated and a letter of support from the Harewood Neighbourhood Association was submitted in support of the application.
- Staff support the proposed variance. |

ATTACHMENTS

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

Authored by:

Vidhi Kyada
Planner I, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning and Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

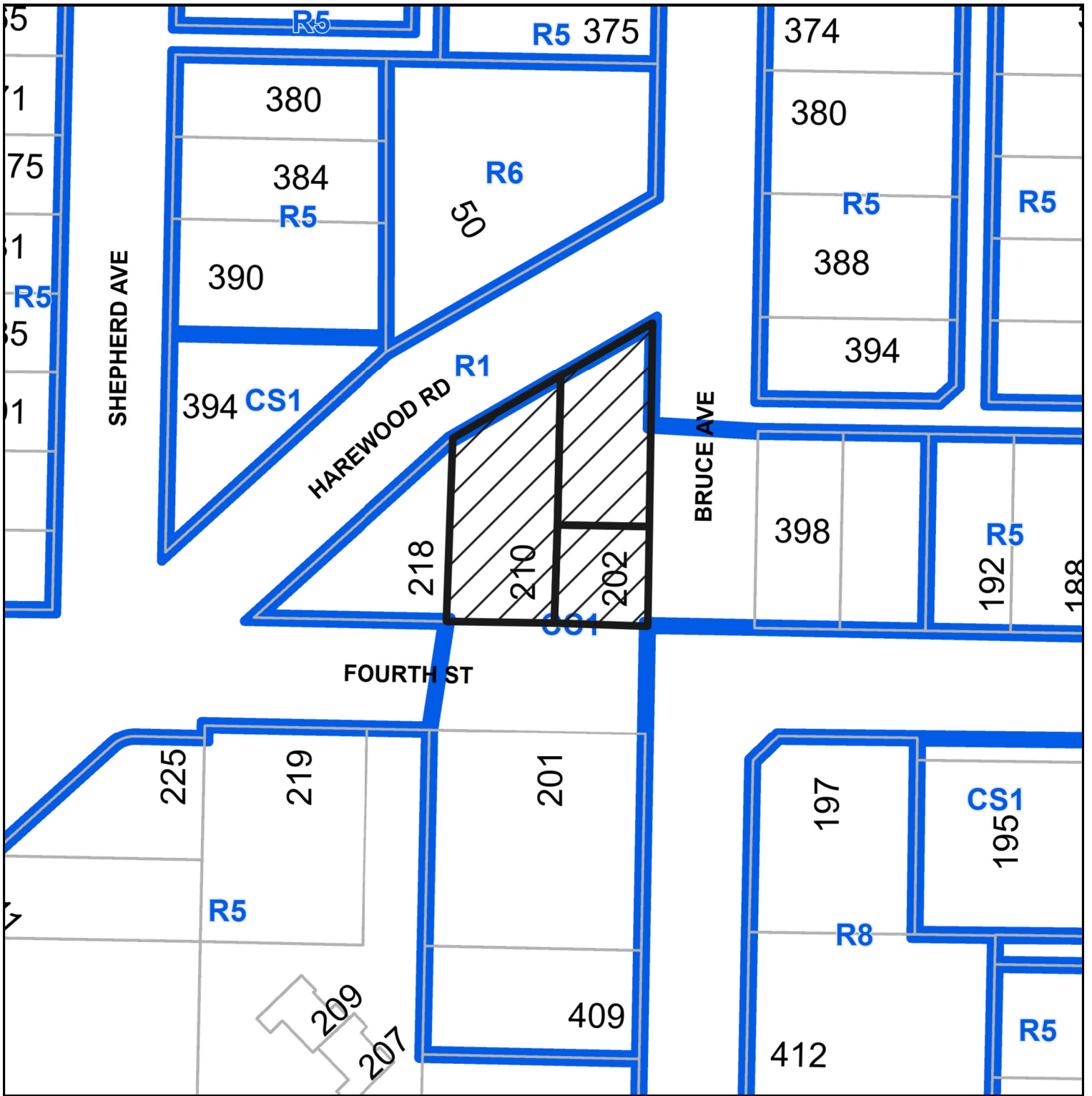
The “City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.2 Required Number of Off-Street Parking Spaces* – to reduce the combined minimum required number of off-street parking spaces for a restaurant use at 202 Fourth Street and a daycare use at 210 Fourth Street, where parking is shared between the two properties, from 33 spaces to 15 spaces.

CONDITIONS OF PERMIT

1. The subject properties shall be developed substantially in compliance with the Site Plan, prepared by Kumar Architecture Ltd., dated 2026-MAY-06, including 4 non-standard (minimum 2.4m x 0.9m) short-term bicycle parking stalls and 2 standard short-term bicycle parking stalls, as shown in Attachment D.
2. Registration of a Section 219 covenant and easement to secure the shared off-site vehicle and bicycle parking on the lots legally described as THAT PART OF SECTION 29, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630 LYING EAST OF PARCEL A (DD 16373N) THEREOF, NORTH OF PLAN 3217 AND TO THE SOUTH EAST OF HAREWOOD ROAD (202 Fourth Street) and PARCEL A (D.D. 16373N) SECTION 29, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630 (210 Fourth Street) as shown in Attachment D, prior to final inspection under the Building Permit (BP131391).
3. The subject properties shall provide the following Transportation Demand Management measures, as recommended in the Parking & TDM Study, prepared by Watt Consulting Group, dated 2025-NOV-03:
 - a. A minimum of 2 long-term bicycle parking stalls shall be provided in a secure, weather-protected location for daycare staff;
 - b. At least one long-term bicycle parking spaces shall be designed for non-standard (minimum 2.4m x 0.9m) bicycles for the daycare staff;
 - c. All long-term bicycle parking spaces shall have access to an 120V wall outlet;
 - d. End-of-trip amenities shall be provided, including one private and lockable shower, and secure lockers for clothing and gear; and
 - e. The applicant shall enroll in BC Transit’s ProPass Program for a minimum of three years to provide employees with discounted monthly transit passes and shall provide an additional 25% employer subsidy toward the remaining cost of each pass.
4. The applicant shall provide a proof of enrolment in BC Transit’s ProPass Program.

ATTACHMENT B
SUBJECT PROPERTY MAP



202 & 210 FOURTH STREET

ATTACHMENT C PROPOSED SITE PLAN



3 SITE AERIAL VIEW
SCALE: 1/2" = 1'-0"

SITE PLAN LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE

BUILDING AND PARKING STATISTIC:

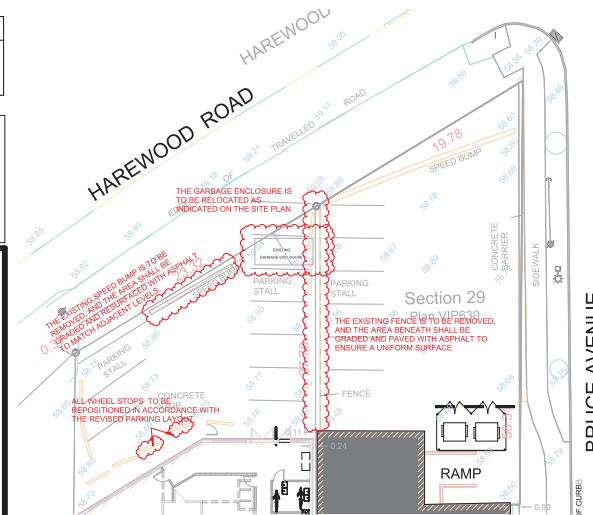
TOTAL BUILDING FOOTPRINT AREA = 419.8 m²
 DAY CARE PARKING CALCULATION:
 DAYCARE FACILITY - 419.8m² (30 sq.m = 15 STALLS + 2 STALLS)
 (As per Off street parking regulation 7266, Nanaimo)

MINIMUM OF 8 BICYCLE PARKING STALLS PROVIDED (2 SHORT TERM, 4 LONG-TERM) CONSISTENT WITH TDM MEASURES

Parking Compliance Note:
 This parking plan demonstrates compliance with the City of Nanaimo Zoning Bylaw 2011 No. 4500 and the Off-Street Parking Bylaw 2018 No. 7266:

- The daycare use at 210 Fourth Street requires 17 off-street parking spaces in accordance with Section 7.4 of Zoning Bylaw 4500 (2 stalls plus 1 per 30 m² floor area).
- Off-street parking within 50 m is permitted under Part 2, Section 2.3 of Off-Street Parking Bylaw 7266, subject to a Section 219 Covenant in favour of the City of Nanaimo.
- The adjoining parcel at 202 Fourth Street is under common ownership with 210 Fourth Street (Chauhan Singh Parmar and Sarosh Kaur Parmar, through Pafless Building Ltd.) enabling a shared parking arrangement secured by covenant.
- Accordingly, the required stalls are allocated as follows:
 - 14 stalls located on 202 Fourth Street (Burnside Lands) secured by Section 219 Covenant.
 - 2 stalls straddling the common boundary between 202 and 210 Fourth.
 - 1 loading space located directly on Bruce Avenue.

This plan relies upon registration of the required Section 219 Covenant securing 14 stalls on 202 Fourth Street prior to Building Permit Occupancy, as a condition of approval.



4 PARKING DEMOLITION PLAN (Existing)
SCALE: 1/16" = 1'-0"

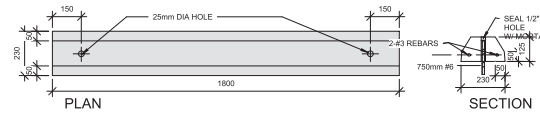
SITE STATISTIC

Project no: BC 0525 | Dated: MARCH, 2025

THIS SITE PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED BY OTHERS. KUMAR ARCHITECTURE LTD. HAS NOT VERIFIED THE ACCURACY OF THE SITE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR THE SITE INFORMATION, OR THE LOCATION OF STRUCTURES ON THE SITE.

PROJECT NAME:	DAYCARE ON 4TH STREET (NANAIMO)
Municipal Address:	210 Fourth St, Nanaimo, BC V9R 1T2
Legal Address:	PARCEL A (DD 16373N), SECTION 29, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630
Zone:	OC1

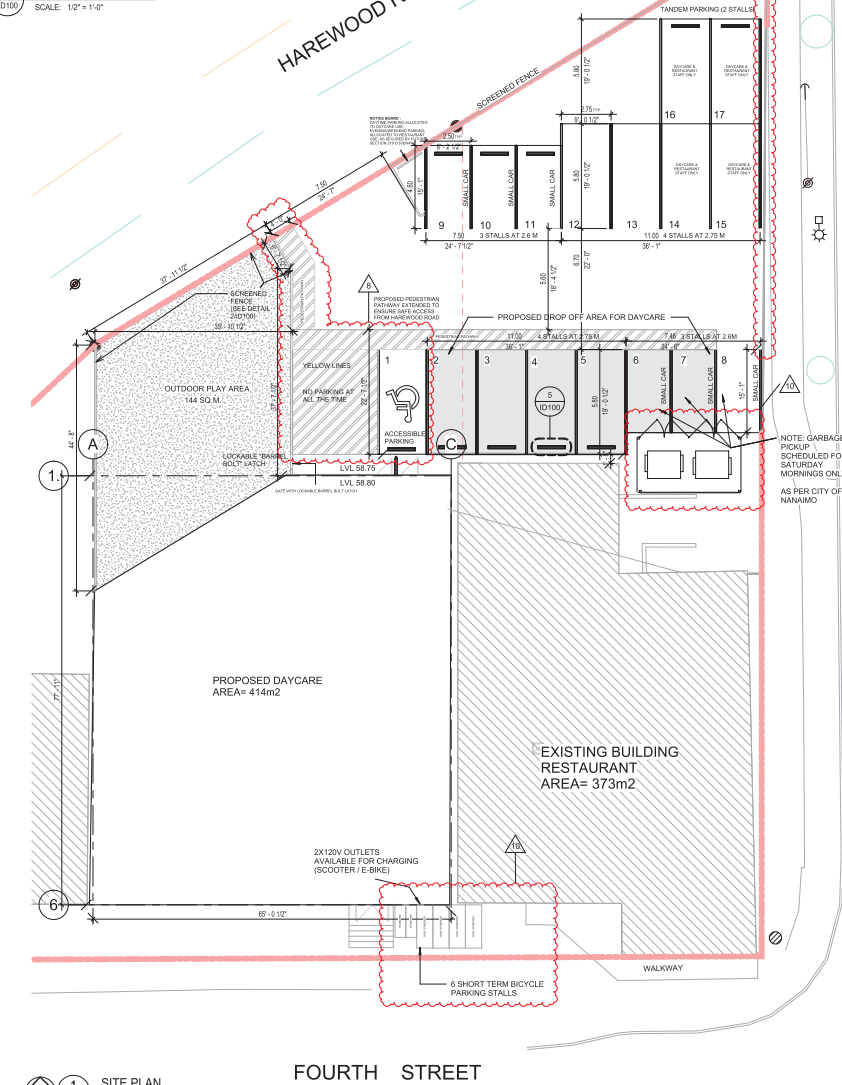
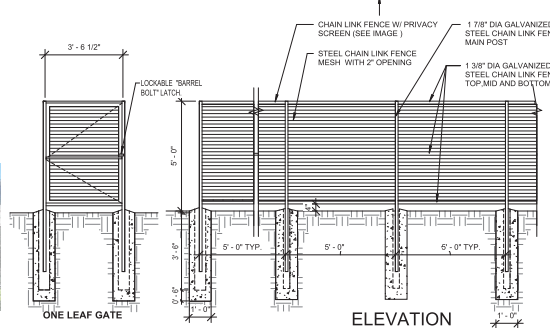
BRUCE AVENUE



5 TYPICAL PRECAST CONCRETE WHEEL STOP
SCALE: 1" = 1'-0"



2 SCREENED CHAIN LINK FENCE DETAILS
SCALE: 3/8" = 1'-0"



1 SITE PLAN
SCALE: 3/32" = 1'-0"

Education
78-423-2742 ext
Residential
250-333-8888 ext
Workplace (Downtown)
604-251-1111
West Vancouver
604-261-1111

Kumar architecture ltd.
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Rev	xy	mm	d	Revision	Drawing Issue	Drawn by
1	2024-05-01	Revised	Prof. DGP	00		
2	2024-05-01	Revised	Prof. DGP	00		
3	2024-10-20	Issued	For Review	00		
4	2024-10-20	Issued	For Review	00		
5	2024-05-25	Issued	For Review	00		
6	2024-05-25	Issued	For Review	00		
7	2024-05-25	Issued	For Review	00		

CONSULTANT

SEAL

PERMIT STAMP

RECEIVED
DVP491
2026-MAY-07

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PROJECT
DAYCARE ON FOURTH STREET (NANAIMO)
 210 FOURTH ST, NANAIMO, BC V9R 1T2

DRAWING TITLE
SITE PLAN

Project number	BC0525	Date	JUNE 20, 2025
Scale	As indicated	Checked by	RK
Drawn by	DG	Checked by	RK

REVISION
ID100 10