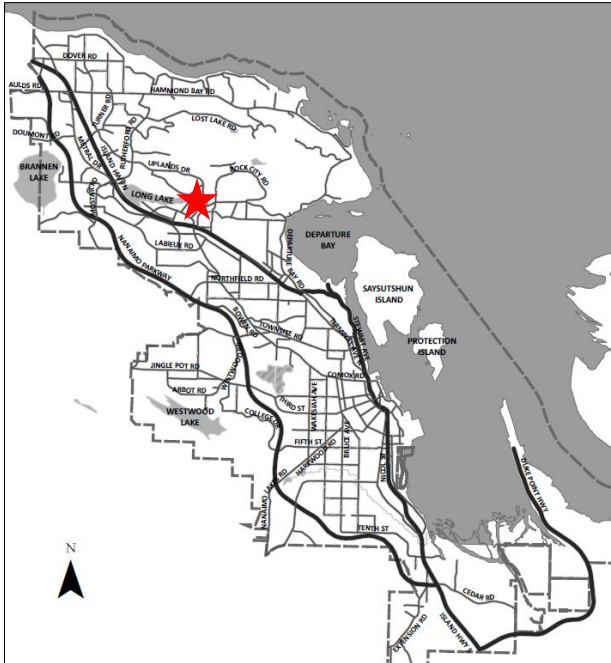


FOR: COUNCIL MEETING

MEETING DATE: April 13, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00493 – 3135 MEXICANA ROAD**



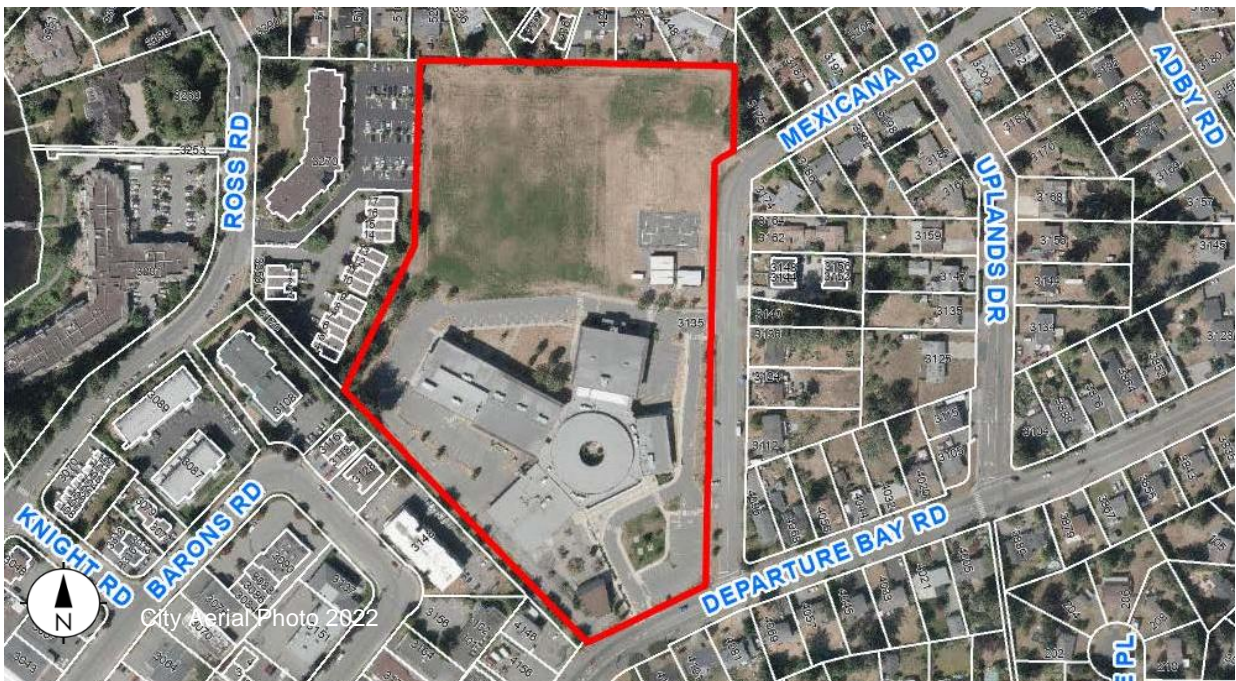
Proposal:
Parking variance for an addition to Wellington Secondary School



Zoning:
CS1 - Community Service One

City Plan Land Use Designation:
Neighbourhood

Lot Area:
4.62ha



OVERVIEW**Purpose of Report**

To present for Council's consideration a development variance permit application to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road.

Recommendation

That Council issue Development Variance Permit No. DVP493 to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road as outlined in the "Proposed Variances" section of the Staff Report dated 2026-APR-13.

BACKGROUND

A development variance permit application, DVP493, was received from Kevin Winiski on behalf of The Board of Education of School District No. 68 (Nanaimo-Ladysmith), to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road.

Subject Property and Site Context

The subject property contains an existing high school and is located in the Wellington neighbourhood, approximately 300m northeast of Country Club Centre and a transit exchange. The surrounding neighbourhood includes low-density single residential dwellings located to the north, east, and southeast, medium-density townhouses and apartments to the west, commercial uses to the southwest, as well as Long Lake and Rock City Elementary School.

Wellington Secondary School currently contains 39 classrooms, a library, cafeteria, multi-purpose room, gymnasium, and a special education room. A Building Permit application (BP130929) was received in March 2025 for the construction of a standalone building addition containing six new classrooms. Through the permit review, it was determined that the increase in gross floor area triggers the parking requirements to be evaluated for the entire property, including the existing and proposed development.

While a form and character development permit is not required for institutional use, the applicant has requested a development variance permit to vary the minimum parking requirements of the "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") in order to allow the addition as proposed.

As per the Parking Bylaw, the existing school requires 145 off-street vehicle parking spaces, 132 short-term bicycle parking spaces, and 10 long-term bicycle parking spaces. The school currently provides 155 off-street vehicle parking spaces, 72 short-term bicycle parking spaces, and no long-term bicycle parking spaces. As such, the existing vehicle parking exceeds the bylaw requirement, but the bicycle parking is non-conforming.

With the addition of six classrooms, the parking requirements increase to 165 off-street vehicle parking spaces, 150 short-term bicycle parking spaces, and 11 long-term bicycle parking spaces.

DISCUSSION

Proposed Development

The applicant proposes to construct a two-storey standalone building addition containing six classrooms, totaling 431.3m² of gross floor area. The addition would be located within the existing outdoor plaza in the southwest corner of the site. The proposal also includes site improvements such as covered walkways and enclosed bicycle parking adjacent to the school entrance, which would add 12 short-term and 20 long-term bicycle parking spaces to the site.

Proposed Variances

Required Off-Street Parking

The minimum required number of vehicle parking spaces, at a rate of 3.3 spaces per classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room is 165. This includes the existing 39 classrooms and the proposed six-classroom addition. The proposed number of parking spaces is 155, a requested variance of 10 spaces.

The minimum required number of short-term bicycle parking spaces, at a rate of 3 spaces per classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room is 150. The proposed number of short-term bicycle parking spaces is 84, a requested variance of 66 spaces. This includes both existing and proposed bicycle parking spaces.

While the short-term bicycle parking variance is significant when evaluated across the entire school site, based on the addition alone, a total of 18 short-term and 2 long-term bicycle parking spaces would be required. The proposed development provides 12 additional short-term bicycle parking spaces and 20 long-term bicycle parking spaces. When considered in relation to the new addition alone, the short-term bicycle parking variance is minor, and the provision of long-term bicycle parking substantially exceeds the Parking Bylaw requirements for both the building addition and the overall site.

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

- There is limited space on site to accommodate additional vehicle parking without encroaching into the school playing field, which is essential for student recreation and physical education.
- The school is located within walking distance (approximately 300m) from the Country Club Transit Hub and along a frequent transit corridor.
- Additional short-term and long-term bicycle parking is proposed to encourage active transportation and to supplement the existing supply.

Staff support the proposed variances given the rationale provided and the property's proximity to active transportation and transit. A parking study is not required for the proposed variance, and no negative impact is anticipated from this variance.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Pursuant to Section 499 of the *Local Government Act*, notification for the proposed Development Variance Permit No. DVP493 was mailed on 2026-APR-02 to property owners/residents within 10m of the subject property. No written submissions were received prior to the time of writing this report. |

KEY MESSAGES

- Development Variance Permit No. DVP493 is to vary the “Off-Street Parking Regulations Bylaw 2018 No. 7266” by reducing the minimum off-street vehicle parking requirement for Wellington Secondary School from 165 spaces to 155 spaces, and by reducing minimum short-term bicycle parking requirements from 150 spaces to 84 spaces to allow a proposed six-classroom addition.
- In support of the variance request, the applicant proposes to provide an additional 20 long-term and 12 short-term enclosed bicycle parking spaces.
- Staff support the proposed variance. |

ATTACHMENTS

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

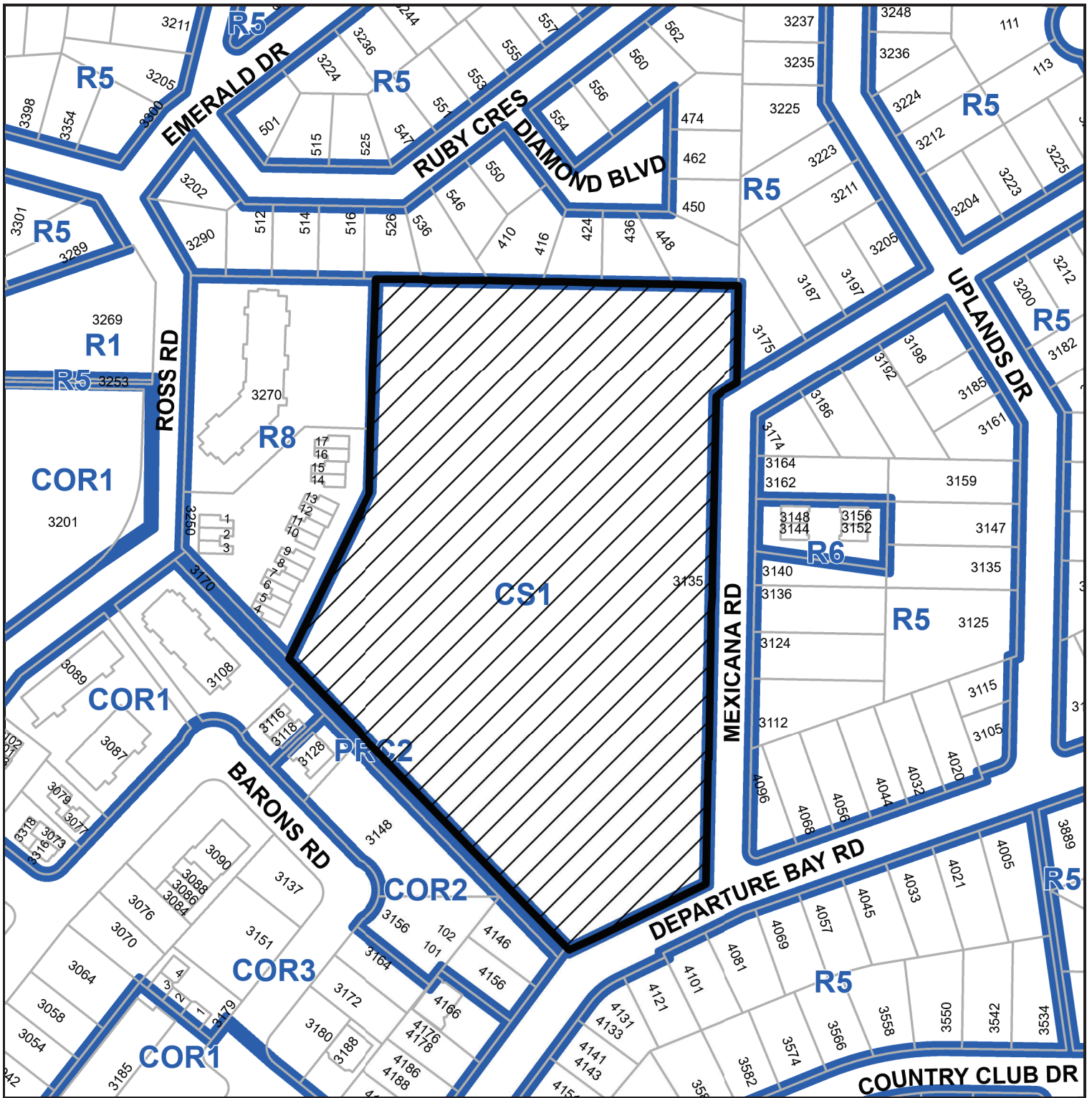
The “City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.2 Required Number of Off-Street Parking Spaces* – to reduce the minimum required number of off-street parking spaces for a proposed six-classroom addition to Wellington Secondary School from 165 spaces to 155 spaces.
2. *Section 7.6 Required Number of Bicycle Parking Spaces* – to reduce the minimum required number of short-term bicycle parking spaces for a proposed six-classroom addition to Wellington Secondary School from 150 spaces to 84 spaces.

CONDITIONS OF PERMIT

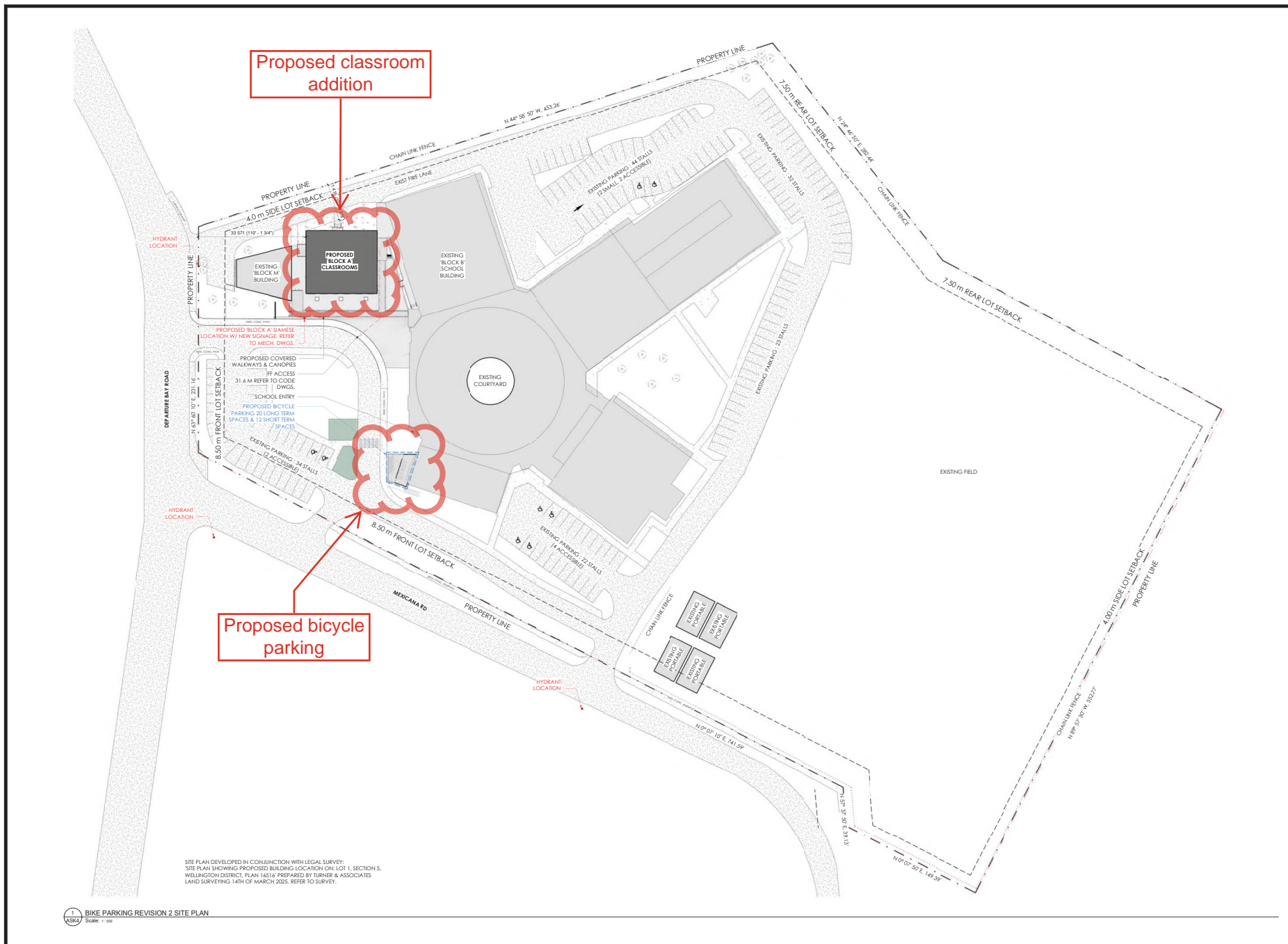
1. The subject property shall be developed substantially in compliance with the Site Plan and Proposed Bicycle Parking Plan, prepared by Group Study Architecture, dated 2025-DEC-10, as shown in Attachment C and Attachment D.

ATTACHMENT B SUBJECT PROPERTY MAP



 3135 MEXICANA ROAD

ATTACHMENT C SITE PLAN



SITE PLAN DEVELOPED IN CONJUNCTION WITH LEGAL SURVEY:
 SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON: LOT 1, SECTION 5,
 WELLINGTON DISTRICT, PLAN 16514; PREPARED BY TURNER & ASSOCIATES
 LAND SURVEYING 14TH OF MARCH 2025. REFER TO SURVEY.

1 BIKE PARKING REVISION 2 SITE PLAN
 Scale: 1:500

architect
Group Architecture
 Group Study
 Group Study
 Group Study

contractor
ONPOINT

mechanical
AM AVALON MECHANICAL

electrical
e2

structural
SKYLINE ENGINEERING

1	005	ESTIMATING	1
1	010	ESTIMATING	1

revision

This drawing is the property of Group Study Architecture. A written approval by the Architect is required prior to any use of this drawing. Contractor must verify all dimensions on site and immediately inform the Architect of all error and omissions.

client
MANAIMO LADYSMITH PUBLIC SCHOOLS

'BLOCK A' CLASSROOMS
WELLINGTON SECONDARY SCHOOL
 3135 MEXICANA ROAD
 NANAIMO BC, V9T 2W8

RECEIVED
DVP493
2026-JAN-07
 Current Planning

Project No. **GBC-1004**

Drawing Title
**CONTEXT SITE PLAN
 PROPOSED BIKE PARKING
 SKETCH**

Date: 2025-DEC-10
 Scale: 1:500
 Drawn by: MJ
 Checked by: AC

ASK4

ATTACHMENT D PROPOSED BICYCLE PARKING PLAN



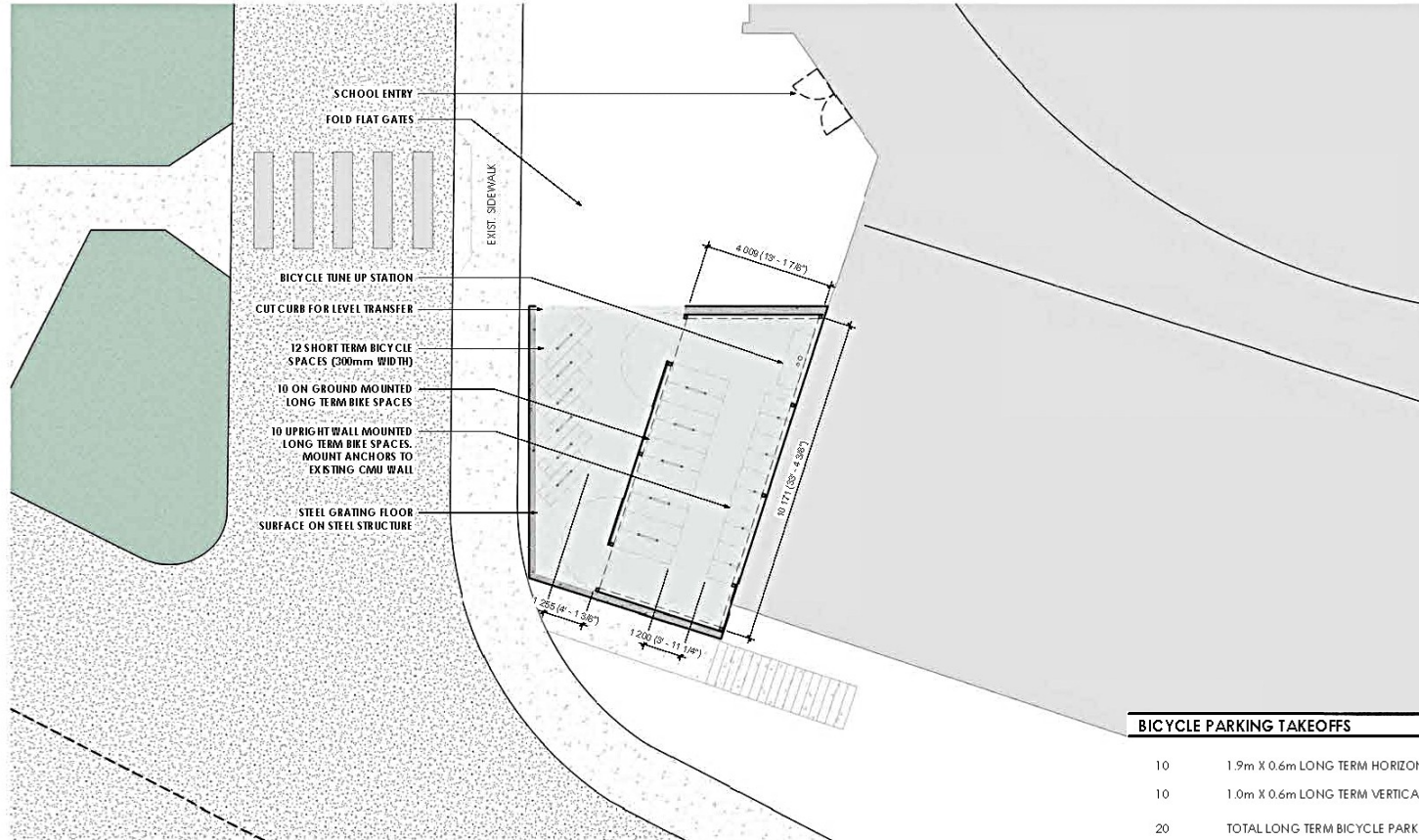
FRONT VIEW DOORS CLOSED



FRONT VIEW DOORS OPEN



THREE QUARTER VIEW DOORS OPEN



BICYCLE PARKING TAKEOFFS

10	1.9m X 0.6m LONG TERM HORIZONTAL BICYCLE PARKING SPACE
10	1.0m X 0.6m LONG TERM VERTICAL BICYCLE PARKING SPACE
20	TOTAL LONG TERM BICYCLE PARKING SPACES

*NOTE: ALL BICYCLE SPACES TO HAVE VERTICAL CLEARANCE OF MIN 1.9M

3 BIKE PARKING REVISION 2
1:100

architect
Group Study
Architecture
Group Study
Collaborative Design Practice

contractor
ONPOINT

mechanical
AM AVALON MECHANICAL

electrical
e2

structural
SKYLINE ENGINEERING

1	005	SETPROPOSING	1
1	006	---	10

revision:
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client
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NANAIMO BC, V9T 2W8

RECEIVED
DVP493
2026-JAN-07
Current Planning

project no. **GBC-1004**

drawing title
PROPOSED BIKE PARKING SKETCH

date: 2025-DEC-10
scale: As indicated
drawn by: MJJ
checked by: AC
sheet number:
ASK3