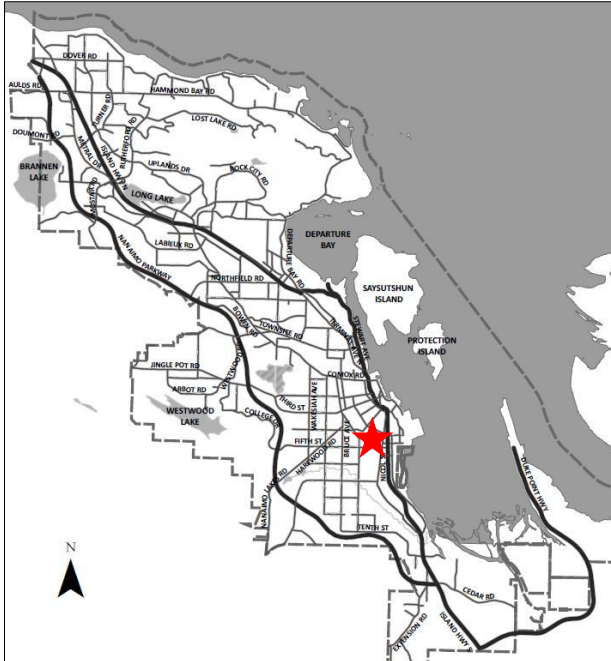


FOR: COUNCIL MEETING

MEETING DATE: July 20, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: TEMPORARY USE PERMIT APPLICATION NO. TUP29 – 156 VICTORIA ROAD



Proposal:

A Temporary Use Permit to allow Personal Service use

Zoning:

CS1 - Community Service One

City Plan Land Use Designation:

Old City Neighbourhood

Lot Area:

900m²

TUP



OVERVIEW**Purpose of Report**

To present for Council's consideration a temporary use permit application to allow personal service use at 156 Victoria Road.

Recommendation

That Council issue Temporary Use Permit No. TUP29 to allow personal service use at 156 Victoria Road for a period of three years.

BACKGROUND

A Temporary Use Permit (TUP) application, TUP29, was received from Kirkko Revolution Inc., to permit a temporary personal service use (spa and esthetic services) for a period of three years at 156 Victoria Road.

Sections 492 and 493 of the *Local Government Act* allow municipalities to approve TUPs to allow a use that is not permitted under zoning. A TUP can be issued for up to a three-year term, with the possibility of one renewal for up to an additional three years.

Subject Property and Site Context

The subject property is located at the intersection of Victoria Road and Milton Street, situated between Nob Hill and South End neighbourhoods. The property was historically known as the Victoria Road Gospel Chapel and is currently occupied by a recreational facility operating as a fitness and yoga studio.

The surrounding neighbourhood is characterized primarily by low-density single residential dwellings to the north, west, and south, and commercial uses to the east and southeast.

A business licence application was received in December 2025 for a spa and esthetic services business to operate from the property. It was determined that the proposed use falls within the definition of personal service use under the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") which permits professional services to a person and includes the sale of goods, wares, personal merchandise, articles or things accessory to the provision of such services. As personal service use is not a permitted use within the existing Community Service One Zone (CS1), a rezoning or a temporary use permit is required to allow the proposed use.

As no alterations to the building are proposed, a form and character development permit and building permit are not required; however, the applicant has requested a temporary use permit to allow personal service use (spa and esthetic services).

The "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") requires the recreational facility use to provide 36 off-street vehicle parking spaces and one additional parking space for personal service use. However, the proposed use does not trigger the review of the parking requirements for the property, as it does not increase the parking requirement by more than 20%. The property currently provides 10 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.

The applicant has indicated that many clients come to the studio on foot or by bike.

Given the property's proximity to downtown and access to active transportation options, Staff are supportive of the proposed parking arrangement and do not consider additional parking spaces necessary. However, Staff recommend that a delineated pedestrian pathway be provided from the street frontage to the proposed business entrance to improve pedestrian accessibility and site circulation. |

DISCUSSION

Proposed Development

The applicant is proposing a personal service use in the form of spa and esthetic services within the existing building at 156 Victoria Road. The proposed use would operate from an existing room on the bottom floor at the southwest corner (rear) of the building, which is not currently being used for the fitness and yoga studio operations.

The proposed personal service use would operate independently while complementing the existing recreational facility use and would not involve exterior or interior building alterations. The spa and esthetic services are proposed to operate on an appointment-only basis, offering one-on-one services such as massage and facial treatments. Operations are intended to occur during daytime hours (10am to 5pm), generally outside of the fitness studio's peak morning and evening class times.

The proposed temporary use is intended on a trial basis to assess compatibility of the use with the existing use and surrounding neighbourhood prior to considering any longer-term land use approvals. A rezoning application would be required should the applicant wish to continue the use following the expiration of a TUP.

Referrals to City departments have been undertaken and no concerns were noted regarding the use of the existing building to allow the proposed temporary use.

City Plan identifies the subject property within the Old City Neighbourhood future land use designation, which supports a mix of residential and small-scale commercial uses within a setting that has specific heritage values and character that warrants special attention and preservation. The Old City Neighbourhood designation supports the provision of businesses and commercial uses that are compatible with nearby existing commercial uses and that do not encroach in existing residential areas.

The proposed small-scale personal service use is compatible with the existing land use context. The use is limited in scale (23m²), appointment-based, and would operate within the existing building.

Staff support the issuance of the proposed TUP, which would allow a limited, low intensity use that is complementary use with the existing recreational facility on the subject property and consistent with City Plan policies.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Public notification for this application was completed in accordance with Section 494 of the *Local Government Act*, and includes:

- Posting the Notice on the City’s website;
- Publishing the Notice in a local newspaper; and,
- Mailing Notice to the adjacent property owners and occupants within 10m of the subject property on 2026-JUL-09.

No written submissions were received prior to the time of writing this report. |

KEY MESSAGES

- Temporary Use Permit Application No. TUP29 proposes allowing personal service use at 156 Victoria Road.
- Staff support the issuance of the proposed TUP, as the proposed use is consistent with City Plan policies. |

ATTACHMENT A: Permit Conditions

ATTACHMENT B: Subject Property Map

ATTACHMENT C: Existing Floor Plan

ATTACHMENT D: Site Photos |

Authored by:

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Concurrence by:

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Manager, Current Planning

Jeremy Holm
Director, Planning and Development

ATTACHMENT A PERMIT CONDITIONS

CONDITIONS OF PERMIT

1. The Temporary Use Permit authorizes the use of the subject property for personal service use within the existing building.
2. Personal Service Use shall be limited to the room on the bottom floor at the southwest corner (rear) of the building as identified on the Floor Plan shown in Attachment C.
3. A delineated pedestrian pathway markings shall be provided from the street frontage to the proposed business entrance prior to the issuance of the Business Licence.
4. The Temporary Use Permit is valid for a period of three years and may be considered for renewal once for up to three years.
5. Upon the expiry of the Temporary Use Permit, unless otherwise permitted by zoning, the use shall immediately cease, and all associated items and debris shall be removed from the subject property within 30 days of permit expiry.

ATTACHMENT B
SUBJECT PROPERTY MAP

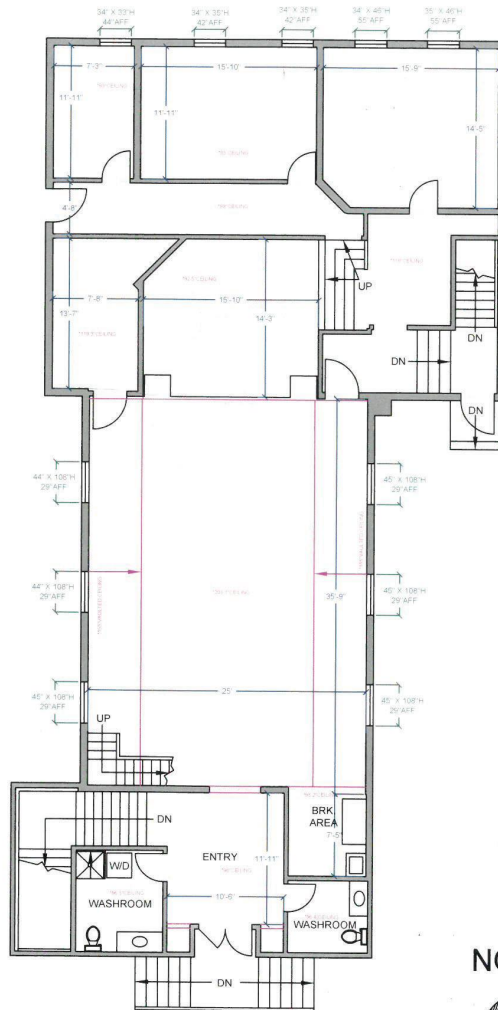


 156 VICTORIA ROAD

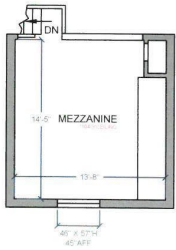
ATTACHMENT C EXISTING FLOOR PLAN

AS-BUILT FLOOR PLAN

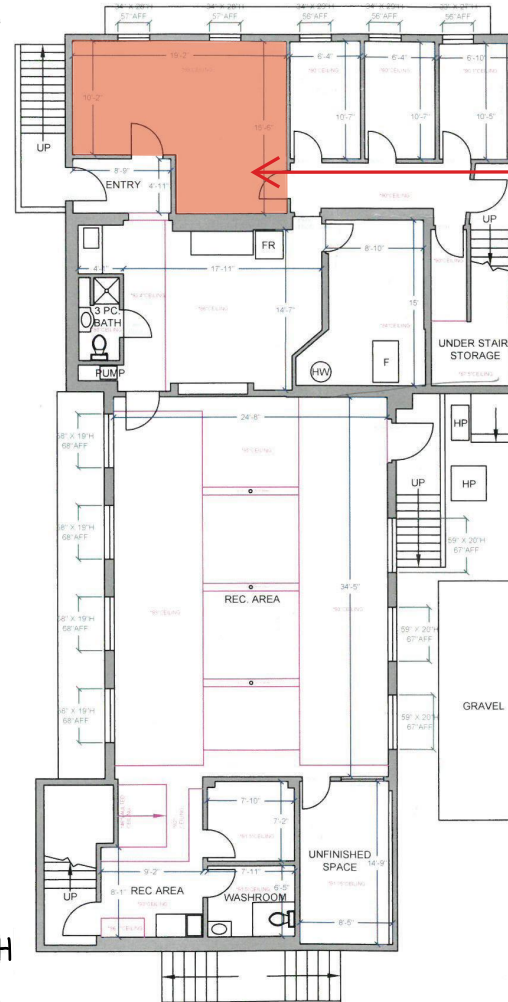
MAIN FLOOR 2753 SQ. FT.



MEZZANINE 238 SQ. FT.



Bottom FLOOR 2766 SQ. FT.



Proposed Personal
Service Use Area
(23m²)

NORTH



$\frac{3}{32}'' = 1'$ SCALE

RECEIVED
TUP29
2026-JAN-26
Current Planning

AREA (SQ. FT.)	
MAIN FLOOR	2753
MEZZANINE	238
LOWER FLOOR	2766
TOTAL	5757
DECK	-
CARPORT	-
MEASURED BY:	J.P.
FLOOR PLAN	

ATTACHMENT D SITE PHOTOS



View from the corner of Victoria Road and Milton Street



View of existing parking arrangements from Milton Street



View from Milton Street looking towards Victoria Road



View from Victoria Road