



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, March 10, 2025

DEPARTMENT: Planning

APPLICATION NO.: DVP24-0012

SUBJECT: Application for a Development Variance Permit to reduce the required amount of off-street parking at 991 & 995 Latoria Road.

EXECUTIVE SUMMARY:

Karam Sandhu has applied for a Development Variance Permit (DVP) to reduce the number of off-street parking stalls required for a liquor store use in the commercial development at 991 & 995 Latoria Road from 23 stalls to 6 stalls.

BACKGROUND:

Previous Applications

ALR15-0002 – The two properties that were later consolidated into the subject site were a part of a block Agricultural Land Reserve (ALR) exclusion application submitted to the Agricultural Land Commission in 2015. Both properties received final ALR exclusion approval, and as a result, the subject site is no longer within the ALR.

Z21-0009 & OCP21-0001 - In 2021, the property was rezoned from AG1 (Agricultural) to C1 (Neighborhood Commercial) through Bylaw No. 1986. A few new commercial uses, including liquor store, were added to C1 zone for the subject property. Concurrently with the rezoning, the Official Community Plan (OCP) amendment was obtained to change the designation of the site from Agricultural to Neighbourhood Center through Bylaw No. 1985.

DP23-0014 – A Form and Character Development Permit was issued in April 2023, which allowed for the development of two commercial buildings at the subject property.

DP23-0047 – In June of 2023, the City issued an environmental Development Permit for the subject property to allow for land alterations within the potential Wildlife Habitat and Biodiversity Development Permit Area. Land clearing and grading have been completed under this permit.

Z24-0008 – Most recently, Bylaw No. 2193 was adopted, which allowed for the daycare capacity increase from 50 to 100 children.

In addition to the Planning applications noted above, the applicant also obtained the required Building Permits for both commercial buildings in 2024, and the construction is currently underway.

Table 1: Site Data for the Subject Property

<i>Applicant</i>	Karam Sandhu (1348141 BC Ltd.)
<i>Owner</i>	1348141 BC Ltd.
<i>Civic Address</i>	991 & 995 Latoria Road
<i>Legal Description</i>	Lot A, Sections 79, Metchosin District, Plan EPP115091, PID 031-542-476
<i>Size of Property</i>	6,292 m ²
<i>DP Areas</i>	Potential Habitat & Biodiversity
<i>Zoning Designation</i>	Neighbourhood Commercial (C1)
<i>OCP Designation</i>	Neighbourhood Centre

Figure 1: Subject Property and Surrounding Neighbourhood



Table 2: Surrounding Land Uses

	Zoning	Use
North	AG1 (Agriculture 1)	Single-family dwelling, duplex, farmstand
East	AG1 (Agriculture 1)	Single-family dwelling
South	AG1 (Agriculture 1)	Single-family dwelling
West	AG1 (Agriculture 1)	Single-family dwelling

COMMENTARY:

The applicant wishes to reduce the required off-street parking for the liquor store use from 23 stalls to 6 stalls at the commercial centre located at 991 and 995 Latoria Road.

Council recently reviewed a detailed parking breakdown for the site when the applicant was seeking an increase to the daycare capacity through a text amendment in rezoning application (Z24-0008). As the location does not have a flat rate parking ratio for the zone, compared to some commercially oriented and business park zones, changes in prospective tenancies may require amendments to the parking plan for the site. The new proposed uses for the commercial multi-tenant buildings result in the overall parking shortage of 17 parking stalls compared to the Zoning Bylaw requirement. Although the overall site parking has increased by two stalls since the last iteration of the plan reviewed by Council (achieved through removal of excess loading zone space), it was not sufficient to meet the increased parking rates stipulated by Part 4 of Zoning Bylaw No. 300 for the proposed uses. As such, the variance is required.

The new proposed parking breakdown is summarized in Table 3 below for convenience:

Table 3: Site Parking Breakdown

Proposed Use	Required by Zoning Bylaw	Proposed by DVP Application
Animal Hospital (303m ²)	1 stall per 28m ² GFA (11 total)	11 stalls
Retail Store (136.93m ²)	1 stall per 30m ² GFA (5 total)	5 stalls
Restaurant (48 seats)	1 stall per 4 seats (12 total)	12 stalls
Office (350.65m ²)	1 stall per 35m ² GFA (10 total)	10 stalls
Medical Office (389.15m ²)	1 stall per 25m ² GFA (15 total)	15 stalls
Personal Service Establishment (121.78m ²)	1 stall per 20m ² GFA (6 total)	6 stalls
Liquor Store (296.05m ²)	1 stall per 13m ² GFA (23 total)	*6 stalls

Group Daycare (100 children)	2 stalls for pick-up and drop-off, plus 1 per staff (19 total)	19 stalls
Total:	101 stalls	84 stalls

* Requested variance

In support of the request, the applicant has provided a Parking Memorandum prepared by a qualified professional. The Memo states that the parking rate for the use of the liquor store specified by Zoning Bylaw No. 300 is excessively high and does not align with the industry standard. The qualified professional has referred to the ITE Parking Generation Manual, 5th Edition, widely regarded as an industry standard for estimating parking demand across various land uses, which establishes a ratio of 1.72 stalls per 1000 sq. ft. (1 per 54m²) as an appropriate parking rate for the liquor store use.

Council may wish to note that the parking ratio specified by Zoning Bylaw No. 300 for liquor stores does exceed the parking requirement established for some other comparable commercial uses as outlined below:

Convenience store	1 per 35m ² GFA, or a minimum of 4
Retail store >2,000m ² GFA	1 per 30m ² GFA
Shopping centre	1 per 20m ² GFA

To provide greater flexibility for future tenant turnover within the commercial spaces, Council may wish to issue the variance to reduce the required parking rate from 1 per 13m² to 1 per 54m², rather than specifying a fixed total number of required parking stalls for the liquor store use. This approach would better accommodate potential changes in tenancy over time, as liquor stores, being a permitted use in the zone, could occupy any of the available commercial units on-site. Varying the parking rate for the use, rather than the total number of parking spaces, will facilitate a smoother transition of tenancies, as any new liquor store tenant will be required to comply with the reduced parking rate of 1 stall per 54m². Alternatively, Council may wish to retain the ability to review any future variance applications related to the liquor store use on-site.

The subject location is served by public transit, with several transit stops situated within proximity to the site. These stops provide access to multiple transit routes, including Routes 48 (Happy Valley/Downtown), 52 (Colwood Exchange/ Bear Mountain), 55 (Happy Valley), and 64 (Langford Exchange/ Sooke via East Sooke and Beecher Bay), offering alternative transportation choices for residents, employees, and visitors.

The frontage improvements for the development include construction of a bike lane along the segment of Latoria Road and Happy Valley Road. Although the area within the immediate vicinity is undeveloped and does not offer continuous bike lane access, bike lanes are available within approximately 100-200 meters from the development in each direction. Consistent with the previous proposal, the development is providing 12 bike parking spaces, exceeding the requirement by one space.

Should the actual demand for parking exceed that anticipated by the Parking Memo or provided on-site, there may be additional competition for these limited spaces. As there is no street parking available in the area to offset any additional demand, Council may wish to require that 4 out of the 6 parking stalls (2/3 of spaces) dedicated to the liquor store use be marked with signage that limits parking to 15-minute increments. This will allow for two stalls to be available for longer term parking for any staff, and ensure appropriate turnaround in the other stalls, alleviating any potential impact on other uses on site.

It is important to note that City staff is currently working on obtaining the city-wide parking study which will facilitate amendments to Part 4 of the Zoning Bylaw No. 300. Depending on study's findings, the amendments may impact the use of liquor store as well as other uses that are permitted at the site.

FINANCIAL IMPLICATIONS:

There are no known financial implications associated with the DVP application.

LEGAL IMPLICATIONS:

There are no known legal implications associated with the DVP application.

OPTIONS:

Option 1

THAT Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 991 & 995 Latoria Road with the following variance:
 - a. That Table 1 of the Section 4.01.01 be varied to reduce the rate applicable to liquor stores from 1 per 13m² to 1 per 54m².

Subject to the following terms and conditions:

- i) That 2/3 of the parking stalls required for the liquor store use display 15-minute parking signs.

Option 2

THAT Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 991 & 995 Latoria Road with the following variance:
 - a. That Table 1 of the Section 4.01.01 be varied to reduce the required off-street parking from 23 stalls to 6 stalls.

Subject to the following terms and conditions:

- i) That 2/3 of the parking stalls required for the liquor store use display 15-minute parking signs.

OR Option 3

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this Development Variance Permit application for 991 & 995 Latoria Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Anastasiya Mysak, Planner I

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services
Concurrence: Melisa Miles, Manager of Legislative Services
Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Director of Legislative & Protective Services
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Attachment 1: Site Plan

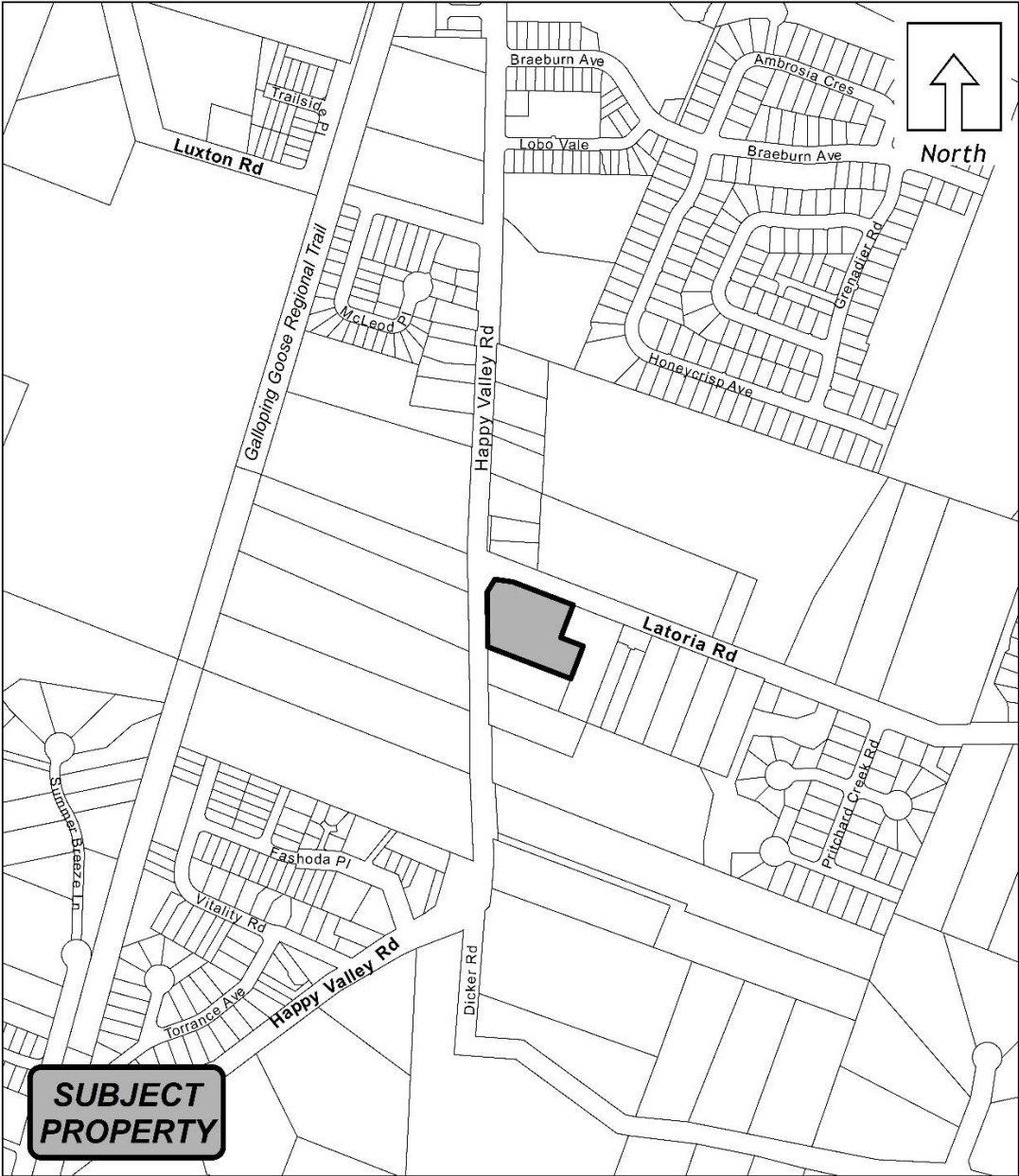
Appendix A -Site Map

DEVELOPMENT VARIANCE PERMIT
(DVP24-0012)
991, 995 Latoria Rd



Appendix B - Location Map

DEVELOPMENT VARIANCE PERMIT
(DVP24-0012)
991, 995 Latoria Rd



Document Name: DVP24-0005_Location_Map

Scale: N.T.S.

Last Revised: 2025-01-16