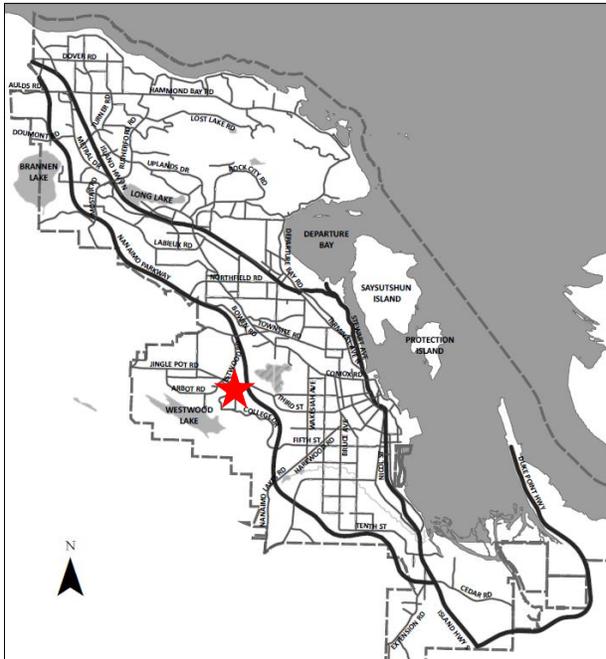


FOR: COUNCIL MEETING
 MEETING DATE: February 23, 2026
 DEPARTMENT: PLANNING AND DEVELOPMENT
 SUBJECT: REZONING APPLICATION NO. RA511 – 2263 JINGLE POT ROAD



Proposal:
 To allow the expansion of an existing seniors care facility

Current Zoning:
 R5 – Three and Four Unit Residential

Proposed Zoning:
 R5 – Three and Four Unit Residential with site-specific Seniors’ Congregate Housing facility and accessory dwelling unit use with site-specific density

City Plan Land Use Designation:
 Suburban Neighbourhood

Lot Area:
 2,484m²



OVERVIEW**Purpose of Report**

To present Council with an application to amend the existing Three and Four Unit Residential (R5) zone at 2263 Jingle Pot Road to allow a site-specific "Seniors' Congregate Housing" and accessory dwelling unit use with a site-specific density to facilitate the expansion of an existing seniors care facility. |

Recommendation

That:

1. "Zoning Amendment Bylaw 2026 No. 4500.248" (to rezone 2263 Jingle Pot Road to allow a site-specific "Seniors' Congregate Housing" and accessory dwelling unit use with a site-specific density in the Three and Four Unit Residential [R5] zone) pass first reading;
2. "Zoning Amendment Bylaw 2026 No. 4500.248" pass second reading;
3. "Zoning Amendment Bylaw 2026 No. 4500.248" pass third reading; and,
4. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2026 No. 4500.248" as outlined in the "Conditions of Rezoning" section of the Staff Report dated 2026-FEB-23 prior to final adoption. |

BACKGROUND

A rezoning application, RA511, was received from Anderson Greenplan Ltd. on behalf of Keeping House Care Facility Ltd., to amend the City of Nanaimo [Zoning Bylaw 2011 No. 4500](#) (the "Zoning Bylaw") to allow a site-specific "Seniors' Congregate Housing" and accessory dwelling unit use with a site-specific density at 2263 Jingle Pot Road to facilitate the expansion of an existing seniors care facility.

Subject Property and Site Context

The subject property is located in the Westwood neighbourhood on the south side of Jingle Pot Road, east of Holland Road. The site is relatively flat with an existing single residential dwelling that operates as a licensed community care facility. Notable site characteristics include mature trees along the perimeter of the lot. The surrounding area is predominantly characterized by established single-family dwellings and the Nanaimo Christian School.

In accordance with [Section 20](#) of the *Community Care and Assisted Living Act*, a single family dwelling house can be used as a community care facility regardless of zoning provided it is used as a residence for no more than 10 persons. The existing community care facility (seniors care facility) is licensed to operate with up to 10 residents. The applicant is proposing to increase the tenancy in the existing seniors care facility to 12 residents. |

DISCUSSION**Proposed Zoning**

The applicant is proposing to rezone the subject property to amend the existing Three and Four Unit Residential (R5) zone to allow a site-specific "Seniors' Congregate Housing" use to facilitate a two-room

addition to an existing seniors care facility. A site-specific Floor Area Ratio (FAR) of 0.3 is proposed to secure a density that aligns with the surrounding suburban neighbourhood character. The existing R5 setbacks and lot coverage would apply to the existing building and proposed addition. As the applicant intends to incorporate a dwelling unit on the top floor of the building, an accessory dwelling unit is proposed to be permitted where Seniors' Congregate Housing is a principal use.

The conceptual plans submitted with the rezoning application illustrate the proposed 59m² addition to the existing seniors care facility. The development concept demonstrates that the site-specific R5 zoning requirements (with a site-specific density of 0.3 FAR) can be met, and the required parking for the use can be provided onsite. It is anticipated that the proposed minor addition would be exempt from the requirement to obtain a Development Permit. The applicant has demonstrated the proposed addition will be constructed with materials that complement the existing form and character of the building.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Suburban Neighbourhood future land use designation, which supports ground-oriented development in residential areas that are farther from services and transit hubs. The proposed rezoning to allow an expansion of the existing community care facility is consistent with City Plan policies for the Suburban Neighbourhood future land use designation as well as Section C3.2 of City Plan which supports the development of seniors housing as well as the provision of housing that meets different needs in all designations that permit residential use.

City Plan – Mobility Network

The subject property is located outside of an urban centre as identified in Figure 36 of the City Plan, with the nearest centre being the University Secondary Urban Centre (located approximately 2km to the southeast). Vehicle access to the site would continue from Jingle Pot Road. A regular transit route operates approximately 400m east of the subject property, and an infrequent bus service operates adjacent to the site on Jingle Pot Road.

Jingle Pot Road is designated as an Urban Collector in Schedule 4 ("Road Network") of City Plan. The current road dedication is approximately 20.117m. To accommodate a future 25m 'Urban Collector' cross-section, an additional 2.442m of road dedication along Jingle Pot Road will be secured as a condition of rezoning.

Through the application review, it was determined a sanitary sewer statutory right-of-way (SRW) that runs through the property needs to be replaced to meet current City standards. Additionally, a covenant to require that the onsite stormwater management for the existing and new development complies with the current requirements of the [Manual of Engineering Standards and Specifications](#) (MoESS) is also recommended to be secured as condition of rezoning.

Community Amenity Contribution

In exchange for the value conferred to the lands through rezoning, the applicant is encouraged to provide a Community Amenity Contribution (CAC) in accordance with Council's Community Amenity Contribution

Policy. Given that the rezoning proposes a modest increase to the existing community care facility, Staff support the provision of a modified CAC. Using the rate at the time of receiving the application, the CAC would be calculated at a rate of \$55 per m² of additional Gross Floor Area. The applicant is proposing a monetary contribution with 100% to be directed toward local parks and trail improvements in the City. Based on the conceptual plans provided which propose a 59m² (two room) addition, a monetary contribution of approximately \$3,066.25 is anticipated. The CAC contribution rate will be secured as a condition of rezoning to be paid prior to Building Permit issuance (or paid prior to final adoption of “Zoning Amendment Bylaw 2026 4500.248”).

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2026 No. 4500.248”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – registration of a Section 219 covenant to secure a monetary contribution equal to \$55 per m² of additional gross floor area in accordance with the Council’s Community Amenity Contribution Policy to be paid prior to building permit issuance (or paid prior to final adoption of “Zoning Amendment Bylaw 2026 4500.248”), with 100% to be directed towards local parks and trail improvements within the City of Nanaimo.
2. *Road Dedication* – road dedication with a width of 2.442m along Jingle Pot Road to allow for a future ‘Urban Collector’ cross-section of 25m.
3. *Onsite Stormwater Management* – registration of a Section 219 covenant to require that the onsite stormwater management for the existing and new development complies with the current requirements of the MoESS.
4. *Replace Title Charge M116162* – replace M116162 (SRW) which protects an existing 300mm PVC sanitary sewer located on the subject property (Plan VIP39446) which does not conform to current City of Nanaimo standards.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Public Notification

Pursuant to Sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed “Zoning Amendment Bylaw 2026 No. 4500.248” as the bylaw is consistent with the Official Community Plan (City Plan) and the purpose of the bylaw is to facilitate a residential development as outlined in this report.

Statutory notification of first reading occurred on 2026-FEB-12.

Community Consultation

The subject property is not within the area of an active neighbourhood association. The applicant hosted a Public Information Meeting (PIM) on 2025-MAR-27 at the subject property, where three members of

the public attended the meeting. No concerns were received from the attendees who were generally supportive of the proposed rezoning. The proposed rezoning is not anticipated to result in any negative impacts to the site or surrounding community.

KEY MESSAGES

- This application is to rezone the subject property to amend the existing Three and Four Unit Residential (R5) zone to allow a site-specific "Seniors' Congregate Housing" and accessory dwelling unit use with a site-specific density.
- The conceptual plans illustrate a 59m² (two room) addition to the existing 10 room community care facility.
- A monetary Community Amenity Contribution is proposed to be directed to the City's Housing Legacy Reserve Fund and parks and trail improvements.
- The proposed rezoning is consistent with City Plan policies for the Suburban Neighbourhood future land use designation.
- Staff support the proposed Zoning Bylaw site-specific amendment to allow a site-specific Seniors' Congregate Housing Facility and accessory dwelling unit use with a site-specific density as the proposed rezoning is not anticipated to result in any negative impacts to the site or surrounding community.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
 ATTACHMENT B: Conceptual Site Plan
 ATTACHMENT C: Conceptual Building Perspectives
 "Zoning Amendment Bylaw 2026 No. 4500.248"

Authored by:

Kristine Mayes
 Planner II, Community Planning

Concurrence by:

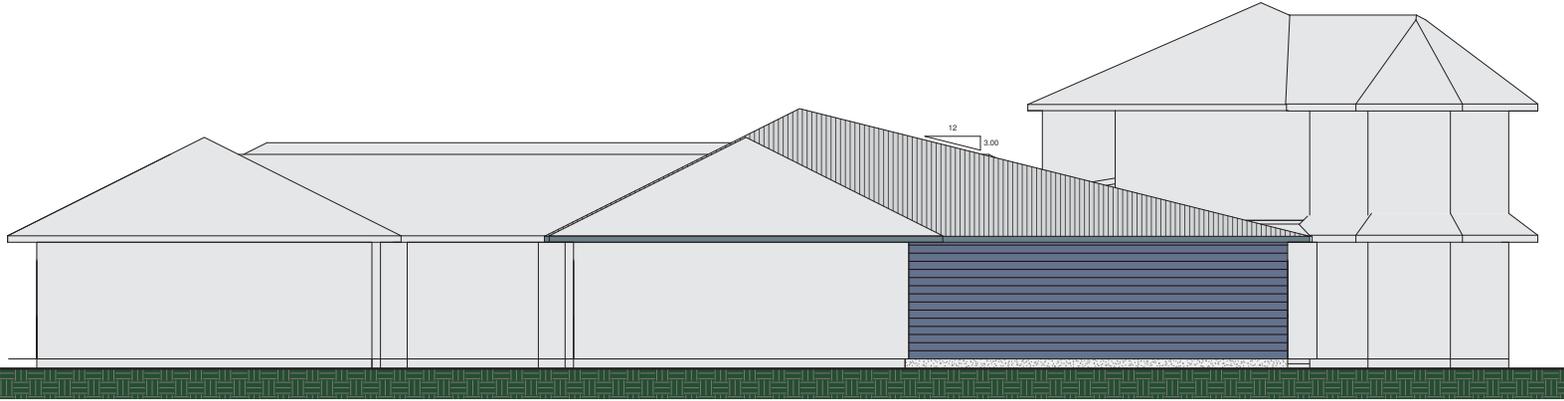
Lainya Rowett
 Manager, Current Planning

 Jeremy Holm
 Director, Planning and Development

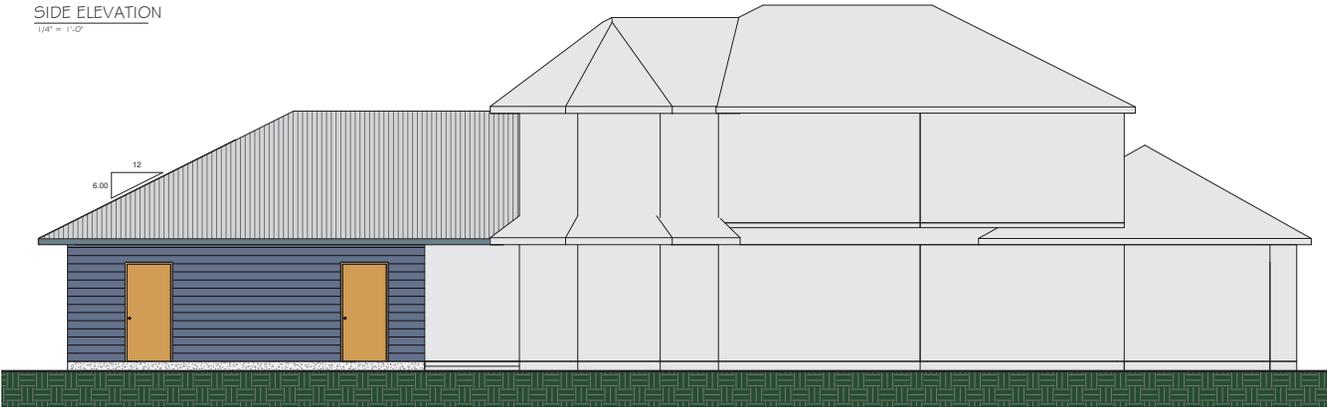
ATTACHMENT C CONCEPTUAL BUILDING PERSPECTIVES

Revisions

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SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

KEEPING HOUSE ADDITION
2263 JINGLE POT ROAD

Greenplan
1655 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

Designed	Drawn	Checked

Date: 1602002022

Project: 22053

Drawing #: 22053-0802-71

Scale: 1/4" = 1'-0"

Sheet Title: ELEVATIONS AND SECTION

Sheet #: A4

RECEIVED
RA511
2024-SEP-17
Current Planning

CITY OF NANAIMO

BYLAW NO. 4500.248

A BYLAW TO AMEND THE “CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500”

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 467, 479, 480, and 481 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “ZONING AMENDMENT BYLAW 2026 NO. 4500.248”.
2. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is hereby amended as follows:
 - (a) By amending the table in section 7.2.1 by adding the following row:

Use	Zone														Conditions of Use	
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R14	R15		
Seniors' Congregate Housing	--	--	--	--	SS	--	--	--	--	--	--	--	--	--	--	

- (b) By amending the table in section 7.2.3 by adding the following row:

Use	Zone														Conditions of Use	
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R14	R15		
Dwelling Unit	--	--	--	--	A	--	--	--	--	--	--	--	--	--	--	Permitted where Seniors' Congregate Housing is a principal use.

- (c) By amending the table in section 7.2.4 by adding the following row:

Use	Permitted Location Address	Legal Description of Permitted Located
Seniors' Congregate Housing	2263 Jingle Pot Road	LOT 8, SECTION 12, RANGE 7, MOUNTAIN DISTRICT, PLAN 23137

- (d) By amending the table in section 7.3.4 by adding the following row:

Use	Permitted Location Address	Legal Description of Permitted Located
2263 Jingle Pot Road	LOT 8, SECTION 12, RANGE 7, MOUNTAIN DISTRICT, PLAN 23137	Where the use is Seniors' Congregate Housing, the total combined Floor Area Ratio of the Seniors' Congregate Housing and Accessory Dwelling Unit shall not exceed 0.3

PASSED FIRST READING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000511
Address: 2263 Jingle Pot Road

SCHEDULE A



Subject Property

REZONING APPLICATION NO. RA000511

CIVIC: 2263 Jingle Pot Road

LEGAL: LOT 8, SECTION 12, RANGE 7, MOUNTAIN DISTRICT, PLAN 23137