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**District of Lantzville**

**REPORT TO CHIEF ADMINISTRATIVE OFFICER**

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**Meeting Date:** November 12, 2025

**SUBJECT: Application Amendment for Rezoning Application No. ZB23-3  
(6910 Lantzville Road - Long Term Care Facility)**

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**PURPOSE**

To provide information for Council to consider rescinding second reading and giving amended second reading to “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” and “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024”.

**RECOMMENDATIONS**

- 1. THAT** second reading of “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” as passed on July 10<sup>th</sup>, 2024, be rescinded.
- 2. THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” be given second reading, as amended.
- 3. THAT** second reading of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” as passed on July 10<sup>th</sup>, 2024, be rescinded.
- 4. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given second reading, as amended.

**COMMITTEE/COMMISSION RECOMMENDATION**

N/A

**ALTERNATIVES AND IMPLICATIONS**

**1. REFUSE THE BYLAWS**

**THAT** the motion to rescind second reading of “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” and “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be refused.

If second reading is not rescinded, the applicant will be required to apply for a variance for the height of the long term care facility. Development as proposed will not be possible without amending the OCP to exclude the property from Development Permit Area 10 – Highway Corridor.

If second reading of either Bylaw is refused, the proposed a long-term care facility and child care facility on 6910 Lantzville Road will not be possible. Reapplication for a bylaw amendment shall not be considered within a six (6) month period unless by a 2/3 vote of Council.

## **2. AMEND THE BYLAWS**

When either of the following motions are on the floor:

**THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” be given second reading, as amended.

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given second reading, as amended.

Amend either by motion:

**THAT** the motion on the floor be amended by adding “as amended [*insert specific wording of amendment*]”.

Vote on the main motion as amended:

**THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” be given second reading, as amended [*insert preceding amendment*].

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. If Council chooses to amend the bylaw, staff will advise the applicant and give the applicant an opportunity to proceed with the application, as amended, or abandon the application.

## **BACKGROUND/RELEVANT HISTORY**

On October 19, 2023, the Province of British Columbia announced that a new long-term care facility will be built in Lantzville at 6910 and 6930 Lantzville Road. The new facility

will bring a total of 306 long-term care beds to the region, including a 20-bed hospice unit, and a 37 space employee-use daycare.

The District received an application to rezone the property from Future Special Area Plan Zone (F-SAP) to a new Community Service 1 Zone (CS1) to facilitate the proposed project. The original proposed Bylaws received first and second reading at the regular Council meeting on February 7, 2024.

Following amendments to the proposed building design, the proposed bylaws were amended and second reading was re-done on at the July 10, 2024 Council meeting.

### **Proposed Amendment to Application**

Following additional architectural design and site reviews, the applicant identified the need to make several amendments to the OCP and Zoning Bylaw amendment applications, including:

1. Increase the maximum permitted height of the building from 25 metres to 33 metres to accommodate the door of the rooftop access staircase and roof-top mechanical units (see elevation plans as **ATTACHMENT 2**).
2. Exclude the subject property from being included in DPA 10 (Highway Corridor) to allow the south corner of the building to be located within the 15-metre tree buffer area, per the site plan in **ATTACHMENT 1**. Additionally, decrease the south parcel line setback from 15 metres to 7 metres.

The amended Official Community Plan Amendment (Bylaw 363) is included as **ATTACHMENT 3**, and the amended Zoning Bylaw amendment (Bylaw 364) is included as **ATTACHMENT 4**.

### **PUBLIC FEEDBACK**

The applicant hosted three public information meetings to review the revised facility design with the public at Costin Hall:

- Wednesday, September 3<sup>rd</sup> from 3 - 5pm
- Friday, September 5<sup>th</sup> from 9 – 11am
- Saturday, September 6<sup>th</sup> from 1 – 3pm

A report on the public information meetings is included as **ATTACHMENT 5**.

### **ATTACHMENTS**

1. Revised Site Plan
2. Revised Elevation Plans and Renderings

3. Amended “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024”
4. Amended “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024”
5. Nanaimo/Lantzville Open House Report

### **ANALYSIS/RATIONALE**

The proposed application amendments are required to support the current design of the long-term care facility. The changes will have a minimal impact on surrounding residential properties.

#### **Exclusion from DPA 10 – Highway Corridor**

DPA 10 requires property owners to maintain, supplement, or renew a 15-metre tree buffer on properties abutting or in close proximity to the Highway. A tree management plan is required to address the following:

- Identify tree species to remain;
- Identify hazard trees to be removed;
- Identify and remove invasive species;
- Provide recommendations from additional tree planting to replace hazard trees; and
- Soil and vegetation management plan

Per “District of Lantzville Tree Protection and Management Bylaw No. 358, 2024”, the applicant will be required to submit a tree management plan prior to commencing development works on the property. The District will have the opportunity to comment on tree retention and landscaping as a component of Development Permit approval.

In addition, the applicant is proposing frontage improvements along Lantzville Road and Schook Road and a multi-use trail constructed along the northern boundary between Suzanne Place and Schook Road. Further discussions are required between the City of Nanaimo and the District of Lantzville regarding the extent of works required as part of the development.

While a 15-metre buffer will not be provided along the south lot line, a 20-metre buffer will be provided on the north side of the property to provide separation between the facility and residential homes along Rosalyn Crescent. Landscaping and tree buffers along the property lines will be addressed at the Development Permit stage.

#### **Increase Maximum Height from 25 Metres to 33 Metres**

Increasing the maximum height of the building will allow for the construction of rooftop access stairways and air handling units, as indicated on the elevation plans included as **ATTACHMENT 2**. Increasing the maximum height will also provide a buffer for any

unexpected design or site changes that may result in a minor height increase. This will reduce the likelihood of a development variance application going to Council in the future.

## **Public Hearing**

If Council gives second reading the proposed Bylaws, a public hearing will be scheduled.

### **1. Strategic Plan Objectives**

High-quality neighbourhood planning: innovative/green technology (build a show case house or building); fire smart; energy efficient; social cohesion; sustainable growth.

### **2. Policy**

None other than those discussed above.

### **3. Resources**

N/A

### **4. Financial/Budget Implications**

Frontage improvements assumed by the District will result in an increase in long-term maintenance costs, but initial construction is paid for by the applicant.

### **5. Sustainability Implications**

Inclusion of a 20 metre treed buffer along the northern parcel line allows for continuous habitat and improves connectivity through trail improvements.

Prepared by:



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George Robinson, MCIP, RPP  
Director of Planning and  
Community Services

Date: November 7, 2025

<b>REVIEWED WITH:</b>			
<input checked="" type="checkbox"/> Corporate Administration	<input checked="" type="checkbox"/> Fire Rescue	<input type="checkbox"/> Public Works/Engineering	<input type="checkbox"/> RCMP
<input type="checkbox"/> Financial Services	<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Committee:
<input type="checkbox"/> Other:			

<b>COUNCIL AGENDA INFORMATION:</b>		
<b>Meeting Type</b>	<b>Date</b>	<b>Agenda Item #</b>
Regular	November 7, 2025	

File Numbers: 3900.20.363 and 3900.20.364  
Location: Council Meetings\Reports to Council\2025\20251112 Regular\Long Term Care Facility Application Update\20251112\_Application Update - OCP and ZBA for 6910 Lantzville Rd.docx