

DATE OF MEETING March 17, 2025

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT HOUSING AGREEMENT NO. HA12 – 11 DANCER ROAD

## **OVERVIEW**

### **Purpose of Report**

To present Council with a Housing Agreement Bylaw to secure the terms and conditions of occupancy for a residential shelter at 11 Dancer Road.

### **Recommendation**

That:

1. "Housing Agreement Bylaw 2025 No. 7394" (to secure the terms and conditions of occupancy for a residential shelter at 11 Dancer Road) pass first reading;
2. "Housing Agreement Bylaw 2025 No. 7394" pass second reading;
3. "Housing Agreement Bylaw 2025 No. 7394" pass third reading; and,
4. Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement prior to bylaw adoption.

## **BACKGROUND**

An application to operate a supportive recovery house, defined as a 'residential shelter' in the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") was received from 1111127 BC Ltd. The subject property contains a single residential dwelling constructed in 1993. The Zoning Bylaw permits residential shelters in a single residential dwelling in any zone; however, where a residential shelter is occupied by more than five unrelated persons (defined as a 'family' in the Zoning Bylaw), Section 6.21 of the Zoning Bylaw requires the operator of the residential shelter to enter into a Housing Agreement with the City to secure the terms and conditions for occupancy. Under Section 483 of the *Local Government Act*, a local government may enter into a Housing Agreement enacted by bylaw.

## **DISCUSSION**

Proposed "Housing Agreement Bylaw 2025 No. 7394" is attached to this report, and the terms of the agreement are consistent with the terms used for residential shelters in Nanaimo with occupancy for more than five unrelated persons. The terms of the agreement will stipulate operational requirements for the residential operator and will restrict occupancy to no more than ten unrelated persons, in accordance with the Zoning Bylaw.

### **SUMMARY POINTS**

- The City of Nanaimo Zoning Bylaw permits residential shelters in a single residential dwelling in any zone.
- Where a residential shelter is occupied by more than five unrelated persons, Section 6.21 of the Zoning Bylaw requires the operator to enter into a Housing Agreement with the City of Nanaimo.
- The terms of the Housing Agreement will stipulate operational requirements for the residential shelter operator.

### **ATTACHMENTS**

“Housing Agreement Bylaw 2025 No. 7394” |

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development |