

DATE OF MEETING | October 6, 2025 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT HOUSING AGREEMENT APPLICATION NO. HA14 – 224 WHITE COURT WAY

OVERVIEW

Purpose of Report

| To present for Council’s consideration a Housing Agreement Bylaw to secure the terms and conditions of occupancy for a residential shelter at 224 White Court Way. |

Recommendation

| That:

1. “Housing Agreement Bylaw 2025 No. 7426” (to secure the terms and conditions of occupancy for a residential shelter at 224 White Court Way) pass first reading;
2. “Housing Agreement Bylaw 2025 No. 7426” pass second reading
3. “Housing Agreement Bylaw 2025 No. 7426” pass third reading; and,
4. Council direct Staff to register a *Land Title Act* Section 219 covenant to reinforce the terms of the Housing Agreement, following adoption of the bylaw.

BACKGROUND

| A Housing Agreement application, HA14, was received from Graham Drew Meneilly to permit a residential shelter for up to ten persons at 224 White Court Way. The City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) allows residential shelters in a single residential dwelling in any zone. Residential shelters can be occupied by up to five unrelated persons (defined as a “Family” in the Zoning Bylaw) without a Housing Agreement, but where a residential shelter exceeds five unrelated persons then the operator of the residential shelter is required to enter into a Housing Agreement with the City to secure the terms and conditions of occupancy in accordance with Section 6.21 of the Zoning Bylaw. Under Section 483 of the *Local Government Act*, a local government may enter into a Housing Agreement enacted by bylaw.

Subject Property and Site Context

| The subject property is located in the Diver Lake neighbourhood on the north side of White Court Way immediately west of Labieux Road. The property contains a single residential dwelling that has been operating as a residential shelter for several years with no more than five unrelated persons. The surrounding neighbourhood largely consists of low density residential uses. |

DISCUSSION

Proposed Development

The applicant is proposing a residential shelter for up to ten persons. Proposed “Housing Agreement Bylaw 2025 No. 7426” is attached to this report and the terms of the agreement are consistent with the terms used for residential shelters in Nanaimo that are operating with occupancy of more than five unrelated persons. The terms of the agreement stipulate operational requirements for the residential shelter operator. The shelter will accommodate up to ten residents and will be required to comply with the occupancy permitted under the BC Building Code for the building.]

SUMMARY POINTS

- [A Housing Agreement application, HA14, was received from Graham Drew Meneilly to permit a residential shelter for up to ten persons at 224 White Court Way.
- The City of Nanaimo Zoning Bylaw allows residential shelters in a single residential dwelling in any zone.
- Where a residential shelter is occupied by more than five unrelated persons, the operator of the residential shelter is required to enter into a Housing Agreement with the City.
- The terms of the agreement stipulate operational requirements for the residential shelter operator.]

ATTACHMENTS

ATTACHMENT A: Subject Property Map
“Housing Agreement Bylaw 2025 No. 7426”]

Submitted by:

Lainya Rowett
Manager, Current Planning]

Concurrence by:

Jeremy Holm
Director, Planning & Development]