

FOR: COUNCIL MEETING
MEETING DATE: July 20, 2026
DEPARTMENT: PLANNING AND DEVELOPMENT
SUBJECT: RESIDENTIAL TENANT ASSISTANCE BYLAW

OVERVIEW

Purpose of Report

To present the “Residential Tenant Assistance Bylaw 2026 No. 7459” and related amendments to the “Bylaw Notice Enforcement Bylaw 2012 No. 7159” for Council’s consideration.

Recommendation

That:

Tenant Protection Bylaw:

1. “Residential Tenant Assistance Bylaw 2026 No. 7459” (to support residential tenants displaced due to redevelopment) pass first reading;
2. “Residential Tenant Assistance Bylaw 2026 No. 7459” pass second reading; and,
3. “Residential Tenant Assistance Bylaw 2026 No. 7459” pass third reading.

Bylaw Notice Enforcement Bylaw:

4. “Bylaw Notice Enforcement Amendment Bylaw 2026 No. 7159.27” (to establish fines for non-compliance with Residential Tenant Assistance Bylaw 2026 No. 7459) pass first reading;
5. “Bylaw Notice Enforcement Amendment Bylaw 2026 No. 7159.27” pass second reading; and,
6. “Bylaw Notice Enforcement Amendment Bylaw 2026 No. 7159.27” pass third reading.

BACKGROUND

At the [2026-JUN-15](#) Governance and Priorities Committee (GPC) meeting, Staff presented a recommended approach for a bylaw to support tenants displaced due to the redevelopment of purpose-built rental buildings for the [Rental Tenant Relocation Assistance](#) project. At the [2026-JUN-22](#) meeting, Council passed the following motions:

That Council direct Staff to:

1. Prepare a Tenant Protection Bylaw that applies to the redevelopment of a building with four or more rental units and contains requirements related to: Communication & Reporting, Financial Compensation, Exemption from Financial Compensation, and Enforcement Mechanisms as outlined in the Staff Report dated 2026-JUN-15;
2. Prepare a bylaw to amend the “Bylaw Notice Enforcement Bylaw 2012 No. 7159” as outlined in the Staff Report dated 2026-JUN-15;
3. Replace Council Policy COU-018 (Strata Conversion Applications) with a new policy that contains updated requirements for tenants facing eviction; and,
4. Present the Tenant Protection Bylaw recommendations to the engagement interest groups for their review and comment in June 2026.

Staff note the new Strata Conversion Applications Policy will be brought forward by Subdivision Staff as a separate item for consideration.

DISCUSSION

Residential Tenant Assistance Bylaw 2026 No. 7459

Following Council direction, Staff have drafted a proposed “Residential Tenant Assistance Bylaw 2026 No. 7459” (Attachment A), which is summarized below:

Sections 1 and 2 of proposed Bylaw No. 7459 contains the bylaw title and definitions.

Section 3, Bylaw Applicability: Proposed Bylaw No. 7459 will apply to redevelopment (demolition or partial demolition) of a building with four or more rental units, including rezonings, development permits, demolition permits and building permits. Bylaw No. 7459 also includes flexible requirements where 100% non-market housing will be constructed on the property being redeveloped, provided comparable tenant assistance measures can be demonstrated and the owner has entered into a Housing Agreement to secure the non-market housing.

Section 4, Development Application Submission Requirements: Rental building owners will be required to provide a tenant assistance plan report with applicable development application submissions (rezonings, development permits, demolition permits and building permits).

Section 5, Communication Requirements: The communication requirements for rental building owners to tenants includes a notification letter, hosting an in-person information meeting, providing regular communication updates, and providing a compensation letter to accompany the notice to end tenancy under the *Residential Tenancy Act*.

Section 6, Financial Compensation Requirements: Rental building owners will be required to provide financial compensation of 4 months rent (this includes one month required under the *Residential Tenancy Act*) for each rental unit based on the current rental rate, or the Canada Mortgage and Housing Corporation’s (CMHC) average rent for a comparable unit, whichever is greater. Financial compensation for moving costs is also required. Financial compensation can be provided as either a lump sum, applied as free rent to the existing or replacement rental unit, or a combination of the two. Additionally, reduced compensation is possible if a tenant enters into a new tenancy agreement with the owner, at a rental rate not exceeding 10% of the tenant’s current rent.

Section 7, Compliance Reports: Rental building owners will be required to provide a communication summary report, an interim report, and final report to demonstrate compliance with Bylaw No. 7459, prior to final approval or permit issuance of a development application.

Section 8, Violation and Penalty: The proposed Bylaw No. 7459 includes penalties under the *Offence Act* and references the penalties proposed for the “Bylaw Notice Enforcement Bylaw 2012 No. 7159”. Withholding of permits and issuing fines provides an incentive for rental building owners to adhere to the requirements of Bylaw No. 7459.

Bylaw Notice Enforcement Amendment Bylaw 2026 No. 7159.27

The proposed Bylaw Notice Enforcement Amendment Bylaw 2026 No. 7159.27 (Attachment B) adds fines ranging from \$250 up to \$500 per day, per offence for non-compliance with the requirements in proposed Bylaw No. 7459.

COMMUNICATION AND COMMUNITY ENGAGEMENT

After Council direction, Staff held an information meeting on 2026-JUN-25 for interest groups. At the meeting the following comments were received:

- Support for bylaw exemptions for non-profits (e.g. redevelopment that results in non-market housing);
- Support for additional assistance for vulnerable tenants (e.g. communications provided in tenants preferred language and provided in accessible formats);

- Support for higher compensation and relocation support (e.g. requiring rental building owners to provide right of first refusal and securing non-market rental rates for returning tenants);
- Concerns about the loss of affordable rental options and lack of affordable replacement rental units; and,
- Concerns about impacts on housing providers to provide tenant assistance following evictions.

Following the meeting, Staff added a provision in Section 5.5 of proposed Bylaw No. 7459 which requires communications to be provided in the tenants preferred language.

ALIGNMENT WITH CITY PLAN

The report is aligned with the following City Plan (OCP) goals:

- ☐ A Green Nanaimo: Resilient and Regenerative Ecosystems
- ☐ A Connected Nanaimo: Equitable Access and Mobility
- ☒ A Healthy Nanaimo: Community Wellbeing and Livability
 - City Plan Policy C3.2.15 supports requiring tenant relocation plans as a condition of rezoning or redevelopment of purpose-built rental buildings of four or more units.
 - City Plan Policy C3.2.27 encourages working with the Province, Federal Government, First Nations, and other public / private / not-for-profit community partners to maintain and increase non-market housing options that serve a diversity of health and housing needs.
- ☐ An Empowered Nanaimo: Reconciliation, Representation and Inclusion
- ☐ A Prosperous Nanaimo: Thriving and Resilient Economy

ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES

The report is aligned with the following [Council's Strategic Framework](#) priorities:

- ☒ Implementing City Plan Action Plans and Key City Management Plans
 - [Integrated Action Plan](#) Priority 73 (Policy C3.2.19) supports the creation of a tenant relocation policy to support tenants impacted by redevelopment and displacement.
- ☐ Social, Health and Public Safety Challenges
- ☐ Maintaining and Growing Current Services
- ☐ Capital Projects
- ☒ Communicating with the Community
- ☒ Governance and Corporate Excellence

NEXT STEPS

Should Council pass first, second, and third reading of the proposed bylaws, the bylaws will be put forward for Council consideration of adoption at a future meeting. Following adoption, Staff will prepare supporting implementation materials for rental building owners and tenants.

OPTIONS

1. That:

Tenant Protection Bylaw

1. "Residential Tenant Assistance Bylaw 2026 No. 7459" (to support residential tenants displaced due to redevelopment) pass first reading;
2. "Residential Tenant Assistance Bylaw 2026 No. 7459" pass second reading; and,

3. “Residential Tenant Assistance Bylaw 2026 No. 7459” pass third reading.

Bylaw Notice Enforcement Bylaw:

1. “Bylaw Notice Enforcement Bylaw 2012 No. 7159.27” (to establish fines for non-compliance with Residential Tenant Assistance Bylaw 2026 No. 7459) pass first reading;
2. “Bylaw Notice Enforcement Bylaw 2012 No. 7159.27” pass second reading; and,
3. “Bylaw Notice Enforcement Bylaw 2012 No. 7159.27” pass third reading.
 - The advantages of this option: The proposed bylaws will meet IAP Priority Action 73 and are consistent with City Plan (OCP) policies C3.2.15 and C3.2.27. Additionally, the financial compensation requirements incorporated into the proposed Residential Tenant Assistance Bylaw reflect the findings of the [Financial Analysis](#). The bylaws will set out clear expectations for rental building owners when existing rental buildings with four or more units are redeveloped and will provide assistance to tenants facing displacement.
 - The disadvantages of this option: Implementing the proposed bylaws will require time and resources for City Staff.
 - Financial Implications: None identified.

2. That Council provide alternate direction to Staff.

CONCLUSION

Proposed Bylaw No. 7459 offers a streamlined balanced approach that increases the financial compensation for tenants facing displacement, beyond the one-month compensation currently required under the *Residential Tenancy Act*. The proposed bylaw reflects current market conditions in the City and the proposed financial compensation requirements align with the findings of the Financial Analysis. Following adoption, the bylaw can be monitored to assess its effectiveness, and enhanced measures can be considered in the future. Proposed Bylaw No. 7459 will apply only to new development applications, such that any in-stream applicants are not impacted.

KEY MESSAGES

- It is recommended that Council proceed with first, second and third reading of Bylaw No. 7459 to establish assistance measures for residential tenants during property redevelopment, and Bylaw No. 7159.27 to add fines for non-compliance with Bylaw No. 7459.
- Staff held an information meeting on 2026-JUN-25 for interest groups that participated in the previous engagement sessions.

ATTACHMENTS

ATTACHMENT A: Residential Tenant Assistance Bylaw 2026 No. 7459

ATTACHMENT B: Bylaw Notice Enforcement Bylaw 2012 No. 7159.27

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CITY OF NANAIMO

BYLAW NO. 7459

A BYLAW TO ESTABLISH ASSISTANCE MEASURES FOR RESIDENTIAL TENANTS DURING
PROPERTY REDEVELOPMENT

The municipal Council of the City of Nanaimo in open meeting assembled; hereby ENACTS
AS FOLLOWS:

1. Title

1.1 This Bylaw may be cited as the "Residential Tenant Assistance Bylaw 2026 No. 7459"

2. Definitions

In this Bylaw:

"BYLAW NOTICE
ENFORCEMENT BYLAW"

means the City of Nanaimo "Bylaw Notice Enforcement Bylaw 2012 No. 7159" or any subsequent bylaw or bylaws which may be enacted in the substitution thereof.

"CITY"

means the City of Nanaimo.

"DEVELOPMENT
APPLICATION"

means an application submitted to the City for a property that includes one or more of the following:

- (a) an amendment to the Zoning Bylaw;
- (b) a Development Permit;
- (c) a Demolition Permit; or
- (d) a Building Permit.

"DEVELOPMENT PERMIT"

means a permit authorized by Section 490 of the *Local Government Act*.

"DIRECTOR OF PLANNING &
DEVELOPMENT"

means the Director of Planning & Development for the City and includes any employee authorized to act on their behalf.

"NON-MARKET HOUSING"

means a range of housing options, where the cost of housing is lower than the average cost of market housing due to some level of subsidization. Non-market housing includes shelters, supportive housing and social housing but excludes Community Care Facilities providing licensed care services, warming centres and rooming houses.

"OWNER"

means 'owner' as defined in Section 63.1 of the *Community Charter*, or their agent.

"REDEVELOPMENT"

means 'redevelopment' as defined in Section 63.1 of the *Community Charter*.

"RENTAL RATE"

means 'rent' as defined in the *Residential Tenancy Act*.

"RENTAL UNIT"

means 'rental unit' as defined in Section 63.1 of the *Community Charter*.

"TENANCY AGREEMENT"

means 'tenancy agreement' as defined in the *Residential Tenancy Act*.

“TENANT”	means a person or persons residing in a rental unit on whose tenancy agreement is terminated in relation to a proposed redevelopment.
“ZONING BYLAW”	means the “City of Nanaimo Zoning Bylaw 2011 No. 4500” or any subsequent bylaw or bylaws which may be enacted in the substitution thereof.

3. Bylaw Applicability

- 3.1 This Bylaw applies to development applications in the City that involve the redevelopment (demolition or partial demolition) of a building containing four (4) or more rental units that will result in the displacement of tenants.
- 3.2 This Bylaw does not apply to redevelopment for the purpose of constructing 100% non-market housing on a property where the owner has:
 - (a) Has demonstrated that comparable tenant assistance measures are in place for tenants facing displacement; and
 - (b) Entered into a Housing Agreement with the City, pursuant to Section 483 of *the Local Government Act*, to secure the non-market housing.

4. Development Application Submission Requirements

- 4.1 The owner must provide a tenant assistance plan report to the City with a development application submission.
- 4.2 The tenant assistance plan report must include the following information:
 - (a) The number of existing rental units that will be demolished or partially demolished as a result of the proposed redevelopment, and the following information for each of those rental units:
 - i. the number of bedrooms;
 - ii. the number of tenants;
 - iii. the occupancy date; and
 - iv. the monthly rental rate.
 - (b) A tenant communications plan that includes information about the communications with tenants completed prior to submission of the development application, and the proposed communications to be provided to tenants throughout the redevelopment process in accordance with the requirements established by this Bylaw.
 - (c) The anticipated compensation that will be provided for each rental unit in accordance with the requirements established by this Bylaw.

5. Communication Requirements

- 5.1 Within one (1) month of submitting a development application, or prior to sending a compensation letter to tenants pursuant to Section 5.4, the owner must provide a notification letter to tenants in each rental unit and provide a copy to the City.
 - (a) Notification letters must be provided in person, by mail, or otherwise delivered to tenants in each rental unit.

- (b) The notification letter must include the following information:
 - i. That a development application has been made to the City;
 - ii. A statement that the notification letter is not a landlord's notice to end tenancy;
 - iii. An overview and timeline of the development application and proposed redevelopment;
 - iv. The anticipated tenant assistance compensation to be provided to each tenant;
 - v. A copy of this Bylaw;
 - vi. The date, time, and location of the information meeting, as required in Section 5.2;
 - vii. Information about tenant resources, including, but not limited to, the Residential Tenancy Branch, Tenant Resource and Advisory Centre, and the City; and
 - viii. The owner's contact information where tenants may direct inquiries regarding the proposed development application and proposed redevelopment process.
- 5.2 Within two (2) months of the City receiving a development application the owner must hold an in-person information meeting for tenants and provide a meeting summary to the City.
- 5.3 During the development application process the owner must provide tenants with communication updates about the status of any development application, a minimum of once every three (3) months.
 - (a) Communication updates must be provided in person, by mail, by email, posted on rental unit doors, or otherwise delivered to tenants in each rental unit and posted in a central and commonly accessed location in the building subject to redevelopment.
- 5.4 The owner must provide a compensation letter to tenants in each rental unit to accompany the landlord's notice to end tenancy under the *Residential Tenancy Act*.
 - (a) The compensation letter must include the details of the compensation to be provided to tenants in accordance with this Bylaw.
 - (b) The compensation letter must be provided in a method consistent with the approved form in accordance with the *Residential Tenancy Act* for a notice to end tenancy.
- 5.5 At the request of the tenant, communication requirements pursuant to Section 5.1, 5.3, and 5.4 must be provided in the tenants' preferred language.

6. Financial Compensation Requirements

- 6.1 The owner must provide four (4) months' compensation per rental unit to the tenant, calculated at a rate that is the greater of:
 - (a) The tenant's rental rate on the date the notice pursuant to Section 5.4 is issued; or
 - (b) The Canada Mortgage and Housing Corporation's most recent average rent level for a comparable rental unit for the City on the date the notice pursuant to Section 5.4 is issued.

- 6.2 In addition to the compensation provided under Section 6.1, the owner must provide the following compensation for moving expenses to the tenant for each rental unit:
- (a) \$1,000 for studio and 1-bedroom units;
 - (b) \$1,250 for 2-bedroom units; or
 - (c) \$1,400 for 3-bedroom or larger units.
- 6.3 On or before the date a tenant moves out of the rental unit, the compensation provided by the owner to the tenant pursuant to Sections 6.1 and 6.2, may be either of the following, or a combination of both, at the discretion of the tenant:
- (a) A lump sum payment; or
 - (b) Free rent applied to the tenant's existing rental unit or for a replacement unit in the same or different property.
- 6.4 Section 6.1 shall not apply where a tenant enters into a new tenancy agreement with the owner, at a rental rate not exceeding 10% of the tenant's current rent.

7. Compliance Reports

- 7.1 Pursuant to Section 5, the owner must provide a communication summary report to the City prior to final approval or permit issuance of a development application.
- 7.2 Within two (2) months of issuing a notice pursuant to Section 5.4, the owner must provide an interim compliance report to the City demonstrating compliance with this Bylaw
- 7.3 No later than one (1) month after the tenancy termination date for all rental units subject to redevelopment, the owner must provide a final compliance report to the City demonstrating compliance with this Bylaw.

8. Violation and Penalty

- 8.1 Every person who contravenes or violates any of the provisions of this Bylaw; causes, suffers or allows any act of thing to be done in contravention or in violation of any of the provisions of this Bylaw; or neglects or refrains from doing anything required to be done under this Bylaw commits an offence, and each day that the offence continues constitutes a separate offence.
- 8.2 On being found guilty of an offence, a person is liable to pay:
- (a) If a proceeding is brought under the *Offence Act*, a fine of not less than \$5,000 and up to \$50,000, in addition to the costs incurred by the City in investigating and prosecuting and compensation for any damage or loss sustained by the Municipality or other person because of the commission of the offence, as may be ordered by the Provincial Court.
 - (b) If issued a bylaw notice under the Bylaw Notice Enforcement Bylaw, the person is liable to pay the maximum penalty set out in that bylaw and an applicable administration fee as authorized under the *Local Government Bylaw Notice Enforcement Act*

- 8.3 The City may withhold the issuance of a Development Permit, Demolition Permit, Building Permit, or other approvals until the owner has complied with the requirements of this Bylaw to the satisfaction of the Director of Planning & Development.

9. Severability

- 9.1 If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

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

MAYOR

CORPORATE OFFICER

CITY OF NANAIMO

BYLAW NO. 7159.27

A BYLAW TO AMEND THE CITY OF NANAIMO "BYLAW NOTICE ENFORCEMENT
BYLAW 2012 NO. 7159

The municipal Council of the City of Nanaimo in open meeting assembled; hereby ENACTS
AS FOLLOWS:

1. Title

1.1 This Bylaw may be cited as "BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW
2026 NO. 7159.27"

2. Amendments

The "BYLAW NOTICE ENFORCEMENT BYLAW 2012 NO. 7159" is hereby amended as
follows:

2.1 By adding the following to Schedule "A"

"RESIDENTIAL TENANT ASSISTANCE BYLAW 2026 NO. 7459"

Section	Description	Penalty	Early Payment Penalty	Late Payment Penalty
5.1	Failure to provide a notification letter to tenants	\$250	-	\$300
5.2	Failure to hold an information meeting for tenants	\$500	-	-
5.3	Failure to provide communications updates to tenants	\$250	-	\$300
5.4	Failure to provide a compensation letter to tenants	\$250	-	\$300
5.5	Failure to provide a communication in the tenants preferred language	\$250	-	\$300
6.1	Failure to provide financial compensation to tenants	\$250	-	\$300
6.2	Failure to provide compensation for moving expenses to tenants	\$250	-	\$300
7.1	Failure to provide a communication summary report to the City	\$500	-	-
7.2	Failure to provide an interim compliance report to the City	\$500	-	-
7.3	Failure to provide a final compliance report to the City	\$500	-	-

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

MAYOR

CORPORATE OFFICER