

## Jurisdictional Scan - Shelters in Industrial Zones

This jurisdictional scan reviewed the Zoning Bylaws of six Canadian municipalities to determine whether shelters were permitted in the industrial zones.

Municipality	Are Shelters Permitted in Industrial Zones?	Notes
Edmonton	Shelters are permitted in the Employment Business (BE) Zone.	Shelters are limited to a maximum floor area of 500 m <sup>2</sup> .  Other uses are limited to a Floor Area Ratio of 1.6.
Victoria	Shelters are not permitted in industrial zones.	
Vancouver	"Community Care Facility" is permitted as a conditional use in the "Light industrial, commercial and residential mixed-use" MC-1 and MC-2 District.	The size of these shelters are limited by a Floor Space Ratio (FSR*) of 0.75 or 2.5, depending on the use.
Calgary	Shelters are not permitted in industrial zones.	
Winnipeg	"Emergency Residential Shelter is Permitted in the Manufacturing Mixed Use (MMU) Zone, Manufacturing Light (M1) Zone, Manufacturing General (M2) Zone, and Manufacturing Heavy (M3) Zones.	The size of these shelters are limited by a Floor Area Ratio (FAR) of 2.0 or 3.0 depending on the zone.
Toronto	"Crisis Care Shelters" are not permitted in industrial zones.  "Municipal Shelters" are not permitted in industrial zones except in the Employment Industrial Office (EO) Zone.	The EO Zone has a modifier "o" where municipal shelters are only permitted on a site with other commercial-related uses but not industrial-related uses.

## Attachment 4

Ottawa	Shelters are not permitted in industrial zones	
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\*Floor Space Ratio (FSR) is equivalent to the general meaning of "Floor Area Ratio (FAR)" in Zoning Bylaw 20001, which means: "a building or structure's Floor Area in relation to the total area of the Site that the building is located on."