

Limited Group Homes: Current Regulations and Zones

7.3(4) Limited Group Home

4. **Limited Group Home** means a building used for Congregate Living with not more than six residents, excluding staff, who have moderate and non-severe physical, cognitive or behavioral health issues and who require on-site professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in the event of an emergency.

A Limited Group Home is a home which:

- a. provides continuous (24 hours, seven days a week) on-site professional care and supervision by staff licensed or certified to provide such care;
- b. can reasonably expect two or fewer visits by emergency services per month; and
- c. is located in a purpose-built freestanding structure or Single Detached Housing converted for that purpose.

This Use Class does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Lodging Houses.

7.3(3) Group Home

3. **Group Home** means a building or part of a building used for Congregate Living for residents who have moderate and non-severe physical, cognitive or behavioral health issues and who require daily or frequent professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in case of an emergency event. This Use Class does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Limited Group Homes, and Lodging Houses.

79. ***Group Homes and Limited Group Homes***

1. Limited Group Homes

In addition to the regulations in [Section 96](#) of this Bylaw, [Limited Group Homes](#) shall comply with the following regulations:

- a. the maximum occupancy of a Limited Group Home shall not exceed 6 residents and it shall be developed only as a purpose-built freestanding structure or Single Detached Housing converted for the purpose;
- b. the Development Officer may restrict the occupancy of a Limited Group Home to less than the maximum of 6 residents having regard for the facilities operational needs and Site context;
- c. no [Major Home Based Business](#), [Secondary Suite](#), [Garden Suite](#) or [Garage Suite](#) shall be permitted as part of the Limited Group Home development or on the Site of such development; and
- d. Limited Group Home shall be of a size, scale, and outward appearance that is typical of surrounding residential developments.

2. Group Homes

In addition to the regulations in Section 96 of this Bylaw, [Group Homes](#) shall comply with the following regulations:

- a. the maximum occupancy of a Group Home in a Zone where Group Homes are a Discretionary Use shall be a maximum of 6 residents;
- b. the maximum occupancy of a Group Home in a Zone where Group Homes are a Permitted Use shall be the greater of 6 residents or 1 resident per [60 m²](#) of Lot size;
- c. the Development Officer may restrict the occupancy of a Group Home to fewer than the maximum number of residents allowed having regard for the threshold purpose identified in Section 96 of this Bylaw, the level of traffic generation, parking demand, and frequency of visits by emergency vehicles relative to that which is characteristic of the Zone in which the Group Home is located;
- d. a Group Home shall be developed as a purpose-built freestanding structure, or [Single Detached Housing](#) converted for the purpose, or part of an Apartment Housing development;
- e. a Group Home may be located in [Duplex Housing](#) or [Semi-detached Housing](#) converted for the purpose, in a Zone where Group Homes are a Permitted Use and both units are operated by a single provider;
- f. in a Zone where Group Homes are a Permitted Use and where more than 12 Sleeping Units are allowed in a development, Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave;

- g. no Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of a Group Home development or on the Site of such development;
- h. where a Group Home is designed as a freestanding structure it shall be of a size, scale, and outward appearance that is typical of surrounding residential development; and
- i. increases in vehicular traffic generation and parking demand must be to the satisfaction of the Development Officer and/or Transportation Services.

96. *Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds*

1. Special Residential Facilities

For the purpose of this section, [Fraternity and Sorority Housing](#), [Group Homes](#), [Limited Group Homes](#), and [Lodging Houses](#) shall be collectively referred to as Special Residential Facilities. Group Homes developed in combination with Apartment Housing either in one building or on one Site, and which meet the criteria of [Section 94](#), Supportive Community Provisions, shall be exempt from the requirements of subsection 96(3)(b) and (c) of this Bylaw.

2. Threshold Purpose

The purpose of the Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds is to:

- a. ensure that the capacity of any neighbourhood to accommodate Special Residential Facilities is not exceeded;
- b. ensure that Special Residential Facilities are available in all neighbourhoods; and
- c. protect existing Special Residential Facilities from concentration that could impair their proper functioning.

3. General Regulations

Special Residential Facilities shall comply with all thresholds contained in this Section in addition to any other regulations in this Bylaw including any relevant Special Land Use Provisions that apply. In all cases, the most restrictive threshold shall apply.

- a. When determining the threshold for the number of Special Residential Facilities per neighbourhood, a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood.
- b. When determining the threshold for the number of Special Residential Facilities by Use Class per block.
 - i. a maximum of 2 Special Residential Facilities shall be allowed on a single block in a residential Zone;

- ii. a maximum block length of [150 m](#) measured from the nearest intersection shall be used to determine this threshold.
 - c. When determining the threshold for the number of residents of Special Residential Facilities per opposing block face;
 - i. accommodation for a maximum of 12 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Discretionary Use;
 - ii. accommodation for a maximum of 30 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Permitted Use; and
 - iii. a maximum block face length of [150 m](#) measured from the nearest intersection shall be used to determine this threshold.
- 4. Density

For the purposes of calculating Density for a Group Home or Lodging House each Sleeping Unit shall be considered a Dwelling when a development contains seven or more Sleeping Units.
- 5. Register

For the purpose of applying these regulations the Development Officer shall maintain a register of all approved Special Residential Facilities. The register shall include the address of the facility, maximum occupancy of the facility, and any other necessary information.

Limited Group Homes

Zones where Use Class is Allowed	Permitted	Discretionary
In all Standard Residential Zones	Yes	
BRH Blatchford Row Housing	Yes	
BLMR Blatchford Low to Medium Rise Residential		Yes
GHLd Graydon Hill Low Density Residential	Yes	
GLD Griesbach Low Density Residential	Yes	
GLG Griesbach Low Density Residential with Garage Suites	Yes	
GVC Griesbach Village Centre Zone	Yes	
HVLD Heritage Valley Low Density	Yes	
RA7a Ambleside Low Rise Apartment	Yes	
RA7g Griesbach Low Rise Apartment	Yes	
RF4t Terwillegar Semi-detached Residential	Yes	
RF5g Griesbach Row Housing	Yes	
RF5t Terwillegar Row Housing	Yes	
RPLt Terwillegar Planned Lot Residential	Yes	
TSDR Terwillegar Single Detached Residential	Yes	
TSLR Terwillegar Small Lot Residential	Yes	

Group Homes

Zones where Use Class is Allowed	Permitted	Discretionary
BRH Blatchford Row Housing		Yes
CCHD Clareview Campus High Density Residential	Yes	
CCMD Clareview Campus Medium Density Residential Zone	Yes	
GHLd Graydon Hill Low Density Residential		Yes
GLD Griesbach Low Density Residential		Yes
GLG Griesbach Low Density Residential with Garage Suites		Yes
GVC Village Centre Zone	Yes	
HA Heritage Area		Yes
HDR High Density Residential		Yes
HVLD Heritage Valley Low Density		Yes
RA7 Low Rise Apartment	Yes	
RA7a Ambleside Low Rise Apartment	Yes	
RA7g Griesbach Low Rise Apartment	Yes	
RA8 Medium Rise Apartment	Yes	
RA9 High Rise Apartment	Yes	
RF1 Single Detached Residential		Yes
RF2 Low Density Infill		Yes
RF3 Low Density Development		Yes
RF4 Semi-detached Residential		Yes
RF4t Terwillegar Semi-Detached Residential		Yes
RF5 Row Housing		Yes
RF5g Griesbach Row Housing		Yes
RF5t Terwillegar Row Housing		Yes
RF6 Medium Density Multiple Family		Yes
RMD Residential Mixed Dwelling		Yes
RMU Residential Mixed Use	Yes	
RPL Planned Lot Residential		Yes
RPLt Terwillegar Planned Lot Residential		Yes
RR Rural Residential		Yes
RSL Residential Small Lot District		Yes
TSDR Terwillegar Single Detached Residential		Yes
TSLR Terwillegar Small Lot Residential		Yes
UCRH Urban Character Row Housing		Yes
US Urban Services		Yes