

Urban Planning and Economy

Edmonton

Options for Regulating Congregate Sleeping Areas for Shelters

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Background

September 10, 2024 - City Council Motion

That Administration prepare amendments to Zoning Bylaw 20001 to address the following:

1. Add section 3.12.2 "Year-Round Shelters and Seasonal Shelters are not permitted on a Site that abuts a Site in a Heavy Industrial Zone." as outlined in Attachment 7 of the August 27, 2024, Community Services report CS02526.
2. **Limit the maximum floor space of congregate sleeping areas within Seasonal and Year-Round Shelters.**
3. Add to section 3.12.1. "This does not apply to Year-Round Shelters and Seasonal Shelters."

Edmonton Shelter System

- Primarily funded by the Government of Alberta
- Regulated through Alberta Health Service and Fire Code requirements and any funding arrangements between the operators and the Government of Alberta, not the Zoning Bylaw
- Shelters use private rooms, semi-private rooms or large common spaces (i.e. congregate sleeping areas)
- Concerns about land use impacts from large-scale shelters

Jurisdiction Scan

- Nine national, provincial, and municipal shelter standard guides reviewed
- Discourages congregate sleeping areas
- Does not provide guidance on congregate sleeping area design

Targeted Stakeholder Engagement

Targeted stakeholders

- Shelter Providers
- Government of Alberta

Identified Concerns about Regulatory Approaches

- Reduced flexibility
- Added constraint to finding locations
- Effect on space availability
- Responding to emergency situations

Regulatory Approach

- Limit occupancy to 125 people
- Limit may be exceeded for up to 90 days or the duration of the 'emergency'

Recommendation

- Administration does not recommend proposed amendments for congregate sleeping areas
- Administration recommends proceeding with amendments to Business Employment Zone
 - Remove floor area limits for shelters
 - Prohibit locations abutting Heavy Industrial sites

Questions and Thank You