

Markup and Rationale of Proposed Text Amendment

Mark-up Categories		
Changes to Specific Regulations - These will be identified using the following formatting standards: Black Font - Existing text in Zoning Bylaw 20001 Strikethrough - Proposed deletion from Zoning Bylaw 20001 <u>Underline</u> - Proposed addition to Zoning Bylaw 20001		
Section 2.120 - Business Employment (BE) Zone (Part 1 of Bylaw 20890)		
#	Proposed Markup	Rationale
1	Community Uses 3.12. Community Services 3.12.1. The maximum Floor Area is 500 m2 per individual establishment. This does not apply to Year-Round Shelters or Seasonal Shelters. <u>3.12.2 Year-Round Shelters and Seasonal Shelters must not be on a Site that Abuts a Site in the Heavy Industrial Zone.</u>	Removing the floor area limit for shelters only provides greater flexibility for operators to provide appropriate accommodation and wraparound services. A new regulation is added to prevent shelters from operating where it abuts a site in a Heavy Industrial Zone to mitigate potential future impacts from potential uses with a risk source.
<u>6.130 Community Services</u> (Part 2 of Bylaw 20890)		
#	Proposed Markup	Rationale

2	<p><u>1. Year-round Shelters and Seasonal Shelters</u></p> <p><u>1.1. The maximum total number of people permitted to be accommodated overnight in all Congregate Sleeping Areas in a Year-round Shelter is 125.</u></p>	<p>This regulation limits the number of people allowed to sleep in a congregate setting within a year-round shelter. This is intended to limit the scale and concentration of people in congregate sleeping areas in future shelters.</p>
7.120 No Development Permit Required (Part 2 of Bylaw 20890)		
3	<p><u>Year-round Shelters and Seasonal Shelters</u></p> <p><u>6.12. More than 125 people may be accommodated overnight in all Congregate Sleeping Areas in a Year-round Shelter Site during an emergency event for up to 90 days or until the end of the emergency event, whichever is less. An emergency event may include but is not limited to:</u></p> <p><u>6.12.1 extreme weather conditions where hazardous weather or an environmental event poses a significant threat to public safety and property. This may include flooding, wildfire smoke, hail storms, tornadoes, extreme temperatures, or other similar circumstances;</u></p> <p><u>6.12.2 disaster relief where people are evacuated and in need of shelter, or other similar circumstances; or</u></p> <p><u>6.12.3 mechanical, structural, or other infrastructure failures to a building, Site, or surrounding area that prevents a Year-round Shelter from operating safely, or other similar circumstances.</u></p>	<p>This regulation allows shelters to temporarily exceed the capacity established in Section 6.130 of the Zoning Bylaw in times of urgent need. This ensures that year-round shelters are able to accommodate additional people temporarily for up to 90 days for each emergency event without the need for a new or additional development permit.</p> <p>This regulation also outlines the situations when the limits outlined in the Zoning Bylaw can be exceeded.</p>

Section 8.20 - General Definitions (Part 2 of Bylaw 20890)**4****Congregate Sleeping Area**

means a shared, open space within a Year-round Shelter or Seasonal Shelter where more than 8 people are accommodated overnight. Partitions may be used to provide separation and privacy between individual sleeping spaces. The congregate space may be converted for other activities during the day.

This definition defines sleeping spaces differently from other types of sleeping arrangements, such as private and semi-private rooms within a shelter. It acknowledges that sometimes partitions such as pony walls or temporary wall dividers may be used to provide a small amount of privacy. It also acknowledges that these spaces are often converted for other activities during the day.