

Bylaw 20890

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 99

WHEREAS Edmonton City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”); and

WHEREAS Edmonton City Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the *Municipal Government Act* RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:

Part 1

- a. Replace “The maximum Floor Area is 500 m² per individual establishment.” with “The maximum Floor Area is 500 m² per individual establishment. This does not apply to Year-Round Shelters or Seasonal Shelters.” in Section 2.120.3.12.1;
- b. Add the following as Section 2.120.3.12.2: “Year-Round Shelters and Seasonal Shelters must not be on a Site that Abuts a Site in the Heavy Industrial Zone.”

Part 2

- c. Add a new Section “6.130 Community Services”;
- d. Add a new Subsection “1. Year-round Shelters and Seasonal Shelters” in Section 6.130;
- e. Add the following in Section 6.130:
 - “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.”;
 - “1.2 Despite Section 1.1, the maximum number of people permitted to be accommodated overnight in Congregate Sleeping Areas in Year Round Shelters does not apply to:

- Lot 151, Blk 1, Plan 1922805 and
 - Lot 112A, Plan EF”.
- f. Add the heading “Year-round Shelters and Seasonal Shelters” after Subsection 7.120.6.11.8;
- g. Add the following under “Year-round Shelters and Seasonal Shelters” in Section 7.120:
“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:
- 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;
- 6.12.2 disaster relief where people are evacuated and in need of shelter, or other similar circumstances; or
- 6.12.3 mechanical, structural, or other infrastructure failures to a building, Site, or surrounding area that prevent a Year-round Shelter from operating safely, or other similar circumstances.”

- h. Add a new definition to Section 8.20: “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.”

READ a first time this 29th day of August 2025;

READ a second time this 29th day of August 2025;

READ a third time this 16th day of September 2025;

SIGNED AND PASSED this 16th day of September 2025.

THE CITY OF EDMONTON

..... *A. Sadi*

MAYOR

..... *Patricia G. G. G.*

CITY CLERK