

Prospective Temporary Shelter

Recommendation

1. That the October 19, 2020, Urban Form and Corporate Strategy report UFCSD00120, be received for information.
2. That Attachment 2 of the October 19, 2020, Urban Form and Corporate Strategy report UFCSD00120 remain private pursuant to section 27 (legal advice) of the *Freedom of Information and Protection of Privacy Act*.

Executive Summary

This report provides an overview of a development permit being considered by Administration. It is being brought to City Council based on the nature of the permit application and its considerations for Council direction on addressing homelessness and responses to COVID-19.

The Mustard Seed, a nonprofit social agency, has submitted a development permit application for Special Event use within a (IM) Medium Industrial Zone. The application is under consideration based on the unique circumstances of the pandemic and the difficulty for a homeless serving agency in finding a willing property owner and a building of significant size to allow physical distancing that could meet life safety and fire code requirements.

Report

As a result of the ongoing COVID-19 pandemic, drop in the price of oil, and changes to provincial services that support low-income households, homelessness in Edmonton is increasing.

Emergency systems designed to support people experiencing homelessness are experiencing additional strain. Many of the facilities operated by support agencies were crowded before the pandemic, and new health regulations and social distancing requirements have dramatically reduced the number of people these agencies can serve at any given time. Capacity limits in public spaces such as libraries, recreation centres and other spaces where hygiene facilities and respite can be found significantly limits the places unhoused residents can be during the day.

In response to the pandemic, The Mustard Seed, a non-profit social agency serving people experiencing poverty and homelessness, has expanded their Edmonton

service offering to include overnight and 24/7 shelter services. They serve clients all across the city and are one of the few social agencies offering services south of the river. These south side services are at capacity. To expand their service offering, the Mustard Seed has canvassed suitable public and privately held buildings to offer 24/7 shelter services. After months of searching they found a willing property owner and a building large enough to allow physical distancing that could meet life safety and fire code requirements. The site, 9935 75 Avenue NW, CPR Irvine Neighbourhood, is zoned (IM) Medium Industrial.

The Mustard Seed applied for a development permit on September 23, 2020, to operate a Special Event in a General Industrial Use building and to construct exterior alterations and a temporary Accessory Building (13.66m x 3.82m - temporary 10 stall shower trailer). The intent is to open on November 1, 2020 and operate until May 21, 2021. This privately owned site will be run by the Mustard Seed and is not receiving municipal funding.

The Mustard Seed has applied for a Special Event use as their operations on site are meant to be temporary as a response to the pandemic. Through their service offering and outreach with vulnerable populations, they know that there are unhoused individuals within the surrounding neighborhoods that do not have the ability to meet public health recommended actions during the pandemic. With physical distancing requirements these individuals also do not have a place for warm respite during the winter months. The City of Edmonton is reviewing the permit application solely as a temporary use based on this understanding. If the property owner or The Mustard Seed plan to extend or make permanent the intention to use the site as a 24/7 shelter, Administration would require the site to be rezoned.

The general industrial use building owned by CESSCO, is adjacent to their industrial fabrication and assembly yards. The site associated with the development permit is a separate parcel and is fenced from all neighboring properties.

Next Steps

Unless directed otherwise by Council, Administration will complete the circulation and assessment process on the development permit application. Once a decision is made it will be communicated to the permit applicant.

If the permit application is approved, the applicant has indicated that they will move into the premises for November 1, 2020 and assume the risk of occupying the space during the community notification period.

If an approved Development Permit is appealed and overturned/refused by the Subdivision and Development Appeal Board (SDAB), the applicant will be unable to

apply on the same site for a minimum of 6 months, from the date of the written decision of the SDAB (reference Section 18(1) of the Edmonton Zoning Bylaw).

Public Engagement

Public engagement was not conducted for this report as it deals with Administration's review of a development permit prior to a decision being made.

If the City of Edmonton approves the development permit it would be with a variance on the length of the special event. This variance would require a mandatory notification to properties within a 60 metre radius where owners could ask questions or voice concern or support for the development permit.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is a safe city.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmontonians have safe and adequate housing	Number of unsheltered individuals	September 2020: 1931	Decrease year over year

Attachments

1. Map of Location
2. Legal Considerations - PRIVATE

Others Reviewing this Report

- C. Owen, Deputy City Manager, Communications and Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- B. Andriachuk, City Solicitor