

Charter Bylaw 18941

Text Amendment to Zoning Bylaw 12800 to reduce barriers to Collective and Permanent Supportive Housing

Purpose

To amend Zoning Bylaw 12800 to reduce barriers to collective and permanent supportive housing by amending the definition of Limited Group Homes, removing special land use regulations associated with Lodging Houses (Section 76), Group Homes and Limited Group Homes (Section 79), removing Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds (Section 96), removing the requirement for the Development Officer to maintain a register of approved Special Residential Facilities, and other amendments to align the remainder of the Zoning Bylaw 12800 with the above noted changes.

Readings

Charter Bylaw 18941 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Charter Bylaw 18941 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 28, 2019, and July 6, 2019.

Position of Administration

Administration supports this Charter Bylaw.

Report Summary

The Charter Bylaw proposes to amend Zoning Bylaw 12800 to reduce regulatory barriers to collective and permanent supportive housing in Edmonton.

Report

The City of Edmonton is committed to ensuring that a variety of housing is available to meet the needs of residents, including different types of collective housing such as Lodging Houses and types of permanent supportive housing, such as Group Homes and Limited Group Homes. As of June 2019, there are 72 Lodging Houses, 80 Group Homes, and 261 Limited Group Homes registered in the city.

In May 2018, Urban Planning Committee requested Administration to review regulations for affordable housing and permanent supportive housing from other municipalities, and consider ways to improve the permitting process and/or remove any identified barriers in the Zoning Bylaw to make it easier for more types of this housing to be built in Edmonton. More details are available in CR_6103.

As part of the robust public and stakeholder engagement that led to the development of Infill Roadmap 2018, it was identified that Zoning Bylaw barriers to build more permanent supportive housing needed to be addressed. The roadmap set out a specific action to consider removing these barriers:

“Action 4 of the Infill Roadmap:

Re-examine the rationale for distinguishing and restricting collective housing options, and update regulations as needed.

DESCRIPTION

The current Zoning Bylaw contains a number of restrictions and special requirements for the development of collective housing options (such as group homes and lodging houses). The City intends to review the intent and impact of the existing restrictions and take informed action based on that review.”

Adding to this analysis and engagement, the Community and Public Services Committee directed Administration in 2019 to form an administrative response team to lead and fast track the development of 600 units of permanent supportive housing. One of the actions from this team’s plan is to propose the necessary Zoning Bylaw changes to enable the approvals of these units.

Acting on all of these directions, Administration is proposing a two-staged approach to removing barriers to collective and permanent supportive housing from Zoning Bylaw 12800:

- First Stage - Bylaw Intervention: immediately delete existing regulatory barriers from the Zoning Bylaw.
- Second Stage - Holistic Redesign: prepare a new framework for managing collective and permanent supportive housing within Zoning Bylaw 12800.

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The first stage provides immediate possible bylaw changes that can help more collective housing and permanent supportive housing to be built. This approach is based on deleting the special land use regulations associated with these uses and is the most straightforward and expedient. This involves deleting the following from the Zoning Bylaw:

- Section 76 Lodging Houses
- Section 79 Group Homes and Limited Group Homes
- Section 96 Thresholds for Fraternity and Sorority Housing, Group Homes, Limited Group Homes and Lodging Houses

Additionally, the definition of “Limited Group Homes” is proposed to be changed. This is outlined in Attachment 2 - Mark-up of Proposed Changes for Collective and Permanent Supportive Housing in more detail.

Removing Section 76 - Lodging Houses

Removing this section would no longer limit the number of individuals who could reside in a Lodging House. It would remove any restrictions on the type of building design appropriate for a Lodging House and the need for the building to resemble the surrounding residential development. Increases in traffic demand would not be a consideration for approval by Development Approval staff.

Removing Section 79 - Group Homes and Limited Group Homes

Section 79 describes special land use regulations on Group Homes and Limited Group Homes. The proposed changes remove additional restrictions on the number of residents permitted in a Group Home or Limited Group Home. Like Lodging Houses, the changes would remove any restrictions on the type of building design appropriate for these two housing uses and the need for the building to resemble the surrounding residential development. Increases in traffic demand would not be a consideration for approval by Development Approval staff.

Removing Section 96 - Thresholds for Fraternity and Sorority Housing, Group Homes, Limited Group Homes and Lodging Houses

Section 96 established the maximum number of Fraternity and Sorority Housing, Group Homes, Limited Group Homes or Lodging Houses to 2 facilities per block, 3 per 1000 people per neighbourhood, 12 residents per opposing block face where Group Homes is a discretionary use or 30 residents per block face where Group Homes is a Permitted Use. The amendments would remove these limits. However, there would still be opportunities for post-approval notifications and opportunities to appeal to the Subdivision Development and Appeal Board if the use is listed as discretionary in the applicable zone.

Changing the definition of “Limited Group Home”

The definition of “Limited Group Home” is proposed to be revised to state that the use

should be located in a freestanding structure that is purpose-built or wholly converted for that purpose. For example, this revision would require a Limited Group home project to completely convert a Single-Detached House, both sides of a Semi-Detached House, or any other building such as a small church to that use. This allows more than a Single-Detached House to be converted to a Limited Group Home use (what is currently permitted) but also ensures that building types such as Semi-Detached and Row Housing are wholly used for the Limited Group Home purpose.

Conclusion

The proposed Zoning Bylaw Amendment will have an immediate effect on how collective and permanent supportive housing can be provided within the City. Administration will then work on developing a more holistic framework to regulate and support collective and permanent supportive housing in the city.

Public Engagement

A stakeholder survey and workshop were undertaken to understand housing provider views on the issues and opportunities to reduce barriers for affordable and permanent supportive housing in November 2018 and January 2019 respectively. A summary of the consultation workshop is included in Attachment 3 - Public engagement as part of CR_6103.

Attachments

1. Charter Bylaw 18941
2. Mark-up of Proposed Changes for Collective and Permanent Supportive Housing