

Mark-up of Proposed Changes for Supportive Housing Uses

<p>Black Font: Existing Text in Zoning Bylaw 12800 <i>Strikethrough:</i> Proposed deletion from Zoning Bylaw 12800 <i>Underline:</i> Proposed addition to Zoning Bylaw 12800</p>	<p>Rationale / Notes</p>
<p>3.2 Provisions for existing Development Permits and Direct Control Provisions 1. For the purpose of any Development Permit or Direct Control Provision: <i>q. <u>Limited Group Home is deemed to be Supportive Housing, Restricted to Limited Supportive Housing</u></i> <i>r. <u>Group Home is deemed to be Supportive Housing</u></i> <i>s. <u>Temporary Shelter Services is deemed to be Supportive Housing</u></i></p>	<p>This is added to ensure that previously approved development permits and Direct Control zones will comply with the new Supportive Housing use and terms.</p>
<p>6. Definitions Congregate Living means four or more individuals occupying Sleeping Units in a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities. Typical Uses where Congregate Living is found include Fraternity and Sorority Housing, Group Homes, Limited Group Homes <u>Supportive Housing</u>, and Lodging Houses.</p>	<p>The new Supportive Housing use replaces the existing Group Home and Limited Group Home uses.</p>
<p>6. Definitions Dwelling means: b. a Sleeping Unit, for the purposes of calculating Density for Group Home-Supportive Housing or Lodging House Uses;</p>	<p>The new Supportive Housing use replaces the existing Group Home uses.</p>

<p>6. Definitions</p> <p><i>Limited Supportive Housing means a Supportive Housing development with not more than six residents. This development can reasonably expect two or fewer visits by emergency services per month and is located in a freestanding structure that is purpose-built or wholly converted for that purpose.</i></p>	<p>Supportive Housing replaces Limited Group Home as a use. However, a Limited Supportive Housing definition is introduced to clarify and modernize the intent of the activity on site. This defined term ensures that Supportive Housing developments in generally low-density residential zones are limited to the scale of Limited Group Homes.</p>
<p>6. Definitions</p> <p>Sleeping Unit means a Habitable Room in a building used for Congregate Living in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room, and the room:</p> <ul style="list-style-type: none"> a. does not include provision for cooking or food preparation, except that: <ul style="list-style-type: none"> i. Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave where Lodging Houses or Group Home <i>Supportive Housing</i> is a Permitted Use and where more than 12 Sleeping Units are allowed in a development; 	<p>The new Supportive Housing use replaces the existing Group Home uses.</p>
<p>7.3(3) Group Home means a building or part of a building used for Congregate Living for residents who have moderate and non-severe physical, cognitive or behavioral health issues and who require daily or frequent professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in case of an emergency event. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Limited Group Homes, and Lodging Houses.</p>	<p>The proposed Supportive Housing use replaces the Group Home use definition to describe this activity.</p>

<p>7.3(4) Limited Group Home means a building used for Congregate Living with not more than six residents, excluding staff, who have moderate and non-severe physical, cognitive or behavioral health issues and who require on-site professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in the event of an emergency.</p> <p>A Limited Group Home is a home which:</p> <ul style="list-style-type: none"> a. provides continuous (24 hours, seven days a week) on-site professional care and supervision by staff licensed or certified to provide such care; b. can reasonably expect two or fewer visits by emergency services per month; and c. is located in a freestanding structure that is purpose-built or wholly converted for that purpose. <p>This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Lodging Houses.</p>	<p>The Limited Group Home use class is replaced by the Supportive Housing use. The Limited Supportive Housing definition in Section 6 will use similar descriptions as Limited Group Home to ensure Supportive Housing in low density residential zones are kept to a small scale of activity.</p>
<p>7.3(4) Lodging Houses means:</p> <ul style="list-style-type: none"> a. a purpose-built building; b. a part of a Multi-unit Housing development with 6 or more Dwellings; or c. a building wholly converted from a Single Detached House, Semi-detached House, or a Multi-unit Housing development with 5 or less Dwellings that is used for Congregate Living, containing Sleeping Units and four or more persons where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, <u>Group Homes, and Limited Group Homes and Supportive Housing.</u> 	<p>This amendment replaces the Group Home and Limited Group Home use with Supportive Housing.</p>

<p><u>7.3(8) Supportive Housing</u> means a residential Use with on site or off site supports to ensure the residents' day-to-day needs are met. This does not include <u>Extended Medical Treatment Services</u>.</p>	<p>The proposed new use describes a broader range of housing that offer support services to its residents.</p>
<p>7.3(10) Temporary Shelter Services means development sponsored or supervised by a public authority or non-profit agency for the purpose of providing temporary accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical Uses include hostels and overnight shelters.</p>	<p>This use class is removed and replaced with Supportive Housing.</p>
<p>46. Amenity Area</p> <p>46(7) For the purposes of calculating required Amenity Area for Group Homes<u>Supportive Housing</u> or Lodging Houses with seven or more Sleeping Units, each Sleeping Unit shall be considered a Dwelling and Amenity Area shall be provided in accordance with the requirements in Table 46(2) for Multi-unit Housing.</p>	<p>This amendment replaces the term Group Home with Supportive Housing for the purpose of calculating amenity area requirements.</p>
<p>54.2 On-Site Vehicle Parking Quantities</p> <p>Table 54.2.3</p> <p>d) Tier 4:</p> <p>Temporary Shelter Services</p> <p>e) Tier 5:</p> <p>Group Home Limited Group Home <u>Supportive Housing</u></p>	<p>This amendment adds Supportive Housing to Tier 5 parking requirements for Barrier Free Parking and removes Temporary Shelter Services, Group Home, and Limited Group Home as these are no longer uses in the Zoning Bylaw.</p>

<p>86. Secondary Suites</p> <p>86(4) A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home Supportive Housing, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.</p>	<p>The new Supportive Housing use replaces the existing Group Home and Limited Group Home uses.</p>
<p>87. Garden Suites</p> <p>87(21) A Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home Supportive Housing, or a Major Home Based Business and an associated principal Dwelling, unless the Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.</p>	<p>The new Supportive Housing use replaces the existing Group Home and Limited Group Home uses.</p>
<p>94. Supportive Community Provision</p> <p>The purpose of the Supportive Community Provisions is to facilitate the provision of housing in which care is provided to residents-people in a permanent residential setting.</p> <p>94(1) The portion of a Development Permit application for Multi-unit Housing or Group Home Supportive Housing that achieves all of the criteria listed in subsection 94(1)(a) Supportive Community Criteria, shall be considered a supportive community and the regulations of subsection 94(1)(b) shall apply.</p>	<p>The new Supportive Housing use replaces the existing Group Home use.</p>
<p>97. Body Rub Centres</p>	<p>This amendment removes Temporary Shelter Services from criteria when separation is required from the location for a Body Rub Centre.</p>

<p>97(1) At the time a Development Permit application is made for a Body Rub Centre, the proposed location of the Body Rub Centre shall not be closer than 100.0 metres from any Site having a valid development permit for Public Education Services, Private Education Services, Public Park sites, Child Care Services, Temporary Shelter Services, and/or Extended Medical Treatment Services.</p>	
<p>230 (RA9) High Rise Apartment Zone</p> <p>230.4 Table 1(d) Notwithstanding 230.4(1)(b)(iv), and 230.4(1)(c)(iv) where development of Apartment Housing, Lodging Houses or Group Homes-Supportive Housing meet all the criteria listed in subsection 94(1)(a), the Supportive Community Criteria, the Floor Plate may exceed 850 m² to a maximum of 1650 m² above the greater of either: (A) the Height of the podium; or (B) the Height equal to 15.0 m.</p>	<p>The new Supportive Housing use replaces the existing Group Home use.</p>
<p>230 (RA9) High Rise Apartment Zone</p> <p>230.5 Development Regulations for the Building Design and Features</p> <ol style="list-style-type: none"> 1. Interface at ground level <ol style="list-style-type: none"> a. Except for Multi-unit Housing and Group Homes-Supportive Housing that meet the Supportive Community Provisions, all residential or residential-related building Façades fronting onto a Public Roadway, other than a Lane, or onto an internal circulation network, shall have individual Dwellings with direct access at ground level to provide a transition from public to private space. The units at ground level shall include the following design elements: <ol style="list-style-type: none"> i. hinged doorways; 	<p>The new Supportive Housing use replaces the existing Group Home use.</p>

<ul style="list-style-type: none"> ii. built elements such as verandas, porches, patios, or building articulation, which feature or act as Privacy Screening between each unit; and iii. lighting scaled and directed towards pedestrian areas. <p>b. Except for Multi-unit Housing and Group Homes <u>Supportive Housing</u> that meet the Supportive Community Provisions, all ground level Dwellings shall have an Amenity Area in front of each exterior entry that establishes a transition area between the Amenity Area and the Abutting public roadway (including a Lane), or the Abutting private roadway.</p>	
<p>230 (RA9) High Rise Apartment Zone</p> <p>230.7 Development Regulations for Permitted and Discretionary Uses</p> <p>1. Non-residential Uses, excluding Residential-Related Uses</p> <ul style="list-style-type: none"> a. shall only be developed in conjunction with Multi-unit Housing or Group Homes <u>Supportive Housing</u>. b. the combined Floor Area shall not exceed 32 percent of the overall Floor Area for the Site, and shall not exceed 47 percent of the Floor Area that is developed as Apartment Housing, Lodging Houses or Group Homes <u>Supportive Housing</u>. <p>2. Apartment Hotels shall:</p> <ul style="list-style-type: none"> a. not be provided on the same Storey as Apartment Housing or Group Homes <u>Supportive Housing</u>. <p>7. Health Services shall only be developed in conjunction with a Group Home <u>Supportive Housing</u> or Apartment Housing <u>Multi-unit Housing</u> developed under Supportive Community Provisions. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(7).</p>	<p>The new Supportive Housing use replaces the existing Group Home use.</p> <p>Apartment Housing is replaced with Multi-unit Housing to correct an administrative error.</p>

<p>320 (CSC) Shopping Centre Zone</p> <p>320.2 Permitted Uses</p> <p><i>320.2(27) Supportive Housing</i></p>	<p>The new Supportive Housing use is added as a Permitted Use to the Commercial Shopping Centre (CSC) Zone.</p>
<p>330 (CB1) Low Intensity Business Zone</p> <p>330.1 General Purpose</p> <p>The purpose of this Zone is to provide for low intensity commercial, office and service uses, <i>and limited Residential-related Uses</i> located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.</p> <p>330.2 Permitted Uses</p> <p><i>330.2(18) Supportive Housing</i></p>	<p>The general purpose statement of the Low Intensity Business (CB1) Zone is amended to recognize that supportive housing could be an acceptable use for this zone.</p> <p>The new Supportive Housing use is added as a Permitted Use to the Low Intensity Business (CB1) Zone.</p>
<p>340 (CB2) General Business Zone</p> <p>340.1 General Purpose</p> <p>The purpose of this Zone is to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways. <i>This zone also accommodates limited Residential-related Uses.</i></p> <p>340.2 Permitted Uses</p> <p><i>340.2(30) Supportive Housing</i></p>	<p>The general purpose statement of the General Business (CB2) Zone is amended to recognize that supportive housing could be an acceptable use for this zone.</p> <p>The new Supportive Housing use is added as a Permitted Use to the General Business (CB2) Zone.</p>

<p>350 (CHY) Highway Corridor Zone</p> <p>350.1 General Purpose The purpose of this Zone is to provide for high quality commercial development <i>and limited Residential-related Uses</i> along those public roadways, which serve as entrance routes to the City or along limited access public roadways intended to provide a connection to entrance routes.</p> <p>350.2 Permitted Uses</p> <p><i>350.2(19) Supportive Housing</i></p>	<p>The general purpose statement of the Highway Corridor (CHY) Zone is amended to recognize that supportive housing could be an acceptable use for this zone.</p> <p>The new Supportive Housing use is added as a Permitted Use to the Highway Corridor (CHY) Zone.</p>
<p>360 (CO) Commercial Office Zone</p> <p>360.2 Permitted Uses</p> <p><i>360.2(15) Supportive Housing</i></p>	<p>The new Supportive Housing use is added as a Permitted Use to the Commercial Office (CO) Zone.</p>
<p>370 (CB3) Commercial Mixed Business Zone</p> <p>370.2 Permitted Uses</p> <p><i>370.2(28) Supportive Housing</i></p>	<p>The new Supportive Housing use is added as a Permitted Use to the Commercial Mixed Business (CB3) Zone.</p>
<p>510 (US) Urban Services Zone</p> <p>510.2 Permitted Uses</p> <p><i>510.2(10) Supportive Housing</i></p>	<p>This amendment adds the new Supportive Housing as a Permitted Use to the Urban Services Zone.</p> <p>With the inclusion of the new Supportive Housing as a Permitted Use to the Urban Services Zone, the Group Home and</p>

<p>510.3 Discretionary Uses</p> <p>510.3(6) Group Homes</p> <p>510.3(7) Group Homes for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone</p> <p>510.3(20) Temporary Shelter Services</p>	<p>Temporary Shelter Services uses are removed as these are no longer necessary.</p>
<p>540 (A) Metropolitan Recreation Zone</p> <p>540.1 General Purpose The purpose of this Zone is to preserve natural areas and parkland along the river, creeks, ravines and other designated areas for active and passive recreational uses and environment protection in conformance with Plan Edmonton and the North Saskatchewan River Valley Area Redevelopment Plan. <u>Limited Residential-related Uses may be contemplated in existing City-owned facilities used for community services.</u></p> <p>540.3 Discretionary Uses</p> <p>540.3(18) Supportive Housing</p> <p>540.4(10) Supportive Housing shall only be allowed in buildings existing as of November 1, 2020, that are also used for an Indoor Participant Recreation Use.</p> <p>540.4(11) Supportive Housing shall only be allowed as a Temporary Development at the discretion of the Development Authority. Development Permits issued for Supportive Housing shall be valid for no more than two years.</p>	<p>The general purpose statement of the Metropolitan Recreation (A) Zone is amended to recognize that Supportive Housing could be considered in facilities such as the Kinsmen Sports Centre.</p> <p>Adding Supportive Housing as a Discretionary Use to the Metropolitan Recreation (A) Zone to allow for the possibility of Supportive Housing in sites such as the Kinsmen Sports Centre.</p> <p>This proposed regulation is to ensure that Supportive Housing is only considered in facilities such as the Kinsmen Sports Centre if the need arises.</p> <p>This proposed regulation ensures that any Supportive Housing use is only on a temporary basis in this zone for no more than two years.</p>
<p>570 (CS1) Community Services 1 Zone</p> <p>570.2.2 Discretionary Uses</p>	<p>This amendment removes Group Home and Temporary Shelter Services uses and replaces these with Supportive Housing.</p>

<p>570.2.2(5) <i>Group Homes for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone</i></p> <p>570.2.2(17) <i>Supportive Housing</i></p> <p>570.2.2(18) <i>Temporary Shelter Services</i></p>	
<p>816 High Rise Residential Overlay</p> <p>816.4 Additional Development Regulations for Multi-unit Housing and Group Home <i>Supportive Housing</i> in areas shown in Appendix 1</p> <p>816.5 Additional Development Regulations for Residential and Residential-related Uses in areas shown in Appendix 1, except for Multi-unit Housing and Group Home <i>Supportive Housing</i></p>	<p>This amendment replaces Group Home in these subsection headings with Supportive Housing.</p>
<p>910.5 (CCA) Core Commercial Arts Zone</p> <p>910.5(2) Permitted Uses</p> <p>910.5(2)(ff) <i>Supportive Housing</i></p>	<p>Adding Supportive Housing as a Permitted Use to the Core Commercial Arts (CCA) Zone.</p>
<p>910.6 (CMU) Commercial Mixed Use Zone</p> <p>910.6(2) Permitted Uses</p> <p>910.6(2)(ff) <i>Supportive Housing</i></p>	<p>Adding Supportive Housing as a Permitted Use to the Commercial Mixed Use (CMU) Zone.</p>

<p>910.7 (HA) Heritage Area Zone</p> <p>910.7(2) Permitted Uses</p> <p><i>910.7(2)(ff) Supportive Housing</i></p> <p>910.7(3) Discretionary Uses</p> <p><i>910.7(3)(k) Group Home</i> <i>910.7(3)(w) Temporary Shelter Services</i></p>	<p>Removing Group Home and Temporary Shelter Services as a Discretionary use from the Heritage Area (HA) Zone and adds Supportive Housing as a Permitted use.</p>
<p>910.11 (UW) Urban Warehouse Zone</p> <p>910.11(2) Permitted Uses</p> <p><i>910.11(2)(ii) Supportive Housing</i></p> <p>910.11(3) Discretionary Uses</p> <p><i>910.11(3)(gg) Temporary Shelter Services</i></p>	<p>This amendment removes Temporary Shelter Services from this zone and adds Supportive Housing as a Permitted use to the Urban Warehouse (UW) Zone.</p>
<p>994.6 (ORA) Orchards Rear Attached Row Housing Zone</p> <p>994.6(5)(a) Child Care Services, <i>Group Homes, Limited Group Homes, Supportive Housing,</i> and Lodging Houses shall only be permitted when designed as an integral component of the built form for Multi-Unit Housing, Semi-detached Housing, or Row Housing.</p>	<p>This amendment replaces Group Home and Limited Group Home and replaces it with Supportive Housing.</p>

<p>997 Special Area Blatchford</p> <p>997.6(1)(d) A Blatchford Accessory Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home Supportive Housing, or a Major Home Based Business, unless the Blatchford Accessory Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.</p> <p>997.6(2)(m) A Blatchford Lane Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home Supportive Housing, or a Major Home Based Business and an associated principal Dwelling, unless the Blatchford Lane Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;</p>	
<p>Delete “Limited Group Home” from the following sections:</p> <p>210.2(6); 220.2(6); 230.2(4); 940.6(3)(o); 960.4(2)(b); 993.8(2)(e); 994.6(2)(b); 998.6(2)(b); 999.5(2)(13)</p>	<p>This amendment removes Limited Group Home from the Permitted Use or Discretionary Use sections of some zones.</p>
<p>Replace “Limited Group Home” with “Supportive Housing, Restricted to Limited Supportive Housing” in the following sections:</p> <p>110.2(3); 115.2(1); 120.2(3); 130.2(1); 135.2(3); 140.2(3); 150.2(3); 155.2(2); 160.2(1); 165.2(1); 170.2(1); 240.2(2); 250.2(1); 920.8(2)(b); 920.9(2)(b); 940.5(3)(c); 940.9(3)(e); 980.3(c); 981(3)(a); 993.7(2)(f); 994.4(2)(c); 994.5(2)(c); 995.3(c); 997.8(2)(d); 997.9(3)(c); 998.4(2)(b); 998.5(2)(a); 999.6(2)(15)</p>	<p>This amendment replaces Limited Group Home in the Permitted Use or Discretionary Use sections of the relevant zones and replaces it with “Supportive Housing, Restricted to Limited Supportive Housing” to ensure that Supportive Housing is limited in scale in low-density residential zones.</p>

Replace “Group Home” with “Supportive Housing” in the following sections:

110.3(2); 115.3(2); 120.3(2); 130.3(2); 135.3(2); 140.3(4); 150.3(2); 155.3(2); 160.3(3);
165.3(3); 170.3(4); 210.2(4); 220.2(4); 230.2(3); 240.3(2); 910.8(2)(c); 910.10(2)(f);
920.8(3)(b); 920.9(3)(b); 940.5(4)(b); 940.6(3)(j); 940.9(4)(b); 950.4(2)(d); 950.5(2)(d);
960.4(2)(a); 980.4(b); 981(4)(b); 993.6(3)(g); 993.7(3)(f); 993.8(2)(d); 994.4(3)(b);
994.6(2)(a); 995.4(b); 997.8(3)(c); 998.4(3)(c); 998.5(3)(c); 998.6(2)(a); 999.5(2)(11)

This amendment replaces the Group Home use in the Permitted Use or Discretionary Use sections of the zones with Supportive Housing.