



# Urban Form and Corporate Strategic Development

Edmonton

## **Zoning Bylaw Text Amendments - Supportive Housing (Item 3.18)**

City Council Public Hearing  
November 3, 2020

# Zoning Barriers

Limited opportunities for supportive housing within the city

- Four zones allow temporary shelter services
- Supportive Housing allowed mainly in residential zones

Inflexible uses that don't enable new and diverse forms of supportive housing

# Policy Alignment

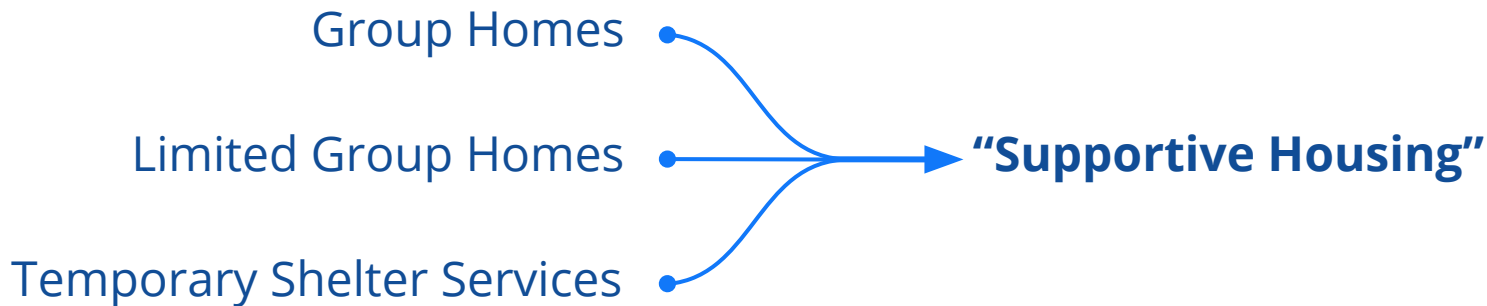
Policy C601 Affordable Housing Investment Guidelines

Draft City Plan Big City Move: Inclusive and Compassionate

Phase 2 - Updating Supportive Housing rules in Zoning Bylaw 12800

# Proposed Zoning Bylaw Text Amendments

# Supportive Housing Definition



## **"Supportive Housing"**

A residential Use with on site or off site supports to ensure the residents' day-to-day needs are met

<b>COMMERCIAL ZONES</b>	<b>Group Homes, Limited Group Homes, Temporary Shelter Services</b>	<b>Supportive Housing</b>
<b>(CSC) Shopping Centre Zone</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(CB1) Low Intensity Business Zone</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(CB2) General Business Zone</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(CHY) Highway Corridor Zone</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(CO) Commercial Office Zone</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(CB3) Commercial Mixed Business Zone</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>

<b>DOWNTOWN ZONES</b>	<b>Group Homes</b>	<b>Temporary Shelter Services</b>	<b>Supportive Housing</b>
<b>(CCA) Core Commercial Arts Zone</b>	<b>NOT PERMITTED</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(CMU) Commercial Mixed Use Zone</b>	<b>NOT PERMITTED</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(HA) Heritage Area Zone</b>	<b>DISCRETIONARY</b>	<b>DISCRETIONARY</b>	<b>PERMITTED</b>
<b>(HDR) High Density Residential Zone</b>	<b>PERMITTED</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(RMU) Residential Mixed Use Zone</b>	<b>PERMITTED</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>
<b>(UW) Urban Warehouse Zone</b>	<b>NOT PERMITTED</b>	<b>DISCRETIONARY</b>	<b>PERMITTED</b>

<b>URBAN SERVICES ZONES</b>	<b>Group Homes</b>	<b>Temporary Shelter Services</b>	<b>Supportive Housing</b>
<b>(US) Urban Services Zone</b>	<b>NOT PERMITTED</b>	<b>DISCRETIONARY</b>	<b>PERMITTED</b>
<b>(CS1) Community Services 1 Zone</b>	<b>NOT PERMITTED</b>	<b>DISCRETIONARY</b>	<b>DISCRETIONARY</b>
<b>(A) Metropolitan Recreation Zone</b>	<b>NOT PERMITTED</b>	<b>NOT PERMITTED</b>	<b>DISCRETIONARY</b>

**(A) Metropolitan Recreation Zone**

- **City-owned community facilities**
- **Two year maximum**



<b>RESIDENTIAL ZONES</b>	<b>Limited Group Homes</b>	<b>Group Homes</b>	<b>Temporary Shelter Services</b>	<b>Limited Supportive Housing</b>	<b>Supportive Housing</b>
<b>Low Density Residential Zones*</b>	<b>PERMITTED</b>	<b>DISCRETIONARY</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>	<b>DISCRETIONARY</b>
<b>(RA7) Low Rise Apartment Zone</b>	<b>PERMITTED</b>	<b>PERMITTED</b>	<b>NOT PERMITTED</b>	<b>N/A</b>	<b>PERMITTED</b>
<b>(RA8) Medium Rise Apartment Zone</b>	<b>PERMITTED</b>	<b>PERMITTED</b>	<b>NOT PERMITTED</b>	<b>N/A</b>	<b>PERMITTED</b>
<b>(RA9) High Rise Apartment Zone</b>	<b>PERMITTED</b>	<b>PERMITTED</b>	<b>NOT PERMITTED</b>	<b>N/A</b>	<b>PERMITTED</b>

**\*Includes RF1 - RF6 and Special Area Zones**

# Next Steps



- Monitoring
- Zoning Bylaw Renewal

**Thank you.**

**Edmonton**