

NOTICE OF MOTION

Submitted in accordance with Procedure Bylaw No. B-10/2024

Presented By: All of Council

TITLE: Review of Regulations for Supportive Housing Developments

WHEREAS Council has adopted regulations for supportive housing developments (sometimes referred to by the public as “group homes”) in Land Use Bylaw No. B-01/2016;

AND WHEREAS Applications for limited supportive housing developments meant to fit into a residential context have increased;

AND WHEREAS Appeals of the respective Development Authority for decisions on applications have been appealed to the Subdivision and Development Appeal Board (SDAB);

AND WHEREAS The regulations of Bylaw B-01/2016 are intended to provide discretion for development application review, but also provide significant room for interpretation on appeal;

AND WHEREAS Council wishes to engage the community on this development type.

THEREFORE BE IT RESOLVED THAT:

Council directs Administration to:

1. conduct a review of the regulations in Land Use Bylaw No. B-01/2016 regarding “Supportive Housing, Limited” against regulations in comparable communities and best regulatory practice in Alberta;
2. undertake a campaign to inform and engage the public on this development issue, seeking input for regulations;
3. involve the Land Use Bylaw Sustainment Committee consisting of business owners, citizens-at-large, and other development experts;
4. provide options for Council for development regulations regarding “Supportive Housing, Limited” based on that review, with specific recommendations for:
 - a. determining applicability for a Development Permit exemption;
 - b. establishing a maximum intensity of use for a site (clients and staff);
 - c. setting specific parking ratios associated with the intensity of use;
 - d. minimum separation distances between similar uses;
 - e. appropriate and consistent methods of notice and engagement prior to application; and,
 - f. other methods to ensure compatibility in the residential context;
5. take the specific recommendations to the Community Infrastructure and Strategic Growth (CISG) Committee for commentary and review; and
6. return to Council with the accumulated options and recommendations before December 1, 2024.

Respectfully Submitted:

All of Council