

**BYLAW NO. B-33/2024
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie, in the Province of Alberta, to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

WHEREAS the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

AND WHEREAS Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below;

NOW THEREFORE the Municipal Council of the City of Airdrie duly assembled enacts that Bylaw No. B-01/2016 be amended as follows:

1. That Section 1.13(5) is amended by deleting the definitions for Supportive Housing, Limited and Supportive Housing, General and replacing them with the following:

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Supportive Housing, Limited means:

A type of long-term accommodation integrated with other residential land uses in a neighbourhood context providing on-site professional care and supervision, where services might include regular housekeeping, nursing care, personal care, health, wellness, and recreational support for three (3) to five (5) residents (clients). This use does not include an institution such as extended medical treatment centres, detention and correction facilities, or temporary care housing.

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Supportive Housing, General means:

A long-term institutional care facility providing residential accommodation in addition to services for professional care, supervision and health treatment for six (6) or more residents (clients). This includes large-scale centres and facilities where the scale and type of services require special siting considerations or may impact adjacent lands. This use does not include an institution such as extended medical treatment centres, detention and correction facilities, or temporary care housing.

2. That Section 1.13(5) is amended by adding the definitions for Temporary Care Housing, Limited and Temporary Care Housing, General:

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Temporary Care Housing, Limited means:

A short-term accommodation integrated with other residential land uses in a neighbourhood context providing temporary residence in addition to support services with the intent to assist individuals in developing the skills and resources necessary to move into permanent housing. This housing option can accommodate for three (3) to five (5) residents (clients) and has a specific time limit, usually ranging from a few months to a couple of years. This use does not include an institution such as extended medical treatment centres, detention and correction facilities, or supportive housing.

T**Temporary Care Housing, General means:**

A short-term institutional care facility providing residential accommodation in addition to support services for six (6) or more residents (clients) with the intent to assist individuals in developing the skills and resources necessary to move into permanent housing. This includes large-scale centres and facilities where the scale and type of services require special siting considerations or may impact adjacent lands. This use does not include an institution such as extended medical treatment centres, detention and correction facilities, or supportive housing.

3. That Section 2.3.2(1) Table 1 is amended by adding “Supportive Housing” to the list of development not requiring a Development Permit:

Land Use	Conditions/Description
Supportive Housing	Supportive housing facilities with two (2) or fewer residents.

4. That Section 4.4(1) Table 5 is amended by adding to the Minimum Parking Required for Supportive Housing, Limited with the following:

Use Classification	Minimum Parking Required
Health and Supportive Services	
Supportive Housing, Limited	Parking as per the appropriate residential group PLUS 1.0 stall per staff on site at any given time. Tandem parking configuration(s) may be allowed at the discretion of the Development Authority.

5. That Section 6.24 is amended by deleting subsection (1) through (8) and replacing is with the following:

- (1) In addition to the requirements of Section 2.3.4, a Development Permit application for a Supportive Housing facility may require the submission of the following to the satisfaction of the Development Authority:
 - (a) Proof of completed engagement and/or notification of properties within a 60m radius of the subject property.
 - (b) A written description of how communication with residents within a 60m radius will continue to happen and how future neighborhood compatibility issues are to be resolved including how to contact the facility operator.
- (2) Supportive Housing facilities may form a portion of the development of another use, provided that Supportive Housing is listed as a Permitted or Discretionary Use in the district subject to that application.
- (3) Where a Supportive Housing facility is being created in an existing or planned dwelling or building in any residential district, no exterior alterations shall be undertaken which would be inconsistent with the residential character of the building, property, or the surrounding neighbourhood.
- (4) Where a Supportive Housing facility is developed in a residential district, it must be consistent with the scale and form of the residential dwelling types that are listed as either Permitted or Discretionary Uses in that district and must meet the same dimensional requirements for lot sizes, building heights, setbacks, coverage, and provision of amenity area.
- (5) In the review of Development Permit applications where Supportive Housing is listed as a Discretionary Use, consideration shall be given to the proximity of the proposed development to other similar facilities, the location of the facility on the block and in the neighbourhood, and the street classification to ensure that there shall not be cumulative land use impacts on the neighbourhood in which the proposed facility is to be located.
- (6) A Supportive Housing, Limited facility shall not be developed on the same site as a Hostel, Bed and Breakfast Establishment, Home Business General or Major, Child Care Facility, or Accessory Suite.

- (7) A Development Permit for a Supportive Housing facility shall specify the maximum number of residents (clients) that will be living in the home and the maximum number of support staff (full-time employee equivalents) on site at any one time.

READ a first time this 21st day of January 2025.

READ a second time this 21st day of January 2025.

READ a third time this 21st day of January 2025.

This bylaw was executed as of the latest date evidenced by digital signature below.

MAYOR

CITY CLERK