

4. **Motion – Councillor J. Leiper – Shelter Use in all Zones**
- Motion – Conseiller J. Leiper - Aménagement de refuges dans toutes les zones**

Committee recommendation(s)

That Council:

1. **Direct staff to bring forward a proposed amendment to By-law 2008-250 that would permit shelter use in all urban zones, consistent with the proposal in the draft comprehensive zoning by-law and Official Plan, at the earliest opportunity; and,**
2. **Approve that “shelter” shall have the same definition as that in By-law 2008-250 until such time as that may be amended through a future new comprehensive zoning by-law.**
3. **Approve that regardless of the modification to By-law 2008-250 effected as a result of this motion, any shelter use at 40 Hearst Way would be required to seek a re-zoning to permit shelter as a use, and that staff provide the necessary zoning language to give effect to this direction.**

Recommandation(s) du comité

Que le Conseil municipal :

1. **demande au personnel de présenter, le plus tôt possible, une modification du Règlement no 2008-250 pour autoriser l'aménagement de refuges dans toutes les zones urbaines, conformément à la proposition figurant dans la version provisoire du Règlement de zonage et du Plan officiel;**
2. **approuve le terme « refuge » ait le même sens que celui du Règlement no2008-250 jusqu'à son remplacement par un nouveau règlement;**

3. **approuve le fait que, peu importe la modification apportée au Règlement no 2008-250 à la suite de cette motion, tout aménagement de refuge au 40, voie Hearst fasse l'objet d'une modification de zonage et que le personnel rédige le libellé de zonage nécessaire pour assurer l'application de la présente directive.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 5, 2025
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 février 2025
2. Members' Motion submitted to Planning and Housing Committee, dated February 5, 2025 (ACS2025-OCC-CCS-0002)
Motion d'un membre soumise au Comité de la planification et du logement, daté le 5 février 2025 (ACS2025-OCC-CCS-0002)

Motion – Councillor J. Leiper – Shelter Use in all Zones

File No.: ACS2025-OCC-CCS-0002 – Citywide

At the outset, Chair Leiper yielded the Chair to Vice Chair Gower as he reintroduced his motion, providing background and reasoning for putting it before committee for consideration.

Prior to receiving the delegation, Councillor Lo introduced the following two amendments to the main motion:

1. *THEREFORE BE IT RESOLVED THAT motion ACS2025-OCC-CCS-0002, Shelter Use in All Zones, be amended to include 1005/1045 Greenbank Road and 3311 Woodroffe Avenue as sites required to seek a rezoning to permit shelter as a use.*

BE IT FURTHER RESOLVED THAT regardless of the modification to By-law 2008-250 effected as a result of this motion, any shelter use at 40 Hearst Way, 1005/1045 Greenbank Road, and 3311 Woodroffe Avenue would be required to seek a re-zoning to permit shelter as a use, and that staff provide the necessary zoning language to give effect to this direction.

2. *THEREFORE BE IT RESOLVED THAT motion ACS2025-OCC-CCS-0002, Shelter Use in All Zones, be amended to apply only to the downtown, inner urban, and outer urban transects.*

THEREFORE BE IT RESOLVED THAT staff be directed to bring forward a proposed amendment to By-law 2008-250 that would permit shelter use in all ~~urban~~ zones in the downtown, inner urban, and outer urban transects, consistent with the proposal in the draft comprehensive zoning by-law and Official Plan, at the earliest opportunity; and,

The Committee heard from the following delegations:

- Kaite Burkholder Harris

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated February 5, 2025 from Pam Deavy

The following staff were present and responded to questions:

Planning, Development and Building Services

- Carol Ruddy, Program Manager, Zoning & Intensification
- Derrick Moodie, Director, Planning Services

Strategic Initiatives

- Geraldine Wildman, Director, Housing Solutions and Investments

Community and Social Services

- Kale Brown, Director, Housing

Councillor Lo introduced 2 motions to amend the Chair Leiper's main motion, which both Lost on a division of 10 Nays to 1 Yea.

Councillor Leiper's motion was then put to Committee and Carried on a division of 10 Yeas to 1 Nay

Report Recommendation(s)

That Planning and Housing Committee recommend Council:

1. **Direct staff to bring forward a proposed amendment to By-law 2008-250 that would permit shelter use in all urban zones, consistent with the proposal in the draft comprehensive zoning by-law and Official Plan, at the earliest opportunity; and,**

2. Approve that “shelter” shall have the same definition as that in By-law 2008-250 until such time as that may be amended through a future new comprehensive zoning by-law.
3. Approve that regardless of the modification to By-law 2008-250 effected as a result of this motion, any shelter use at 40 Hearst Way would be required to seek a re-zoning to permit shelter as a use, and that staff provide the necessary zoning language to give effect to this direction.

For (10): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Against (1): W. Lo

Carried (10 to 1)

Amendment:

Motion No. PHC 2025-41-03

Moved by W. Lo

THEREFORE BE IT RESOLVED THAT motion ACS2025-OCC-CCS-0002, Shelter Use in All Zones, be amended to include 1005/1045 Greenbank Road and 3311 Woodroffe Avenue as sites required to seek a rezoning to permit shelter as a use.

BE IT FURTHER RESOLVED THAT regardless of the modification to By-law 2008-250 effected as a result of this motion, any shelter use at 40 Hearst Way, 1005/1045 Greenbank Road, and 3311 Woodroffe Avenue would be required to seek a re-zoning to permit shelter as a use, and that staff provide the necessary zoning language to give effect to this direction.

For (1): W. Lo

Against (10): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Lost (1 to 10)

Amendment:

Motion No. PHC 2025-41-02

Moved by W. Lo

THEREFORE BE IT RESOLVED THAT motion ACS2025-OCC-CCS-0002, Shelter Use in All Zones, be amended to apply only to the downtown, inner urban, and outer urban transects.

THEREFORE BE IT RESOLVED THAT staff be directed to bring forward a proposed amendment to By-law 2008-250 that would permit shelter use in all urban-zones in the downtown, inner urban, and outer urban transects, consistent with the proposal in the draft comprehensive zoning by-law and Official Plan, at the earliest opportunity; and,

For (1): W. Lo

Against (10): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, T. Tierney, and A. Troster

Lost (1 to 10)