

3. Zoning By-law Amendment – Adding Shelter Use to Zones within the Downtown Core, Inner Urban, Outer Urban and Suburban Transects

Modification du Règlement de zonage – Ajout de l'utilisation de refuges aux zones dans les transects du cœur du centre-ville, du secteur urbain intérieur, du secteur urbain extérieur et du secteur de banlieue

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for all Land in the Downtown Core, Inner Urban, Outer Urban and Suburban Transects, as shown in Document 1, to permit emergency shelters and transitional shelters in all zones other than the EP – Environmental Protection, ME – Mineral Extraction, IH – Heavy Industrial zones, IG – General Industrial zones, IL – Light Industrial zones and IP – Business Park zones, to conform with the Official Plan, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant tous les terrains dans les transects du cœur du centre-ville, du secteur urbain intérieur, du secteur urbain extérieur et du secteur de banlieue, comme illustré dans le document 1, pour permettre l'aménagement de refuges d'urgence et de refuges de transition dans toutes les zones autres que les zones de protection de l'environnement (EP), les zones d'extraction de minerai (ME), les zones d'industrie lourde (IH), les zones d'industrie générale (IG), les zones industrielles et logistiques (IL) et les zones de parc industriel (IP), afin de les rendre conformes aux dispositions du Plan officiel, comme l'expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, April 9, 2025
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 9 avril 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated April 3, 2025 (ACS2025-PBDS-PSX-0032)
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 3 avril 2025 (ACS2025-PBDS-PSX-0032)

Zoning By-law Amendment – Adding Shelter Use to Zones within the
Downtown Core, Inner Urban, Outer Urban and Suburban Transects

File No. ACS2025-PBDS-PSX-0032 – All Wards in the Urban Boundary

The following staff were present and responded to questions:

Planning, Development and Building Services:

- Alison Hamlin, Manager, Development Review
- Royce Fu, Manager, Policy Planning
- Carol Ruddy, Program Manager, Zoning & Intensification

Community and Social Services:

- Jenny Kluge, Program Coordinator, Collaborative Planning & Projects(T)

The Committee heard from the following delegations:

1. Chris Greenshields, Vanier Community Association spoke to the staff report failing to refer to key provisions in the Official Plan that would touch on goals for neighbourhoods and public health and safety. Better shelter zoning performing standards are necessary with policy directions on public consultation and community safety. The VCA looks forward to working with the City to get the New Zoning Bylaw right in identifying proper definitions for shelters and urges Council to give more direction to staff to draw on public engagement.
2. Andrew Lumsden* noted the definition of emergency and transitional shelters needs to be clear. A different approach to the issue of homelessness is required that would provide the unhoused with better opportunities to reintegrate into housing beyond shelters.
3. Meg Herod, Peoples Official Plan Coalition* addressed the committee in support of the proposed amendment and urged members to view

this as a necessary step into inclusion and equitable zoning. Clarifying the definition of Shelter, shared accessory uses be permitted and removing separation distances were a few suggestions as to expanding what is currently included in the amendment.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

Following discussion and questions of staff, the Committee carried the report recommendations as presented on division of 9 Yeas and 1 nay.

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for all Land in the Downtown Core, Inner Urban, Outer Urban and Suburban Transects, as shown in Document 1, to permit emergency shelters and transitional shelters in all zones other than the EP – Environmental Protection, ME – Mineral Extraction, IH – Heavy Industrial zones, IG – General Industrial zones, IL – Light Industrial zones and IP – Business Park zones, to conform with the Official Plan, as detailed in Document 2.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of April 16, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

For (9): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, T. Kavanagh, C. Kitts, T. Tierney, and A. Troster

Against (1): W. Lo

Carried (9 to 1)