



STAFF REPORT

Title: Bylaw No. 674-LU-20 - Amend LUB No. 382-LU-10

Meeting Date: May 26, 2020

Executive Summary:

Proposal to amend the Land Use Bylaw 382-LU-10 to include a “Temporary Shelter” as a Discretionary-MPC use within the C2-Arterial Commercial and LI-Light Industrial districts.

Background:

Under the City’s Land Use Bylaw (LUB) No. 382-LU-10, a development providing shelter for unhoused persons, or persons seeking shelter from domestic abuse would fall within the use class definition of a “Temporary Shelter”. The City’s LUB defines a Temporary Shelter as follows:

“TEMPORARY SHELTER means sponsored, or supervised by a public authority or non-profit agency, temporary accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical uses include hostels and women’s shelters.”

The City’s Land Use Bylaw currently lists a “Temporary Shelter” as a discretionary-MPC use within the C1-Downtown Commercial, and as a discretionary-Development Officer use within the PS-Public Service, R4-High Density Residential, and RMX-Residential Mixed Use districts.

Based on the discussion and feedback received during a recent Municipal Planning Commission (MPC) meeting, it was determined that a Temporary Shelter may be a better fit within Commercial/Industrial zoning districts, as opposed to areas where they would be in close proximity to private residences. As such, Administration is recommending that “Temporary Shelter” be added as a Discretionary-MPC use within the C2-Arterial Commercial and LI-Light Industrial zoning districts. By listing a Temporary Shelter as a Discretionary-MPC use, it ensures that any future development proposal for a shelter will be subject to the review of the Commission, and also afford any person who wishes to bring forward concerns with the proposal an opportunity to do so, prior to a decision being made on the application.

Administration recommends that Council proceed to give Bylaw No. 674-LU-20 first reading and direct Administration to set the required statutory Public Hearing.



Alternatives:

Council may consider the following alternatives:

1. Proceed to give Bylaw No. 674-LU-20 first reading and direct Administration to set the required statutory Public Hearing.
2. Defeat first reading of Bylaw No. 674-LU-20.
3. Accept as information only.

Recommended Action:

Administration recommends that Council proceed to give Bylaw No. 674-LU-20 first reading and direct Administration to set the required statutory Public Hearing.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer