

Housing Accelerator Fund – Residential Care Homes

APPLICATION SUMMARY

An initiative identified in the City of Saskatoon’s Housing Action Plan for the Housing Accelerator Fund is to Streamline Supportive Housing Zoning Bylaw Regulations. This initiative will provide for a standardized and consistent approach for supportive housing zoning regulations, as well as identify and implement tools that would enable additional flexibility. The proposed amendments in this report relate to Residential Care Homes.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

City Council, at its Regular Business [meeting](#) on May 31, 2023, approved the Housing Action Plan ([Action Plan](#)) for the City of Saskatoon’s (City) application to the Housing Accelerator Fund. An initiative outlined in the Action Plan is to Streamline Supportive Housing Zoning Bylaw Regulations.

Changes to streamline these regulations were identified through the Comprehensive Review of the Zoning Bylaw. The Standing Policy Committee on Planning, Development and Community Services, at its Regular Business [meeting](#) on January 17, 2022, considered an Information Report which outlined a proposed approach for changes to the zoning regulations for supportive housing. This report provides for a first step in streamlining approvals for Residential Care Homes.

DISCUSSION

A Residential Care Home is defined in the Zoning Bylaw as follows:

“a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.”

The table below identifies the Residential Care Home types and where they are permitted and discretionary.

Residential Care Home	Permitted in:	Discretionary in:
Type I (5 residents or less)	<ul style="list-style-type: none"> • All Residential “R” Districts (except Mobile Home Court District RMHC) • All Institutional “M” Districts • All Corridor “C” Districts • Mixed Use 1 MX1 District 	None
Type II (More than 5 but not more than 15 residents)	<ul style="list-style-type: none"> • Multiple-Unit dwelling Residential Districts RM2, RM3, RM4 and RM5 • All Institutional “M” Districts Corridor Districts CR2, CM1 and CS1 	<ul style="list-style-type: none"> • Low-Density Residential Districts R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1 • Neighbourhood Commercial Mixed-Use District B1B • Mixed-Use District 1 District MX1 • Corridor Residential District CR1
Type III (More than 15 residents)	<ul style="list-style-type: none"> • Multiple-Unit dwelling Residential Districts RM2, RM3, RM4, RM5 • Institutional Districts M2, M3, M4 • Integrated Commercial Mixed-Use District B4MX 	<ul style="list-style-type: none"> • Neighbourhood Commercial Mixed-Use District B1B

Where the use is discretionary, City Council approval is required, except for a Residential Care Home Type II that is located on a pre-designated site on an approved [Neighbourhood Concept Plan](#) (NCP) and a Residential Care Home Type II and III in the B1B Districts, in which case approval is delegated to Administration.

Between January 2018 and April 2024, 17 Residential Care Home Type II applications have been considered by City Council and 9 Residential Care Homes Type II located on a pre-designated site have been considered by Administration. Following review and consideration, all have been approved.

In addition to the City’s zoning requirements, Residential Care Homes are also subject to Provincial licensing and National Building Code requirements.

Proposed Amendments

The proposed amendments are:

1. Delegate to Administration discretionary use approval for a Residential Care Home Type II that is not located on a pre-designated site as well as the expansion of a Residential Care Home.

- Applications will be considered based on technical considerations including proximity to other Residential Care Homes, location on the block and street classification.
 - As per Council Policy C01-021, Public Notice, nearby residents will be notified of the proposed Residential Care Home and be provided the opportunity to provide feedback to Administration.
 - Landscaping and ensuring no exterior alterations are undertaken to a dwelling which is inconsistent with the residential character of the building will continue to be required through the development permit review process.
2. Permit a Residential Care Home Type II on a pre-designated site.
- Site suitability requirements including proximity to other Residential Care Homes, location on the block and street classification are evaluated through the NCP review and approval process.
 - Landscaping and ensuring no exterior alterations are undertaken to a dwelling, which is inconsistent with the residential character of the building will continue to be required through the development permit review process.
3. Remove Residential Care Home Type III from the Zoning Bylaw as they are institutional in scale and better align with other forms of Supportive Housing. There are no instances of a Residential Care Home Type III in Saskatoon.

POLICY REVIEW

Official Community Plan

Bylaw No. 9700, The [Official Community Plan Bylaw, 2020](#), provides guidance for supportive housing forms. An objective of the Official Community Plan is to meet demand for a broad range of dwelling types, so availability of supportive housing is distributed evenly throughout the community.

COMMUNICATIONS AND ENGAGEMENT

Information about the proposed amendments was posted on the Engage Page on April 23, 2024, as well as distributed through a targeted e-newsletter on April 29, 2024, reaching over 2300 subscribers. The Engage Page link was shared with Community Associations on April 24, 2024. Information was also posted on social media in early May 2024. A Public Open House is also being planned for late May or June 2024.

In addition, information about the proposed amendments was shared by email with the Province of Saskatchewan on April 22, 2024, and all Residential Care Home providers in the city on April 23, 2024.

At the time of writing this report, no comments had been received. Community feedback will be posted on the Engage Page (saskatoon.ca/engage/RCH).

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

REPORT APPROVAL

Written by: Jenny Sutton, Planner
Christine Gutmann, Senior Project Planner
Reviewed by: Chris Schulz, Manager of Planning Project Services
Darryl Dawson, Manager of Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager of Community Services

SP/2024/PD/MPC/Housing Accelerator Fund – Residential Care Homes/mt