

STUDY PROCESS

**Interim Control By-Law passed by Council – November 20, 2019
Supportive Housing Policy Review Initiated**

**Background/best practice review
High-level Policy Recommendations**

**Stakeholder/Public Consultation
February 27, March 11 and April 2, 2020**

Draft/Final Report – February/March 2020

Statutory Public Meeting – April 6, 2020

**Proposed recommendations for
Official Plan & Zoning amendments
Expiration of the ICBL – May 2020**

Interim Control By-Law – expires May 20, 2020



HOW DOES THIS STUDY FIT INTO OTHER HOUSING INITIATIVES BEING REVIEWED BY THE CITY?

**City of Brampton Housing Policy Framework - providing
housing for a diverse population**

Affordable Housing Strategy

Lodging/Student Housing

Rental Protection

Short-term Rentals

Seniors Housing

Supportive Housing (Group Homes)



WHAT IS A GROUP HOME?



A voluntary group living arrangement that provides boarding and lodging for persons with special needs arising from physical, mental, developmental, or emotional challenges.

A resident care environment developed for the personal rehabilitation of its residents through self-help, and professional care and guidance.

WHO DO GROUP HOMES SERVE?



Group homes serve people with a variety of needs, including those requiring care, supervision and physical or mental rehabilitative therapy.

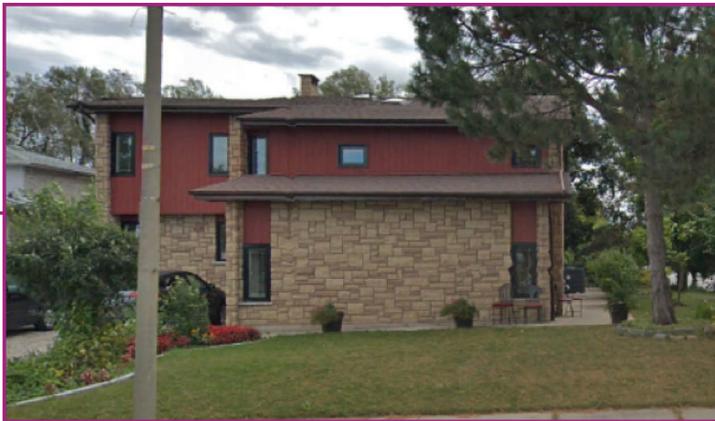


WHICH ONE OF THESE PROPERTIES IS A GROUP HOME?

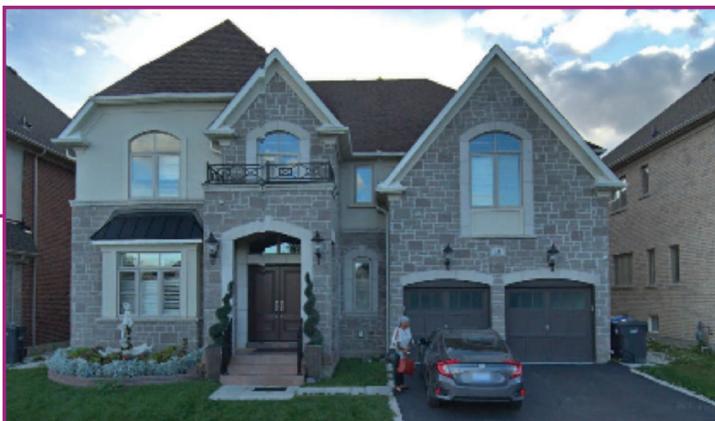
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A **BEST** PRACTICE REVIEW

12 Southern Ontario municipalities reviewed:

City of Barrie	City of Sarnia	Town of Ajax
City of Burlington	City of Toronto	Town of Aurora
City of Kitchener	City of Vaughan	Town of Caledon
City of Mississauga	City of Waterloo	Town of Oakville

All but one included a **definition for 'Group Home'**. The Cities of Burlington, Kitchener and Waterloo and Town of Ajax include separate definitions for correctional forms of Group Home.

All municipalities **permitted Group Homes in all designations** where residential uses were permitted in the Official Plan.

The **approach to separation distances** differs among municipalities.

More recently approved/drafted Zoning By-laws did not include minimum separation distances - City of Vaughan (Draft 2019) and the Towns of Aurora (2017), Oakville (2014) and Caledon (2006).

The City of Burlington is the only municipality which requires a **Public Information Meeting** to be held for proposed group homes.

Their Zoning By-law is dated 2005 and somewhat outdated.

The requirement for **registration or licencing** has been implemented by five out of twelve municipalities reviewed.



PURPOSE OF THE SUPPORTIVE HOUSING POLICY REVIEW

- Addressing updated provincial legislation and regulations, including Building and Fire Codes
- Complying with the Ontario Human Rights Code
- Simplifying the Group Home registration process
- Providing clarity to the City’s Supportive Housing definitions
- Aligning with current practices
- Increasing the availability of supportive housing options for vulnerable populations to align with Regional initiatives

HIGH-LEVEL RECOMMENDATIONS

- Simplifying Supportive Housing definitions to align with Provincial legislation (i.e. Municipal Act) and removing outdated references
- Complying with the Ontario Human Rights Code by removing the restrictions on group homes per planning area and separation distances
- Allowing non-correctional Supportive Housing as a permitted use in all residential districts
- Removing the requirement for open houses



ONTARIO HUMAN RIGHTS COMMISSION

The Ontario Human Rights Commission (OHRC) has prepared “In the Zone”, a guide that outlines the human rights responsibilities of municipalities regarding housing provision.

OHRC recommendations include:

- Supportive housing providers should not be subject to additional restrictions that do not apply to other similar housing structures, such as requiring fencing or visual barriers;
- The number of homes in a specific area such as ward, city or neighbourhood should not be limited;
- There should not be a requirement for additional/non-statutory public meetings;
- Minimum separation distances should not be implemented for specific housing forms; and,
- There should not be restrictions on where certain housing forms can be located, while permitting other housing of similar scale.

The Ontario Human Rights Code states at Section 2(1):

“Every person has a right to equal treatment with respect to the occupancy of accommodation without discrimination because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, age, marital status, family status, disability or the receipt of public assistance.”



PROPOSED DEFINITIONS

It is recommended that definitions are consolidated and revised as set out below. The revised definitions follow OHRC Best Practice in that they do not identify characteristics of residents. The range of number of residents is consistent with the Municipal Act and the municipal best practice review.

SUPPORTIVE HOUSING TYPE 1

A single housekeeping unit in a residential dwelling licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision. Supportive Housing Type 1 shall not have any correctional purpose.

SUPPORTIVE HOUSING TYPE 2

A single housekeeping unit licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution. Supportive Housing Type 2 shall not include Supportive Housing Type 1.

RESIDENTIAL CARE HOME

Supervised living accommodation that may include associated support services, and:

- (a) Is licensed or funded under Federal or Provincial legislation;
- (b) Is for persons requiring semi-independent or supervised group living arrangements; and
- (c) Is for more than 10 residents, exclusive of staff.



PROPOSED RECOMMENDATIONS

- 1** Supportive Housing Type 1 should not be treated differently from non-supportive housing forms in the Official Plan and Zoning By-law.
- 2** Generally maintain the current permitted zones for correctional forms of Supportive Housing Type 2, but remove ‘Residential Apartment’ and ‘Institutional One’ zones.
- 3** Consider revising the zoning provisions to permit ‘Supportive Housing Type 2’ uses in a “Dwelling” (rather than a single-detached dwelling) where it occupies the entire building, to provide opportunities for conversion of existing non-residential buildings.
- 4** Permit ‘Residential Care Homes’ (over 10 residents) in Institutional designations of the Official Plan and Institutional Two zones (maintaining approach for current ‘Nursing Home definition).
- 5** Remove minimum separation distances and restrictions on number of supportive housing units within defined areas (i.e. Schedule D of the Zoning By-law ‘Planning Areas for Establishing Maximum Group Home Numbers’ should be removed).
- 6** Public notification and open houses be removed from the formal registration process where non-correctional supportive housing forms are permitted “as-of-right”.

