

Date: 2019-09-17

Subject: **Information Report**
City of Brampton Initiated Group Home Policy Review & 23 Hillside Drive Status Update (RM 104/2019)

Contact: Mirella Palermo Policy Planner, Planning and Development Services, mirella.palermo@brampton.ca, 905-874-2457, and Malik Majeed Interim Manager, Land Use Policy, Planning and Development Services, malik.majeed@brampton.ca

Recommendations:

1. **THAT** the report from Mirella Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, to the Planning & Development Committee Meeting of November 4, 2019, re: **Information Report: City of Brampton Initiated Group Home Policy Review & 23 Hillside Drive Status Update**, be received.

Overview:

- On September 9, 2019, the Planning & Development Committee directed staff to bring a report forward to the October 7, 2019, meeting outlining the Group Home registration process, the City's role in the Provincial review of group home applications and the status of the group home registration application for 23 Hillside Drive.
- On September 25, 2019, Council passed a motion (Refer to Appendix 1) to defer the staff Information Report to the November 4, 2019, Planning & Development Committee Meeting and directed staff to review the City's policies and regulations with respect to supportive housing particularly, Group Homes, to ensure the policies and provisions have regard to Provincial legislation and regulatory bodies.
- Budget for any additional consulting resources required for the Supportive Housing Review will be allocated from the existing 2019 budget.
- The Policy Planning section within Planning and Development Services is responsible for registering group homes. The Province is responsible for the issuance of a license to operate a Group Home.
- Each application is reviewed at the municipal level to ensure compliance with the City's current zoning provisions and registration process.

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- The applicant is required to obtain a license or written notification from the appropriate Provincial authority (i.e. Ministry of Community and Social Services, Retirement Home Regulatory Authority, etc.) that regulates the operation of specific categories of Group Homes and approves the use.
- The City requires that all registered Group Homes renew their registration on an annual basis requiring inspections from Property Standards and Fire and Emergency Services.
- The last group home zoning by-law amendment was completed in 2007.
- There are sections of the Group Home zoning provisions that require updating.
- Any new Group Home registration requirements arising from the review will apply to new registrations. Existing Group Homes will only be required to comply with new requirements if there is a change to their renewal application (i.e. number/type of clients, ceasing operation and/or modifications to the building).

Background:

In 1981, the City of Brampton enacted By-Laws 289-81 and 289-87 amending the City's Official Plan to set out the planning principles and criteria for the establishment of group homes and other specialized residential care facilities. This By-Law was enacted in response to the Provincial government's adoption of a policy of de-institutionalization of adults and children who require limited support, supervision and rehabilitation. Residential care in family-like settings within the community of origin was viewed as the most humane and effective treatment model for such individuals.

In 1982, the City enacted By-Law 244-82, which established the registration requirements for Group Homes (Refer to Appendix 2). Many of the regulations were taken from the 1983 "Ontario Group Homes Resource Manual" as prepared by the Provincial Secretary for Social Development. The Provincial manual suggested that public notification in the host neighbourhood be given to foster community acceptance. Updates to the Group Home registration By-Law occurred in 1993 and 1995, amending various sections pertaining to the fees and public notification requirements (Refer to Appendix 3 - By-Laws 240-93/106-95). Subsequent amendments in 2007 involved updating the definitions for Group Homes Type 1 and Type 2 in the Zoning By-Law (Refer to Appendix 4 – 279-2007).

The *Municipal Act 2001*, defines 'Group Home' as follows: a residence licensed or funded under a federal or provincial statute for the accommodation of three (3) to ten (10) persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. The City defines a 'Group Home' into three different categories as described in the zoning section of this report. .

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The Region of Peel's *Supportive Housing Demand and Supply Analysis and Action Plan*, dated March 28, 2016, indicates that there are 2,396 individuals on the wait list for supportive housing and 1,645 units available in the Region of Peel. Population groups included on the wait list include those with physical disabilities, acquired brain injury, intellectual disabilities, autism spectrum disorder, frail health, mental illness, substance abuse/addictions, and dual diagnosis.

Official Plan Policies

The City's Official Plan (OP), Section 4.2.6 – Special Housing Needs, supports and promotes provisions of specialized housing for a diverse population, including persons with disabilities and having special housing needs. Special housing is to be strategically located and integrated in the community to provide access to all public amenities, including transportation, parks and open space. The policy requires that the City have regard for the need for group homes and other forms of supportive housing, and that it provide opportunities for their establishment.

Group Homes

Section 4.2.6.6 of the OP supports the principle of integrating Group Homes into existing and new residential communities as approved by the City and the appropriate government regulatory agency, subject to zoning and registration requirements. The City permits group homes within areas designated for residential use subject to the following criteria:

- i. Group homes shall occupy part or the whole of the dwelling unit;
- ii. Group homes shall conform in size, height and general appearance with other dwellings in the host neighbourhood;
- iii. To prevent the concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City; and,
- iv. All group homes shall comply with the relevant zoning and registration requirements.

Auxiliary Group Homes

Section 4.2.6.8 of the OP permits auxiliary group homes in single detached, semi-detached and multiple dwelling units within residential designations. This section of the OP notes that in addition to zoning compliance, the home is to comply with registration and separation distances requirements adopted by the City.

Supportive Housing Facilities

Section 4.2.6.10 of the OP states that the City shall permit supportive housing facilities for more than 10 persons (i.e. retirement homes) located in any areas designated Major Institutional on Schedule A of the OP (Refer to Appendix 5) and in the applicable Secondary Plan, subject to the policies of these documents, in particular to the Institutional and Public Uses section of the OP.

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Retirement Housing

Section 4.2.6.15 of the OP states that the City shall permit retirement housing in residential, commercial, institutional and public use designations subject to compliance with the zoning requirements set out in the City's By-Law

Staff recognizes the need to update parts of Section 4.2.6, Special Housing Needs, to align with the Comprehensive Zoning By-Law provisions. For example, the OP policies for Auxiliary Group Homes states compliance with the registration requirements and separation distance however, the City does not have registration requirements for Auxiliary Group Homes. These revisions can be made through an Official Plan Amendment.

Zoning By-Law

The City's Comprehensive Zoning By-Law (270-2004) provides more detail in regards to definitions and the requirements for group homes and other supportive housing facilities including: Group Home Type 1, Group Home Type 2, Retirement Home and Supportive Housing Facilities (Refer to Appendix 6).

Group Homes (Type 1 and 2) are differentiated by the number of individuals occupying the home and the needs of the clientele. Should the proposed use not satisfy the definition of Group Homes, it may fall with the scope of the definition for a Supportive Housing or a Retirement Home.

Group Homes (Type 1 and 2) must comply with the provisions in Sections 10.14 and 20.7 of the Comprehensive Zoning By-Law that outline the type of dwelling unit where the use is permitted, separation distance requirements, and maximum number of Group Homes per planning area (Refer to Appendix 7).

The City's Zoning By-Law currently permits Group Home Type 1 as of right in all residential zone categories. A Group Home Type 2 is permitted only in specific higher density residential districts and some commercial and institutional zones.

Retirement Homes and other Supportive Housing Facilities are permitted only on a site-specific basis where the applicable use is specified.

The review of the provisions in the Zoning By-Law with respect to supportive housing facilities, particularly Group Homes, will provide the opportunity to update definitions and provisions as needed. Schedule D of Section 10.14 of the Comprehensive Zoning By-Law (270-2004) also needs to be reviewed / evaluated as the boundaries of the planning areas have changed due to the City-wide Secondary Plan Review that took effect in 2019.

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Provincial Role:

The Province is responsible for regulating group homes. The applicable Provincial authority depends on the nature of the group home.

The Ministry of Children, Community and Social Services is responsible for licensing group homes, foster homes, provincially operated facilities, and youth justice open and secure custody/detention facilities. The Ministry recently developed a plan to reform licensed residential services in Ontario to strengthen accountability and oversight of licensed residential settings, and improve the quality of care children and youth receive. These changes examined harmonizing the requirements between children's residences and foster care, where appropriate, to enhance consistency in the operation of licensed residential settings; establish a more consistent service experience for children and young people who may transition between settings and help ensure that complaints are addressed in a consistent manner, regardless of the licensed residential setting.¹ (Refer to Appendix 8 - Ontario's Licensed Residential Services for Children and Youth)

The Ministry for Seniors and Accessibility provides information on programs and services, healthy lifestyles and aging, including overseeing the Retirement Home Regulatory Authority (RHRA). Under the Retirement Homes Act (2010) the RHRA is responsible for licensing and regulating retirement homes on behalf of the government (Refer to Appendix 9 – RHRA Application Guide Retirement Home License Application). The RHRA board of directors appoints a Registrar who performs certain duties under the Retirement Homes Act that include making decisions about whether to issue licenses or issue an order against a home for non-compliance with the Act. Under the Act, a person must have a license to operate a retirement home as defined by the Act and supporting regulations. A retirement home is a building, group of buildings, or part of a building (with one or more rental units):

1. Occupied primarily by persons who are 65 years of age or older;
2. Occupied or intended to be occupied by at least six persons who are not related to the operator of the home; and,
3. Where the operator of the home makes at least two care services available (directly or indirectly) to residents.

To obtain a license a person must submit an application to the Registrar of the RHRA. The Registrar will decide whether to issue a license on the basis of three criteria:

1. The past conduct of the people who own or control the operations of the home;
2. The ability of the home to provide care services; and,
3. Competency to operate the home in a responsible manner in accordance with the Act.

¹ Source: Ministry of Children and youth Services, Fact Sheet #4: New Regulatory Provisions for Licensed Residential Settings: Quality of Care

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The Registrar's decision to refuse to issue a license or issue a license with a condition may be appealed to the License Appeal Tribunal (LAT).

The Registrar may appoint inspectors under the Retirement Homes Act. Inspectors have the power to enter and inspect homes. An inspection may occur for different reasons but all homes must receive at least one inspection every three years. It may be in response to a report of harm or risk of harm to a resident. It may also be to monitor compliance with the Retirement Homes Act.²

Current Registration Process

The City of Brampton requires that Group Homes Type 1 and Type 2 be registered with the City in accordance with the City's Group Home Registration By-Laws (244-82, 240-93 and 106-95) and Section 166 of the Municipal Act, before the group home can commence operation.

All Group Home inquiries and applications for registration are to be referred to the Group Home Coordinator. The Coordinator advises the proponent of the City's Group Home policy and registration process and determines if the proposal is a bona fide Group Home within the City's definition. The proponent must advise the City of the specific property where the home is to be operated. The Coordinator checks compliance with distance separation of 120 meters and the maximum allowable number of group homes in any one neighbourhood. Details of the registration requirements are outlined in the Group Home Type 1 and Type 2 Guide (Refer to Appendix 10).

Once the application is submitted a meeting is set-up by the Group Home Coordinator with the Councillors of the Ward where the group home is proposed to be located to discuss the preferred option for public notification.

The public meeting is held strictly as a courtesy to notify the community that the group home is being located in their community. The registration of a Group Home is not a planning application under the Planning Act and is not subject to either a statutory public process, nor an appeal.

Current Status:

The City currently has forty-three (43) registered Group Homes. Registration is renewed on an annual basis and requires clearance from Property Standards and Fire & Emergency Services. To date in 2019 the Planning and Development Services Department has received forty-four (44) group home inquiries and two (2) applications for processing, including 23 Hillside Drive.

² Source: *Plain-Language Guide of the Retirement Homes Act, 2010*

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Status of 23 Hillside Drive:

The City has received an application to register the property as a Group Home Type 1 accommodating between 4 to 6 clients over the age of 65. The applicant submitted their application in July 2019 and, as required by the registration By-Law, an open house was held on August 29, 2019, where approximately eighty (80) neighbours attended. The applicant has also submitted an application to the RHRA (Retirement Home Regulatory Authority) to obtain a license to operate the senior's group home with six (6) clients. The application is currently under review by the Province.

The applicant has applied for two building permits since acquiring the property. The first application was for an addition to the existing building, which was recently withdrawn by the applicant. The second application was for the installation of a fire sprinkler in the home and is currently under review. The applicant is also moving forward with applying to the Building Department for a change of use from residential to retirement home to address requirements of the Ontario Building Code.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe

Section 2.2.6 (Housing) of the “Place to Grow Plan” dated May 2019 encourages municipalities to work with stakeholders and encourage a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents.

Region of Peel Supportive Housing Demand and Supply Analysis, and Action Plan

In 2016, the Region of Peel completed their Supportive Housing Demand and Supply Analysis and Action Plan in response to Peel's Housing and Homelessness Plan. The study identified a significant need for more supportive housing in Peel Region. The issues facing people requiring supportive housing fall into three main themes:

1. Supply-Demand Gap – wait times for supportive housing are long and expected to grow; long wait times for supportive housing can lead to crisis, and worsening health, making difficult to secure housing; there is a demonstrated demand for a range of supportive housing choices that meets the specific needs across a person's life cycle; and, a lack of funding available for both the development and operation of supportive housing.
2. Access Experience – access to supportive housing is often a difficult process; transition from one type of housing to another is often disjointed; and, families and informal caregivers lack support.
3. System Integration – social housing providers struggle to meet the needs of both vulnerable tenants and others; persons requiring supportive housing and agencies operating within the supportive housing system struggle to navigate the system's complexity; there is a need to strengthen support networks and advocacy groups for persons requiring supportive housing; and, NIMBY-ism

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towards supportive housing developments can act as a barrier to developing new units in a broader range of communities.

Policy Review:

Staff are currently developing the project work plan and scope for the Supportive Housing (Group Home) review as directed by Council. This will involve research, stakeholder and public engagement, benchmarking with the current practices in other municipalities and an analysis of the current Brampton policies and processes. This review will proceed on a priority basis in advance of the overall Comprehensive Zoning Bylaw review.

An Interim Control By-law (ICBL) is a tool available to Ontario municipalities as part of the Planning Act. An ICBL would place a temporary 'freeze' on the development of certain lands while the municipality is studying or reviewing its land use policies. The restrictions can only be imposed for one year, with the possibility to extend for a maximum of 1 additional year. The resulting policy changes will then govern future development.

It is important to note that if an ICBL is enacted on a City-wide basis to 'freeze' Group Home applications while the Group Home policies are under review, the City will not be able to process (i.e. issue building permits) any new Group Home applications during the period that the ICBL is in effect. As there is a high demand to house vulnerable populations, including seniors in the City, access to affordable housing should be taken into consideration when deciding whether to enact this ICBL. Additional pressures on existing supportive housing and hospital facilities may arise to meet the demand if individuals waiting for Group Home placement are not able to be housed.

In addition, if an ICBL were to be enacted on a City-wide basis, the Planning Act prohibits the enactment of a future ICBL that would apply to any land to which the ICBL applied, for a period of three years from the expiration or repeal of the ICBL. This prohibition could potentially limit the City's ability to respond to emerging issues that may benefit from a prohibition on land use while studies are undertaken.

Under the Planning Act, the initial enactment of an ICBL is only appealable to the Local Planning Appeal Tribunal (LPAT) by the Minister, although there is a right for any person or public body to appeal extensions past the first year. It is important to note that while the Planning Act only provides for limited appeals of ICBLs to the LPAT, there are other options for legal challenges to such by-laws. The grounds for such challenges may include that they exceed municipal jurisdiction, were enacted in bad faith, and/or infringe on human rights.

In light of these potential implications, the current approach being developed by staff for the Supportive Housing review process does not contemplate an ICBL.

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Corporate Implications:

Financial Implications:

There are no financial implications associated with this report at this time. Budget for any additional consulting resources required to complete the Supportive Housing review will be allocated from the approved 2019 budget.

Economic Development Implications:

There are no economic development implications associated with this report.

Other Implications:

There are no other implications at this time.

Strategic Plan:

This recommendation report supports the Strategic Plan priority of Smart Growth to manage growth to achieve societal and economic success, and the associated goal of building complete communities to accommodate residents of Brampton.

Living the Mosaic – 2040 Vision

This Report aligns with Action #5-2 “Housing” of the Planning Vision by providing special needs housing for vulnerable groups.

Conclusion:

The City recognizes the need to offer a variety of housing options that meet the needs of all residents and provide affordable options. The City’s Affordable Housing Strategy, will examine ways to address the needs of the community as a whole.

In accordance with Council direction current supportive housing provisions, and particularly Group Home provisions, in both the City’s Official Plan and Comprehensive Zoning By-Law will be reviewed and updated to meet current legislation.

There is a high demand for supportive housing such as, Group Homes and the City should move in the direction of inclusion and diversity in the registration process to accept people of all abilities in neighbourhoods.

Recommended by:

Bob Bjerke,
Director of Policy Planning
Planning & Development Services Department

Attachments:

- Appendix 1: Council Motion September 25, 2019
- Appendix 2: By-Law 244-82
- Appendix 3: By-Laws 240-93 & 106-95
- Appendix 4: By-Law 279-2007
- Appendix 5: Schedule A – General Land Use Designations (Official Plan)
- Appendix 6: Comprehensive Zoning By-Law (270-2004) Section 5 Excerpt Supportive Housing Definitions
- Appendix 7: Comprehensive Zoning By-Law (270-2004) Section 10.14 & 20.7 Group Home Provisions
- Appendix 8: Ontario's Licensed Residential Services for Children and Youth
- Appendix 9: RHRA Application Guide Retirement Home License Application
- Appendix 10: Group Home Type 1 and Type 2 Registration Guide

Report authored by: Mirella Palermo

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C364-2019

Moved by Regional Councillor Fortini
Seconded by Regional Councillor Santos

Whereas the City's Official Plan recognizes the need to support and promote the provision of specialized housing for a diverse population, including persons with disabilities and those having special housing needs.

And Whereas special housing is to be strategically located and integrated in the community to provide access to all public amenities, including transportation, parks and open space.

And Whereas the Brampton Official Plan (Section 4.2.6.6) supports the principle of integrating Group Homes into existing and new residential communities as approved by the City and the appropriate government regulatory agency, subject to zoning and registration requirements.

And Whereas, due to changes to: provincial legislation (i.e. Ontario Building Code and Fire Code); regulatory authorities (i.e. Retirement Home Regulatory Authority); zoning definitions; and the City's recent changes to Secondary Plan Areas, it has become evident that an update to the Group Homes Official Plan and Zoning policies is required to provide clarity to the City's Group Home registration process and legislative requirements.

Now Therefore, be it resolved that:

1. Staff be directed to undertake a thorough review and study of the City's supportive housing policies with a view to ensuring alignment with provincial policies, the City's Official Plan updates and current registration practices, in order to protect the City's vulnerable while meeting the needs of Brampton residents.
2. The following deferred matter scheduled for the October 7, 2019 Planning and Development Committee re. **Group Home Application – 23 Hillside Drive**, be further **deferred** to the November 4, 2019 Planning and Development Committee meeting:

Recommendation PDC-134-2019:

1. That the following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Group Home Application – 23 Hillside Drive** be received:
 1. Mohammad Ali, Brampton resident
 2. Al Nonis, Brampton resident
 3. Warren Parkes, Brampton resident
 4. Rebecca Altamira, Brampton resident
 5. Nyna Petrov, Brampton resident
 6. Donna Anglin, Brampton resident;

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2. That Item 9.1 – Discussion at the Request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive** be **deferred** to the October 7, 2019 meeting of the Planning and Development Committee meeting, and that staff be requested to report thereon with regard to steps of registration process, role of the City, and where the application currently sits within the process.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 244-82

To provide for the registration
of group homes

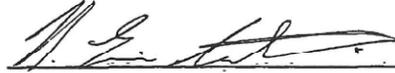
The Council of The Corporation of the City of
Brampton HEREBY ENACTS AS FOLLOWS:

1. The Commissioner of Buildings and By-law Enforcement is responsible for the administration and enforcement of this by-law.
2. Every person who contravenes any of the provisions of this by-law is guilty of an offence, and, upon conviction, shall be liable in respect of each offence to a fine of not more than two thousand dollars (\$2,000.00), exclusive of costs.
3. Every person owning or operating a group home shall register it with the Commissioner of Buildings and By-law Enforcement prior to, or no later than thirty (30) days after, taking possession thereof, or commencing operations therein, as the case may be.
4. Every person owning or operating a group home registered under this by-law shall, in each year, before the 31st day of December of that year, renew the registration of the group home for the next calendar year.
5.
 - (1) A person seeking to register, or renew the registration of, a group home shall use the application forms authorized by the Commissioner of Buildings and By-law Enforcement, and shall provide all of the information required by such forms.
 - (2) A person shall not be entitled to renew the registration of a group home unless the group home has been and remains registered for the calendar year in which the application for the renewal of registration is made.
6. The fees for the registration of, or the renewal of the registration of, a group home shall be as set out in Schedule A to this by-law.
7. A person shall not own or operate a group home that is not registered in accordance with the provisions of this by-law.

8. In this by-law,

GROUP HOME shall mean a group home as defined in section 236(1)(a) of the Municipal Act (R.S.O. 1980, c. 302, as amended).

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 22nd day of November, 1982.



N. ERIC CARTER

ACTING MAYOR



R. DAVID TUFTS

ACTING CLERK

Schedule A to By-law

Fee for registration
of one group home \$ 20.00

Fee for renewal of
registration for one
group home \$ 10.00

PASSED _____ 19____



BY-LAW

No. _____

To provide for the registration
of group homes

Corporation of the City of Brampton



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 240-93

To amend By-law 244-82
the Group Home
Registration By-law

The Council of the Corporation of the City of Brampton
ENACTS as follows:

1. By-law 244-82 is hereby amended:
 - (1) by deleting therefrom section 1 thereto,
and substituting therefor the following:

"1. The Commissioner of Public Works
and Building is responsible for
the administration and enforcement
of this by-law."
 - (2) by deleting therefrom section 3 thereto,
and substituting therefor the following:

"3. Every person shall register a
group home with the Commissioner
of Public Works and Building prior
to commencing operations therein."
 - (3) by deleting therefrom section 5(1)
thereto, and substituting therefor the
following:

"5.(1) A person seeking to register, or
renew the registration of a group
home, shall use the application
forms authorized by the
Commissioner of Public Works and
Building and shall conform with
the requirements set out in
Schedule B thereto."

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- (4) by adding to section 5 thereto the following section:

"5. (3) the applicant shall submit with the application for registration or renewal of registration and inspection report from the City of Brampton Fire Department which indicates no apparent violation, at the time of inspection, of the Fire Code Act R.S.O. 454, 1990."

- (5) by deleting therefrom section 8, and substituting therefor the following:

"8. In this by-law, GROUP HOME shall mean a group home as defined in section 236(1)(a) of the Municipal Act (R.S.O. 1990 c.M45, as amended)."

- (6) by deleting therefrom Schedule A thereto, and substituting therefor the following:

"Schedule A to By-law

Fee for registration of one group home	\$100.00
Fee for renewal of registration of one group home	\$100.00"

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READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN
COUNCIL THIS 13th DAY OF October, 1993.

Peter Robertson

Peter Robertson, Mayor

L. Mikulich

Leonard J. Mikulich, Clerk
MIKULICH

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
[Signature]
DATE 10/10/93



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 106-95

To amend By-law 244-82
as amended by By-law 240-93
Group Home Registration By-law

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, ENACTS as follows:

1. By-law 244-82 as amended by By-law 240-93 is hereby amended:

(1) by deleting therefrom section 4.0 under the title "Public Notification" of Appendix B thereto and substituting therefor the following:

"Public Notification"

- Upon receipt of an application for registration, or in the case of new construction, a building permit application, the "Group Home Registration Committee" comprised of "the Members of the Steering Committee for the Joint Policy Review on Group Homes and Lodging Houses" will meet with the group home operator and the Regional and City Councillor for the host ward to comprise a suitable method of public notification. The following methods of public notification may be considered by the Committee:

(a) a letter of notification, or brochure outlining the programming of the group home and the City of Brampton By-law requirements for the use, be circulated to residents within a mutually agreed upon impact area, but not

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less than 60 metres (200 feet) radius of the proposed group home. This letter of notification should be mailed at least five (5) weeks prior to the group home being opened; and/or

- (b) the operator may conduct a door-to-door canvassing of the host neighbourhood encompassing a surrounding area of not less than 60 metres (200 feet) radius of the proposed group home; and/or
- (c) an open house to be held within two (2) months after the group home has commenced operations with neighbouring residents within an agreed upon impact area, but not less than 60 metres (200 feet) radius of the proposed group home being invited to the open house.
- (d) any combination of the above-noted methodologies.

Once the method of public notification has been determined, the Group Home Co-ordinator will assist the group home operator in devising an appropriate letter of notification based on the methodology. If an Open House forum is chosen, the following persons should be in attendance:

- the group home operator;
- the group home co-ordinator;
- the Manager of Zoning Services;
- the Supervisor of By-law Enforcement;
- a representative from the sponsoring Ministry; and
- Regional and City Councillors for the host ward.

The Open House should be held in a public building within reasonable proximity to the proposed location of the group home."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 8 day of May , 1995.

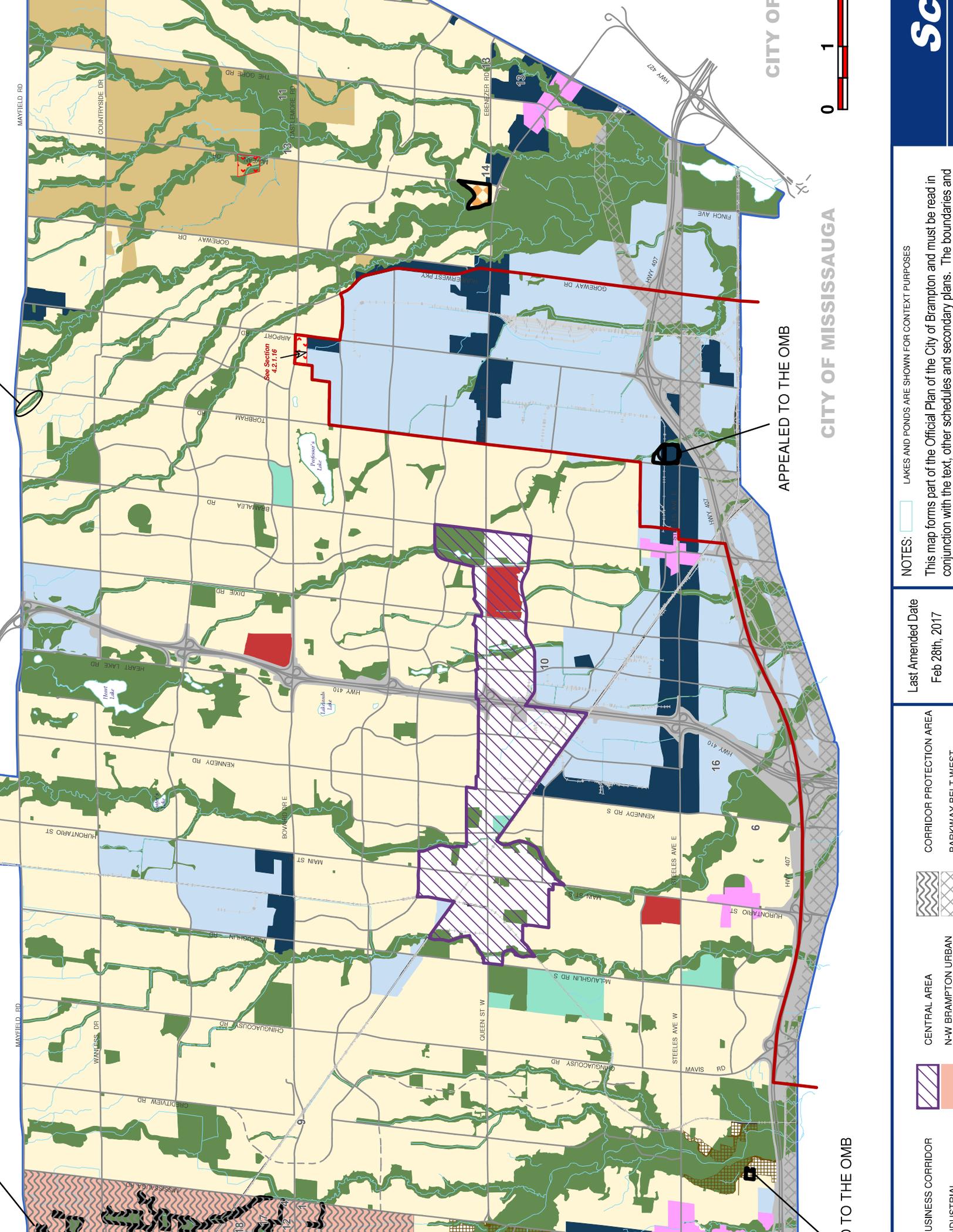
APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
[Signature]
DATE 10/28/95

[Signature]

PETER ROBERTSON - MAYOR

[Signature]

LEONARD J. MIKULICH - CITY CLERK



NOTES: LAKES AND PONDS ARE SHOWN FOR CONTEXT PURPOSES

This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and

Last Amended Date
Feb 28th, 2017

CORRIDOR PROTECTION AREA
 BABYWAY BELT WEST

CENTRAL AREA
 N-W BRAMPTON URBAN

BUSINESS CORRIDOR
 WEST

CITY OF

0 1

CITY OF MISSISSAUGA

APPEALED TO THE OMB

APPEALED TO THE OMB

SC

SECTION 5.0 (Excerpt) DEFINITIONS

GROUP HOME TYPE 1 shall mean a supportive housing facility located within a dwelling unit that is occupied by four (4) to six (6) persons, exclusive of staff and/or receiving family, who live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved pursuant to Provincial Statute within the jurisdiction of the Ontario Ministry of Community and Social Services or the Ministry of Health.

A Group Home Type 1 may provide accommodation, supervision and treatment for:

- The persons being cared for or obtaining services at a facility established under the *Developmental Services Act*;
- Individuals over sixty (60) years of age as a satellite residence under the *Homes for the Aged and Rest Homes Act*;
- Children under the *Child and Family Services Act*; and
- Persons under the *Mental Hospitals Act* and *Homes for Special Care Act*.

No supervision or treatment shall be provided to any persons not residing in the group home.

A group home type 1 shall not include a residence defined as a group home type 2, lodging house, a foster home, or a supportive housing facility.

GROUP HOME TYPE 2 shall mean a supportive housing facility occupied by four (4) to ten (10) persons,

exclusive of staff located within a single detached dwelling or dwelling unit within a commercial building which shall be operated primarily for:

- Persons who have been placed on probation under the *Ministry of Correctional Services Act*, the *Criminal Code* or any Act passed to replace the foregoing Acts;
- Persons who have been released under the provisions of the *Ministry of Correctional Services Act*, *Corrections and Conditional Release Act* or any Act passed to replace the foregoing Acts;
- Persons who have been charged under the Youth Criminal Justice Act, but who have been placed in open or secure custody;
- Persons who require temporary care, and transient or homeless persons;
- Persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or
- Persons housed in a group home that satisfies all of the requirements of a Group Home Type 1 except that it accommodates in excess of six residents.

A group home type 2 shall not include a residence defined as a group home type 1, supportive lodging house, lodging house, foster home, or a supportive housing facility.

RETIREMENT HOME shall mean a residential care facility for the accommodation of persons, who, by reason

of their emotional, mental, social, or physical condition, or legal status, require a supervised living arrangement for their well-being, in which:

- (a) dwelling units, rooms or room and board are supplied for hire or gain;
- (b) more than eight (8) persons in addition to the staff and operator are accommodated in the retirement home;
- (c) there is a common dining room and common sitting room for the residents,

11.1-25

but shall not include:

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a supportive housing facility;
- (e) a lodging house.

SUPPORTIVE HOUSING FACILITIES shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status require a supervised group living arrangement for their well being, but shall exclude a foster home as defined in the *Child and Family Services Act* or successor legislation.

11.1-26

- (a) within a required front yard, may exceed 1.0 metres in height; and,
- (b) within a required yard other than a front yard may exceed 2.0 metres in height, except where the yard abuts an institutional zone no fence may exceed 2.5 metres in height.

10.11 Setback to Public Walkway

All buildings or structures shall have a minimum setback of 1.2 metres to a public walkway, an open space zone, or a non-residential zone.

10.12 Minimum Distance between Driveway and Street Intersection

The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.

10.13 Semi-detached or Street Townhouses

10.13.1 No side yards are required abutting a side lot line that coincides with the party wall between two dwelling units in a semi-detached or street townhouse dwelling.

10.13.2 For a street townhouse dwelling, each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room.

10.13.3 For a semi-detached, or street townhouse dwelling unit, no second storey component of the unit shall be located more than 3 metres closer to the rear lot line than the second storey wall of the abutting dwelling unit.

10.13.4 For a street townhouse dwelling, no more than 8 dwelling units shall be attached.

(92-1005)

10.14 Provisions for Group Homes

Group Homes shall be subject to the following requirements and restrictions:

- (a) a group home type 1 shall be located within a single detached dwelling;

11.1-27

- (b) a group home type 2 shall be located within a single detached dwelling or a dwelling within a mixed use development;
- (c) a minimum separation distance of 120 metres shall be maintained between a group home type 1 use, any other group home type 1;
- (d) a minimum separation distance of 120 metres shall be maintained between a group home type 2, another group home type 2, or a group home type 1;
- (e) a minimum separation distance of 610 metres shall be maintained between a supportive housing facility and another supportive housing facility, or a group home type 1, or a group home type 2 ;
- (f) the maximum number of group homes combined, permitted in each area as shown and numbered on Schedule D and listed in Column 1 of the table set out below, shall be as set out in Column 2 of said table.

Column 1 Area Number	Column 2 Maximum Number of Group homes
1	4
2	1
3	4
4	3
5	3
6	3
7	2
8	5
9	5
10	4
11	6
12	4
13	1
14	1
15	3
16	5
17	5
18	1
19	3
20	5
21	4

11.1-28

22	2
23	2
24	6
25	1
26	1
28	3
32	2
43, 44, 45	2
29, 36, 37, 38, 39,	
40, 41, 42, 46, 47, 48	

10.15 Provisions for Lodging Houses

Lodging Houses shall be subject to the following requirements and restrictions:

- (a) a lodging house shall be located in a single detached dwelling;
- (b) the lodging house shall occupy the whole or part of the single detached dwelling;
- (c) a minimum separation distance of 305 metres shall be maintained between a lodging house and any other lodging house; and
- (d) a lodging house shall comply with the requirements of the Lodging House Licensing By-law.

(86-2015)(117-2017)

10.16 Provisions for Two-Unit Dwellings:

The following requirements and restrictions shall apply for a second unit within a two-unit dwelling:

- (a) Shall not be permitted within a lodging house, group home, or an accessory building;
- (b) Shall not be permitted in dwellings located within a Floodplain or Open Space Zone, or within lands identified in Schedule B-6: Downtown Floodplain Regulations area;
- (c) The Gross Residential Floor Area of a second unit shall not exceed the Gross Residential Floor Area of the principal dwelling unit.
- (d) Notwithstanding Sections 6.17 and 10.9 of this By-law, a total of three parking spaces located entirely within the boundaries of the subject property and measuring a minimum of 2.6 metres in width and 5.4 metres in length shall be provided for a two-unit dwelling.

11.1-30

Over 7,450 up to 14,000	3 loading spaces
Over 14,000	3 loading spaces plus one additional loading space for each 9,300 square metres or portion thereof in excess of 14,000 square metres
(b) office uses	
Gross leasable commercial floor area of in square metres	Number of loading spaces
2350 or less	no loading space required
Over 2,350 up to 11,6000	1 loading space
Over 11,600	1 loading space plus one additional loading space for each 9,300 square metres or portion thereof in excess of 11,600 square metres
(c) no loading space shall be within the front yard or within the exterior side yard of a lot;	
(d) each loading space shall have an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane.	

20.7 Provisions for a Group Home Type 2 or Supportive Housing Facility

A Group Home Type 2 or a Supportive Housing Facility shall be subject to the following requirements and restrictions:

- (a) a group home type 2 shall be located in a single detached dwelling and a dwelling unit within a mixed use development;
- (b) the group home type 2 shall occupy the whole of the single detached dwelling;
- (c) a minimum separation distance of 120 metres shall be maintained between a group home type 2 and any other group home type 2, or a group home type 1;
- (d) a minimum separation distance of 610 metres shall be maintained between a supportive housing facility and a group home type 1, or a group home type 2, or another supportive housing facility; and
- (e) a group home type 2 shall be subject to compliance with the Group Home Registration By-law.

Safe and Caring Places for Children and Youth:

ONTARIO'S BLUEPRINT FOR BUILDING A NEW
SYSTEM OF LICENSED RESIDENTIAL SERVICES

BUILDING A NEW CHILD- AND YOUTH-CENTRED SERVICE SYSTEM THAT SUPPORTS:



LONG-TERM ACTIONS

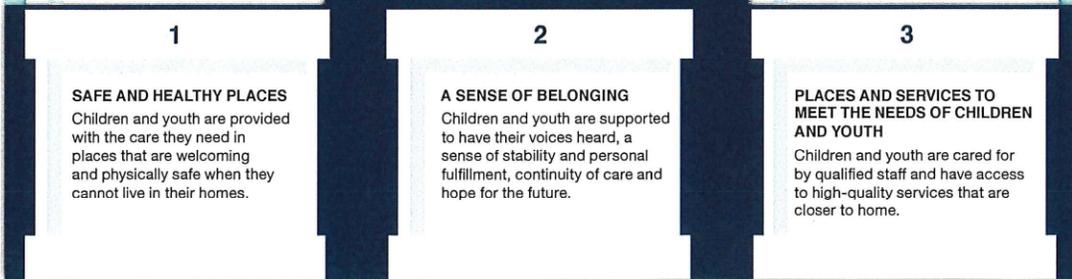
- A new provincial service system that puts services closer to home, especially for Indigenous children and youth
- Better data and information to improve monitoring of placements and continuity of care
- A workforce development action plan, including exploring the establishment of minimum education requirements, so children and youth receive the best possible care
- Strengthened oversight and accountability by modernizing the licensing, compliance and enforcement framework

Co-developing services and supports with Indigenous partners **Reform is a collective effort across child- and youth-serving sectors**

SHORT-TERM ACTIONS

- Increasing the number of unannounced inspections of licensed residences
- Enhancing scrutiny to confirm licensed residential settings are compliant with Fire Code regulations
- Enhancing the use of serious occurrence reporting data to improve oversight
- Establishing Intensive Site Review Teams to conduct comprehensive inspections, including interviews with staff and youth
- Supporting children and youth to understand and exercise their rights and have a say about their homes
- Implementing quality of care standards informed by young people to improve the daily experiences of children and youth
- Reviewing licensing requirements through a culturally appropriate lens to support the use of customary care
- Releasing a resource guide to improve supports for LGBTQ2S children and youth in the child welfare system
- Implementing *A Better Way Forward: Ontario's 3-Year Anti-Racism Strategic Plan* and the *Ontario Black Youth Action Plan* to improve the experiences of Black, Indigenous and racialized children and youth in care
- Working to designate four more Indigenous agencies as children's aid societies, in addition to the current ten, to provide culturally appropriate services
- Building smaller youth justice facilities to support community-based programming and diversion
- Working with Indigenous partners, young people and other stakeholders to immediately explore options to replace the term "residential"
- Establishing an expert group on workforce development

QUALITY PILLARS



Applicant Guide

Retirement Home Licence Application

This document contains the following:

Process: Applying for a Retirement Home Licence 2

Instructions: New Operation Licence Application Form 17

Instructions: Acquisition Licence Application Form 111

Personal History Reports (Forms 2A and 2B) 14

Definitions: *Retirement Homes Act, 2010* 15



Process: Applying For A Retirement Home Licence

The *Retirement Homes Act, 2010* (Act) sets out standards and requirements for retirement homes in Ontario. The Act establishes the Retirement Homes Regulatory Authority (RHRA), which is independent of government. The role of the RHRA is to regulate retirement homes and to provide education about the Act.

As of July 1, 2012, homes that meet the definition of “retirement home” in the Act must have a licence from the RHRA to operate.

This guide sets out the basic information you will need to apply for a retirement home licence. It also explains what happens after you apply, and after you receive your licence. Consult the Act and its regulations to learn about the standards that apply and the obligations that come with a licence. You may also want to consult a lawyer or other professional for advice. The guide is for information purposes. Do not rely on it to determine compliance with the Act. Consult legal counsel if you have questions about the application or interpretation of the Act.

The RHRA has created tools to help you understand the Act and the standards that will apply to your home. You can access a plain-language guide for the Act, educational fact sheets and compliance checklists on the Operator Resources section of the RHRA website (www.rhra.ca).

A copy of the Act is available at www.e-laws.gov.on.ca.

Before You Apply

Before you begin the application process, you should determine whether your home meets the definition of a “retirement home” under the Act.

The definition of a “retirement home” under the Act is set out on page 16 of this guide.

About Licensing

The RHRA will review your application using criteria that are set out in the Act.

The criteria relate to:

- past conduct
- your ability to provide care services
- your competency to operate the home in a responsible manner in accordance with the Act

Once your application is submitted, the RHRA will review the information you have provided. The RHRA may request additional information and supporting documents to evaluate your ability to comply with the Act.

The RHRA will use a risk-based approach to review applications.

This approach recognizes that homes applying for a licence will have different levels of readiness to comply with the Act. Homes that the RHRA considers lower risk may proceed more quickly through the process.

Licensing

After reviewing an application, the Registrar of the RHRA may do one of the following:

1. Issue a licence.
2. Issue a licence with conditions.
3. Refuse to issue a licence.

If the Registrar refuses to issue a licence or issues it with conditions, you will first receive a notice. The notice will set out the Registrar's proposed decision and the reasons for it. You will have the opportunity to make written submissions to the Registrar about the proposed decision. The Registrar will review your submission before making a final decision. If the final decision is to refuse the licence or impose a condition, you will receive notice of the final decision. You may appeal the final decision to the Licence Appeal Tribunal (LAT).

To find out more about the LAT visit www.sse.gov.on.ca/lat.

Once you receive a licence you must post it in a conspicuous place where RHRA inspectors, residents and others can easily see it.

Retirement home licences are not transferable. If the owner of a retirement home sells the home, or if there is any change of controlling interests in a licensee, the licence terminates and a new licence application is necessary. The RHRA does not renew licences. Subject to a licensee paying its fees and maintaining compliance with the Act, a licence is valid until the Registrar revokes it, the licensee surrenders it, or an event such as a sale triggers its termination.

The Public Register

The Act requires the RHRA to keep a Public Register that contains information about applicants and licensees.

Information in the Public Register includes the name and address of the retirement home, care services provided, and number of residents in the home. The Register also includes summaries of inspection reports and any orders imposed on licensed homes under the Act.

Application and Other Fees

The Act permits the RHRA to set and charge fees. The RHRA does not receive government funding and depends on industry fees to fund its operations. Applicants must submit an application fee.

Current licence application fees are set out in the RHRA's Fee Schedule, which is available in the Operator Resources section of the RHRA's website (www.rhra.ca).

The application fee will go towards the cost of administering the Act, including routine inspections. The application fee is not subject to tax. **The payment of the application fee does not entitle the Applicant to an RHRA licence.**

A licensee must also pay an Annual Licence Fee to the RHRA. These fees will go toward the cost of administering the Act, including RHRA activities relating to educating the public, compliance and enforcement of the Act. Rates for the annual licence fee are also included in the RHRA's Fee Schedule.

Annual fees are levied based on the number of residential units (or suites) in a home.

Residential Unit – Suites are residential rental units, for example private or bachelor units, or one-or two-bedroom suites. Suites include portions or divisions of a unit that are separately rented to multiple residents, for example semi-private or ward-type accommodation.

Note: residential units do not include any of the following:

- premises or parts of premises that are governed by or funded under the *Homes for Special Care Act*, the *Long-Term Care Homes Act, 2007*, the *Private Hospitals Act*, the *Public Hospitals Act*, and the *Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008* [Act 2(d)]
- premises at which emergency hostel services are provided under the *Ontario Works Act, 1997*. [Act 2(f)]
- premises or parts of premises at which a supportive housing program or residential treatment program is provided and funded under the *Home Care and Community Services Act, 1994*, the *Local Health System Integration Act, 2006*, or the *Ministry of Health or Long-Term Care Act*. [O.Reg. 166/11 section 3].

Annual fees will be levied on unoccupied residential units.

In order to obtain a licence, Applicants will provide the RHRA with the total number of rentable units in their home. This figure must include all unoccupied units. It is the responsibility of the Applicant to notify the RHRA of any changes to the number of residential units that occur during the application process.

The RHRA may also charge licensees a fee for costs related to certain activities or services under the Act, for example inspections or late application fees. For current fees, refer to the Fee Schedule in the Operator Resources section of the RHRA's website (www.rhra.ca).

You can find and download the application forms and other information, including educational materials, on the RHRA website (www.rhra.ca). If you require a hard copy of the forms, you can contact the RHRA at 1-855-ASK-RHRA (1-855-275-7472), and the forms will be sent to you.

Changes to Information

You must notify the RHRA in writing of any material change in any of the information on the application forms. In addition, you must notify the RHRA of any change in information contained in the Public Register by completing and submitting a “Notice of Change” form which can be found at www.rhra.ca in the Operator Resources section.

Please note that changes in a controlling interest will terminate a retirement home licence. If this occurs, contact the RHRA for assistance.

After Licensing: Inspections

Once you receive a licence, or become a licensee under the Act, you will be subject to RHRA inspections.

An inspection may occur for different reasons. For example, it may be in response to a report of harm or risk of harm to a resident, or to monitor compliance with the Act. You may be subject to a “spot” or “random” inspection without notice. The frequency and duration of routine inspections will depend on the RHRA’s risk assessment of the home. All homes will receive at least one inspection every three years.

Questions & Comments

You can find helpful information and all forms and guides on the RHRA website (www.rhra.ca). If you have questions or comments, please contact the RHRA toll-free at 1-855-ASK-RHRA (1-855-275-7472).

Additional documents to be submitted with Applications

New Operation Licence Application:

1. A copy of the home's **Fire Safety Plan** (proof of the approved plan and, if unavailable at the time of application, proof of communication with the local fire department showing steps towards compliance)
2. A copy of a **Food Handling Certificate** for at least one person involved in food preparation (only if the home provides meals to the residents)
3. Evidence of **Extra Expense Insurance**
4. **Municipal Licence** (if any)
5. **Pre-opening Public Health Inspection Reports** (if any)
6. **Home Information Package** (table of contents)
7. Letter outlining **previous experience of Applicant** (if any)
8. Letter outlining **previous sector experience of Management Company** (if any)
9. **Occupancy Permit**

Acquisition Licence Application:

1. A copy of the home's **Fire Safety Plan** (proof of the approved plan and, if unavailable at the time of application, proof of communication with the local fire department showing steps towards compliance)
2. A copy of a **Food Handling Certificate** for at least one person involved in food preparation (only if the home provides meals to the residents)
3. Evidence of **Extra Expense Insurance**
4. **Municipal Licence** (if any)
5. **Three most recent Public Health Inspection Reports**
6. **Home Information Package** (table of contents)
7. Letter outlining **previous experience of Applicant** (if any)

New Operation - Application Instructions

New Operation Licence Application Form 1

Instructions

The New Operation Licence Form 1 should be completed by individuals or organizations seeking a retirement home licence for a **new retirement home**. The Applicant must submit Form 1 to initiate the application process. Please note that the RHRA may contact the Applicant to request more information or supporting documents.

The instructions below provide explanations and definitions for each section of the application forms. Definitions for terms marked with an asterisk (*) on the forms can be found on page 15-17 of this guide. If you require assistance throughout the application process, contact the RHRA.

Deadlines

Form 1 and Forms 2A and 2B	No later than six weeks prior to the expected occupancy date of the home, or an expedited fee will be charged.
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Applications received after the six-week deadline above must be reviewed on an expedited basis and will be subject to an expedited fee, as set out in the Fee Schedule. Failure to submit this form by the deadline may result in a delay in issuing a licence.

Retirement Home Information

Complete in full all information related to the retirement home. The expected **occupancy date** must be indicated on the form.

Occupancy date - The date that residents will move into the new retirement home.

Applicant Information

Complete in full all information related to the Applicant. Please put N/A in all fields that do not apply.

Applicant - The individual(s) or corporation applying for a retirement home licence. Should the Registrar of the RHRA issue a licence to the Applicant, the Applicant will become a licensee under the Act.

Primary Contact Person

The Applicant must designate a **Primary Contact Person** to be listed on the RHRA's Public Register.

Ongoing service of RHRA correspondence including, for example, notices and reports required under the *Retirement Homes Act, 2010*, will be delivered via mail to the Applicant at the Applicant's mailing address, care of the Primary Contact Person.

The Applicant must immediately notify the RHRA of any changes related to the Primary Contact Person or the address for service, via completion and submission of the Notice of Change Form found at www.rhra.ca in the Operator Resources section.

Ownership Structure of the Applicant

Applicants will fall under **one** of the ownership structures below. On the application form, select one ownership type and complete the section that applies. **Do not complete multiple sections.**

- Sole Proprietorship** – The business is owned by one person, NOT an incorporated business
- Corporation** – The business/not-for-profit is incorporated
- Partnership** – The business is owned by two or more partners who carry on business together

Applicants **must complete** Personal History Report forms (forms 2A and 2B) for individuals and corporations depending on the ownership structure of the Applicant. Consult the instructions on forms 2A and 2B and page 14 of this guide to determine which forms apply to the Applicant.

If information submitted on either of the forms changes before the RHRA has completed the licence application assessment, contact the RHRA.

Previous Retirement Home Sector Experience

The RHRA requires Applicants to provide the RHRA with information related to their experience in the retirement home and related sectors. Applicants who do not currently hold a retirement home licence with the RHRA must submit a document (ie. resume, letter etc.) outlining any relevant experience.

Applicants who currently hold a retirement home licence from the RHRA must submit a list of retirement homes they currently operate in Ontario.

Home Administration/Management

The RHRA requires applicants to provide information related to the management and operation of the home. This information will be posted on the Public Register and must be kept current. Applicants must contact the RHRA if this information changes throughout the licensing process.

Home and Care Services Information:

Number of Living Quarters and Residents

The Applicant must provide the RHRA with the total number of residential units in the home. This figure must include all unoccupied units and will be used to calculate the home's Annual Licence Fee. Refer to page 4 for an explanation of the Annual Licence Fee.

The capacity of the home must also be identified. This information will be posted on the Public Register.

Note: At this point in the licensing process, the Applicant may estimate the number of residential units if the final figure is still unknown.

Sprinkler Information within the Retirement Home

The RHRA requires the Applicant to indicate the number of sprinklers that will be, or are installed, in the home as well as their locations.

Care Services

The Applicant must indicate the care services the retirement home will make available directly† or indirectly† to residents. A list of care services can be found on page 15 of this guide. The services offered will be posted on the Public Register.

Direct care: where an employee or contracted employee or staff member (including a staff member from an employment agency of the operator) provides the service to a resident.

Indirect care: includes arrangements where the operator facilitates arrangements for a resident to receive care services from an external care provider.

Disclosure of Non-Arm's Length Relationships

It is a requirement for the issuance of a licence that the Applicant discloses all non-arm's length relationships. Non-arm's length relationships occur between the Applicant and individual(s) who currently provide (or that the Applicant intends to provide) one or more care service(s) for a resident. Non-arm's length services are not supplied by volunteers, or individual(s) that work in the home as an employee or contract employee, or under contract between the Applicant and a third party, such as an employment agency.

Non-arm's length relationships are the following:

- spousal or family relationships (spouse, parent, sibling, child or another relative sharing the residence of the Applicant)
- corporate relationships (the person/Applicant is a partner, director or officer of the Applicant/ person)
- relationships of corporate control (the person is a parent/controlling/controlled corporation of the Applicant).

If information related to non-arm's length relationships changes during the course of the application process, the Applicant must immediately notify the RHRA.

Mandatory Policies and Safety Standards

Safety Standards

Retirement homes must have a fire safety plan approved by the local fire authorities. The RHRA requires proof that a fire safety plan is currently in place in the home.

Note: If the fire safety plan has not been approved, the Applicant should submit supporting documentation that shows evidence of engagement with the local fire authorities, (ie. a letter or email).

In addition, the Applicant should indicate whether certain policies and safety standards listed on Form 1 have been developed. It is possible that at the time of submission of Form 1, some of the policies may still be under development. See page 6 for a full list of additional documents that the Applicant must submit along with the application.

Staff Training

The Applicant must declare that staff working in the home have received the appropriate training in areas prescribed in section 65 of the *Retirement Homes Act, 2010*. These areas are set out in the box below:

- a) The Residents' Bill of Rights;
- b) The licensee's policy to promote zero tolerance of abuse and neglect to residents;
- c) The protection afforded for whistle-blowing;
- d) The licensee's policy regarding the use of personal assistance services devices (PASDs) for residents;
- e) Injury prevention;
- f) Fire prevention and safety;
- g) The licensee's emergency plan for the home;
- h) The emergency plan and infection prevention and control program;
- i) All other prescribed matters.

Accreditation/Professional Affiliation

Indicate whether the home will be accredited by any of the organizations listed on the form.

Acquisition - Licence Application Instructions

Acquisition Licence Application Form 1

Instructions

The Acquisition Licence Form should be completed by individuals or organizations seeking a retirement home licence for an **existing home they are purchasing**. The Applicant must complete Acquisition Licence Application Form 1. Please note that the RHRA may contact the Applicant to request more information or supporting documents.

The instructions below provide explanations and definitions for each section of the application form. Definitions for terms marked with an asterisk (*) on the forms can be found on page 15-17 of this guide. If you require assistance throughout the application process, contact the RHRA.

Deadline

Form 1 and Forms 2A and 2B	No later than six weeks prior to the closing date of the sale, or an expedited fee will be charged.
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Applications received after the deadline must be reviewed on an expedited basis and **will be subject to an expedited fee, as set out in the Fee Schedule**. Failure to submit this form by the deadline may result in a delay in issuing a licence.

Vendor Information

Complete in full all information related to the Vendor. The expected **closing date of the sale** must be indicated on the form.

Vendor – The person, individuals or corporation selling the retirement home.

Closing date of the sale – The date the sale will close and ownership of the home will be transferred to the Applicant.

Applicant (Purchaser) Information

Complete in full all information related to the Applicant. Please put N/A in all fields that do not apply.

Applicant – The individual(s) or corporation applying for a retirement home licence. Should the Registrar of the RHRA issue a licence to the Applicant, the Applicant will become a licensee under the Act.

Primary Contact Person

The Applicant must designate a **Primary Contact Person** to be listed on the RHRA's Public Register. Ongoing service of RHRA correspondence including, for example, notices and reports required under the *Retirement Homes Act, 2010*, will be delivered via mail to the Applicant at the Applicant's mailing address, care of the Primary Contact Person.

The Applicant must immediately notify the RHRA of any changes related to the Primary Contact Person or the address for service, via completion and submission of a Notice of Change Form found at www.rhra.ca in the Operator Resources section.

Ownership Structure of the Applicant

Applicants will fall under one of the ownership structures below. On the application form, select **one** ownership type and complete the section that applies. **Do not complete multiple sections.**

Sole Proprietorship – The business is owned by one person, NOT an incorporated business.

Corporation – The business/not-for-profit is incorporated

Partnership – The business is owned by two or more partners who carry on business together.

Applicants **must complete** Personal History Report forms (forms 2A and 2B) for individuals and corporations depending on the ownership structure of the Applicant. Consult the instructions on forms 2A and 2B and page 14 of this guide to determine which forms apply to the Applicant.

If information submitted on either of the forms changes before the RHRA has completed the licence application assessment, contact the RHRA.

Previous Retirement Home Sector Experience

The RHRA requires Applicants to provide the RHRA with information related to their experience in the retirement home and related sectors. Applicants who do not currently hold a retirement home licence with the RHRA must submit a document (ie. resume or letter) outlining any relevant experience.

Applicants who currently hold a retirement home licence from the RHRA must submit a list of retirement homes they currently operate in Ontario.

Home Administration/Management

The RHRA requires applicants to provide information related to the management and operation of the home. This information will be posted on the Public Register and must be kept current. Applicants must contact the RHRA if this information changes throughout the licensing process.

Home and Care Services Information:**Number of Living Quarters and Residents**

The Applicant must provide the RHRA with the total number of residential units in the home. This figure must include all unoccupied units and will be used to calculate the home's Annual Licence Fee. Refer to page 4 for an explanation of the Annual Licence Fee.

The capacity of the home must also be identified. This information will be posted on the Public Register.

Sprinkler Information within the Retirement Home

The RHRA requires the Applicant to confirm the number of sprinklers and their locations within the retirement home, or if the home has sprinklers throughout.

Care Services

The Applicant must indicate the care services the retirement home will make available directly or indirectly to residents. A list of care services can be found on page 15 of this guide. The services offered will be posted on the Public Register.

Direct care: where an employee or contracted employee or staff member (including a staff member from an employment agency of the operator) provides the service to a resident.

Indirect care: includes arrangements where the operator facilitates arrangements for a resident to receive care services from an external care provider.

Disclosure of Non-Arm's Length Relationships

It is a requirement for the issuance of a licence that the Applicant discloses all non-arm's length relationships. Non-arm's length relationships occur between the Applicant and individual(s) who currently provide (or that the Applicant intends to provide) one or more care service(s) through for a resident. Non-arm's length services are not supplied by volunteers, or individual(s) that work in the home as an employee or contract employee, or under contract between the Applicant and a third party, such as an employment agency. Non-arm's length relationships are the following:

- spousal or family relationships (spouse, parent, sibling, child or another relative sharing the residence of the Applicant)
- corporate relationships (the person/Applicant is a partner, director or officer of the Applicant/ person)
- relationships of corporate control (the person is a parent/controlling/controlled corporation of the Applicant).

If information related to non-arm's length relationships changes during the course of the application process, the Applicant must immediately notify the RHRA.

Mandatory Policies and Safety Standards

Safety Standards

Retirement homes must have a fire safety plan approved by the local fire authorities. The RHRA requires proof that a fire safety plan is currently in place in the home.

- A copy of the home's approved fire safety plan (if made available by the vendor)
- A copy of a Food Handling Certificate for at least one person involved in food preparation (only if the home provides meals to residents)

Note: If the vendor does not provide a copy of the fire safety plan, the Applicant may submit the date of approval of the fire safety plan. If the vendor refuses to provide a date, contact the RHRA.

In addition, the Applicant should indicate whether certain policies and safety standards listed on the form have been developed. It is possible that at the time of submission of Form 1, some of the policies may still be under development. See page 6 for a full list of additional documents that the Applicant must submit along with the application.

Accreditation/Professional Affiliation

Indicate whether the home will be accredited by any of the organizations listed on the form.

Personal History Reports (Forms 2A and 2B)

1. Personal History Reports are part of the Licence Application and are downloaded in the same PDF file as Form 1. There are two types of personal history reports: Form 2A Personal History Report for **individuals** and Form 2B Personal History Report for **corporations**. Use Form 2B where the relevant person is a corporation.
2. The following persons must submit a Personal History Report:
 - (a) If the Applicant is a sole proprietor, the owner and any other persons (including a spouse, relative corporation or partnership) having the ability to direct the management and policies of the home.
 - (b) If the Applicant is a for-profit or not-for-profit corporation, the Corporation, its directors and officers, and (in the case of a business corporation) any other person(s) who alone or with associates own more than 50% of voting shares of the corporation sufficient to elect a majority of the corporation's board of directors.
 - (c) If the Applicant is a partnership, any person (including a spouse, relative, corporation or partnership) having the ability to direct the management and policies of the home.
3. There may be multiple Personal History Reports related to one Applicant. Photocopy or print the number of reports you require. Individuals completing a Report must sign it. If the Report relates to a corporation, an authorized officer or representative of the Corporation must sign the report.

Contact the RHRA at 1-855-ASK-RHRA (1-855-275-7472) if you are uncertain about who should complete a Personal History Report.

Definitions: *Retirement Homes Act, 2010*

“associate”* – a person is an associate of another person if:

- a) one person is a corporation of which the other person is a director or officer
- b) one person is a partnership of which the other person is a partner
- c) one person is a corporation that is controlled directly or indirectly by the other person
- d) both persons are members of the same voting trust relating to shares of the corporation
- e) one person is the father, mother, brother, sister, son, daughter or spouse of the other person or is another relative who has the same residence as the other person; or
- f) both persons are associates, within the meaning of clauses (a) to (e), of the same person

“care services” means the care services under the Act, which are as follows:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Assistance with feeding • Assistance with bathing • Continence care • Assistance with dressing • Assistance with personal hygiene • Assistance with ambulation • Provision of a meal • Provision of a dementia care program • Provision of a skin and wound care program | Any service that: <ol style="list-style-type: none"> 1) A member of the College of Physicians and Surgeons of Ontario provides while engaging in the practice of medicine; 2) A member of the College of Nurses of Ontario provides while engaging in the practice of nursing; or, 3) A member of the Ontario College of Pharmacists provides while engaging in the practice of pharmacy |
|--|---|

“external care provider” means a person who provides care services to a resident of a retirement home and who is not the Applicant, the staff* of the retirement home* or a volunteer* with respect to the home

“extra expense insurance” means an insurance policy with respect to a retirement home under which the insurer undertakes to pay for the additional costs of providing reasonable alternate accommodation and care to residents of the home for a period of no less than 120 days if, as a result of loss or damage to the home, the licensee is unable to safely provide the normal accommodation or care in the home to those residents, and the loss or damage is a peril for which insurance is reasonably available

“resident” means a person residing in a retirement home

“residential complex” means a building or related group of buildings in which one or more rental units of living accommodation are located, and includes all common areas and services and facilities available for the use of the residents of the complex

“retirement home” means a residential complex or the part of a residential complex:

- a) that is occupied primarily by persons who are 65 years of age or older
- b) that is occupied or intended to be occupied by at least the prescribed number of persons who are not related to the operator of the home, and [**Note:** refer to section 3(1) from the regulation on the next page]

*Associate as defined here is an abridged definition. Refer to section 3(2) of the Act for the full definition.

- c) where the operator of the home makes at least two care services available, directly or indirectly, to the residents,

but does not include,

- d) premises or parts of premises that are governed by or funded under,
 - the *Homes for Special Care Act*,
 - the *Long-Term Care Homes Act, 2007*,
 - the *Ministry of Community and Social Services Act*,
 - the *Private Hospitals Act*,
 - the *Public Hospitals Act*, or
 - the *Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008*,
- e) premises at which emergency hostel services are provided under the *Ontario Works Act, 1997*, or
- f) the other premises that are prescribed set out in the box on the following page:

Prescribed information from Regulation 166/11 under the Act

Retirement home

3. 1) For the purposes of clause (b) of the definition of “retirement home” in subsection 2 (1) of the Act, a residential complex or the part of a residential complex that is a retirement home must be occupied or be intended to be occupied **by at least six persons who are not related to the operator of the home.**
- 2) The following premises are prescribed for the purposes of clause (f) of the definition of “retirement home” in subsection 2 (1) of the Act as not being retirement homes:
 1. Premises, or parts of premises, at which a supportive housing program or a residential treatment program is provided and funded under the *Home Care and Community Services Act, 1994*, the *Local Health System Integration Act, 2006* or the *Ministry of Health and Long-Term Care Act*.
 2. Premises or parts of premises funded under the Community Homelessness Prevention Initiative of the Ministry of Municipal Affairs and Housing.
- 3) A statement in this section or the definition of “retirement home” in subsection 2 (1) of the Act that part of a premises is or is not a retirement home applies only to that part of the premises.

“**staff**”, in relation to a retirement home, means every person who works or provides services at the home,

- a) as an employee of the Applicant,
- b) pursuant to a contract or agreement with the Applicant, or
- c) pursuant to a contract or agreement between the Applicant and an employment agency or other third party.

“**volunteer**”, means a person, who is not a staff* member, permitted by the retirement home to participate in the lives and activities of residents on a voluntary basis.

**A GUIDE TO
OBTAINING APPROVAL
FOR THE ESTABLISHMENT OF**

A GROUP HOME TYPE 1 OR GROUP HOME TYPE 2



Updated March 2019

1.0 INTRODUCTION

This guide is designed to facilitate the establishment and operation of Group Home Type 1 and Group Home Type 2 in the City of Brampton. The following items are addressed:

- Definition of a Group Home Type 1 and Group Home Type 2;
- Zoning requirements
- Procedures to be followed in establishing and registering a Group Home.

2.0 DEFINITION

Brampton Zoning By-laws define a Group Home Type 1 and Group Home Type 2 as particular types of Supportive Housing Facilities. Definitions are as follows:

“Supportive Housing Facility shall mean a place for the accommodation of persons, who by reason of their emotional, mental, social or physical condition, or legal status require a supervised group arrangement for their well being, but shall exclude foster homes as defined in the Child and Family Services Act or successor legislation.”

“GROUP HOME TYPE 1 shall mean a Supportive Housing Facility located within a dwelling unit occupied by four (4) to six (6) persons, exclusive of staff and receiving family, who reside as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial Statute under the jurisdiction of the Ontario Ministry of Community, Family and Children Services or the Ministry of Health.

A Group Home Type 1 may provide accommodation, supervision and treatment for:

- The persons being cared for or obtaining services at a facility established under the *Developmental Services Act*;
- Individuals over 60 years of age as a satellite residences under the *Homes for the Aged and Rest Homes Act*;
- Children under the *Child and Family Services Act*;
- Persons under the *Mental Hospital Act* and *Homes for Special Care Act*, and

No supervision or treatment shall be provided to any person not residing in the group home.

A Group Home Type 1 shall not include a residence defined as a Group Home Type 2, Supportive Lodging House, a Lodging House, a Foster Home or a Supportive Housing Facility.”

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“GROUP HOME TYPE 2 shall mean a supportive housing facility occupied by four (4) to ten(10) persons, exclusive of staff located within a single detached dwelling, or a dwelling unit within a commercial building which shall be maintained and operated primarily for:

- Persons who have been placed on probation under the *Ministry of Correctional Services Act*, the *Criminal Code* or any Act passed to replace the foregoing Acts;
- Persons who have been released under the provisions of the *Ministry of Correctional Services Act*, *Corrections and Conditional Release Act* or any Act passed to replace the foregoing Act;
- Persons who have been charged under the *Youth Criminal Justice Act* but who have been placed in open or secure custody;
- Persons who require temporary care, and transient or homeless persons;
- Persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or
- Persons housed in a group home that satisfies all of the requirements of a Group Home Type 1 except that it accommodates in excess of six (6) residents.

A Group Home Type 2 shall not include a residence defined as a Group Home Type 1, Supportive Lodging House, Lodging House, Foster Home, or a supportive housing facility.

“AUXILIARY GROUP HOME shall mean a supportive housing facility located within a dwelling unit occupied by no more than three (3) persons in need of supervision or guidance but shall not have full-time staff attending the home. An auxiliary group home shall not include:

- Group Home Type 1
- Group Home Type 2
- Foster Home”

3.0 ZONING REQUIREMENTS

All Group Homes in the City must comply with the Zoning By-law. The City’s Zoning By-law requirements are summarized below:

1. Group Home Type 1 is permitted as-of-right in most residential zones (confirm specific zoning with City staff);
2. Group Homes Type 2 is permitted as-of-right in higher density residential and agricultural zonings within single detached dwellings and in commercial zones where mix use development is permitted as specifically indicated in the Zoning By-laws;
3. Auxiliary Group Home is permitted in all dwelling unit types;
4. No Group Home Type 1 or Group Home Type 2 shall be located less than 120 metres from any other Group Home or Supportive Lodging House;

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5. No Supportive Housing Facility shall be located less than 610 metres from another Supportive Housing Facility, Group Home Type 1, Group Home Type 2 or Supportive Lodging House;
6. No more than a certain maximum number of Group Homes or combinations thereof may be established within any one planning area as shown on the Map maintained by the City;
7. Group Home Type 1 may have a maximum of six (6) residents exclusive of staff or receiving family;
8. Group Home Type 2 may have a maximum of ten (10) residents exclusive of staff or receiving family;
9. Auxiliary Group Homes may have a maximum of three (3) residents with no full-time staff on site; and
10. Group Home Type 1, Group Home Type 2 and Auxiliary Group Homes must comply with all other zoning by-law standards of the particular residential zone in which they are located (i.e. building setbacks, maximum coverage, building height, etc.)

To ensure compliance with the City's Zoning By-law, a Group Home Type 1 and a Group Home Type 2 must follow the process outlined under Section 4.0.

4.0 REGISTRATION PROCESS WITH THE CITY

The City of Brampton requires that Group Homes Type 1 and Group Homes Type 2 be registered with the City in accordance with the City's Group Home Registration By-law and Section 166 of the Municipal Act before the group home can commence operation.

The City's registration process for both Group Home Type 1 and Group Home Type 2 involves the following steps:

- All group home inquiries and completed applications for the registration of group homes are to be referred to the Group Home Coordinator, Planning, Design and Development Department;
- The Group Home coordinator advises the proponent of the City's group home policy as well as the registration process, and determines if the proposal is a bona fide group home within the City's definition;
- The proponent must advise the City, by noting on the completed application for registration the specific property at which the proposed group home is to be operated. The group home maps (maintained by the Planning, Design and Development Department) are then checked for compliance with the distance separation criteria and the maximum allowable number of group homes in any one neighbourhood;
- In the case of new construction, the proponent must advise the City, through application for registration, of the location of the proposed group home. The applicant must apply for building permit approval of which all plans will be subject to site plan approval prior to the issuance of the building permit.

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Registration will then be approved in-principle subject to final compliance with all registration requirements outlined in this document;

- Once a property selected has been confirmed to comply with the Zoning By-law, the proponent is advised to submit a completed application form. A completed application form consists of:
 - application fee for the registration of the group home;
 - a signed affidavit (included in the application form);
 - a letter from the sponsoring agency confirming the proponent's proposal as a bona fide group home. The letter must identify the funding, licensing or supervision authority (usually the statute), the number of persons to be accommodated at any one time (exclusive of staff), and whether the program and attributes of the Group Home is suitable for the proposed location;
 - An outline of the programming for the house (e.g. type and age of residents, rules and regulations, daily routines, etc.);
 - a complete set of floor plans for the building (3 copies required for final submission);
 - a copy of the business registration.
 - a copy of the insurance certificate in the name of the business with a minimum of \$1 million liability;
 - A copy of the fire inspection report confirming that the property meets the minimum fire standards;
 - A copy of the property standards inspection verifying that the property meets the minimum property standards requirements;
 - A letter from Hydro stating that the property meets their standards.
- Once the application has been submitted a meeting will be set up by the Group Home Coordinator with the Councillors of the Ward where the group home will be located to discuss the preferred form of public notification.

5.0 PUBLIC NOTIFICATION

Upon receipt of an application for registration, or in the case of new construction, a building permit application, the Group Home Coordinator will contact the proponent and the Regional and City Councillor for the host ward to decide on a suitable method of public notification. The following methods of public notification may be considered:

- (a) a letter of notification, or brochure outlining the programming of the group home and evidence that the proposed use complies with the City of Brampton Zoning By-law will be circulated to residents within a mutually agreed upon impact area, but not less than 60 metres (200 feet) radius of the proposed group home. This letter of notification should be mailed at least five (5) weeks prior to the group home being opened; or

11.1-54

- (b) the operator may conduct a door-to-door canvassing of the host neighbourhood encompassing a surrounding area of not less than 60 meters (200 feet) radius of the proposed group home; or
- (c) an Open House to be held within two (2) months after the group home has commenced operations.
- (d) any combination of the above-noted methodologies.

Once the method of public notification has been determined, the Group Home Coordinator will assist the group home operator in devising an appropriate letter of notification. If an Open House forum is chosen, the following persons should be in attendance:

- Group home operator;
- City staff consisting of the Group Home Coordinator; the Manager of Zoning Services; the Supervisor of By-law Enforcement;
- Representative from the sponsoring Ministry; and
- Regional and City Councillors for the host ward.

The Open House should be held in a public building within reasonable proximity to the proposed location of the group home or at the proposed group home

6.0 FOLLOW UP PROCEDURE

The registration of a group home with the City must be **renewed every year**.

All group home operators are required to notify in writing, the City of Brampton's Group Home Coordinator, within a seven (7) day period and at the next registration renewal, of any change in ownership, programming or the number of residents in the home. The group home operator may be required to re-apply for registration if operational changes are determined to be substantial and deemed to require further public notification. To qualify for renewal of registration, the group home operator must submit to the City evidence that the home is still licensed by a sponsoring government agency (if applicable, confirmation that the building still complies with 2(2)(e)(iii)(iv) and (v) of the Child and Family Services Act, Chapter 71, R.S.O. 1990.)

Each year the applicant will be required to submit:

- a registration renewal fee;
- a completed renewal application form;
- a copy of the insurance certificate in the name of the business;
- the most recent license from the licensing body (e.g. Ministry of Community, Family and Children Services.)
- A copy of the fire inspection report confirming that the property meets the minimum fire standards
- A copy of the property standards inspection verifying that the property meets the minimum property standards requirements.

APPENDIX 1

SCHEDULE B TO THE CITY OF BRAMPTON GROUP HOME REGISTRATION

APPLICATION: A Checklist for Potential Group Home Operators

- Prepare a comprehensive plan of approach on how to License and Register the Group Home with the relevant Ministry and City respectively.
- Contact the City's Group Home Coordinator to discuss the proposed group home with respect to the kind of group home, its proposed location and compliance with by-law provisions.
- Submit a complete application for Group Home Registration which must include the following:
 - completed application form (with a signed affidavit).
 - application fee in cheque or money order
 - a letter outlining the specific programming of the group home, the type and age of the children anticipated and the intended use of the property.
- a letter from the licensing body (the Ministry) confirming the type of group home you are proposing to register and that they will be providing funding for the group home.
- The Group Home Operator must provide the following:
 - a complete set of floor plans of the building (3 copies required for final submission).
 - a notice of approval from the **Fire Prevention Division** confirming that the property meets fire codes. (Contact Divisional Fire Prevention at (905) 874-2740 to arrange an inspection of the proposed group home).
 - a notice of approval from **Property Standards Division** confirming that the property meets minimum property standards. Property Standards/By-Law Officer can be reached at 905-458-3424 to arrange an inspection of the proposed group home.
 - a copy of the Hydro inspection stating that the property meets their specifications.
 - a copy of your business registration and certificate of insurance in the name of the group home.

Once all the information has been received, reviewed and considered to be satisfactory and the City's Group Home Co-ordinator confirms that Public Notice has been given in accordance with the City's Group Home Registration By-law, a letter will be sent to the Licensing Body (e.g. Ministry of Community, Family and Children Services) notifying them that the City is ready to register the group home. A Group Home shall NOT operate in the City unless it is **REGISTERED**.

13.1-1
REBBECVILLE

23 Hillside Drive, Brampton ON L6S 1A2

September 25, 2019

Mayor and Members of Brampton City Council
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

RECEIVED
SEP 25 2019
CITY CLERK'S OFFICE

Dear Members of Brampton City Council

RE: 23 Hillside Drive—Rebeccaville

I wanted to take this opportunity to introduce myself to you.

I am the owner/operator of the soon-to-be-licensed Rebeccaville Seniors Residence located at 23 Hillside Drive in Bramalea Woods.

My home will accommodate between 4 and 6 people in atmosphere of care and concern. My life's work has been to care for other people. As a healthcare professional, I saw the opportunity to help Seniors living in Brampton who could not, or would not, be accommodated by all existing facilities in the continuum of care.

Our mission is to provide high quality seniors living in an environment that is safe, comfortable, and reminds our residents of home.

At the last Planning and Development Committee meeting there were many untrue and unfounded accusations levelled at me and my home. Let me address the most extreme suggestion; that I have done structural renovations without a building permit. I purchased the home last year from the previous owner— as is. The listing details and the photographs are still available online at www.23Hillside.com

To save you time and effort I have included those pictures in this correspondence. As you can see the home does not, and did not, require any renovation upon closing.

You will hear more about our plans in the near future and I hope you will be able to join us at our opening celebrations. I look forward to delegating at the next meeting of the Planning and Development Committee meeting scheduled for October 7, 2019.

Sincerely,



Esther Isaacs

Cc: Mayor Patrick Brown

"Just like home"

13.1-2



REBBECVILLE

Welcome to 23 Hillside Drive in Brampton. This charming house is the future location of a five-bedroom residential retirement home, able to accommodate four to six residents.

Our mission is to provide high quality seniors living, in an environment that is safe, comfortable, and reminds our residents of home.

Our luxury kitchen will provide wholesome and nutritious meals on a daily basis. The living room and dining area allow residents to interact with each other in an environment which is pleasantly appointed and conducive to social cohesion.

Our expansive backyard will allow residents to host birthday barbeques and celebrate important family milestones. Grand kids can visit and access vast park space which abuts the property while grandma and grandpa look on.

"Just like home"

13.1-3

REBBECVILLE

23 Hillside Drive in Brampton



REBBECVILLE

"Just like home"

Photos are taken from the MLS listing for the property in the summer of 2018.