



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 289-81

To adopt Amendment Number 87 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

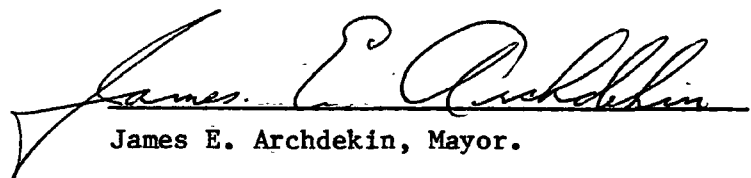
The Council of The Corporation of the City of Brampton, in accordance with
the provisions of The Regional Municipality of Peel Act, 1973 and The
Planning Act, hereby ENACTS as follows:

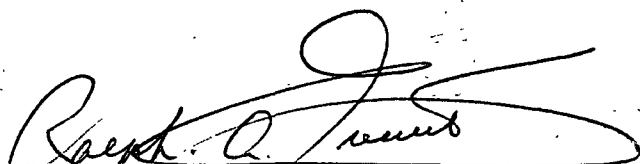
1. Amendment Number 87 to the Consolidated Official Plan of the City
of Brampton Planning Area is hereby adopted and made part of this
by-law.
2. The Clerk is hereby authorized and directed to make application to the
Minister of Municipal Affairs and Housing for approval of Amendment
Number 87 to the Consolidated Official Plan of the City of Brampton
Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council 23rd

day of November, 1981

this 23rd day of November, 1981


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

AMENDMENT NUMBER 87

to the Consolidated Official Plan
of the City of Brampton Planning Area

CONSOLIDATED OFFICIAL PLAN

AMENDMENT NUMBER 87

The documentation for this Official Plan
Amendment consists of:

- (1) The approval of the Minister of Housing
- (2) The adopting by-law, By-law Number 289-81
- (3) Amendment Number 87
- (4) Background Material

1. The purpose of this amendment is to set out the planning principles and criteria for the establishment of group homes and other specialized residential care facilities in the urban and rural areas.
2. The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:
 - (1) by adding thereto the following as Chapter A22 of Section A of Part C:

"Chapter A22

1.0 The purpose of this Chapter is to provide a comprehensive policy to facilitate the establishment of group homes and larger residential care facilities in urban and rural residential areas and crisis care facilities in commercial areas.

2.0 Definitions

Residential Care 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 living arrangement for their well being.

Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- i) a place maintained and operated primarily for, and occupied by, inmates, or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons; or
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol;
- iv) a "parent-model" home with fewer than five foster children.

Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

3.0 Development Principles

Group Homes

3.1 Group homes shall be permitted only in single family detached dwellings within the areas designated Residential and Agriculture on Plate No. 2, and within the part of the former Town of Mississauga as shown on Plate No. 1A.

- 3.2 Group homes shall occupy the whole of such dwellings.
- 3.3 Group homes shall conform in size, height and general appearance with other dwellings in the same general area.
- 3.4 In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton.
- 3.5 All group homes shall be registered with the City of Brampton.

Crisis Care Facilities

- 3.6 Crisis care facilities shall be permitted within areas designated Commercial and Highway Commercial on Plate No. 2 within the part of the former Town of Mississauga as shown on Plate No. 1A if the facility has direct access to or frontage on an arterial or collector road.
- 3.7 A crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building.
- 3.8 In order to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities shall be adopted by the City of Brampton.

Residential Care Facilities

- 3.9 Residential care facilities for more than 10 persons shall be permitted only in areas designated Institutional on Plate No. 2."

- (2) by adding thereto the following definitions as paragraphs 3.6, 3.7 and 3.8 to subsection B1.2 of Chapter B1 of Section B of Part C.

"3.6 Residential Care 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 living arrangement for their well being.

- 3.7 Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:
- i) a place maintained and operated primarily for, and

- occupied by, inmates, or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons;
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol; or
- iv) a "parent-model" home with fewer than five foster children.

3.8 Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations."

- (3) by adding thereto the words "and group homes" after the word "buildings" in the third line of paragraph 3.1 of Subsection B1.2 of Chapter B1 of Section B of Part C;
- (4) by adding thereto the words "or used for group homes" after the word "use" in the seventh line of paragraph 3.4 of subsection B1.2 of Chapter B1 of Section B of Part C;
- (5) by adding thereto the following as Sections 4.8 and 4.9 of Subsection B1.2 of Chapter B1 of Section B of Part C";

"4.8 Group Homes shall be permitted in a Residential Low Density Use Area, a Residential Medium Density Use Area and Institutional Use Area, as shown on Plate Numbers 5, 6, 7, 8 and 10 subject to the following criteria:

- i) Group homes shall be permitted only in single family detached dwellings;
- ii) Group homes shall occupy the whole of such dwellings;
- iii) Group homes shall conform in size, height and general appearance with other dwellings in the same general area;
- iv) In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton;
- v) All group homes shall be registered with the City of Brampton.";

4.9 Residential Care Facilities shall be permitted only in areas designated Institutional on Plate Numbers 5, 6, 7, 8, 9 and 10."

- (6) by deleting paragraph 5.1 (iii) of Subsection B1.2 of Chapter B1 of Section B of Part C and substituting therefor the following:

A HIGHWAY COMMERCIAL AREA will be designed to accommodate those commercial uses that have the following characteristics:

- (1) Cater primarily to persons coming to the premises to do business by automobile, rather than to pedestrian shopping trade, and therefore do not require a shopping centre location;
- (2) Rely on business from the travelling public or on considerable public exposure, thereby requiring a location in proximity to a highway or arterial road; and
- (3) Have physical requirements in terms of site and shape of site or buildings or the requirement of outside storage such that incorporation into a shopping centre is not suitable.

The main permitted uses include motels, hotels, restaurants, automobile service stations and repair facilities, car washes, automobile sales and service establishments, building supplies outlets, and produce outlets;

Crisis Care Facilities shall also be permitted in a Highway Commercial Area subject to the following criteria:

- (1) the crisis care facility shall have direct access or frontage on an arterial or collector road;
- (2) the crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such buildings;
- (3) in order to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities, shall be adopted by the City of Brampton.

- (7) by adding thereto the following as paragraph 5.1(vi) of Subsection B1.2 of Chapter B1 of Section B of Part C:

"5.1(vi)

A SERVICE COMMERCIAL AREA includes small scale retail, service and office uses which are moderately space intensive and are moderate generators of vehicular traffic, such as personal services, convenience retail, medical and specialized services catering to a City-wide area, restaurants and small offices;

Crisis care facilities shall also be permitted in a Service Commercial Area subject to the following criteria:

- (1) the crisis care facility shall have direct access or frontage on an arterial or collector road;

- (2) the crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building;
 - (3) in order to prevent a concentration of care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities, shall be approved by the City of Brampton.
- (8) by deleting Chapter C19 of Section C of Part C and substituting therefor the following:

"1.0 Purpose

The purpose of this chapter is to provide a comprehensive policy to facilitate the establishment of group homes and larger residential care facilities in urban and rural residential areas and crisis care facilities in commercial areas.

2.0 Definitions

Residential Care 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 living arrangement for their well being.

Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- i) a place maintained and operated primarily for, and occupied by, inmates or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons, or
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol;
- iv) a "parent-model" home with fewer than five foster children.

Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

3.0 Development Principles

Group Homes

- 3.1 Group homes shall be permitted only in single family detached dwellings, within areas;
- (1) designated residential land use on Plate Numbers 12, 14, 16, 20, 22 and 24 but only where single family detached dwellings are permitted;
 - (2) designated Low Density Residential, Residential, Low Density (Estate Area) and Agriculture on Plate No. 2; and
 - (3) designated Institutional on Plate Numbers 12, 14, 16, 20, 22 and 24.
- 3.2 Group homes shall occupy the whole of such dwellings.
- 3.3 Group homes shall conform in size, height, and general appearance with other dwellings in the same general area.
- 3.4 In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton.
- 3.5 All group homes shall be registered with the City of Brampton.

Crisis Care Facilities

- 3.6 Crisis care facilities shall be permitted only within areas designated Highway Commercial or Service Commercial on Plates 12, 14, 16, 18, 20, 22 and 24.
- 3.7 A crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building.
- 3.8 In order to prevent a concentration of care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities shall be adopted by the City of Brampton.

Residential Care Facilities

- 3.9 Residential Care Facilities for more than 10 persons shall be permitted only in areas designated Institutional on Plate Numbers 12, 14, 16, 18, 20, 22 and 24.

- (9) by adding thereto the following as Chapter D11 of Section D of Part C:

"Chapter D11

1.0 Purpose

The purpose of this chapter is to provide a comprehensive policy to facilitate the establishment of group homes, and larger residential care facilities in rural and rural estate areas and hamlets and crisis care facilities in commercial areas.

2.0 Definitions

Residential Care Facility shall mean a place for the accommodation of persons, who, by reasons of their emotional, mental, social or physical condition, or legal status, require a supervised group living arrangement for their well being.

Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- i) a place maintained and operated primarily for, and occupied by, inmates or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons, or
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol;
- iv) a "parent-model" home with fewer than five foster children.

Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

3.0 Development Principles

Group Homes

3.1 Group homes shall be permitted only in single family detached dwellings within areas designated as Agriculture and Rural Estate Residential on Plate No. 2.

3.2 Group homes shall occupy the whole of such dwellings.

3.3 Group homes shall conform in size, height and general appearance with other dwellings in the same general area.

3.4 In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton.

3.5 All group homes shall be registered with the City of Brampton.

Crisis Care Facilities

3.6 Crisis care facilities shall be permitted within areas designated as Commercial and Highway Commercial on Plate No. 2.

3.7 A crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building.

3.8 In order to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities shall be adopted by the City of Brampton.

Residential Care Facilities

3.9 Residential care facilities for more than 10 persons shall be permitted only in areas designated Institutional on Plate No. 2."



BY-LAW

No. 289-81

To adopt Amendment Number 87 to the
Consolidated Official Plan of the
City of Brampton Planning Area.
(GROUP HOMES POLICY)

DUPLICATE ORIGINAL

21-OP-0006-87

-4

AMENDMENT NUMBER 87
to the Consolidated Official Plan
of the City of Brampton Planning Area

RES. PLAN NO. 647

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEBLES

1982 Feb 24 P.M. 3:15

M. Ridgley
~~REGISTRAR OF DEEDS, COUNTY OF PEEBLES~~
Asst Deputy Land Registrar

1982 FEB 24 PM 3 15

CONSOLIDATED OFFICIAL PLAN

AMENDMENT NUMBER 87

The documentation for this Official Plan
Amendment consists of:

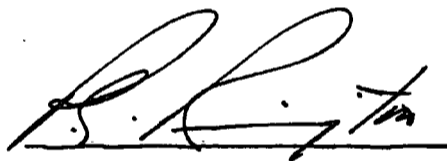
- (1) The approval of the Minister of Housing
- (2) The adopting by-law, By-law Number 289-81
- (3) Amendment Number 87
- (4) Background Material

Amendment No. 87
to the
Official Plan for the
City of Brampton Planning Act

This Amendment No. 87 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment No. 87 to the Official Plan for the City of Brampton Planning Area.

Date

February 5 1982



P. G. RIMMINGTON
Acting Executive Director
Plans Administration Division
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 289-81

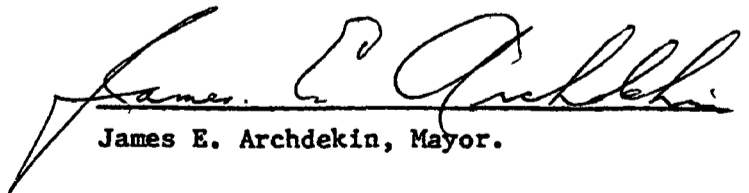
To adopt Amendment Number 87 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

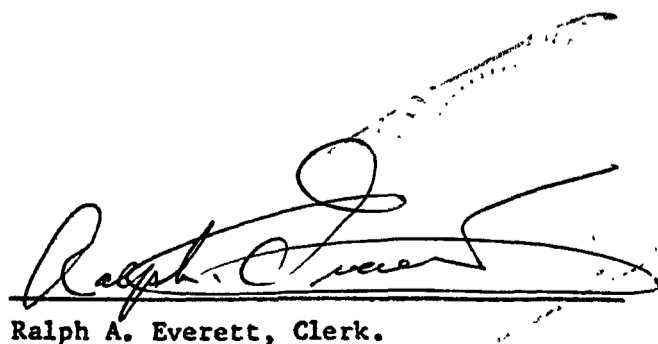
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 87 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 87 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council 23rd

this 23rd day of November, 1981


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

1. The purpose of this amendment is to set out the planning principles and criteria for the establishment of group homes and other specialized residential care facilities in the urban and rural areas.
2. The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:
 - (1) by adding thereto the following as Chapter A22 of Section A of Part C:

"Chapter A22

1.0 The purpose of this Chapter is to provide a comprehensive policy to facilitate the establishment of group homes and larger residential care facilities in urban and rural residential areas and crisis care facilities in commercial areas.

2.0 Definitions

Residential Care 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 living arrangement for their well being.

Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- i) a place maintained and operated primarily for, and occupied by, inmates, or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons; or
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol;
- iv) a "parent-model" home with fewer than five foster children.

Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

3.0 Development Principles

Group Homes

3.1 Group homes shall be permitted only in single family detached dwellings within the areas designated Residential and Agriculture on Plate No. 2, and within the part of the former Town of Mississauga as shown on Plate No. 1A.

- 3.2 Group homes shall occupy the whole of such dwellings.
- 3.3 Group homes shall conform in size, height and general appearance with other dwellings in the same general area.
- 3.4 In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton.
- 3.5 All group homes shall be registered with the City of Brampton.

Crisis Care Facilities

- 3.6 Crisis care facilities shall be permitted within areas designated Commercial and Highway Commercial on Plate No. 2 within the part of the former Town of Mississauga as shown on Plate No. 1A if the facility has direct access to or frontage on an arterial or collector road.
- 3.7 A crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building.
- 3.8 In order to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities shall be adopted by the City of Brampton.

Residential Care Facilities

- 3.9 Residential care facilities for more than 10 persons shall be permitted only in areas designated Institutional on Plate No. 2."

- (2) by adding thereto the following definitions as paragraphs 3.6, 3.7 and 3.8 to subsection B1.2 of Chapter B1 of Section B of Part C.

"3.6 Residential Care 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 living arrangement for their well being.

- 3.7 Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:
- 1) a place maintained and operated primarily for, and

occupied by, inmates, or adult males placed on probation or released on parole;

- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons;
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol; or
- iv) a "parent-model" home with fewer than five foster children.

3.8 Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations."

- (3) by adding thereto the words "and group homes" after the word "buildings" in the third line of paragraph 3.1 of Subsection B1.2 of Chapter B1 of Section B of Part C;
- (4) by adding thereto the words "or used for group homes" after the word "use" in the seventh line of paragraph 3.4 of subsection B1.2 of Chapter B1 of Section B of Part C;
- (5) by adding thereto the following as Sections 4.8 and 4.9 of Subsection B1.2 of Chapter B1 of Section B of Part C";

"4.8 Group Homes shall be permitted in a Residential Low Density Use Area, a Residential Medium Density Use Area and Institutional Use Area, as shown on Plate Numbers 5, 6, 7, 8 and 10 subject to the following criteria:

- i) Group homes shall be permitted only in single family detached dwellings;
- ii) Group homes shall occupy the whole of such dwellings;
- iii) Group homes shall conform in size, height and general appearance with other dwellings in the same general area;
- iv) In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton;
- v) All group homes shall be registered with the City of Brampton.";

4.9 Residential Care Facilities shall be permitted only in areas designated Institutional on Plate Numbers 5, 6, 7, 8, 9 and 10."

- (6) by deleting paragraph 5.1 (iii) of Subsection B1.2 of Chapter B1 of Section B of Part C and substituting therefor the following:

A HIGHWAY COMMERCIAL AREA will be designed to accommodate those commercial uses that have the following characteristics:

- (1) Cater primarily to persons coming to the premises to do business by automobile, rather than to pedestrian shopping trade, and therefore do not require a shopping centre location;
- (2) Rely on business from the travelling public or on considerable public exposure, thereby requiring a location in proximity to a highway or arterial road; and
- (3) Have physical requirements in terms of site and shape of site or buildings or the requirement of outside storage such that incorporation into a shopping centre is not suitable.

The main permitted uses include motels, hotels, restaurants, automobile service stations and repair facilities, car washes, automobile sales and service establishments, building supplies outlets, and produce outlets;

Crisis Care Facilities shall also be permitted in a Highway Commercial Area subject to the following criteria:

- (1) the crisis care facility shall have direct access or frontage on an arterial or collector road;
- (2) the crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such buildings;
- (3) in order to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities, shall be adopted by the City of Brampton.

- (7) by adding thereto the following as paragraph 5.1(vi) of Subsection B1.2 of Chapter B1 of Section B of Part C:

"5.1(vi)

A SERVICE COMMERCIAL AREA includes small scale retail, service and office uses which are moderately space intensive and are moderate generators of vehicular traffic, such as personal services, convenience retail, medical and specialized services catering to a City-wide area, restaurants and small offices;

Crisis care facilities shall also be permitted in a Service Commercial Area subject to the following criteria:

- (1) the crisis care facility shall have direct access or frontage on an arterial or collector road;

- (2) the crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building;
- (3) in order to prevent a concentration of care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities, shall be approved by the City of Brampton.

(8) by deleting Chapter C19 of Section C of Part C and substituting therefor the following:

"1.0 Purpose

The purpose of this chapter is to provide a comprehensive policy to facilitate the establishment of group homes and larger residential care facilities in urban and rural residential areas and crisis care facilities in commercial areas.

2.0 Definitions

Residential Care 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 living arrangement for their well being.

Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- i) a place maintained and operated primarily for, and occupied by, inmates or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons, or
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol;
- iv) a "parent-model" home with fewer than five foster children.

Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

3.0 Development Principles

Group Homes

- 3.1 Group homes shall be permitted only in single family detached dwellings, within areas;
- (1) designated residential land use on Plate Numbers 12, 14, 16, 20, 22 and 24 but only where single family detached dwellings are permitted;
 - (2) designated Low Density Residential, Residential, Low Density (Estate Area) and Agriculture on Plate No. 2; and
 - (3) designated Institutional on Plate Numbers 12, 14, 16, 20, 22 and 24.
- 3.2 Group homes shall occupy the whole of such dwellings.
- 3.3 Group homes shall conform in size, height, and general appearance with other dwellings in the same general area.
- 3.4 In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton.
- 3.5 All group homes shall be registered with the City of Brampton.

Crisis Care Facilities

- 3.6 Crisis care facilities shall be permitted only within areas designated Highway Commercial or Service Commercial on Plates 12, 14, 16, 18, 20, 22 and 24.
- 3.7 A crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building.
- 3.8 In order to prevent a concentration of care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities shall be adopted by the City of Brampton.

Residential Care Facilities

- 3.9 Residential Care Facilities for more than 10 persons shall be permitted only in areas designated Institutional on Plate Numbers 12, 14, 16, 18, 20, 22 and 24.

- (9) by adding thereto the following as Chapter D11 of Section D of Part C:

"Chapter D11

1.0 Purpose

The purpose of this chapter is to provide a comprehensive policy to facilitate the establishment of group homes, and larger residential care facilities in rural and rural estate areas and hamlets and crisis care facilities in commercial areas.

2.0 Definitions

Residential Care Facility shall mean a place for the accommodation of persons, who, by reasons of their emotional, mental, social or physical condition, or legal status, require a supervised group living arrangement for their well being.

Group Home shall mean a residential care facility in a dwelling unit occupied by 3 to 10 persons, inclusive of staff and receiving family, but shall not include:

- i) a place maintained and operated primarily for, and occupied by, inmates or adult males placed on probation or released on parole;
- ii) a place maintained and operated primarily for the temporary care of, and occupied by transient or homeless persons, or
- iii) a place maintained and operated primarily for the treatment and rehabilitation of and occupied by persons who are addicted to drugs or alcohol;
- iv) a "parent-model" home with fewer than five foster children.

Crisis Care Facility shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations.

3.0 Development Principles

Group Homes

3.1 Group homes shall be permitted only in single family detached dwellings within areas designated as Agriculture and Rural Estate Residential on Plate No. 2.

3.2 Group homes shall occupy the whole of such dwellings.

3.3 Group homes shall conform in size, height and general appearance with other dwellings in the same general area.

3.4 In order to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton.

3.5 All group homes shall be registered with the City of Brampton.

Crisis Care Facilities

3.6 Crisis care facilities shall be permitted within areas designated as Commercial and Highway Commercial on Plate No. 2.

3.7 A crisis care facility may occupy a single detached dwelling or any building converted or newly constructed for that purpose but in every case shall occupy the whole of such building.

3.8 In order to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes and other residential care facilities shall be adopted by the City of Brampton.

Residential Care Facilities

3.9 Residential care facilities for more than 10 persons shall be permitted only in areas designated Institutional on Plate No. 2."

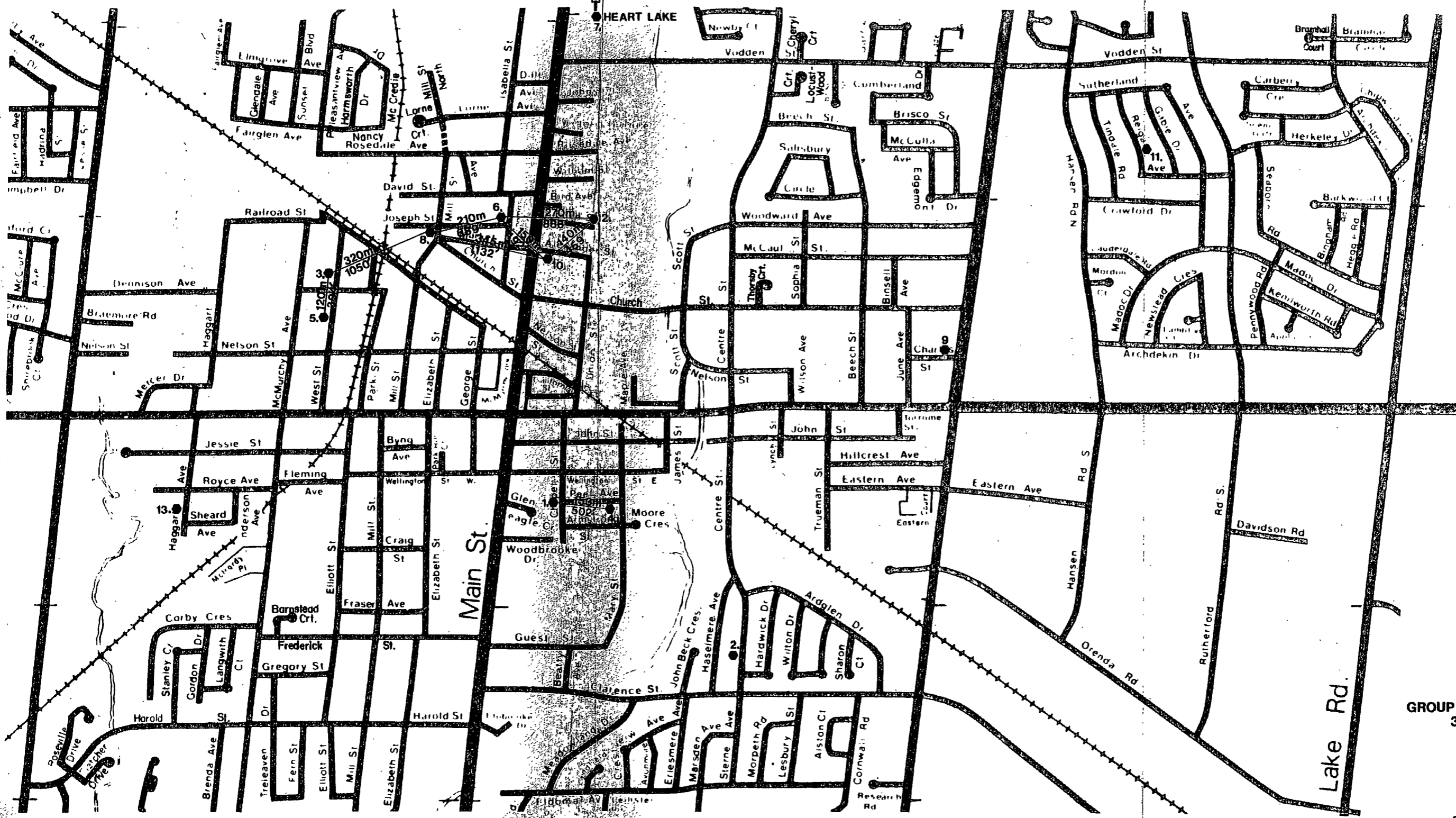


FIGURE 1
GROUP HOMES IN BRAMPTON
3-10 Residents



1:10000
 CITY OF BRAMPTON
 Planning & Development Department

April 1980

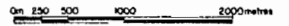


FIGURE II
OTHER RESIDENTIAL CARE
FACILITIES IN BRAMPTON
(10 RESIDENTS OR MORE)

0m 250 500 1000 2000 metres



FOSTER HOMES IN BRAMPTON



BACKGROUND MATERIAL TO AMENDMENT NUMBER 87

- A. Report dated 1980 03 10 to Planning Committee from Department of Planning and Development, Policy and Research Section re: Group Homes and Residential Care Facilities
- B. Report dated 1980 06 13 to Commissioner of Planning and Development from Director, Planning Policy and Research re: Public Meeting May 28th 1980
- C. Memorandum dated 1980 06 24 to F.R. Dalzell from Clerk's Assistant
- D. Memorandum dated 1981 04 27 to F.R. Dalzell from Clerk's Assistant
- E. Memorandum dated 1980 05 13 to F.R. Dalzell from Clerk's Assistant
- F. Report dated 1980 06 13 to Commissioner, Planning and Development from Director, Planning Policy and Research re: Policy on Group Homes, Foster Homes and Other Residential Care Facilities.
- G. Report dated 1981 10 02 to Planning Committee re: Public Meetings held June 23rd, 1981, and June 30th 1981
- H. Report dated 1981 10 22 to City Council re: Group Home Policy
- I. Memorandum dated 1981 11 03 to F.R. Dalzell from Clerk's Assistant
- J. Memorandum dated 1981 11 03 to F.R. Dalzell from Clerk's Assistant
- K. Flyer re: Group Homes delivered to all homes throughout City

INTER-OFFICE MEMORANDUM

A

Office of the Commissioner of Planning and Development

1980 03 10

TO: Planning Committee

FROM: Department of Planning and Development
Policy and Research Section

GROUP HOMES AND RESIDENTIAL CARE FACILITIES

Background

The Provincial Government has adopted 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 is viewed as the most humane and effective treatment model for preparing the individual to rejoin the mainstream of responsible family and community life. Institutions are still part of the total service programme but are being phased out except for individuals requiring specialized control or care.

A number of steps have been undertaken by the Province, through the Secretary for Social Development, to implement the new policy:

- i) Completion of the Interministerial Working Group study on a number of issues related to group homes including
 - definition of group home
 - municipal zoning by-laws
 - community integration and support services
 - licensing and standards
 - public awareness and education

ii) September 1978 - A manual of proposed Standards and Guidelines for all children's residential care facilities prepared by the Ministry of Community and Social Services. Areas covered by the new standards and guidelines are

- Children's Rights
- Organization and Management
- Programming
- Human Resources (staffing)
- Community Integration
- Physical Plant

The manual has been circulated throughout the Province. A White Paper containing final standards and guidelines is expected to be approved in 1980.

Ministries responsible for adult group homes are in the process of developing regulations (including standards) which will be circulated shortly.

iii) June 1979. Approval of the "Children's Residential Services Act". This new legislation covers all residential care facilities for 3 or more children and requires all such facilities to be licensed. At least in the area of homes for children there is one comprehensive piece of legislation to be implemented shortly by regulations incorporating the new set of standards.

iv) Circulation of planning guidelines by the Secretary for Social Development to encourage municipalities in making appropriate amendments to Official Plans and Zoning By-laws to permit group homes in all residential neighbourhoods.

The province has no intention at this stage of making the directive mandatory. However, every effort will be made to persuade municipalities to accept group homes.

Therefore it is important at this stage to develop policies which will ensure the integrity of neighbourhoods as well as the acceptance of group homes as "good neighbours".

The intent of this report is to present a comprehensive policy on all residential care facilities in Brampton other than Institutions. The report will address not only group homes but other residential care facilities which become residual by virtue of the new definition of group home approved by the Province.

CHAPTER I

Group Homes

What is a Group Home?

A group home is a "home-like setting" for the treatment, care and supervision of a small group of unrelated individuals with physical, mental, emotional, social and legal problems. In most cases the group home is a transitional phase leading to re-integration of the individual back to the community.

A definition of group home has been proposed by the Interministerial Working Group and ratified by the Province of Ontario as follows:

A group home is a single housekeeping unit in a residential dwelling in which 3 to 10 unrelated residents¹ live as a family under responsible supervision, consistent with the requirements of its residents. The home is licensed or approved under provincial statute in compliance with municipal by-laws.

This definition excludes

- a) Crisis Care facilities designed for emergency situations and characterized by short residence and high turnover,
- b) Residential care facilities with more than 10 residents, and
- c) Private group homes which are not specifically licensed or approved under provincial statute.

The suitability of the government definition of group home relative to Brampton will be considered in formulating a comprehensive residential care facilities policy.

¹ "Residents" excludes staff or receiving family.

Group Homes in Ontario

Appendix I presents a summary of all residential care facilities in Ontario. By far the largest number of facilities (1402 or 93% of the total) are for

- a) adults discharged from psychiatric hospitals or centres for the mentally retarded (311),
- b) mentally retarded children and adults (228), and
- c) children under 16 who cannot live at home (863).

Group Homes are also the preferred type of residence within all three of these categories comprising 70% of all residential facilities.

The remaining residential care facilities provide accommodation and rehabilitation support services for criminal offenders, alcoholics, senior citizens and some mentally and emotionally handicapped adults. Of the 72 listed in Ontario in these categories, only 37 (51%) are group homes. Some of these facilities such as half-way houses for rehabilitation of ex-offenders have been traditionally restricted to larger buildings (minimum 14-16) to permit an economically viable operation.

Residential care facilities may be used as the point of entry into a care system or for aftercare and rehabilitation purposes. The length of stay varies considerably from a few weeks to more than a year and, in special cases, is permanent. In all cases the residence is an important link in the process of returning an individual to the community or alternatively in providing a normal, permanent living environment. Rehabilitation can also involve 2 or 3 progressively more independent residential facilities as part of a comprehensive programme.

Group Homes in Brampton

According to the approved definition of group homes, there are 13 in the City of Brampton serving 46 children and 28 adults (refer to Table I and Figure I).

TABLE I

Group Homes² in Brampton (Figure I)A. Children's Homes

	<u>Name and address</u>	<u>Type</u>	<u>Capacity</u>	<u>Legislation</u>
1.	Audite NOS. Ltd. 41 Chapel St.	Boys over 12 unable to live at home	6	Residential Services Act
2.	Cairnlee Community Birch House 105 Centre St.	14-18 yr olds with mental or physical handicaps	4	Children's Boarding Homes Act
3.	Cairnlee Community West House 79 West St.	14-18 yr olds with mental or physical handicaps	4	Children's Boarding Homes Act
4.	C.A.S. 25 Peel Ave	Children under 16 unable to live at home	6	Child Welfare Act
5.	C.A.S. 57 West St.	Children under 16 unable to live to live at home	6	Child Welfare Act
6.	Audite NOS. Ltd. 2 Joseph St.	Boys unable to live at home	6	Children's Residential Services Act

² Ten residents or less

7.	C.A.S. Campbell Homes 37 Primrose Cresc.	Retarded children	4	Child Welfare Act
8.	71 Mill St. N.	Mentally Handicapped Children	4	Children's Boarding Homes Act
9.	C.A.S. 8 Charles St.	Girls under 16 Receiving Home	6	Child Wel- fare Act
	TOTAL CHILDREN		46	

B. Adult Homes

10.	Cairnlee Community Alexander House 5 Alexander St.	over 18 Mentally or physically handicapped	10	not licensed under specific legislation
11.	Domiciliary Hostel 42 Reigate Ave	Senior Citizens and handicapped adults	3	not licensed under specific legislation
12.	Elizabeth Fry Society 30 Ellen St.	Women released from correctional institution	5	Correctional Services Act
13.	B.C.A.M.R. 29 Haggart Ave. S.	Mentally retarded adults	10	Homes for Retarded Persons
	TOTAL ADULTS		28	
	GRAND TOTAL		74	

In addition to the group homes there are six residential care facilities which are larger than group homes but not large enough to be considered institutions (refer to Table II and Figure II):

1. The Residence on Church Street for mentally retarded adults. Capacity 15.
2. Brampton Residential Home on Church Street for semi-independent senior citizens. Capacity 13.
3. Salvation Army Cuthbert House - a Community Resource Centre providing employment assistance and accommodation for ex-offenders and some transients. Capacity 13.
- 4&5. Two homes for former patients of Psychiatric Hospitals in the former Township of Toronto Gore. Capacity 12 each.
6. St. Leonards House on Highway No.7 for male ex-offenders. Capacity 21.

All but one of the 13 homes which conform to the new definition of group home are located in the former Town of Brampton. Ten of the 13 are located within a mile radius of the intersection of Queen and Main Streets. Eight are in older homes, 2 are in homes less than 20 years old and 3 are in newly constructed residential buildings.

Zoning Provisions

Most of the existing group homes have located in the former Town of Brampton because of flexibility permitted under the Rooming House provisions of former By-law No.1827. A rooming house with up to five unrelated persons was permitted in the "R" zones which covered all residential sectors of the Old Town. The exceptions to this rule are homes for the mentally retarded which are covered by long-standing site-specific by-laws.

The new By-law 25-79 for the Old Town of Brampton which has been given three readings of Council, defines a group home but has not yet included group homes in any residential zones pending consideration of a Council policy. Group Homes are not defined in any of the other 3 by-laws (861 in Chinguacousy, 825 in Toronto Gore and 5500 in Mississauga). Therefore, at the present time, licensed group homes cannot legally locate anywhere in Brampton.

TABLE II

Other Residential Care Facilities³ in Brampton

	<u>Name and address</u>	<u>Type</u>	<u>Capacity</u>	<u>Legislation</u>
1.	B.C.A.M.R. The Residence 34 Church St. W.	Mentally retarded adults	15	Homes for Retarded Persons
2.	Brampton Residential Home 80 Church St. E	Senior Citizens	13	Homes for Special Care
3.	Salvation Army Cuthbert House 44 Nelson St	Community Resource Centre Ex-offenders and some transients	13	Ministry of Correctional Services Act
4.	Mrs. Cholodny 17th Sideroad (between 7th & (8th Line)	Homes for Special Care. Ex-psychiatric patients	12	Mental Hos- pitals Act
5.	Mrs. Hluszko 17th Sideroad (between 7th & (8th Line)	Homes for Special Care. Ex-psychiatric patients	12	Mental Hos- pitals Act
6.	St. Leonards House - Hwy No.7	Ex-offenders	21	Charitable Institutions Act
	Total		86	

³ More than 10 residents

Official Plan

The draft Official Plan for the City of Brampton recognizes group homes in Objective 2.1.1.8 of the Urban Residential Section and policy 2.1.1.8.1.

"The City supports the principle of integrating Group Homes approved by the appropriate government regulatory agency into existing and new residential communities.

The City shall initiate a study to establish performance criteria to be adopted by Council as the basis for approval of any group homes proposal within the City."

The City has therefore taken preliminary steps to formalize acceptance of group homes in residential areas and this report represents the study referred to in the Official Plan policy.

Anticipated Future Need for Group Homes in Brampton

At the present time there are 134 Peel children in group homes outside of the Region and 32 Peel children in institutions for the mentally retarded who are ready for release back to their community of origin. This shortfall is expected to continue due to severe limitations in provincial funding. Organizations now operating group homes in the City suggested that 7-10 new homes (all for children under 18) is a realistic estimate for the next five years. The probability of new sponsors for additional group homes was considered very remote due to

- a) high start-up costs,
- b) insufficient per diem rates, and
- c) increased paper work created by the new Provincial regulations. It was agreed that the regulations were necessary to eliminate unscrupulous operators but together with a) and b) create a formidable obstacle to anyone considering entering the field.

Therefore any significant increase in group homes will require substantial increases in both start-up funding and per diem rates.

MAJOR ISSUES

This section deals with major issues concerning group homes from the perspective of municipal government and also the perspective of a resident of Brampton and presents proposals to resolve legitimate concerns.

I Definition of Group Home

Several existing group homes in Brampton fall outside of the new definition of group home approved by the Province because they are not licensed or approved under a specific provincial statute. However, in all other respects they are functioning as group homes. In some cases the group homes are operated by non-profit or charitable organizations. Others are private. This commentary is in no way meant to imply that these homes fall below standards of official group homes. It simply highlights the importance of formulating a comprehensive definition which will cover all kinds of group homes (including for example senior citizens' homes supported by the Region of Peel).

A revised definition is proposed which retains as much as possible of the provincial definition but includes additional flexibility contained in the Toronto, Metro Toronto and Borough of York definitions:

A group home is a single housekeeping unit in a residential dwelling in which 3 to 10 unrelated residents with social, legal, emotional, mental or physical handicaps or problems live as a family under responsible supervision consistent with the requirements of its residents and the facility is

- a) supervised or the residents are referred by a hospital, court or government agency, or
- b) funded wholly or in part by any government other than funding provided solely for capital purposes; or
- c) licensed or approved under Provincial statute;

and complies with municipal policies and by-laws.

This revised definition permits a variety of sponsors for group homes but ensures that all are subject either to government or professional agency supervision. A broader definition also guarantees that all group homes, both private and publicly sponsored, will come under the scrutiny of a municipal group homes policy.

II Standards

Prior to formation of the Interministerial Working Committee, group homes operated under 14 different pieces of legislation. Inevitably there was inconsistency in standards of operation and little concern with integration into residential neighbourhoods.

Major changes are now underway to rectify very real concerns expressed regarding adequacy of supervision, real estate management and neighbourhood integration.

The instrument to achieve these goals is the manual, "Children's Residential Care Facilities - Proposed Standards and Guidelines" which has been circulated and is now being formalized in a White Paper. The final standards are expected to be operative in the Spring of this year.

The Guidelines and Standards specifically address the following matters relative to group homes:

- i) Children's Rights
- ii) Organization and Management
- iii) Child Care Programmes
- iv) Human Resources (selection and performance of staff)
- v) Community Integration. The degree to which acceptance is achieved depends largely on the quality of the child care programme and management of the home. The manual therefore recommends requirements

for licensing which include extensive documentation of the need for a particular group home, available community resources particularly in the schools and location of other group homes. It further deals with accountability to the community, property maintenance and neighbourhood interaction.

vi) The final chapter deals with physical standards of the building and grounds. These standards in some cases exceed the standards contained in The Brampton Minimum Maintenance and Occupancy by-law and the Ontario Building Code. For example;

- a) The Minimum Maintenance and Occupancy by-law requires 40 feet² per person of bedroom space for double occupancy, whereas the Provincial Guidelines for children's homes recommend 54 feet² for each child under 16 and 75 feet² for each child 16 and over.
- b) The Provincial Guidelines strongly recommend that third floors should be prohibited for sleeping accommodation whereas no such prohibition exists under the Building Code.

In conclusion, in the area of children's homes the process is well underway to achieve

- appropriate and uniform standards for group homes,
- accountability of the group home operator and Provincial Ministries for their performance in the community,
- an annual review process by the Province as a condition of continued funding to ensure that standards are maintained and that care programmes are being implemented.

In the area of adult homes, each Ministry establishes its own standards. New regulations are now being formulated using the precedent set by children's homes as a guideline. But it is expected that there will not be the same uniformity among adult homes as achieved under the Children's Residential Services Act for children's homes and that differences will

still exist from one Ministry to another. At present there are three Ministries administering adult group home programmes - Health, Community and Social Services, and Correctional Services. When new standards are formally adopted, then any discrepancy between municipal and provincial physical standards would have to be dealt with through stringent enforcement of the higher local standards, as provided for in the process of registration.

III Public Awareness

Due to public anxiety or antipathy and lacking official acceptance at the local level, some group homes in Ontario have operated more like fortresses than family-like homes with no one person responsible for redress of legitimate neighbourhood grievances.

The Standards and Guidelines referred to above address this deficiency (see Chapter 9 - Community Integration) and in addition the Ministry of Community and Social Services has established a registry of all licensed group homes in Ontario. The Province further recognizes that it is clearly in the municipal interest to establish and maintain a detailed record of group homes within the community.

Bill 173 - An Act to amend the Municipal Act which came into force in December 1979, includes a new Section 386a which permits Council to pass by-laws requiring the registration of group homes (see Appendix II).

The new Standards and Guidelines will require all group homes (as a condition of licensing) to notify the municipality of their intent to establish a home. Also as a further condition of licensing, the group home operator must provide documentation that the building selected conforms with local by-laws and regulations (including fire, safety, maintenance and occupancy and zoning). Once the municipality is satisfied that all local requirements have been met, the group home would be entitled to be registered.

Registration is the tool to guarantee the City satisfactory building standards and to monitor the conditions contained within the group homes policy.

IV Impact on Community Services

This is a concern both of the Province and residents of Brampton. The Province has therefore stipulated that the group home applicant provide evidence of notification of the School Board, availability of the required educational programmes, knowledge of other community resources to meet the needs of residents and the need for a particular group home to be provided in the specific location within the municipality.

In this way the location can be more carefully matched to the requirements of group home residents whether they be education, employment, recreation or therapy.

The question of group homes creating an additional or inequitable burden on social and community services does not arise as long as group homes in Brampton are accommodating children and adults from Brampton.

The anticipated disruptive behaviour of socially mal-adjusted children or the effect on educational standards resulting from the presence of "sub-normal" children are common arguments against public acceptance of group homes in residential neighbourhoods. Certainly children in group homes have problems and a higher proportion of children in group homes than in the total child population have special education requirements. However these same children before separation from the family and after a period of special care in group homes will still be attending school. There will always be children in and out of group homes who have behavioural and learning problems. For children who are not capable of adjusting to or benefitting from the public educational system there are Section 28 agreements (between group homes, the sponsoring Ministry and the Board of Education) which provide a special teacher to the group home. This alternative is only practical for long term residents such as the mentally retarded.

Those children who can be educated within the school system will be accepted either into regular classes or special education classes. Although there are differences of professional opinion regarding the efficacy of separation vs integration, it seems reasonable that integration offers two-fold benefits to the group home child: a "normal" model of

behaviour and strong group pressure to conform to this model. The key to success is limitation of the number of "problem" children in any one class and therefore, discouragement of concentrations of group homes in any area of the City.

The ability of the school system to meet the needs of group home residents is partly dependent on "lead time" for planning. In the past, schools often became aware of these requirements after the fact. The new Standards and Guidelines now require evidence of consultation with School Boards as a condition of licensing. This declaration of intent at an early stage allows the School Boards to assess their own capabilities and indicate whether a particular school is able to provide the required services. If a Section 28 Agreement is required for a special teacher in the group home, the Peel School Board would like this in place before the group home is approved.

In conclusion, the assessment of community needs will be undertaken at an early pre-licensing stage and group homes will be approved by the Province only if services are readily available.

V Real Estate Values

The fifth concern relates to possible depreciation of property values in proximity to group homes.

A major study⁴ was undertaken in 1978 in 42 communities in New York State with group homes for the mentally retarded compared with 42 control communities without group homes. A total of 754 property transactions were analyzed in the vicinity of group homes and 826 in the control areas. With regard to the impact of group homes on surrounding properties the conclusions of the study were;

- "1- Property values in communities with group homes had the same increase (or decrease) in market prices as in matched control areas;

⁴ Dr. Julian Wolpert: Group Homes for the Mentally Retarded: An Investigation of Neighbourhood Property Impacts. Princeton University, 1978.

- 2- Proximity of neighbouring properties to a group home did not significantly affect their market values;
- 3- The immediately adjacent properties did not experience property value declines; and
- 4- Establishment of the group homes did not generate a higher degree of neighbouring property turnover than in the matched control."

A recent study⁵ in the greater Ottawa area analyzed real estate transactions over a 10 year period in proximity to the 38 group homes in residential zones. Five indicators of adverse effects were examined, 1) rates of turnover, 2) mean selling prices, 3) mean annual rates of appreciation, 4) mean number of days properties were listed before selling and 5) the actual selling price as a percent of the price asked. On the basis of the analysis, there was no evidence of property values or marketability being adversely affected by the establishment and presence of group homes in residentially zoned neighbourhoods.

VI Type of Resident

The majority of people can accept the principle that every community produces its share of the troubled and handicapped. However acceptance of those who are "different" back into a residential environment is often strongly resisted based on lack of knowledge regarding occupants, fear or discomfort anticipated in daily contact, suspicion regarding the impact on real estate values and the suspected "burden" on community facilities.

Programmes under existing legislation support group homes for mentally and physically handicapped adults, patients released from psychiatric hospitals, the elderly, alcoholics, the socially disadvantaged and persons on parole, probation or temporary absence from correctional institutions. In spite of the variety of programmes for adults they are far outnumbered

⁵ Tom Goodale and Sherry Wickware: "Group Homes and Property Values in Residential Area." Plan Canada, June 1979.

by children in group homes. These are children with physical, mental, emotional and social problems which can be treated more effectively by varying periods of time away from the family.

At the present time group homes or larger residential care facilities for all of the above categories of client (except alcoholics) are represented in Brampton. All except 4 (all of which are larger residential facilities with more than 10 occupants) are in urban residential neighbourhoods.

From the information available, none of the existing group homes are a source of conflict or concern to surrounding residents and appear to have integrated without difficulty. Experience then would tend to confirm the hypothesis that opposition is based largely on fear of the unknown. As long as the group home conforms with physical and social standards of the neighbourhood there is no basis for conflict.

The question still remains if all types of group homes are equally compatible with residential neighbourhoods and derive benefits from integration into the residential life of the community which could not be obtained in other locations.

Administrators and managers of group homes for children emphasized the importance of a "home-like" setting for children and accessibility to schools and recreation facilities in facilitating rehabilitation and transition of the child back to the family or into the community. Isolation or segregation adds to the frustration or rejection at the root of many childrens' problems.

In the area of adult homes the same theory is valid for the mentally retarded and ex-psychiatric patients who are learning or relearning basic life skills and social behaviour prior to independent living. Senior citizens also derive considerable benefits from a non-institutional setting and contacts with other age groups.

However, there are several categories of residences which are not dependent on a residential setting for support services and would benefit equally from a variety of locations. These are half-way houses for those recovering from alcoholism, male ex-offenders on parole or probation and transients.

Only one residential facility out of 25 for alcoholics in the Province and none of the facilities for ex-offenders are group homes. Provincial funding necessitates larger facilities for economic viability. However, if funding should be changed to support small residences it still would not be desirable to locate these types of group homes in residential neighbourhoods. Suitable sites can be found in many parts of the City and the location of St. Leonards House on Highway Number 7 adjacent to an industrial area with ample employment opportunities and well served with public transit is considered by administrators and Planning Staff to be very satisfactory.

On the other hand, a group home for female ex-offenders is already operating successfully in a residential area in downtown Brampton. Those selected for the group home are women who have more social and emotional problems rather than hardened criminal tendencies and can handle this degree of independence. During this transitional period the women are either employed or attending school and therefore maintain a low profile. This group, then is not dependent on a residential neighbourhood similar to children's homes but derives psychological benefits from acceptance into a normal community.

For these reasons it is concluded that the only groups for which there is neither necessary nor sufficient reason for them to be located in residential neighbourhoods are former alcoholics/addicts, ex-offenders and transients.

Municipalities in the Metro Toronto Region which have adopted group home policies evidence considerable variation in restricting residents.

The City of Toronto has opened the Zoning By-law to all types of group homes and in all residential areas. The Boroughs of North York and York both exclude addicts and ex-offenders while Scarborough has taken only the first step by permitting homes for the mentally retarded and has requested further reports on all other groups. Mississauga permits all categories of group homes but requires approval of the Committee of Adjustment on site specific applications.

VII Size of a Group Home

The proposed Provincial definition of group home permits a maximum of 10 residents exclusive of staff or receiving family. The municipalities surveyed evidenced a variety of standards regarding size limitations.

City of Toronto	-	10 + Staff or receiving family
North York	-	10 including receiving family
Mississauga	-	6 + staff or receiving family
Scarborough	-	8 + staff or receiving family
York	-	10 + staff or receiving family
Etobicoke	-	8 including staff or receiving family

The opportunities for establishing a group home to the maximum permitted size of 10 in existing residential buildings in Brampton is distinctly limited. The Minimum Maintenance and Occupancy By-law requires 150 square feet per person or 2 000 square feet of living space (exclusive of bath rooms) for a total of 12 persons (assuming 2 permanent staff per group home). Only a limited number of older homes in the former Town of Brampton and some homes in the Rural Estate and Rural Areas would qualify. In the former Town of Brampton these same large old homes can be used as rooming houses (although with a lower occupancy) and the question arises if there is any difference between occupancy as a rooming house and occupancy as a group home.

Both must meet the requirements of the Minimum Maintenance and Occupancy By-law. However, based on experience, group homes by regulation can accommodate two persons per bedroom, whereas the occupancy in a rooming house is often one person per bedroom. On the other hand, rooming houses are rarely occupied by the owner and maintenance standards are more difficult to enforce with absentee landlords. Therefore group homes are likely to have a higher occupancy but a better standard of maintenance.

Experience in the older areas of Brampton confirms that rooming houses taken over by group homes have been renovated to a high standard and are well maintained. Neighbours in several cases have also indicated a preference for the group homes compared with property neglect and disturbances created by occupants in some rooming houses.

There seems to be no conclusive argument to restrict the size of group homes in existing buildings beyond the occupancy requirements of the Minimum Maintenance and Occupancy By-law with an upper limit of 10 residents as per the definition of group home. Costs of mandatory alterations to meet the Building Code requirements will probably result in total occupancy (residents plus overnight staff) of less than ten in most cases.

The question of compatibility, however, is more critical in new development areas.

Funding available under Section 56.1 of the N.H.A. (Hostels) to private non-profit housing corporations could theoretically be used for specialized housing such as group homes. Therefore it is feasible that in the future new construction for group homes could be sponsored by church groups and charitable organizations.

A residential building constructed for ten to twelve people in a typical subdivision will certainly be distinctive from the average single detached dwelling. Even if the group home precedes construction of the remainder of the subdivision a building which is significantly different in size or style will attract attention regardless of the occupants. In view of the desired goal of group homes to be an integral part of normal residential neighbourhoods it is important that group homes conform in bulk, height and style with surrounding dwellings. Any changes to the Zoning By-law should contain provisions for group homes which include maximum lot size.

VIII Type of Residential Building Suitable for Group Homes

The Background study of The City of Toronto Working Committee on Group Homes emphasized the importance of limiting group homes to single detached dwellings. Many complaints in the City arose from noise levels in group homes. Improvements in operational standards recommended by the Province will certainly help to reduce noise emanating from the homes. However, sound proofing standards in party walls are considered inadequate to prevent disturbance from a number of adolescents or hearing deficient

senior citizens. A semi-detached or row house would be more economic to acquire as well as operate but in this case the negative impact on neighbours could outweigh short term economic benefits. Therefore it is the opinion of staff that group homes should be restricted to single detached dwellings within residential zones where they are permitted. The majority of operators, managers and administrators of group homes in Brampton also indicated a preference for single detached dwellings.

IX Concentration of Group Homes

The concentration of group homes in one neighbourhood or one part of the City is perhaps the major concern in all other municipalities surveyed. In recognition of the dangers of creating group home ghetto's by default instead of scattered group homes as indistinguishable components of residential neighbourhoods, the planning guidelines circulated by the secretary of Social Development strongly recommend the inclusion of distance criteria in the zoning by-law.

Three alternative formulae are offered for consideration as follows:

- 1) A residential dwelling may be used for a group home provided there is no group home or similar facility within a distance from the building computed according to the following table; and depending on the approved capacity, excluding staff, in either facility.

<u>APPROVED CAPACITY</u>	<u>MINIMUM DISTANCE BETWEEN FACILITIES</u>
---	---
---	---
---	---

OR

- ii) A group home must be spaced at least the following distance from another similar facility, located in any residential area depending on

the number of residents, exclusive of staff, in either the locating facility or the located facility, whichever is the greater distance, as follows:

<u>NUMBER OF LICENSED OR APPROVED BEDS</u>	<u>NUMBER OF METRES</u>
--	--
--	--
--	--

OR

iii) A group home must be spaced at least "x" metres from another similar facility located in any residential area.

The municipalities surveyed with policies and/or by-laws all selected the third option with considerable variation in the actual distance selected.

<u>MUNICIPALITY</u>	<u>MINIMUM DISTANCE BETWEEN GROUP HOMES</u>	<u>OTHER LOCATIONAL RESTRICTIONS</u>
City of Toronto	800 feet (250 metres)	
Scarborough	800 feet (250 metres)	
North York	1 000 feet (300 metres)	one/neighbourhood as defined in Official Plan
Etobicoke	2640 feet (610 metres)	one children's home/ middle school district one adult home/ community school
Borough of York	2640 feet (805 metres)	
Mississauga	1320 feet (402 metres)	1/public school district

Group home administrators and operators in Brampton concurred with the principle of separation as an important factor in successful integration. In the former Town of Brampton six group homes are less than 800 feet from at least one other group home and three would have to be removed to meet the criterion.

For most people the feeling of identity with a neighbourhood usually extends to the end of the street or at the most, a city block. One group home within this psychological sphere of intimacy is probably acceptable. In so far as blocks in the former Town of Brampton average 500 - 600 feet in length and 250 feet - 400 feet in width, the minimum criterion of 800 feet between group homes is considered ample separation in terms of psychological space and will achieve the dispersion sought both by local residents and group home operators.

X Other Planning Issues

The only remaining matter relative to the functioning of the group home which falls within the jurisdiction of planning policy is parking. As in the case of all residential buildings, the parking standard is related to average daily requirements and not to occasional, extraordinary demand. Group homes are generally of two kinds: parent-model and shift-model. The majority of group homes are of the parent-model type with one or two live-in adults acting as full-time parents with provision for occasional relief. Therefore the average daily parking requirement would be for no more than 2 cars. The need for visitor parking is sporadic and in the opinion of staff would not constitute any greater burden on the public right-of-way than any other single detached dwelling. Therefore the existing provisions of the zoning by-laws which require two spaces per single detached dwelling are considered adequate for group homes with 3 to 10 residents.

Summary

Historically, the troubled and handicapped have been an integral part of the community and were cared for within the family unit. Only for a relatively short period of time were these same people segregated in large institutions. It is now clear that institutionalization often desensitizes and subjugates the individual to such a degree that he no longer can be re-integrated into the community. Therefore the pendulum has started to swing away from institutionalization and is being replaced whenever possible by the family surrogate of small group homes in normal residential neighbourhoods.

Group homes are not intended to replace institutions. It is important to recognize that only a proportion of children and adults are suitable for group homes and will benefit from this particular type of environment. Others will still require more intensive and specialized services which can only be provided in an institutional setting. Selection of residents is obviously a key component in the success of group home integration.

The group home programme offers individualized attention on a familiar scale as well as cost savings.

Based on discussions in this report the benefits in terms of individual rehabilitation and a reduced burden on Ontario taxpayers are not being offset by any measurable burden on residents of local municipalities, as long as the municipalities are accommodating their own residents.

In order for the group home programme to function equitably, all municipalities must participate and within each municipality, group homes must be geographically dispersed.

The following policy is proposed for consideration of Planning Committee to achieve the primary goals of the programme:

- i) protection of residential neighbourhoods from disruption of the social and physical norms accepted by the majority;
- ii) an opportunity for group homes to be integrated into residential neighbourhoods without conflict.

Proposed Group Homes Policy

Definition

A group home is a single housekeeping unit in a residential dwelling in which 3 to 10 unrelated residents with social, legal, emotional, mental or physical handicaps or problems live as a family under responsible supervision consistent with the requirements of its residents and the facility is

- a) supervised or the residents are referred by a hospital, court or government agency; or
- b) funded wholly or in part by any government other than funding provided solely for capital purposes; or
- c) licensed or approved under Provincial statute;

and complies with municipal policies and by-laws.

Policies

- i) Group homes shall be permitted in all urban residential communities, in rural estate areas, rural hamlets and in Institutional areas on condition that the support or rehabilitative services are readily available.
- ii) All group homes except those for former alcoholics/addicts, male ex-offenders and transients shall be permitted in residential areas.
- iii) Group Homes shall be permitted only in single family detached dwellings and shall occupy the whole of such dwellings.
- iv) Group homes shall conform in size, height and general appearance with other dwellings on the same street.
- v) No group home shall be located closer than 800 feet (250 metres) to any existing group home, residential care facility or crisis care facility.

- vi) Sponsors of group homes wishing to establish in new locations in the City of Brampton shall file a declaration of intent with the City. This declaration shall be a full disclosure including;
 - address,
 - type of group home,
 - number of residents, full time and part time staff,
 - accountable personnel,
 - legislative authority, responsible Ministry or referral agency,
 - support services required for the specific programme.

vii) A municipal registry of group homes shall be established by by-law under S386a of the Municipal Act and the information therein shall be updated annually.

viii) As a condition or registration (as per vii) group homes shall be inspected and repairs and alterations approved by the appropriate municipal departments to ensure that the building conforms with all health, fire, safety, building and occupancy standards of the City of Brampton.

Alternative Methods of Implementation

The policy outlined above provides the guidelines for integrating group homes in residential areas of the City. A number of alternatives are presented to implement this policy from the most restrictive requirement of a site specific zoning change to "as of right" zoning.

Alternative I No Change to the Zoning By-laws

A Group home is defined in the new by-law 25-79 for the Old Town of Brampton but has not been included as a permitted use in any zone. Group homes are not recognized in any of the remaining 3 zoning by-laws Number 861 of the former Township of Chinguacousy, Number 825 of the former Township of Toronto Gore and Number 5500 of the former Town of Mississauga.

Alternative I would leave these by-laws unchanged and require all future applicants for new group homes to make a formal application for a site specific zoning amendment.

Hearings on the City of Toronto group homes policies clearly identified the zoning amendment procedure as the greatest single deterrant to acceptance and successful integration of group homes into the community. The working committee elaborated;

"Spot rezonings require public review and allow well organized, vocal opposition (which may be in the minority) to influence the vote at the municipal level. To resolve the issue at the Ontario Municipal Board is costly and time consuming. Even if the final response is favourable to the agency, those people requiring the residential setting are isolated and stigmatized. Community integration becomes difficult after what can be an alienating and demeaning process."

The Interministerial Working Group also concluded that such an approach would lead to a worsening of the existing situation and would be a serious threat to the provincial policy of de-institutionalization.

The legitimate concern that neighbourhood residents should have a public forum to discuss group home proposals is acknowledged. However a public meeting for only those living within 400 feet which is required for zoning amendments is not considered an adequate definition of those who may have an interest in the broad issue of equitable group home distribution. It is recommended that City-wide public meetings should be called to discuss the proposed policy on group homes and that once the locational and other policy matters are ratified by Council that no further public debate is necessary or desirable on individual locations as long as they conform with the approved guidelines.

Alternative II

Zoning by-laws of the former Town and Townships comprising the present City of Brampton would be amended to permit group homes in residential zones where single detached dwellings are permitted subject to locational and other criteria.

This would give the sponsoring agency "as of right" permission to locate in residential areas⁶. However it would not ensure that the building conforms with local health, fire, safety, building and occupancy standards or that the group home conforms with detailed requirements of the zoning by-law which could only be monitored if a building permit was required for repairs or alterations.

Therefore Alternative III adds one further condition to satisfy the City's concerns as well as those of sponsoring agencies.

Alternative III

The Zoning by-laws would be amended as in Alternative II. In addition group homes would be required to register with the municipality under a by-law to be passed under S.386(a) of the Municipal Act. Registration would require a full declaration as well as conformity with all local standards, regulations and by-laws.

Alternative III is recommended to achieve the establishment of group homes without the necessity for a public trial and at the same time the protection of legitimate neighbourhood concerns regarding compatibility.

⁶ Group homes are already permitted in Institutional zones on condition that they are accessory to the Institutional Use.

CHAPTER II

OTHER RESIDENTIAL CARE FACILITIES

Introduction

The proposed policy in Chapter I will permit group homes in urban residential areas, in rural residential buildings and in Institutional areas as long as they

i) do not exceed an occupancy of 10

ii) they conform with the locational criteria and

iii) they are not accommodating former alcoholics, ex-offenders or transients. The policy is comprehensive in that it covers group homes which are operated under specific Federal or Provincial Acts as well as private group homes.

Larger residential facilities and those intended for the three categories of residents mentioned above would require a site specific zoning amendment.

The most common larger residential facilities in Ontario are

i) hostels (often referred to as crisis care facilities) for women (with or without children) in crisis, transient men and other needy people. The duration of stay is short (overnight to several days) and the facility often receives clients in a distressed state and at odd hours of the night.

ii) half-way houses for ex-offenders

iii) halfway houses for alcoholics and other addicts. These are both rehabilitation services with a residential component.

Discussions with group home administrators in Brampton have identified a significant future need for a crisis care facility for women. At present "battered women" or women faced with other crises are accommodated in the Brampton Hotel.

A small number of male transients are presently handled by the Salvation Army Community Resource Centre. Additional accommodation for transients is needed in Mississauga but not in Brampton for the foreseeable future.

One half-way house for ex-offenders is operative in Brampton and there are no plans for expansion or for a new residence.

Alcoholics are the only group not presently served in Brampton and the Ministry of Community Services, Adult Division, has indicated that they have not received any proposals for such a facility in Brampton.

The immediate need is therefore restricted to a women's hostel. However, it is the opinion of staff that the same policies would apply to all crisis care facilities.

Crisis Care Facilities

A definition of Crisis Care Facility is proposed as follows:

"A Crisis Care Facility is a facility which houses persons in a crisis situation and in which it is intended that short-term accommodation of a transient nature be provided."

Interaction with the surrounding community is minimal and contact could be of a disturbing nature. It is the opinion of staff that such facilities should be excluded from residential neighbourhoods but not be excluded from Brampton or be subjected to the Zoning Amendment procedure. The City of Toronto, after lengthy study, recommended that Crisis Care facilities would be permitted in Commercial zones. Planning staff is of the opinion that not all commercial designations are equally suitable in Brampton. On further examination it is recommended that

only those linear commercial areas on major roads be considered which would exclude convenience commercial areas and large plazas. Distance requirements are also recommended to avoid a concentration of emergency facilities in commercial areas and to ensure separation from other residential care facilities.

To implement these planning considerations the following policy is proposed regarding Crisis Care Facilities.

Proposed Crisis Care Facilities Policy

Definition

A Crisis Care Facility is a facility which houses persons in a crisis situation and in which it is intended that short-term accommodation of a transient nature be provided.

Policies

- i) A Crisis Care Facility may occupy a single family detached dwelling or any building converted or newly constructed for that purpose. In every case the Crisis Care Facility must occupy the whole of the building.
- ii) A Crisis Care Facility may locate in Service and Highway Commercial areas along Arterial and Collector roads.
- iii) No Crisis Care Facility shall be closer than 1/2 mile from any other crisis care facility, group home or residential care facility other than a residential Institution.
- iv) All Crisis Care Facilities shall be registered with the City of Brampton (similar to group homes).
- v) Crisis Care Facilities shall be inspected and all repairs and alterations required to conform with health, fire, safety, building and occupancy standards of the City of Brampton shall be approved by the appropriate departments as a condition of registration.

Summary

The proposed policies in this report deal specifically with group homes for a maximum of 10 residents and emergency accommodation. It is recommended that the Zoning By-laws for the four component municipalities of the City of Brampton be amended to implement these policies.

The report does not address residential care facilities for alcoholics (and other addicts) and ex-offenders.

These facilities generally approximate mini-institutions. It is the opinion of staff that due to the combined factors of size and specialized population that each new proposal should be evaluated on its own merits. Therefore it is not proposed to amend the Zoning By-law to permit such facilities other than on a site specific basis.

APPENDIX I

Types of Residential Care Facilities in Ontario *

<u>Programme and Type of Resident</u>	<u>Legislative Authority & Responsible Ministry</u>	<u>Total Number of Res. Care Facilities</u>	<u>No. and % which are Gp. Homes</u>
<u>1) Approved Homes</u>			
Adults with mental handicap who for social or economic reasons are not yet able to live independently - length of stay: minimum 6 months.	Mental Hospitals Act Ministry of Health	37	31 (84%)
<u>2) Homes for Special Care</u>			
Adults discharged from psychiatric hospitals or centres for the mentally retarded - length of stay: usually permanent.	Homes for Special Care Act Ministry of Health	311	170 (55%)
<u>3) Community Resource Centre</u>			
Minor Offenders (2 year sentences) who will benefit more from community based rehabilitation programme than incarceration.	Ministry of Correctional Services Act Ministry of Correctional Services	29	3 (10%)

<u>Programme and Type of Resident</u>	<u>Legislative Authority & Responsible Ministry</u>	<u>Total Number of Res. Care Facilities</u>	<u>No. and % which are Gp. Homes</u>
4) <u>Halfway House for Alco- holics</u>			
Adults recovering from alcoholism.	Charitable Institu- tions Act Ministry of Community and Social Services	25	1
5) <u>Halfway House for Ex- Offenders</u>			
Adults on probation or parole from correctional institutions who would normally be released into community but choose this interim step.	Charitable Institu- tions Act Ministry of Community and Social Services	7	0
6) <u>Halfway House for Disadvantaged</u>			
Adults who are socially disadvantaged or have emotional problems.	Charitable Institu- tions Act Ministry of Community and Social Services	3	2

<u>Programme and Type of Resident</u>	<u>Legislative Authority & Responsible Ministry</u>	<u>Total Number of Res. Care Facilities</u>	<u>No. and % which are Gp. Homes</u>
<u>7) Satellite Residences</u>			
Senior Citizens referred from Homes for the Aged to satellite residences - length of stay: long term.	Homes for the Aged & Rest Homes Act Ministry of Community and Social Services	Vary in size from 1 or 2 in a private home to special buildings with up to 25.	
<u>8) Mentally Retarded</u> children or adults	Homes for Retarded Persons Act (Adults) Development Services Act (Children) Ministry of Community and Social Services	228	165 (72%)
<u>9) Children's Residences</u>			
Children under 16 who cannot live at home because of special problems.	Children's Residential Services Act Ministry of Community and Social Services	863	641 (74%)
TOTALS (except #7)		1503	1013 (67%)

* Source: Group Homes - A Resource Guide prepared by the Secretariat for Social Development, December 1979.

APPENDIX II

SECTION 8 OF BILL 173 - AN ACT TO AMEND THE MUNICIPAL ACT

Section 8. The added section permits the council of a local municipality to pass by-laws requiring the registration of group homes and came into force on December 20, 1979.

8. The said Act is further amended by adding thereto the following section:

386a - (1) In this section,

- (a) "group home" means a residence that is licensed or funded under an Act of the Parliament of Canada or the Province of Ontario for the accommodation of three to ten 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;
- (b) "registrar" means the person designated as the registrar of group homes by the Council of a local municipality.

(2) The Council of every local municipality may pass by-laws,

- (a) providing for the registration and annual renewal of registration, with the registrar, of group homes or such class or classes thereof as may be set out in the by-law;
- (b) prohibiting any person from owning or operating a group home that is not registered in accordance with a by-law passed under this section;

- (c) fixing fees for the registration and renewal of registration of group homes; and
 - (d) authorizing the registrar to register and renew registrations required by a by-law passed under clause (a).
- (3) Where an application is made to the registrar of a municipality in the form prescribed by a by-law of the municipality under subsection 2 for the registration or renewal of registration of a group home, the registrar shall register or renew the registration, as the case may be, of the group home.
- (4) Where the registrar has reasonable and probable grounds to believe that any person is operating a group home that is not registered in accordance with a by-law passed under this section, the registrar or a person acting on his instructions may, under the authority of a search warrant issued under Section 16 of THE SUMMARY CONVICTIONS ACT, enter and inspect the property for the purpose of determining whether or not the property is being used as a group home.
- (5) No council may pass by-laws under this section unless there is in effect in the municipality a by-law passed under Section 35 of THE PLANNING ACT that permits the establishment and use of group homes in the municipality.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1980 04 21

TO: Planning Committee
FROM: Planning and Development Department
RE: Foster Homes

Introduction: The Group Homes Policy Report deals with group homes, group foster homes (which are automatically encompassed in the policy by virtue of the definition of group homes, and crisis care facilities.) It does not specifically address foster homes as these have traditionally been considered as a variation of the nuclear family.

In recent years, a shortage of foster homes has been evidenced in the Greater Metro Region due to a number of factors

- more children coming into care
- more difficult children coming into care
- inadequate per diem rates compared with inflation.

As a result, some short term overcrowding has occurred in foster homes in many municipalities including Brampton. To meet this situation, all Children's Aid Societies are embarking on an intensive advertising campaign (in conjunction with an increase in the per diem rate) to find new foster homes and to recruit "career foster parents" for one or two difficult or disturbed children. The number of children requiring temporary care is expected to increase, particularly in the short run due to demographic as well as social factors.

Foster homes, group homes and group foster homes provide three alternative forms of care. The decision as to the optimum form of care is not related to length of stay or background but the needs of the individual child. Alternatives are essential in a comprehensive child care programme. The question that arises is

whether all forms require some scrutiny on the part of the municipality.

This supplementary report to the Report on Group Homes and Residential Care Facilities examines a definition for Foster Homes in a proposed Provincial policy and municipal policy alternatives.

Proposed Provincial Policy Regarding Foster Homes

A letter has been circulated to all Children's Aid Societies by the Deputy Minister of Community and Social Services containing proposed criteria for distinguishing between a "group home" and a "foster home". Group homes will be subject to the new standards undergoing final approval by the Province whereas foster homes would have a different set of standards now being formulated by the Province.

Handwritten notes:
D. ...
P. ...
S. ...

The definitions proposed are as follows:

- a) all staff model¹ homes with three or more children should be considered group homes
- b) all parent model² homes with five or more unrelated children should be considered group homes.
- c) all parent model homes with fewer than five unrelated children would be considered foster homes.

The rationale provided by the Province for the distinction is based on the traditional concept of a foster home as a substitute family with strong interpersonal relationships. These bonds are only possible if the numbers are limited.

Ninety-seven percent of all foster homes in Ontario have less than five unrelated children. Therefore four has been adopted as a natural dividing line, based on experience.

-
- 1. Staff model homes are operated by trained child care workers employed by the Children's Aid Society who work on a scheduled rotation basis with the assistance of some part time staff.
 - 2. Parent model homes are those with one or two live-in parents who are occasionally relieved from 24 hour care of the children.

The staff model homes which are operated by trained child care workers accommodate more difficult or disturbed children than the parent model homes and therefore more closely resemble group homes than foster homes.

Implications of the Proposed Provincial Policy

1. All staff model homes and all parent model homes with 5 or more children (in addition to the parents' own children) will be subject to the locational criteria, house type and size restrictions and registration requirements applicable to group homes.

This means the introduction of a City approval process and annual monitoring to ensure that these two categories of foster home conform with municipal standards.

2. New volunteer foster parents may have to be turned down due to the locational requirements. However this restriction will apply only to larger homes with 5 or more unrelated children (in addition to the couple's own children). Smaller foster homes with 4 or less would be permitted anywhere.
3. Staff model and larger foster homes would be inspected prior to registration and annually thereafter to ensure that the home meets all building, health, safety and occupancy standards of the City. Small foster homes would be technically excluded from this requirement although the Peel Children's Aid Society has always maintained a policy of requesting fire inspections once per year for all foster homes.

The assumption is that as numbers of unrelated children in care within one household increases, the necessity for regulation of the physical environment becomes more important. The same applies for smaller homes with more disturbed or difficult children in order to protect their physical well-being.

The new definition of "foster home" proposed by the Province will now be circulated for comments and submissions from Children's Aid societies across the Province. As a result some modification may be considered.

Policy Alternatives:

Based on the preceding discussion, several policy alternatives are proposed for preliminary consideration:

1. Define "group home" to include all foster homes. This decision would severely restrict efforts to ameliorate the current shortage of foster homes and is considered too restrictive for small foster homes with children not requiring special care or support.
2. Exempt all foster homes from the definition of "group homes". The Province has already indicated some concern regarding this existing exemption. The increasing numbers of children coming into care and more difficult and disturbed children suggests that some distinctions are necessary to deal with social changes.
3. Modify the City of Brampton's proposed definition of group home to specifically include certain types of foster homes. This decision would take into consideration the final recommendations of the Province regarding foster homes but would be based on the City's review of this policy and the local situation in Brampton and Peel.

Summary:

It is the opinion of staff that the distinction between group homes and foster homes proposed by the Province ensures adequate physical protection of children in care without undermining efforts of the Children's Aid Society to find new foster parents. Therefore it is recommended that the distinction be endorsed by the City of Brampton subject to amendments resulting from the current circulation of the Deputy Minister's report.

Recommendations:

1. That this supplementary report on foster homes be circulated for comment with the "Report on Group Homes and Residential Care Facilities".
2. That this supplementary report be included on the agenda for the public meeting together with the Group Home Report..

Margaret Buchinger

Margaret Buchinger
Policy Planner

F.R. Daizell

Agreed

F.R. Daizell,
Commissioner of Planning
and Development

MB/bt

INTER-OFFICE MEMORANDUM

B

Office of the Commissioner of Planning & Development

1980 06 13

H13.1

TO: F. R. Dalzell
Commissioner of Planning and Development

FROM: J. A. Marshall
Director of Planning Policy and Research

RE: Policy on Group Homes, Foster Homes and
Other Residential Care Facilities
Public Meeting

>

A summary of the public meeting held on Wednesday, May 28, 1980 is attached for the information of Planning Committee.

The primary concern expressed by members of the general public was the size of group homes. Assuming that a house was large enough relative to the square foot per person requirements of Brampton's minimum occupancy By-law, a group home could be established for 10 residents plus receiving family including their own children. It is very unlikely that the Province would approve and license such a large facility. Also, due to the cost of structural changes required when the number of sleeping occupants exceeds 10 (and the building is automatically reclassified under the Building Code either to Group B2 or Group C major) a group home of more than 10 persons becomes an uneconomical proposition. (See list of Building Code standards attached.) However, the opinion was expressed that a group home with ten children or adults would bear little resemblance to the average family in a residential neighbourhood.

Therefore, a compromise solution is proposed for consideration which will

- a) allow group homes to utilize larger homes when these are available and if they are economically viable and at the same time
- b) reduce the total number in group homes so that the discrepancy between the "average"

family size and a group home is also reduced.

The following recommendation is designed to meet both of these objectives.

Recommendation No. 1: The definition of group home be revised to read 3 to 10 residents including permanent staff or receiving family.

The second concern expressed at the public meeting by Mr. Broadbelt on behalf of the Elizabeth Fry Society related to the discriminatory aspects of the policy in excluding homes for adult male offenders from residential areas.

At the present time, residential facilities for male ex-offenders in Ontario all exceed the maximum of 10 residents as per the definition of a group home. Larger facilities are necessary for an economical operation according to the Ministry of Community and Social Services. The Brampton policy requires a site specific zoning amendment for a new facility in this category as well as for all other residential care facilities accommodating more than 10 (with one exception - crisis care facilities.)

Therefore, the policy simply reflects the existing situation. If the Province alters its funding policies in the future and supports small residential facilities instead of larger ones, then it is quite reasonable to consider a change to the policy at that time.

Recommendation No. 2: It is recommended that no change be made to the draft policy.

Margaret Buchinger
Margaret Buchinger
Policy Planner

Concur: *F. R. Dalzell*

F. R. Dalzell
Commissioner of Planning
and Development

JAM/MB/dh
Attachment:

APPENDIX I

Building Code Requirements Related to Group Homes

Group homes larger than 6,000 square feet, three, or more storeys in height, and providing more than ten sleeping accommodations, must conform to either B2, or C major occupancy requirements depending on the degree of care required for the occupants. Group B2 homes are children's custodial homes, or convalescent homes, while Group C Major is a residential occupancy. In either case the following building standards apply:

1. The building shall be of non-combustible construction.
2. Basements shall be sub-divided by a 2 hour fire separation into areas not exceeding 5,000 square feet, or shall be sprinklered.
3. Floor assemblies above basements shall be a 2 hour fire separation,
4. Other floor assemblies above basements shall be a 1 hour fire separation.
5. Balconies and mezzanines shall be a 1 hour fire separation.
6. Roofs shall be a 1 hour fire separation.
7. All load bearing walls, columns, and arches, shall be 1 hour fire rated.
8. Corridors and exit shafts shall be a 1 hour separation.
9. All rooms providing sleeping accommodation shall be separated by 1 hour fire separations.
10. A standpipe and hose system shall be provided.
11. A fire alarm and zoned annunciator system shall be provided.

In addition to the foregoing, access must be provided for fire fighting vehicles and all finishing materials shall have a low flame spread and smoke development classification.

These are the general requirements. If such a building were constructed, a detailed plan would have to be examined in order to check the many other occupant safety items which could be incorporated into the building.

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 28, 1980 in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:35 p.m. with respect to a proposed policy on Group Homes and Foster Homes.

Members Present: Councillor D. Sutter - Chairman
 Alderman R. Callahan
 Alderman H. Chadwick
 Alderman S. Macor
 Councillor E. Mitchell
 Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning
 and Development
 M. Buchinger, Policy Planner

Approximately 22 people were present and of the 22 only 4 were from the general public, with the balance representing Group Homes or Agencies dealing with the homes.

The Chairman enquired if the notices had been placed as instructed by the Committee. Mr. Dalzell replied in the affirmative.

Mrs. Buchinger outlined the Policies and the Chairman invited questions or comments from those in attendance.

Mr. Brian Dufour, a group home operator spoke to the need for the Policy and congratulated the Committee and staff for an excellent job. His one question was regarding the legal status of a present home that perhaps did not conform to the 800 feet separation requirement.

Mrs. Buchinger explained that it would be non-conforming and could still exist.

Mr. Angus, 85 Wellington Street, had various comments. He did not agree with the number of occupants. He questioned the

distance of 800 feet for separation as to not being adequate and also the effect on property values in the area of a home.

Mr. Angus did not agree with the passing of a by-law which would allow no input from the public when Group Home licenses are applied for.

Mr. Baxter Henderson enquired as to how a Group Home becomes established and by whom it is operated.

Mrs. Buchinger explained the licensing and registration process.

Mr. D. Whitefield had a concern regarding the by-law offering no redress on individual applications. He was also concerned about the maximum number of ten residents.

Colleen Parrish of the Provincial Secretariat of Social Development, Garnet Broadbelt of the Elizabeth Fry Society, George Dorty from Peel Children's Aid Society, Mr. Brian Dufour and Mrs. Saayman all spoke on the operation of the Homes, explaining the various processes and answering questions. Invitations were given to visit the various facilities.

Mr. Garnet Broadbelt questioned the apparent discriminatory aspects of female offenders versus male offenders in the Policy and indicated that The Elizabeth Fry Society would submit a brief.

The Chairman thanked everyone for their input and the meeting was adjourned at 10:00 p.m.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Administration and Finance

1980 06 24

City of Brampton
PLANNING DEPT.
Date JUN 26 1980 Rec'd
File No. 4151

TO: F. R. Dalzell

RE: Group Homes Policy
Clerk's File: PL3.310-80

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held June 23rd, 1980:

- A. "That the report of the public meeting held on May 28th, 1980 re Policy on Group Homes, Foster Homes and other Residential Care Facilities be received and;
- a) The definition of group home be revised to read 3 to 10 residents including permanent staff or receiving family.
 - b) The policy as presented to Planning Committee on April 28th, 1980 be approved with the definition of group home revised;
 - c) Staff prepare an Official Plan amendment and restricted area by-law for presentation to City Council;
 - d) That the report of the Policy Planner dated 1980 06 13 re matters referred back to staff be received;
 - e) That after the circulation period of the By-law a public meeting be held."
- B. "When the By-law regarding the group home policy is circulated a simply worded detailed explanation be included fully explaining the effect of the passage of such By-law on the mechanics of the location of group homes within the community and the notification procedures provided therein, the wording of the explanatory note to be approved by Council before distribution."

RDT/s1


R. D. Tufts
Clerk's Assistant

Jan
90.06.26

INTER-OFFICE MEMORANDUM

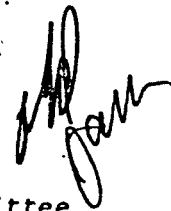
Office of the Commissioner of Administration and Finance

1981 04 27

City of Brampton
PLANNING DEPT.

Date APR 27 1981 Rec'd

File No. H131



To: F. R. Dalzell

Re: Group Homes Policy
Clerk's File: 19.5-81

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held April 22nd, 1981:

That the report dated 1981 04 08 re Policy on Group Homes be received and the following recommendation approved:

1. The explanatory notes be approved for circulation to all affected parties once the by-law and official plan amendments for Group Homes and Crisis Care facilities are approved in principle by Council.
2. The zoning by-law and official plan amendment to permit Group Homes and Crisis Care facilities be prepared for presentation to City Council.
3. Planning Committee approve procedural steps (1) to (6) outlined in the Policy on Group Homes report dated 1981 04 08.



R. D. Tufts
Clerk's Assistant

RDT/s1

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Administration and Finance

1980 05 13

City of Brampton PLANNING DEPT.	
Date	MAY 13 1980 Rec'd.
File No.	H13.1

no file

[Signature]
M.B.

TO: F. R. Dalzell

RE: Group Homes, Residential Care Facilities and
Foster Homes
File: PL3.310-80

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held May 12th, 1980:

- A. "That the reports dated 1980 04 21 re Foster Homes and 1980 03 19 re Group Home Policy Report be approved in principle subject to:
1. Circulation to all those involved in the original research and for public discussion.
 2. One public meeting be held in the City of Brampton Council Chambers and advertised in the Brampton Daily Times, Guardian, Toronto Daily Star, Cable T.V. and CHIC Radio.
 3. The public meeting include a presentation on the group homes report followed by a discussion period."
- B. "Within the City of Brampton By-law:
1. Any residential care facility other than a group home require a full rezoning application on an individual location basis.
 2. That these group homes or residential care facilities not be licensed by the Province without prior registration from the City of Brampton.
 3. That once a group home or residential care facility is no longer used for that purpose (3 - 6 months) a requirement to reapply for registration.

That the matter be referred to staff for report."

[Signature]
R. D. Tufts
Clerk's Assistant

RDT/s1

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1980 06 13

TO: F. R. Dalzell, Commissioner of Planning
and Development

FROM: J. A. Marshall, Director of Planning Policy
and Research

RE: Policy on Group Homes, Foster Homes and
Other Residential Care Facilities

H1.3.1

Background:

At the Planning Committee meeting of April 28 the following matters were referred back to staff for a report:

1. Any residential care facility other than a group home require a full rezoning application on an individual location basis.
2. That these group homes or residential care facilities not be licensed by the Province without prior registration from the City of Brampton.
3. That once a group home or residential care facility is no longer used for that purpose (3-6 months) a requirement to reapply for registration.

Comments:

Item No. 1

The proposed policy on residential care facilities, (which by definition have more than 10 residents), recommends that only those facilities of a "crisis care" nature - i.e. hostels offering over-night or several days accommodation be given "as of right" zoning permission. Further, these very limited residential care facilities will only be permitted in Service and Highway Commercial zones (not in residential areas) and must conform to a minimum distance criterion of ½ mile.

All other residential care facilities accommodating more than 10 persons would require a site specific zoning amendment.

In the foreseeable future there appears to be a need for only one crisis care facility for women. Therefore, in view of the tight restrictions on residential care facilities already recommended in the policy and a need for only one facility within the one category recommended for "as-of-right" zoning, it would appear that this concern is adequately met in the proposed Policy.

Recommendation #1: No change to the proposed policy regarding Other Residential Care Facilities.

Item No. 2:

The proposed policy on Group Homes and other residential care facilities proposes registration with the municipality after the home has been licensed or approved by the Province. The policy further recommends that once an application for licensing or approval is made that the group home applicant file a notice of intent with the municipality thus providing an early declaration that a proposal is being considered. This provides the municipality with ample time to undertake inspections to ensure that health, safety, building and occupancy standards will be met.

The Ministry of Community and Social Services further requires the following documentation for a children's group home application:

- i) "documentation of the need for a residential facility and a description of the needs of the client population to be served.
- ii) documentation of available community and neighbourhood facilities and services and the ways in which these are appropriate and available to the children to be served.

- iii) written evidence of consultation with any community service agencies, specifically to include local school boards, from which services for the children will be required.
- iv) identification of similar or related facilities currently existing within the neighbourhood and their proximity to the proposed site
- v) a description of the proposed neighbourhood in which the facility is to be located and the ways in which the neighbourhood will be suitable for the facility
- vi) a plan for securing the acceptance of the facility within the neighbourhood."

Not only are municipal concerns met through pre-licensing documentation and investigations but also the much more detailed social and compatibility concerns of the Ministry. In addition, some provincial standards such as the square foot per person bedroom requirement and prohibition of sleeping on 3rd floors are more stringent than standards in Brampton's Minimum Maintenance and Occupancy By-law.

Therefore, the reversal of the existing procedure to require municipal registration prior to Provincial licensing or approval would, in some cases, grant approval to a group home that would not meet provincial standards.

Recommendation #2: No change to the proposed policy.

Item No. 3


If a group home sponsor or operator is incorporated and approved by the Companies Division, Federal Department of Consumer and Corporate Affairs, the corporate license is transferrable.

This simply means that the corporation is legally entitled to operate in a variety of locations. However, each residential facility must also be separately licensed (if funded under Provincial programmes) and prior to licensing or renewal, complete inspections are required. If a home should close as a result of a disaster or in order to relocate, in both cases the building would require inspection and approval prior to reopening in the first case and prior to relicensing in the second case.

In addition the powers granted to the municipality to pass by-laws regarding registration of group homes are sufficiently flexible to enforce re-registration in both of the above cases.

Recommendation #3 : No change to the proposed policy.


Margaret Buchinger
Policy Planner

Concur : 
F. R. Dalzell
Commissioner of Planning
and Development

JAM/MB/dh

INTER-OFFICE MEMORANDUM

*Sent to PC
Oct. 5
G*

Office of the Commissioner of Planning and Development

1981 10 02

TO: The Chairman and Members of Planning Committee

FROM: J.A. Marshall
Director, Planning Policy and Research

RE: Public Meeting on the Group Homes Policy

Two public meetings were held on June 23 and June 30, 1981 to receive comments on the proposed Zoning By-law and Official Plan Amendments to permit group homes and crisis care facilities in Brampton. Approximately 80 persons attended the two meetings.

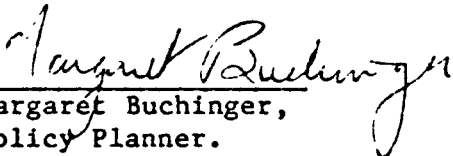
Written submissions (attached) were received from the Social Planning Council of Peel, the Peel-Halton Elizabeth Fry Society and six residents. One additional submission with 15 signatures was also received.

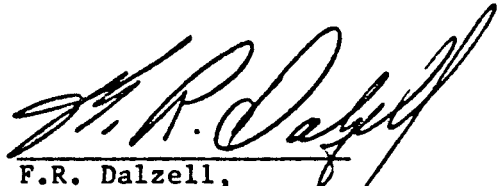
As a result of the public discussions one major change is recommended to set up a mechanism for better communication between those directly responsible for group homes and interested neighbours. This is a change, not to the Brampton Group Homes policy which recommends as-of-right zoning in residential areas, but is a change to Provincial approval procedure. Recommendation number 2 of the report proposes that Council approval of the by-law amendments be conditional on Provincial agreement to initiate neighbourhood meetings prior to final approval and licensing of a new group home. In this way the neighbourhood is spared "surprises" and at the same time a "face to face" forum is provided to share information and to discuss concerns.

Recommendations:

1. That the report on the Group Homes public meetings and the six recommendations contained therein be approved.
2. That the Secretariat for Social Development be requested to respond to the proposal contained in Recommendation No. 2.

AGREED:


Margaret Buchinger,
Policy Planner.


F.R. Dalzell,
Commissioner of Planning
and Development

MB/FRD/kab

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1981 07 06

TO: Chairman and Members of the Planning Committee

FROM: Planning and Development Department

RE: Public Meetings
GROUP HOMES POLICY
Our File: H13.1

Two public meetings were held to discuss the proposed amendments to the Restricted Area by-laws and The Consolidated Official Plan to permit group homes and crisis care facilities in Brampton. The particulars of these meetings were as follows:

1. PLACE: Civic Centre, Banquet Room
DATE: June 23, 1981
TIME: 7:30 p.m.
ATTENDANCE: approximately 50 persons

2. PLACE: Century Gardens Recreation Centre, Auditorium
DATE: June 29, 1981
TIME: 7:30 p.m.
ATTENDANCE: approximately 30 persons

An information flyer explaining the implications of the proposed amendments was delivered to all households other than apartments at the end of May and early in June (35,000 circulation). In addition, the meetings were advertised in the Daily Times, The Guardian, Toronto Star and on Brampton radio and television.

The meetings were chaired by Alderman Harry Chadwick (June 23) and Councillor Dianne Sutter (June 29) and were attended by Brampton Council

members, Bob Crowley, Rosemary Miller, Walter Mitchell, Chris Gibson and Nancy Porteus on June 23 and Frank Andrews, Nancy Porteus, Harry Chadwick and Chris Gibson on June 29.

After the welcome and introduction by the Chairman a brief summary of the history of group homes, the Brampton policy and the implementation process was presented by Mrs. Buchinger. This was followed by a 10 minute audio-visual presentation sponsored by the Secretariat for Social Development. The meetings were then opened for questions and comments. Responses were provided by Brampton Planning Staff and representatives of the Provincial Secretariat and the Ministry of Community and Social Services.

The major concerns expressed at the public meetings and in the attached written submissions relate to:

- 1) categories of residents to be allowed in group homes,
- 2) neighbourhood approval of the group home before an application is approved by the Province.

1) Categories of Residents

Those who spoke on this subject were uniformly opposed to any group home residents who might represent a danger or a bad influence in the neighbourhood. There was general agreement concerning male ex-offenders, drug addicts, "pushers" and transients. The Elizabeth Fry Society, however, expressed some concern regarding the discriminatory nature of the policy in so far as female ex-offenders are allowed in group homes but males are not.

There was no clear opinion regarding adolescents. Some people were concerned about all young people due to the negative experiences they had lived through and others were concerned only about juveniles who had been in trouble with the law.

Response:

Male ex-offenders, addicts and transients are already excluded from group homes in the Brampton policy by definition and would only be considered in larger residential care facilities on a site specific basis. Female ex-offenders have been included in the policy by virtue of the positive benefits which they derive from a neighbourhood setting as evidenced by experience. Male ex-offenders have been excluded for two primary reasons:

- i) Operators of these homes have indicated that there is no particular benefit to be derived from locating male ex-offenders in residential areas and funding for these residences makes a group home (10 or less) a financially impractical option compared with a larger facility.

If Provincial funding is changed to favor smaller homes, then this question can be reviewed at a later date.

Adolescents, on the other hand, represent the largest single group requiring group home care for a variety of reasons. These include mental and physical handicaps, physical abuse, emotional problems, family problems and first time offenders on probation. Not all young people with these backgrounds are automatically sent to group homes. The selection process is such that the prognosis for improvement based on individualized attention in a group home is good and the young person can handle this degree of independence. The greatest potential for rehabilitation exists at this age level. Group homes are the most effective residential model available with their emphasis on a regular routine of school or work and specialized attention.

Recommendation No. 1: No change to the policy.

2) Neighbourhood Review and Approval

The general feeling among those who spoke and submitted written comments was that the people immediately affected by a group home should have the right to say if they wanted the home or not.

Response:

There is always some anxiety when a new family moves in next door. Normally neighbours are resigned to having no control and if the end result is negative then the only recourse is a complaint to the Police Department.

In the case of a group home the same anxiety exists and is magnified by stories of some unsuccessful group homes and a belief that a group home, by definition, will be disruptive to the neighbourhood and an "eye-sore."

The strongest counter argument is the presence of 13 group homes in the old town of Brampton and the fact that few people are even aware of their existence.

However, the concern that neighbours have a right to know if a group home will locate on their street is considered by Planning staff to be a very important step in achieving acceptance. An informal meeting to learn about the type and number of residents, to meet those responsible for the management of the home at both the local and provincial levels and to discuss mutual expectations would be beneficial in establishing a good working relationship. Such meetings should constitute an educational and public relations measure but should not be part of the decision making process in the sense of a formal public meeting. Any suggestion that neighbourhood groups be vested with a veto power which has effectively been the case with site specific zoning amendments in the past, would be a regressive step. However, the Planning Staff agree that better communication is essential to improve public understanding of group home residents and routines and to introduce the responsible agent to interested neighbours.

Recommendation No. 2:

The Secretariat for Social Development be advised that the proposed Restricted Area By-law amendments to permit group homes in all residential areas in Brampton will only be approved conditional upon agreement by the Province that neighbourhood meetings will be held to promote an open exchange of goals and expectations prior to final approval of each group home.

Other concerns expressed by more than one person are as follows:

- 3) Group homes should not be restricted to single detached dwellings,
- 4) The distance requirement (1000 feet) is not adequate to achieve dispersion.

3) Group Homes Restricted to Single Detached Dwellings

The major arguments were:

- i) This would result in a high concentration in certain parts of the City, not dispersion;
- ii) The restriction is discriminatory and in some cases a smaller unit such as a townhouse or apartment is preferable (example - adult mentally retarded requiring only occasional advice and assistance);
- iii) Noise transmission between single detached dwellings (and particularly zero lot line houses) is just as bad as townhouses and semi-detached,
- iv) Singles are too costly.

Response:

The estimated need for new group homes in the immediate future is in the range of 7 to 10 while the stock of single detached dwellings is over 18,000. The practical demand due to economic constraints is very small.

Townhouses (particularly the former A.H.O.P. units) would certainly be less expensive but as the Province is not in the real estate business and generally relies on operators who already own the building, this is not a major concern.

Two or three adults living independently with occasional supervision would not come under the group home definition and therefore would not be affected by this policy.

The original restriction to single detached dwellings was based on experience that transmission of noise between dwellings through party walls is much more offensive than outside noise which is generally restricted to the summer months and dissipates more rapidly. An obvious source of conflict was therefore removed and the restriction does not create a limitation of choice in any practical sense.

Recommendation No. 3 - No change to the policy.

4) Distance Requirement

One thousand feet was considered inadequate to achieve an equitable distribution throughout the City.

Response:

The 1000 feet criterion already is an upward adjustment from the original 800 feet recommended in the policy report. This translates into one group home per two City blocks which can hardly be considered

a concentration, particularly when considering a ratio of approximately 18 group homes to 18,000 single detached dwellings in the foreseeable future.¹

The problem of distribution throughout the City is more complex as there are many factors influencing the choice of property including availability of schools and other services, real estate values, etc. No policy can enforce equal distribution. It can only prevent unacceptable concentrations.

Recommendation No. 4 - no change to the policy.

5) Group Homes in Agricultural Zones

One additional concern was conveyed verbally by several people in the Heart Lake area. This related to the fact that group homes were not excluded from lands owned by the Conservation Authority (as per the map showing permitted locations for group homes and crisis care facilities).

Response:

The draft by-law amendments permit group homes in all zones where single detached dwellings are permitted including Agricultural zones. Some of the lands owned by The Conservation Authority or designated by the Authority for specific future projects (e.g. Snelgrove and Ebenezer dams) are still under an "A" designation. However, it was never the intent to include these lands as permissible locations and this should be clarified in the by-laws.

¹. Five of the original number of group homes listed in the policy report have moved or closed and only 7-10 constitute a realistic projection.

Recommendation No. 5

Change the draft by-law amendments for by-law 861 and 825 to specifically exclude lands designated by The Conservation Authority as "Project Areas" as permissible for group homes.

6) Crisis Care Facilities

One objection was received regarding the policy on Crisis Care Facilities. The Social Planning Council of Peel contends that certain client groups such as adolescents who have not been in trouble with the law and women subjected to spousal violence would not present any danger to a residential neighbourhood. The Council further submits that the commercial areas proposed for crisis care facilities present serious restrictions in terms of selection of a suitable property. For both reasons the Council requests that crisis care facilities at least for the 2 types of residents listed above should also be permitted in residential areas.

Response:

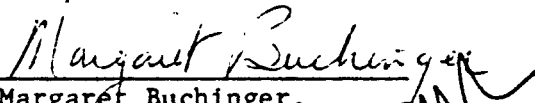
The original policy report proposed a restriction of crisis care facilities to service commercial areas along major roads based on the argument that the short duration of stay, high turnover and often emotional state of the clients made a crisis care facility unsuitable for residential neighbourhoods.

The commercial location would admittedly make such a facility more costly but at the same time such hostels are normally much larger than group homes.

Recommendation No. 6

No change to the policy.

AGREED:


Margaret Buchinger,
Policy Planner.

MB/FRD/kab


F.R. Dalzell,
Commissioner of Planning
and Development

INTER-OFFICE MEMORANDUM

File
H

Office of the Commissioner of Planning and Development

1981 10 22

TO: The Mayor and Members of Council

FROM: F.R. Dalzell,
Commissioner of Planning and Development

RE: Group Home Policy
Our File: H 13.1 ✓

BACKGROUND:

At the regular Planning Committee meeting of October 19, a resolution was passed endorsing the recommendations in the report on Group Home public meetings with the exception of Recommendation No. 4 dealing with distribution of group homes. The minimum distance requirement of 1000 feet achieves dispersion but was considered to be inadequate without other complementary criteria to prevent a concentration in one area of the City. Therefore Planning Staff was requested to examine possible criteria and make recommendations to respond to this specific concern.

RESPONSE:

A review of Metro Toronto area municipalities with group home policies indicates that two utilize one or more criteria in addition to the distance requirement as follows:

- | | |
|------------|--|
| North York | - one per neighbourhood as defined in the Official Plan |
| Etobicoke | - no more than one children's home under the same sponsoring agency per middle school district |
| | - one adult home per community school |

The principle of using a ratio of group homes to geographic area and population is a logical and equitable approach. However, the manner in which this ratio is interpreted in the two examples above is not considered appropriate for Brampton for the following reasons:

- i) Neighbourhoods are not specifically defined in the Brampton Official Plan.
- ii) The two criteria selected by Etobicoke were based solely on areas of jurisdiction that were clearly understood and could be applied across the Borough. However, Etobicoke Planning Staff pointed out in their report that "children in group homes do not necessarily possess learning problems requiring specialized programs from the Board of Education nor do the various adults needing group home type accommodation require the type of activities specially provided for by the community schools."

It should further be noted that only three schools (H.F. LOUGHIN, MADOC and MASSEY STREET) are presently used as community schools. Therefore it is clear that these two particular criteria were selected for convenience but there is little rationale to support them.

An alternative approach would have to adopt a geographic unit which is applicable to Brampton, is clearly understood and is permanent (unlike school catchment areas which are frequently changed). Once this measuring unit is adopted then a ratio can be selected which reflects the differences in total population and intensity of development.

In response to these requirements it is recommended that Secondary Plan Areas as defined on Schedule 'K' in the Official Plan be adopted as the geographic units to which a ratio of group homes would be applied. There are 22 residential (or partially residential) Planning Areas in total including three rural hamlets requiring Secondary Plans.

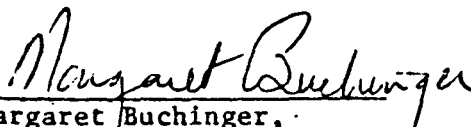
In order to deal equitably with the differences between urban and rural residential communities, between mixed use Secondary Plan Areas and purely residential Plan Areas a ratio of group homes to single detached dwelling population is recommended. A yield factor of 3.5 persons per dwelling unit applied to single family density units in table FI of the Official Plan Appendix provides the uniform estimate of final population in each Secondary Plan Area. Then a ratio of 1 group home per 1000 population or part thereof in addition to the distance restriction of 1000 feet between group homes would achieve a fair distribution throughout the City.

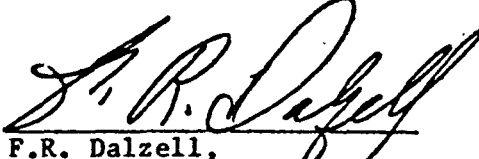
In the rural area it is unlikely that the demand for group homes will be significant as the majority of homes require urban services. However, in the recent past three homes located in the Toronto Gore. It is only reasonable to require dispersion in the rural area if the same principle is applied to the urban area. Therefore it is recommended that the area east of Heart Lake Road outside of the urban boundary and the rural estate area be considered as one geographic unit and the rural area west of the new urban boundary defined in the Official Plan be considered as a second unit (See Schedule 'K' attached). The rural hamlets of Huttonville, Tullamore and Castlemore are included in the rural area due to the relatively small capacity population. The same ratio of 1 group home per thousand population (in addition to the 1000' minimum distance requirement) would then apply to these two rural areas.

SUMMARY OF RECOMMENDATIONS:

That a ratio of one group home per 1000 population or part thereof in single detached dwellings as a maximum number of group homes in any one Secondary Plan Area or Rural Area as defined in Table I and on Schedule 'K' be adopted in addition to a minimum distance requirement of 1000 feet of the new Official Plan between group homes to ensure dispersion of group homes throughout the City.

AGREED:


 Margaret Buchinger,
 Policy Planner.


 F.R. Dalzell,
 Commissioner of Planning
 and Development.

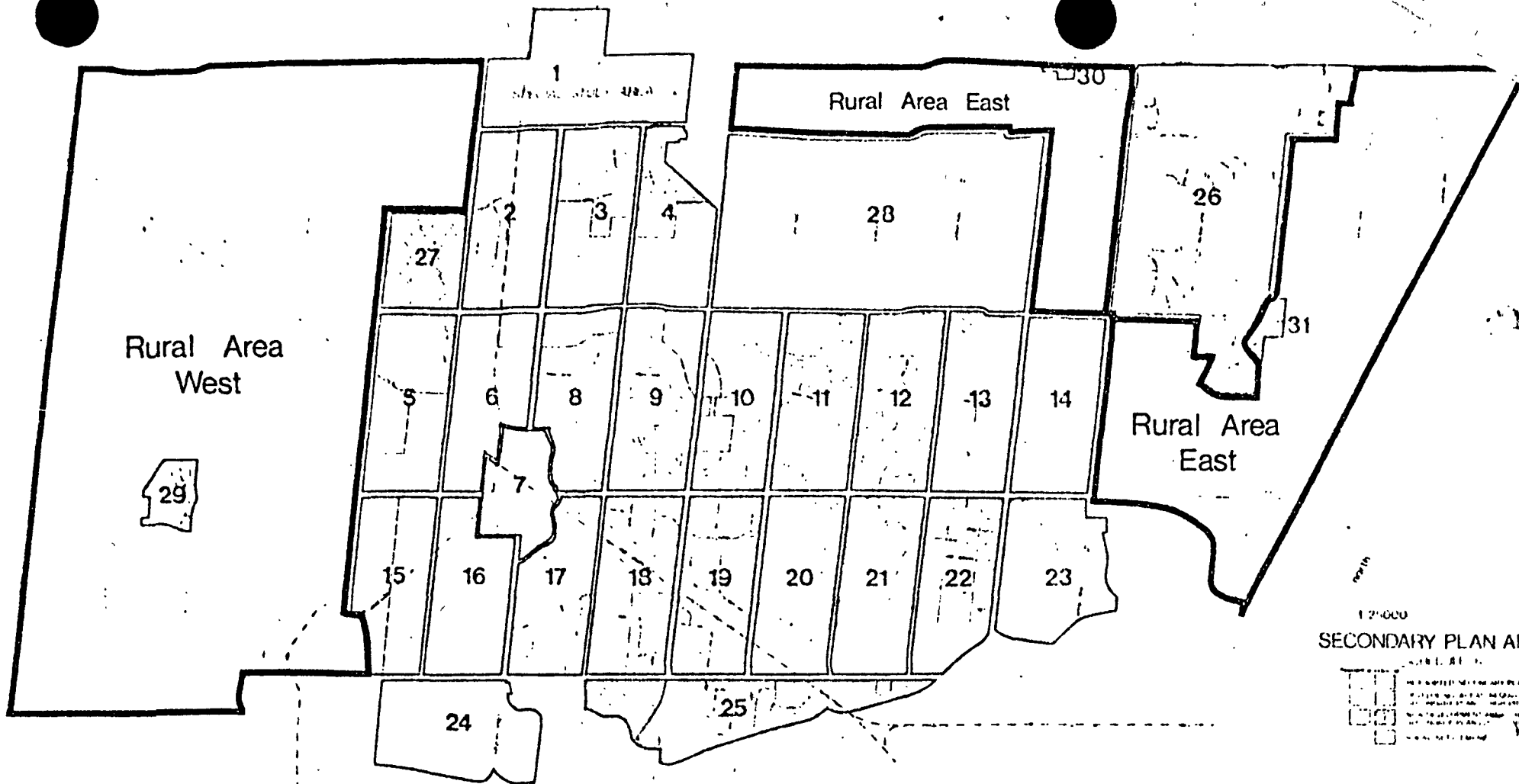
MB/kab

Table I

Single Detached Dwellings and Estimated Population
at Capacity by Secondary Plan Area

Secondary Plan Area	No. of Single ¹ . Family Density Units	Estimated Population (D.U.S. x 3.5)	Maximum No. of Group Homes
1	2690 ² .	9415	10
3	1701 ² .	5953	6
4	831 ² .	2908	3
5	1633 ² .	5715	6
6	790	2765	3
7	946	3311	4
8	1250	4375	5
9	987	3454	4
10	1827	6394	7
11	956	3346	4
12	1592	5572	6
15	1556	5446	6
16	1578	5523	6
17	2835	9922	10
20	1180	4130	5
21	1398	4893	5
24	1469 ² .	5141	6
26	1300	5915	6
28	9910 ² .	34685	35
RURAL AREA EAST	243	850	1
RURAL AREA WEST	542	1897	2

1. Lot size 3700 square feet or greater as per Official Plan.

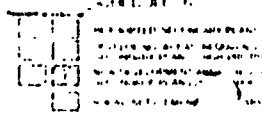


Rural Area West

Rural Area East

Rural Area East

1:24,000
SECONDARY PLAN AREA



INTER-OFFICE MEMORANDUM

I

Office of the Commissioner of Administration and Finance

TO: F. R. Dalzell (2)
FROM: R. D. Tufts
SUBJECT: Group Homes Policy

DATE: 1981 11 03
FILE: 19.5-81

- (1) Requires your attention.
- (2) Is forwarded for your information
- (3) This office will carry out the directions of Council and a copy thereof will be forwarded for your files.
- (4) * See Below.

Please refer to the directions noted and numbered above.


City Council at its meeting held on 1981 10 26 passed the following resolution:

"THAT the report from the Commissioner of Planning and Development dated 1981 10 22 re Group Homes Policy be received and further that the recommendations set out therein be adopted."


R. D. Tufts
Clerk's Assistant

RDT/sl

City of Brampton PLANNING DEPT.	
Date	10/24/1981 Rec'd.
File No.	H13.1

 113.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Administration and Finance

1981 11 03
City of Brampton
PLANNING DEPT.
Date NOV 03 1981 Rec'd.
File No. HT3.1

TO: F. R. Dalzell

RE: Group Homes Policy
Clerk's File: 19.5-81

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held October 26th, 1981:

That the report dated 1981 07 06 on the Group Homes public meetings held June 23rd, 1981 and June 29th, 1981 be received and the following recommendations approved:

1. Categories of Residences

No change in the policy.

2. Neighbourhood Review and Approval

The Secretariat for Social Development be advised that the proposed Restricted Area By-law amendments to permit group homes in all residential areas in Brampton will only be approved conditional upon agreement by the Province that neighbourhood meetings will be held to promote an open exchange of goals and expectations prior to final approval of each group home.

3. Group Homes Restricted to Single Detached Dwellings

No change to the policy.

4. Distance Requirement

Staff address the concerns of Alderman Gibson and report back to Council.

5. Group Homes in Agricultural Zones

Change the draft by-law amendment for By-law 861 and 825 to specifically exclude lands designated by The Conservation Authority as "Project Areas" as permissible for group homes.

6. Crisis Care Facilities

No change to the policy.

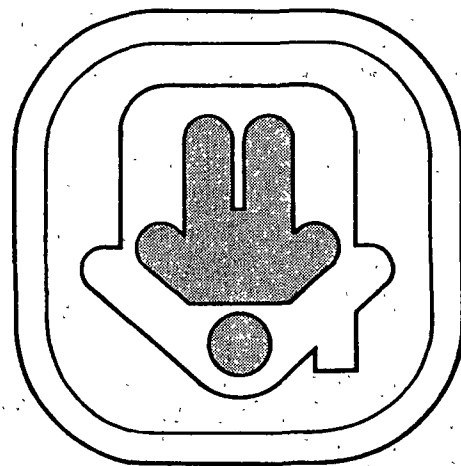
FURTHER that the Secretariat for Social Development be requested to respond to the proposal contained in Recommendation No. 2.

We assume you will write to the Secretariat for Social Development, forwarding a copy of your correspondence for our files.


R. D. Tufts
Clerk's Assistant

RDT/sl

GROUP HOMES



PLEASE SEE
INSIDE FOR MAP

CITY OF BRAMPTON PROPOSED AMENDMENTS TO THE ZONING BY-LAWS AND THE OFFICIAL PLAN TO PERMIT GROUP HOMES AND CRISIS CARE FACILITIES

The Provincial Government has adopted a policy of relocating adults and children who require limited supervision and rehabilitation from large institutions to homes in residential neighbourhoods. Family-like settings are viewed as the most humane and effective means of preparing the individual to rejoin the mainstream of responsible family and community life. Municipalities in Ontario have been encouraged to prepare policies as the basis for accepting group homes in their own communities. Participation of all municipalities is essential for the program to work effectively and equitably.

The City of Brampton approved a policy on group homes, residential care facilities and crisis care facilities on June 23, 1980. Proposed amendments to the City of Brampton's zoning by-laws and Official Plan to implement the policy are now under consideration by Council. These amendments are briefly summarized below.

GROUP HOMES

A group home is defined as a dwelling unit occupied by 3 to 10 persons inclusive of staff and receiving family, used 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.

The conditions for establishing a group home are:

1. The total number of occupants of a group home (including staff or receiving family) may not exceed 10.

2. Group homes may only be established in single detached dwellings.
3. No group home may be located within 305 metres (1,000 feet) to any other group home.
4. Adult male inmates, parolees or probationers as well as transients and addicts are not to be accommodated in group homes.
5. The group home must be similar in size and general appearance to other dwellings on the same street.

The effect of these by-law amendments is to permit homes for adults and children from Brampton, who are handicapped or experiencing temporary difficulties, to live in a supervised family setting in any residential neighborhood. Special zoning for individual group homes will no longer be required. Control on location to ensure that a group home conforms with the Brampton Group Home policy will be exercised through registration with the City.

The individual attention that is possible in a group home, compared with an institution, plays a significant role in preparing the individual to become independent and responsible. Not everyone is suited to group home living and the Province has no intention of closing down all institutions. Only those who will benefit from living in a family-like setting and those who are ready for this degree of independence are recommended for group homes. A high degree of selectivity is fundamental to the success of the program.

At the same time the group home policies of the Province and the City are formulated to protect residential neighbourhoods from an incompatible intrusion. Group homes can only be established in a particular location if the

Province is satisfied that all required community services—schools, recreation, shopping, employment, therapy are readily available and the neighborhood will not be overburdened. The home selected must be typical of the neighbourhood in size and appearance and group homes may not be concentrated in one area. The City of Brampton minimum space per person standards must also be observed to prevent overcrowding. A typical detached dwelling in Brampton could only accommodate 5-6 group home residents together with staff.

Most group homes will be needed in the urban area due to dependence on urban services. However, the policy also provides the choice of a rural location.

Group Homes will be inspected annually to ensure that they conform with all fire and safety standards and will be required to register with the City.

CRISIS CARE FACILITY

A Crisis Care Facility is defined as a place where short-term and temporary accommodation is provided for persons in emergency situations. There are no crisis care facilities in Brampton at the present time.

The Brampton policy and zoning by-law amendments will permit accommodation for individuals and families requiring emergency shelter as a result of a natural disaster or personal crisis in selected commercial areas. These are limited to highway and service commercial zones along major roads. Crisis care facilities will not be permitted in residential areas or in commercial shopping plazas.

Such a facility may occupy an existing single detached dwelling or a new building con-

structed specifically for this use. A minimum distance of 1/2 mile must be observed between a crisis care facility and a group home or other residential care facility.

RESIDENTIAL CARE FACILITIES

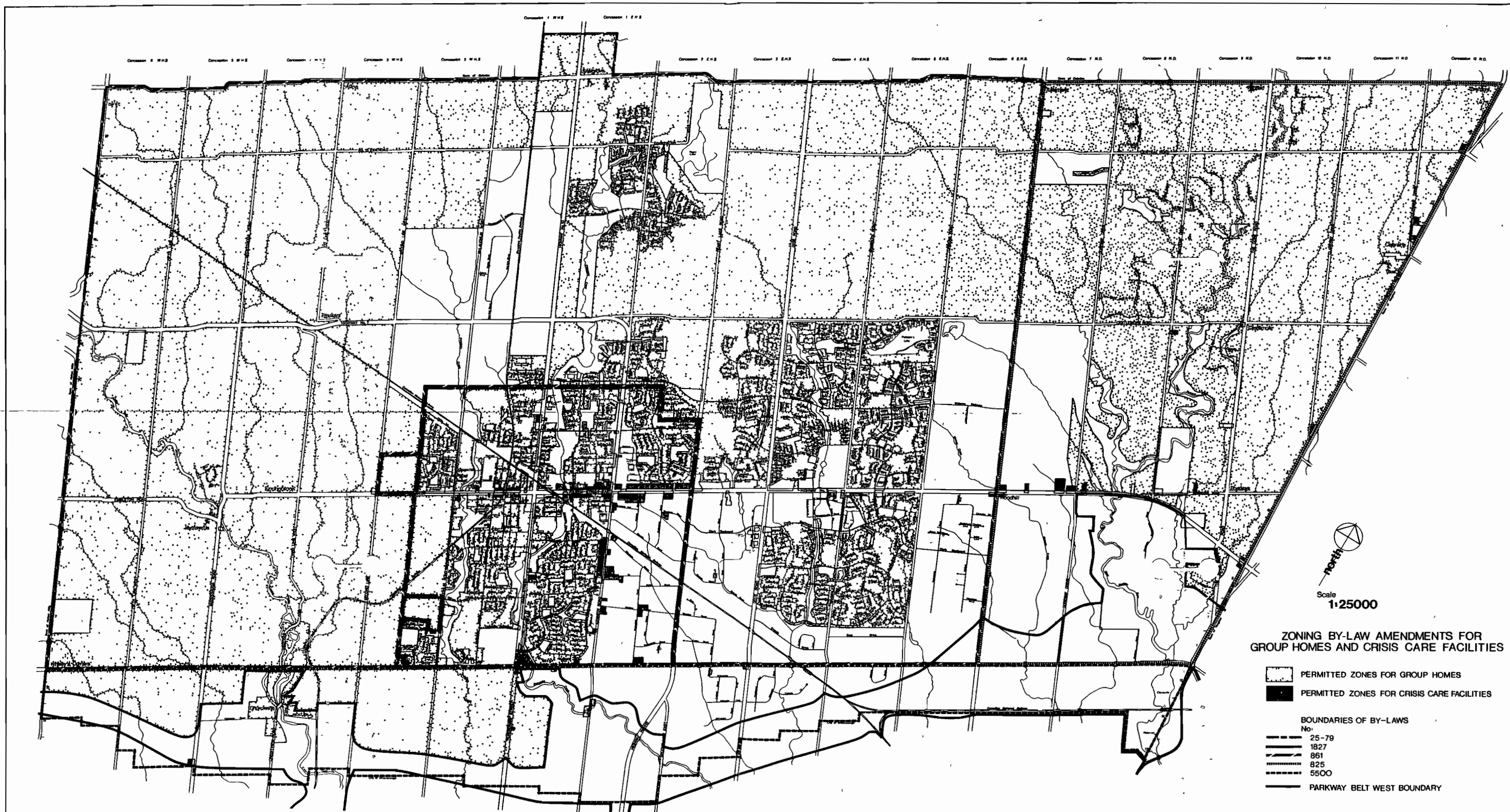
These are defined as residential facilities which accommodate more than the maximum of 10 persons permitted under the definition of a group home but of a non-crisis nature. They may accommodate any type of client including ex-offenders.

Each application will be considered on its own merits and will require a site specific zoning amendment.

This summary of the proposed by-law and Official Plan amendments together with the map showing the geographic areas where group homes and crisis care facilities will be permitted are circulated for your information. Two meetings to discuss the Brampton policies and to receive constructive comments will be held.









TUESDAY, JUNE 23, 1981
BANQUET ROOM
CIVIC CENTRE
150 CENTRAL PARK DRIVE
BRAMPTON

AND
MONDAY, JUNE 29, 1981
MAIN AUDITORIUM
CENTURY GARDENS
RECREATION CENTRE
340 VODDEN ST.
BRAMPTON



North
Scale
1:25000

ZONING BY-LAW AMENDMENTS FOR GROUP HOMES AND CRISIS CARE FACILITIES

-  PERMITTED ZONES FOR GROUP HOMES
-  PERMITTED ZONES FOR CRISIS CARE FACILITIES
- BOUNDARIES OF BY-LAWS**
- No. 25-79 
- 1827 
- 861 
- 825 
- 5500 
-  PARKWAY BELT WEST BOUNDARY