

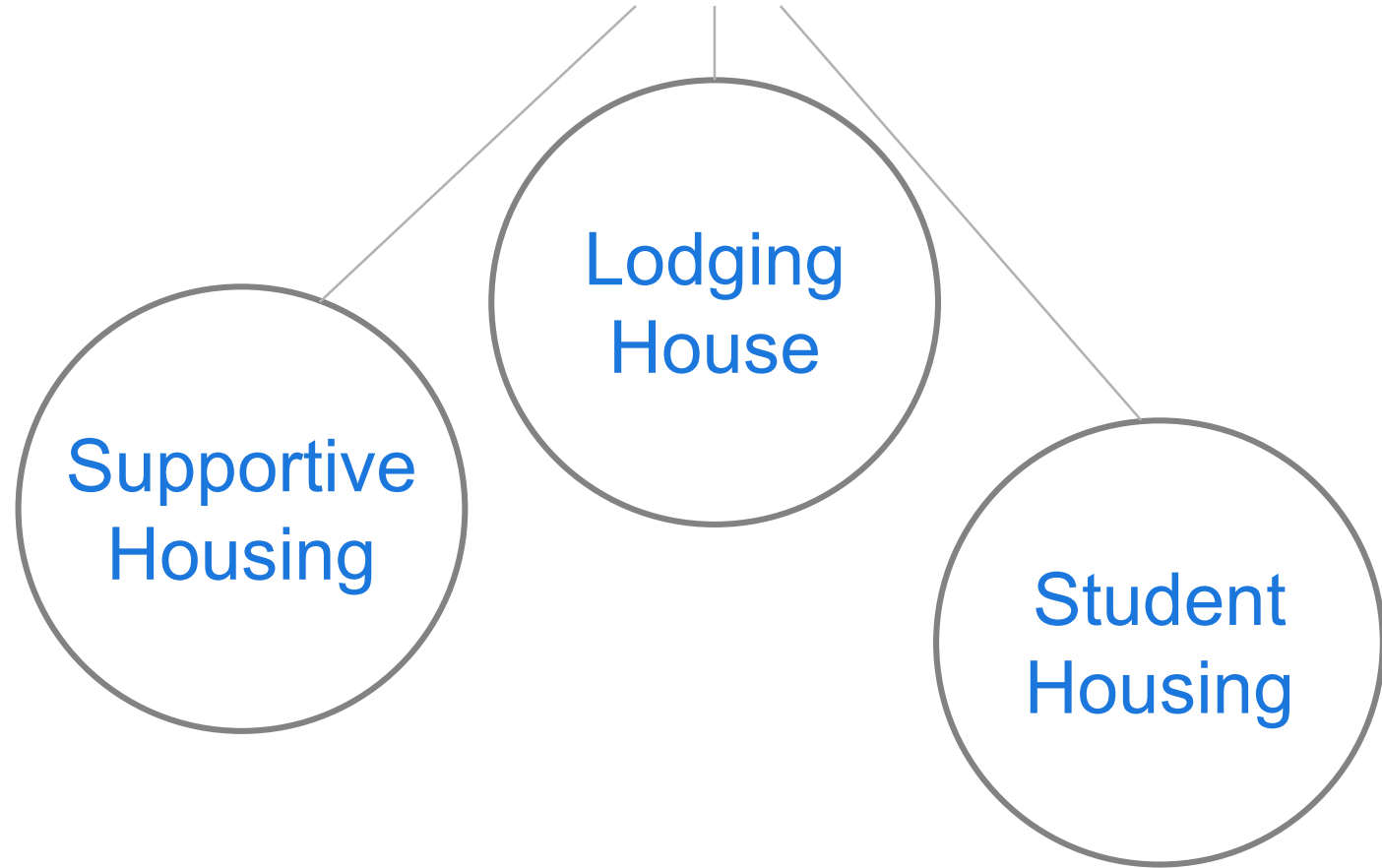
# Review of Current Housing Policy Projects

Age-Friendly Brampton Advisory Committee  
March 30, 2021





# Policy Reviews



# Supportive Housing Review

- ✓ Aligning with current 'best practices'
- ✓ Simplifying the Group Home registration process
- ✓ Providing clarity to the City's Supportive Housing definitions
- ✓ Addressing Provincial legislation and regulations (i.e. Building Code)
- ✓ Increasing the availability of supportive housing options for vulnerable populations aligning with Regional initiatives

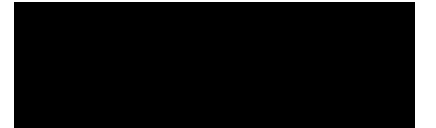
What was considered when updating our Supportive Housing policies?

- ✓ Aligning with the OHRC (Ontario Human Rights Commission) 'In the Zone', a guide outlining the human rights responsibilities of municipalities.
- ✓ Complying with Provincial legislation/regulations and required updates.
- ✓ Aligning with the Peel's Housing & Homelessness Plan.

# Supportive Housing Review

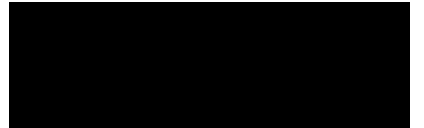
- ✓ Supportive Housing Type 1 treated the same as non-supportive housing form.
- ✓ Removing minimum separation distances and restrictions on the number of supportive housing units within a defined area.
- ✓ Public notification, public meeting and open houses being removed from the formal registration process where non-correctional supportive housing forms are permitted 'as-of-right'.

## Key Moves



What improvements (i.e. registration process, planning policies, education and awareness) can be made to improve the availability of supportive housing for vulnerable populations?

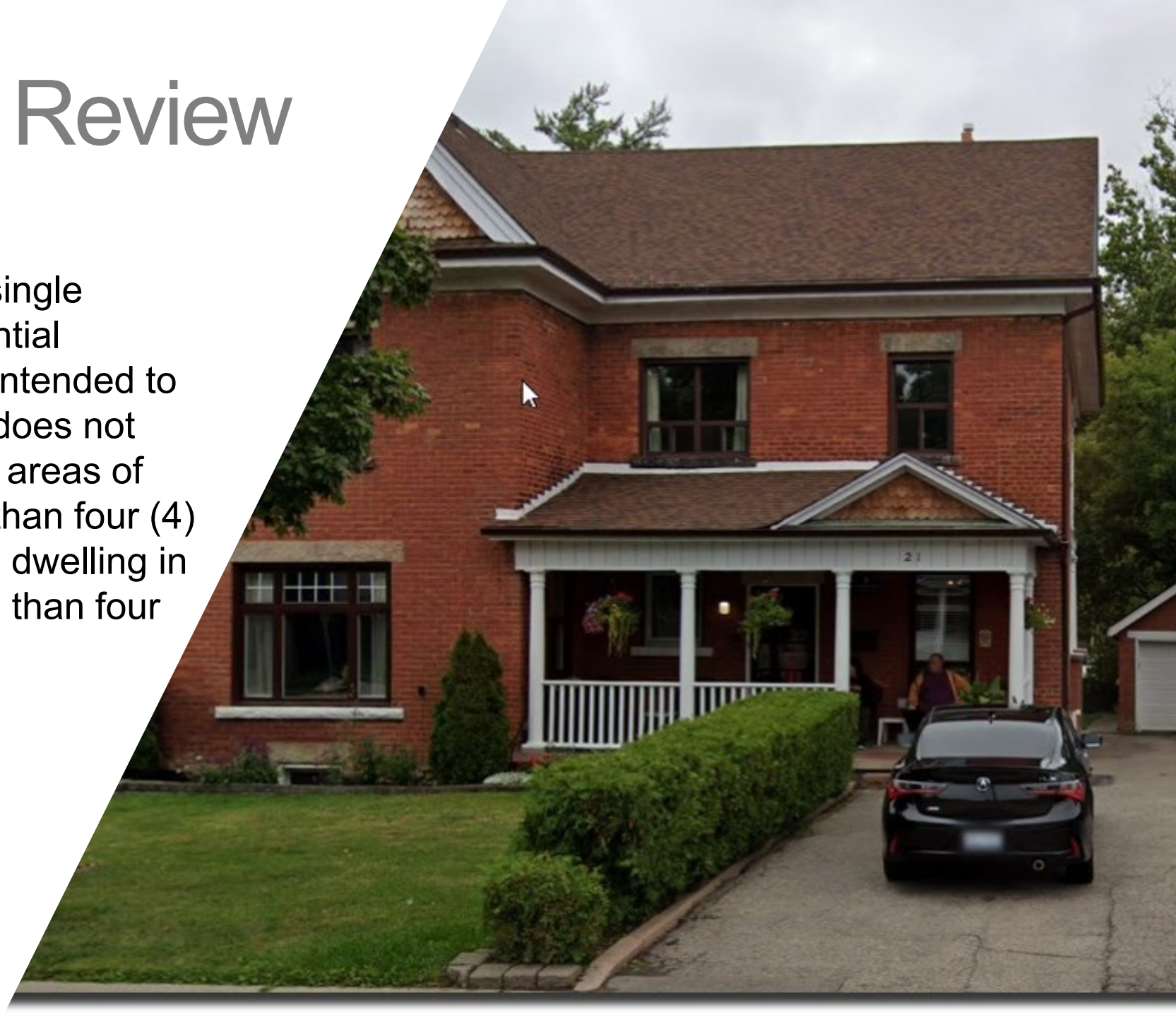
# Thoughts





# Lodging House Review

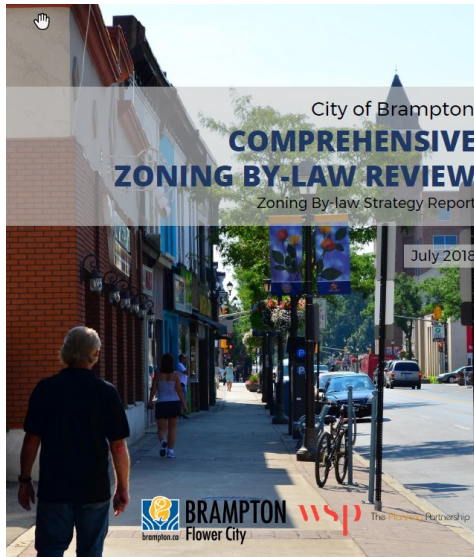
**LODGING HOUSE** shall mean a single detached dwelling in which residential accommodation is provided, or is intended to be provided in which each lodger does not have access to all of the habitable areas of the building and consists of more than four (4) lodging units; or a single detached dwelling in which lodging is provided for more than four (4) persons with or without meals.



# Lodging Housing Review

## Official Plan

4.2.1.10 The City shall permit rooming, boarding and lodging houses in residential designations, subject to zoning, licensing, and safety regulations and the ability to integrate such housing forms with the host neighbourhoods in an acceptable and appropriate manner, where such housing forms are permitted in the applicable Secondary Plan.



Parent zones that currently list a lodging house as a permitted use, subject to the requirements and restrictions of Section 10.15

R2B(1)

R4A

R4A(1)

R4A(2)

R4A(3)

R4B

CRC

DC

## Section 10.15 Provisions

- Single detached dwelling (whole or part)
- 305 meter separation distance
- Complying with the requirements of the Lodging House Licensing By-Law
- Parking requirements: 2 spaces for the proprietor and 0.5 space for the lodger







# Lodging Housing Review

## Quick Facts

*How many are licensed  
in the City?*

**13**

*Complaints received in  
2020?*

**596**

*Increase of complaints  
from 2015 to 2020*

**10 x**

## Current Situation

### Lodging Housing Complaints (from 311)

2015	59
2016	113
2017	171
2018	409
2019	677
2020	596
2021	108 (as of March 12 <sup>th</sup> )

# Purpose of Lodging Houses

- ✓ Fills a critical gap in the housing supply for people with lower incomes who are unable to afford conventional housing.
- ✓ Provides safe, well-maintained and affordable places to live.
- ✓ Aligns with key initiatives:
  - Housing Brampton (underway)
  - Brampton 2040 Vision (Vision 5: Social Matters and Housing)
  - Ontario Human Rights Commission
  - Universal Declaration of Human Rights (Article 25 – the right to a standard of living adequate for health and well-being which includes access to housing)

What to consider when developing policies and regulations?

- ✓ OHRC recommends using existing health/safety and occupancy standards
- ✓ Compliance with Building & Fire Codes
- ✓ Enforcement measures
- ✓ Creating inclusive communities

# Options for Regulations

- ✓ Expanding the number of parent zones in the Zoning By-Law to permit lodging houses.
  - ✓ Allowing lodging houses in specific geographic areas with unique defined criteria.
  - ✓ Permitting lodging houses city-wide with zone specific requirements (i.e. maximum number of lodgers and parking space requirements).
  - ✓ Developing a city-wide classification based on eligibility criteria (i.e. dwelling type, number of occupants, etc.).
  - ✓ Coordinating with By-Law Enforcement, Fire & Emergency Services to review/enhance enforcement and compliance measures.
  - ✓ Continuing the City's annual licensing system with enhancements to improve the program.
- ✓ Limiting the number of lodgers (based on the number of bedrooms – 2 people per bedroom) in compliance with Building & Fire Code
  - ✓ Considering a city-wide approach through a tiered classification system (i.e. Lodging House Tier 1 – maximum of 6 lodgers permitted in all residential designations based on specific criteria; Lodging House Tier 2 – to a maximum between 10 to 12 lodgers permitted in higher density residential designations based on site-specific criteria)
  - ✓ Dwelling type (expanding beyond single-detached dwellings)
  - ✓ Not permitted in a two-unit dwelling



Do you see any other opportunities to incorporate lodging houses or other forms of housing for low-income households into neighbourhoods and improve the current situation?

**Thoughts**



# Student Housing Review



# Student Housing Review

- ✓ Meeting with Post-Secondary Institutions



**Building  
Relationships**



# Student Housing Review

- ✓ Interest in creating an Advisory Committee in Q2/Q3 2021
- ✓ Potential discussion topics – Share Potential Assets (i.e. Transit, Libraries, other public amenities), Housing, Health & Safety
- ✓ Public Safety and well-being of students/renters (i.e. Fire & Property Standards inspections)
- ✓ Challenges: Capturing an accurate number of domestic/international students living in Brampton and how it relates to the number of illegal lodging houses
- ✓ Exploring tech solutions to help students find safe housing (i.e. *Uniplaces* home sharing platform – worldwide & potential linkage to our two-unit registration program)

## International student safety top of mind after weekend house fire in Thunder Bay, Ont.



More coordination needed to educate students and landlords about bylaws

[Logan Turner](#) · CBC · Posted: Jul 04, 2019 2:31 PM ET | Last Updated: July 4, 2019



Vignesh Viswanathan is the president of the student union at Confederation College in Thunder Bay, Ont. (Student Union of Confederation College Inc.)

What area(s) could the Advisory Committee explore to make a meaningful impact on student related issues?

**Thoughts**

# Questions and Comments

Project Lead

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*Thank  
you*

