# Supportive Housing

Policy Review - Recommendations

Planning and Development Committee October 18, 2021





### Discussion

- 1. Overview/Purpose of the Supportive Housing (SH) Policy Review
- 2. Public/Stakeholder Consultation
- 3. Benchmarking
- 4. Key Recommendations





# Overview/Purpose of SH Policy Review

- ✓ <u>Objective</u> To update the City's Supportive Housing policies to align with the recommendations from the Ontario Human Rights Commission, Provincial legislations and current 'best practices'.
- ✓ September 2019 Planning Committee directed staff to review the City's policies and regulations with respect to supportive housing, particularly Group Homes, to ensure the policies and provisions have regard for Provincial legislation and regulatory bodies.
- ✓ November 20, 2019 Council passed Interim Control By-Law (ICBL) 286-2019 to prohibit all lands, buildings and structures in residential zones within Area 10 of Schedule A (Zoning By-Law 270-2004) from being used for a supportive housing facility, including Group Home Types 1 & 2.
- ✓ January 2020 WSP was retained to undertake the review of the City's supportive housing policies.
- ✓ November 2020 Completion of WSP's Supportive Housing Policy Review.



## Public & Stakeholder Consultation

- ✓ Two stakeholder consultation sessions held October 8, 2019 & February 27, 2020 (in-person)
- ✓ Three Public Open Houses held March 11, 2020 (in-person) & July 29, 2020 (two virtual sessions)
- ✓ Statutory Public Meeting December 7, 2020 (virtual)



#### OHRC

## In the zone: Housing, human rights and municipal planning

- Group Home defined term
- 400 meter separation distance
- 6 to 8 residents up to 10 in certain areas
- Registration required
- Open house held (120 meter mailing radius

- Removing arbitrary caps placed on the number of residents and homes in wards
  - Removing separation distance requirements
  - Not requiring a public meeting when the use is permitted 'as-of –right' in the zoning
  - Removing zoning by-laws that restrict affordable housing opportunities for vulnerable groups

#### 2003 Ajax

Permitted in all

(Type A)

distance

Residential zones

300 meter separation

Registration required

#### 2005 Burlington

- 2007 Mississauga
- Group Home defined term
- 800 meter separation distance
- Maximum 8 residents
- Permitted in a detached dwelling (Residential zone)
- Zoning certificate of Occupancy required

#### 2013 Toronto

- Group Home defined term
- No separation distance
- Permitted in all residential zones within • detached and semidetached dwellings
- Registration required in •
   Etobicoke and
   Scarborough

#### 2014 Oakville

- Group Home defined term
  No separation
  distances
  Group homes
  permitted in all
- residential zones 3-10 residents

#### 2018 Waterloo

- Group Home defined term
- Permitted in single and semi-detached
- No separation distance
- 3 to 6 residents (3-8 correctional use)
- Zoning Certificate required



3 to 10 residents

#### **Positive Steps Moving Forward**

### Recommendations

#### Official Plan

- ✓ Replacing 'Group Home Type 1 & 2' definitions with 'Supportive Housing Residence Type 1 & 2'.
- ✓ Amending the number of residents in a 'Supportive Housing Residence Type 1' (Group Home Type 1) from 4 - 6 individuals to 3 -10 individuals to align with the Group Home definition in the *Municipal Act*.
- ✓ Adding 'Residential Care Home' to capture supportive housing for more than 10 individuals (i.e. Long-Term Care Homes, Rest Homes, Retirement Homes, Supportive Housing Facilities).
- ✓ Deleting the 'Auxiliary Group Home' definition.

# Proposed Policy Amendments

## Recommendations

#### **Zoning By-Law**

- ✓ Replacing 'Group Home Type 1 & 2' definitions with 'Supportive Housing Residence Type 1 & 2'.
- ✓ Adding 'Residential Care Home' to capture supportive housing for more than 10 individuals (i.e. Long-Term Care Homes, Rest Homes, Retirement Homes, Supportive Housing Facilities).
- ✓ Removing the 120-meter separation distance requirement and maximum number of group homes per Planning Area as shown in Schedule D.
- ✓ Permitting a 'Supportive Housing Residence Type 1' in other dwelling types, in addition to single detached.

# Proposed Policy Amendments

## Recommendations

#### Registration Requirements

- ✓ Removing the open house and public notification requirement when a 'Supportive Housing Residence Type 1 & 2' is a permitted use.
- ✓ Removing the requirement of the group home operator to meet with the area Councillors.
- ✓ Permitting 3 to 10 individuals in a Supportive Housing Residence Type 1.

# Proposed Policy Amendments



Project Lead

Mirella Palermo, Policy Planner

Planning, Building & Economic Development

www.brampton.ca/supportivehousing

