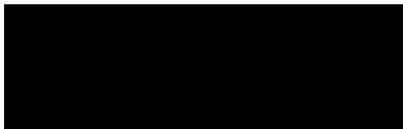


Supportive Housing

Policy Review - Recommendations

Planning and Development Committee
November 1, 2021



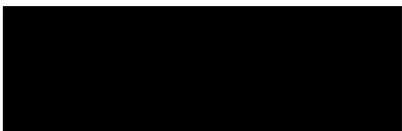
Discussion

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



Overview/Purpose of SH Policy Review

- ✓ **Objective** – 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.

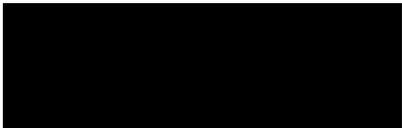


Why are Group Homes needed?

- ✓ Region of **Peel Housing and Homelessness Plan, 'Home for All'** (2018 to 2028) completed a housing needs assessment and identified 50% of demand was unmet for supportive housing following analysis of census data of low to middle-income households. The plan notes that Brampton needs to provide 82 units annually to meet the demand of supportive housing required over the 10-year period.
- ✓ Strategy 5 of the **Region's Housing and Homelessness Plan** identifies working with municipalities to remove barriers to increase the supply of supportive housing.
- ✓ **Housing Brampton Strategy and Action Plan** (May 2021) Principle 7.3 – Incorporate Equity, highlights the importance of aligning with the Ontario Human Rights (OHR) Code to protect from discrimination in five social areas, including housing. When Municipal By-Law and OHR Code conflict, the Code takes precedence. Equitable policies to be included 'as-of-right' for affordable and supportive housing throughout the City in all neighbourhoods.
- ✓ **Housing Brampton Plan** Recommendation 9.3.3 – As-of-Right Permissions for a Variety of Housing Options notes the City's zoning will include clear and updated definitions / regulations of various housing options, including 'as-of-right' permissions for emergency, supportive and transitional housing.

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)



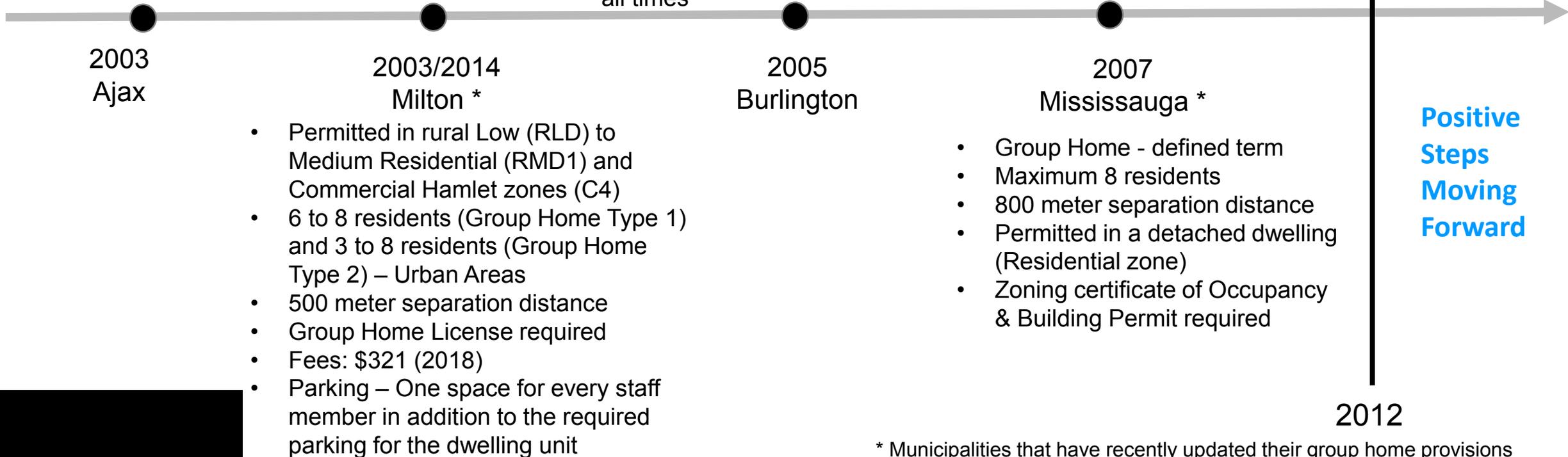
Benchmarking

OHRC

In the zone: Housing, human rights and municipal planning

- Group Home A & B (Correctional) Classification - 3 to 10 residents
- Type A permitted in Residential zones R1-A, R1-B, R1-C; Type B requires site-specific permissions
- 300 meter separation distance
- License required
- Fees: \$75 (2020)
- Parking – Two spaces, plus the requirements of the dwelling

- Group Home - defined term
- 6 to 8 residents, exclusive of staff – up to 10 residents outside the Urban Improvement Area boundary
- Permitted in a dwelling unit, apartment buildings over 3 storeys (one group home for every 30 units and one per floor)
- 400 meter separation distance
- Registration required
- Fees: \$255 initial registration; Renewal \$51 (2020)
- Public Information Meeting Required
- Parking – Minimum of two parking spaces accessible at all times



OHRC Recommendations

- 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

- Group Home – defined term
- Class A – 3 to 6 residents; Class B – 3 to 8 residents
- Permitted in single and semi-detached, occupying the entire dwelling
- No separation distance
- Zoning Certificate required
- Fees: \$420 plus (depending on class and number of residents); Renewal - \$218 plus (depending on class and number of residents)
- Parking – One space per employee in addition the parking required for the residential building
- Permitted in all residential zones, in a detached dwelling only
- Cap on the number of residents removed (max. 8 residents previously)
- No separation distance (800 meter removed)
- Zoning Certificate of Occupancy & Building Permit Req'd
- Fees: Zoning Occupancy \$500/ Building Permit \$169 (2021)
- Parking not specified (previously two spaces)

2013
Toronto

- Group Home - defined term
- No separation distance
- Permitted in all residential zones within detached and semi-detached dwellings occupying the entire building
- Group Home license required
- Parking – minimum of two spaces of which must comply to the zone and building type

2014
Oakville

- Group Home - defined term
- 3-10 residents
- No separation distance
- Group homes permitted in all residential zones
- Group home registration required
- Fees: \$97 registration/ annual renewal (2021)

2018
Waterloo

- Referred to as Shared Housing - up to 10 residents
- No separation distance (500 meters removed)
- Allowed in all zones where residential uses are permitted
- Parking: One space per each staff member working a shift, plus required parking for the dwelling unit type

2019
Milton

2021
Mississauga

2012

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

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Planning, Building & Economic Development

www.brampton.ca/supportivehousing

thank you