

Attachment 10: Supportive Housing Review and Zoning Bylaw Recommendations

1. Purpose

Council directed that staff consider as of right permissions for supportive and affordable housing in the Comprehensive Zoning Bylaw at the July 13, 2022, statutory public meeting.

That staff consider including a review of "as of right permissions" for supportive and affordable housing in the zoning bylaw through the 2023 Affordable Housing Review Project.

The review of supportive housing is considered within the scope of the Comprehensive Zoning Bylaw Review and recommendations have been put forward in the final proposed bylaw for Council's consideration.

Affordable housing permissions and potential regulations will be reviewed through the Affordable Housing Strategy update in 2023/24 and any zoning recommendations from the strategy will be incorporated into the zoning bylaw as a future update.

The purpose of this review is to provide background information, Provincial, County and City policy and review other municipal practices related to supportive housing. This paper provides rationale for the recommended approach to supportive housing in the proposed new Zoning Bylaw.

2. Background

Currently, the existing Zoning Bylaw (1995)-14864 does not allow supportive housing as of right. As a result, supportive housing development applications require zoning bylaw amendments on a site-specific basis.

The general intent and purpose of permitting supportive housing as of right is to facilitate the City's goals of providing an appropriate range and mix of housing options, and to remove barriers for people who have specific housing needs beyond economic needs.

3. Policy Review

Provincial Policy Statement (PPS), 2020

Planning authorities are required to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including **special needs** requirements and needs arising from demographic changes and employment opportunities.

Special needs is defined in the PPS as any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

In addition, Section 4.4 of the PPS states this Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow, Growth Plan for the Greater Horseshoe notes the importance of creating complete communities with access to transit networks, protected employment zones and an increase in the amount and variety of housing available. Section 2.2.6, Housing, identifies the need for municipalities to support a diverse range and mix of housing options and needs to meet the needs of current and future residents. This includes aligning land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011.

The Planning Act

Section 34 of the Planning Act sets out the powers of municipalities to pass zoning by-laws to regulate matters including the use of land (e.g. residential, commercial, industrial), and standards associated with land uses such as location, size, setback and parking requirements.

Section 35(2) of the Planning Act does not allow municipalities to pass zoning by-laws that distinguish between people who are related and people who are unrelated in respect of the occupancy or use of a building.

Ontario Human Rights Commission (OHRC)

The OHRC provides a guideline called "In the zone" Housing, human rights and municipal planning", 2011, which outlines the human rights responsibilities of municipalities in housing. The Human Rights Code (the "Code") prohibits actions that discriminate against people based on a protected ground (eg. disability, age, receipt of public assistance) in a protected social area (eg. housing).

Affordable, supportive and group housing – with or without support workers – are residential uses. As such, supportive housing should be zoned a residential use. The OHRC does not support zoning such living accommodations as businesses or services, because these zoning categories can subject the people who live in the housing to higher levels of scrutiny and expectations than do other forms of residential housing.

The Code is 'quasi-constitutional', meaning it has prevalence over provincial and municipal legislation. Unless a legislation states it operates despite the Code, in instances where the Code and municipal bylaw conflict, the Code takes precedence.

Housing Services Act, 2011

The Housing Services Act outlines the provincial commitment to affordable and social housing. It clarifies the housing roles and responsibilities of municipalities and helps them to set municipality-specific priorities for affordable housing, social housing, housing for persons with disabilities, and preventing homelessness. Special needs housing is defined in this Act.

County of Wellington Policy

As the Service Manager for Guelph-Wellington, the County of Wellington is responsible for the delivery and administration of provincially mandated social and affordable housing programs. Supportive housing is included within this umbrella. Defined terms are as follows.

Permanent Supportive (or Supported) Housing means: Combines rental assistance with individualized support services for people with high needs related to physical or mental health, developmental disabilities or substance use.

The following provides a more fulsome definition as provided in the County's Housing Continuum and Glossary of Housing Terms.

Supportive Housing/ Permanent Supportive Housing means: without limits on the length of stay, this housing combines independent housing options with common spaces while also providing access to individualized, flexible and voluntary supports. Support services could include social services, health supports, provision of meals, social and recreational activities with a focus on addressing needs and maintaining housing stability. Supports are typically provided by on-site staff and can be accessed 24 hours/7 days a week.

Transitional Housing means: Facilities that are targeted to those in need of structure, support and/or skill building, in order to move from homelessness to housing stability and ultimately prevent a return to homelessness. They provide support services such as counselling, job training and placement, community activities, and help with life skills. Accommodation is temporary (time limited). Residents can typically stay up to a maximum of three years; the maximum stay is specified in the service agreement with the CMSM or Service Provider (e.g. CMHA).

Housing and Homelessness Plan (HHP) - A Place to Call Home

The County's housing and homelessness goals are outlined in the Housing and Homelessness Plan (HHP) - A Place to Call Home. Under the Housing Services Act, 2011 the County of Wellington is responsible for developing, approving and overseeing the implementation of this 10-year strategy, that will be reviewed every 5 years. The County has an objective to offer a comprehensive range of supportive

housing options for residents with complex needs due to aging, disabilities, mental health issues and addictions.

In 2021 the County initiated the development of a transitional supportive housing project for 65 Delhi Street in partnership with the City of Guelph. This will bring up to 28 transitional housing units with 24/7 staff and onsite health and social supports for people in our community experiencing chronic homelessness.

4. City of Guelph Official Plan Policy, 2022 Consolidation

Supportive Housing is not explicitly defined in the City's Official Plan. The Official Plan uses the term **special needs housing** to align with the Provincial Policy Statement.

Special needs housing means (updated by OPA 80): Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly older persons. For the purposes of this Plan, it also includes group homes, emergency shelters, special care facilities for persons with disabilities and housing for seniors (rest homes, palliative care, nursing homes).

Section 9.2.2 (1) states Special Needs Housing shall be permitted in designations where residential uses are permitted;

(2) The city in conjunction with the County, Provincial and Federal governments will support the development and retention of **special needs housing** throughout the city;

(3) Group homes shall be permitted in all areas of the city where residential uses are allowed in accordance with the policies of this Plan, and provided that:

- i. Adequate residential amenities and services are available nearby; and
- ii. In instances where a group home is located within a residential designation, it is of a size and land use character, which is similar to, or compatible with the existing area.

(4) The Zoning Bylaw will specifically define the various types of **special needs housing** and will establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site development; and

(5) Where an amendment to the Zoning Bylaw is required to permit **special needs housing**, such amendments will consider:

- i. The nature of the proposed use and its compatibility with the immediate neighbourhood;
- ii. The objective of community integration;
- iii. The existing Zoning By-law regulations;
- iv. Specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and
- v. Access to community facilities such as education, public transit and recreation.

5. City of Guelph Affordable Housing Strategy, 2017

The Affordable Housing Strategy addresses municipal requirements under the Provincial Policy Statement and the Provincial Growth Plan. It builds on the City's Official Plan, which establishes a framework for planning for a range and mix of housing types and densities, through appropriate land use designations and supporting policies.

The City's Affordable Housing Strategy is meant to complement rather than duplicate the Ten-Year Housing and Homelessness Plan, by ensuring that, where appropriate, complementary and value-added strategies are developed.

The Affordable Housing Strategy focuses on affordable private market rental and home ownership housing.

6. Draft Zoning Bylaw Regulations, July 2022

The draft Zoning Bylaw, released in July 2022 includes a number of special needs housing uses and permitted zoning. These include:

- Emergency shelter, regulated under Section 4.26 (D.1)
- Group home, regulated under Section 4.24 (RL.1, RL.2, CMUC, MUC, NCC, MOC, D.1, D.2, I.1, I.2)
- Hospice (RL.1, RL.2, D.1, D.2, I.1)
- Long term care facility (RL.4, RM.5, RM.6, RH.7, CMUC, MUC, NCC, MOC, D.1, D.2, I.1)
- Retirement residential facility (RL.4, RM.5, RM.6, RH.7, CMUC, MUC, NCC, MOC, D.1, D.2, I.1)
- Supportive housing (site-specific zones)

Definitions

Emergency shelter means a facility which provides lodging and services to meet the needs of people experiencing homelessness.

Group home means a premises used for specialized or group accommodation for residents with 24 hour supervision that is licensed, approved or supervised by the Province of Ontario under a general or specific Act, but does not include a day care centre.

Hospice means a premises where terminally ill patients receive palliative care treatment in a homelike setting.

Long term care facility means a premises regulated by the Ontario Long-Term Care Homes Act, 2007, that provides residential accommodations and a broad range of personal care, support and health services to meet the physical, psychological, social, spiritual and cultural needs of persons.

Retirement residential facility means a premises providing accommodation primarily for retired persons or persons who require services in a semi-independent living environment, support and health services may be provided which may include accessory personal service, retail and recreational uses for the residents, but does not include a long term care facility or hospital.

Supportive housing means the use of a building with dwelling units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

Existing supportive housing site-specific zones:

Address	Site-specific definition	Site-specific regulations
65 Delhi Street	Supportive housing shall be defined as the use of a building with dwelling units, or suites or bedrooms in a shared setting, to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training. Supportive Housing does not include a lodging house type 1 or lodging house type 2.	<ul style="list-style-type: none"> • That the minimum lot frontage be 12 metres, where 15 metres is required (as measured from Eramosa Road) • To permit a maximum front yard setback of 42 metres where 6 metres is required • To permit a rear yard of 2 metres where a minimum of half the building height of 7.5 metres is required. • To permit 23 parking spaces in the front yard, where no parking is permitted in the front yard in the standard R.4D zone. • To permit a maximum of 36 bedrooms for the supportive housing use.

		<ul style="list-style-type: none"> To permit a minimum of 15 parking spaces, where the standards zoning would calculate parking based on the number of dwelling units.
85-89 Willow Road/20 Shelldale Crescent	Supportive Housing shall mean the use of a building with dwelling units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counselling, educational services and life skills training.	<ul style="list-style-type: none"> Frontage is permitted to be provided on a private laneway. Front yard shall be measured from the lot line which abuts the lane on the property municipally known as 20 Shelldale Crescent minimum side yard shall be 5.0 metres. minimum rear yard shall be 3.5 metres. maximum building height shall be 5 storeys, and in accordance with Sections 4.16 and 4.18. A minimum of 8 parking spaces shall be provided. Parking shall be permitted within the required front yard. A maximum of 32 dwelling units shall be permitted.
721 Woolwich Street	Supportive Housing shall mean the use of a building with dwelling units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counselling, educational services and life skills training.	<ul style="list-style-type: none"> minimum front yard shall be 1.5 metres. minimum exterior side yard shall be 4.9 metres the minimum rear yard shall be 6.3 metres the maximum building height shall be 1 storey, and in accordance with Sections 4.16 and 4.18. a minimum of 13 parking spaces shall be provided. A maximum of 32 dwelling units shall be permitted.
780 York Road	Support Care Bachelor Units shall mean a group of self-	Permitted uses

	<p>contained bachelor units including a common room designed for single adults and supervised as a residential care facility.</p> <p>Common Room shall mean a meeting room designed for the promotion of social and leisure activities for the residents and staff associated with the support care bachelor units.</p>	<ul style="list-style-type: none"> • A maximum of 14 two and three bedroom Townhouse units • A maximum of 24 support care bachelor units • A common room <p>Site-specific regulations:</p> <ul style="list-style-type: none"> • Minimum floor area (per dwelling unit) 33.5 m² for support care bachelor units. • Minimum front yard 7.5 metres from Cityview Drive. • No more than 32% of the lot area shall be covered by buildings or structures. • Minimum private amenity area <ul style="list-style-type: none"> ○ a) A private amenity area shall not be required for the supervised bachelor units. ○ b) Despite Section 5.3.2.5.1 c), private amenity areas for single storey townhouse units may be a minimum of half the width of the unit. ○ c) Despite Section 5.3.2.5.1 d), private amenity areas for townhouse units may be located within the required side or rear yards. • Off-Street Parking <ul style="list-style-type: none"> ○ a) off-street parking spaces shall be provided for each of the townhouse dwelling units. ○ b) one parking space shall be provided for every 4 units for the
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		<p>support care bachelor component.</p> <ul style="list-style-type: none"> ○ c) outdoor parking spaces shall be permitted no closer than 1 metre from any lot line or street line. ○ d) Despite Section 4.13.2.2.2, parking spaces shall be permitted within the required York Road setback area. <ul style="list-style-type: none"> • The minimum distance between any two buildings shall be 4 metres.
<p>185-187 Bristol Street</p>	<p>For the purposes of this zone, supportive housing shall mean the use of a building with dwelling units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training. (definition proposed to be deleted in the new zoning by-law)</p>	<p>Permitted uses</p> <ul style="list-style-type: none"> • Supportive Housing • Accessory Uses in accordance with Section 4.23 <p>Site-specific regulations:</p> <ul style="list-style-type: none"> • Maximum number of dwelling units- 9 • Minimum side yard- 2.5 metres • A minimum of 7 parking spaces shall be provided • The minimum exterior parking space dimensions shall be 2.5 metres by 5.5 metres for a maximum of 6 parking spaces. • The minimum side yard parking area setbacks shall be 0 metres. The minimum rear yard parking area setbacks shall be 0.7 metres. • The minimum surface driveway setbacks shall be 1.2 metres from a building entrance or any window of a habitable room.

		<ul style="list-style-type: none"> The minimum front yard setback shall be 2.5 metres.
18 Norwich Street East	None	<p>Permitted uses All uses permitted by Table 6.3.1.1 D.2 zone and the following:</p> <ul style="list-style-type: none"> Emergency shelter <p>Site-specific regulations:</p> <ul style="list-style-type: none"> No off-street parking shall be required for an emergency shelter
229 Dublin Street (site-specific proposed to be deleted)	None	<p>Permitted uses A maximum of 72 senior citizen's apartment units, a superintendent's dwelling unit and social and service facilities for the residents.</p> <p>Site-specific regulations:</p> <ul style="list-style-type: none"> Maximum building height is 3 storeys or 11.5 metres No minimum front yard is required Minimum 5.5 metre rear yard Minimum 12 parking spaces with access from Norwich Street A 1.5 metre wide buffer strip shall be provided along the complete northeasterly boundary of the site Maximum density of 274 units per hectare Minimum 0.5 metre side yard setback Minimum 4.57 metres exterior side yard setback Minimum 19% of lot area is required to be landscaped open space A minimum of 13 m² of common amenity area per

		dwelling unit shall be provided
165 Cole Road (site-specific proposed to be deleted)	None	<p>Permitted uses</p> <ul style="list-style-type: none"> • Seniors' apartments • Seniors' rest home • Nursing home <p>Site-specific regulations:</p> <ul style="list-style-type: none"> • Maximum density of 142 units per hectare • Off-street parking for seniors' apartments – 0.4 spaces per apartment unit • Off-street parking for seniors' nursing home or rest home – 0.2 spaces per bed

7. Comparison of Other Municipal Standards

Staff reviewed Kitchener, Brampton, Kingston, Vaughan and Edmonton as comparator municipalities. These municipalities were chosen due to similar population size and located within the outer ring of the GTA (with exception of Edmonton). City of Edmonton was chosen as the city recently reviewed its supportive housing provisions.

City of Kitchener (2019-051)

Summary of Zoning Bylaw Supportive Housing Provisions

	Residential Care Facility, Small
Definition	means the use of a building that is occupied by 3 to 8 persons, exclusive of staff, who are provided personal support services on a temporary or permanent basis in a supervised group setting and can include one or more amenity areas such as common dining, lounge, kitchen, and recreational area. A small residential care facility can include a correctional group home, group home, and retirement home.
Zones Permitted	<ul style="list-style-type: none"> • 3-8 occupants; provisions in accordance with the respective residential zone and dwelling type • Permitted in low, mid and high density residential zones (RES-2,-3,-4,-5,-6,-7); mixed-use; urban growth centre; institutional
Vehicle Parking Requirement	All permitted zones: 2 spaces per facility
Bicycle Parking Requirement	n/a

	Residential Care Facility, Large
Definition	means the use of a building that is occupied by 9 or more persons, exclusive of staff, who are provided personal support services on a temporary or permanent basis in a supervised group setting and can include one or more amenity areas such as common dining, lounge, kitchen, and recreational area. A large residential care facility can include a correctional group home, group home, and retirement home.
Zones Permitted	<ul style="list-style-type: none"> • 9 or more occupants; provisions in accordance with residential zone for multiple dwellings • Permitted in low, mid and high density residential zones (RES-5,-6,-7); mixed-use zone; urban growth centre; institutional
Vehicle Parking Space Requirement	<ul style="list-style-type: none"> • Urban growth centre: No minimum; maximum (1 space per 92m² GFA) • All other permitted zones: minimum (1 space per 92m² GFA); maximum (1 space per 70m² GFA)
Bicycle Parking Space Requirement	<ul style="list-style-type: none"> • Class A: ranging from a minimum of 1 stall per 110m² to 710m² GFA. No maximum. • Class B: 2, or 6 if greater than 550m² GFA for all permitted zones
	Other Definitions
Dwelling	means a building containing one or more dwelling units and can include a single detached dwelling, semi-detached dwelling, street townhouse dwelling, additional dwelling unit (attached), additional dwelling unit (detached), cluster townhouse dwelling, multiple dwelling, small residential care facility, or large residential care facility.
Group Home	(not included in residential permitted use chart but is defined)– means a residential care facility licensed or funded under Federal or Provincial statute for the accommodation of 3 to 10 persons, exclusive of staff, that provides a group living arrangement for their well-being. A group home shall not include a correctional group home.
Group Home, Correctional	(not included in residential permitted use chart but is defined)– means a residential care facility licensed or funded under Federal or Provincial statute for the accommodation of 3 to 10 persons, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution. A correctional group home shall not include a group home.

City of Hamilton

City of Hamilton staff prepared a Residential Care Facilities Discussion paper in 2019. The report provides a review of the zoning bylaw regulations and definition of residential care facilities (RCFs) in response to a specific OMB hearing (Lynwood Charlton) and the Ontario Human Rights Commission (OHRC) concerns respecting Zoning By-law regulations for RCFs. The review will be used as input into the new residential zones for City of Hamilton Zoning By-law No. 05-200. Recommended changes to the zoning bylaw include:

- Amend definition to remove the types of support provisions; include that residents are supervised;
- Regulate both minimum and maximum capacity of residents by zone (eg. Low density zones permit 4 residents to a max of 6 residents);
- Remove minimum separation distances and moratorium areas;
- Allow RCFs in low, medium and density residential zones; institutional zones and commercial mixed-use high density zones; and
- Permit counselling services in conjunction with a RCF in some zones (eg. Institutional), otherwise in all other zones, RCFs must wholly occupy the building.

City of Brampton

A study completed by WSP proposed a number of Official Plan and Zoning Bylaw amendments to align with the Ontario Human Rights Commission, licensing requirements from various Ministries, and current 'best practices' from other municipalities.

Proposed amendments:

- Replacing the existing 'Group Home' definitions with Supportive Housing Residence Types 1 and 2;
- Changing the number of permitted residents from 6 to 10 in a 'Supportive Housing Residence Type 1' use to align with the Municipal Act and the Ontario Human Rights Commission;
- Adding 'Residential Care Homes' to replace all other definitions related to supportive housing to include a variety of uses such as, 'Retirement Homes', 'Nursing Homes, and 'Supportive Housing Facilities';
- Continue to permit 'Supportive Housing Residence Type 1' in all residential districts;
- Updating the provisions to allow 'Supportive Housing Residence Type 1' in all housing forms (i.e. single, semi-detached, townhouse, etc.) instead of only single-detached;
- Maintaining the same zoning provisions for 'Supportive Housing Residence Type 2' that currently exists;
- Removing all separation distance requirements for Supportive Housing Residence Types 1 and 2;

- Removing the requirement for an open house and public notification when the Supportive Housing Residence Types 1 and 2 is a permitted use to eliminate unnecessary requirements;
- Removing the requirement to notify and meet with the area Councillors if the Supportive Housing Residence Types 1 and 2 is a permitted use; and
- Deleting 'Auxiliary Group Homes' from the Official Plan and Zoning By-Law as they are not required to be registered with the City.

On November 24th, 2021, City of Brampton council amended the zoning bylaw (bylaw 253-2021), deleting and replacing provisions as it relates to supportive housing. The updated and in-effect provisions can be found in the chart below.

Summary of Zoning Bylaw Supportive Housing Provisions

Deleted Definitions	Auxiliary Group Home; Group Home Type 1; Group Home Type 2; Nursing Home; Retirement Home; Supportive Housing Facilities.
	New Definitions and Additional Requirements or Restrictions
Supportive Housing Residence Type 1	shall mean a single dwelling unit in a residential dwelling of any kind that is licensed, approved or funded under Province of Ontario or Government of Canada legislation, for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision. A Supportive Housing Residence Type 1 shall not include a Supportive Housing Residence Type 2 or have any correctional purpose
Supportive Housing Residence Type 2	shall mean a single dwelling unit that is licensed, approved or funded under Province of Ontario or Government of Canada legislation, for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1. Additional requirements and restrictions: <ul style="list-style-type: none"> • Shall be located in a dwelling unit, including a single dwelling unit within a mixed use development; • Where not located within a mixed use development, it shall occupy the entire dwelling; • A minimum separation distance of 610m shall be maintained between a type 2 and another type 2.
Residential Care Home	shall mean a building or place offering supervised living accommodation that may include associated support services, accessory uses and amenities, and:

	<p>a. is licensed or funded under Federal or Provincial legislation;</p> <p>b. is for persons requiring semi-independent or supervised group living arrangements; and,</p> <p>c. is for more than 10 residents, exclusive of staff.</p>
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City of Edmonton

In 2020, the City of Edmonton reviewed supportive housing provisions and amended their zoning bylaw to enable supportive housing developments. Generally, supportive housing is permitted in all residential, institutional, commercial and mixed-use zones, depending on supportive housing type. The zoning bylaw defines supportive housing by two types:

Limited Supportive Housing: means a Supportive Housing development with not more than six residents. This development can reasonably expect two or fewer visits by emergency services per month, and is located in a freestanding structure that is purpose-built or wholly converted for that purpose

- Permitted in low and medium density residential zones.
- No additional requirements or restrictions

Supportive Housing: means a residential use with on site or off site supports to ensure the residents’ day-to-day needs are met. This does not include Extended Medical Treatment Services.

- Permitted in high density residential zones, institutional, commercial and mixed-use zones

City of Kingston

Summary of Zoning Bylaw Supportive Housing Provisions

	Definitions
Dwelling Unit	means the use of a building, comprised of one or more habitable rooms designed to provide at least one washroom and kitchen for residential accommodation. This definition may include a short term rental as defined in the Short Term Rental By-law where it is comprised of one or more habitable rooms designed to provide at least one washroom and kitchen for residential accommodation. This definition excludes bunkhouses, recreational vehicles, travel trailers, tent trailers or motor homes.
Group Home	means the use of a lot or building to provide supervised living accommodation as per the requirements of its residents, licensed and/or funded by the Province of Ontario or the

	Government of Canada, generally limited to 10 persons or fewer, exclusive of staff, living together as a single housekeeping unit. For the purpose of this By-law, a group home is considered to be a dwelling unit.
Special Needs Facility	means the use of any lot or building for housing providing a group living arrangement for people who have specific needs beyond economic needs and that is not a group home, including but not limited to, needs such as mobility requirements or support functions required for daily living. This includes any dedicated facilities for such use and may include a wellness clinic as an accessory use.
Zones Permitted	Hamlet Zone (HMA), Williamsville Zone 1 (WM1), Williamsville Zone 2 (WM2), Institutional Minor Zone (IN1), Institutional Major Zone (IN2), Correctional Facility Zone (G1) and Military Installation Zone (G2), Arterial Commercial Zone (CA), District Commercial Zone (CD), General Commercial Zone (CG) *Note: not permitted in most residential zones No definition for nursing home, retirement home, hospice
Special Use Provision	Section 6.19.1 An emergency shelter, group home, supportive housing, transitional housing, community home and other similar uses are considered a dwelling unit where the nature of such use does not qualify as a special needs facility. Where such use is considered a dwelling unit, it is permitted on any lot where the zone permits a dwelling unit, and must be in a permitted building according to the applicable zone.

City of Vaughan

Summary of Zoning Bylaw Supportive Housing Provisions

	Independent Living Facility
Definition	Means a building or part of a building containing four (4) or more sleeping units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents.
Zones Permitted	All residential; some mixed-use; Vaughan Metropolitan Centre zones
	Long Term Care Facility
Definition	Means a building or part of a building containing four or more sleeping units, without individual kitchen or cooking facilities, used for the accommodation of persons who require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.

Zones Permitted	No residential; some mixed-use; some institutional; Vaughan Metropolitan Centre zones
	Retirement Residence
Definition	Means premises containing semi-independent living accommodations with central kitchen and dining facilities, common amenity areas, housekeeping services, and onsite medical services, but shall not provide the heightened level of services and support offered in a long-term care facility. A retirement residence may include accessory personal service or retail uses for the residents.
Zones Permitted	Some residential; some mixed-use; some institutional; Vaughan Metropolitan Centre zones
	Supportive Living Facility
Definition	Means a building or part of a building containing four (4) or more sleeping units with or without individual kitchens or cooking facilities, used for the accommodation of persons requiring semi-independent living arrangements, where limited supervision and assistance is provided to support the health, safety and well-being of its residents.
Zones Permitted	Some residential (multiple residential); some mixed-use; Vaughan Metropolitan Centre zones

8. Staff Recommendations

1. Define supportive housing in the Zoning Bylaw

Proposed definition:

Supportive housing means the use of a **building** with **dwelling units**, suites or bedrooms in a shared setting, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Support functions may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

Rationale:

- Alignment with the Provincial Policy Statement, Guelph’s Official Plan and existing site-specific zones
- Continue to define emergency shelter, group home, hospice, retirement residential facility, long term care facility to provide clarity as to what is permitted in the range of special needs housing identified in the Official Plan
- Alignment with other municipal practices
- Compliance with the Ontario Human Rights Commission

2. Permit supportive housing in **RL.1, RL.2, RL.3, RL.4, RL.4, RM.5, RM.6, RH.7, CMUC, MUC, NCC, MOC, D.1, D.2, NI zones**

Supportive housing should be permitted where residential uses are permitted and where access to community facilities are provided. Supportive housing should be subject to the built form regulations of the permitted zone, which would ensure the scale of the proposed development is compatible with the immediate neighbourhood.

Rationale:

- Permit supportive housing as of right and apply the built form regulations of the applicable zone to ensure no extraneous or prohibitive regulations are applied
- Compliance with the Ontario Human Rights Commission

3. Include off-street parking requirements for supportive housing in Section 5 of the proposed zoning bylaw in line with existing special needs housing uses (1 per 4 beds)

Supportive housing is not expected to have a high of demand for vehicle parking when compared to other residential uses. However, it is expected that parking will be needed for some residents, support staff and visitors.

Rationale:

- Add clarity to supportive housing parking requirements
- Alignment with existing parking requirement for emergency shelter
- Ensure that parking requirements are not a barrier to the creation of supportive housing
- Ensure that enough parking is required to meet the needs of support staff and visitors
- Ensure parking requirements are not required in excess of other residential uses

4. Include long term and short term bicycle parking space requirements per dwelling unit or suite to provide clarity in the Zoning Bylaw.

Rationale:

- Add clarity to supportive housing bicycle parking where units are in the form of suites
- Ensure that bicycle parking requirements are not a barrier to the creation of supportive housing
- Ensure that enough bicycle parking is required to meet the needs of residents, support staff and visitors