



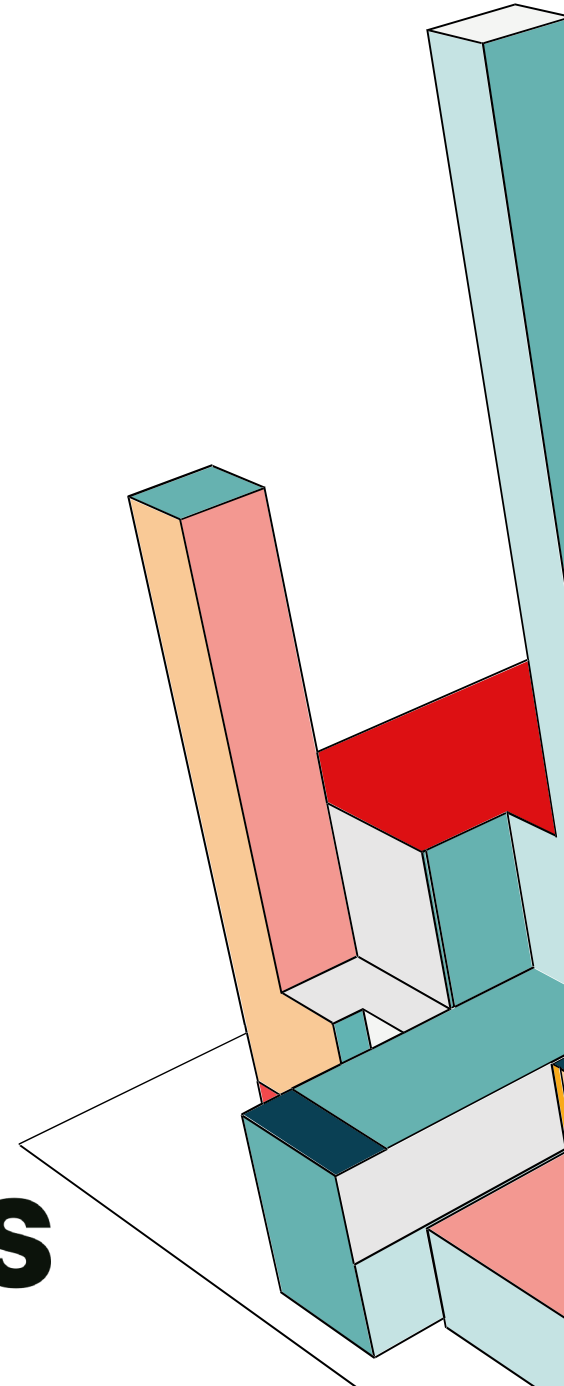
# **oasis**

## **HOUSING & MUNICIPAL ZONING WEBINAR**

OASIS HOUSING COMMITTEE  
27 February 2024

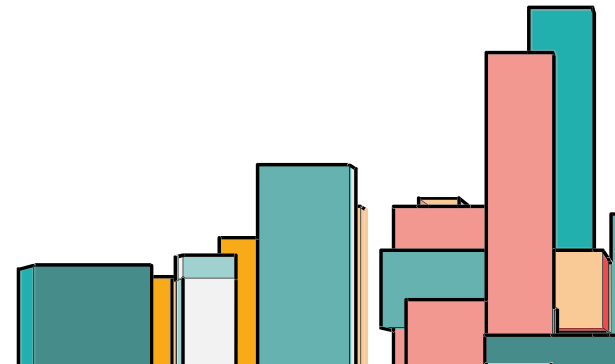
# AGENDA

- Welcome & Introduction – Joel McCartney
- What is Zoning and Why it Matters – Ed Starr & Marco Maric
- Key themes and common elements: Why is zoning so critical for DS services -Gary Gladstone
- Individualised and unique situations -Tina Williams & Dawn Lee
- What zoning is not: – Building Code, Fire Code, & Licensing- David Petkau
- Recommendations & Best Practices – Dave Petkau & Gary Gladstone
- Q&A
- Closing/Next Steps –Joel McCartney



## THE PANEL

- Joel McCartney (Cochrane Temiskaming Resource Centre)
- Tina Williams (CL Upper Ottawa Valley)
- Dawn Lee (Inclusion Northumberland)
- David Petkau (Karis Disability Services)
- Gary Gladstone (REENA)
- Ed Starr (SHS Consulting)
- Marko Maric (SHS Consulting)



# THE CURRENT CRISIS IN HOUSING



In 2014, nearly as many people living with developmental disabilities were on the wait list for suitable supportive housing (13,000) as were currently living in appropriate housing in Ontario (15,246).

Between 2014 and 2016, only 800 adults received the needed housing support - a mere 6% of the 2014 wait list.

Each year, the housing wait list for people living with developmental disabilities increases by about 1,200 people.



# THEREFORE...



To respond to this crisis, we can better understand and improve Zoning Bylaws to help with the success of building projects and planning individualised supported living arrangements.



It is recognised that a whole range of housing solutions/resources are necessary for optimal individualization of housing supports to meet the growing housing needs of individuals with developmental disability.



Depending on the supported living approach taken, zoning bylaws will impact the process to different degrees.

# NEW SUPPORTING RESOURCES FROM OASIS:

## Municipal Zoning Bylaw Reform for Inclusive Living

- Today's focus.

## Assessing DS Sector Preparedness for Housing

- Informed by a survey that OASIS conducted over this past December in response to a request by the Assistant Deputy Minister of The Ministry of Municipal Affairs and Housing.
- It looks into how ready agencies across the DS sector are to build or engage in the development of housing solutions for people they support.

# THE ANSWER: AGENCIES ARE READY!



However, they indicated a need for more information on how best to approach things.



Improved understanding of the Zoning Bylaws process is an important step.



OASIS will advocate on behalf of members to streamline, clarify and reduce inconsistencies and conflicting information in Zoning Bylaws across this province, to make it easier to build and develop.



Today, our esteemed panel will comment on this important journey and their relevant experiences.



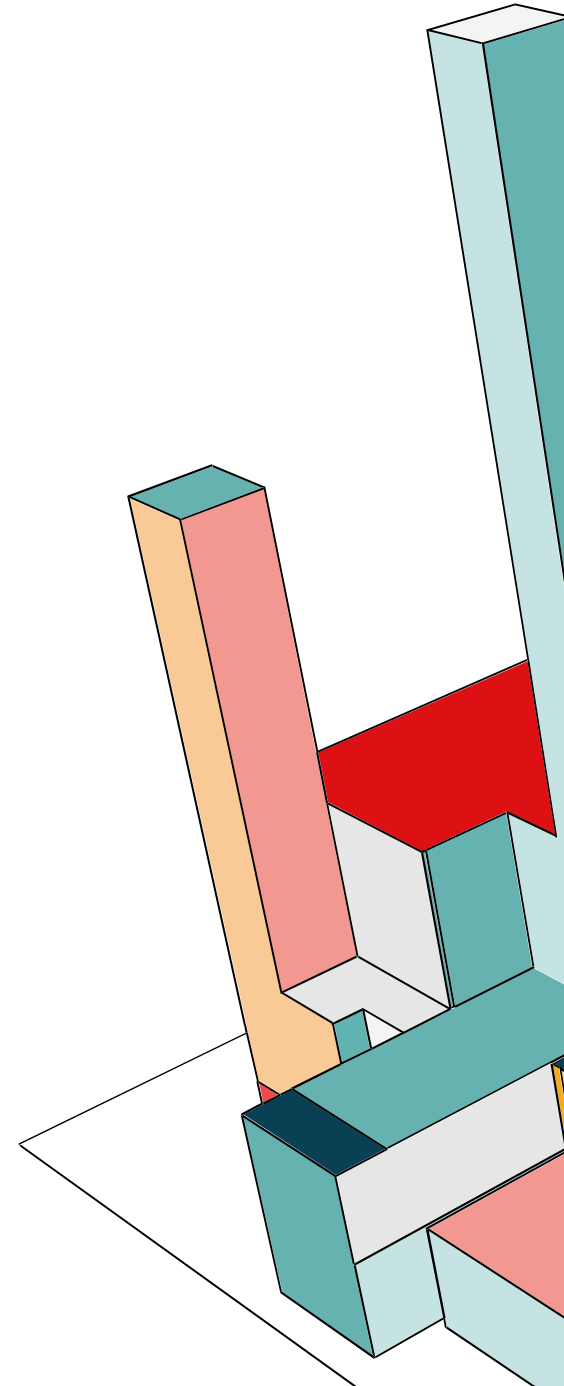
# ZONING

What, and Why?

Ed Starr & Marco Maric -SHS Consulting



- Zoning: What and Why?
  - *Why Zoning?*
  - *What is Zoning?*
  - *The Results*
- The Process: Zoning & Rezoning
  - *How to Get Something Built*
  - *Provincial Authority*
- Zoning for Supportive Housing





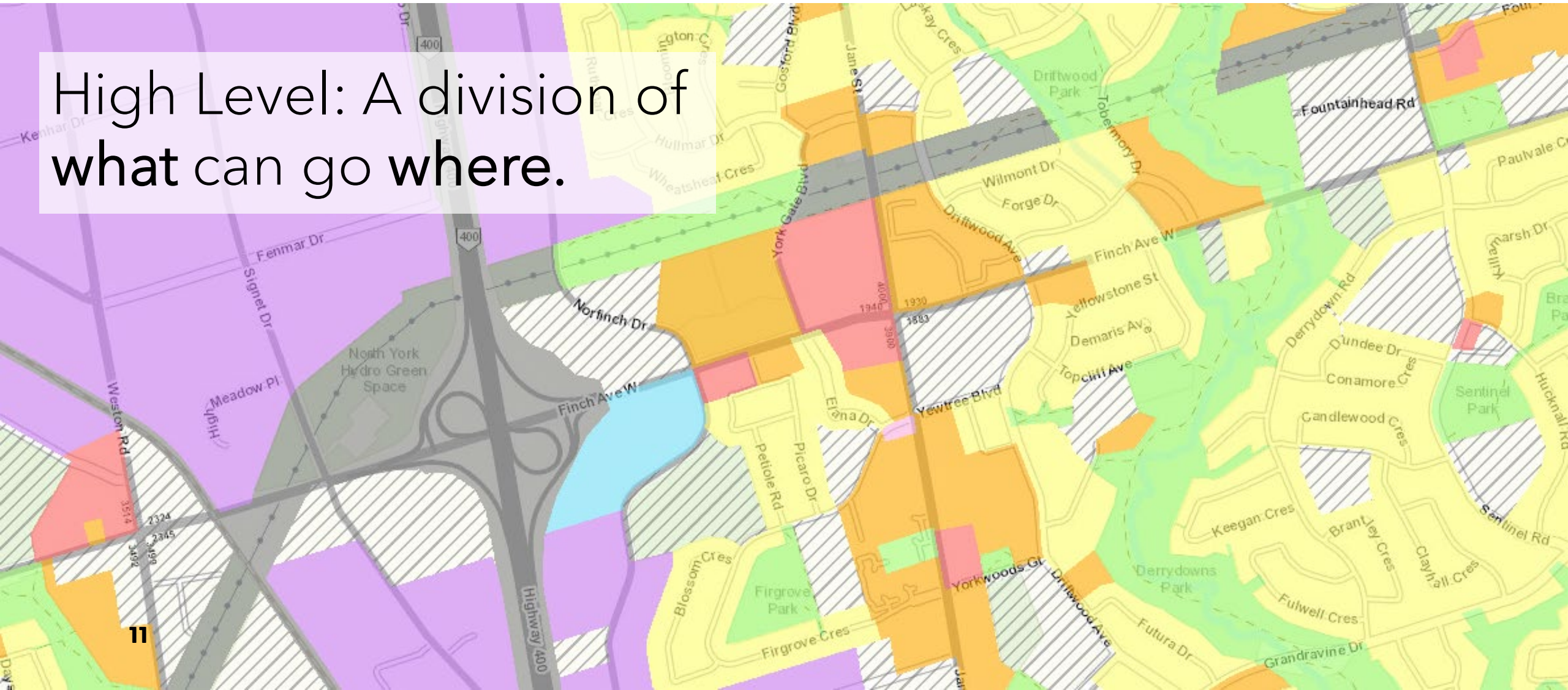
# WHY ZONING?





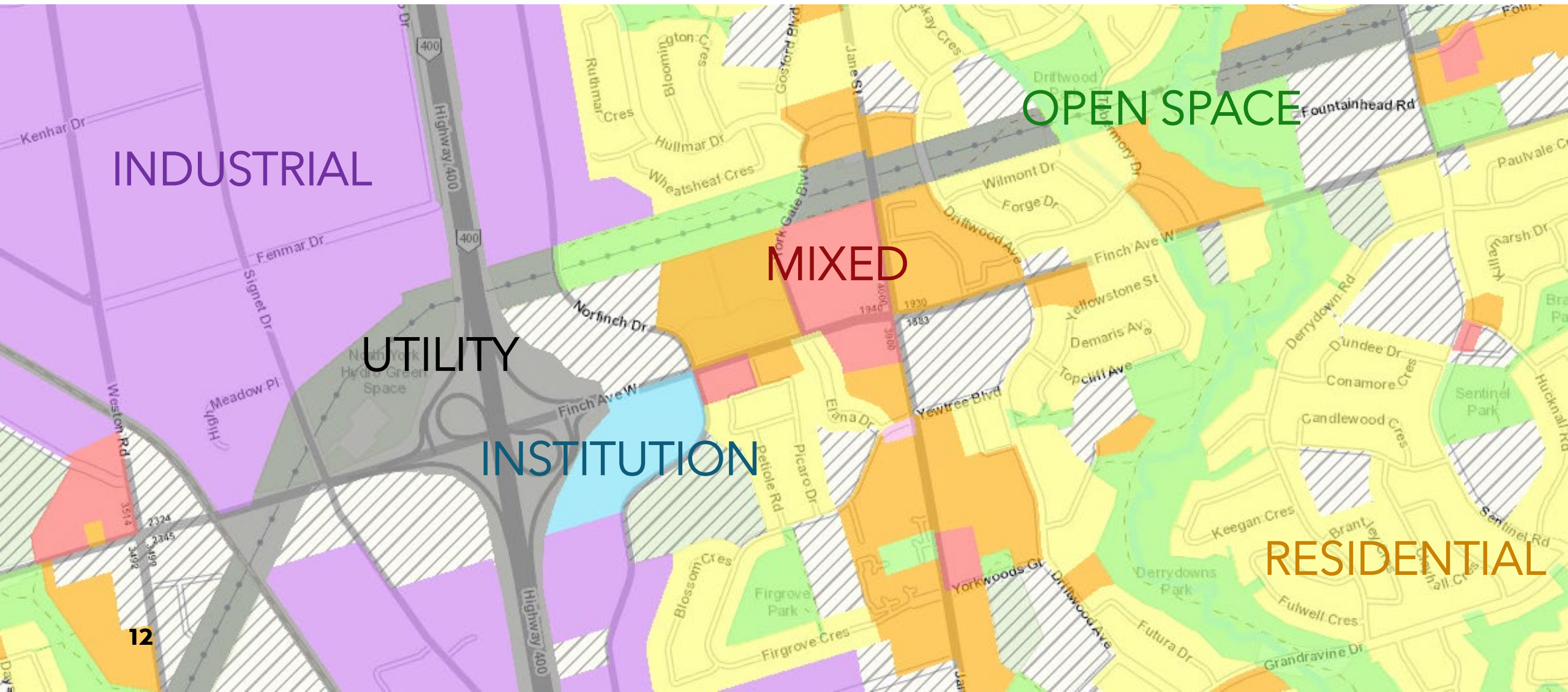
# WHAT IS ZONING?

High Level: A division of  
what can go where.





# WHAT IS ZONING?





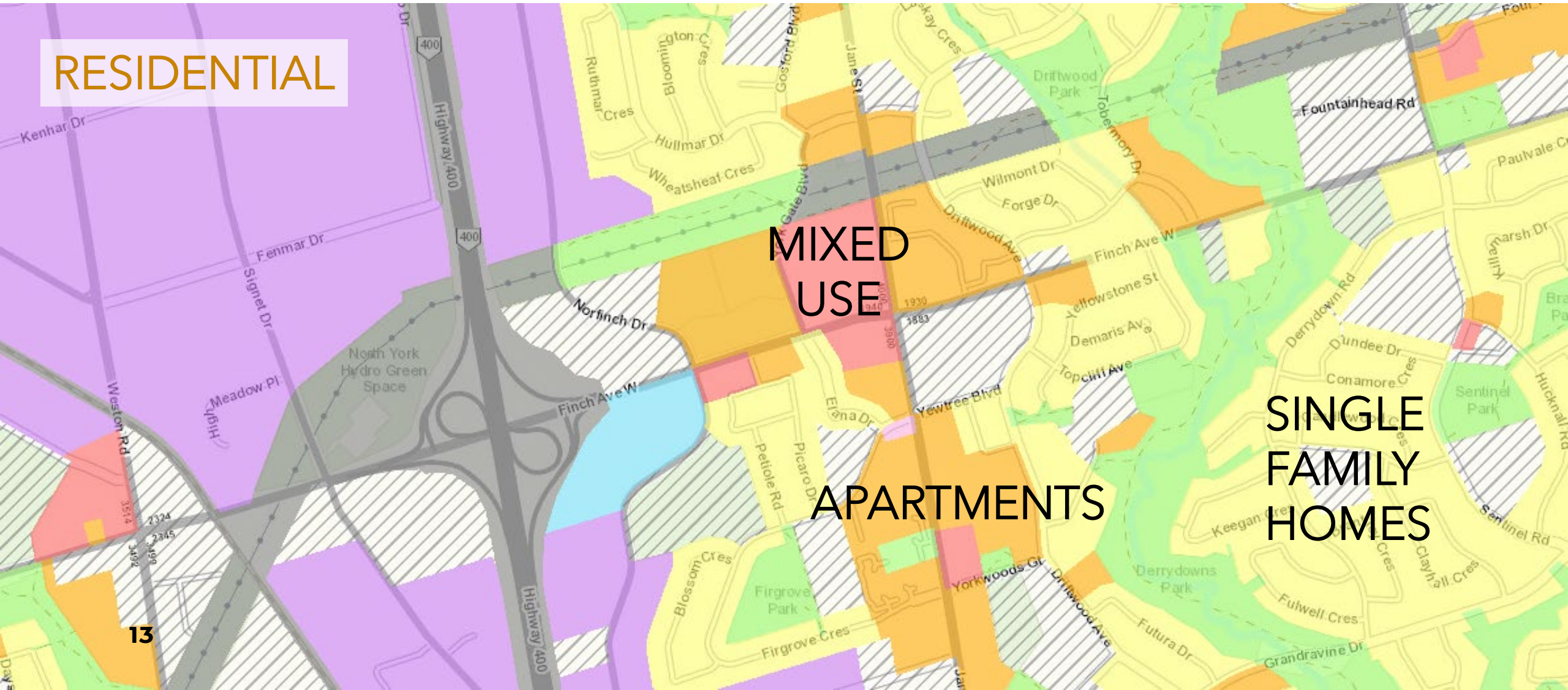
# WHAT IS ZONING?

RESIDENTIAL

MIXED  
USE

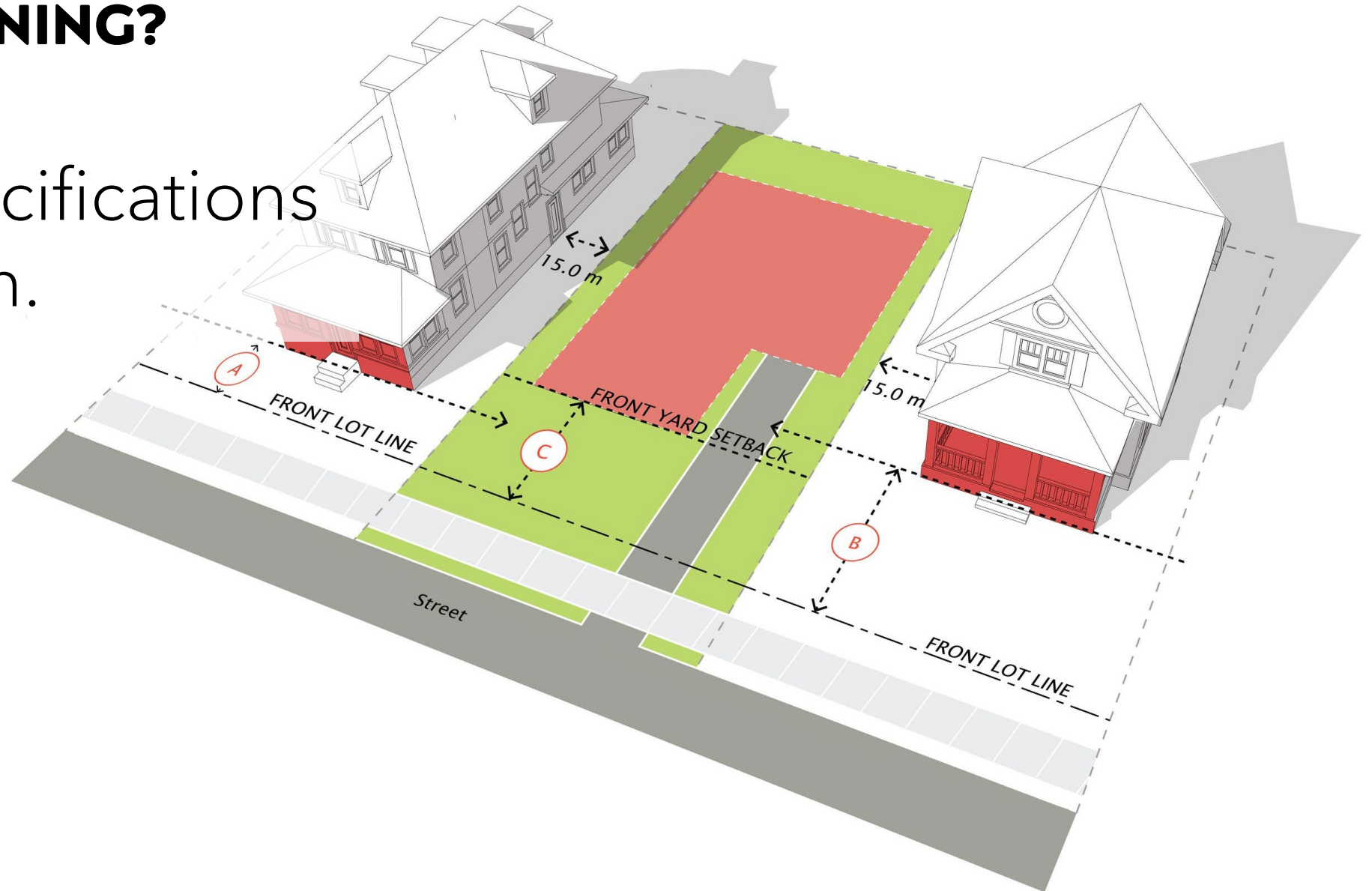
APARTMENTS

SINGLE  
FAMILY  
HOMES



# WHAT IS ZONING?

In Detail: Specifications  
for **site** design.







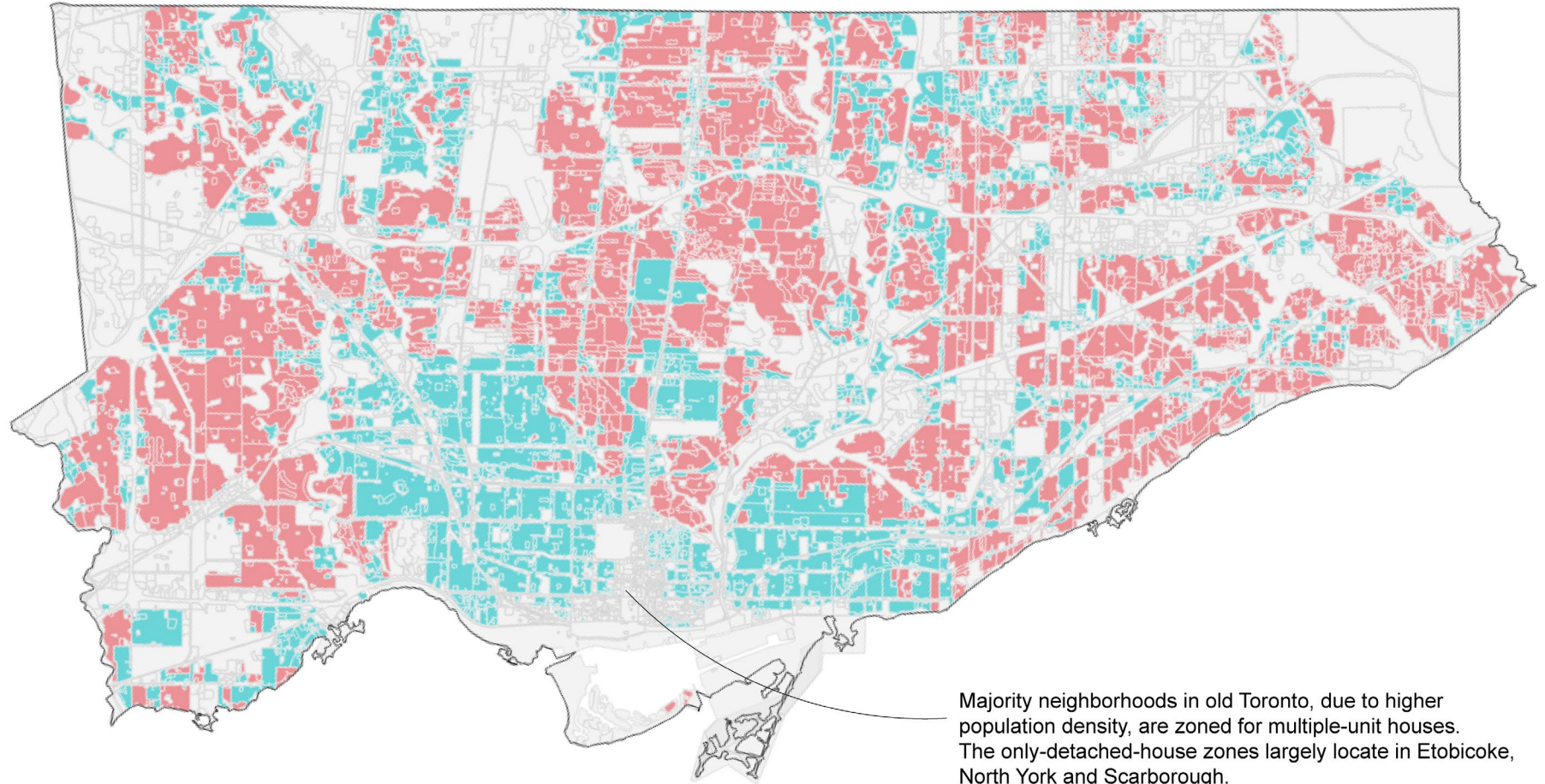
# WHAT IS ZONING?

- ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall:
  - 1. be greater than or equal to 75% of the measurement of the front lot line; and,

- i) A minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows and doors. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;

# THE RESULTS

In Toronto, **62.3** per cent of residential land is exclusively zoned for detached houses.

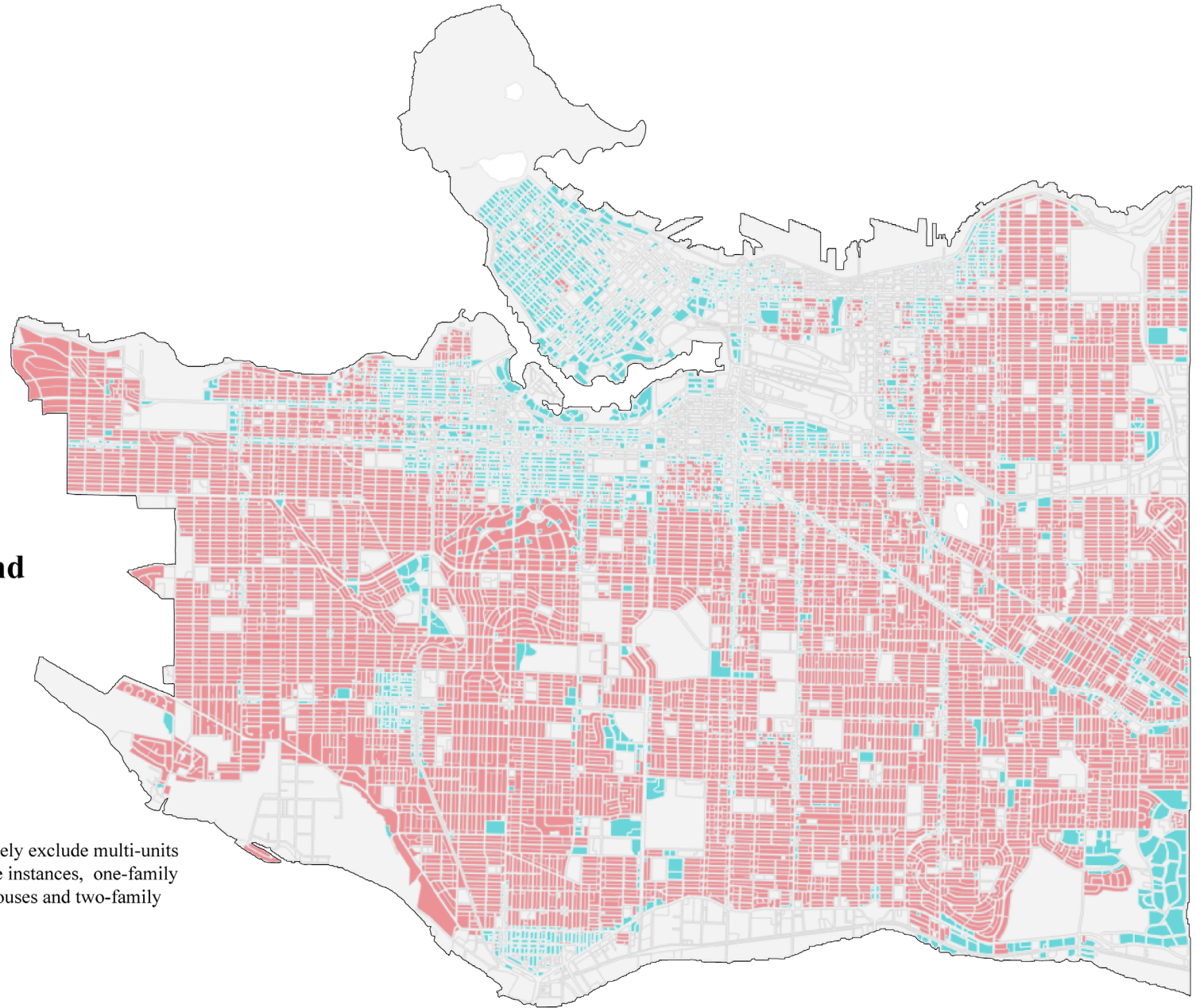




# THE RESULTS

In Vancouver, **80.5** percent of residential land is zoned for detached single-family homes.

Vancouver's zoning bylaw does not completely exclude multi-units on detached houses land. It permits, in some instances, one-family dwellings with secondary suites, laneway houses and two-family dwellings on larger lots.





# THE RESULTS







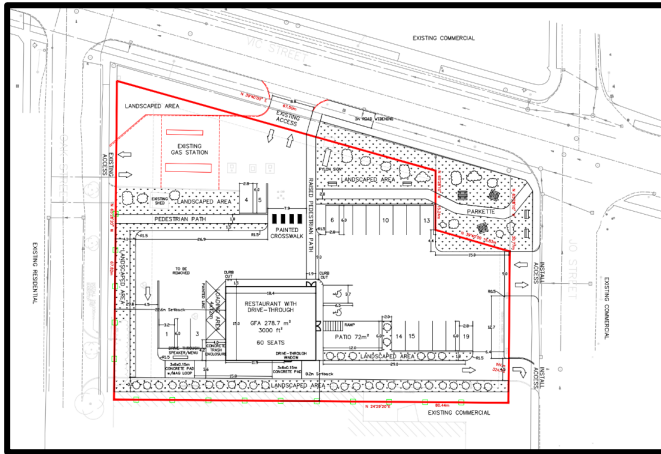
# THE PROCESS

Zoning & Re-Zoning

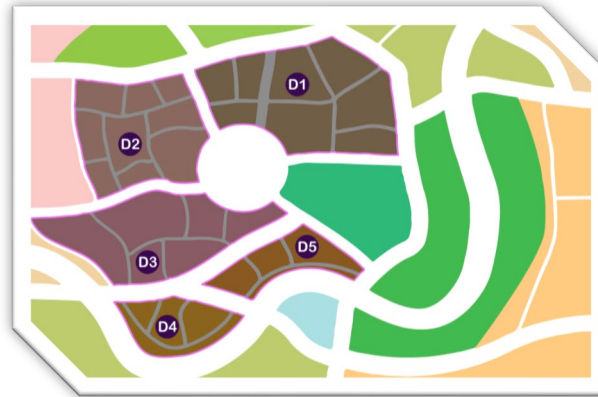


# HOW TO GET SOMETHING BUILT

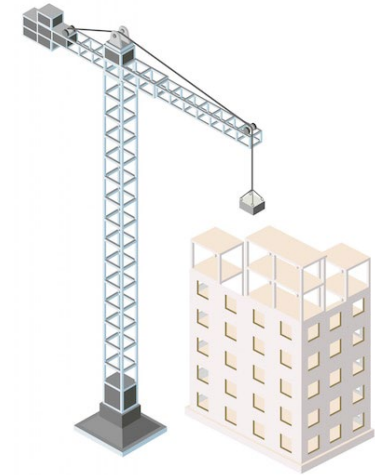
STEP 1: Site Plan ✓



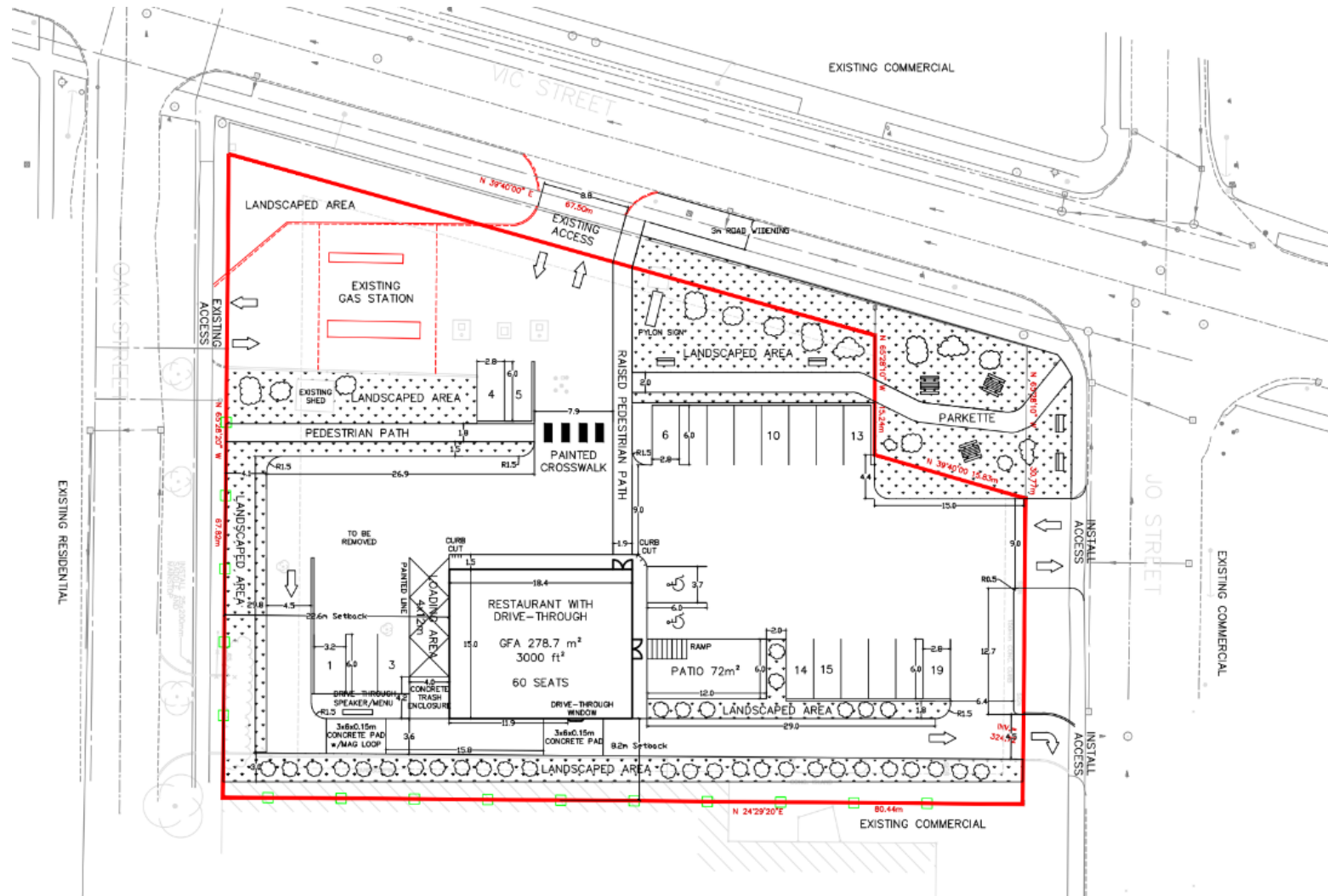
STEP 2: Zoning ✓



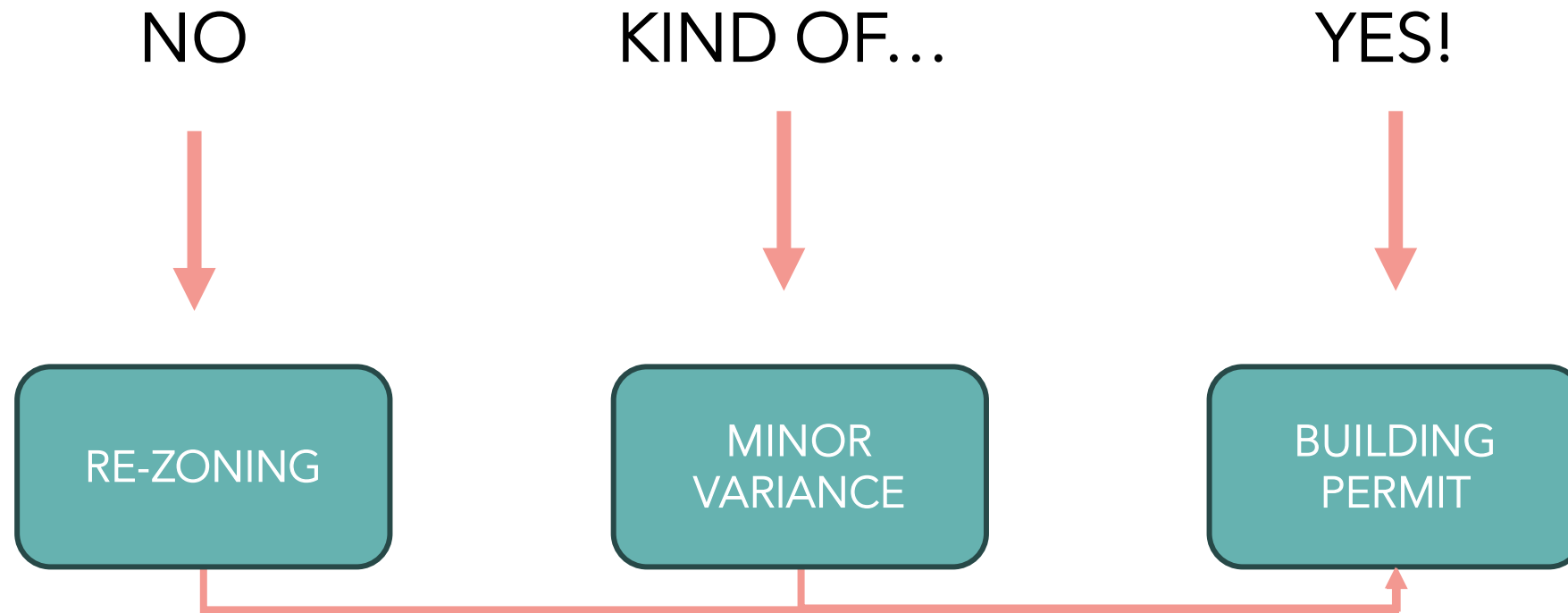
STEP 3: Building Permit ✓






# HOW TO GET SOMETHING BUILT



# DOES YOUR PROPOSAL CONFORM?



	Complexity	Special Considerations
BUILDING PERMIT	LOW 	
MINOR VARIANCE	MEDIUM 	<ul style="list-style-type: none"> <li>• Committee of Adjustment</li> <li>• Some Studies</li> </ul>
RE-ZONING	HIGH 	<ul style="list-style-type: none"> <li>• Multiple Meetings</li> <li>• Public Consultation</li> <li>• Many Studies</li> </ul>



# PROVINCIAL AUTHORITY



Has complete authority over:



Single-Tier  
Municipalities



Lower-Tier  
Municipalities



County  
Municipalities



Regional  
Municipalities



Conservation  
Authorities



# PROVINCIAL AUTHORITY

**PUBLIC NOTICE**

**PROPOSED MZO AMENDMENT**  
to Ministerial Zoning Order O. Reg. 362/20

The Town of Caledon has received a notice from the Ministry of Municipal Affairs and Housing of a proposed amendment to a Ministerial Zoning Order (MZO).

The Town of Caledon has not requested this MZO.

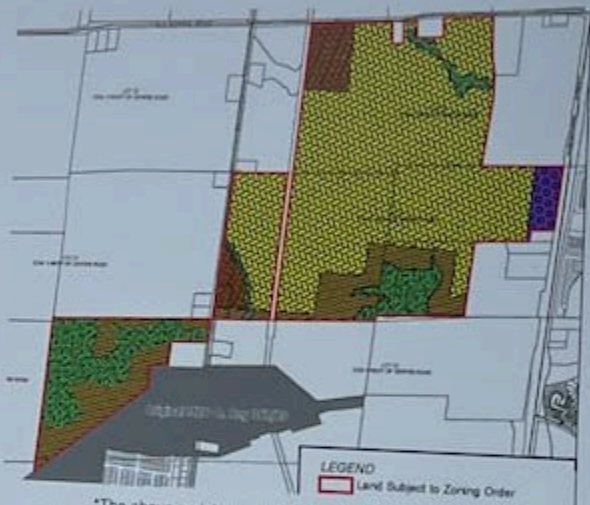
The MZO will permit a variety of land uses including but not limited to residential, mixed use, commercial, rural and environmental land uses.

**PUBLIC MEETING:** AUGUST 24, 2023 at 7:00 P.M.  
Council Chambers/Hybrid Meeting

**COUNCIL MEETING:** TBD


**MINISTERS DECISION:** TBD

For more information about this matter, please contact the Lead Planner, Stephanie McVittie at [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca) or 905.584.2272 x. 7338 during business hours.



LEGEND  
Land Subject to Zoning Order

\*The above aerial map is for information purposes and it is subject to change. The application is currently under review by the Town of Caledon.

  
TOWN OF CALEDON



# ZONING FOR SUPPORTIVE HOUSING

And Other Special Uses



# **SUPPORTIVE HOUSING NOT STRICTLY A "LAND USE"**

Supportive housing is not technically a land use category

It is usually a permitted use in certain zones, primarily residential and institutional

Supportive housing can have differing standards for various aspects such as parking, accessibility, width of hallways, width of doorways, turning radius for wheelchair access, storage space for assistive devices

Supportive housing might require additional parking for support workers





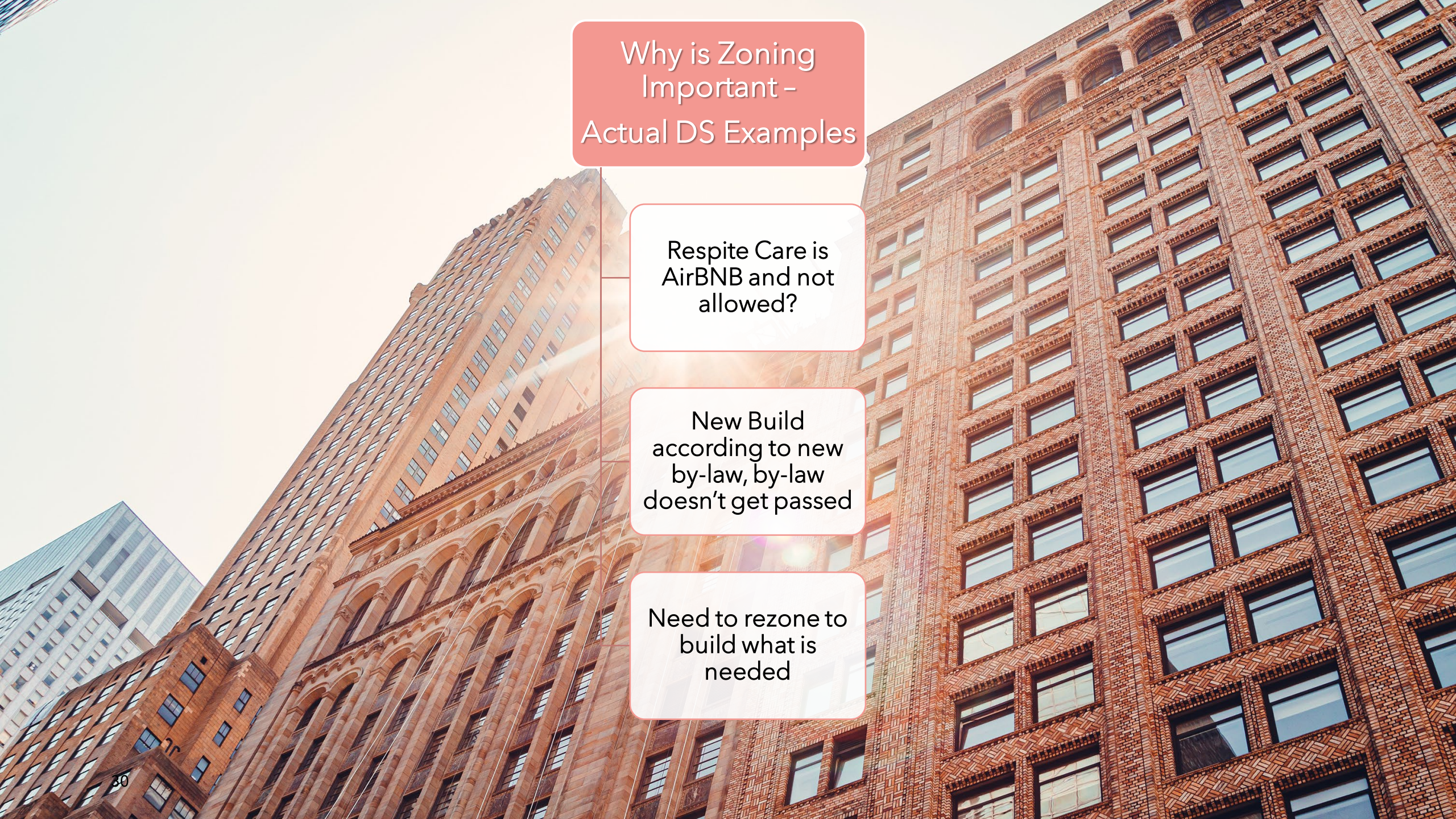
# KEY THEMES & COMMON ELEMENTS

*Why is zoning so critical for DS services*

Gary Gladstone - REENA







## Why is Zoning Important – Actual DS Examples

Respite Care is  
AirBNB and not  
allowed?

New Build  
according to new  
by-law, by-law  
doesn't get passed

Need to rezone to  
build what is  
needed





# INDIVIDUALISED AND UNIQUE SITUATIONS

Tina Williams, CL Upper Ottawa Valley &  
Dawn Lee, Inclusion Northumberland



# How We Got Here

- ❑ Choice and Autonomy
- ❑ Family partnerships
  - No replacement for relationships
- ❑ Relationship development
- ❑ Community engagement



**Living In The Community**

We work with developers, property managers and landlords who are interested in long-term tenants.

Inclusion is not only where we work, it's also where we live.

If you have available property, contact Tina Williams: 613-735-0659 ext. 105 twilliams@cluov.ca

**Innovative Housing Symposium**

**OCTOBER 30, 2014**  
9:00am — 4:00pm  
**This Event is not to be Missed**

**Building for Success**  
Collaboration and Partnering  
to create Innovative Housing Options in the Ottawa Valley

Travelodge 900 Pembroke St. E.  
Pembroke, ON

**Guest Presenters**

- Chris Grayson, Executive Director Community Living Upper Ottawa Valley
- Darlene Cook, CEO Peterborough Housing Corp
- Greg Bechard, Executive Director Elmira District Community Living
- Jack Gillan, CEO Community Living Peterborough
- Vivian Chih, Corporate Representative Canada Mortgage & Housing
- Roger Gervais, Coordinator Ottawa Visitability Task Force



## Community Partners

Helping us further inclusion in your town



As a landlord, it can be difficult to find responsible tenants who will care for your rental property as if it were their own. For individuals with an intellectual disability, independent living can sometimes be a barrier. We have been partners with Community Living to provide safe and clean rental options to clients. In return, we have the responsible tenants that help keep our units well cared for.

We encourage other landlords to partner with Community Living too as a way to provide a positive service, and secure really great tenants.

[www.iamcommunityliving.com](http://www.iamcommunityliving.com)

Proud to support inclusion in your community for more than 50 years.

**COMMUNITY LIVING**  
Upper Ottawa Valley

894 Pembroke Street West in Pembroke | Phone: 613-735-0659  
[info@communitylivingupperottawavalley.ca](mailto:info@communitylivingupperottawavalley.ca) | [www.communitylivingupperottawavalley.ca](http://www.communitylivingupperottawavalley.ca)



# PARTNERSHIPS AND INDIVIDUALIZED APPROACHES

- ❑ Commitment to inclusion, citizenship, relationship building, unique, person directed autonomy, portable support
- ❑ Celebrate the partnerships and successes publicly and often
- ❑ Look to community expertise for property ownership, landlords, builders, municipalities
- ❑ Focus resources and resource management on services and supports



## Looking For Good Tenants?

**We can help you fill housing rental needs with long-term tenants supported by our agency**

We are looking for developers, property managers and landlords who are interested in long-term tenants. Locations specific to the Upper Ottawa Valley.

**COMMUNITY LIVING**  
Upper Ottawa Valley



# PLANNING FOR SUCCESS

**How do we move toward more individualized residential services/supports for those that want and need it, while the entire province is dealing with a housing crisis?**

- Analyse what is working and what is not - why are we trying to fit a square peg into a round
- hole? Align all “new” housing opportunities with the organization’s core values.
- Engage with Municipality and future neighbors for a collaborative
- approach. Emphasize the positive impact on the neighborhood.





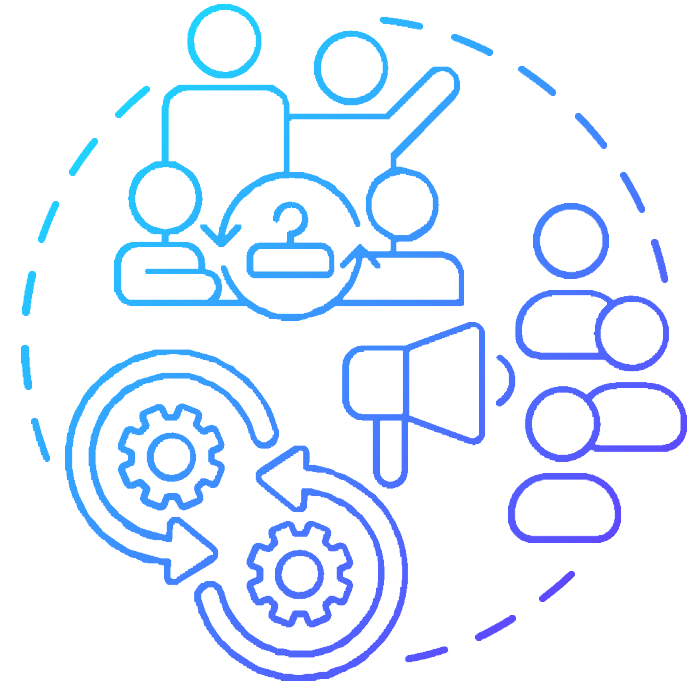
# Engaging With the Municipality

- Establish a clear and transparent communication channel with municipal officials.
- Conduct pre-application meetings/calls to discuss the rezoning proposal. (watch your language).
- Highlight the positive impacts on the municipality, such as increased diversity and community integration, and economic benefits.



# Building Relationships With Neighbours Foster Community Support

- Get to know the neighbours, talk to them about your plans, and ask for feedback.
- Incorporate feedback from neighbors to address any potential issues or misconceptions.
- Share success stories of similar projects to alleviate fears and build trust.
- Establish ongoing communication channels to keep neighbours informed throughout the rezoning process.







# WHAT ZONING IS NOT:

Building Code, Fire Code &  
Licensing

David Petkau - Karis Disability Services





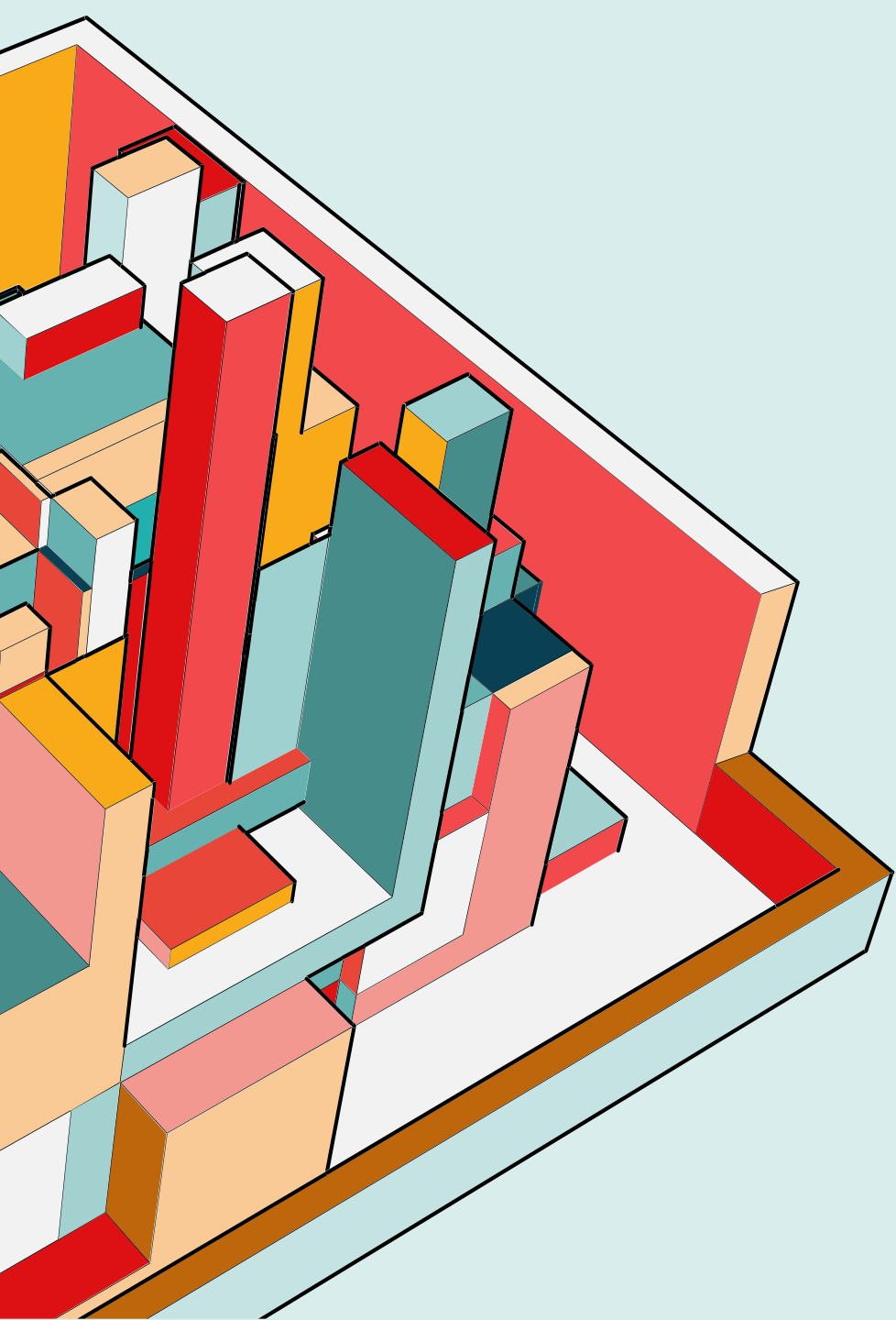


# WHAT ZONING IS NOT.....

Knowing what zoning is and how your ideas, plans and vision fit into the local zoning definitions and restrictions is very important.

Equally important is knowing what zoning is NOT! This will help guide and direct you to other aspects of your property and project that will help ensure it is compliant from several different aspects.

➤ This can get confusing since terms like “group home” might be referenced in different ways by different city / municipal departments.



# WHAT ZONING IS NOT....

What we want to avoid....

*"But the fire department has approved us, we are a group home, what do you mean we can't use this property?"*



# WHAT ZONING IS NOT.....

Zoning is LAND USE.

Zoning Is NOT:

- *Building Code Compliance/ Approval of your building design:* A "group home, type 1" may be allowed on that property as part of the land use, but that does not mean the building that exists, or your building plan meets the necessary criteria.
- This requires working with the building department to understand your intent and use so that building design can match up with building code requirements. (this is where you have the Care Occupancy discussions)
- (building design may also include site plan approval and other approvals or studies related to the design of the property, such as shade study, noise, transportation etc.. )





# WHAT ZONING IS NOT....



Zoning is LAND USE.



Zoning Is NOT:

*Fire Code Compliance:* A "group home" you have may be inspected by the local fire officials and given approval to operate. This review is solely from a fire life safety perspective and is not an assessment of compliance to zoning.

- This requires working with the fire department (and possibly the building department) to understand your intent and use so that building design can match up with building code requirements.

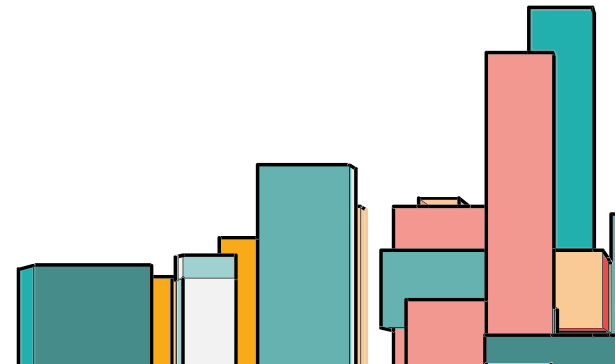


# FIRE CODE B3 CARE OCCUPANCY

Care Occupancy (Building Code) – Assistance with daily living and/or incapable of evacuating in emergency.

3 or more persons requiring assistance for evacuation

Section 3.2.6 – Specifies design, construction , fire prevention.







# WHAT ZONING IS NOT.....

Zoning is LAND USE.

Zoning Is NOT:

*Licensing*. A municipality or city may require you to register or license your "group home". This does not mean your home complies with other regulations such as zoning.





# WHAT ZONING IS NOT....

Zoning is LAND USE.

Zoning Is NOT:

Well defined for multi-unit buildings regarding "group homes". Working closely with your municipal authorities is critical to know how group homes and multi-unit buildings do or do not work together. Some zoning definitions are clear that a group home has to occupy the entire building, some have number of people definitions that could make a single apartment defined as a group home.

Care should be given to understand fully understand the local requirements.





# WHAT ZONING IS NOT....

Zoning is LAND USE.

Zoning Is NOT:

*Forever.* At the start of your project, you may have complied with zoning expectations. However, this does not mean you comply for the rest of time.

As a location / services evolve it would be wise to regularly review changes that happen that may impact your compliance to zoning expectations.

➤ Example: a "group home, type 1" is appropriate (acceptable use) for the home you have at 123 Main st. since the zoning says a "group home, type 1", amongst other definitions, is 2-5 people receiving services. Two months later, the home now supports 6 people. Your home now does not comply with zoning regulations.





# RECOMMENDATIONS & BEST PRACTICES

– Dave Petkau, Karis Disability Services &  
Gary Gladstone, REENA



# RECOMMENDATIONS

## Zoning Recommendations (Government) - a sample of

Standardized Terms:

Housing Waiting List: Ensure there is one by-name affordable housing waiting list

Inclusive Permitted Uses: Allow "Supported Independent Living" as a permitted

Flexibility in Dwelling Types: Permit a range of dwelling types including detached, semi-detached, townhouses, and apartments to cater to various living arrangements.

Zoning Occupancy Limits: Zoning definitions should always articulate the min number of individuals supported in a "group home"

Entire building: Some municipalities state that a "group home" must occupy the entire building this should be reconsidered

Transparent and Streamlined Application Process: Single Point of Contact: Municipalities should develop and appoint a dedicated supportive housing coordinator to guide applicants through the zoning process and address their questions.



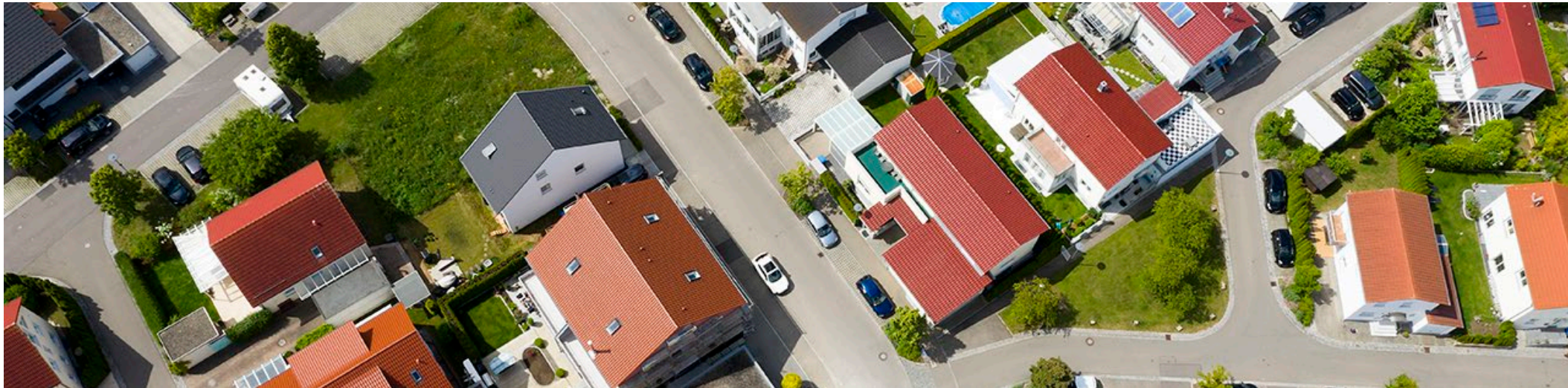


# RECOMMENDATIONS

Zoning Recommendations (Government) - a sample of (continued)

1. Expedited Community Consultation, Develop Collaboration and Stakeholder Engagement, train municipal staff,

*See document for full list and explanations.*





# RECOMMENDATIONS

## Regulatory recommendations (Building, Fire etc...) a sample

1. Mandate Universal Design and Accessibility and Prioritize Accessibility Features
2. Non-Discrimination and Fair Housing: Emphasize non-discrimination principles to ensure equal housing opportunities for individuals with disabilities.
3. Coordinated Support Services: Coordinate with local social service agencies, disability organizations, and relevant stakeholders
4. Building code acceptable alternatives: Building officials should, with consultation of service providers, consider reasonable acceptable alternatives in relation service locations with limited number of people that would qualify as a care occupancy.



# RECOMMENDATIONS

## Developmental Service Agency / System Recommendations

1. Proximity to Services: DS agencies should consider proximity to essential services
2. Resources for municipalities that can support bylaw improvements and offer broad public awareness campaigns.
3. Expedited Community Consultation: Offer an efficient process for community consultation, ensuring concerns are addressed without unnecessary delays.
4. Strengthen Housing Navigators to provide more in-depth guidance and support to help organizations develop a supportive housing approach to gain greater confidence and direction to build and develop deeply affordable housing solutions for people with developmental disability.





# BEST PRACTICES FOR EFFECTIVE ZONING

Know what zoning is and what you need it to be

Discuss with local Councillor

Arrange for Pre-Public Meeting

Ensure Council is familiar with you and project

Determine issues with Zoning Staff

Work with Council to get all players onside

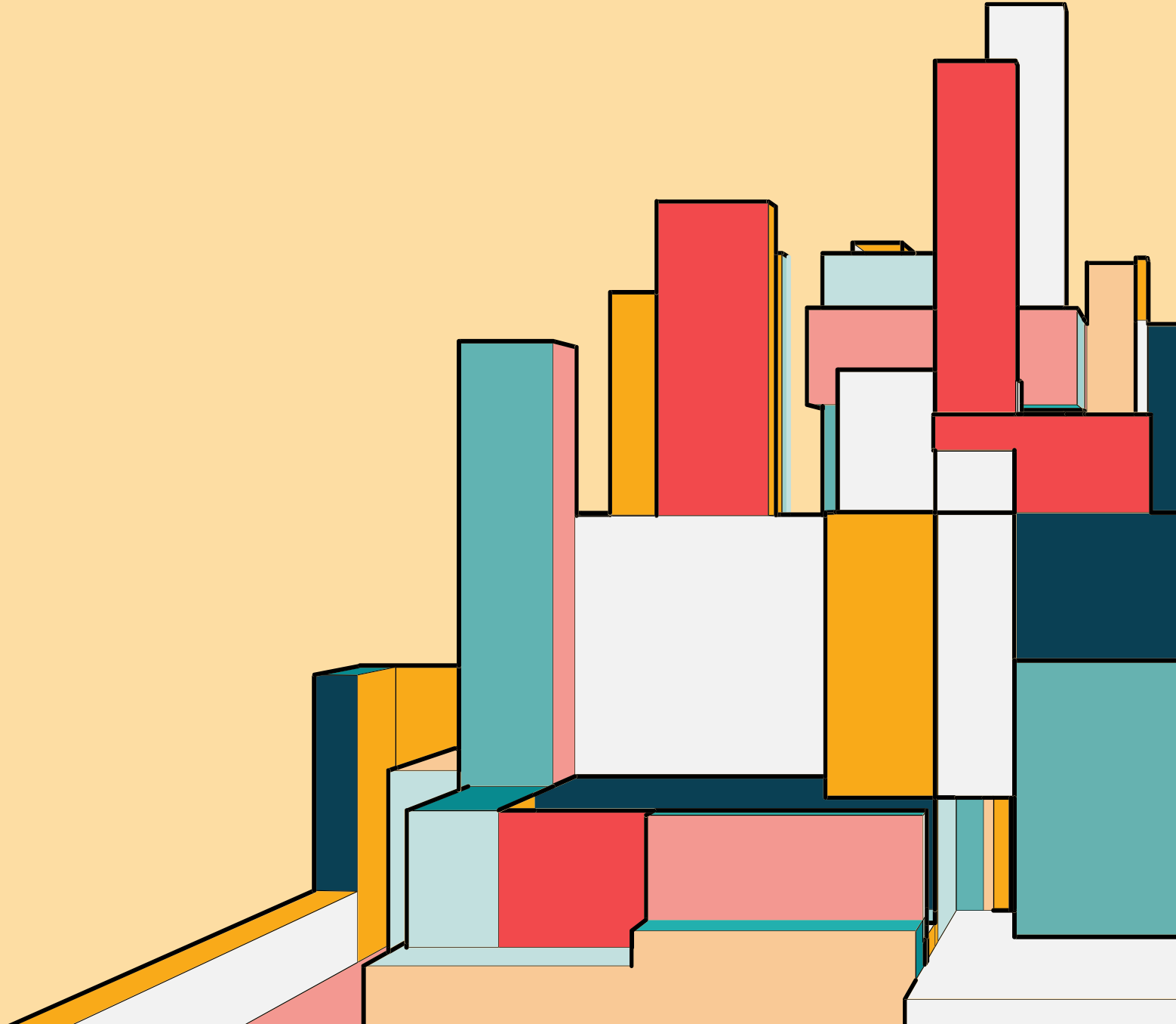
Connect with Advocates

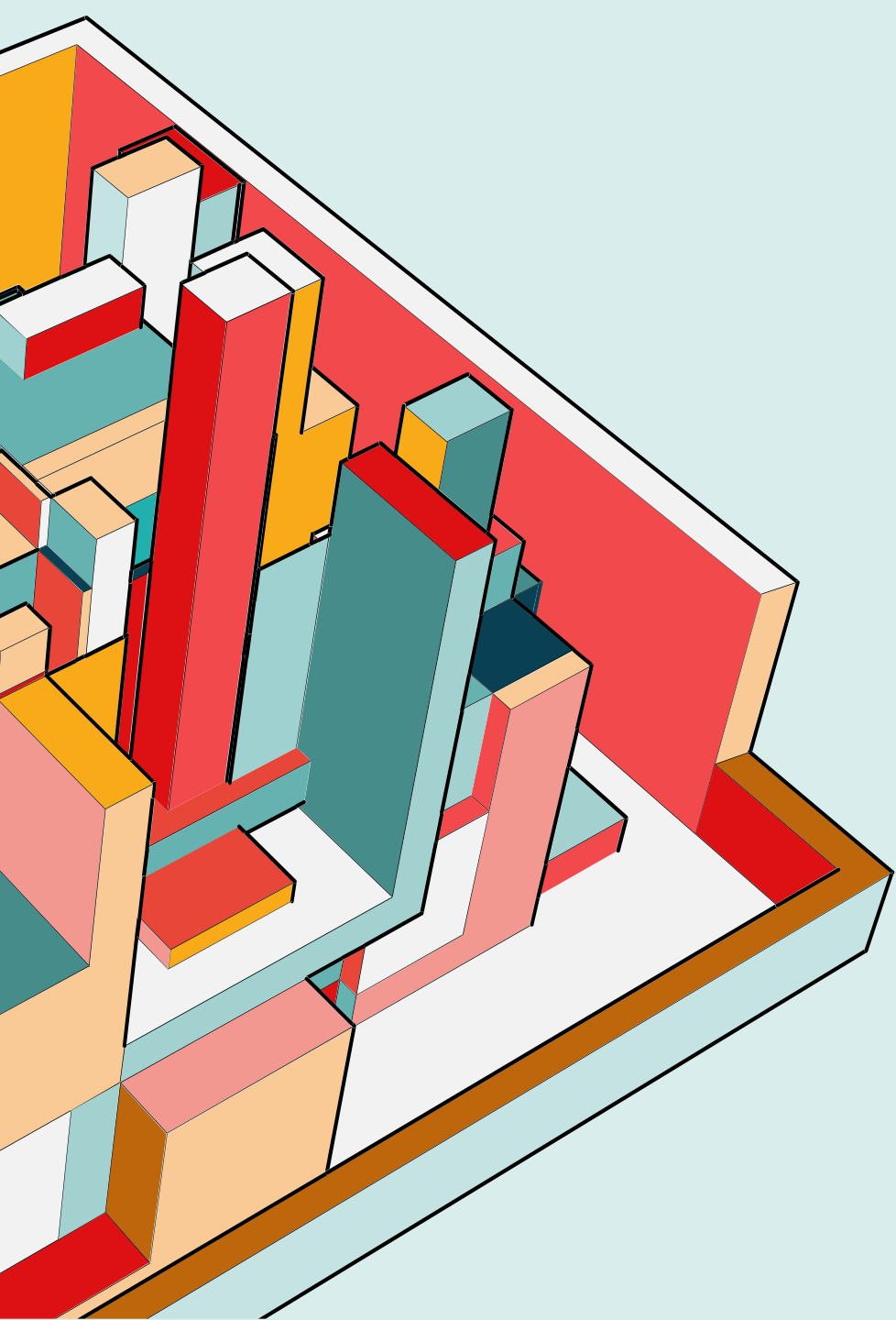


**THANK YOU**



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# QUESTIONS & ANSWERS

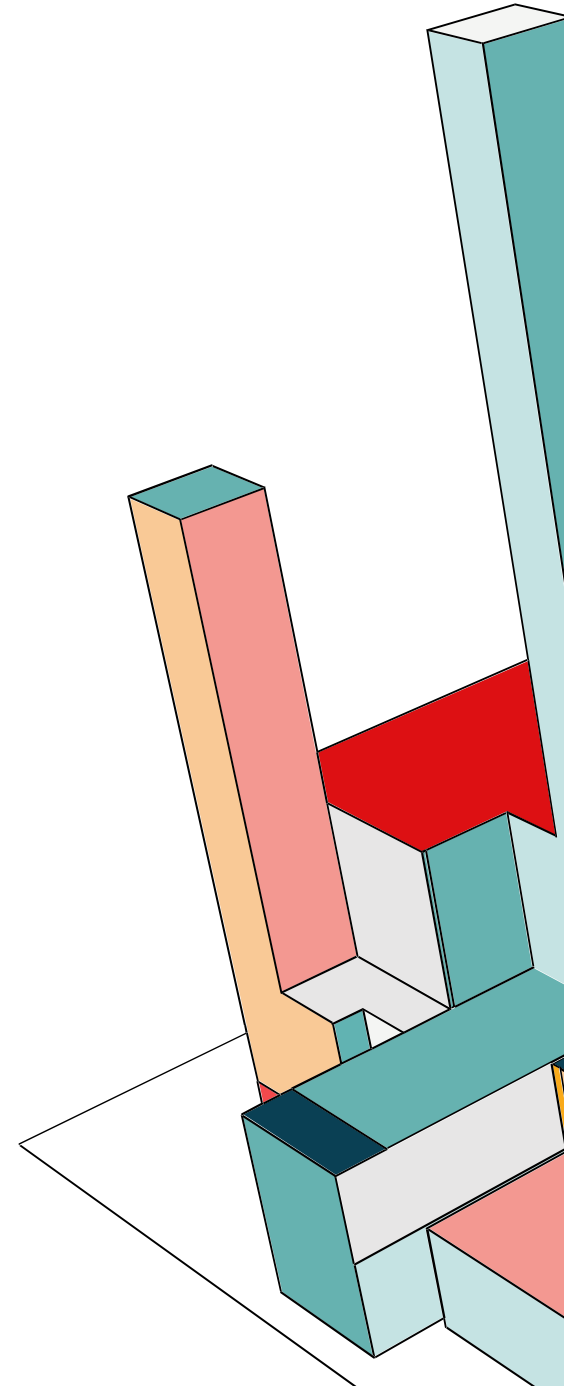


# CLOSING/NEXT STEPS:

- Use the Zoning Bylaws report, in the Member's Section of the OASIS Website, to help your local municipalities and DSSABs make this a priority for planning and revising bylaws that impact our building and individualized housing efforts.
- The Intentional Community Consortium (ICC) *Day on the Hill* will take place on **March 19th and 20th, 2024** in Ottawa, Ontario. Reena, the Intentional Community Consortium, OASIS, Community Living Toronto, and the Provincial Network will speak to the opportunity created through the National Housing Strategy, and our plans to increase supportive housing for those with developmental disabilities across Canada.
- Attend the Pre-Conference Session of this year's OASIS Annual Conference (April 24-26), for a presentation on the Housing Survey report, knowledge exchange and plan how we can move things forward to ultimately better prepare and equip DS organizations.
- We're looking forward to seeing you there! Thank you.



**oasis**



**THANK YOU**

