

Date: 2016-06-15

Subject: **Recommendation Report – Proposed Work Plan to Identify Potential Areas for Seniors Housing within the City of Brampton**

Contact: Yuri Mantsvetov, Policy Planner, Planning & Infrastructure Services, 905-874-2141, yuri.mantsvetov@brampton.ca

Recommendations:

1. That the report from Yuri Mantsvetov, Policy Planner, Planning & Infrastructure Services Department, dated June 15, 2016, to the Council Meeting of July 6, 2016 re: **Recommendation Report – Proposed Scope of Work to Identify Potential Areas for Seniors Housing within the City of Brampton** be received; and,
2. That staff be directed to undertake the scope of work as attached hereto as Appendix A and report back with preliminary findings prior to proceeding with the open house.

Overview:

- **In March 2016, Council directed Planning and Building staff to report back on a work program to investigate the potential to designate specific areas within the built-up areas of the City for seniors housing that is adjacent to complementary uses and amenities.**
- **The purpose of this recommendation report is to present anticipated timelines, plans for public engagement and outline the scope of work for this project.**
- **This recommendation report facilitates compliance with the Strategic Plan’s “Smart Growth” priority, with respect to planning for affordable and accessible housing options.**

Background:

At the March 7, 2016, Planning and Infrastructure Services Committee Meeting, a recommendation was passed which directed staff to develop a work program to investigate the potential to designate areas within the City’s built-up areas for seniors’ housing.

8.8-2

City staff was directed to report back to the Planning and Infrastructure Services Committee with a work program setting out an approach for proceeding with this initiative which is to be led by the Planning & Building Division.

Current Situation:

The purpose of this study is to identify potential areas of the City suitable for seniors' housing. An integral part of the project is recognizing the need for senior's housing to be located in close proximity to services and local amenities relevant to seniors such as public transit, health care, shopping, recreation, and places of worship.

The major steps associated with this project include establishing relevant criteria for suitable locations, researching best practices from other nearby municipalities and creating a map which will show the findings. A detailed scope of work which expands on these steps is attached hereto as Appendix A – Scope of Work.

Stakeholder Consultation

As part of this initiative, Brampton will consult with key stakeholders such as the Region of Peel and not-for-profit housing providers specializing in affordable housing for seniors.

Public Consultation

In addition to consulting with stakeholders, the project will require public consultation, including the seniors' community. It is recommended that a public open house be held as part of this project to obtain valuable feedback from the community regarding the identification of preferred areas for seniors housing within the City's built-up area.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Strategic Plan:

This information report facilitates compliance with the Strategic Plan's "*Smart Growth*" priority, with respect to planning for affordable and accessible housing options.

Timelines and Next Steps

It is proposed that the project will commence in the summer of 2016 following consideration of the scope of work and direction from Council to begin working on the study. Staff will report back to Council with preliminary findings prior to proceeding with the open house.

8.8-3

The study is expected to be completed in early 2017, followed by a report to a future Planning & Infrastructure Services Committee meeting presenting the major findings of the study.

Conclusion:

With shifting demographics and an aging population, it is imperative to plan for the future to ensure that there is a sufficient amount of housing to accommodate an increasing number of senior residents. This study will give Council and City staff the necessary background information to know the optimal locations for such facilities.

Respectfully submitted:

Original Approved by:

David Waters, MCIP, RPP, PLE
Manager, Land Use Policy
Planning & Building Division

Original Approved by:

Heather MacDonald, MCIP, RPP
Acting Executive Director, Planning
Planning & Building Division

Report authored by: Yuri Mantvetov, Policy Planner

Attachments:

Appendix A - Scope of Work

Appendix A – Scope of Work

IDENTIFICATION OF POTENTIAL AREAS FOR SENIORS' HOUSING WITHIN THE CITY OF BRAMPTON SCOPE OF WORK JUNE 10, 2016

1. Purpose

The purpose of this study is to identify potential areas of the City suitable for seniors' housing, based on criteria that were created benchmarking existing seniors' housing developments in other municipalities within the Greater Toronto Area. The objective of identifying potential locations is to assist those organizations that have expressed an interest in addressing the housing needs of Brampton's seniors' community. This scope of work will be undertaken by the City of Brampton and lead by Planning & Building Division.

An integral part of the project is recognizing the need for senior's housing to be located in close proximity to services and local amenities relevant to seniors such as public transit, health care, shopping, recreation, and places of worship.

For the purposes of this study, seniors' housing is defined as a multi-unit development that may provide supportive services such as meals, housekeeping, social activities, and transportation. Independent Living encourages people to socialize by providing meals in a central dining area and through scheduled social programs. This term may also be used to describe housing with few or no services such as seniors' apartments.

2. Background

Over the past several years, Planning Staff and the Council Office have received multiple inquiries from various organizations regarding opportunities to develop seniors' housing to meet the needs of its community. Some of the inquiries received related to the needs of specific ethnic and faith groups represented residing within Brampton.

In response to the various inquiries received, at the March 7, 2016, Planning and Infrastructure Services Committee Meeting, a recommendation was passed which directed to staff to develop a work program to investigate the potential to designate areas within the City's built-up areas for seniors' housing. Identification of such areas also considers proximity to services and local amenities relevant to seniors, such as health care, public services, public transit, and places of worship.

City staff was directed to report back to the Planning and Infrastructure Services Committee with a work program setting out an approach for proceeding with this initiative, is to be undertaken by Planning & Building Division.

This information report facilitates compliance with the Strategic Plan's "*Smart Growth*" priority, with respect to planning for affordable and accessible housing options.

8.8-5

Since 2011, Brampton's seniors' population continues to grow. The need for municipalities to plan for housing choices that responds to the full spectrum of needs is becoming more intricately linked to land use planning decisions. The proposed study will identify potential areas for seniors' housing within the City, taking into account such issues as proximity to services and amenities (appropriate to seniors), compatibility with adjacent land uses, environmental conditions and any other land-related factors.

Benchmarking Seniors' Housing Sites

Undertake a survey of existing seniors' housing projects in Brampton, Mississauga and other municipalities within the Great Toronto Area to determine common development characteristics for seniors' housing. Such factors to be surveyed include site area, zoning and proximity to public services and amenities. This information will be used to establish criteria for identifying potential seniors' housing sites in the City of Brampton.

Site Selection

When identifying potential areas for future seniors' housing, there are a number of factors that must be considered based on the benchmarking exercise described above. Perfect sites are rare as there usually has to be some compromises and trade-offs. The following criteria will be used to identify potential areas for seniors' housing in the City of Brampton:

- Minimum site area required;
- Land use compatibility;
- Environmental and development constraints;
- Walkability; and,
- Proximity to public transit, shopping, places of worship, recreation, pharmacies, health care.

A map will be produced that inventories relevant services and amenities utilized by seniors, as well as key facilities. Further to the Planning Committee's recommendation, services to be mapped include existing health care providers, public services, transit, and places of worship. The mapping of such services and facilities will assist with the identification of potential sites that would be suitable for the development of seniors' housing in the City of Brampton.

Publicly-owned sites will be considered, including the Flower City Community Campus that currently includes a seniors' recreation centre which offers a variety of recreational programs for seniors on a daily basis. In addition, underutilized commercial sites and vacant properties will also be considered as potential locations for seniors' housing should they satisfy the selection criteria.

3. Public Engagement

Stakeholder Consultation

8.8-6

As part of this initiative, Brampton will consult with key stakeholders immersed in the delivery of housing services for seniors, along with the delivery of other related services. It is suggested that the following stakeholders be engaged to contribute to the undertaking of this study:

- Region of Peel
- HOAP (Housing for Older Adults in Peel Region working group)
- Not-for-profit housing providers specializing in affordable housing for seniors
- Canadian Mortgage & Housing Corporation
- Members of various faith and ethnic groups

Public Consultation

In addition to consulting with stakeholders, the project will require public consultation, including the seniors' community. It is recommended that a public open house be held as part of this project to obtain valuable feedback from the community regarding the identification of preferred sites for seniors housing within the City's built-up area.

4. Timelines

It is proposed that the project will commence in the summer of 2016 following presentation of the scope of work and direction from Council to begin working on the study. The study is expected to be completed in early 2017, followed by a report to a future Planning & Infrastructure Services Committee meeting presenting the major findings and recommendations of the study.