



CREATING HOUSING
FOR YOUTH VICTIMS
OF HUMAN TRAFFICKING

AFFORDABLE HOUSING OFFICE

By Rebecca Augustyn
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The purpose of this action research paper is to promote solutions regarding housing youth victims of human trafficking. This research paper is one in a series of action research papers on emerging housing issues that will be published by the City of Toronto's Affordable Housing Office.

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INTRO

Introduction

In Canada, both women and children are the primary victims of human trafficking and are trafficked largely for sexual exploitation¹. It has been estimated that approximately 800 people are trafficked into Canada annually and another 1,200 to 1,500 are trafficked through Canada². Some social service organizations have estimated that as many as 16,000 Canadians are trafficked annually³. While we do not know how many of these are children, it has been estimated, “about 1,300 Canadian children reported ‘missing’ by the RCMP are trafficked annually for sexual activity”⁴.

Toronto has been identified as one of the ‘principle destinations’ or ‘transit points’ for individuals, both foreign nationals and domestic residents, who have been trafficked⁵. Carly Kalish from the All Saints Church Community Centre has seen first-hand human trafficking in Toronto⁶. According to Kalish, human trafficking is happening, “on Church St., in Regent Park and in Dundas Square”⁷. Timea Nagy, founder of Walk With Me Victim Services Organization supports this by saying that human trafficking is occurring in Toronto every day, “Look around at the hotels, motels, restaurants, massage places. Human trafficking is all around you, it’s just not seen”⁸.

While any person can become a victim of human trafficking, vulnerable youth have a greater risk of being trafficked⁹. The profiles of these youth include, “runaway and missing children, children victimized by predators on the internet, minors living independently, minors living with older men, socially marginalized children, particularly Aboriginals, and children between 12 to 17 years of age”¹⁰. Youth who are homeless are also known to be targeted by domestic traffickers¹¹. In Toronto, on any given night, there are approximately 2,000 homeless youth vulnerable to being trafficked¹².

Human trafficking victims’ supports are among the most complex to provide¹³. Adequate housing is the first step in delivering the necessary supports¹⁴. Therefore, housing is a major factor in the recovery process.

Housing may range from short-term, emergency shelters and refuges, to long-term, stable and supportive housing. Each organization providing housing to trafficked victims has its own definition of what constitutes short-term and long-term housing. Currently in Toronto there are no targeted supports like housing to help youth who are victims of human trafficking.

¹ Government of Canada. (2012). National Action Plan to Combat Human Trafficking. p. 5. Retrieved from http://www.publicsafety.gc.ca/prg/le/_fl/cmbt-trffkng-eng.pdf

² Streetlight Support Services. (2011). Annual Report. p. 5. Retrieved from <http://www.streetlightsupportservices.ca/wp-content/uploads/2013/01/2011-Annual-Report.pdf>

³ Unicef Canada. (2013). Protecting Children from Trafficking. Retrieved from <http://www.unicef.ca/en/policy-advocacy-for-children/children-from-trafficking>

⁴ Ibid

⁵ Barnett, L. (2011). Trafficking in Persons. p. 3. Retrieved from <http://www.parl.gc.ca/Content/LOP/ResearchPublications/2011-59-e.pdf>

⁶ Toronto Police Services. (2013). Seeing scars of human trafficking. Retrieved from <http://www.torontopolice.on.ca/modules.php?op=modload&name=News&file=article&sid=6765>

⁷ Ibid

⁸ CBC News. (2012). Toronto march targets human trafficking. Retrieved from <http://www.cbc.ca/news/canada/toronto/story/2012/09/15/toronto-human-trafficking-march.html>

⁹ Polaris Project. (2013). Human Trafficking FAQs. Retrieved from <http://www.polarisproject.org/human-trafficking/human-trafficking-faqs>

¹⁰ Unicef Canada. (2013). Protecting Children from Trafficking. Retrieved from <http://www.unicef.ca/en/policy-advocacy-for-children/children-from-trafficking>

¹¹ Streetlight Support Services. (2013). Human Trafficking. Retrieved from <http://www.streetlightsupportservices.ca/human-trafficking>

¹² Covenant House. (2012). Facts & Stats. Retrieved from <http://www.covenanthousetoronto.ca/homeless-youth/facts-and-stats>

¹³ Polaris Project. (2013). The Victims. Retrieved from <http://www.polarisproject.org/human-trafficking/overview/the-victims>

¹⁴ American Bar Association. (2013). Midyear Meeting Preview: Housing Critical to Human Trafficking Victims, Experts Say. Retrieved from <http://www.abanow.org/2013/02/housing-critical-to-human-trafficking-victims-experts-say/>



A. Canadian Legislation and Human Trafficking

Canada's approach to human trafficking has generally focused on prevention and prosecution rather than victim protection¹⁵. There has also been a lack of services provided to foreign nationals, who are often treated as illegal migrants and deported¹⁶. The Department of Citizenship and Immigration is working to correct this by offering assistance to foreign nationals who are victims of trafficking. The Department includes these individuals, who may not have sufficient paperwork, to be eligible for a Temporary Residency Permit (up to 180 days) and, if approved, are eligible to apply for a work permit¹⁷.

In addition, there are two acts to consider when working with both foreign and domestic victims of human trafficking: The Criminal Code of Canada and the Immigration and Refugee Protection Act.

1. The Criminal Code of Canada¹⁸

The Criminal Code of Canada focuses on prosecuting perpetrators of human trafficking. However, there are some provisions for victims, such as Bill C-49 which allows trafficked persons who have been subjected to bodily or psychological harm to seek restitution (any monetary loss resulting from that harm)¹⁹.

2. Immigration and Refugee Protection Act²⁰

The Immigration and Refugee Protection Act is used to target cross-border traffickers²¹. Under this act, victims of human trafficking have attempted to apply for refugee status. There is no consensus in case law about whether or not being trafficked is grounds for claiming refugee status and, therefore, being able to stay in Canada²².

¹⁵ Barnett, L. (2011). Trafficking in Persons. p. 9. Retrieved from <http://www.parl.gc.ca/Content/LOP/ResearchPublications/2011-59-e.pdf>

¹⁶ The Future Group. (2006). Falling Short of the Mark: An International Study on the Treatment of Human trafficking Victims. p. 13. Retrieved from <http://www.oas.org/atip/canada/Fallingshortofthemark.pdf>

¹⁷ Citizenship and Immigration Canada. (2009). Protection and assistance for victims of human trafficking. Retrieved from <http://www.cic.gc.ca/english/information/applications/trp.asp>

¹⁸ Government of Canada. (2013). Criminal Code of Canada. Retrieved from <http://laws-lois.justice.gc.ca/eng/acts/c-46/>

¹⁹ Barnett, L. (2007). Bill C-49: An Act to Amend the Criminal Code (Trafficking in Persons). Retrieved from http://www.parl.gc.ca/About/Parliament/LegislativeSummaries/bills_ls.asp?ls=C49&Parl=38&Ses=1

²⁰ Government of Canada. (2013). Immigration and Refugee Act. Retrieved from <http://laws-lois.justice.gc.ca/eng/acts/l-2.5/>

²¹ Barnett, L. (2011). Trafficking in Persons. p. 7. Retrieved from <http://www.parl.gc.ca/Content/LOP/ResearchPublications/2011-59-e.pdf>

²² Ibid, p. 8

B

Funding Opportunities

The lack of stable, sustained funding for organizations assisting victims of human trafficking remains a significant obstacle to providing services to them²³. However, in recent years various federal and provincial government departments have offered short-term funding. There are two distinct types of funding available: for organizations and for victims.

1. Funding for Organizations

a. Contribution Program to Combat Child Sexual Exploitation and Human Trafficking (CPCCEHT) (Government of Canada: Public Safety Canada)²⁴

Funding is available for public education, awareness initiatives and research activities. The maximum amount per recipient, per year is \$1.5 million.

b. Victim's Fund (Government of Canada: Department of Justice)²⁵

This fund contributes to projects, activities and operations that support the objectives of the Federal Victims Strategy. Maximum amount per organization is \$75,000 per year for two consecutive fiscal years.

2. Funding for Victims

a. Victim Quick Response Program (Province of Ontario: Ministry of the Attorney General)²⁶

Eligibility is based on a victim of a violent crime reporting the crime within 90 days. Funding covers emergency shelter and meals (up to \$1,000 per victim) as well as counselling (approximately 10 sessions or \$1,000 per victim)²⁷.

b. Funding from Temporary Residency Permit (Government of Canada: Department of Citizenship and Immigration)²⁸

Victims must apply for, and obtain, a Temporary Residency Permit to trigger the Interim Federal Health Program. This program provides expanded health care coverage to the victim, which can include hospital and physician services, and psychological counselling²⁹. The Permit also allows the victim to be eligible to apply for a Work Permit (application fees are waived for both permits).

²³ Ibid, p. 10

²⁴ Public Safety Canada. (2013). Contribution Program to Combat Child Sexual Exploitation and Human Trafficking (CPCCEHT) Retrieved from <http://www.publicsafety.gc.ca/prg/le/cpccseht-pclesetp-tc-eng.aspx>

²⁵ Department of Justice. (2013). Victims Fund. Retrieved from <http://www.justice.gc.ca/eng/fund-fina/cj-jp/fund-fond/tlof-fsdl.html>

²⁶ Government of Ontario. (2011). Victim Quick Response Program: Information for Community Agencies and Victims of Crime. Retrieved from http://www.attorneygeneral.jus.gov.on.ca/english/ovss/vqrp_program_info_booklet.pdf

²⁷ Government of Ontario. (2013). Victim Quick Response Program. Retrieved from <http://www.attorneygeneral.jus.gov.on.ca/english/ovss/vqrp.asp>

²⁸ Citizenship and Immigration Canada. (2013). Protection and assistance for victims of human trafficking. Retrieved from <http://www.cic.gc.ca/english/information/applications/trp.asp>

²⁹ Citizenship and Immigration Canada. (2013). Information Sheet for Interim Federal Health Program Beneficiaries. Retrieved from <http://www.cic.gc.ca/english/refugees/outside/ifhp-info-sheet.asp>



C. Established Organizations

Housing and supports are critical in assisting victims to escape traffickers and in preventing youth from becoming victims. Research from the Department of Justice shows that victims of human trafficking require services such as protection, shelter, health services, long-term counselling and economic support³⁰.

In the GTA, there are two organizations, Streetlight Support Services and Walk With Me Canada Victim Services, which offer supports for victims of human trafficking; however, they do not target youth. Streetlight is a not-for-profit organization that supports individuals who want to leave the sex trade industry³¹. Recently, Streetlight has noticed an increase in human trafficking victims and is looking to diversify into providing specific programs for them. Walk With Me Canada Victim Services was created by human trafficking survivor Timea Nagy and provides first-response support to victims across the Greater Golden Horseshoe area³².

Below are descriptions of three key organizations in North America which work with youth victims of human trafficking.

1. Girls Educational and Mentoring Services – New York City, New York³³

Girls Educational and Mentoring Services (GEMS) was founded in 1998 by Rachel Lloyd, who, as a youth, experienced sexual exploitation³⁴. GEMS is one of the largest organizations in the U.S., and the only one in the State of New York, specifically designed to help female youth who have been victims of commercial sexual exploitation and domestic trafficking³⁵. They offer services to female youth aged 12-24³⁶. They are designed to empower sexual exploitation survivors and offer legal services, housing, and crisis care³⁷.

³⁰ Government of Canada. (2011). Trafficking in Persons. Retrieved from <http://www.parl.gc.ca/Content/LOP/ResearchPublications/2011-59-e.htm#a22>

³¹ Streetlight Support Services. (2011). Annual Report 2011. p. 1. Retrieved from <http://www.streetlightsupportservices.ca/wp-content/uploads/2013/01/2011-Annual-Report.pdf>

³² Walk With Me Canada Services. (2011). 2011 Annual Report. p. 6. Retrieved from http://www.walk-with-me.org/uploads/1/3/9/2/13922825/annual_report_final.pdf

³³ GEMS. (2013). Girls Educational and Mentoring Services. Retrieved from <http://www.gems-girls.org/>

³⁴ GEMS. (2013). Mission & History. Retrieved from <http://www.gems-girls.org/about/mission-history>

³⁵ Ibid

³⁶ Ibid

³⁷ GEMS. (2013). Direct Intervention. Retrieved from <http://www.gems-girls.org/what-we-do/our-services/intervention>

GEMS' revenue comes from a range of sources, including government grants and private donations³⁸. The majority of its spending is on program services. The supports they offer include:

- **Short Term and Crisis Care**³⁹ provides short term and crisis care on an as-needed basis and can range from referrals or phone calls made on the youth's behalf to emergency intervention.
- **Court Advocacy**⁴⁰ provides legal advocacy and support for female youth who have been arrested due to prostitution-related crimes. Two main programs stem from this initiative: the Alternative to Incarceration program serves women ages 16-21 and the Family Court program serves girls under 18. Both programs provide defender-based alternative sentencing services and support for young women involved in the criminal court system due to matters that are related to prostitution.
- **Transitional and Supportive Housing**⁴¹ encompasses two different programs: the Transitional Independent Living Program and the Supportive Housing Program. The former aims to build self-sufficiency and independent living skills for youth between 16 and 21 who require transitional housing. This housing is available for stays of up to 18 months. The latter assists youth aged 18-23 by providing rooms while offering supportive services to locate and secure permanent housing.
- **Holistic Care Management**⁴² offers support services, such as, mental health assessments, counseling, health care, acquiring identification or benefits, assistance with educational needs, family intervention and assistance in obtaining employment.

³⁸ Schall, I & Ashenfarb, D. (2012). Girls Educational and Mentoring Services Audited Financial Statements. p. 3. Retrieved from <http://www.gems-girls.org/wp-content/uploads/Fin-Stmts-6-30-12-FINAL.pdf>

³⁹ GEMS. (2013). Short Term and Crisis Care. Retrieved from <http://www.gems-girls.org/what-we-do/our-services/intervention/short-term-and-crisis-care>

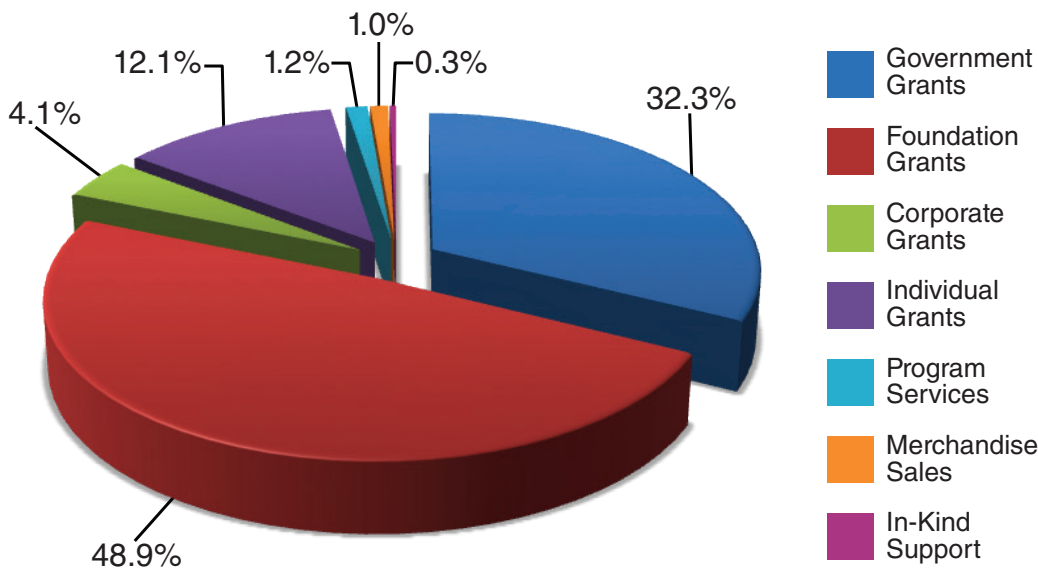
⁴⁰ GEMS. (2013). Court Advocacy. Retrieved from <http://www.gems-girls.org/what-we-do/our-services/intervention/court-advocacy>

⁴¹ GEMS. (2013). Transitional & Supportive Housing. Retrieved from <http://www.gems-girls.org/what-we-do/our-services/intervention/transitional-supportive-housing>

⁴² GEMS. (2013). Holistic Case Management. Retrieved from <http://www.gems-girls.org/what-we-do/our-services/intervention/holistic-case-management>

The breakdown of revenue and expenses for GEMS is shown in the following charts⁴³

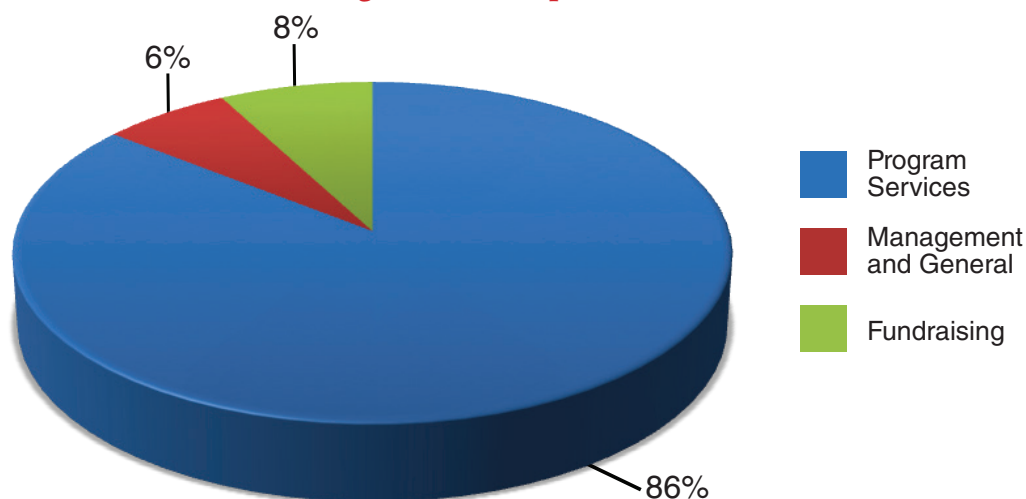
Girls Educational and Mentoring Services – Revenue 2012:



Type of Revenue	Amount in US Dollars
Government Grants	\$1,101,167.00
Foundation Grants	\$1,664,898.00
Corporate Grants	\$140,606.00
Individual Grants	\$411,833.00
Program Services	\$40,917.00
Merchandise Sales	\$33,900.00
In-Kind Support	\$11,881.00
Total	\$3,405,202.00

⁴³ Schall, I & Ashenfarb, D. (2012). Girls Educational and Mentoring Services Audited Financial Statements. p. 3. Retrieved from <http://www.gems-girls.org/wp-content/uploads/Fin-Stmts-6-30-12-FINAL.pdf>

Girls Educational and Mentoring Services – Expenses 2012:



Expenses 2012	Amount in US Dollars
Program Services	\$2,555,363.00
Management and General	\$194,868.00
Fundraising	\$232,118.00
Total	2,982,349.00

2. Hope House - Asheville & Charlotte, North Carolina⁴⁴

Hope House was created in 2009 and is part of the not-for-profit, On Eagles Wings Ministries⁴⁵. There are two safe homes for female victims of sex trafficking. Hope House One is a long-term shelter for individuals aged 12-25⁴⁶. Youths are encouraged to stay a year but may stay longer if needed⁴⁷. Hope House Two is a short-term, transitional housing program for 18-25 year olds⁴⁸. On Eagles Wings Ministries also runs other programs, such as a call centre called Rahab's Hope.

⁴⁴ On Eagles Wings Ministries. (2013). Healing Hearts and Changing Lives. Retrieved from <http://www.hopehousesnc.com/#home/mainPage>

⁴⁵ On Eagles Wings Ministries. (2013). About Us. Retrieved from http://www.hopehousesnc.com/#about_us/csgz

⁴⁶ On Eagles Wings Ministries. (2011). On Eagles Wings Ministries Annual Report 2011. p. 5. Retrieved from http://www.google.ca/url?sa=t&rct=j&q=on%20eagles%20wings%20ministries%20annual%20report%202011&source=web&cd=1&cad=rja&ved=0CCoQFjAA&url=http%3A%2F%2Fmedia.wix.com%2Fugd%2F14af42_981a89dea756980c7053e528136ef74d.pdf%3Fdn%3DOEWM%252BAnnual%252BReport%252B2011.pdf&ei=KhfgUe9AhOnKaf3-gZAP&usg=AFQjCNGOSN_kgr9rhAPpjsuVh-qsTjDjVA&bvm=bv.48705608,d.aWc

⁴⁷ On Eagles Wings Ministries. (n.d.). The OEW Hope House Frequently Asked Questions. Retrieved from http://media.wix.com/ugd/14af42_16064b7615b6883e2cc615da72c69868.pdf

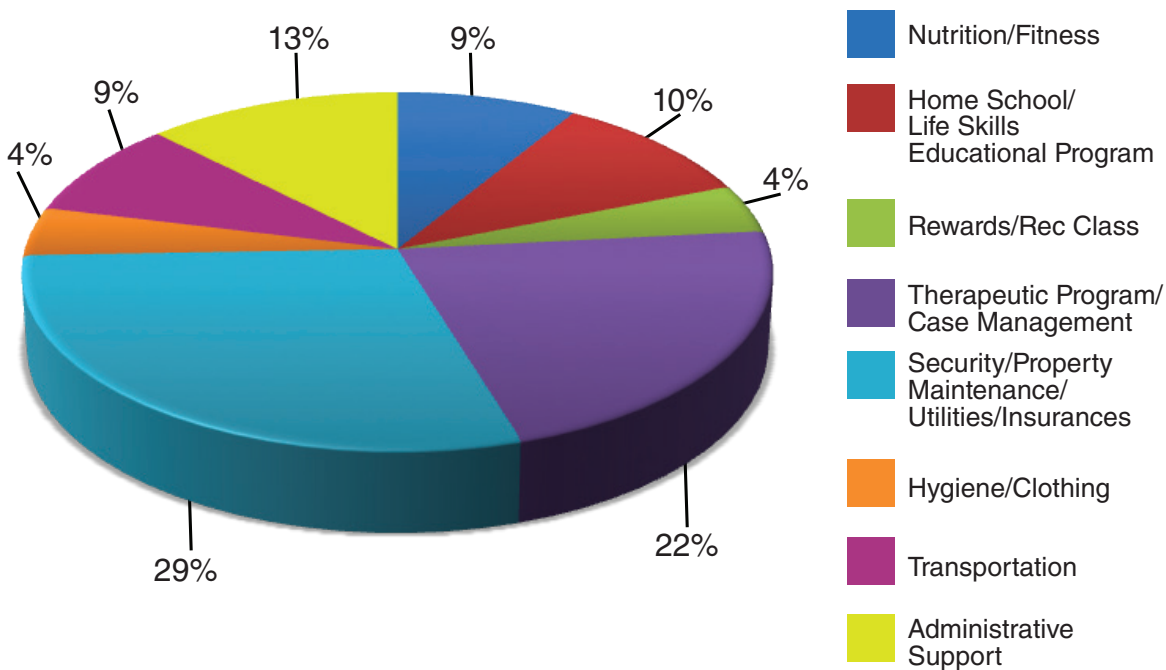
⁴⁸ On Eagles Wings Ministries. (2011). On Eagles Wings Ministries Annual Report 2011. p. 5. Retrieved from http://www.google.ca/url?sa=t&rct=j&q=on%20eagles%20wings%20ministries%20annual%20report%202011&source=web&cd=1&cad=rja&ved=0CCoQFjAA&url=http%3A%2F%2Fmedia.wix.com%2Fugd%2F14af42_981a89dea756980c7053e528136ef74d.pdf%3Fdn%3DOEWM%252BAnnual%252BReport%252B2011.pdf&ei=KhfgUe9AhOnKaf3-gZAP&usg=AFQjCNGOSN_kgr9rhAPpjsuVh-qsTjDjVA&bvm=bv.48705608,d.aWc

In 2011, Hope House assisted nine domestic victims of sex trafficking⁴⁹. In both Houses there are a range of services provided including counselling, mentors, education, life skills, health care and case management⁵⁰.

Total revenue in 2011 for On Eagles Wings Ministries was \$206,936.95⁵¹. The cost of running Hope House One in 2011 was \$91,578.53⁵². On average, the cost of housing and supports for a youth at Hope House One or Hope House Two is estimated to be about US \$41,100 a year⁵³.

The following is a breakdown of cost per resident/per month as well as the total cost of running a housing for victims of trafficking^{54,55}.

Hope House: Cost Per Resident/Per Month 2011



⁴⁹ Ibid, p. 5

⁵⁰ Ibid, p. 5

⁵¹ Ibid, p. 11

⁵² Ibid, p. 11

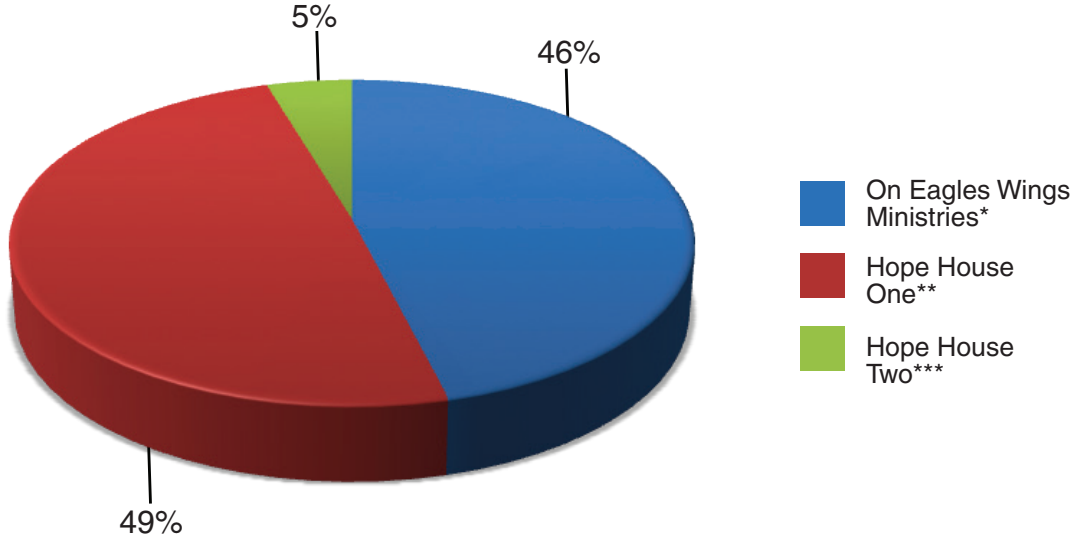
⁵³ On Eagles Wings Ministries. (2013). Needs. Retrieved from <http://www.hopehouseenc.com/#!needs/c1ghi>

⁵⁴ Ibid

⁵⁵ On Eagles Wings Ministries. (2011). On Eagles Wings Ministries Annual Report 2011. p. 11. Retrieved from http://www.google.ca/url?sa=i&rc=j&q=on%20eagles%20wings%20ministries%20annual%20report%202011&source=web&cd=1&cad=rja&ved=0CCoQFjAA&url=http%3A%2F%2Fmedia.wix.com%2Fugd%2F14af42_981a89dea756980c7053e528136ef74d.pdf%3Fdn%3DOEWM%252BAnnual%252BReport%252B2011.pdf&ei=KhfgUe9AhOnKaf3-gZAP&usg=AFQjCNGOSN_kgr9rhAPjsuVh-qstDjVA&bvm=bv.48705608,d.aWc

Cost Per Resident/Per Month	
Supports	Amount in US Dollars
Nutrition/Fitness	\$300.00
Home School/Life Skills Educational Program	\$350.00
Rewards/Recreation Class	\$150.00
Therapeutic Program/Case Management	\$750.00
Security/Property Maintenance/Utilities/Insurances	\$1,000.00
Hygiene/Clothing	\$150.00
Transportation	\$300.00
Administrative Support	\$425.00
Monthly Total	\$3,425.00
Annual Total	\$41,100.00

On Eagles Wings Ministries Expenses 2011



Expenses	Amount in US Dollars
On Eagles Wings Ministries*	\$85,501.67
Hope House One**	\$91,578.53
Hope House Two***	\$8,595.25
Total	\$185,675.45

* Includes payroll, equipment, liability insurance and giving

** Includes rent, utilities, meals, education, life skills, healthcare, recreation and all other programme expenses

*** Includes rent, utilities, meals, education, life skills, healthcare, recreation, and all other programme expenses since opening in September of 2011

3. Servants Anonymous Foundation Genesis House – Vancouver, British Columbia⁵⁶

Genesis House offers programs and services to sexually exploited and trafficked youth and women between the ages of 16-29. The house consists of four long-term beds and one short-term bed. The primary goal is to encourage independent living among the residents. There is a mandatory daytime learning centre program as well as a job-shadowing and training program for residents. Public information on Genesis House’s funding model was not available at the time of this research.

⁵⁶ SA Foundation. (2013). The SA Foundation in Vancouver, Canada. Retrieved from https://safoundation.com/vancouver_project

D

D. Housing for Victims of Human Trafficking

Housing with supports is an important factor in successfully transitioning individuals out of human trafficking. Housing that serves youth victims of human trafficking can be short or long-term and is often the first step in assisting victims to escape trafficking. After this, other, more permanent housing is sought, often with the help of the same organization that provided short-term care.

Current organizations offer a range of housing, often referred to as shelters. However, in Toronto, the language describing the house must be considered carefully because of the potential opposition, otherwise known as Not In My Back Yard (NIMBY) reaction from residents and neighbours. Below is a list of provincial and municipal documents, regulations and Acts that may play a role in the creation of housing to support young victims of trafficking:

1. Provincial Policy Statement
2. Residential Tenancies Act
3. Condominium Act
4. City of Toronto Official Plan
5. City of Toronto Zoning Regulation
6. Housing Opportunities Toronto –An Affordable Housing Action Plan 2010-2020

1. Provincial Planning Statement⁵⁷

The Provincial Policy Statement “provides policy direction on matters of provincial interest related to land use planning and development” that must be adhered to when municipalities make decisions on planning matters, such as housing⁵⁸.

The Statement supports the creation of supportive housing through its policies regarding residential intensification and the range of housing to be provided. Residential intensification would support the conversion of an existing structure, such as a single detached house, to a multi-unit residence.

The provision for planning authorities to provide a range of housing to meet social, health, well-being and special needs requirements supports the creation of supportive housing.

⁵⁷ Government of Ontario. (2012). Provincial Policy Statement, 2005. Retrieved from <http://www.mah.gov.on.ca/Page1485.aspx#1.4>

⁵⁸ Government of Ontario. (2013). Provincial Policy Statement. Retrieved from <http://www.mah.gov.on.ca/Page215.aspx>

Provincial Policy Statement

Section 1.4- Housing

1.4.3 “Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:

- a. establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*.
- b. permitting and facilitating:
 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 2. all forms of *residential intensification* and *redevelopment* in accordance with policy 1.1.3.3;”

Definitions:

Residential intensification: “means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes: e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses”.

Special needs: “means 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, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly”.

⁵⁹ City of Toronto. (2010). Toronto Official Plan. Retrieved from http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_dec2010.pdf

⁶⁰ Government of Ontario. (2013). Official Plans. Retrieved from <http://www.mah.gov.on.ca/Page1759.aspx>

2. Residential Tenancies Act⁵⁹

The shelter or any comparable housing would be exempt from the Residential Tenancies Act under Section 5: Exemptions

Residential Tenancies Act

- “5. This Act does not apply with respect to,
- (k) living accommodation occupied by a person for the purpose of receiving rehabilitative or therapeutic services agreed upon by the person and the provider of the living accommodation, where,
 - (i) the parties have agreed that,
 - (A) the period of occupancy will be of a specified duration, or
 - (B) the occupancy will terminate when the objectives of the services have been met or will not be met, and
 - (ii) the living accommodation is intended to be provided for no more than a one-year period;”

As long as the shelter provides accommodation for no more than a year for each resident and those living in it will be receiving services specific to the Act, it is exempt from the rules and regulations of the Residential Tenancies Act.

3. Condominium Act⁶⁰

The Condominium Act is applicable should an organization propose to purchase a condo unit to provide housing for sexual exploitation victims. The owner of the unit is responsible if the unit is leased.

Condominium Act

83. (1) “The owner of a unit who leases the unit or renews a lease of the unit shall, within 30 days of entering into the lease or the renewal, as the case may be,”
- (a) notify the corporation that the unit is leased;
 - (b) provide the corporation with the lessee’s name, the owner’s address and a copy of the lease or renewal or a summary of it in the form prescribed by the Minister; and
 - (c) provide the lessee with a copy of the declaration, by-laws and rules of the corporation. 1998, c. 19, s. 83 (1).”

⁵⁹ Government of Ontario. (2012). Residential Tenancies Act, 2006. Retrieved from http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_06r17_e.htm#BK5

⁶⁰ Canadian Condominium Institute. (2000). Condominium Act, 1998. Retrieved from <http://www.ccitoronto.org/Condoact/PDFs/CondoAct1998.pdf>

4. City of Toronto Official Plan⁶¹

The City of Toronto's Official Plan sets out the City's land use policies, including those for the development of housing⁶². The policies support the creation of supportive housing.

Section 3.2.1: Housing

Policies: (1): "A full range of housing, in terms of form, tenure, and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents ... supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes efficient use of the existing housing stock".

5. City of Toronto Zoning Regulations⁶³

Zoning of housing for victims of trafficking will depend on the site selected and the vision for the housing for victims of trafficking's size and operation. It will be primarily applicable in the event that a building, such as a single detached house, is selected, rather than a unit in a condo or an apartment building.

Zoning by-laws are in place to control what is permitted on a site, such as land use, placement of structures, and the height of buildings. If a site is selected for development that requires a major revision of the zoning by-law, such as changing the land use, then a zoning by-law amendment (rezoning) would be required. Both Zoning By-laws 438-83 and 569-2013 are in effect as Toronto transitions from the former to the latter. This means that when looking at a site, both by-laws need to be considered until the time that the transition is complete.

If there needs to be a minor revision, such as a small change to a building setback, then a minor variance would be needed. If either of these processes is triggered, it allows for public input and potential opposition (NIMBY) to the development. The opposition may be able to stall the process over a lengthy span of time and potentially stop the project. If developing a site is an option, particular attention should be given to the current zoning.

4. Housing Opportunities Toronto – An Affordable Housing Action Plan 2010-2020

Housing Opportunities Toronto is the City's 10-year affordable housing action plan and guides City Council and staff decisions. Providing housing and supports for young victims of sexual exploitation and trafficking is consistent with HOT's focus on homeless and vulnerable residents.

⁶¹ City of Toronto. (2010). Toronto Official Plan. Retrieved from http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_dec2010.pdf

⁶³ City of Toronto. (2011). Toronto Development Guide. Retrieved from http://www.toronto.ca/developing-toronto/pdf/guide_sectionA.pdf

⁶² Government of Ontario. (2013). Official Plans. Retrieved from <http://www.mah.gov.on.ca/Page1759.aspx>

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E. Potential Housing Options

There are a variety of options for providing housing with supports for victims of trafficking. These options are primarily dependent on location, market availability, finances, and existing zoning. Location is a concern because of the vulnerability and needs of the population that will be served. For instance, is the housing in a location frequented by traffickers or individuals participating in illicit behaviour? The specific needs of this population also require a location that will allow residents to access the appropriate services, either by its close proximity or through the use of transit.

Options for housing for trafficking victims may include the conversion of an older building, construction of a new one, or use of existing apartment and condo units. In the case of a building being converted or constructed, zoning should be carefully considered to determine what is allowable on the site. The creation of such housing requires careful consideration of all factors to ensure the success.