

Planning and Growth Management Committee - Revision of Group Home and Residential Care Facilities

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Date: 1/12/2014 2:04 PM
Subject: Revision of Group Home and Residential Care Facilities

To City Clerks Office
 Jennifer Keesmaat
 Chief Planner & Executive Director
 Councilor Pam McConnell
 Councilor Krisytn Wong Tam
 Guilio Cesato
 Alex Texeira
 Angela Stea
 Board Cabbagetown South Residents Association
 Garden District Residents Association

re Notice of Public Meeting
 Planning and Growth Management Committee
 January 13th, 2014
 10:00 am Committee Room 1
 City Hall

Good Morning, I would like to take the opportunity to comment on the proposed amendments to the Zoning By-laws in regards to the separation distance and minimum number of residents in a group home. Our neighbourhood currently has a number of group homes, supportive housing and care facilities with in our borders. Most run relatively well with little impact on neighbouring residences and businesses, however there are some that have problems which seem to take along time to resolve. Security, problems with trespassing, maintenance, disruptive behavior can be a problem for both clients and neighbours.

Many tenants housed in geared to income housing require support with serious mental health and physical health issues. Some tenants can overcome challenges with minor support while others obviously need more structured in house support programs. Neighbours, Resident Associations and BIA's are often viewed as unwanted players in the discussion while in fact many recognize the need for supportive housing and care facilities throughout the master plan for healthy cities and communities.

Supportive, social, geared to income and care facilities need to operate in a manner that has minimum impact on their neighbours and the community at large.

Our area residents have concerns about the over-concentration of geared to income, supportive housing in certain areas of the old city of Toronto while many of the amalgamated boroughs have no or little in way of rooming houses, supportive group homes and the like. Families seeking supportive housing for adult children and siblings live throughout the city and would like to find supportive housing with in all neighborhoods in the city.

Until all regions of the city have universal planning rules and bylaws in place allowing group homes, rooming houses and other care facilities in their areas as well, we feel that the proposed amendments should be put on hold.

Healthy neighbourhoods need to be balanced with a fair share of services providers, as well as healthy streets. Concentrating one area with rooming houses, social housing and supportive housing to the detriment of healthy commercial/retail main streets is poor planning.

We need master plans throughout the city that effectively balance all kinds of housing and commercial/retail along our main streets, while respecting neighbourhoods.

We also need to make our current geared to income, social housing buildings work better. Social service providers and housing providers could also operate with in existing housing stock to support those already housed in living independently.

We realize this is a complicated issues and look to our City Planners to come up with balanced planning regulations and zoning to move the city forward in a workable and healthy manner.

Yours Truly,

Don Purvis
Cabbagetown South Residents Association