



# HOUSING BRAMPTON

Brampton's Affordable Housing Strategy



## SENIORS' HOUSING STUDY

December 2018

## EXECUTIVE SUMMARY

Between 2011 and 2016, Brampton's seniors' population rose by approximately 40%, representing one of the fastest growing age groups across the City. As residents continue to age, the need for suitable forms of housing for seniors will continue to increase and housing choices will need to include options that are affordable, culturally sensitive, and support aging in place.

This study seeks to identify potential areas within the City's built-up area that are suitable for seniors housing developments. Appropriate seniors housing sites are often located within close proximity to public transit, health care, shopping, recreation and places of worship to support daily living needs.

Based on benchmarking of other municipalities, it was noted that seniors housing sites typically include on-site amenities, or are located within walking distance to essential services. Consultation with key stakeholders confirmed the importance of partnerships, affordability and community hubs in improving the quality of life of local seniors as well.

Mapping analysis identified 15 sites within the City of Brampton having the potential to accommodate seniors housing. High level recommendations were also identified through this study, which are captured below:

- Additional affordable housing for seniors is needed to respond to challenges with affordability
- Culturally-sensitive seniors housing is also needed given the City's growing level of diversity.
- Development applications for seniors' developments should be assessed against the site selection criteria contained within this study, with consideration for socio-economic or market studies as a requisite submission report for seniors housing development applications;
- The City should continue to support the creation of local partnerships which address the housing needs of local seniors, particularly partnerships that support the not-for-profit and faith community;
- The City's official plan policies should be strengthened to support the direction of Provincial Policy to provide a range of housing options for residents, as well as consideration for pre-zoning the potential sites identified through the study; and,
- Incentives and tools to promote the development of seniors housing sites should also be explored as part of the City's Affordable Housing Strategy.



In summary, seniors' housing contributes to inclusive communities by providing opportunities for residents to age in place.

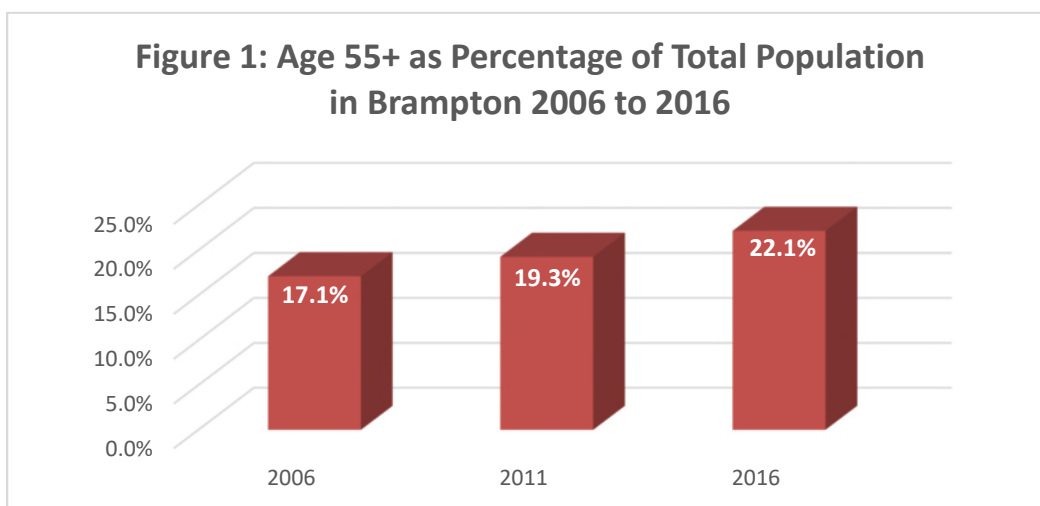
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## 1 Introduction

The City of Brampton is a rapidly growing community, and is expected to grow from 614,000 people in 2016, to 890,000 in 2041. Though the average age of Brampton residents was 36.5 in 2016, Brampton seniors continue to be a fast growing segment of the population. According to Census Canada, Brampton's seniors' population rose by 40% between 2011 and 2016, to total 66,270.



Source: 2006, 2011 and 2016 Census, Statistics Canada

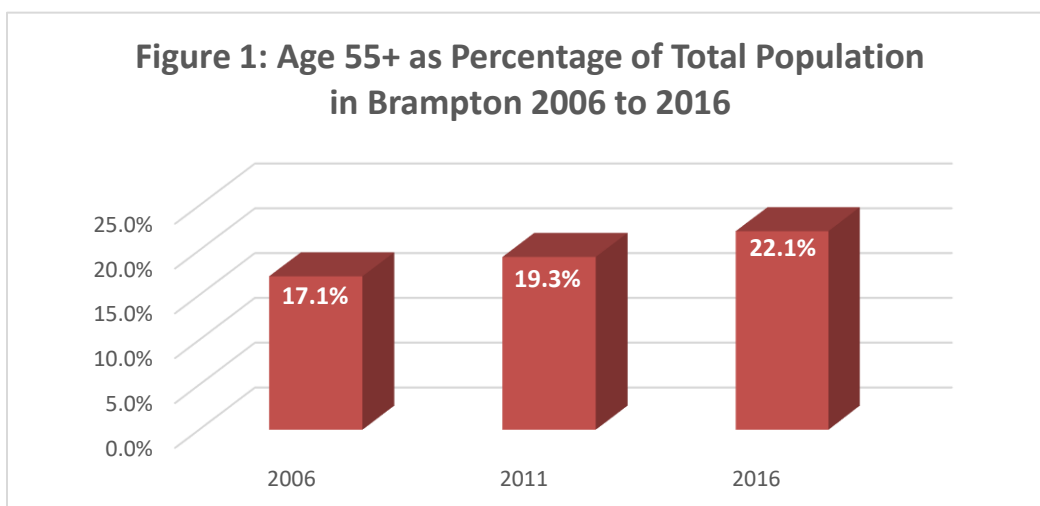
The City is also significantly diverse, having the 4<sup>th</sup> largest visible minority population in Canada, and is represented by 234 different ethnicities.

Given the City's growing population and expanding seniors' cohort, in March 2016, Council directed Planning and Building staff to develop a work program to investigate the potential to designate specific areas of the City's existing built-up area adjacent to services and amenities for seniors housing in order to support the needs of local seniors.

The seniors' housing work program was endorsed by Council in July 2016, requiring staff to investigate the potential to designate specific areas for seniors housing, including establishing selection criteria to determine suitability based on sites within close proximity to health care services, public and community services, transit, recreational centres, trails and open spaces, as well as places of worship. The study was also to give consideration to researching best practices of municipalities across the Greater Toronto Region.

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## 1.1 Study Overview

The purpose of the study is to identify potential areas of the City suitable for seniors housing. Research shows that a range of seniors housing exists to reflect the varying levels of mobility, health supports and service requirements, and affordability of seniors. Types of seniors housing that exist include retirement homes, nursing homes, long-term care facilities, apartment or high-rise buildings, exclusive adult-lifestyle communities, and co-operative or shared-housing arrangements.

Provided below are examples of different seniors housing facilities that currently exist in Brampton.



Rosedale Village Adult Lifestyle Community, Brampton (Above)



Dayspring Adult Lifestyle Community, Brampton (Above)

As the City's population continues to age, the need for additional suitable forms of seniors housing will rise. Not-for-profit groups across the City continue to identify the need to develop seniors housing to meet local housing needs, which includes the development of culturally-sensitive retirement homes.

An integral part of the project is recognizing the need for supportive amenities and services to be located in close proximity to seniors housing facilities given increasing dependencies as one ages. Therefore, this project assesses housing opportunities located within a 500 metre (5 - 10 minute walk) proximity to public transit, health care, shopping recreation, and places of worship, as well as regional service needs which reflect a 1.5 metre radius.

## 1.2 Municipal Context

The City of Brampton is a vibrant community, strategically located within the Greater Toronto Area. Multiple city initiatives provide foundational support to this housing study, such as:

The City's 2016-2018 Strategic Plan priority of *Smart Growth*, to build complete communities to accommodate growth for people and jobs, would be further achieved through the work of this study. The study also aligns with the City's 2040 Vision, *Living the Mosaic*, as it supports the development of complete communities through encouraging a range of housing options.

Furthermore, the City's Affordable Housing Strategy, *Housing Brampton*, identifies this project as a Phase 1 project deliverable, recognizing the importance of housing options for seniors. Culturally-sensitive housing has been identified as an emerging need for local seniors, and has been explored through this study through community consultation and research.

In addition, the City's emerging Age-Friendly Brampton Strategy will incorporate the recommendations of this study, as "housing" is identified by the World Health Organization (WHO) as one of the eight domains of an age-friendly community.



## 2 Policy Framework

Provided below is an overview of the policy and regulatory framework relating to provincial, regional, and municipal policies that impact the local landscape of seniors housing in Brampton.

### 2.1 Province of Ontario

The Retirement Homes Regulatory Authority (RHRA) is responsible for licensing and regulating retirement homes on behalf of the government of Ontario, through the *Retirement Homes Act*, 2010. RHRA is an independent, not for profit corporation committed to the protection and well-being of seniors. In comparison, long-term care facilities are regulated by the Ministry of Health through the Long-Term Care Homes Act, 2007.

The Ministry of Seniors and Accessibility supports the development of inclusive communities and has developed an Age-Friendly Community Planning Guide to assist municipalities and community agencies in this regard.

### 2.2 Region of Peel Official Plan

Within the Region of Peel's Official Plan (ROP), housing policies encourage a range of densities and forms of housing that is affordable to all (Policy 5.8.2.3). The ROP also supports the development of municipal official plan policies relating to the development of special needs housing in locations with convenient access to existing and planned infrastructure (ie transit), amenities and support services (Policy 5.8.6.2.1).

A 55+ Housing Option Guide for seniors, developed by the Region, is available online: (<http://peelregion.ca/housing/provider/advisory/reports/pdf/booklet-separate.pdf>).

### 2.3 City of Brampton

#### 2.3.1 Official Plan

The City of Brampton's Official Plan (OP) promotes a broad range of housing choices that represent the needs of residents, including specialized, assisted, and affordable housing options.

Per Policy 4.2.6.15 of the Official Plan, retirement homes are permitted in *Residential, Commercial, Institutional, and Public Use* designations, and are encouraged to adhere to the City's Accessibility Technical Standards, while supportive housing facilities (10+ residents), are permitted within the Major Institutional designation of the OP. Section 4.2.7 of the Official Plan identifies policies related to the design of residential uses across all housing types.

### 2.3.2 The City's Zoning Bylaw 270-2004

Within the City's zoning bylaw, nursing homes are permitted within the *Institutional Two Zone*. Retirement homes, as defined by the zoning by-law, are not permitted in any zones as of right. Site specific zoning amendments are required for a retirement home use.

Provided below are definitions of seniors housing and care facilities, as contained within the City's zoning by-law:

*Nursing Home* shall mean any building or place maintained and operated for persons requiring nursing care.

*Retirement Home* shall mean a residential care facility for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, or legal status, require a supervised living arrangement for their well-being, in which:

- (a) dwelling units, rooms or room and board are supplied for hire or gain;
- (b) more than eight (8) persons in addition to the staff and operator are accommodated in the retirement home;
- (c) there is a common dining room and common sitting room for the residents,

but shall not include:

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a supportive housing facility;
- (e) a lodging house.

*Senior Citizen Residence shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only one or two bedroom dwelling units, in which each one bedroom dwelling unit has a gross floor area of not more than fifty-eight decimal five (58.5) square metres and each two bedroom dwelling unit has a gross floor area of not more than seventy (70) square metres.*

Overall, the City's existing policy framework and zoning provisions allow for seniors housing facilities. However, residential policies and zoning provisions could be revised to offer greater flexibility within specific designations to limit the need for zoning by-law amendments to permit seniors facilities, which is often a barrier to the creation of additional housing units.

### 3 Socio-Economic Profile of Seniors in Brampton

Analysis was undertaken of local demographic trends to gain a stronger understanding of the needs of Brampton's the seniors' cohort. Mapping of 2016 Census data is found in Figures 2 to 5.

Based on census information shown in **Figure 2, Seniors Population by Dissemination Area**, the areas throughout the City having the highest presence of seniors in Brampton are both the east and west ends. Additionally, a concentration of seniors reside within seniors-specific housing developments, such as Rosedale Village located east of Highway 410, on the north side of Sandalwood Parkway.

**Figure 3, Seniors Living Alone**, shows that most seniors who live alone reside in the downtown core, in close proximity to the Bramalea City Centre, or within Rosedale Village, while new neighbourhoods tend to reflect housing where seniors live with other family members. **Figures 4 and 5** show the location of transit stops and supermarkets, respectively, by census tract.

**Figure 6, Potential Seniors Housing Sites**, identifies the location of over 20 existing seniors housing facilities within the City. This inventory does **not** include long-term care facilities, given their function as institutional uses. The majority of Brampton seniors' housing facilities are located in areas in close proximity to existing services and community supports, including the downtown core, and Bramalea City Centre.

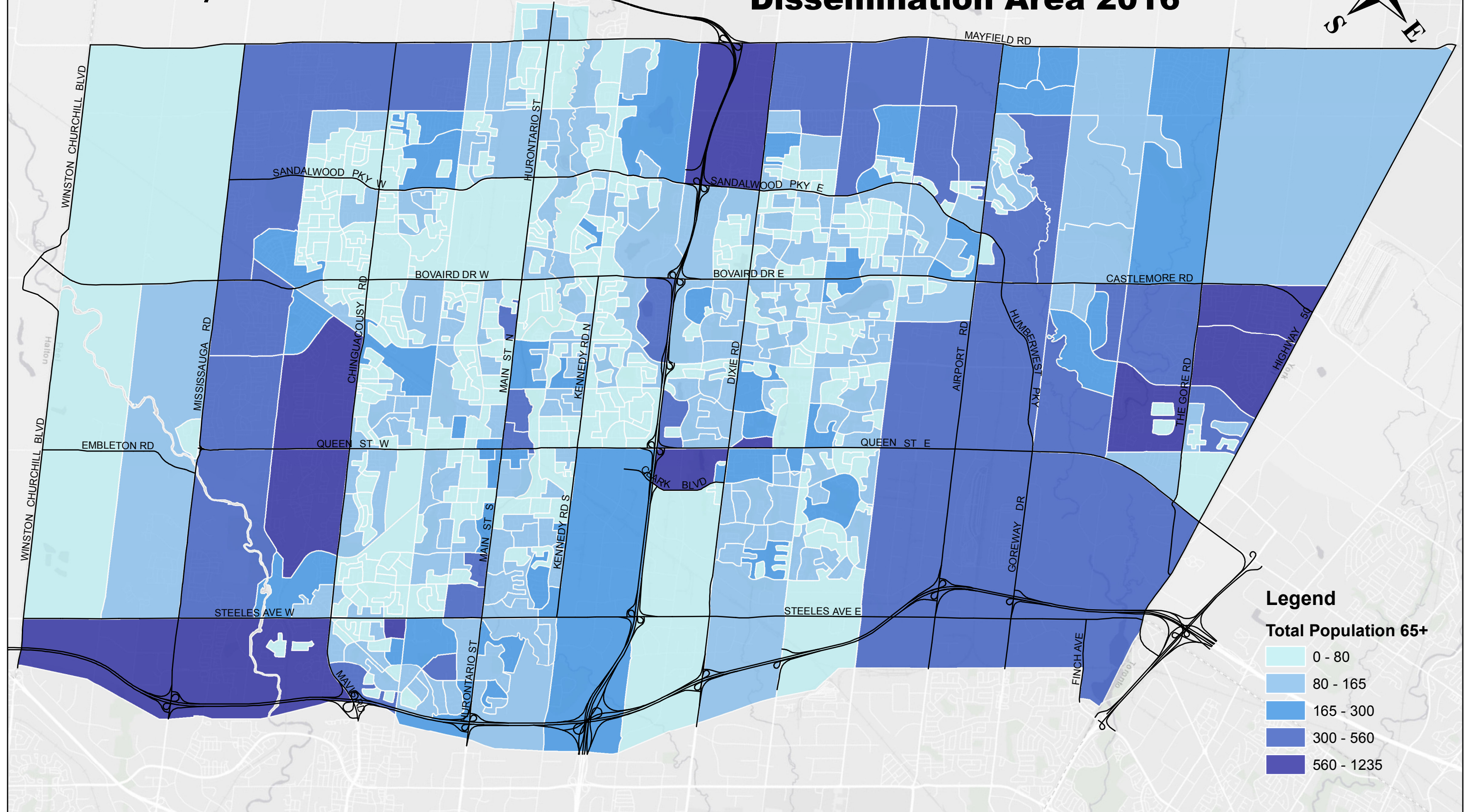
However, there is opportunity for locating seniors housing in areas well served by medical facilities, such as Brampton Civic Hospital, and Peel Memorial, along with existing medical hubs throughout the City. Such consideration should be explored through further internal and external stakeholder consultation.





**BRAMPTON**  
Flower City

**Figure 2: Seniors Population By  
Dissemination Area 2016**

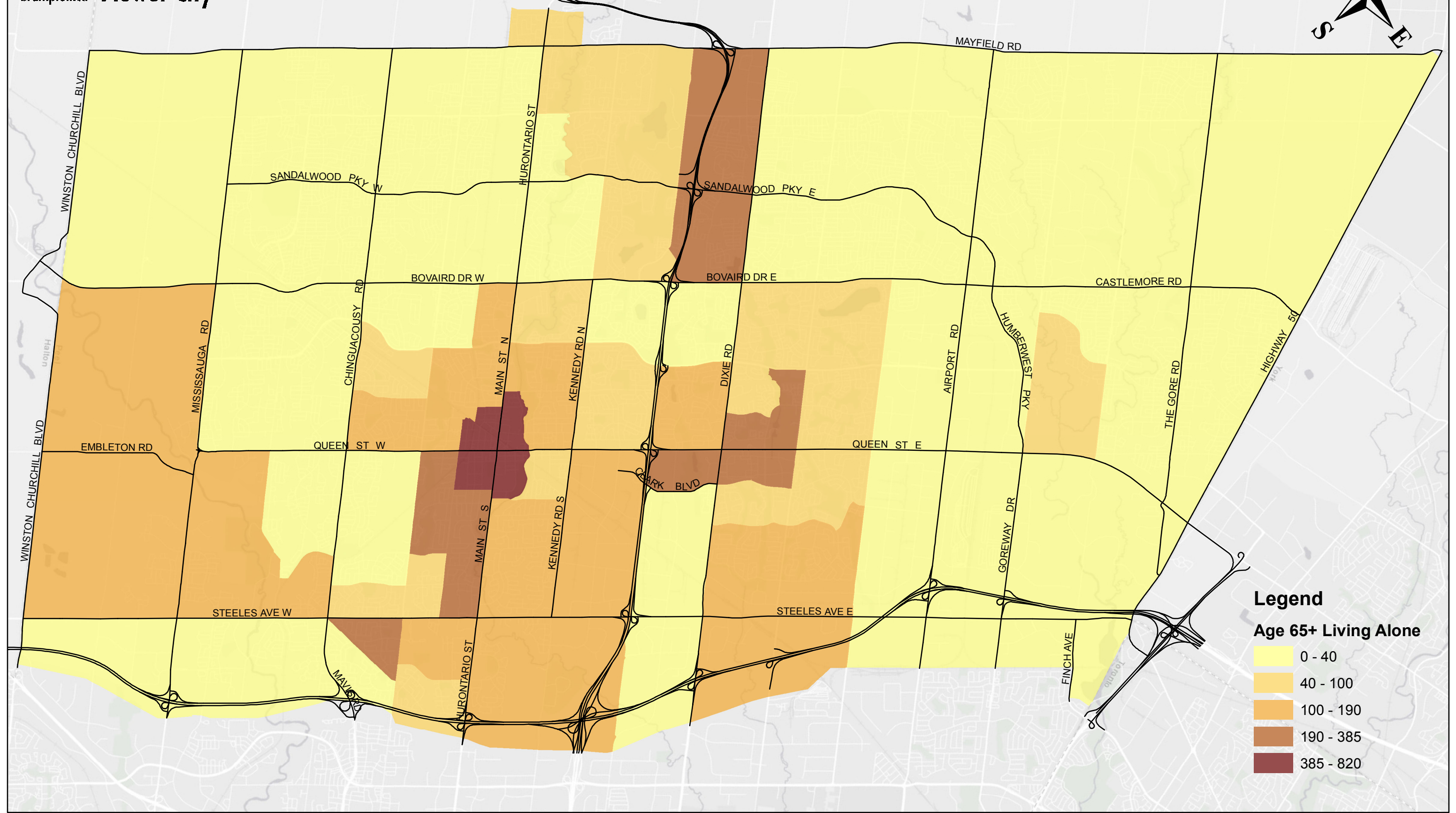






**BRAMPTON**  
Flower City

**Figure 3: Seniors Living Alone By Census Tract 2016**

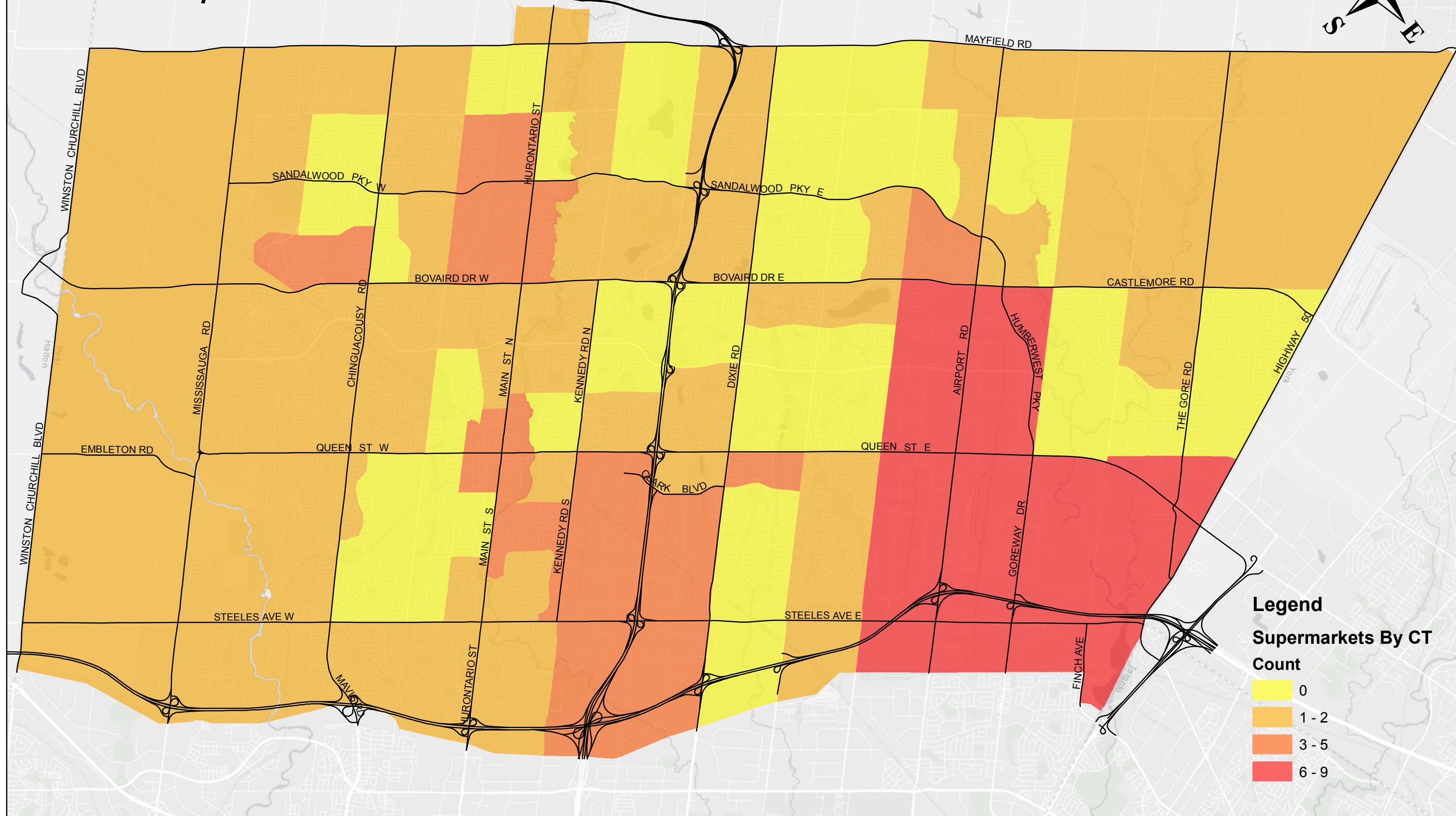






**BRAMPTON**  
Flower City

**Figure 4: Supermarkets By Census Tract 2016**

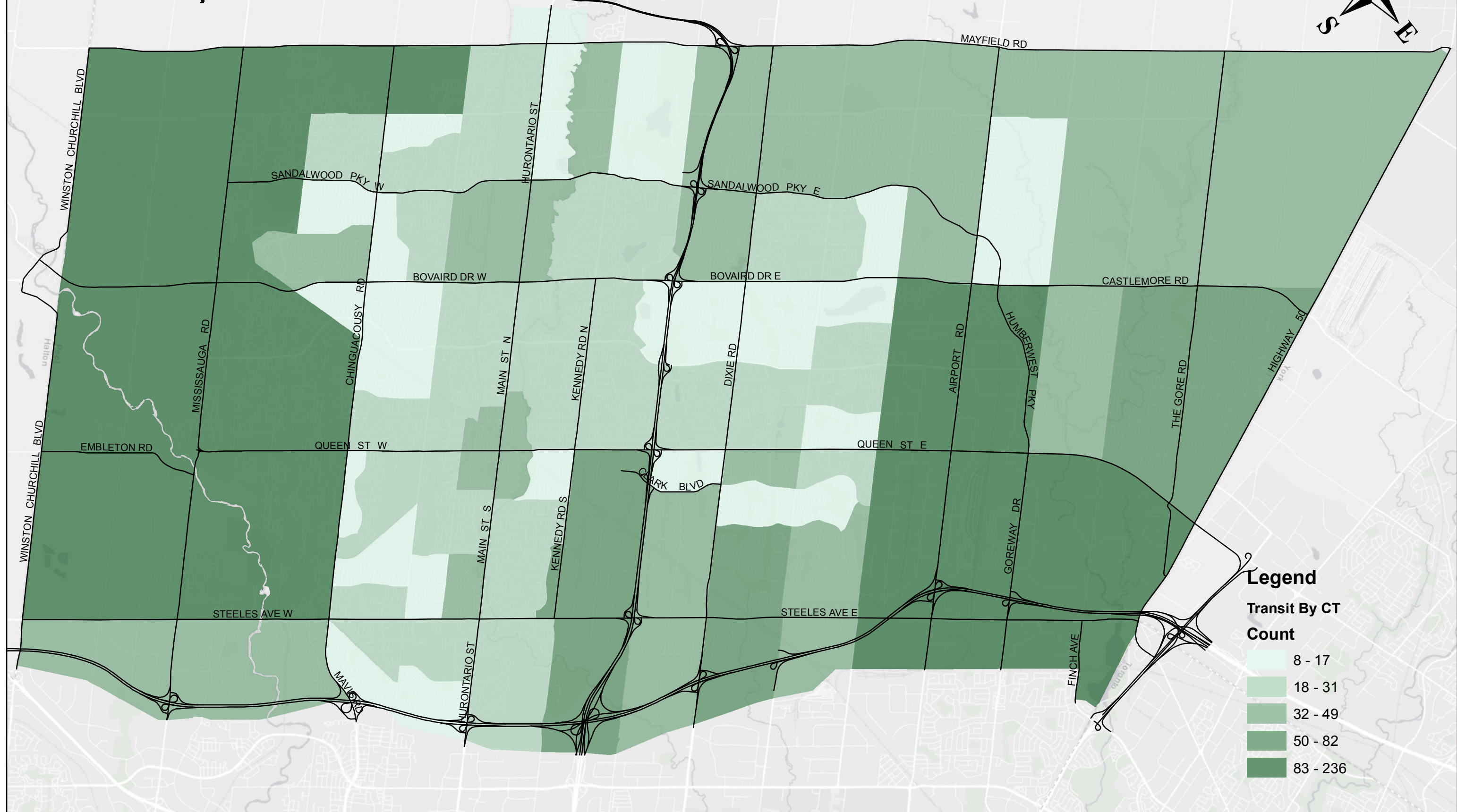






**BRAMPTON**  
Flower City

**Figure 5: Transit Stops By Census Tract 2016**



## 4 Housing Options and Preferences

### 4.1 CMHC Housing Trends

The 2017 CMHC Ontario Seniors' Housing Report indicates that overall vacancy rates for seniors' housing in the Province has reached the lowest level since 2001, as demand for housing has outpaced supply. However, the Region of Peel has experienced a balanced market where supply has been meeting demand; vacancy rates of standard spaces was 12.9% in 2017. See Table 1 below:

**Table 1: Vacancy Rates (%) of Standard Spaces by Unity Type in Peel**

	Semi Private & Ward		Private/ Studio		1-Bedroom		2 Bedroom		Total	
Year	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Vacancy Rate	12.3	*	15.9	16.3	12.1	10.8	11.7	7.1	13.4	12.9

Source: [https://www.cmhc-schl.gc.ca/odpub/esub/65981/65981\\_2017\\_A01.pdf?fr=1519318771101](https://www.cmhc-schl.gc.ca/odpub/esub/65981/65981_2017_A01.pdf?fr=1519318771101)


Across the Greater Toronto Area, monthly rent for seniors' units averaged \$4,159 across all bedroom types. Toward the low-end, monthly rents for ward/semi-private rooms averaged \$2,960.

Additional research from a July 2016 CMHC Seniors Housing Report indicates the following with respect to seniors housing preferences among Canadians:

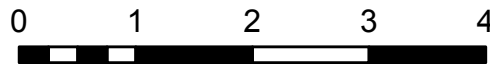

- Supply – new and existing residences have expanded features targeting the lifestyle of today's seniors such as flexible care service options, larger spaces, and more amenities and services as well as activities programs
- Demand – growing preference for a carefree lifestyle with socialization opportunities
- Rising home prices have increased household wealth and continued to enable seniors who opted for retirement home living to choose more upscale residences where they could pay rents upwards of \$3000 per month.



Figure 6: Potential Sites for Seniors Housing



**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES



Date: 2018/11/07

● Senior\_Facilities

■ Recreation Centres

✚ Places of Worship

GO Transit/Via Rail

Hospital

● Personal Care

● Health Care

● Libraries

● City Surplus Lands

— Cycling Infrastructure

— Multi Use Pathway

Built Up Boundary (OP)

Potential Sites for Seniors Housing

Active/Existing City Parks

Conservation Areas

Lakes

Hospital Area

Retail in Built Up Area

.5km Neighbourhood Retail

1.5km Regional Retail

Existing Seniors Housing Sites

#	OWNER NAME	COMPANY NAME	FULL ADDRESS
1	WOODHALL PARK HOLDING	WOODHALL PARK RETIREMENT VILLAGE	10250 KENNEDY RD
2	873888 ONTARIO LIMITED	ROSEDALE RETIREMENT RESIDENCE	12 WILLIAM ST
3	2035244 ONTARIO INC	REGAL LIFESTYLE COMMUNITIES INC	19 SPOULE DR
4	RULAND REALTY LIMITED	BURTON MANOR	5 STERRITT DR
5	BRAMALEA RR GP INC	BRAMALEA RETIREMENT RESIDENCE	30 PEEL CENTRE DR
6	2035244 ONTARIO INC	GREENWAY RETIREMENT VILLAGE	100 KEN WHILLANS DR
7	PEEL HOUSING CORPORATION	CENTRAL PARK SENIORS APARTMENTS	175 CENTRAL PARK DR
8	REGION OF PEEL	CHAPELVIEW SENIORS APARTMENTS	16 JOHN ST
9	PEEL HOUSING CORPORATION	FLETCHER'S VIEW SENIORS APARTMENTS	4 SIR LOU DR
10	PEEL HOUSING CORPORATION	MANORBRIDGE SENIORS APARTMENTS	160 MURRAY ST
11	REGION OF PEEL	PEEL MANOR APARTMENTS	529 MAIN ST N
12	KNIGHT AUSTIN	CRESCENT HILL PLACE RETIREMENT HOME	3 CRESCENT HILL DR S
13	GRACE COURT APARTMENTS	GRACE COURT SENIOR CITIZENS APARTMENTS	17 SCOTT ST
14	PEEL HOUSING CORPORATION	MAPLE AVENUE SENIORS APARTMENTS	1 MAPLE AVE
15	PEEL HOUSING CORPORATION	MCHARDY COURT SENIORS APARTMENTS	53 MCHARDY PL
16	HOLLAND CHRISTIAN HOMES INC	HOLLAND CHRISTIAN HOMES - KING TOWER	904-35 KINGKNOLL RD
17	HOLLAND CHRISTIAN HOMES INC	HOLLAND CHRISTIAN HOMES	3-7900 MCLAUGHLIN RD
18	PEEL HOUSING CORPORATION	KNIGHTSBRIDGE SENIORS APARTMENTS	1 KNIGHTSBRIDGE RD
19	PEEL REGION	NORTON LAKE SENIORS AND FAMILY APARTMENTS	1155 QUEEN ST E
20	REGION OF PEEL	SNELGROVE PLACE SENIORS APARTMENTS	12065 HURONTARIO ST
21	KENNEDY ROAD TABERNACLE	THE HERITAGE SENIORS APARTMENTS	170 VODDEN ST E
22	JASINSKI LEGACY NON-PROFIT	VILLA POLONIA SENIORS AND FAMILY APARTMENTS	30 POLONIA AVE
23	PEEL HOUSING CORPORATION	WHILLANS GATE SENIOR AND FAMILY APARTMENTS	22 BEECH ST
23	AMICA	AMICA	223 MAIN ST S

## 4.2 Housing for Older Adults in Peel Region

ERIN Research was retained by the Housing for Older Adults in Peel working group (HOAP), to conduct a survey to determine housing preferences of older adults across the Region. According to the 2016 HOAP survey, “*Housing Plans, Needs and Insights of Older Adults in Peel Region*”, seniors are very comfortable remaining within their current communities because public transit is available close to their home and they can easily get to shopping and restaurants. However, survey respondents indicated that there is a desire for increased health supports in the community suitable to older persons, and that community involvement is lacking within their current neighbourhoods.

## 4.3 Recommendation

Background research from the CMHC and the Housing for Older Adults in Peel study concludes that seniors are comfortable living in their current communities, given the proximity to services and transit. Due to recent increases in home prices, the household wealth of seniors continues to rise, and is associated with a desire to live in more upscale residences with socialization opportunities.

In addition, a segment of the Region’s seniors population also continues to experience affordability challenges. This tends to be true for seniors who are new immigrants, or live alone.

## 5 Benchmarking

### 5.1 Overview

Benchmarking was done to identify best practices of seniors housing in other municipalities having similar characteristics to the site selection criteria identified within the endorsed scope of work, such as comparable site area, zoning, and proximity to public services and amenities.

The cities of Vaughan, Toronto, Mississauga and Hamilton were selected as part of the benchmarking research because of similar geographic characteristics and population size. Seniors housing sites within these municipalities are predominantly zoned as *Residential*, but other zoning classes included *Agricultural, Commercial and Business District* zones or “Special Sections”. Given older seniors often have limited mobility and associated pedestrian safety concerns, a maximum 500 metre walking distance to all amenities was recommended, equating to a 5 to 10 minute walk. Amenities within the 500 metre proximity include public transit access (bus stop location), shopping, recreational facilities, pharmacies, and health care facilities.

While overall transit access is provided within the communities examined, transit routes typically offered 30-minute service frequencies, deemed a good standard service level for transit. The assessed sites ranged in level of support, including independent living facilities, private retirement residences and long-term care facilities for those with health limitations.

### 5.2 Examples

Appendix A, *Benchmarking of Existing Seniors Housing within the Greater Toronto Area*, provides an overview of the various seniors sites located within each of the selected municipalities examined, and identifies accessible services and amenities located within a 500 metre radius.

Provided below is an overview of one site examined from each of the four municipalities identified across the Greater Toronto Area to illustrate appropriate service levels within walking distance to seniors facilities:



### 5.2.1 Davenport Senior Living – 877 Yonge Street, Toronto

Davenport Seniors Living is a seniors' residence located within downtown Toronto, near the intersection of Yonge Street and Bloor Street, in an area close to transit and subway service, plus amenities and commercial uses. Units can include full individual kitchens or shared kitchenettes based on specialized requirements which impact unit cost. Unit rentals include basic utilities, cable and housekeeping services.



Source: Google Earth

Davenport Senior Living - 877 Yonge St



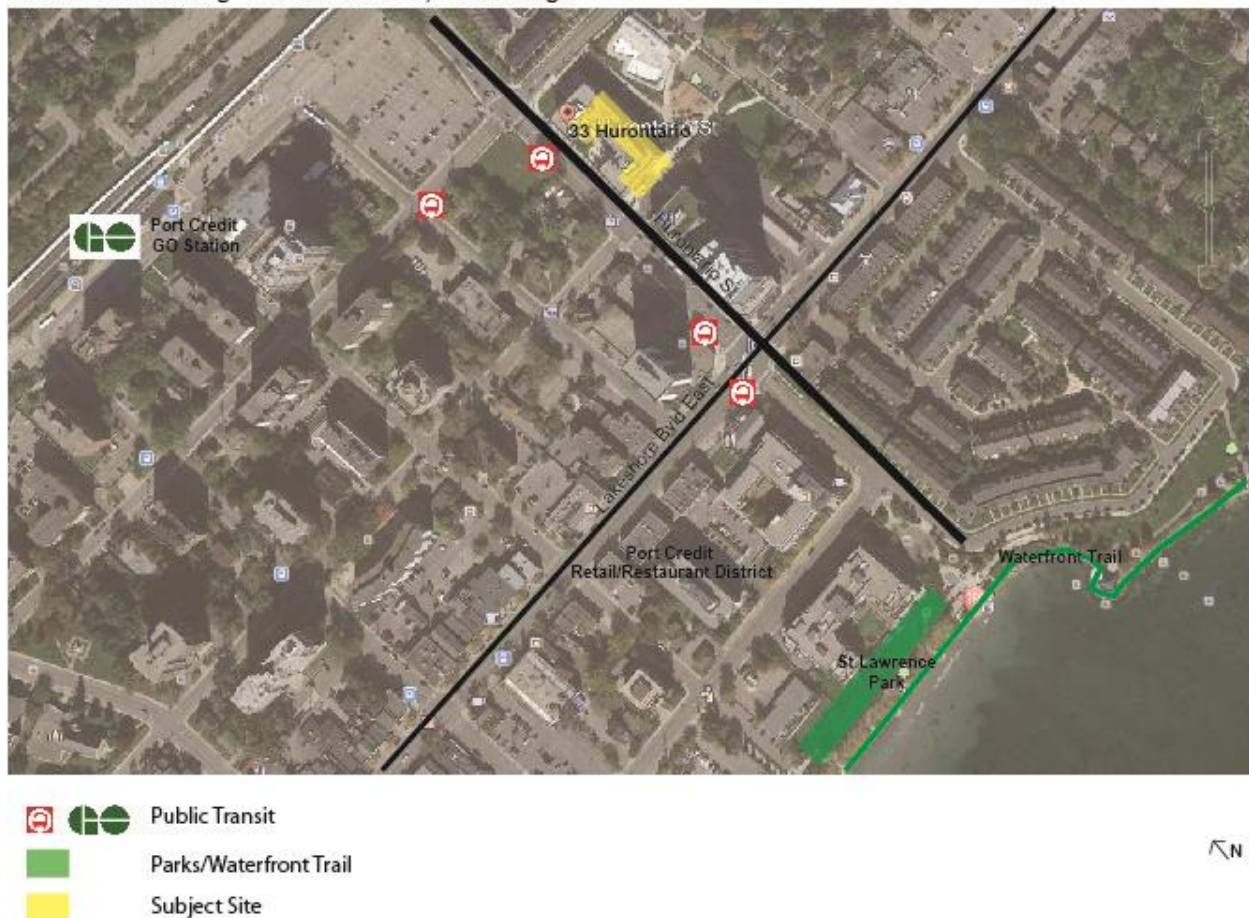
## 5.2.2 Verve Senior Living- 33 Hurontario Street, Mississauga

Verve senior living is located within the City of Mississauga, within the vibrant lakefront community of Port Credit. On-site services include meals, regular housekeeping, and an option of units with kitchenettes. A café is open all-day for ease of convenience.



Source: Google Earth

Verve Senior Living - 33 Hurontario St, Mississauga





### 5.2.3. Chartwell Valley Vista Retirement Residence - 600 Valley Vista Drive, Vaughan

Chartwell Valley is a retirement residence located within the City of Vaughan. The facility offers one and two bedroom suites, with both independent and supportive-living arrangements. Several staff members speak Italian, catering to residents having language barriers. The property is surrounded by open space, and low-density residential uses. However, there are no existing amenities within close proximity to the site, with the exception of a local park, and bus service that runs along Dufferin Street.



Source: Google Earth

Chartwell Valley Vista Retirement Residence - 600 Vista Valley Dr, Vaughan



#### 5.2.4. Residences on Augusta – 155 James St. S, Hamilton




At the Residences on Augusta, located in downtown Hamilton, suites are complete with private 4 piece bathrooms, kitchenettes, weekly housekeeping service, standard utilities, and other amenities. On-site services include family physicians and a pharmacist. The property is within close proximity to transit and other local amenities, which supports daily needs of residents.



Source: Google Earth

Residences on Augusta - 155 James St. S, Hamilton



-  Public Transit
-  Parks/Open Space Blocks
-  Subject Site

7N

### 5.3 Findings

Several findings emerged from the benchmarking exercise. No standard lot size was identified as being preferred for seniors facilities, but rather site size was determined by neighbourhood characteristics, and land availability. The range of land parcels for the seniors housing sites within the various municipalities ranged from over 1/3 an acre in Toronto, to approximately 14 acres for a long term care facility in Vaughan. However, suitable parcels of land for a compact seniors housing could range from 2-4 acres. Based on the mapping exercise of current seniors homes within Brampton, it is evident that amenities seniors require are either on-site as part of the housing development, or are often located within a 500 metre buffer.

Benchmarking of Vaughan, Hamilton, Toronto and Mississauga concluded that the footprint of seniors homes ranged from 0.2 acres to 13 acres. As such, it is recommended that the average footprint for seniors homes in Brampton within the built boundary should be within two to four acres in size, which is consistent with the feedback received through stakeholder interviews conducted as part of this study, allowing for the development of inclusive community hubs or shared spaces, affordable housing options, and opportunities for multi-partner initiatives.



## 6 Stakeholder Consultation

The role of service and program delivery is essential to fully understanding the spectrum of care required to support the needs of local seniors.

### 6.1 Overview

Stakeholder consultation was undertaken with several organizations involved with the delivery of housing and other related services. Consultations were held with the following faith-based and non-profit groups in February, 2017:

- Kennedy Road Tabernacle
- Housing for Older Adults in Peel (HOAP)
- Punjabi Community Health Services
- Indus Community Services
- Archdiocese of Toronto
- Church of Latter-Day Saints

Additionally, several agencies were consulted as part of the information gathering process, which include:

- Region of Peel
- Emergency Management Office (City of Brampton)
- Canadian Mortgage and Housing Corporation (CMHC)
- Candevcon Limited (agent representing a property owner)

Through consultation with key community stakeholders, the need for seniors' housing sites that accommodate the South Asian community was identified. Discussions concluded that the following site selection criteria should be contemplated in recommending sites for local residents of the South Asian community:

- Direct access to green spaces for community gardens
- Close proximity to medical services including doctors' offices
- Proximity and access to places of worship

### 6.2 Emerging Stakeholder Consultation Themes

Discussion points were provided in advance of the consultation session in order to guide interviews. The notes from each stakeholder discussion and the meeting agenda are attached as Appendix B, Stakeholder Consultation Summary and Questionnaire.

Several common themes arose from the meetings with various stakeholder groups, which include: partnerships, affordability and community hubs. An overview of each of the 3 themes are provided below:

*a) Partnerships*

Several organizations mentioned a desire to develop partnerships with the private sector to build affordable/mixed income seniors housing. CMHC provided two examples of partnerships in the development of seniors housing. The first, Tony Wong Place, is in the City of Markham. The Markham Interchurch Committee for Affordable Housing (MICAHA) is an affiliation of Markham churches of various faiths. MICAHA's objective was to facilitate the development of affordable housing for seniors, among other demographic groups, for those with low and moderate incomes. As the primary developer, MICAHA partnered with DelRidge Homes, SHS Consulting Inc, CMHC and all levels of governments to build Tony Wong Place.

Another project to create housing for seniors made successful through partnerships was Millbrook Place in Mississauga. The primary developer, Martinway Contracting, partnered with regional and municipal governments and numerous corporate sponsors to create housing for seniors.

*a) Affordability*

CMHC and representatives from HOAP concluded that as the current trend of rising home prices has increased household wealth, some seniors are opting for retirement home living within upscale residences. However, the recent HOAP study indicated that 83% of survey respondents who reside in Brampton are in the low to middle household income bracket. A total of 35% of local respondents found that housing costs were difficult or very difficult to afford, as the need for affordability in later years is critical. In the same HOAP study, 40% of respondents stated, if they planned to move, they would be willing to downsize to an apartment or condominiums.

*b) Community Hubs*

Also heard in the stakeholder engagement exercise was a desire for community hubs. According to a Province of Ontario report "Community Hubs in Ontario: A Strategic Framework & Action Plan", the definition of a community hub is a "central access point for a range of needed health and social services, along with

cultural, recreational and green spaces to nourish community life”. Furthermore, community hubs for seniors’ housing are often multi-unit developments that provide basic supportive services such as meals, housekeeping, social activities and transportation. Independent living often encourages seniors to socialize by providing meals in a central dining area and through scheduled social programs.

Given the direction of the City of Brampton’s Official Plan to direct more development within the built boundary, the desire of several of these communities could be met. The integration of administrative and medical services, retail, and multi-faith prayer rooms were all critical for community hubs accommodating seniors. Furthermore, these would be desirable within close proximity to Brampton transit stops and trails, for example. Another service option that could be offered by the City is to host multi-disciplinary programs for therapeutic purposes such as pet therapy or on-site daycare within seniors’ buildings, which would help to reduce social isolation often experienced by seniors. Overall, community hubs offer an opportunity for the City to create a sense of community to encourage interaction and connection among seniors both at a neighbourhood and City-wide level.

### 6.3 Recommendations

Based on the findings from initial consultation with select stakeholders, there is opportunity for the City to play a strategic role in fostering partnerships among private and public sector agencies to build affordable housing that adequately responds to the needs of local seniors. In addition, the option of downsizing to apartment units or condos may improve housing affordability for local seniors, while neighbourhood community hubs could improve accessibility to services and allow for positive social interactions with others within supportive and safe community spaces.

## 7 Seniors Housing Site Selection

This section of the study provides an overview of sites within the City's built-up area which have the opportunity to accommodate a seniors housing facility based on the defined evaluation criteria and research methodology for identifying such sites. Additionally, an inventory of existing seniors' facilities was undertaken to identify areas within the City that are currently well-served with respect to adequate housing options for local seniors.

### 7.1 Existing Facilities

**Figure 6, Potential Seniors Housing Sites**, illustrates the location of 23 seniors housing facilities across the City. The highest concentration of seniors' housing is found along the Queen Street corridor, which is identified as a primary intensification corridor and transit priority route within the City's Official Plan. The inventory shown in Figure 6 does not include long-term care facilities given the institutional function of such uses.

The inventory map also shows the location of services and supports often utilized by seniors, and the proximity of housing to amenities.

Overall, there is an adequate distribution of seniors housing facilities across the City. However, opportunity exists for new facilities within the City's greenfield areas within locations that are in close proximity to existing services and amenities necessary to support the daily living needs of the elderly.

### 7.2 Evaluation Criteria

When identifying potential areas for future seniors housing projects, several factors were considered. The following criteria were used to identify potential sites in the City of Brampton, based upon the study's work plan:

- Minimum site size requirements;
- Land use compatibility;
- Environmental and development constraints;
- Walkability;
- Proximity to transit; and,
- Proximity to amenities such as shopping, recreation, and health care.



In developing the site selection evaluation criteria, consideration was also given to the CMHC Report, *Housing for Older Canadians: The Definitive Guide to the Over-55 Market, Volume 2, Responding to the Market, 2012*.

The CMHC report indicates that as part of a site selection process for a seniors housing facility, consideration should be given to: location and neighbourhood, proximity to services and amenities, and zoning, servicing, and site conditions.

The CHMC report also indicates that key services should be located within a half kilometre from a proposed site, including:

- Supermarkets or grocery stores
- Other shopping and consumer service destinations (i.e. dry cleaners, drug stores, coffee shops and restaurants)
- Banks and post office
- Public transit stops
- Hairdressers and barbers
- Seniors social clubs
- Recreation or community centres

In addition, regional services that should be located within a one and half kilometres from a proposed site include:

- Medical, dental and other health service providers
- Places of worship
- Libraries
- Shopping centres
- Financial services firms (accountants and tax advisors)
- Travel agencies
- Parks and green spaces
- Theatres and other cultural venues

### 7.3 Methodology

Through implementation of the evaluation criteria identified above, an assessment was undertaken of the City's designated district retail and regional retail sites to identify suitable locations for seniors housing facilities. A 500 metre radius was identified around district retail sites, while a 1.5 kilometre radius was identified around regional retail sites, being areas of the City where seniors' housing facilities should be ideally located, given retail sites function as naturally occurring commercial and service hubs within their

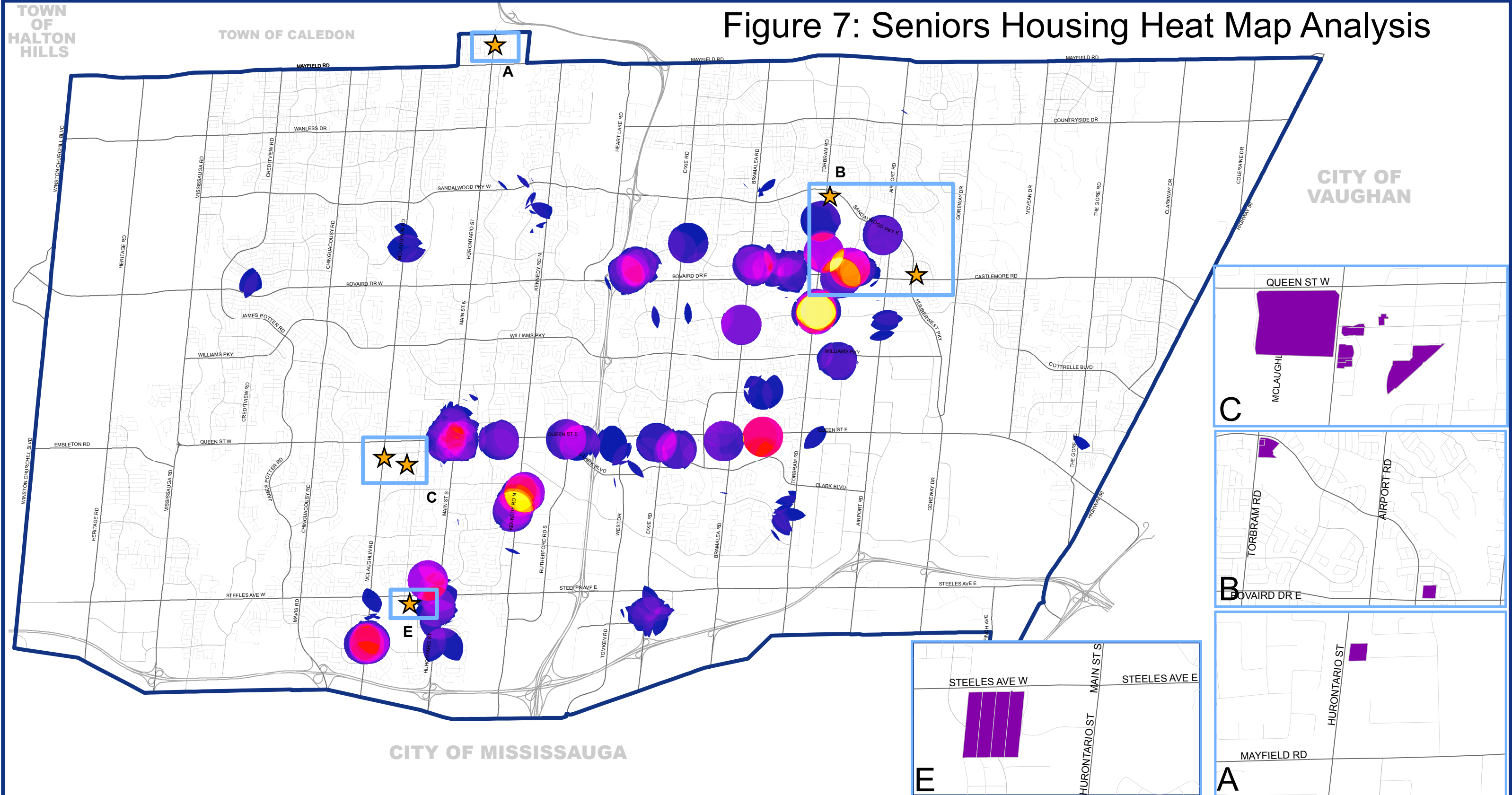
respective communities. The identification of retail sites is based on Schedule A2 of the City's Official Plan. A 500 metre radius was utilized for district retail sites to reflect walkability. Additional consideration was given to the City's Flower City Campus located at 8550 McLaughlin Road south as it is currently location of one of two Brampton seniors' recreation facilities, and can accommodate additional development on portions of the site currently vacant.

The results of applying the study's methodology and site evaluation criteria are reflected on **Figure 6, Potential Seniors Housing Sites**, which illustrates areas of the City having the potential for seniors housing developments within close proximity to the ideal services and amenities identified within the CMHC Report.

**Figure 7, Seniors Housing Heat Map Analysis**, illustrates the results of heat map analysis of existing services and facilities across the City.

It is noted that an initial assessment was undertaken to identify the location of vacant sites throughout the City using data from the City's Economic Development, Planning and Development Services, and Realty Services departments, in addition to MPAC data. However, the results of this initial assessment generated vacant sites that were located in areas not well suited for residential uses, being either within employment areas, including industrial zones, or within greenfield areas of the City where social services currently do not exist, or are minimal. Given the outcome of the initial assessment, an alternative approach was implemented, as referenced above, to identify suitable development sites for seniors' housing facilities across the City with retail sites as the basis for determining development opportunities.

# Figure 7: Seniors Housing Heat Map Analysis



## 7.4 Potential Sites

Through the site selection process identified above, a total of 15 sites were identified as having potential for a seniors housing facility within the City. These sites are situated near services and amenities to support the daily living needs of local residents.

Table 2 and 3 below lists the potential seniors housing sites that have been identified through this study:

Table 2: List of Potential Seniors Housing Sites within 0.5 Radius Limit to Services

0.5km Radius - Vacant Parcels				
Address	Description of Area	Zoning	Use	Size (Acreage)
12133 HURONTARIO ST	North of Mayfield Rd, just off Sweet Briar Lane	AGRICULTURAL	Single Family Detached - Residential	0.45
8990 McLaughlin Rd S	South west corner of Queen St W and McLaughlin Rd S	INSTITUTIONAL 2	Open Fields	9.2
30 MCLAUGHLIN RD S	South of Queen St W - across from FCC (Flower City Campus)	SPLIT ZONE (SERVICE COMMERCIAL & RESIDENTIAL R1D)	Single Family Detached	1.83
48 MCLAUGHLIN RD S	South of Queen St W - across from FCC (Flower City Campus)	SPLIT ZONE (RESIDENTIAL HOLDING (RH) & INSITUTIONAL 1)	Place of Worship	1.4
52 MCLAUGHLIN RD S	South of Queen St W - across from FCC (Flower City Campus)	RESIDENTIAL HOLDING (RH)	Vacant Residential	0.44
54 MCLAUGHLIN RD S	South of Queen St W - across from FCC (Flower City Campus)	RESIDENTIAL HOLDING (RH)	Vacant Residential	0.66
10525 TORBRAM RD	NE Corner of Sandalwood Parkway & Torabram Rd	AGRICULTURAL	Municipal Park	0.92
10526 TORBRAM RD	NE Corner of Sandalwood Parkway & Torabram Rd	INSTITUTIONAL 2	Municipal Park	8
0 ROYCE AVE	South of Queen St W - adjacent to Jessie Park	RESIDENTIAL 2B(1)	Vacant Residential	0.55
0 CASTLEMORE RD	North of Castlemore R, East of Humberwest Parkway	AGRICULTURAL	Farm	4.9
0 HAGGERT AVE S	South of Queen St W - dead end of Haggert Ave S (adjacent to railway tracks)	INDUSTRIAL 1 and Open Space (OS) By-Law 270-2004	Vacant Industrial	6.2

Table 3: List of Potential Seniors Housing Sites within 1.5 Radius Limit to Services

1.5 km Radius - Vacant Parcels				
Address	Description of Area	Zoning	Use	Size (Acreage)
0 Steeles Ave W	South of Steeles Ave W, near Hurontario St	AGRICULTURAL	Vacant Residential	4.9
137 STEELES AVE W	South of Steeles Ave W, near McMurchy St	AGRICULTURAL	Vacant Residential	4.9
157 STEELES AVE W	South of Steeles Ave W, near Hurontario St	AGRICULTURAL	Vacant Residential	4.9
177 STEELES AVE W	South of Steeles Ave W, near Hurontario St	AGRICULTURAL	Vacant Residential	4.9

Refer to Appendix C, *Potential Seniors Housing Sites Aerial Photos and Images*, for additional information on each potential site.

## 7.5 Recommendations

Based on the resident profile scan, benchmarking, and site selection evaluation, City staff have identified recommendations relating to the development of future seniors housing facilities within Brampton. Provided below are the primary recommendations resulting from this seniors housing study:

### Recommendation #1:

A range of housing types currently exist for seniors within the City of Brampton, including exclusive life-style communities, affordable housing buildings, as well as various retirement homes. However, additional affordable housing options for seniors is needed. Affordability is often a greater challenge for seniors within lone-person households and new immigrants. As housing prices and monthly rental rates continue to outpace the rate of income growth, affordability will continue to be a challenge for local seniors. The City will need to promote the creation of affordable housing solutions for all residents, including Brampton's older adults. The City is not a provider of affordable housing, and as such, will maintain advocating to the Region of Peel, the development industry, and other levels of government for ongoing investment in affordable housing within Brampton.



## **Recommendation #2:**

The need for more culturally sensitive seniors housing options was also identified through this study. Approximately 12% of Brampton residents live in multi-family households, which is the highest rate among all three local municipalities within Peel Region. Multi-generational households are significantly concentrated within the City's greenfield areas where the percentage of seniors living alone are significantly low. These areas have high proportions of South Asian families. Though culturally sensitive seniors housing options are needed, balance much be met with directing such uses to sites located within close proximity to appropriate services and amenities necessary to support the daily requirements of Brampton seniors. Greenfield sites are generally not preferred for seniors' housing facilities, given the lack of proximity to key services and amenities, including high-order transit.

## **Recommendation #3:**

It is recommended that proposed developments be vetted against the evaluation criteria identified within Section 7.2 of this report to ensure consistency with the evaluation of potential seniors housing facilities within the City. Such criteria should include a general minimum lot size of 2 acres, land use compatibility and constraints of subject sites, walkability, and access to amenities such as grocery stores and shopping, banks, community centres, and public transit.

A socio-economic and/or a market analysis could be required to justifying the need for a seniors' facility within a subject neighbourhood. Information such as proposed monthly rental or purchase costs, unit sizes and type, vacancy rates, current wait lists, and building specifications, along with proposed on-site service provisions should be incorporated into the requisite market analysis in support of a development application.

## **Recommendation #4:**

Partnerships also provide opportunities for creating a range of seniors housing. Not-for-profit groups, such as places of worship and co-operative housing providers, may benefit from partnering with developers to construct seniors' facilities, particularly on underutilized places of worship sites that tend to have significant surface parking areas, presenting opportunities for infill and redevelopment. The City's support of collaborations that give rise to innovative housing solutions is vital, including shared/ co housing arrangements.

### **Recommendation #5:**

As part of the City's Official Plan Policy Review, opportunities for strengthening the City's policy framework will be identified to ensure future developments conform with the direction of Provincial Policy. In particular, official plan policies should speak to the benefit of seniors housing facilities in promoting aging in place – opportunities for older adults and independent seniors to remain within their communities.

Consideration of pre-zoning sites is also being explored in relation to the potential sites identified through this study.

### **Recommendation #6:**

Incentives and tools to promote the development of seniors housing will also be explored as part of the City's Affordable Housing Strategy, in addition to the identification of city-owned surplus lands which were assessed as part of this study.

## **8 Next Steps**

Consultation will be aligned with the City's Affordable Housing Strategy to support the development of a range of housing options within Brampton and will include engagement with the City's Affordable Housing Advisory Committee members.

## **9 Conclusion**

This study responds to the Council-endorsed work program to identify potential areas of the City having opportunity to accommodate seniors housing developments. An assessment of retail sites was undertaken, given the natural function of such sites as commercial and community service hubs throughout the City. In addition, 23 existing seniors housing facilities were identified, and a best practices review as based on existing seniors' facilities located within other municipalities throughout the Greater Toronto Area.

The study concludes that site selection for seniors' housing should be based on a set of established criteria, given the dependence seniors have on core services necessary for daily living. Though multiple seniors housing facilities exist across the City, the need still exists for additional affordable housing seniors sites, as well as culturally sensitive facilities that responds to the City's growing level of diversity. The study also recommends a requirement for development applications of potential seniors housing

developments be evaluated against set criteria, and the final mapping developed through this study. Study results will be brought before City Council for endorsement.

In summary, seniors' housing allows for aging in place, resulting in inclusive communities. Residential developments must be designed to align with provincial policy direction to ensure that a range and mix of housing is provided to accommodate varying levels of affordability and independence in order to effectively meet the needs of all.

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## **Appendix A:**

### **Benchmarking of Existing Seniors Housing within the Greater Toronto Area**

## APPENDIX A - Benchmarking of Existing Seniors Housing within the Greater Toronto Area

Municipality	Facility Name	Address	Site Area	Zoning	Amenities within a 500m Proximity
Brampton	Brampton Retirement Residence	30 Peel Centre Drive	3.08 A	Commercial	Bramalea City Centre, Fresh Co, Place of Worship, Chinguacousy Library Transit – Bramalea Terminal, Close proximity to Knightsbridge Seniors Centre (0.6km)
	Southbrook Lodge	400 Ray Lawson Blvd	4.2 A	Institutional – I2	South Fletcher's Community Centre, Fletcher's Green Park, South Fletcher's Library, Fletcher's Creek Trail, Sheridan College Transit – Route 52 South Fletchers
	Greenway	100 Ken Whillans Drive	11.3 A	Residential R4B-3296, Open Space	Duggan Park, Ken Whillans Drive Park, Etobicoke Creek Trail, Central Public School Recreation & Arts Centre Convenience Store, Places of Worship, Close proximity to YMCA (0.6 km)



Municipality	Facility Name	Address	Site Area	Zoning	Amenities within a 500m Proximity
Toronto	Davenhill Senior Living	877 Yonge St	0.3 A	Commercial Residential	Service Ontario Retail, Restaurants, Parks, Pharmacy, Toronto Public Library, Place of Worship, Transit - Rosedale Subway Station and Bus Route
	Tichester Gardens	31 Tichester Road	0.5 A	Residential Apartment	Service Ontario, Pharmacy, Restaurants, Places of Worship, Toronto Public Library, Parks, Grocery store Transit - St. Clair West Subway Station, Bus Routes, Streetcar
	Don Mills Seniors' Apartments	1055/1057 Don Mills Rd	2.2 A	Residential Apartment	Shops at Don Mills Outdoor Mall, Pharmacy, Don Mills Civitan Arena Moccasin Trail Park, Banks Transit (2 routes), Close proximity to Toronto Public Library

Municipality	Facility Name	Address	Site Area	Zoning	Amenities within a 500m Proximity
Mississauga	Chartwell Heritage Glen Retirement Residence	6515 Glen Erin Dr.	4.2 A	Residential Zone (RA3) – Apartment Dwelling	Meadowvale Library and Community Centre, Plowman's Park, Lake Aquitaine Park, Place of Worship, Pharmacy, Transit – Glen Erin 13 Bus Route
	Aspen Grove 1 &2	1563 Mississauga Valley Blvd	2.2 A	Residential Zone (RA5-3) – Apartment Dwelling	Banks, Dentist, Grocery Stores Pharmacy, Parks, Community Garden, Transit – Bus Routes
	Port Credit Residences	33 Hurontario St	1.2 A	Residential Zone (RA5-38) – Apartment Dwelling with additional uses such as office, retail and medical.	Parks, Outdoor Pool, Banks, Restaurants, Dentist, Lakefront Access, Transit Routes, Port Credit GO Station

Municipality	Facility Name	Address	Site Area	Zoning	Amenities within a 500m Proximity
Vaughan	Chartwell Valley Vista Retirement Residence	600 Valley Vista Dr	0.9 A	Apartment Residential Zone	Grocery Store, Banks, Restaurants Pharmacy, Heritage Park Transit – Bus Route
	Mapleglen Residences	2185 Major MacKenzie Dr W	2.1 A	Zoning Not available (within a municipal facility)	Vaughan City Hall, Restaurants, Pharmacy, Doctors' Offices, YMCA, Library, Park, Optometrists, Place of Worship, Transit – Bus Route
	Villa Colombo Vaughan Di Poce Long Term Care	10443 Hwy 27	13.8 A	Agricultural	Surrounded by open space No amenities within 500 metres

Municipality	Facility Name	Address	Site Area	Zoning	Amenities within a 500m Proximity
Hamilton	Residences On Augusta- Seniors Residence	155 James St S	0.13 A	Zoning Code I Central Business District, Etc,	Places of Worship, Restaurants, Retail Pharmacy, Grocery, Hospital, Parks Transit – GO Station, Bus Routes Proximity to YMCA and City Hall
	Sherwood Manor Apartments- Effort Trust Apartment Rentals	1200 Fennell Ave E	0.51 A	Multiple Dwellings- Institutional Uses	Place of Worship, Park Pharmacy, Banks, Dentist, Retail Transit – Bus Routes
	First Place Hamilton Seniors Place	360 King St E	0.7 A	Major Institutional (I3)	On site convenience store, pharmacy, post office, restaurants, garden, faith-based and recreation programs; Park, Places of Worship, Transit – Bus Routes

## **Appendix B:**

### **Stakeholder Consultation Summary & Questionnaire**



## **APPENDIX B – Stakeholder Consultation Summary & Questionnaire**

### **1) Kennedy Road Tabernacle – Hansley Armoogan – Monday, February 6, 2017**

- Currently have a Seniors residence on site with 110 units at capacity with approximately 200 residents.
- Building is already 40 years old and has several maintenance issues.
- Presented possibilities for where they would like to build.
  - o Continue to build on their Caledon site
  - o Multi-site plans in west and south
  - o Redevelop existing site at Kennedy and Vodden

### **2) Archdiocese of Toronto – James Milway & David Finnegan – Wednesday, February 8<sup>th</sup>, 2017**

- Have operated non-profit housing since the mid-80s
- Mandate from Bishop is to maintain residences
- They have “enough” on their plate and only want to concentrate on churches
- Open to listening to offers from partners.
- They echo there is a need.

### **3) INDUS – Gurpreet Malhotra – Wednesday, February 8, 2017**

- Within their Strategic Plan as part of their stakeholder priorities, they would like to “partner to develop an accessible and sustainable housing project”.
- Challenges are the established Muslim and Hindu communities – “hard nut to crack”
- They are not interested in long term care facilities
- Favours the Holland Christian model of integrating multi-faith communities
- Is there a poor/middle housing solution that is viable?
- Would like to see a facility to incorporate walkability close to amenities including a grocery store and Credit River Valley Trail. (mentioned Polonia)
- Services should include health training to educate and assist on cognitive skills, diabetes, and social inclusion
- South Asian Community is in an in-between stage – living independently and not living in a 2-storey home.
- There is no preparation for death in South Asian community. Expectation that kids will be taking care of elderly parents.
- Gurdwaras and mosques have no seniors housing planned.
- Osler has an arrangement with Pakistani and Indian hospital in native land for elderly care.
- Would like to see a “seniors hub” within building and willing to partner with organizations to build.

### **4) Church of Latter Day Saints – Raquel Limon & Helen Warner – Thursday, February 9<sup>th</sup>, 2017**

- Provided sheet of locations where they would like to see new seniors housing located.

- Their organization is supportive to others
- Concerned about seniors with no pensions, some who live in single rooms who come to them for food and assistance
- The organization is not in the market to purchase land for seniors housing
- More into defining supportive housing rather than building
- Concerned about language barriers, especially with the Spanish speaking portion of their congregation
- Translation necessary for the sick person, not necessarily for the family members
- Messages need to be conveyed directly
- If any new housing exists, they would look to volunteer or be advised of any volunteering opportunities
- Concerned about long waitlist for seniors
- There should be a "contribution place within the seniors building

#### 5) HOAP – Michael Wright – Friday, February 10, 2017

- Comes from a private sector perspective
- Need to define what seniors housing is.
  - o Research
  - o Lifestyle choice
  - o Manageable – smaller detached
  - o Some want to leave from Brampton and live in the country
  - o 60% move for financial reasons
  - o Minimize expenses and increase home equity
  - o His research states there is an exodus from Brampton and Mississauga into Caledon and Niagara region
  - o Land and construction prices are high
  - o What precipitates move is a crisis in their life -> divorce, death
- The need for socialization
- Finances impact their decision
- Many would like to remain, but prices of condos are a huge issue

#### 6) Punjabi Community Health Services – Baldev Mutta & Jasmine Bulla February 10, 2017

Cultural Senior Housing project – some of the gaps in the current system

- i) Food – culturally appropriate food
- ii) Facilities such as prayer rooms –multipurpose faith room which can be used by multiple faith groups.
- iii) Recreational activities incorporated such as therapeutic programs which are culturally acceptable, such as pet therapy which is commonly used in long term may not work for all cultures.

- a. One of the things that was suggested was incorporating day care + senior care which will let children interact with seniors and will benefit those.
- iv) The design of building should be non-intrusive which will allow seniors to move around within the building and not restrict them and will be a less traumatic experience for them.
- v) Partnership with private sector – which will allow to bring coffee shops or other stores inside the building. People from the community can use that will make the facility a vibrant facility.
- vi) The building should be owned by the people in the community, it should be a community based friendly space, which will allow creating synergy and hence increasing involvement of the community in the senior housing in form of volunteering and other activities.
- vii) In other words, this should present a comprehensive community based development model.
- viii) One of the example is creating a space, an auditorium which can be rented out, such as for plays, games, some other activities that can be accessed by seniors. Basically, creating more opportunities for interactions.
- ix) Creating innovative programs that will allow youth to capture experiences, stories and wisdom of seniors.
- x) How do we integrate different faith groups?
- xi) Satisfy health and faith needs at an individual level.
- xii) Address issues of diversity properly which can be done by providing sensitivity and culturist training to staff, they can act as a median between two different cultures, for example organizing activities or introducing different groups.
- xiii) A staff initiative.

## Identification of Potential Areas for Seniors' Housing in the City of Brampton

The purpose of this study is to identify potential areas of the City suitable for seniors' housing. The objective is identifying potential locations is to assist those organizations that have expressed an interest in addressing the housing needs of Brampton's seniors community.

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
- Proximity to transit, shopping, places of worship, recreation, health care.

The City of Brampton is consulting with key stakeholders immersed in the delivery of housing services for seniors, along with the delivery of other related services. The following stakeholders will be engaged to contribute to the undertaking of this study:

- Region of Peel
- Housing for Older Adults in Peel working group
- Not for profit housing providers
- CMHC
- Members of various faith and ethnic groups.

The purpose of this meeting is to:

1. Listen to the needs of your community
2. Outline and possible address any current deficiencies from your community's perspective with respect to seniors
3. How this project could benefit your community
4. Determine any other needs that are not addressed in this project



**Appendix C:**

**Potential Seniors Housing Sites**

**Aerial Photos and Images**

Potential Sites within 0.5km Radius of District Retail

**12113 Hurontario Street**

**Zoning Designation:** Agricultural

**Area:** 1841 m<sup>2</sup> (0.45 acres)









**8990 McLaughlin Rd S**

**Zoning Designation:** Institutional 2

**Area:** 37,500 m<sup>2</sup> (9.2 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

QUEEN ST W

Government

0 QUEEN ST W

ACADEMIC DR

Government

8990 MCLAUGHLIN  
RD S

Government

8970  
MCLAUGHLIN RD S

Government

8950 MCLAUGHLIN  
RD S

8930  
MCLAUGHLIN  
RD S

Government

8890 MCLAUGHLIN  
RD S

MCLAUGHLIN RD S

Single  
Family  
Detached

30 MCLAUGHLIN  
RD S

BUFFORD DR

Place Of  
Worship

48 MCLAUGHLIN  
RD S

Vacant Residential

52 MCLAUGHLIN  
RD S

Vacant Residential



### 30 McLaughlin Rd South

**Zoning Designation:** Split Zone (Service Commercial & Residential R1D)

**Area:** 7394 m<sup>2</sup> (1.83 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

Single  
Family  
Detached

30 MCLAUGHLIN  
RD S

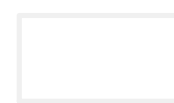
BUFFORD DR



30 MCLAUGHLIN RD S



Potential Site for Seniors Housing



Parcel Fabric

ADDRESS: 30 MCLAUGHLIN RD S

ZONING:

SIZE in ac: 1.79



**48 McLaughlin Rd S**

**Zoning Designation:** Split Zoning (Residential Hold & Institutional 1)

**Area:** 1787 m<sup>2</sup> (0.44 acres)









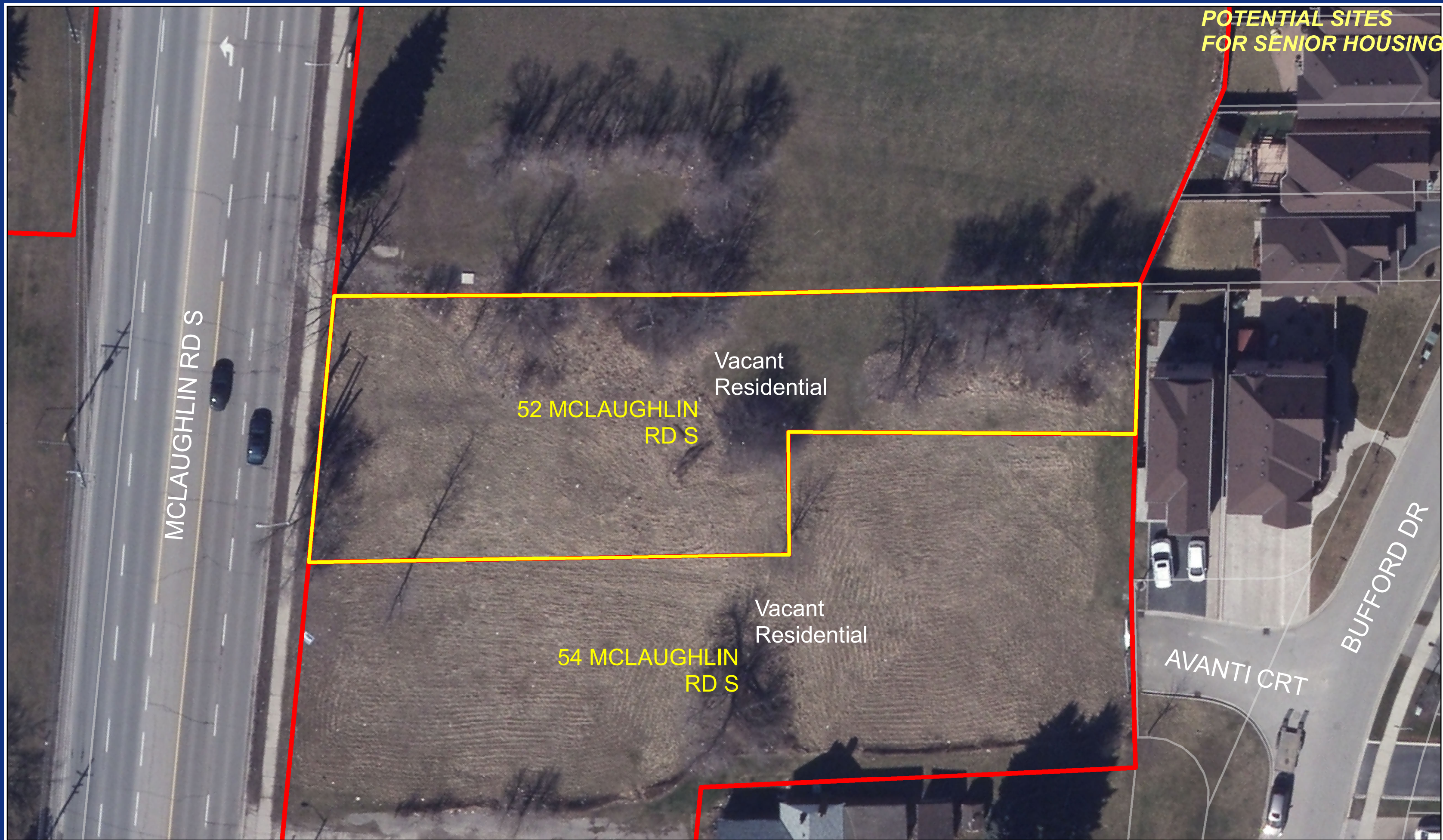
**52 McLaughlin Rd S**

**Zoning Designation:** Residential RH

**Area:** 1787 m<sup>2</sup> (0.44 acres)









**54 McLaughlin Rd S**

**Zoning Designation:** Residential RH

**Area:** 2,670.55 m<sup>2</sup> (0.66 acres)









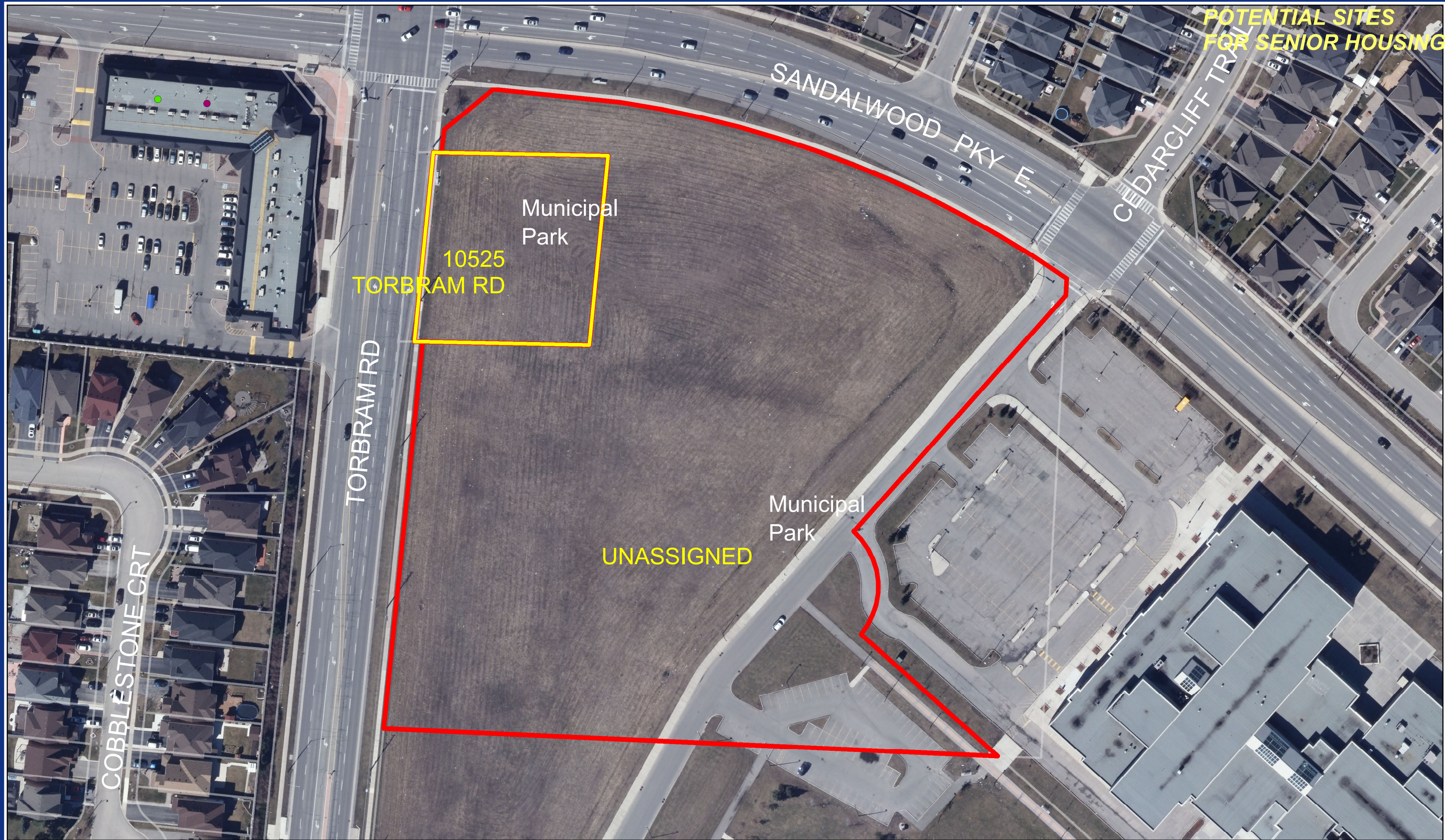
**10525 & 10526 Torbram Rd**

**Zoning Designation:** Agriculture/ Institutional 2

**Area:** 3,713 m<sup>2</sup> (0.92 acres) / 32,997 m<sup>2</sup> (8 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

SANDALWOOD PKY E

CEDARCLIFF TRAIL

Municipal  
Park

10525  
TORBRAM RD

TORBRAM RD

COBBLESTONE CRT

Municipal  
Park

UNASSIGNED







**0 Royce Ave**

Zoning Designation: Residential R2B1

Area: 2244 m<sup>2</sup> (0.55 acres)







 0 ROYCE AVE

 Parcel Fabric

ADDRESS: 0 ROYCE AVE

ZONING: RESIDENTIAL

SIZE in ac: 0.55



## 0 Castlemore Rd

**Zoning Designation:** Agricultural

**Area:** 19800 m<sup>2</sup> (4.9 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

PARISIAN RD

MAGNIFICENT CRT

Farm

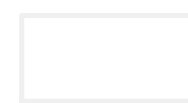
0 CASTLEMORE RD



0 CASTLEMORE RD



Potential Site for Seniors Housing



Parcel Fabric

ADDRESS: 0 CASTLEMORE RD

ZONING: AGRICULTURAL

SIZE in ac: 4.89



**0 Haggert Ave S**

**Zoning Designation:** Open Space and Industrial M1

**Area:** 25,454 m<sup>2</sup> (6.2 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

SHEARD AVE

Vacant  
Industrial

12 HENDERSON  
AVE

HAGBERT AVES

Vacant  
Industrial

0 HAGGERT  
AVE S

MCMURPHY AVES



Potential Sites within 1.5km Radius of District Retail

**0 Steeles Ave W**

Designation: Agricultural

Area: 19,743 m<sup>2</sup> (4.9 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

STEELES AVE W

Farm

137  
STEELES  
AVE W

0 STEELES  
AVE W

Farm

Vacant  
Residential

177  
STEELES  
AVE W

157  
STEELES  
AVE W

Vacant  
Residential

MALTA  
AVE

LANCASHIRE  
LANE

BRAM CENTRE  
PHARMACY



**137 Steeles Ave West**  
Designation: Agricultural  
Area: 19,775 m<sup>2</sup> (4.9 acres)







POTENTIAL SITES  
FOR SENIOR HOUSING

STEELES AVE W

Farm

137  
STEELES  
AVE W

0 STEELES  
AVE W

Farm

Vacant  
Residential

Vacant  
Residential

177  
STEELES  
AVE W

157  
STEELES  
AVE W

BRAM CENTRE  
PHARMACY

LANCASHIRE

LANE



137 STEELES AVE W



Potential Sites for Seniors Housing



Parcel Fabric

ADDRESS: 137 STEELES AVE W

ZONING: AGRICULTURAL

SIZE in ac: 4.84



**157 Steeles Ave W**

Designation: Agricultural

Area: 19,910 m<sup>2</sup> (4.9 acres)









**177 Steeles Ave West**

Designation: Agricultural

Area: 19,739 m<sup>2</sup> (4.9 acres)





