



Hamilton

## **RESIDENTIAL ZONES PROPOSED REGULATIONS COMMENT FORM**

### **What is Residential Care Facility?**

A residential care facility (RCF) is a facility which accommodates residents in bedrooms with shared dining and common areas and there is 24 hour on-site support. The minimum capacity can range from 3 or 4 residents to a maximum of 50, depending on the location of the facility and the Zoning By-law in which it is located.

### **Preliminary Recommendations**

The City of Hamilton wants your comments on the proposed recommendations for the Zoning By-law regulations for residential care facility and group homes including:

- Location and capacity of these facilities in residential areas;
- Need for a separation distance between the facilities in residential areas
- Provision of counselling within these facilities

### **Capacity by Zone**

Recommendation: To regulate both a minimum and maximum capacity by zone.

Note: Facility has to be within a wholly detached building (i.e. cannot be a unit within an apartment building or in a townhouse dwelling unit)

### **Low Density Zones: (Single Detached Dwelling)**

CAPACITY: Minimum 4 residents, maximum 6 residents:

<i>Comment Received</i>	<i>From</i>
Cap of 5 residents instead; some wiggle room is better	1 respondent
No comment	3 respondents

### **Medium Density Zones: (Building generally between 3-8 storeys)**

CAPACITY: Minimum 4 residents, maximum 24 residents. Including the Community Institutional (I2) Zone

<i>Comment Received</i>	<i>From</i>
Currently, Indwell's RCF is located in an I2 zone and houses 25 people. We wonder if it's possible to raise the maximum for this zone to 25. Or, if not that we be able to apply for a minor variance to accommodate the one extra person	Indwell
Emergency vehicles access is a concern. I live near one of these places and I really think they should be fronting arterial roads. Having heavy volume of Emergency vehicles at all times of the day in a residential neighbourhood disrupts the livelihood of those resident on the street not to mention their safety as emergency vehicles swoop through the street. A good example is Kelly's place at 81 Proctor BLvd, the number of emergency calls at this place and road and neighbourhood characteristics are not ideal.	1 respondent
No comment	2 respondents

### **High Density Zones: (Building generally higher than 8 storeys)**

CAPACITY: Minimum 15 residents, maximum none. Including the Mixed Use High Density (C4) Zone

<i>Comment Received</i>	<i>From</i>
I disagree that housing with supports like this can be efficient for the appropriate care of the residents.	1 respondent
No comment	3 respondents

### **Radial Separation Distance and Moratorium Areas**

Radial Separation distance is the minimum distance between 2 RCFs. Hamilton Zoning By-law No. 6593 has an additional requirement that prohibits the expansion or establishment of new faculties within two areas (referred to as moratorium areas):

Area 1: Wellington Street South, King Street East, Sherman Avenue South and the railway tracks; and,

Area 2: Queen Street, Hunter Street, James Street and Main Street.

RECOMMENDATION: To delete both

<i>Comment Received</i>	<i>From</i>
Indwell is in full support of removing the RSD and moratorium areas.	Indwell
I live on Stinson Street between Wentworth and Victoria. There are at least 6 group homes that I am aware of just on my street!! That seems extremely excessive. There are often unemployed, aimless, unengaged people just walking up and down the street with nothing to do. There are many children in this neighbourhood, and some of these people can be frightening. Moratorium remain in place, some of the present group homes should be removed.	1 respondent

<i>Comment Received</i>	<i>From</i>
Support	1 respondent
No comment	1 respondent

#### Definition (additional Information Provided)

<i>Comment Received</i>	<i>From</i>
We also fully support the change in the definition of an RCF. As I don't see a place to comment on the changing definition, I will use this space to make a suggestion regarding the definition edits. Where it says, "The facility is licensed, funded, approved by a contract or agreement with the Federal, Provincial or Municipal Governments. A residential care facility shall include a children's residence and group home but shall not include an emergency shelter, lodging house, corrections residence or correctional facility.", we suggest that it be added "licensed as an RCF" so that it's clear what license is being referred to. Although it qualifies the license in the last part, it is written in the negative (what it is not) whereas it's often helpful to clarify with the positive (what it is) as well.	Indwell

### Counselling Services

RECOMMENDATION: To permit counselling services (i.e. social service establishment) in conjunction with a RCF in these zones:

- Major Institutional (I3) Zone
- Transit Oriented Corridor (TOC3) Zone
- Mixed use Medium Density (C5) Zone
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<i>Comment Received</i>	<i>From</i>
Indwell has no issue with permitting these counselling services in conjunction with RCFs in these zones.	Indwell
Support	1 respondent
No comment	2 respondents