

# OASIS HOUSING COMMITTEE



ICC Day March 18, 2025

Joel McCartney, Chair of OASIS Housing Committee

David Petkau, Housing Committee Member

# OASIS

Ontario Agencies Supporting  
Individuals with Special  
Needs

Representing 190+ organizations  
in the developmental services  
sector to provide leadership  
through sharing ideas, information  
and knowledge, and interacts with  
government and other  
organizations on issues affecting  
its members.

# OASIS

- Ontario Agencies Supporting Individuals with Special Needs
  - We provide leadership through sharing ideas, information and knowledge, and interacts with government and other organizations on issues affecting its members.
- Vision
  - Strong, viable, accountable agencies who have the resources and professional competencies to provide quality supports and services to people with special needs.
- Mission
  - OASIS provides leadership through sharing ideas, information and knowledge, and interacts with government and other organizations on issues affecting its members.



# OASIS HOUSING COMMITTEE MANDATE

To provide direction to the Board on Housing related issues and support OASIS members in housing planning, advocacy and management.



# COMMITTEE MEMBERSHIP

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Tina Williams, ED Community Living Upper Ottawa valley

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Deanna Finch-Smith, Salvation Army

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David Renfrew, Community Living Toronto

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Raphael Arens, L'Arche

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Gary Gladstone, Reena

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Bryan Keshen, ED Reena

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Brian Swainson, ED Sunbeam

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Susan Vandavelde-Coke, CEO Kerry's Place

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David Petkau, ED Karis

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James Janeiro, Canadian Centre for Care Giving Excellence

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Joel McCartney, ED Cochrane Temiskaming Resource Centre



# NOT JUST BRICKS AND MORTAR

Eclectic array of  
committee members who  
bring a wide perspective  
on housing solutions





# NOT JUST BRICKS AND MORTAR



Committee has experience in:



Working with property developers, new buildings and ownership



Working with landlords and facilitating rental unit living for people supported



Property acquisition and expansion as well as property sales and reduction



Understanding of people's supportive living requirements and exploring new opportunities such as land/housing trusts

# HIGHLIGHTS OF OASIS HOUSING COMMITTEE ANNUAL REPORT



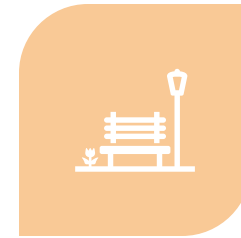
COMPLETED COMPREHENSIVE SURVEY TO UNDERSTAND THE READINESS OF VARIOUS REGIONS AND ORGANIZATION SIZES FOR HOUSING PROJECTS. THE RESULTS PROVIDED VALUABLE INSIGHTS, INFORMED ADVOCACY STRATEGIES AND DISCUSSIONS WITH GOVERNMENT OFFICIALS.



SUCCESSFULLY RESEARCHED VARIOUS MUNICIPAL BY-LAWS TO UNDERSTAND ACCESS TO HOUSING FOR PEOPLE WITH DISABILITIES AND THEN ORGANIZED A HOUSING WEBINAR ON ZONING BY-LAWS, WHICH SAW SIGNIFICANT PARTICIPATION AND POSITIVE FEEDBACK.



ADVOCATE FOR THE 10% ASK OF THE NATIONAL HOUSING STRATEGY FOR DS SECTOR AND STRENGTHENING CONVERSATIONS WITH ADM OF MUNICIPAL AFFAIRS AND HOUSING.



HELD PRE-CONFERENCE SESSION DAY ON SUPPORTIVE HOUSING SOLUTIONS IN DS SECTOR AT OASIS ANNUAL CONFERENCE - ICC AND OASIS MEMBERS COLLABORATED.



OASIS HAS PROVIDED CONSISTENT SUPPORT AND REPRESENTATION AT DAY ON THE HILL EVENT.



# OASIS HOUSING COMMITTEE AND ICC



A COMPLIMENTARY/COLLABORATIVE  
RELATIONSHIP



GARY AND DAVE ON BOTH GROUPS TO  
INTEGRATE IMPORTANT  
CONCEPTUALIZATION AND INITIATIVES  
TOWARD REACHING COMMON GOALS -  
INCREASED ACCESS TO LIVING OPTIONS FOR  
PEOPLE WITH NEURO-DIVERSE NEEDS



MANY ORGANIZATIONS ARE ICC MEMBERS AS  
WELL AS OASIS HOUSING COMMITTEE  
MEMBERS

# OASIS HOUSING COMMITTEE LATEST INITIATIVES AND UPCOMING EVENTS



Partner Facility Renewal  
PFR Survey (Feb 2025)

Support for investment in  
Host Family program

CMHC Housing Navigator  
Land Trust Solutions Lab -  
Advisory Role

OASIS Annual  
Conference (April 30-  
May2, 2025) two sessions  
on housing - 1. The How-  
To for Building and 2.  
Selling Agency group  
home to redirect funds to  
supportive living in  
regular community  
options (e.g., renting)

# CMHC HOUSING SOLUTIONS LAB

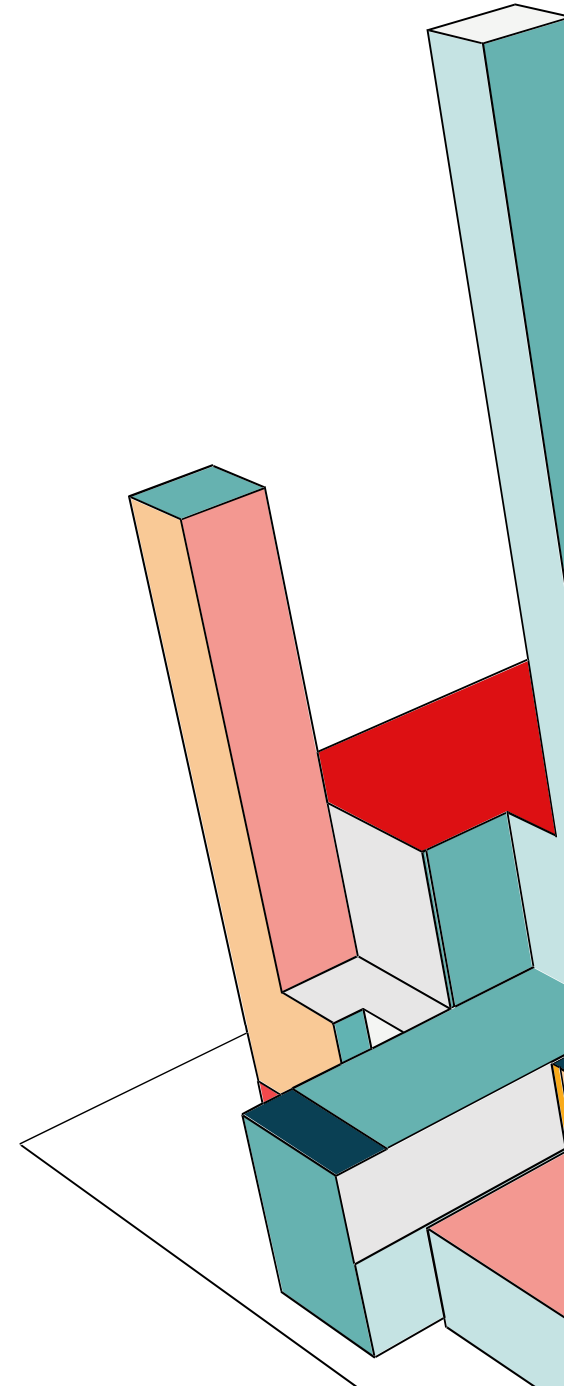
- Housing Navigators approached OASIS Housing Committee to obtain support for their proposal for a Housing Solutions lab with CMHC focusing on the Land Trust approach
- How can a family endow their home to an entity so their adult child with developmental disability, and possibly others, can continue to live in the home with support
- OASIS Housing committee will participate in an advisory group capacity





## Two recent outputs / outcomes of the working group

- Zoning Bylaw Reform
- Housing preparedness / Readiness
- Both come from the perspective of
  - i. Housing is a human right
  - ii. Housing is a critical factor in the health and well being of people.



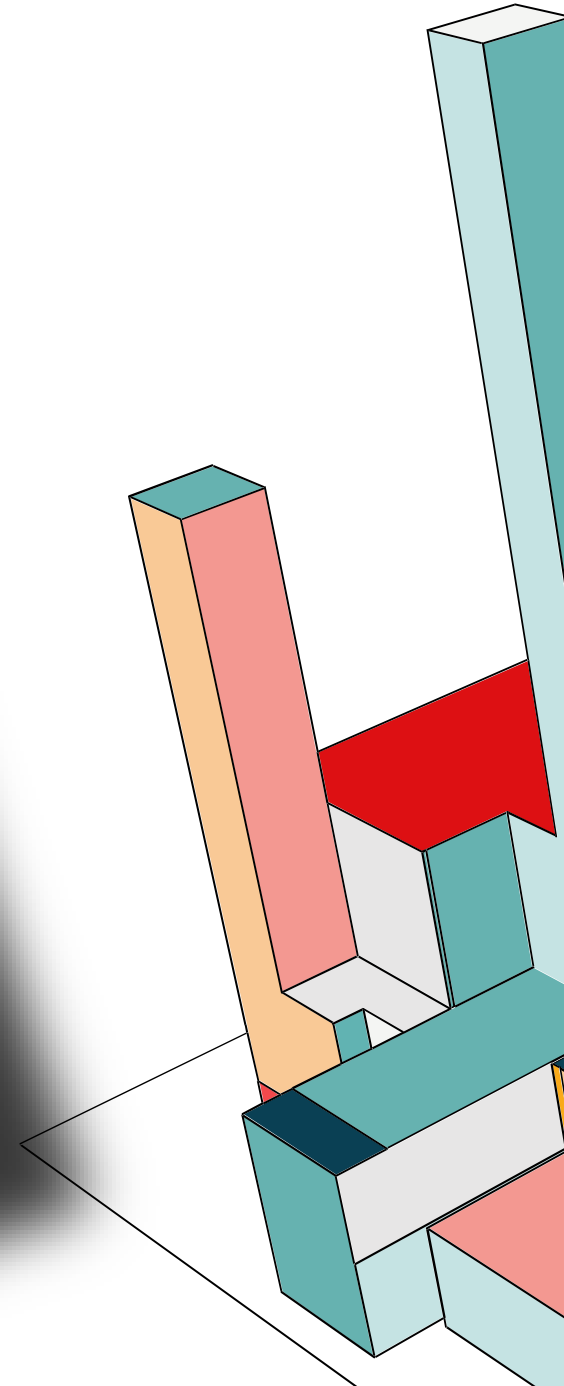




# Municipal Zoning Bylaw Reform for Inclusive Living

Facilitating Supportive Independent and Group Living for  
Individuals with Developmental Disabilities

A Small Data Sample Report  
to Inform Implementation of Best Practices  
January 2024

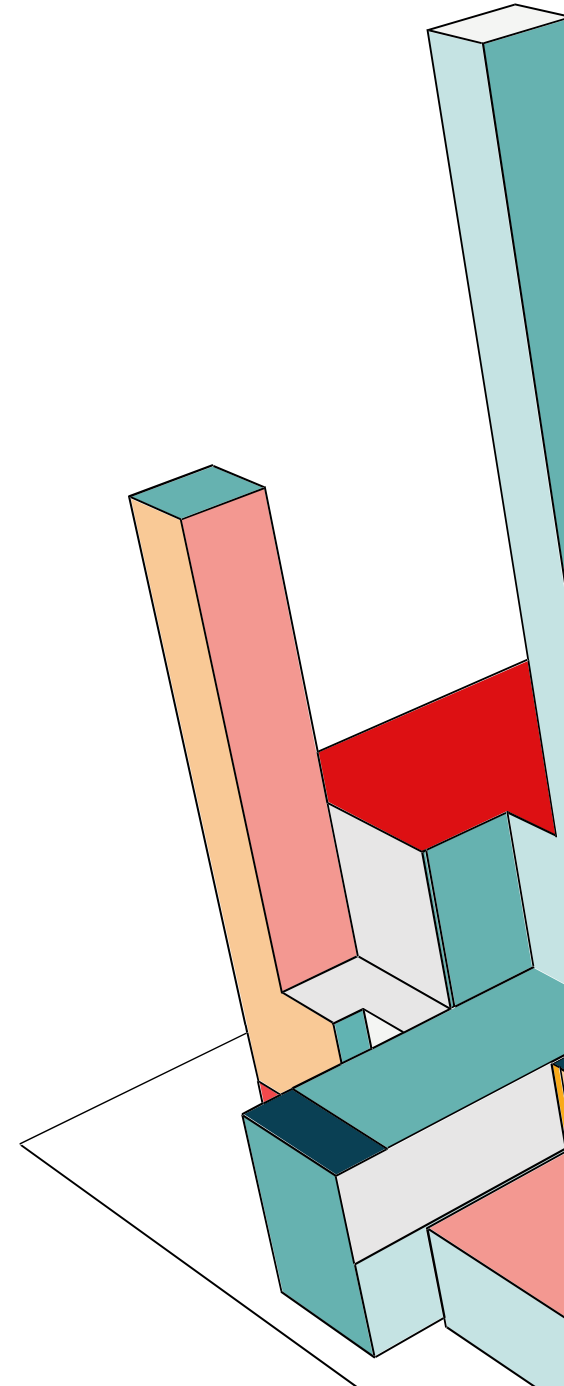




## Municipal Zoning Bylaw Reform for Inclusive Living

- **Why**

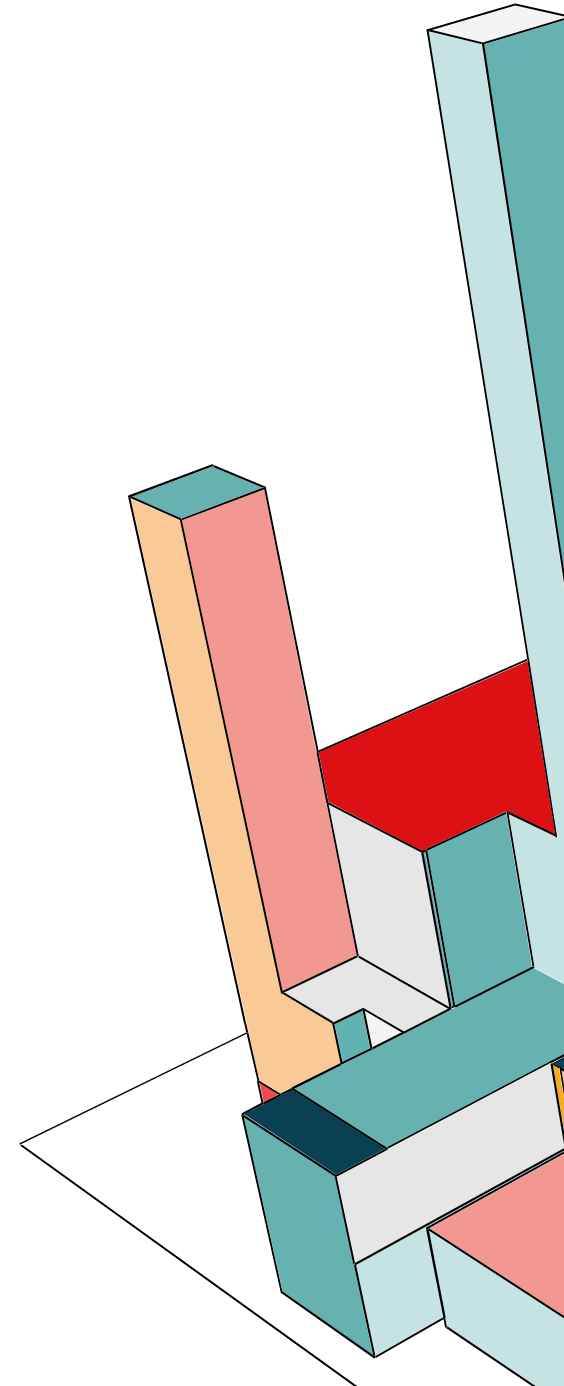
1. Housing crisis is real
2. 18% of people in shelters have a dd
3. 52k on the provincial waitlist
  - a. 29k of which are wanting something that meets their housing needs.
4. 50% of people with DD live with a significant medical issue
5. Women with a DD are 65% more likely to experience abuse





## Municipal Zoning Bylaw Reform for Inclusive Living

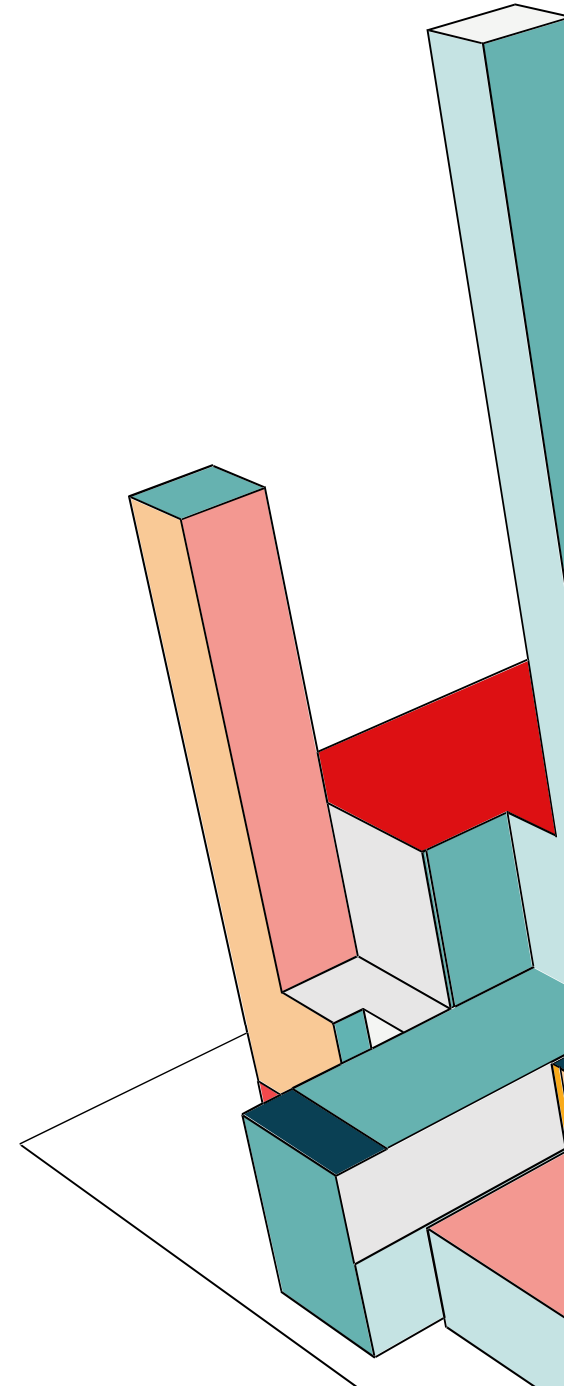
- Goals of this paper ( a sample of)
  - a. Identify what zoning is and is not
    - i. Land use. Not building code or fire code
      - i. What can go where
      - ii. Site design. Parking, setbacks, height, use
  - b. Identify best practices
  - c. Advocate for policy change
  - d. Make specific recommendations
  - e. Support informed decision making
  - f. Promote collaboration





## Municipal Zoning Bylaw Reform for Inclusive Living

- Looked at 18 municipalities
- Regulations and Definitions Differ – your community is unique
  - Occupancy limits
  - Dwelling Types
  - Proximity to like properties
- Urban vs. Rural
- *“Overall, the common themes revolve around the need for inclusivity, collaboration, accessible design, and regulations that promote community integration and empowerment for individuals with developmental disabilities. The limited data highlights the importance of tailoring solutions to local contexts while keeping the broader principles of inclusive housing in mind”*

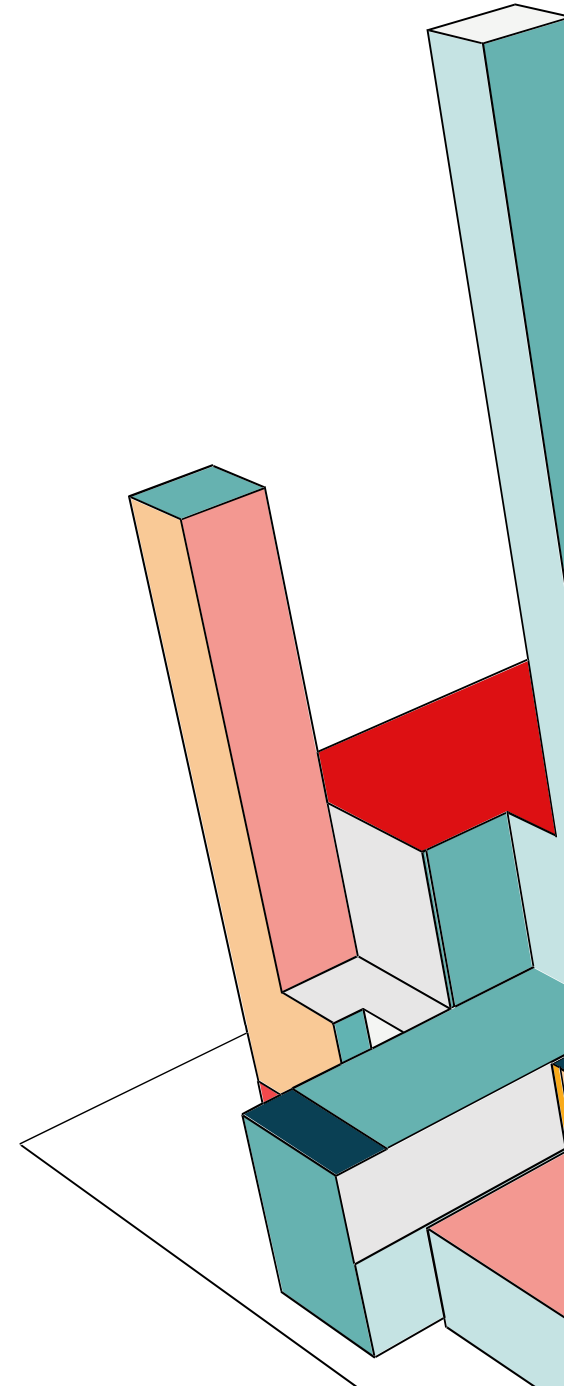


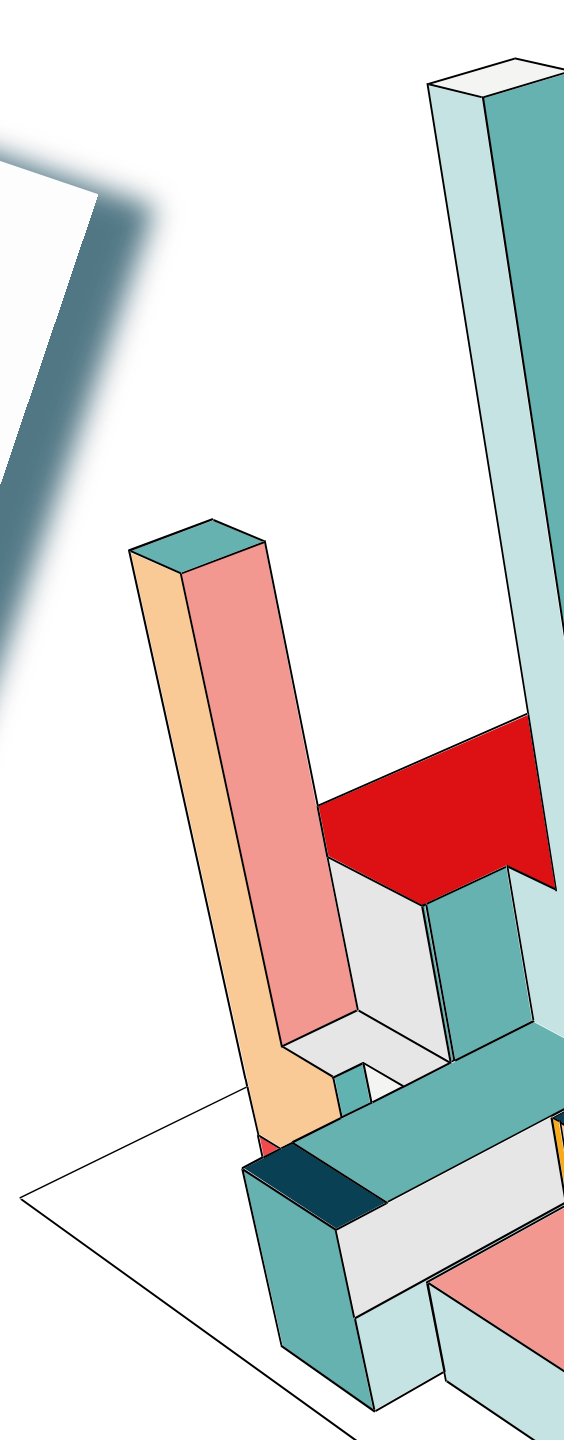




## Municipal Zoning Bylaw Reform for Inclusive Living

- Best Practices
  - Gov, Regulatory agencies, DS agencies
- Examples
  - Gov
    - Standardize terms
    - One waitlist
    - Zoning occupancy limits – ensure a minimum
    - Flexibility in unit types
  - Regulatory
    - Mandate universal design
    - Coordinate with support agencies
  - DS agencies
    - Develop resources for municipalities
    - Improve Public awareness

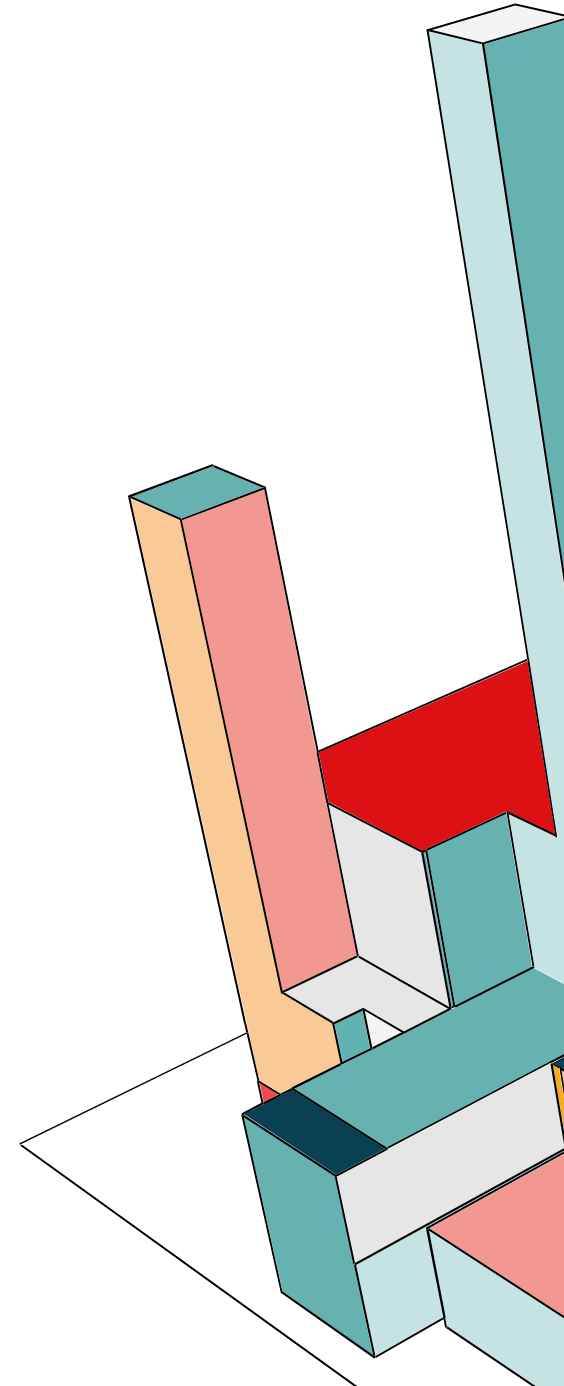






## Assessing DS Sector Preparedness for Housing

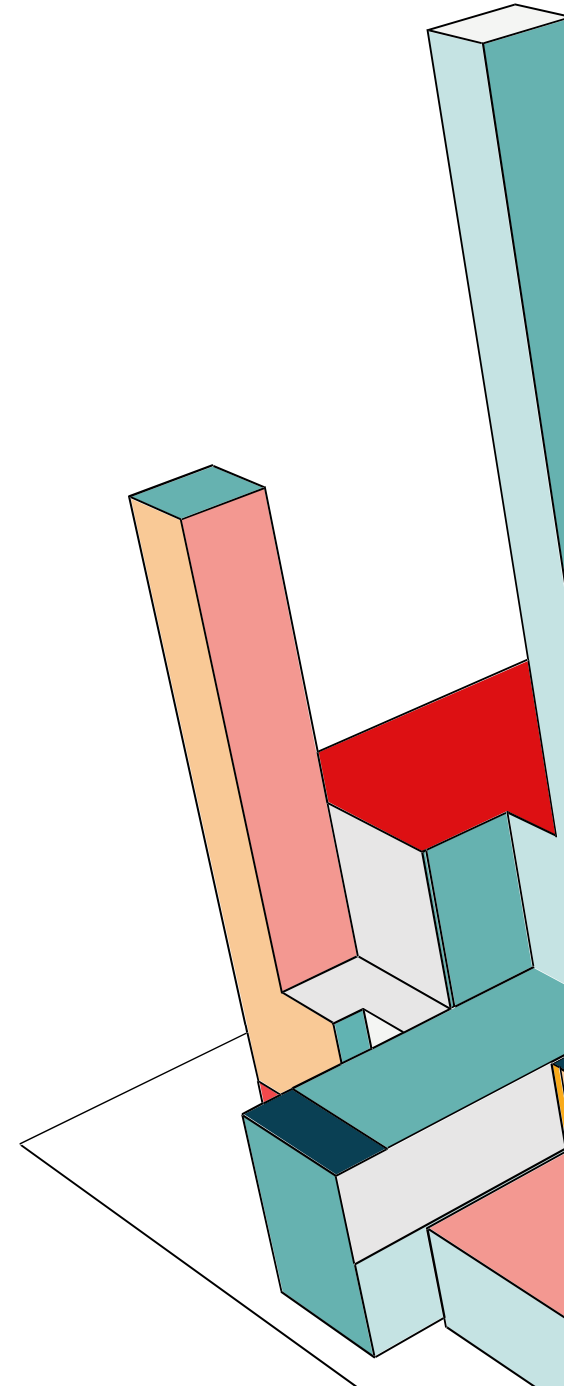
- Why?
  - A sector in crisis
  - Responding to Inquiries from key stakeholders (MCCSS and MMAH)
  - Learn about our state of readiness, identify barriers, make recommendations





## Assessing DS Sector Preparedness for Housing

- How?
  - Via an online survey to OASIS member agencies

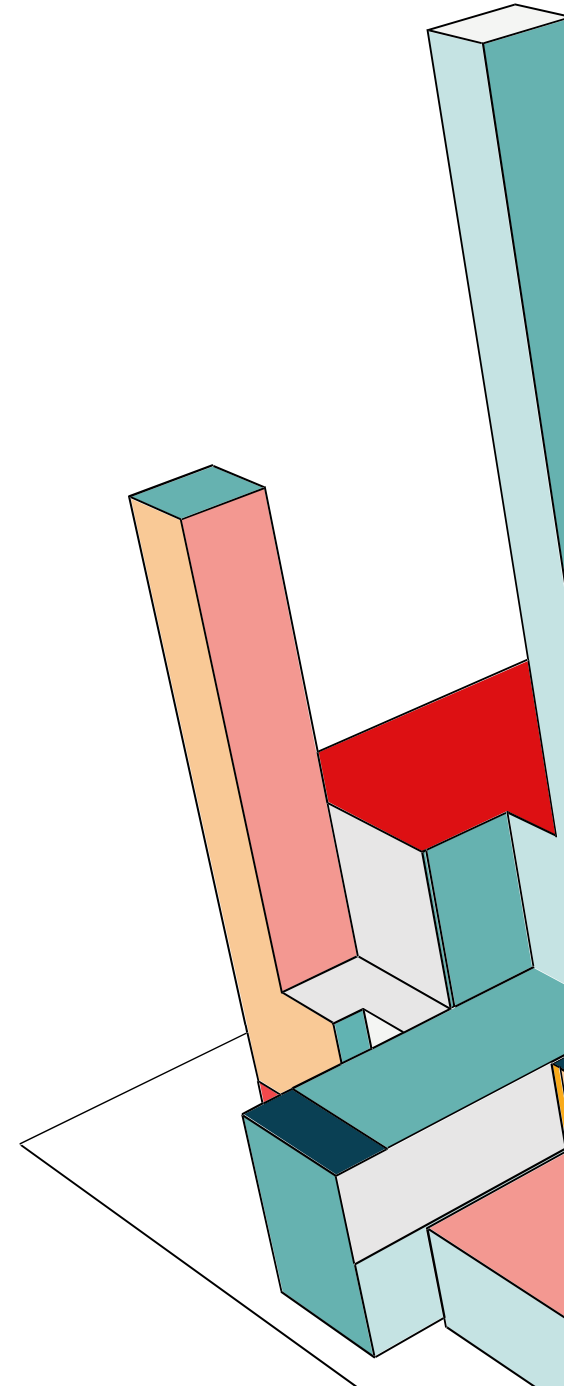






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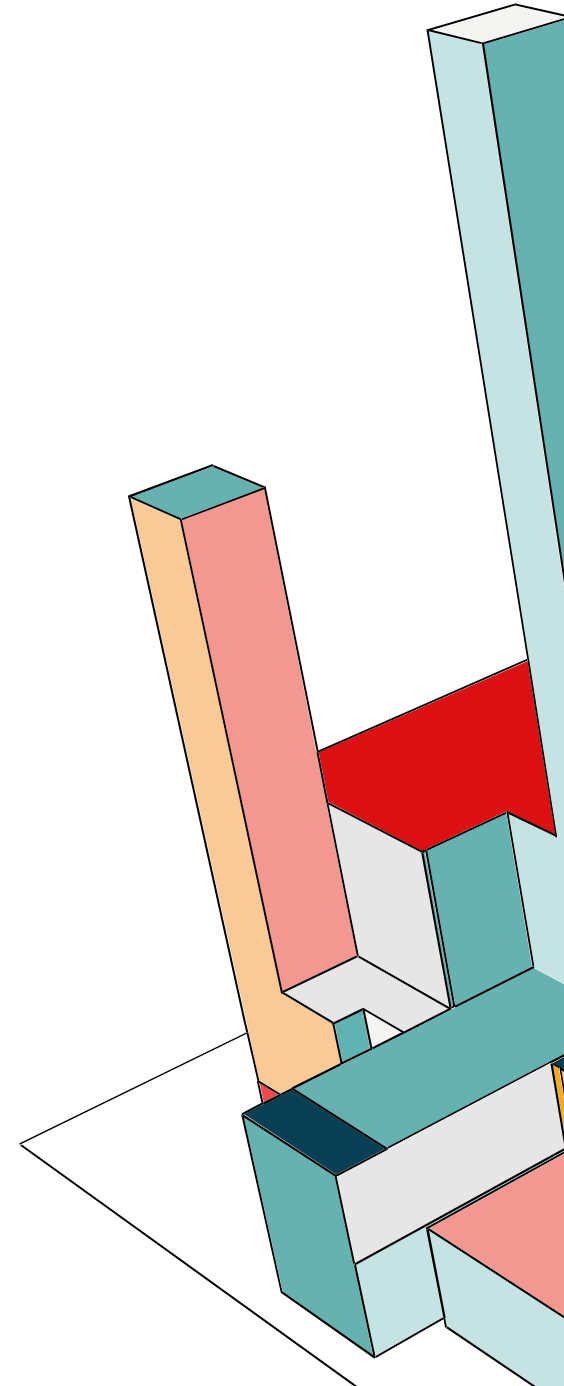
- What did it ask?
  - Are you willing?
  - Are you ready? Have the resources?
  - What are the challenges





## Assessing DS Sector Preparedness for Housing

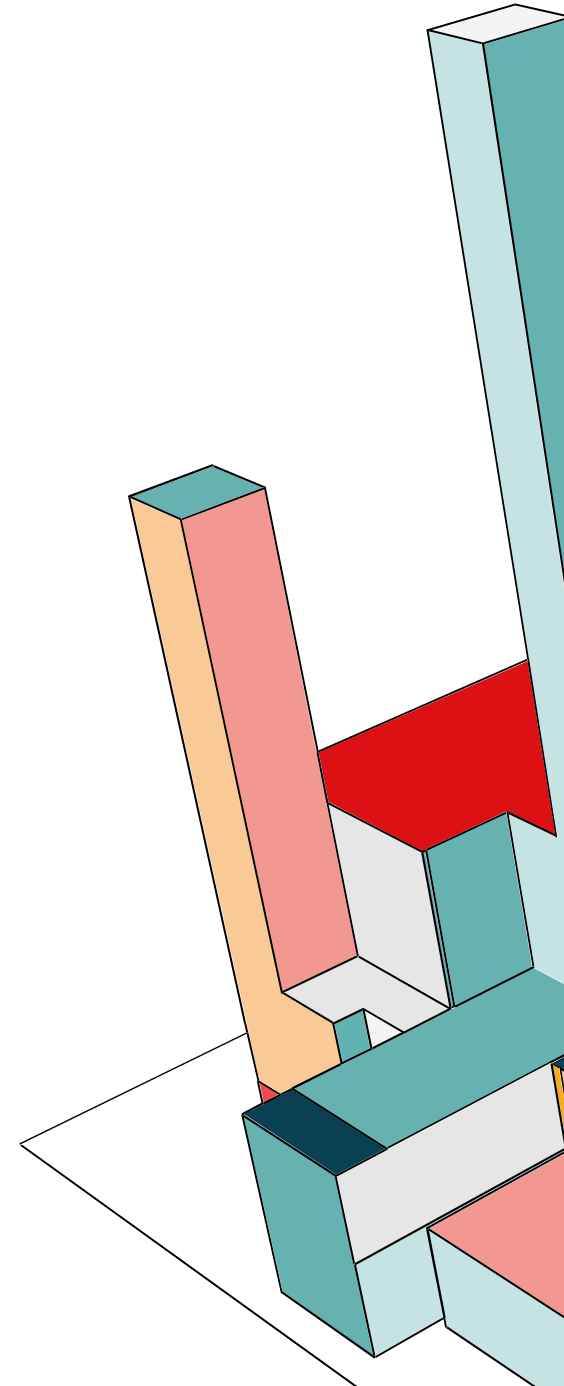
- Those Ready to Build said
  - Land available, owned
  - Partners in place, community support
  - Access to resources, funds, reserve and gov support





## Assessing DS Sector Preparedness for Housing

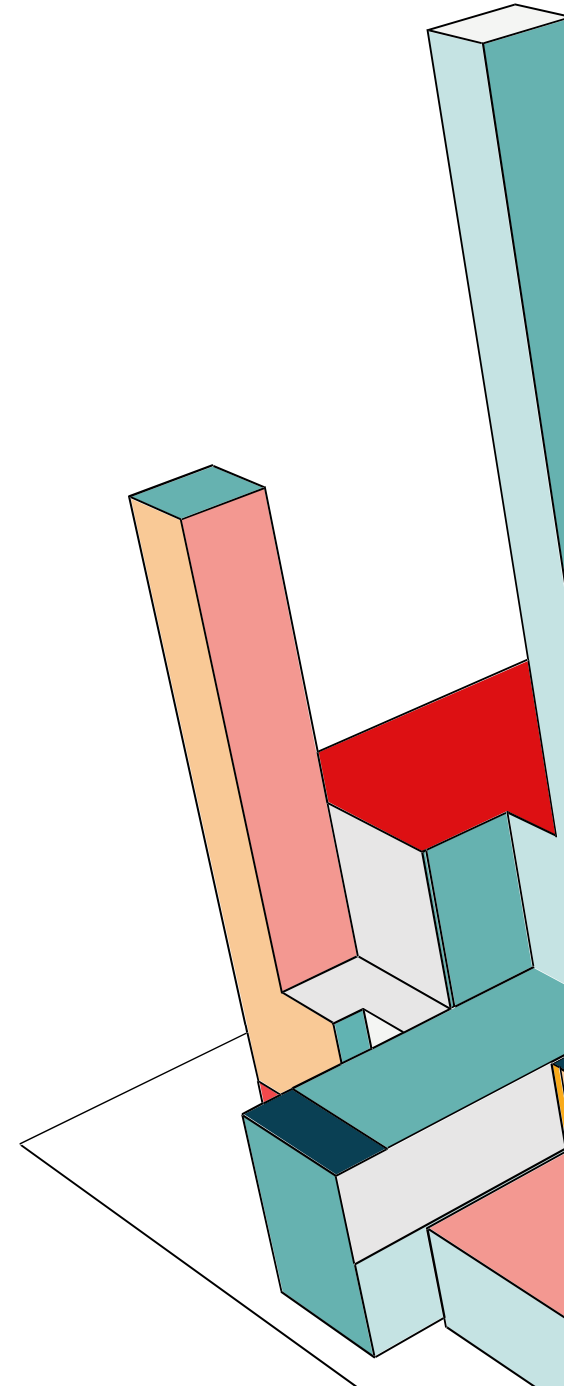
- Those NOT Ready to Build said
  - Financial Constraints
  - Access to Land / Property
  - Capacity for Planning, lacking
  - Inflation of Costs





## Assessing DS Sector Preparedness for Housing

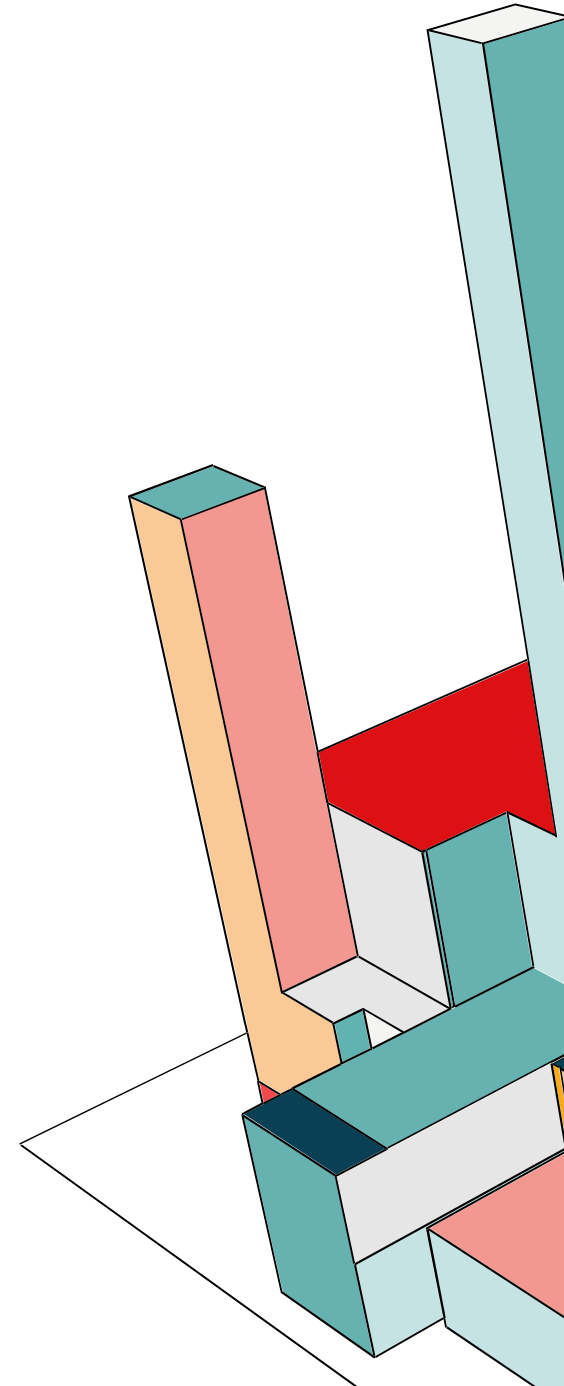
- Results
  - 77 responded
  - At least 25% of respondents were ready
    - 26 of them prepared to commence construction
  - 60 respondents reported lack of funding.
  - Information broken down by region





## Assessing DS Sector Preparedness for Housing

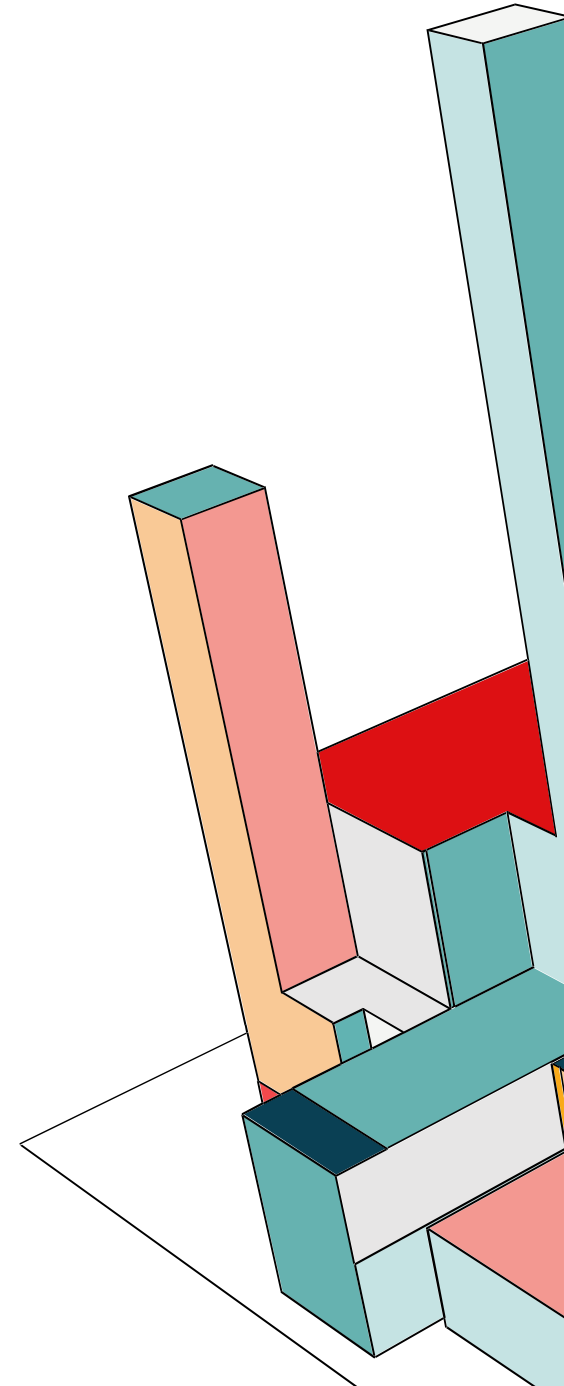
- Recommendations
  - Streamline the pathway to funding
  - Provide organizations technical assistance
  - Facilitate partnerships and collaborations
  - Board engagement
  - Regulation reform
  - Promote community-based models
  - Provide long term funding commitments





## Assessing DS Sector Preparedness for Housing

- Recommendations
  - More research needed!

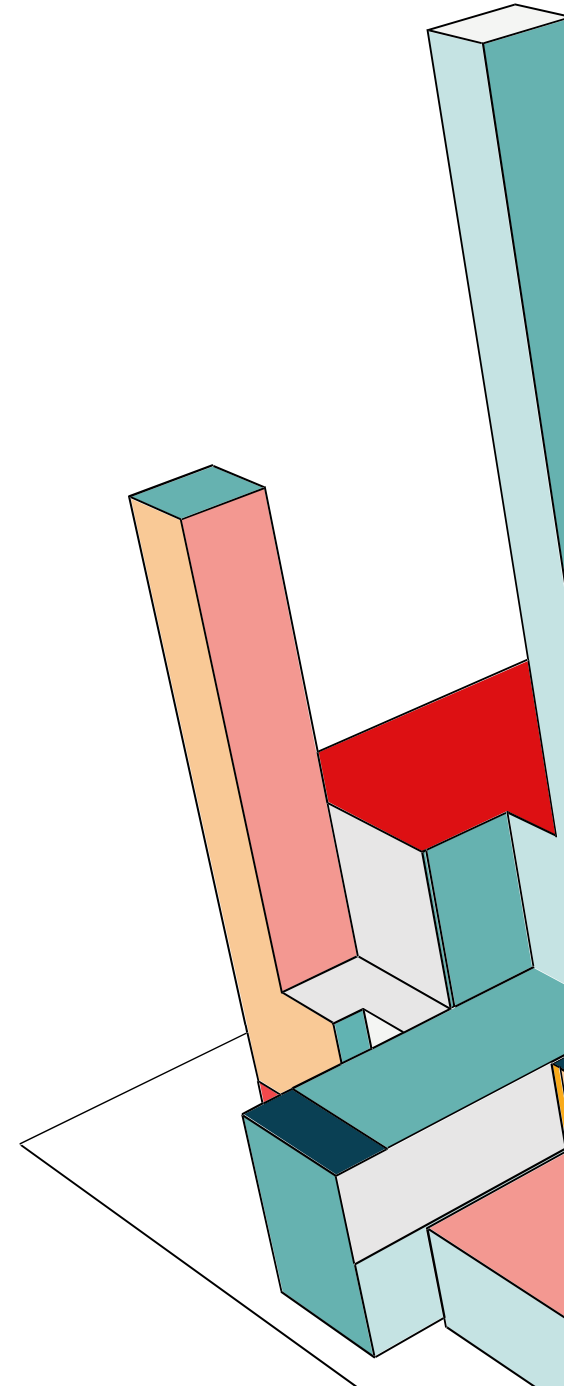


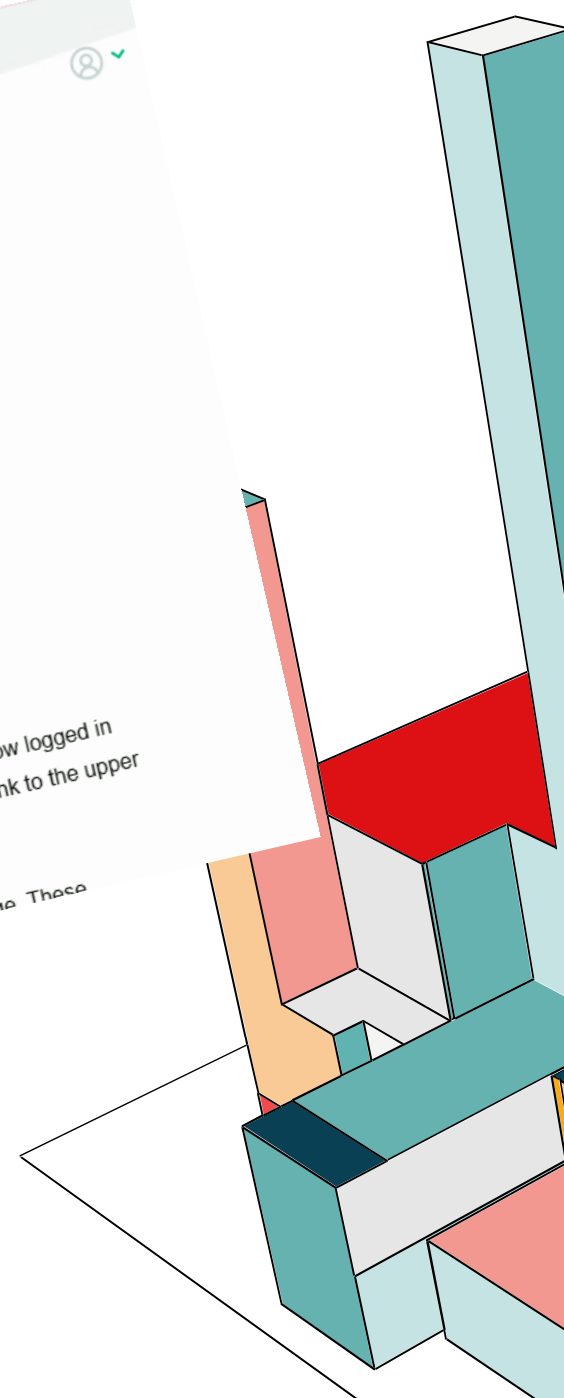
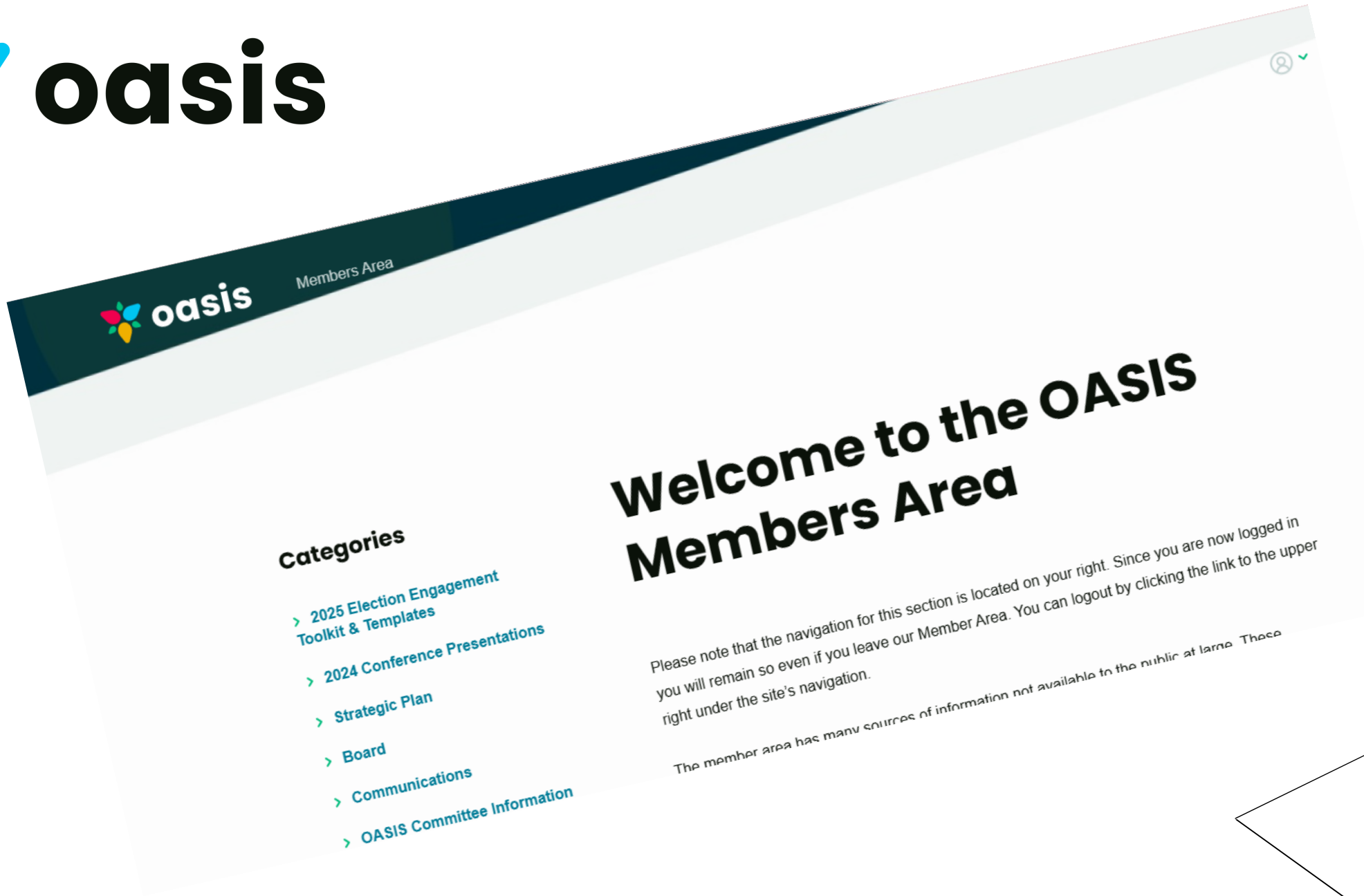




## Final Thoughts

- Membership: Consider using the ICC/ OASIS resources to frame your approach to housing needs and engage with community partners and leaders
- Networking: Increase collaboration and advocacy for more resources and inclusive housing reform.
- Engagement: Participate in the ICC/OASIS surveys (e.g., PFR) that come your way as they greatly inform advocacy







# Thank-you

Joel McCartney  
Executive Director  
Cochrane Temiskaming Resource Centre  
*OASIS Housing Committee Chair*  
[jmccartney@ctrc.on.ca](mailto:jmccartney@ctrc.on.ca)

David Petkau  
Executive Director, South  
Karis Disability Services  
[dpetkau@karis.org](mailto:dpetkau@karis.org)

