

# Special Needs Residential Facilities (SNRFs) and Non-Market Housing



**Mount Pleasant**

City of Vancouver  
**Community**  
planning program

Some individuals have physical or mental disabilities, injuries, or medical conditions that make independent living difficult and for which they need some form of assistance or care.

## Care at Home

Many, including frail seniors and people with severe physical disabilities, are able to live independently, with assistance provided in their homes through community health care services, and perhaps with some modifications to their dwelling. In 2001, 88% of the city's population who were 75 years or older lived in private dwellings. The majority of people who have mental illness are also able to live independently.

## Extended Care and Hospitals

At the other end of the spectrum of care are those with more severe disabilities who are not independently mobile and who require 24-hour personal care. This level of care has been provided by extended care facilities and acute care hospitals.

## Special Needs Residential Facilities (SNRFs)

Special needs residential facilities (SNRFs) provide housing and personal support services for people whose needs are not met by either of the situations above, that is, they cannot be looked after in their own homes, but they do not require hospital-level care.

### Seniors

For seniors, these facilities include:

- intermediate care facilities providing some nursing assistance; and

### Other Needs

Besides the elderly, SNRFs also serve people requiring personal services such as monitoring of medications or a rehabilitation program of some type. These include:

- children in care (although most of these are in foster homes rather than residential facilities);
- mentally or physically handicapped people;
- people with substance abuse problems;
- people who are homeless or fleeing abusive relationships; and
- terminally ill people.

### City Policy on SNRFs

There are three different types of SNRFs described in the Zoning and Development By-law. They fall into two categories:

- those that do not require special City review and approval, and
- those that do require special City review and approval.

### Facilities That Do Not Require Special City Review & Approval

**Community Care Class A:** These are the smallest facilities. They are licensed under the Provincial Community Care Facility Act and have 10 or fewer persons, not more than 6 of whom are in care. A wide range of people in need are served by these facilities, though not generally seniors who are more likely to live in

the larger Class B facilities described below.

According to Provincial legislation in 1990, municipalities are required to treat these small facilities as if they were single-family houses, with no special review and approval procedures. This means that throughout most of the city, including the single-family zones, these facilities are outright uses.

### Facilities That Require Special City Review and Approval

The SNRFs described below are allowed as conditional uses in almost all areas of the city. This means they require individual review and approval and notification of neighbours.

To discourage the clustering of facilities in particular areas, the City adopted locational guidelines that require new SNRFs for non-seniors to be at least 200 metres (650 feet) away from any existing SNRF in residential areas.

Distinguishing among these types of SNRFs means that a facility cannot change its operation from one group to another without development review and approval.

**Community Care Class B:** These are facilities licensed under the Community Care Facility Act and that have seven or more persons in care. Class B includes the larger seniors facilities.

### Group Living:

Group Living facilities are for 6 or more persons who require rehabilitative programs, are in legal custody, or inhabit facilities which are intended for short stay programs (e.g., transition houses for women, youth safe houses, etc.)

### Non-Market Housing

Non-market housing provides housing mainly for those who cannot afford to pay market rents. It is housing owned by government, a non-profit or co-operative society (i.e. co-op housing). Rents are determined not by the market but by the residents' ability to pay. Non-market housing is designed for independent living. This is in contrast to special needs residential facilities.

From 1953 to 1993, almost all non-market projects were funded under four joint Federal/Provincial NHA housing programs that provided capital and/or operating subsidies to

different types of projects. Funding was approved for the first of these Vancouver non-market projects in 1953 and continued until 1993, when the Federal Government ended all funding for new projects.

In 1993, the Province began funding new non-market housing projects on its own. Homes BC has two components - the Homeless/At Risk (HARP) program and the non-profit housing program. The HARP projects are targeted to individuals in core-need with needs that are not met by traditional housing programs. The non-profit program primarily serves families and requires projects to be mixed income - 40% of households can pay low-end-of-market rents and 60% must be core-need households, who pay less than market rents depending on their incomes.

SNRFs and Non-Market Housing in Mount Pleasant  
There are 9 SNRFs in Mount Pleasant (MP), with 165 beds. The map on this page shows the location of non-market housing projects in MP as of February, 2008. Within MP there are 27 non-market housing projects with a total of 845 dwelling units, representing a little over 4% of the total non-market units in the city. The largest facility is Evangel Towers, providing 66 seniors' housing rental units. The other housing projects have between 2 and 60 units, with most designed for family accommodation.

### Sources

- Vancouver Social Planning Department.
- Statistics Canada, 2001 Census.

