



**ONTARIO  
LONG TERM CARE  
ASSOCIATION**

## **Bill 108, More Homes, More Choice Act, 2019**

***The Ontario Long Term Care Association's Submission  
to the Ministry of Municipal Affairs and Housing  
regarding:***

***Proposed new regulation pertaining to the community  
benefits authority under the Planning Act (ERO: 019-  
0183)***

***And***

***Proposed changes to O. Reg 82/98 under the  
Development Charges Act related to Schedule 3 of Bill  
108 – More Homes, More Choice Act, 2019 (ERO:  
019-0184)***

## Introduction

The Ontario Long Term Care Association (“OLTCA”) is the largest association of long-term care providers in Ontario and the only association that represents the full mix of long-term care operators – private, not-for-profit, charitable, and municipal. We represent nearly 70% of Ontario’s 630 long-term care homes (“LTCH”), located in communities across the province. Our members provide care and accommodation services to more than 70,000 residents annually.

Long-term care homes, as defined in the *Long-Term Care Homes Act, 2007*, provide 24-hour publicly-funded services, including onsite nursing care and access to medical services, to OHIP-insured individuals over the age of 18 whose complex care needs can no longer be met by publicly-funded, community-based care.

Long-term care is often the only affordable, low-cost option for seniors who require care and cannot afford private care in their own homes or retirement home accommodations. More than 40 per cent of long-term care beds qualify for rate reductions based on residents’ income.

Yet access to long-term care remains a real issue. Wait lists are growing at an astounding rate. As of June 2019, 35,804 Ontarians were waiting for a long-term care bed and the average time for placement was up to 145 days. Where seniors are unable to find a bed, they are cared for at home or in hospital. And that makes our problem a system problem.

On top of this, many of Ontario’s long-term care homes are 40 or more years old and some are nearing the end of their functional lives. These older homes feature three- and four-bed wards that do not meet the needs of residents, particularly those with Alzheimer’s disease and other dementias – a core population in long-term care. Ontario’s long-term care homes are getting older and we are not rebuilding them fast enough.

Approximately 300 homes (almost half of the province’s total homes), encompassing roughly 30,000 beds, are required to be redeveloped by June of 2025 to meet current design standards and provide greater comfort and safety for residents. In addition to these homes requiring redevelopment, the Government of Ontario has announced plans to develop an additional 15,000 beds over the next five years (and 30,000 over the next 10 years) to meet the existing and growing demand for care.

The government’s commitment to creating additional long-term care beds will help to further address the affordable housing requirements of thousands of the province’s frail and elderly seniors. However, the program implemented by the previous government to encourage redevelopment has been unsuccessful in allowing many long-term care operators to move forward.

As such, as the government moves forward with making amendments to schedules 3 and 12 (the *Development Charges Act* and *Planning Act*, respectively) the Association would like to draw the Ministry of Municipal Affairs and Housing’s attention to two key areas that, if addressed, would encourage redevelopment and the building of new long-term care homes, enabling the long-term care sector to more meaningfully contribute to tackling the housing crisis across the province.

### ***The issue***

Development charges vary significantly across the province – from \$0 to more than \$50,000 per long-term care bedroom and as such pose a significant barrier to development/redevelopment of LTCH in Ontario.

In communities where these charges are prohibitive, operators will have no option but to move to another community with lower or no development charges, thereby reducing services for those requiring long-term care in the original community. It should also be noted that, as long-term care homes are significant employers within their communities, both directly by offering skilled, high-wage paying positions within the home, as well as indirectly by utilizing local businesses' services, a move to new community will also have a significant local economic cost.

**Recommendation:**

With the licenses for 30,000 beds in older LTCH between now and June, 2025 there is an urgent need to address this issue now. Long-term care homes are similar to hospitals in that they both provide essential health services to Ontarians. Yet hospitals, as defined in the *Public Hospitals Act*, are currently included among the "exempted services" in this section. The Association believes long-term care should also be exempt.

It is recommended that the Government of Ontario include long-term care homes as defined in the *Long-Term Care Homes Act, 2007*, under the exclusion from all development charges set out in section 2(4) of the *Development Charges Act*.

## Amendments to the Planning Act Regulations

The OLTCA strongly supports the proposal that Long-Term Care Homes be exempt from charges for community benefits under the Planning Act.

As presented in our submission on Bill 108 Act changes we also strongly recommend that the Government also amend the Planning Act or its Regulations by providing for long-term care homes to be a permitted use of employment lands. In municipalities where land is scarce, employment lands are the only properties available for redevelopment and development. These employment lands are often the only areas with large parcels of property available at a reasonable price. LTCH are regulated under the Long-Term Care Homes Act in how much they can charge residents in a LTCH. No matter what the costs of building a LTCH are the amount charged to residents in a LTCH cannot vary. It is for this reason it is essential that LTCH also be exempted from development charges otherwise many of the 30,000 new beds and the redevelopment of 30,000 existing beds will not occur. Currently, long-term care homes are not permitted use on lands designated as employment lands, even though long-term care homes employ far more individuals than other permitted uses (i.e. manufacturing facilities, storage facilities, automobile dealerships, retail, etc.). LTCH are very large employers employing one employee for every resident. This means for every a one acre used by a LTCH there could be approximately 50 employees.

**Recommendation:**

In section 1(5) of the *Planning Act*, add to the list under the heading "Uses re area of employment":

- (f) Long-term care homes as defined in the *Long-Term Care Homes Act, 2007* (subject to an assessment of compatibility with adjacent uses)

## Amendments to the Development Charges Act Regulations

As discussed above, LTCH are restricted in how much residents can pay. Like land if a municipality requires a LTCH to pay Development Charges this has to come out of the set amount provided by the Province and the set amount the resident pays. Again these amounts do not provide for the payment of development charges. While some municipalities do not charge development charges most do and they charge them as though they are a single family residential use. The result is municipalities charge anywhere from \$0 to over \$50,000 per bedroom.

The result is many municipalities will not have new LTCH built or rebuilt which will greatly add to the "Hallway Medicine" situation in the Provinces Hospitals.

### **Recommendation:**

It is recommended that the Government of Ontario include long-term care homes as defined in the *Long-Term Care Homes Act, 2007*, under the exclusion from all development charges set out in section 2(4) of the *Development Charges Act*.

## Conclusion

The Ontario Long Term Care Association is a committed partner to government, not just in advancing Ontario's health system but also to ensure appropriate housing services are available for all Ontarians, including seniors who require care. The Association strongly recommends that government implement the above changes as set out above, thereby improving the possibility for long-term care homes to redevelop and develop thereby moving towards meeting the needs of our seniors, which will continue to grow significantly over the next 20 years.