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SUBMISSION
TO THE
PLANNING AND ENVIRONMENT COMMITTEE
OF THE
LEGISLATIVE ASSEMBLY OF THE AUSTRALIAN CAPITAL
TERRITORY

DRAFT VARIATION TO THE TERRITORY PLAN NO. 263

CHANGE OF LAND USE POLICY FOR
BLOCK 23 SECTION 117 KALEEN
AND
MINOR AMENDMENTS TO COMMUNITY FACILITY LAND USE
POLICIES JULY 2006.

BALDWIN DEVELOPMENTS (ACT) PTY LIMITED

MAY 2007

7 May 2007

Mr Mick Gentleman MLA
Chair
Standing Committee on Planning and the Environment
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601

Dear Mr Gentleman

**DRAFT PLAN VARIATION 263- BLOCK 23 SECTION 117 KALEEN
SUBMISSION BY BALDWIN DEVELOPMENTS PTY LIMITED**

Thank you for the opportunity to make a submission to the Planning and Environment Committee's Inquiry into the draft Variation to the Territory Plan 263

Introduction

1. Baldwin Developments Pty Limited ("Baldwin") is the registered proprietor of Block 23 Section 117 Kaleen, the land to which the draft Plan Variation principally relates.
2. Baldwin purchased the land from the Canberra and District Pentaque Club, when that organisation was unable to continue to carry on the playing of Bocce on the land. This was the purpose for which the land was originally granted prior to the introduction of the Territory Plan. On the introduction of the Territory Plan the land was designated under *Part 5, Restricted Access Recreation Land Use*.
3. Following agreement between Bocce and Baldwin to purchase the land, the ACT Planning and Land Authority entered into negotiation with Baldwin to determine whether the land was suitable for use for supportive housing. Supportive housing was considered by the Authority to be consistent with its objective of increasing the diversity of the housing mix in the Division of Kaleen and to contribute to the ACT Government's *Ageing in Place Strategy*.
4. Baldwin subsequently carried out a planning study that concluded that a viable supportive housing scheme could be developed on the land. On this basis the ACTPLA prepared a draft Territory Plan Variation that provided *inter alia* for the use of Block 23 Section 117 for supportive housing.

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5. The draft variation was promulgated in July 2006 and there were a number of objections to the proposal. Those objections are discussed in paragraphs 30 *et seq.*, below.
6. Draft Variation 263 applies to Part B4 generally. It:
- changes the land use for Block 23 Section 117 Kaleen from being subject to *Part B5 Restricted Access Recreation Land* to *Part B4 Community Facility Land Use*;
 - replaces Schedule 1 (Permissible Uses) of Part B4 to include 'retirement complex'; and
 - amends controls under Clause 3.1 *Supportive Housing* to remove the need for a community needs assessment and the requirement for the supportive housing to be ancillary to a community use.
7. The amended control omits the right to separately lease land within a supportive housing development subject to Territory agreement to dealings, and requires all land to be held as an undivided parcel with no right to unit title.

What is Supportive Housing?

8. The Territory Plan Part D defines supportive housing as:

The use of land for residential accommodation for persons in need to support, which is managed by a Territory approved organisation that provides a range of support services such as consulting, domestic assistance, and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may provided in the form of self contained dwellings.

By common terminology in Part D supportive housing includes: aged persons units; community housing; older persons units; rooming houses; university colleges.

9. The Territory Plan definition is very broad in nature and reference to management by a Territory approved organisation together with the controls under clause 3.1 of the draft Variation appears to have given rise to initial community concerns about the nature of the development on Block 23 and about its potential occupants. However, such concerns are not supported by any objective examination of the facts.
10. The key elements of supportive housing under the Territory Plan are:
- The land is held in one indivisible parcel;
 - The supportive housing facility is managed by a Territory approved operator;
 - Residents must be assessed as having special housing needs arising from age or disability;
 - Housing may be in self-contained units;
 - The range of services to be provided is broad but unspecified;
 - Services must be delivered on site.

11. There is a paucity of literature or authoritative sources on supportive housing available in the ACT, leading to conjecture about the type of person who might be resident and what form their accommodation might take. Two recent studies may assist in obtaining a better understanding of the nature of supportive housing.

Canada

12. A substantive review was undertaken in Canada in 2005. It considered 244 Seniors housing projects to ascertain what type of housing was being provided for older Canadians. The study was undertaken for Health Canada (in cooperation with Canada Mortgage and Housing Corporation (CMHC) published in March 2005.¹

13. The Canadian study defined supportive housing as the form of housing that helps seniors in their daily living by combining a physical environment that is specifically designed to be safe, secure, enabling and homelike with support services such as meals, housekeeping and social and recreational activities. Supportive housing allows residents to maximize their independence, privacy, dignity and decision-making abilities. For housing to be supportive it must have the following five key components:

- • Residential character
- • Supportive physical environment
- • Access to necessary supportive services
- • Progressive management philosophy
- • Affordability and choice

14. The key components for supported housing in Canada referred to above encapsulate the objectives of the supportive housing proposal for Kaleen. The location enables many options in respect of unit type, personal support and community and recreation activities to be offered and to capitalise on the advantages of the location.

15. A summary of the report is at Annex "A".

Residential Accommodation and Residential Care in the ACT

16. A major study undertaken for Chief Ministers Department of ACT Government Dr A L Howe highlights a number of issues concerning the changing nature of retirement accommodation in the ACT². Some of the key elements of relevance to this proposal are:

- Older people considering a move into some form of specialised retirement accommodation have diverse needs and preferences;

¹ *Searchable Data base of Supportive housing for Seniors in Canada*. Report for Health Canada; Canada Mortgage and Housing Corporation(CMHC): Final Report 2005

- For some the move is a choice for others matter of necessity;
- Choices are affected by affordability and availability;
- Movers look for options that can accommodate their changing needs over time. There is a need to disaggregate supply to take account of the different ways accommodation and services can be tailored.

17. Dr Howe notes there are many forms of Independent Living Units. Assisted living apartments are increasingly being built in multi storey blocks rather than villa units with assisted living services provided to individual residents within each unit rather than automatic provision of the same services to all residents in the one development.

18. The research undertaken by Dr Howe in Canberra found that the critical issues for adjusting one's housing for retirement were that:

- It did not always mean "down pricing";
- Gardens may be down sized or eliminated but people need to maintain the scape of their internal space, and generally sought 2 bedrooms;
- Occupants were prepared to trade off private courtyards for common gardens and outdoor recreational space; and
- People preferred to remain close to known neighbourhood, shops and services.

19. Dr Howe notes older persons demonstrated a strong desire for independence and the emergence of "Assisted Living" is a response to the growth of support services as distinct from care services. The research findings in Canberra are consistent with that in Canada and for Australia as whole in that while many older people are essentially independent there is a need for some services sometimes associated with chronic conditions, and sometimes in a shorter time frame. In essence the requirements are for a form of retirement accommodation which promotes and supports independent living even when the resident has some form of restriction in activities of daily living. (page 41)

20. From her research Dr Howe identifies (page 43) the kinds of services that are integral to retirement accommodation which may be described as *assisted living*. These are on a gradient from essential to more discretionary, viz

2 Howe, A.L. *Residential Accommodation and Residential Aged Care in the ACT 2006-2026 Demand and Supply* Study
Chief Ministers Department ACT Government (July 2006)

- Ongoing property maintenance;
- Access to a manager;
- Built in features providing accessible and adaptable environments;
- Access to transport and social activities;
- Provider operated Minibus service;
- Access to some level of social and recreational activities both on and off site range from informal space to more formal spaces;
- Housecleaning, laundry;
- Personal care; and
- Food services of varying kinds.

21. The particular relevance of the Howe research to the Kaleen proposal is that there is a clearly identified need for accommodation for older persons in the ACT to meet the needs of those in South Belconnen and north Canberra in particular. One of the forms in particular demand is for "Assisted Living". In the proposed variation the proposal which is described as Supportive Housing is consistent with what has been described by Dr Howe and others as Assisted Living.

22. While none of these studies provide an authoritative definition of 'supportive housing' *per se* they provide a good understanding of the environment that a provider would need to establish in order to appeal to people who, through age and/or disability require or desire a form of accommodation that provides a range of domestic, personal services, and social opportunities that they cannot provide for themselves.

23. It needs to be emphasised that a supportive housing complex is not an institution or a medical or rehabilitation facility. The emphasis is on maximising independent living within a restricted community, the availability of a range of services to choose from, and a limited amount of passive monitoring to ensure security and rapid response in an emergency.

24. While the emphasis in available studies is on housing for older people, the Territory Plan definition is inclusive of people with disabilities without reference to age. Hence it is envisaged that the proposed development could have a varied demographic, although older people would be expected to dominate in the community.

25. Consistent with the Canadian experience, the optimum form of housing should be in the form of apartments that provide residents with a maximum opportunity for quiet enjoyment of their dwelling, with the special features required for adaptable housing and convenient access to facilities.

Draft Variation 263.

25. DVP 263 changes the land use for Block 23 Section 117 Kaleen to '*Community Facilities*'. Taken in isolation the Variation would permit the land to be used for any of the purposes set out in the replacement Schedule 1. However, the Background papers supporting the Variation make it clear that the ACT Government's motive in adopting the Variation is predicated on the land being used for supportive housing. It would seem misleading and possibly mischievous to suggest otherwise.

26. Certainly, Baldwin is proceeding on the basis that its proposed development will consist of a complex that is consistent with the definition of supportive housing. The residential component of the complex will in all respects be indistinguishable from other multi-unit housing developments, but the complex will include two additional dimensions, the first a range of on site facilities and services targeted at providing domestic, personal and social service for residents, and the second an expert management group to oversight the operations of the complex in the interests of its residents.

27. With regard to the facilities and services to be provided to residents, Baldwin proposes to explore the possibility of making some personal and social services available to non residents who meet the supportive housing criteria relating to age or disability. There are potential benefits for residents and non residents both from the opportunities provided for linking the development to the wider community and increasing social interaction, and from increasing the number of places in the district where non residents can obtain specialised personal services.

28. In this regard it is essential to note that residents would not be passive receivers of services. They will be mentally and physically active and many may wish to participate in the running of the complex. The Canadian experience indicates that residents serve on various boards and committees relating to their community and the opportunity exists for the development of a similar dynamic at Kaleen.

Concerns about the proposed development

29. Publication of draft Plan Variation 263 drew a number of objections from residents in the adjacent Huntington Apartment and the Kaleen High School.

30. While the general thrust of the objections appeared to be an attempt to retain the status quo they did raise legitimate questions about a range of issues that required considered response.

31. The objections were centred on the following matters;

- Traffic and Parking;
- Interpretation of the term supportive housing;
- Access and mobility (generally);

- Urban Design (with respect to the proposed development);
- Loss of open space;
- Impact on operation of Kaleen High School; and
- The former Bocce Club.

32. In their objections respondents drew attention to the unsatisfactory environment created by the need to access and use Baldwin Drive. The situation is the both the High School and Huntington enjoy a less than adequate connection to Baldwin Drive because of the lack of acceleration, deceleration and storage lanes, the inherent horizontal and vertical geometry of the road and poorly designed intersections.

33. The respondents appeared to be of the view that their present precarious situation was able to be tolerated while any change to the existing sensitive balance would create a disaster. The facts of the matter are that the present traffic arrangements, particularly with respect to the entrance to Huntington are unsafe and require urgent remedial action to compensate for the existing horizontal and vertical geometry of the roads by providing acceleration deceleration and storage lanes and redesigning intersections within the precinct.

34. Such redesign as is required is unlikely to come about through Territory works initiatives in the short to medium future, but the development of Block 23 Section 117 will precipitate the redevelopment of that part of Baldwin Drive affected by the supportive housing development.

Interpretation of the term "supportive housing";

35. Respondents clearly did not understand that 'supportive housing' did not mean institutional accommodation for the treatment, voluntarily or otherwise, of people with drug or psychiatric problems, or as a hostel for the frail aged. Clearly there is a need for proper education of the community on this aspect of providing services to people who require some assistance to live comfortably in reasonably normal surroundings.

36. We have addressed this matter in the introduction to this submission and reiterate that a supportive housing complex is not an institution for the purposes of rehabilitation or convalescence, nor is it a medical facility, and the occupants are independent residents and not transients or in patients of one sort or another.

Access and mobility

37. Comments relating to access to the Kaleen Group Centre from the school and residential developments flag the need to develop, as part of the overall project, a pathway system that provides safe and dedicated access for pedestrians, cyclists and disabled persons across the floodway and linking each element of the precinct. This might be dealt with as off-site works off-set against any Change of Use Charge arising out of the establishment of supportive housing or as a public works project by the Territory.

38. In any event the requirement currently exists to provide proper connection between the High School and the Group Centre to replace the present ad-hoc arrangements, and again, the proposed development provides a logical catalyst for the necessary works to be undertaken.

Urban Design

39. Generally respondents treated the planning study as a design study for a development proposal, where its real purpose was to assist in assessment of the feasibility and prudence of the proposed land use. However, community rights in consultation of the form of the development that will ultimately take place on the land is protected through the requirement to prepare a Section Master Plan establishing specific conditions to control development, and subsequently the requirement to lodge a development application for the buildings, landscape and associated works consistent with that Section Master Plan. Both the section master plan and the development application are subject to public consultation and in the latter case to third party appeal.

Open Space

40. There were a number of objections regarding the loss of open space in Kaleen and the lost opportunity for other recreational users to take over the Bocce Club premises.

41. Block 23 Section 117 Kaleen was leased to the Bocce Club in 1986-87 and since that time access to the land has been restricted to club members and guests. It is not therefore open space or recreation space in the general sense of the term.

42. There was some comment about the loss of community open space; however a quick perusal of the Territory Plan map would indicate that Kaleen is generously provided with a range of open spaces for passive and active recreation, and the closure of the Bocce Club would have no impact on the local open space system.

Impact on operation of Kaleen High School

43. A considerable part of the submissions received were directed at concerns that the establishment of supportive housing on Block 23 would jeopardise the agricultural program that the High School had established. This concern was predicated on the possibility that residents of the premises on Block 23 would complain about noise, smell and mating activities of animals kept by the School and this would either curtail the agricultural programs or lead to their closure. To give weight to the resistance to change that might affect School activities, the respondents (both within the School and from Huntington) raised doubts about the character of potential supportive housing residents, about environmental issues such as animal migration paths and endangered species, etc.

44. In its objections, the School ignored the environmental impact created by its own activities, the impact of noise, smell and other activities on other members of the school community not engaged in agricultural pursuits and the emphasis to be placed on educational programs under the *Towards 2020* program.

45. The underlying rationale of the School's approach seemed to be that it was concerned that it is likely to be currently in breach of various environmental and public health regulations, but that these breaches are acceptable if there are no neighbours close by. On this basis the School appeared to wish to sterilise adjacent land against any use that might require them to be consistent with Territory law. It is possible that the School does not appreciate the implications of their strategy.

46. Whatever the School's position, Baldwin recognises that must share the precinct with existing adjacent users and to design its development accordingly. Baldwin will provide necessary sound barriers and screening to prevent an adverse impact on its residents while not impeding the reasonable use of their land by adjacent lessees.

Former Bocce Club

47. A considerable portion of the submission of a group of Huntington residents addressed the issue of the grant of the land to the former Bocce Club and events relating to payments for the land. The respondents drew on official records to give weight to their submission. However, there is no suggestion that the Club held a defective title to the land and the Minister's delegate subsequently approved the assignment of the land from Bocce to Baldwin under s.180 of the *Land (Planning and Environment) Act 1991*.

The need for supportive housing

48. A research publication by Australian Housing and Urban Research Institute (AHURI) in the AHURI and Policy Bulletin in October 2005³ discussed the concept of Ageing in Place as it applies to housing choices for older Australians

49. These findings were based on surveys of 7000 older Australians in 2000⁴. This research found that the key values and priorities for older Australians are:

- Independence,
- flexibility,
- consumer and lifestyle choices

50. The research found that the main contributing factors are:

- increased longevity,
- changing family relationships,
- new forms of identity family formation and social expectations,

³ Oldberg D and Winters M "Ageing in Place Intergenerational and Interfamilial Housing Transfers and Shifts in Later Life" AHURI Research and Policy Bulletin Issue No 67 October 2005

- greater social mobility and diversity.

51. Key findings from AHURI "Ageing in Place" were that:

- 'Ageing in place' depends more upon attachment to location than the family home. Older people are now accepting of change with the Baby Boomers particularly comfortable with moving house.
- Housing tenure affects mobility. Home owners are most likely to want to age-in-place (64.6%), although for the majority (83%) their attachment was not necessarily to the home but to the local area. Pleasure in and familiarity with the area and its facilities were important factors, as was proximity to people they know in the area.
- Problems of household and garden maintenance, divorce, death of a spouse, downsizing, and lifestyle preferences precipitate decisions to move.
- Friendship enclaves offer new forms of community based upon commonality in lifestyle and consumption patterns. In contrast, extended family living is resolutely rejected.
- Home ownership, as the greatest financial asset for many older Australians, provides a conduit for choices in later life. Downsizing, equity conversion or extraction, and capitalising assets are all acceptable options.
- More older people are living alone, especially women, and enjoy the experience." live alone and love it"
- Housing tenure is important with home ownership being the conduit to lifestyle choices for many older Australians,
- Most successful moves were by those who had formed or joined 'intentional communities' or friendship enclaves, either moving to a location or a retirement village where they already had friends. This is not the traditional family based neighborhood community, but reflects an emerging consumer class of people who find

52. The AHURI research found that there older persons are keen to maintain independence, are flexible, are prepared to downsize, require a number of features, in their accommodation including assistance for a range a range of services and assistance in a number of areas on an as required basis.

53. There is a demonstrated need for well located accommodation for older Canberrans. This is well documented in the planning study prepared for the variation of Section 123 Kaleen. Further Dr Howe's report draws attention to the need for a significant increase in the demand for accommodation for the older Canberrans and the current shortfall particularly in response to the growing needs in North Canberra, Southern Belconnen and north Tuggeranong.

54. The need for supportive housing in the ACT is indisputable The ACT as with many other places in Australia is experiencing a significant ageing of the population. This is well documented in the ACT Government's population projections.

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55. Permitting Block 23 Section 117 Kaleen to be developed for supportive housing will provide the opportunity to create a community where eligible people have the opportunity to age in place. Baldwin intends to provide forms of long term tenancy that will give occupants maximum security of tenure within the permitted leasing regime, and an attractive environment in which they can remain for as long as they wish and/or they remain eligible in terms of the relevant definition of aged or disabled.

56. Dr Anna Howe's report to Chief Minister's Department (referred to above) comments on the rapidly aging population of Canberra and states that:

"compared to a growth of 14% in the total population projected from 2006-2026, the population aged 60 and over will more than double in absolute numbers from 47,440 to 95,791 and as a share of the total population will increase from 14% to just over 25%. The geographic distribution of the aging population varies quite significantly across the ACT."

57. According to Dr Howe's report

"The rapid growth of the older population in North Tuggeranong will give it the largest number by 2014, followed closely by South Belconnen. These two areas will then contain almost one third of the total older population. North Canberra, Woden Valley and North Belconnen will contain another third"

Conclusion

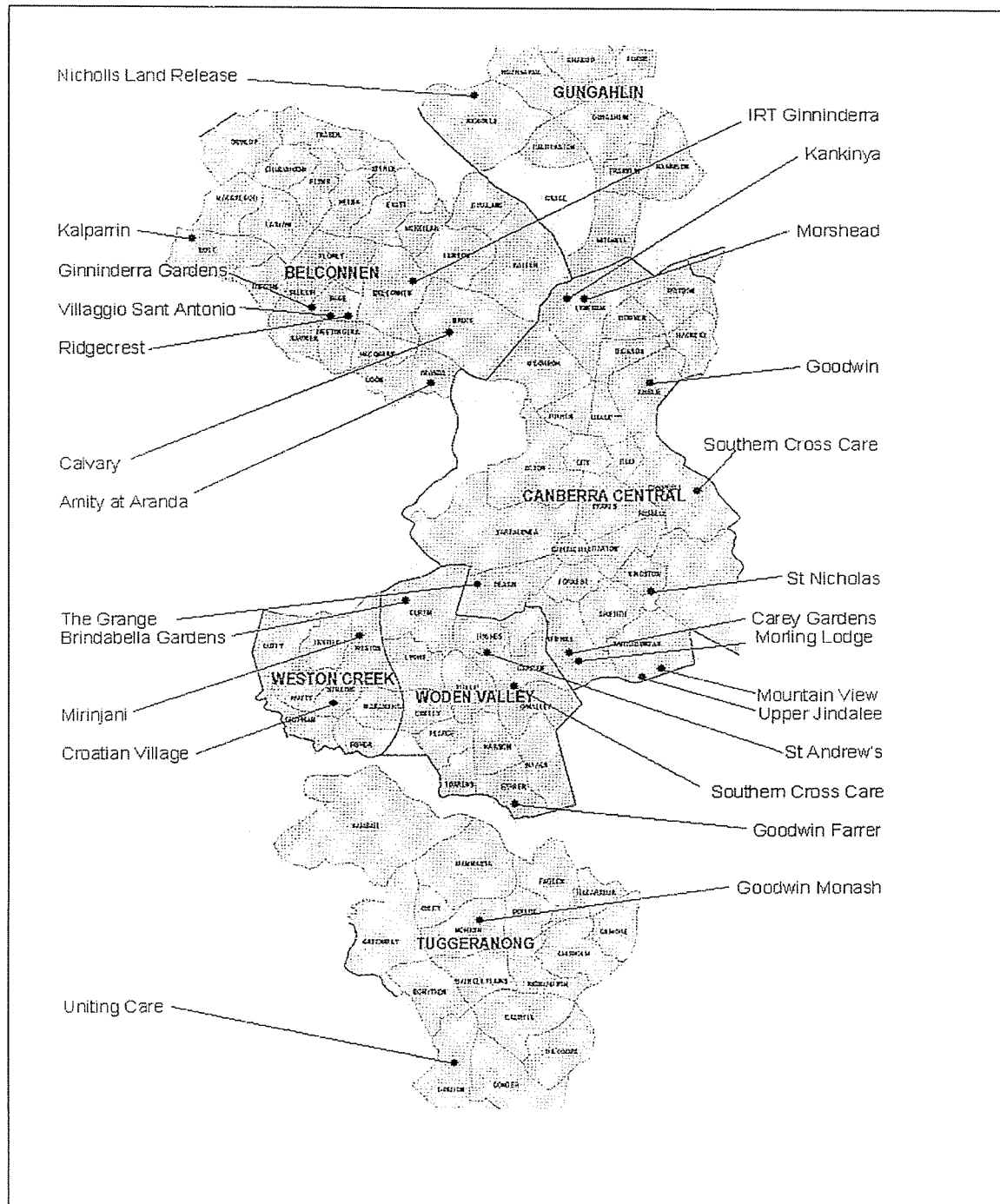
Vision for the proposal for Supportive Housing in Kaleen

58. There is a demonstrated need for well located accommodation for older Canberrans. This is well documented in the planning study prepared for the variation of Section 123 Kaleen. Further Dr Howe's' report draws attention to the need for a significant increase in the demand for accommodation for the older Canberrans and the current shortfall particularly in response to the growing needs in North Canberra, Southern Belconnen and north Tuggeranong.

59. The Kaleen site is ideally placed to respond to the demands that will arise from North Canberra and South Belconnen in particular because of its strategic location in respect to Kaleen Group Centre and the adjacent open space corridor; and its convenient position between Belconnen Town Centre and Gungahlin Town Centre. At present there are no suitable developments in north eastern Belconnen for independently inclined older persons seeking to age in place. (See following page)

60. Baldwin proposes to provide a quality supported apartment style housing development that is well located and designed principally for people who are independent, mobile and active but require some assistance with personal services, meals or medical support. Other people may qualify for acceptance as residents on the

basis on disability alone and the development will make allowance for these people during the design process.



Howe A.L Retirement Accommodation and Residential Aged Care in the ACT 2006-2026 at P.19

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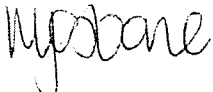
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61. The eventual design of the complex in terms of its architecture and other elements of urban design is not yet settled but will provide for:

- residents to be able to "age in place"
- assisted living in terms of provision of domestic and personal services and social, recreation and leisure facilities;
- Village like feel
- good accessibility by car or walking to local shops
- on site of services and facilities
- choice about type of dwelling unit
- privacy
- High quality environmental design
- adaptable housing
- choice about level of support
- on site management
- a capacity to build social capital through a sense of community;
- a capacity for independent and assisted living
- community and recreational facilities on site
- common spaces for all

62. Finally, Baldwin would respectfully restate the intention of the draft Plan Variation, which is to increase the diversity of housing in Kaleen through the provision of supportive housing in a location that can provide high residential amenity for the community that reside there, without adversely affecting the amenity of its neighbours.

63. Issues relating to the technical aspects of urban design (architecture, landscape architecture, traffic transport and movement etc.) are matters properly dealt with once the issue of land use is settled. Initial planning studies have successfully demonstrated that these aspects of development lie well within the normal range of design solutions and should not prejudice the consideration of the land for its proposed purpose

Per 
D Osborne
Director
Baldwin Development Pty Limited

ANNEX 'A'**SUMMARY OF THE REPORT 'SEARCHABLE DATABASE
OF SUPPORTIVE HOUSING FOR SENIORS IN CANADA
(REPORT FOR HEALTH CANADA-CANADA MORTGAGE
AND HOUSING CORPORATION (CMHC) FINAL REPORT 2005**

The report says that terminology for housing for seniors which has a range of services varies considerably but the term "supportive housing" is used for housing with services regardless of government involvement and independent of any specific government program referring to "supportive housing" in its title or description

The survey collected information from 244 supportive seniors' housing projects across Canada, with most being in Quebec, Alberta, Ontario and British Columbia. About half the projects opened in the last ten years. About one-third of the operators defined their projects as assisted living. The survey identified projects from all sectors: public, private non-profit and private for-profit. They range in size from as small as a few residential units to as large as 400 units. One-bedroom suites appear to be the most prevalent although many projects offer more than one size of unit.

Almost all (99%) projects offer some services on site. The majority of projects offer:

- 24-hour security;
- unit repairs/maintenance;
- meals served in a common dining room;
- recreational activities;
- hospitality services such as personal laundry and housekeeping;
- help with medications; and
- assistance with activities of daily living.

Some projects also offer:

- transportation assistance (such as a facility-dedicated van);
- escorts to appointments;
- doctor visits;
- social services (such as counselling and referrals);
- mental health services;
- meals on wheels or wheels to meals; and
- palliative care.

The age of residents living in the projects ranged from 63 to 93. Most were women, and almost all were living alone. Residents of supportive housing come from many different cultural backgrounds, and some projects are sponsored by a particular ethnic or religious organization. (*This is also apparent in the ACT*)

About 70% of the projects in the database reported that they were designed to support "aging in place". As a result some residents are quite frail

The majority of projects surveyed had an on-site service coordinator who helps residents to access services. Most projects involve residents in management decisions that affect them. About half the projects have on-site staff. In some projects residents and front-line staff are asked to sit on advisory boards or are involved in some other capacity related to management.

Experts generally agree that supportive housing can improve the overall well-being and quality of life for seniors who need assistance with activities of daily living. Daily benefits such as the provision of nutritious meals, opportunities to socialize and participate in physical activities, and access to health services in the community when needed make it possible for seniors to maintain their independence and supports the aging process with dignity.

The survey captured projects in all sizes. The average size is about 50 units.

The different types of dwelling units offered – studios/bachelors, one-bedroom suites, two-bedroom suites and larger units. About sixty percent of the projects in the database offer one type of residential unit, 29% offer two different types of units, and the rest (12%) offer a choice of three or more different sizes of units. Larger projects with more than 60 units in total were more likely to offer a full range of different types of suites.

* Percents will add to more than 100% because some projects offer more than one unit type.

The Canadian study found that

Supportive housing is a broad term and has variations in its definition across the country.

CMHC first defined supportive housing as the form of housing that helps seniors in their daily living by combining a physical environment that is specifically designed to be safe, secure, enabling and homelike with support services such as meals, housekeeping and social and recreational activities. Supportive housing allows residents to maximize their independence, privacy, dignity and decision-making abilities. According to CMHC, for housing to be supportive it must have the following five key components:

- Residential character
- Supportive physical environment
- Access to necessary supportive services
- Progressive management philosophy
- Affordability and choice

The Canadian study concluded that keeping these key components in mind, supportive housing can be developed in many forms depending on the types and level of services to be provided, the project size desired, the types of accommodation preferred, the type of tenure wanted, and the types of sponsorships available.

Services can be provided through a combination of on-site and off-site arrangements and be made available to both residents and older people living in the surrounding neighbourhood

Supportive housing is a choice of many Canadians. Developments are tailored to the requirements of the residents, many options are offered and residents choose the level of assistance they require. This successfully allows them to "age in place".