



Gary Gladstone,
ICC Chair
Reena

David Petkau,
ICC Vice Chair
Karis Disability Services

Patricia Franks,
Treasurer/Secretary
Caledon Area Families for
Inclusion

Ann Bilodeau,
Director
KW Habilitation

Executive Summary – ICC Response to Build Canada Homes Market Sounding Guide (2025)

The Intentional Community Consortium (ICC) is a national coalition of over 60 non-profit organizations advocating for inclusive, affordable, and supportive housing for people with intellectual and developmental disabilities (IDD). We welcome the vision of Build Canada Homes (BCH) to dramatically scale affordable housing, but emphasize that it will only succeed if disability inclusion, accessibility, and supports are embedded at every stage.

Key Messages

- In 2017, ICC advocacy secured a dedicated National Housing Strategy carve-out of 2,400 units for people with IDD. Over 1,200 units are already delivered or underway. This was a strong start, but far more is needed; BCH must expand and make permanent this stream.
- Disability and accessibility are not mentioned in the Market Sounding Guide. This is a critical gap: housing for people with IDD must be prioritized, with accessibility and universal design mandated in all projects.
- Safety is paramount. BCH should require Care Occupancy (B3) fire code protections (sprinklers, alarms, separations) in supportive housing and provide top-up funding to cover these costs.



Phone
437-833-2392



Website
intentionalcommunity.org



Email
info@intentionalcommunity.org



**Learn about
Housing Plans**

Federal lands should be prioritized for inclusive, supportive housing. Surplus sites must include dedicated space for people with developmental disabilities.

- Housing cannot be separated from supports. BCH should align capital funding with provincial operating supports to ensure residents can thrive.
- Innovation and scale must include inclusivity. Canadian models such as Serotiny's prefabricated hybrid timber housing show it is possible to deliver accessible, B3-compliant, low-carbon housing quickly and affordably. BCH should champion and scale these approaches.
- Governance and Inclusion: ICC, as a national not-for-profit voice, must be at the table at all stages of BCH's design and implementation to ensure lived-experience expertise informs decisions.

Recommendations

1. Maintain, expand, and make permanent the dedicated NHS/DD funding stream under BCH, with annual targets.
2. Mandate universal design and accessibility in all BCH-funded projects.
3. Require B3 fire/life-safety compliance and fund the incremental costs.
4. Prioritize inclusive supportive housing in the allocation of federal lands.
5. Align capital investments with provincial supports to deliver Housing+Supports.
6. Enable nonprofit portfolios and scale innovation (e.g., prefab hybrid timber).
7. Ensure ICC representation in BCH governance and advisory structures.

Conclusion

Build Canada Homes represents a historic opportunity to reshape Canada's housing system. By embedding disability inclusion, accessibility, and supports, and by maintaining and expanding the 2,400-unit commitment achieved in the NHS, BCH can ensure that Canadians with developmental disabilities are no longer left behind. ICC and its members stand ready to partner with the Government of Canada to make this vision a reality.

Gary Gladstone

Gary Gladstone, Chair

chair@intentionalcommunity.org

(c) 416-830-4313

intentionalcommunity.org