



# Addressing Reena Requirements; Analysis of Draft 3 – October 26, 2020

## City of Vaughan City-wide Comprehensive Zoning By-law Review

Third Draft Zoning By-law: Statutory Open House

October 14, 2020

COMMUNICATION – C31

ITEM 1 Committee of the Whole (Public Meeting), October 29, 2020



BrookMcIlroy/



# Background

- Reena had issues with existing City of Vaughan Zoning By-law 1-88
  - Issues with interpretation of Group Home and Respite Care – City of Vaughan to Ministry
  - 241 Crestwood almost lost 3 respite care spaces
- Meeting with City Zoning and Bylaw led to resolution of issue
  - Meeting with City November 4, 2019 (Stemp, Zynoberg, Winegust, Manett)
  - Letter sent November 5, 2019, by Reena to City of Vaughan
  - E-mail response November 12, 2019, from City of Vaughan to Reena
  - Interpretations made to ensure that our use fit within existing definitions
  - Assurance that these clearer definitions made it into the revised 2020 Zoning By-Law
- Draft 3 of Revised 2020 Zoning By-law is entering its last stage
- City council will vote on the new By-Law in November
- **Reena's concerns have not been addressed**
- We need to submit our concerns in writing to City of Vaughan in writing and request a deputation slot at the Public Hearing on October 29, 2020

# November 5, 2019 – Letter from Reena to City of Vaughan



November 5, 2019

Chair  
Jeff Bernstein

Directors  
Nimale Armstrong  
Dr. Alan Bardkoff  
Wendy Belack-Viner  
Rachel Blumenthal  
Charles Chee  
David Cohen  
Eitan Dehler  
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Founding President/Treasurer  
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Mr. Ben Pucci, P.Eng.  
Director of Building Standards and Chief Building Official

Mr. Elvio Valente  
Manager, Zoning Services

Building Standards Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1

Further to our meeting with you of November 4, 2019, as discussed, Reena has been operating the residence at 241 Crestwood Road with the knowledge and understanding of the City since 2008, as a "Group Home", notwithstanding the definition of "Group Home" in Vaughan Zoning By-law 1-88.

During that time there have been 3 residents, each with developmental disabilities, living there on a permanent basis, receiving individualized around the clock support in a single housekeeping unit.

A number of families in Vaughan have a child with a developmental disability living at home. The stress on the parents and families supporting these individuals around the clock can sometimes be overwhelming.

Over the years, Reena has worked with these families to establish a schedule to allow them to have their child stay at 241 Crestwood Road for a limited amount of time, as short as a weekend and as long as a few weeks or months.

These children are permanently on a limited list of developmentally disabled children who can stay for short periods of time on a temporary basis at 241 Crestwood, blend in with the individuals living permanently at 241 Crestwood, and become a part of the housekeeping unit while they are there.

This "respite care" service allows their parents some time to recover from the ongoing stress they regularly endure, allowing them to be capable of continuing to provide love and support when their child returns home.

At no time would the number of residents at 241 Crestwood Road exceed a total of 6, made up of the 3 permanent residents and up to 3 temporary residents who regularly stay for various periods of time. The staff who are providing around the clock support do not live or sleep at this location. All bedrooms are assigned to the individuals who are receiving support. The staff do not have a bedroom.

We are requesting that the City of Vaughan, through the responsible By-Law and Zoning staff, confirm in writing, that Reena complies with the interpretation of the current Vaughan by-law 1-88, with respect to the existing "Group Home" use.

With that written confirmation, we would ask that the same City staff inform the Ministry of our compliance.

This will allow the Ministry to issue an operating license for a "respite care" facility not to exceed 3 respite individuals with developmental disabilities at any one time, as required by recently updated legislation.

This Provincially issued license would enable Reena to operate a "respite care" service, within a stable and existing household made up of 3 individuals with developmental disabilities who receive around the clock support and live permanently at 241 Crestwood Road, which is a single detached residential dwelling permitted by the Zoning By-law.

Thank you for your assistance in resolving this matter.

Fred Winegust  
Reena, Stakeholder Relations

- cc. Bryan Keshen – CEO, Reena
- cc. Sandy Stemp – COO, Reena
- cc. Stan Zynoberg – Property Manager, Reena
- cc. Michael Manett - MCIP RPP Principal Planner and President – MPlan Inc.
- cc. Alan Shefman – City of Vaughan, Councillor, Ward 5



Charitable No. 10809-3642-RR0001  
2019-2020



Reena Ready to live, work and play in the community.

# November 12, 2019 – Letter from City of Vaughan to Reena

**From:** Pucci, Ben <[Ben.Pucci@vaughan.ca](mailto:Ben.Pucci@vaughan.ca)>

**Sent:** November 12, 2019 10:29 AM

**To:** Fred Winegust <[fwinegust@reena.org](mailto:fwinegust@reena.org)>

**Cc:** Valente, Elvio <[Elvio.Valente@vaughan.ca](mailto:Elvio.Valente@vaughan.ca)>

**Subject:** RE: Clarification of how Respite Care operates within a Housekeeping Unit at the 241 Crestwood Road Reena Group Home

Hi Fred,

Further to your letter dated November 5, 2019, this will confirm the property is zoned R2 (Residential Zone) under City of Vaughan Zoning By-law 1-88, as amended. A single Family Dwelling is permitted. See related definitions below:

**DWELLING, SINGLE FAMILY DETACHED** - Means a separate building containing only one (1) dwelling unit.

**DWELLING UNIT** - Means a room or a suite of two (2) or more rooms, designed or intended for use by a family, in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment.

**FAMILY** - Means one (1) or more persons living in a dwelling unit as a single and nonprofit housekeeping unit and includes roomers and/or boarders; but in no case shall the number of roomers and boarders exceed two (2) in total.

Based on your letter, the residents (three permanent with three temporary) are living together as a single housekeeping unit. We are satisfied that the operation of the dwelling unit is a single housekeeping unit, with the three permanent residents, and with the three residents from your permanent list that stay for varying periods of time for respite stays.

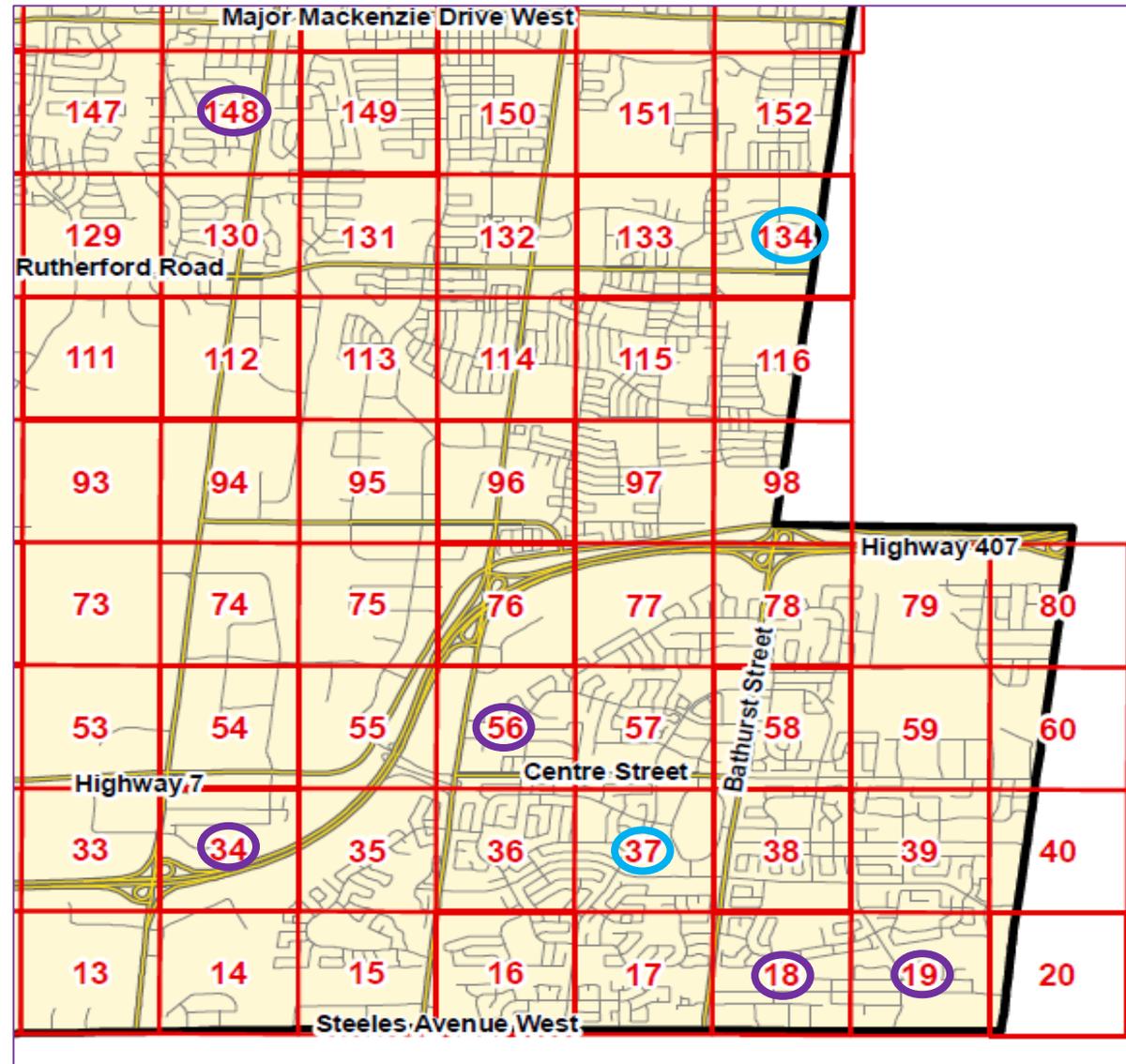
Regards,

**Ben Pucci**, P.Eng.

**Director of Building Standards and Chief Building Official**

905-832-8511, ext. 8872 | [ben.pucci@vaughan.ca](mailto:ben.pucci@vaughan.ca)

# Reena Operates Various Residences and Programming in these Locations in Vaughan



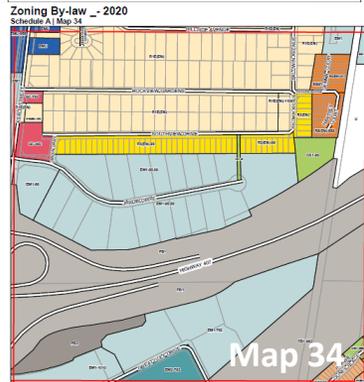
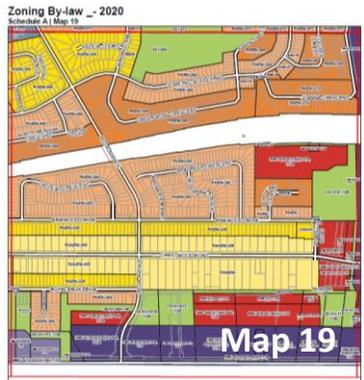
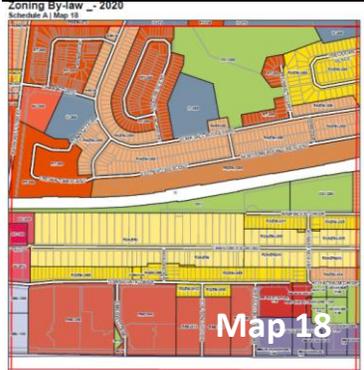
R1 – Crestwood, Rockview, R3 – King High, Barrhill

7.2.1

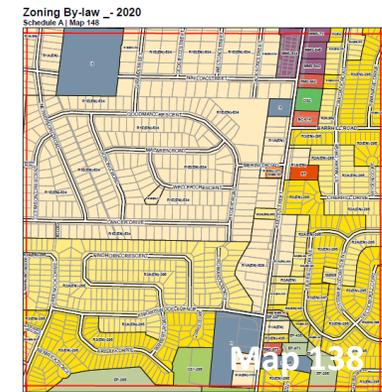
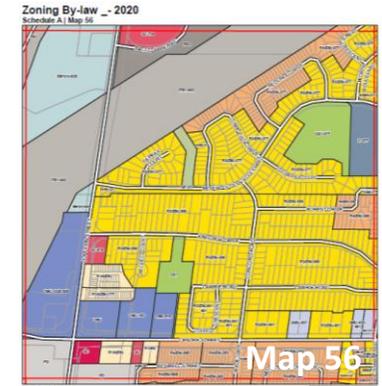
Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

R1



R2

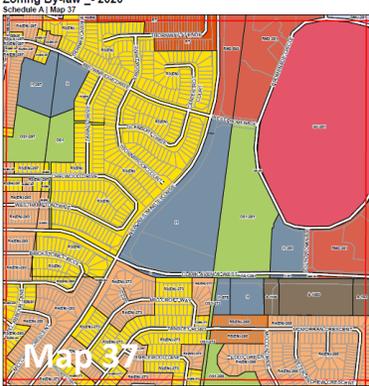
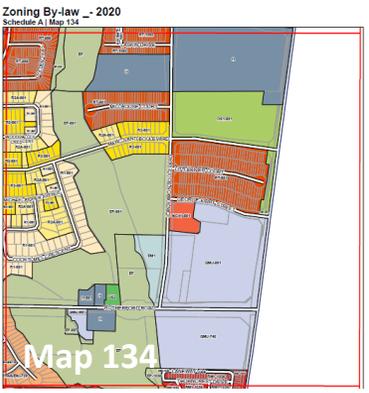


	RE	R1	R2	R3	R4	R5
<b>Residential Uses</b>						
<u>Independent living facility</u>	•	•	•	•	•	•
<u>Semi-detached dwelling</u>					•	•
<u>Single detached dwelling</u>	•	•	•	•	•	•
<b>Community Uses</b>						
<u>Community garden</u> <sup>(1)</sup>	•	•	•	•	•	•
<b>Other Uses</b>						
<u>Model home</u> <sup>(1)</sup>	•	•	•	•	•	•
<u>Temporary sales office</u> <sup>(1)</sup>	•	•	•	•	•	•
<b>Specified Accessory Use</b>						
<u>Home occupation</u> <sup>(1)</sup>	•	•	•	•	•	•
<u>Secondary suite</u> <sup>(1)</sup>	•	•	•	•	•	•
<u>Short-term rental</u> <sup>(1)</sup>	•	•	•	•	•	•

Table 13-1: List of Institutional and Other Zones

Zone Name	Zone Symbol(s)	Purpose of the Zone
General Institutional Zone	I1	To permit a range of institutional <u>uses</u> , such as government facilities and <u>schools</u>

**I1**



	I1	I2	U	FD	PB1	PB2	PB3
<b>Residential Uses</b>							
<u>Retirement residence</u>	•	•					
<b>Community Uses</b>							
<u>Cemetery</u> <sup>(1)</sup>						E	E
<u>Community facility</u>	•	•					
<u>Community garden</u> <sup>(1)</sup>	•	•					
<u>Conservation use</u>	•	•	•	E <sup>(3)</sup>		•	•
<u>Day care centre</u>	•	•					
<u>Emergency service</u>	•	•					
<u>Hospital</u>		•					
<u>Long term care facility</u>	•	•					
<u>Passive recreational use</u>	•	•	•	E <sup>(3)</sup>	•		•
<u>Place of worship</u> <sup>(1)</sup>	•	•					
<u>Public uses</u>					•	•	•
<u>School</u>	•	•					
<u>Urban square</u>		•					

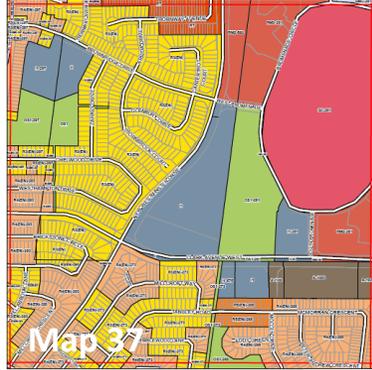
Table 12-1: Applicable Environmental Protection, Open Space, and Agriculture Zones

Zone Name	Zone Symbol	Purpose of the Zone			
		EP	OS1	OS2	A
Agriculture Zone	A	To provide for <u>agricultural uses</u> including an associated <u>single detached dwelling</u>			
<b>Residential Uses</b>					
<u>Active recreational use</u>			•	•	
<u>Cemetery</u> <sup>(1)</sup>			•	•	
<u>Community garden</u> <sup>(1)</sup>			•	•	•
<u>Conservation use</u>	•	•	•	•	•
<u>Park</u>			•	•	
<u>Passive recreational use</u>	•	•	•	•	•
<b>Specified Accessory Uses</b>					
<u>Accessory agriculture dwelling</u> <sup>(1)</sup>					•
<u>Agri-tourism</u> <sup>(1)(2)</sup>					•
<u>Bed and breakfast</u> (1)					•
<u>Home industry</u> <sup>(1)</sup>					•
<u>Home occupation</u> <sup>(1)</sup>					•
<u>Intermodal container</u> <sup>(1)</sup>					•
<u>Seasonal farm stand</u> <sup>(1)</sup>					•
<u>Secondary suite</u> <sup>(1)</sup>					•
<u>Short-term rental</u> <sup>(1)</sup>					•

Additional requirements to Table 12-2:

<b>Exception Number 1100</b>	<b>Legal Description: Multiple properties as shown on Figure E-1612</b>
<b>Applicable Parent Zone: A</b>	
<b>Schedule A Reference: 37</b>	<b>Figure E Link (if applicable)</b>
<b>By-law / Tribunal Decision Reference</b>	<b>Figure T Link (if applicable)</b>
14.1100.1 Permitted Uses	
1. An Assisted Living Facility shall be permitted as an additional use.	
14.1100.2 Lot and Building Requirements	
<ol style="list-style-type: none"> <li>The minimum amenity area shall be 1,415.0 m<sup>2</sup>.</li> <li>The minimum lot area shall be 48.0 m<sup>2</sup> per unit.</li> <li>The minimum front yard (north lot line) shall be 7.2 m.</li> <li>The minimum interior side yard (east lot line) shall be 8.6 m.</li> </ol>	
14.1100.3 Parking	
<ol style="list-style-type: none"> <li>The minimum number of required parking spaces shall be 21.</li> <li>Parking areas shall be accessed from the abutting lot to the west.</li> </ol>	
14.1100.4 Other Provisions	
<ol style="list-style-type: none"> <li>A canopy shall be permitted within the landscape strip along a lot line, abutting a street.</li> <li>The maximum permitted encroachments for a canopy are as follows: <ol style="list-style-type: none"> <li>2.3 m into the front yard (abutting Clark Avenue);</li> <li>2.0 m into the westerly interior side yard; and,</li> <li>3.5 m into the easterly interior side yard.</li> </ol> </li> </ol>	

A

Zoning By-law \_ 2020  
Schedule A | Map 37

Map 37



Reena is requesting that the City of Vaughan zoning By-Law team consider the following;

- Definitions be added to Chapter 3.
  - Assisted Living Facility
  - Group Home / Congregate Care
  - Respite Care
- The definitions should be identified as permitted uses in Zone Categories;
  - Chapter 7 - Residential Zone Table
  - Chapter 11 – Institutional Zone
- The designation of A.1100 on Map 37 should be changed to I1.

Term	Assisted Living Facility	Group Home / Congregate Care	Respite Care
<b>Zone Category Permitted Use</b>	Institutional Zone	Residential Zone	Residential Zone Institutional Zone
<b>Definition</b>	Means premises containing four (4) or more independent dwelling units intended to accommodate people of varying circumstance, with individual kitchen or cooking facilities, the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents some of whom may require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.	Means premises containing three (3) or more independent dwelling units intended to accommodate people of varying circumstance, with a common kitchen or cooking facility, the ability to reside together and is managed and operated for those who require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.	Means an ability for someone who is on a documented list of pre-vetted individuals, managed by an organization that is regulated by the Province of Ontario or the Government of Canada, who qualify for temporary support, for varying periods of time in a calendar year to receive a level of care available in an <u>Assisted Living Facility</u> , <u>Group Home</u> or <u>Congregate Care Setting</u> .

# Next Steps

- **Third Draft Zoning By-law – Now Available**
  - Visit [zonevaughan.ca](http://zonevaughan.ca)
  - Online and e-mail comment submission
  - Virtual Statutory Public Meeting: **October 29, 2020**
- **Final Draft Zoning By-law**
  - Will be presented to Council for consideration for passing in the weeks following the October 29, 2020 Statutory Public Meeting

# Stay Informed and Provide Feedback



[www.zonevaughan.ca](http://www.zonevaughan.ca)



#ZoneVaughan

“Let’s work together to achieve  
the vision for our City’s future.”

Manager, Special Projects

Brandon Correia, BES PMP

City of Vaughan

[brandon.correia@vaughan.ca](mailto:brandon.correia@vaughan.ca)

# Backup Slides

# Structure

Parts 7-13 deal with Zone Categories

7 Residential Zones

8 Mixed-Use Zones

9 Commercial Zones

10 Vaughan Metropolitan Centre Zones

11 Employment Zones

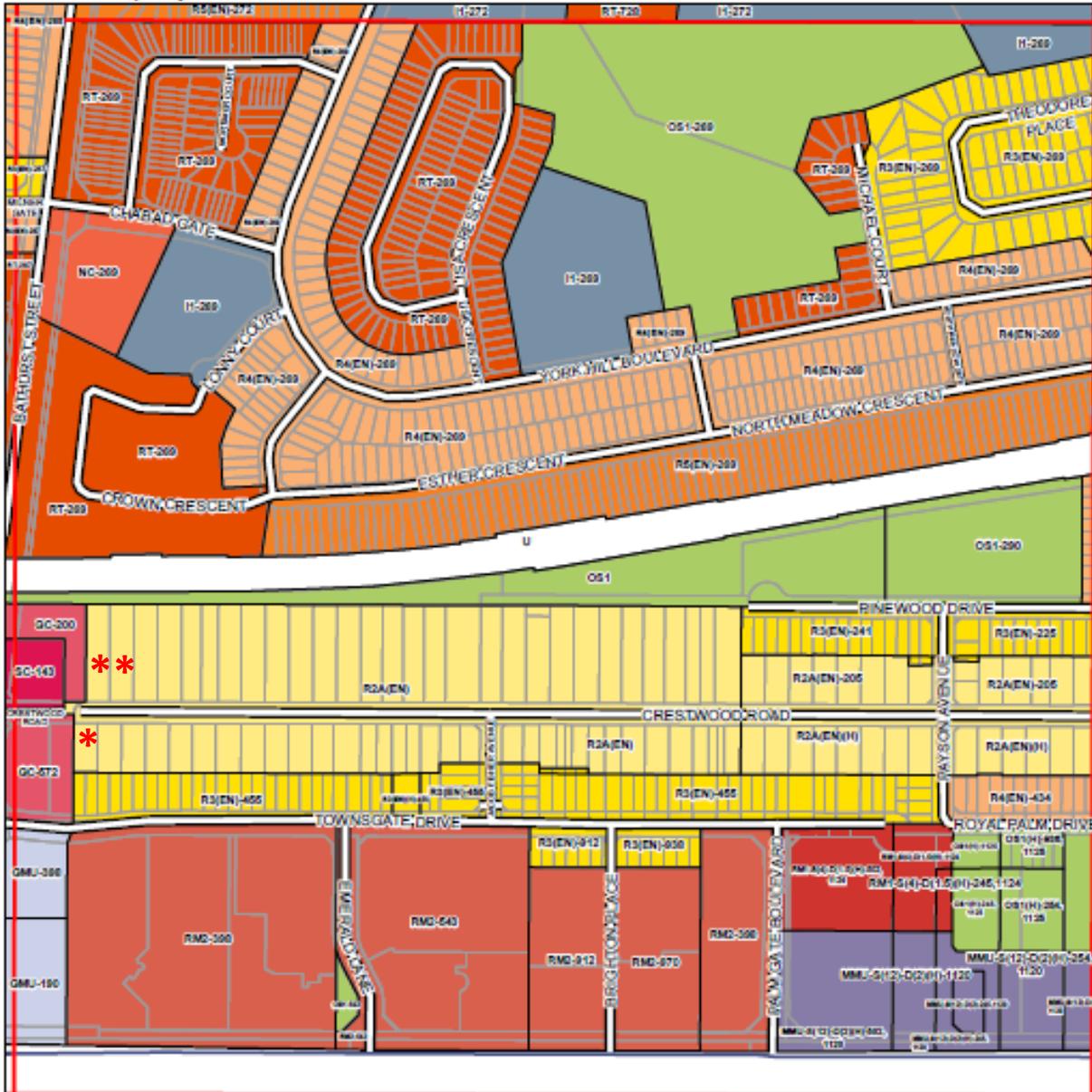
12 & 13 Institutional and Other Zones

14 Site-specific Exceptions

15 Enactment

# Map 18 – 236, 240, 241 Crestwood

## Zoning By-law \_- 2020 Schedule A | Map 18



### Residential Zones

-  R1 (First Residential Zone)
-  R2 (Second Residential Zone)
-  R3 (Third Residential Zone)
-  R4 (Fourth Residential Zone)
-  R5 (Fifth Residential Zone)
-  RT (Townhouse Zone)
-  RM1 (Multiple Residential Zone 1)
-  RM2 (Multiple Residential Zone 2)
-  RE (Estate Residential Zone)

### Commercial Zones

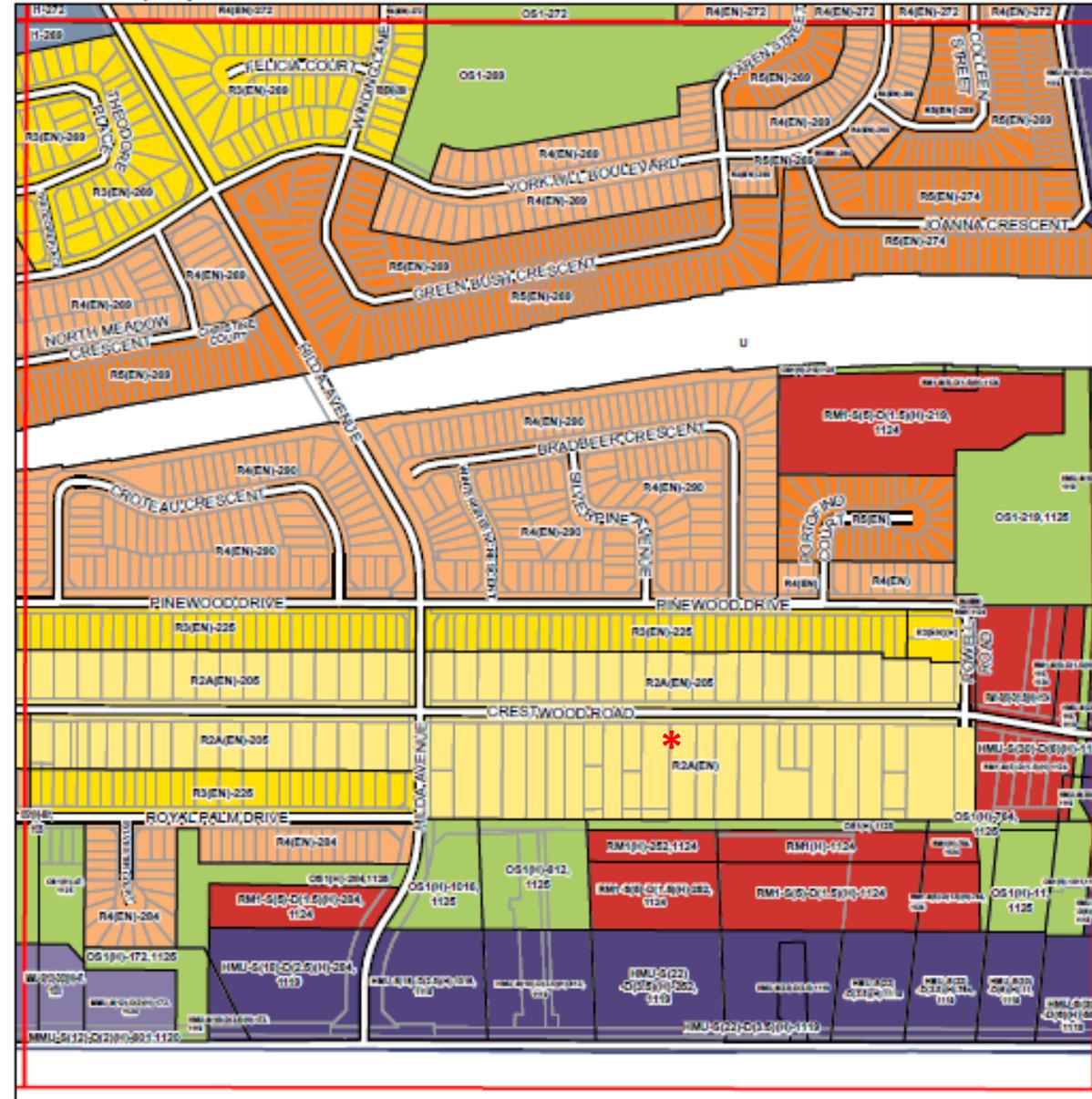
-  GC (General Commercial Zone)
-  NC (Neighbourhood Commercial Zone)
-  CC (Convenience Commercial Zone)
-  SC (Service Commercial Zone)

**\* - Approximate Location**

# Map 19 – 65 Crestwood

## Zoning By-law \_- 2020

Schedule A | Map 19



### Residential Zones

-  R1 (First Residential Zone)
-  R2 (Second Residential Zone)
-  R3 (Third Residential Zone)
-  R4 (Fourth Residential Zone)
-  R5 (Fifth Residential Zone)
-  RT (Townhouse Zone)
-  RM1 (Multiple Residential Zone 1)
-  RM2 (Multiple Residential Zone 2)
-  RE (Estate Residential Zone)

### Commercial Zones

-  GC (General Commercial Zone)
-  NC (Neighbourhood Commercial Zone)
-  CC (Convenience Commercial Zone)
-  SC (Service Commercial Zone)

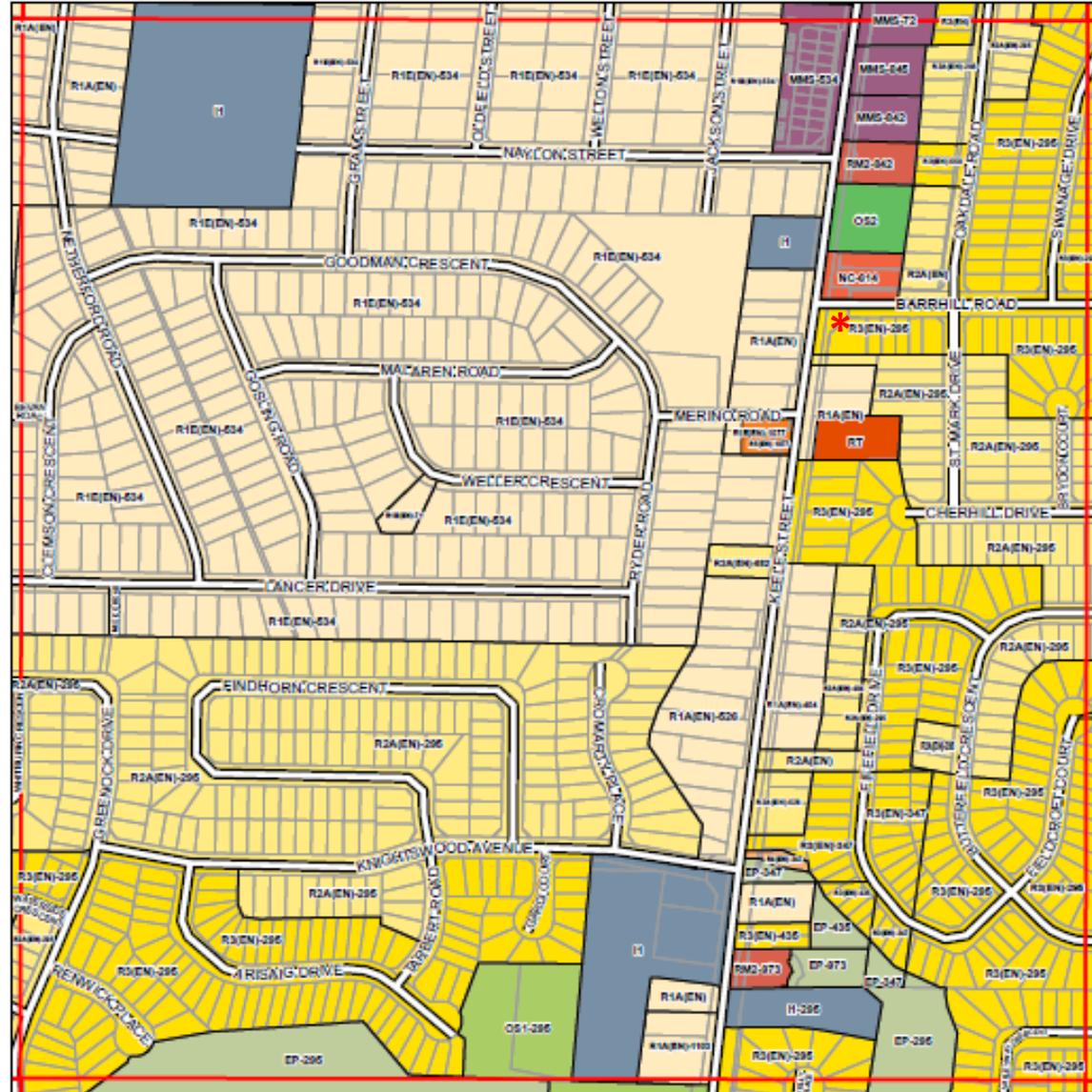
**\* - Approximate Location**





# Map 134 – 5 Barhill

## Zoning By-law \_- 2020 Schedule A | Map 148



### Residential Zones

-  R1 (First Residential Zone)
-  R2 (Second Residential Zone)
-  R3 (Third Residential Zone)
-  R4 (Fourth Residential Zone)
-  R5 (Fifth Residential Zone)
-  RT (Townhouse Zone)
-  RM1 (Multiple Residential Zone 1)
-  RM2 (Multiple Residential Zone 2)
-  RE (Estate Residential Zone)

### Commercial Zones

-  GC (General Commercial Zone)
-  NC (Neighbourhood Commercial Zone)
-  CC (Convenience Commercial Zone)
-  SC (Service Commercial Zone)

**\* - Approximate Location**

# Structure

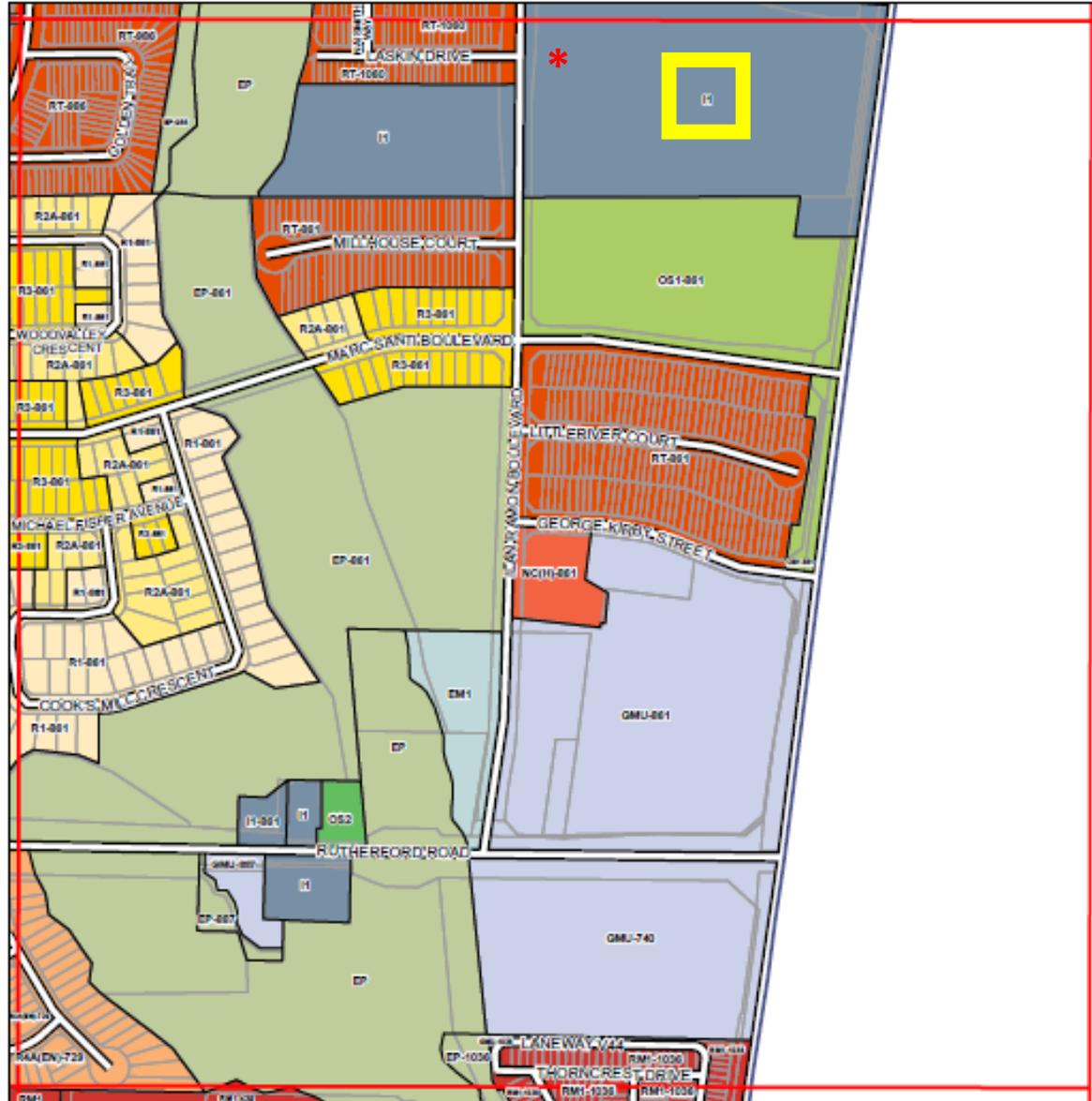
Parts 7-13 deal with Zone Categories

- 7 Residential Zones
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- 11 Employment Zones
- 12 & 13 Institutional and Other Zones
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- 15 Enactment

# Map 134 – Reena Community Residence – 49 Lebovic Campus Drive

## Zoning By-law \_- 2020

Schedule A | Map 134



### Other Zones

 I1 (General Institutional Zone)

### Residential Zones

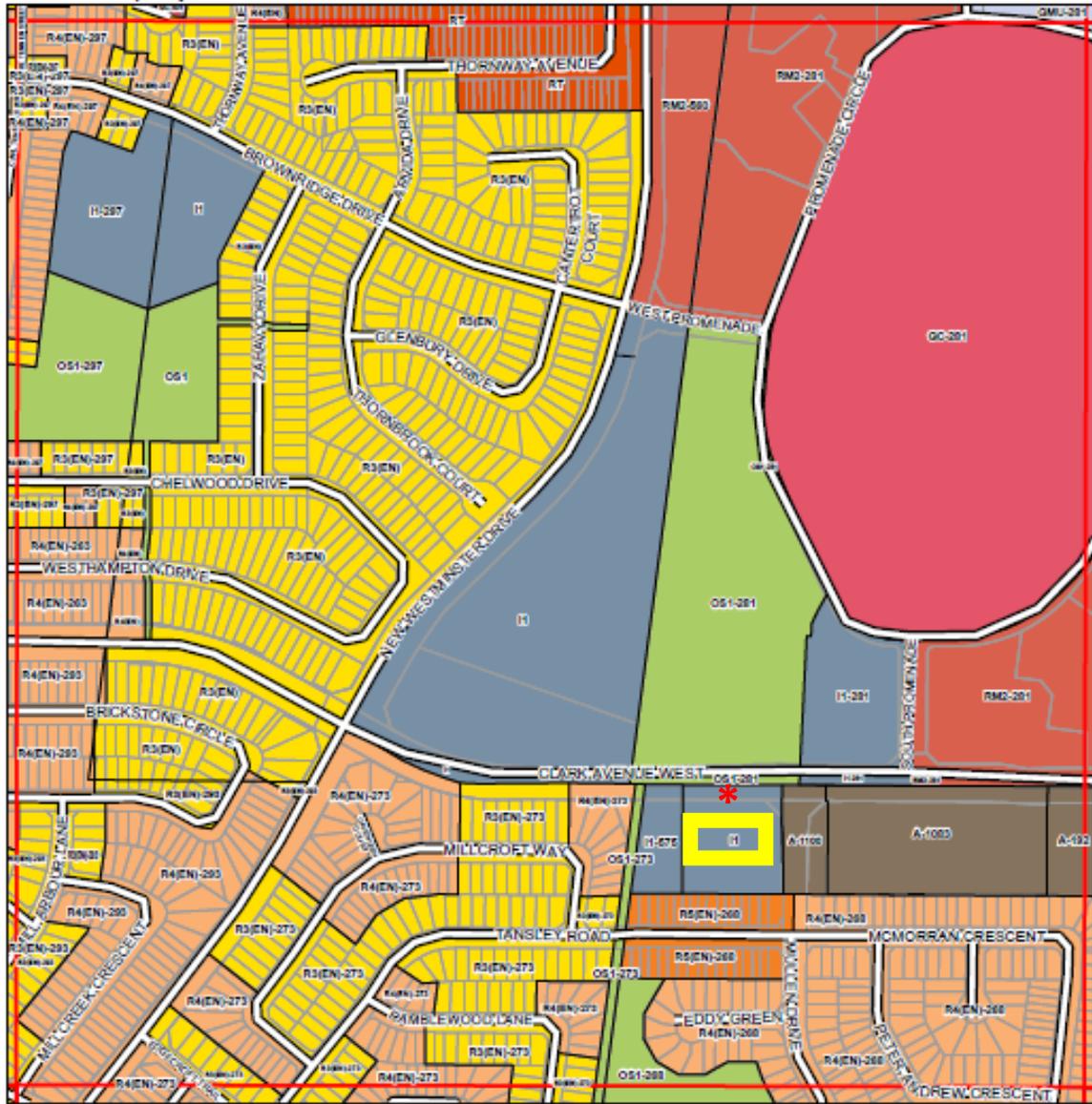
-  R1 (First Residential Zone)
-  R2 (Second Residential Zone)
-  R3 (Third Residential Zone)
-  R4 (Fourth Residential Zone)
-  R5 (Fifth Residential Zone)
-  RT (Townhouse Zone)
-  RM1 (Multiple Residential Zone 1)
-  RM2 (Multiple Residential Zone 2)
-  RE (Estate Residential Zone)

### Commercial Zones

-  GC (General Commercial Zone)
-  NC (Neighbourhood Commercial Zone)
-  CC (Convenience Commercial Zone)
-  SC (Service Commercial Zone)

# Map 37 – Battle Centre (927 Clark)

## Zoning By-law \_- 2020 Schedule A | Map 37



### Other Zones

 I1 (General Institutional Zone)

### Conservation, Open Space and Agricultural Zones

 A (Agriculture Zone)

### 14.1100

<b>Exception Number 1100</b>	<b>Legal Description: Multiple properties as shown on Figure E-1612</b>
<b>Applicable Parent Zone: A</b>	
<b>Schedule A Reference: 37</b>	<b>Figure E Link (if applicable)</b>
<b>By-law / Tribunal Decision Reference</b>	<b>Figure T Link (if applicable)</b>
14.1100.1 Permitted Uses	
1. An Assisted Living Facility shall be permitted as an additional use.	
14.1100.2 Lot and Building Requirements	
1. The minimum amenity area shall be 1,415.0 m <sup>2</sup> .	
2. The minimum lot area shall be 48.0 m <sup>2</sup> per unit.	
3. The minimum front yard (north lot line) shall be 7.2 m.	
4. The minimum interior side yard (east lot line) shall be 8.6 m.	
14.1100.3 Parking	
1. The minimum number of required parking spaces shall be 21.	
2. Parking areas shall be accessed from the abutting lot to the west.	
14.1100.4 Other Provisions	
1. A canopy shall be permitted within the landscape strip along a lot line, abutting a street.	
2. The maximum permitted encroachments for a canopy are as follows:	
a. 2.3 m into the front yard (abutting Clark Avenue);	
b. 2.0 m into the westerly interior side yard; and,	
c. 3.5 m into the easterly interior side yard.	

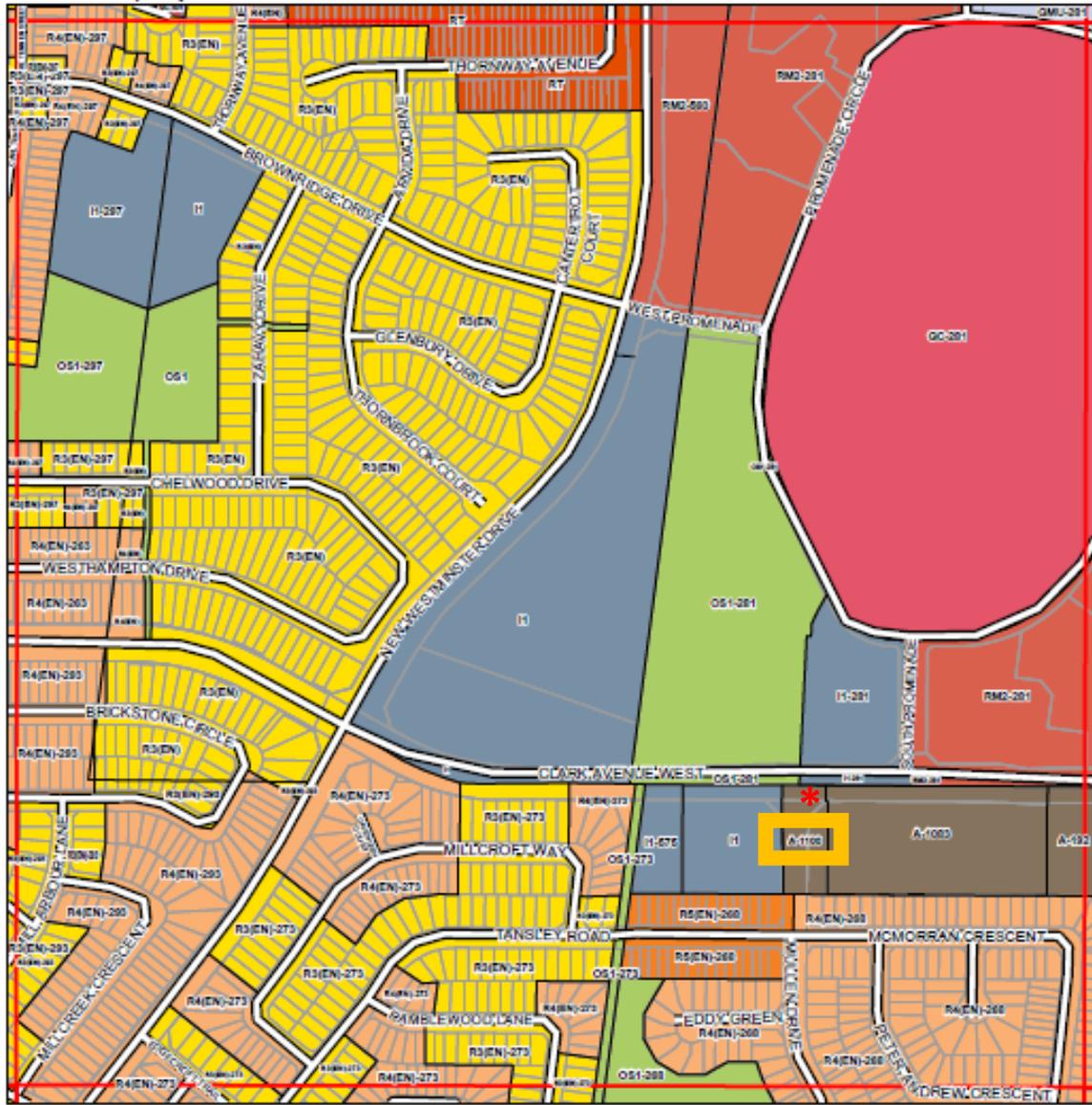
# Structure

Parts 7-13 deal with Zone Categories

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# Map 37 – LFRR Centre (917 Clark)

## Zoning By-law \_- 2020 Schedule A | Map 37



### Other Zones

 I1 (General Institutional Zone)

### Conservation, Open Space and Agricultural Zones

 A (Agriculture Zone)

### 14.1100

<b>Exception Number 1100</b>	<b>Legal Description: Multiple properties as shown on Figure E-1612</b>
<b>Applicable Parent Zone: A</b>	
<b>Schedule A Reference: 37</b>	<b>Figure E Link (if applicable)</b>
<b>By-law / Tribunal Decision Reference</b>	<b>Figure T Link (if applicable)</b>
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