

Reena Deputation

to

City of Vaughan

Comprehensive Zoning By-law Review

Third Draft Zoning By-law

Committee of the Whole (Public Hearing)

Agenda Item 3.1

Thursday, October 29, 2020, 7PM

COMMUNICATION – C49

ITEM 1

Committee of the Whole (Public Meeting)

October 29, 2020



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**

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



November 5, 2019

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Jeff Bernstein

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Wendy Belack-Viner
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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>

Sent: November 12, 2019 10:29 AM

To: Fred Winegust <fwinegust@reena.org>

Cc: Valente, Elvio <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.

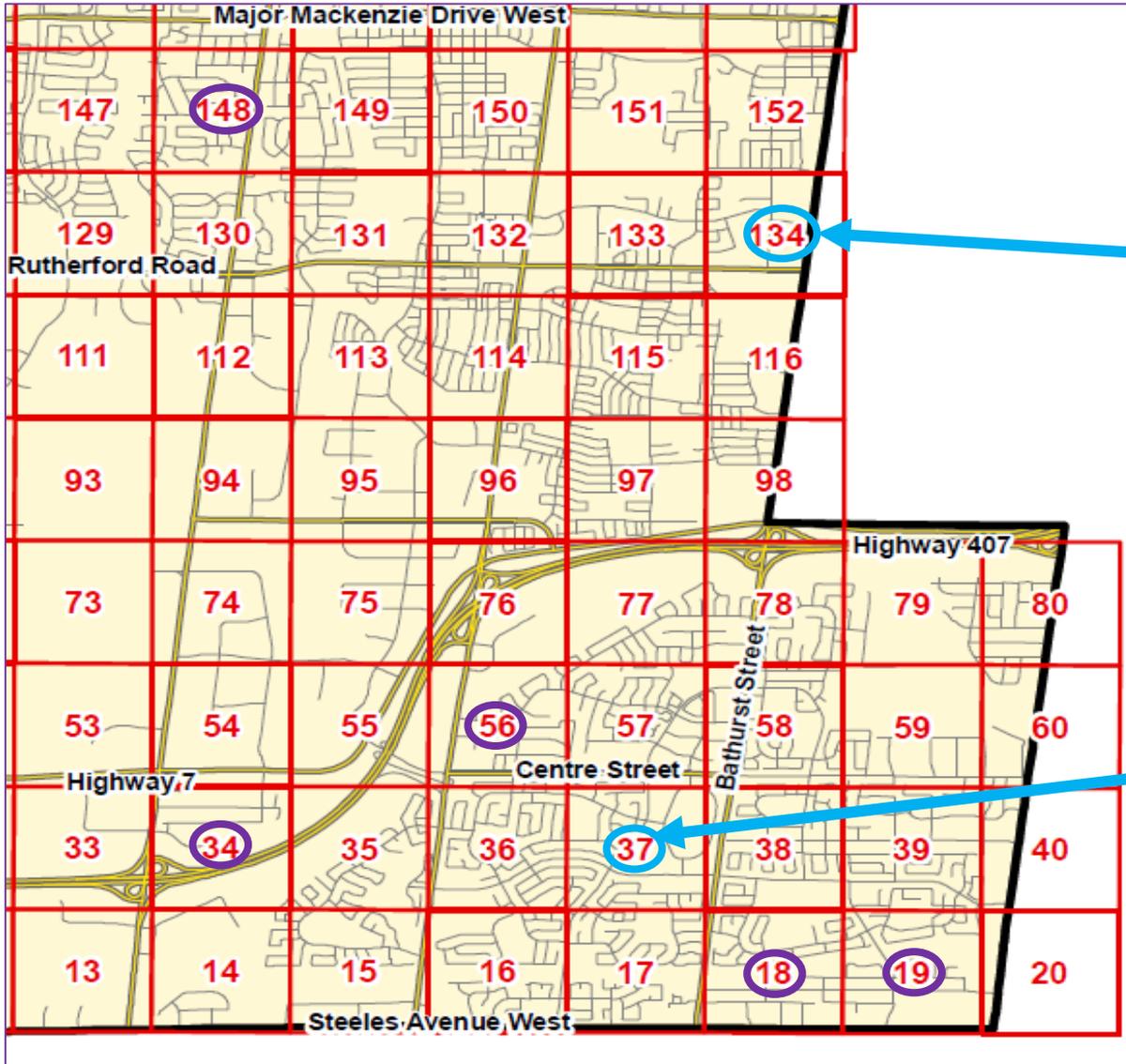
Regards,

Ben Pucci, P.Eng.

Director of Building Standards and Chief Building Official

905-832-8511, ext. 8872 | ben.pucci@vaughan.ca

Reena Operates Various Residences and Programming in these Locations in Vaughan



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

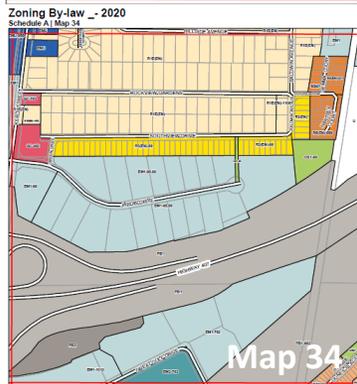
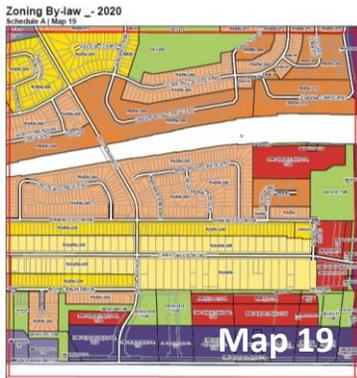
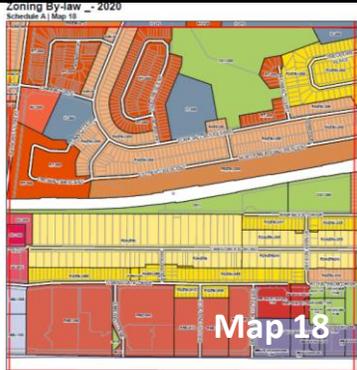
7.2.1

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

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

R1



R2

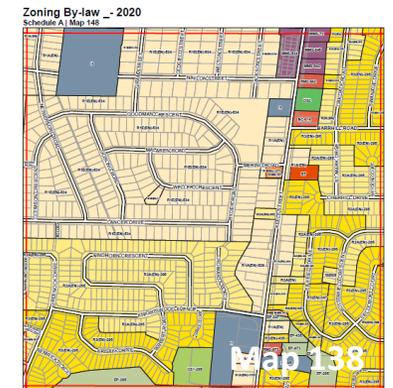
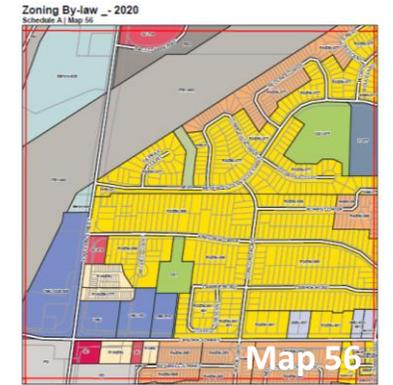
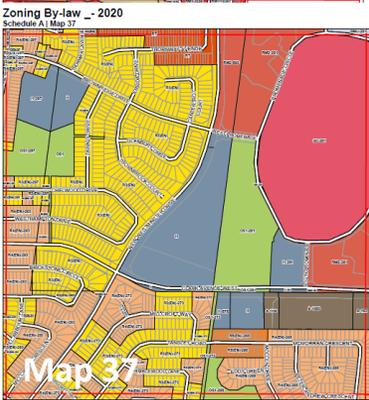
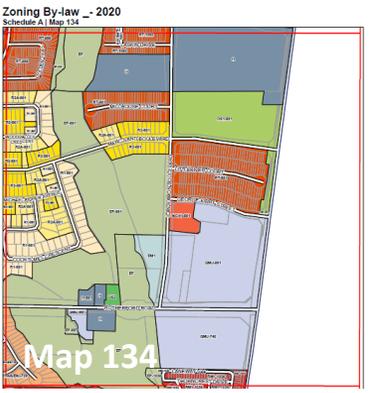


Table 13-2: Permitted Uses in the Institutional and Other Zones

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



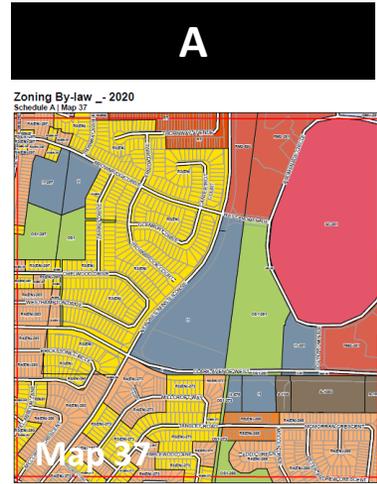
	I1	I2	U	FD	PB1	PB2	PB3
Residential Uses							
<u>Retirement residence</u>	•	•					
Community Uses							
<u>Cemetery</u> ⁽¹⁾						E	E
<u>Community facility</u>	•	•					
<u>Community garden</u> ⁽¹⁾	•	•					
<u>Conservation use</u>	•	•	•	E ⁽³⁾		•	•
<u>Day care centre</u>	•	•					
<u>Emergency service</u>	•	•					
<u>Hospital</u>		•					
<u>Long term care facility</u>	•	•					
<u>Passive recreational use</u>	•	•	•	E ⁽³⁾	•		•
<u>Place of worship</u> ⁽¹⁾	•	•					
<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>			
Residential Uses					
<u>Active recreational use</u>			•	•	
<u>Cemetery</u> ⁽¹⁾			•	•	
<u>Community garden</u> ⁽¹⁾			•	•	•
<u>Conservation use</u>	•	•	•	•	•
<u>Park</u>			•	•	
<u>Passive recreational use</u>	•	•	•	•	•
Specified Accessory Uses					
<u>Accessory agriculture dwelling</u> ⁽¹⁾					•
<u>Agri-tourism</u> ⁽¹⁾⁽²⁾					•
<u>Bed and breakfast</u> (1)					•
<u>Home industry</u> ⁽¹⁾					•
<u>Home occupation</u> ⁽¹⁾					•
<u>Intermodal container</u> ⁽¹⁾					•
<u>Seasonal farm stand</u> ⁽¹⁾					•
<u>Secondary suite</u> ⁽¹⁾					•
<u>Short-term rental</u> ⁽¹⁾					•

Additional requirements to Table 12-2:

Exception Number 1100	Legal Description: Multiple properties as shown on Figure E-1612
Applicable Parent Zone: A	
Schedule A Reference: 37	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
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"> The minimum amenity area shall be 1,415.0 m². The minimum lot area shall be 48.0 m² per unit. The minimum front yard (north lot line) shall be 7.2 m. The minimum interior side yard (east lot line) shall be 8.6 m.
14.1100.3 Parking	<ol style="list-style-type: none"> The minimum number of required parking spaces shall be 21. Parking areas shall be accessed from the abutting lot to the west.
14.1100.4 Other Provisions	<ol style="list-style-type: none"> A canopy shall be permitted within the landscape strip along a lot line, abutting a street. The maximum permitted encroachments for a canopy are as follows: <ol style="list-style-type: none"> 2.3 m into the front yard (abutting Clark Avenue); 2.0 m into the westerly interior side yard; and, 3.5 m into the easterly interior side yard.



Defined

Barrier-free Access Aisle: Means an area abutting a barrier-free parking space to provide unobstructed pedestrian access to and from a barrier-free parking space.

Barrier-free Parking Space: Means an unobstructed rectangular area for the exclusive use of temporary parking of a motor vehicle for persons with disabilities, but shall not include a driveway or aisle.

Independent Living Facility: Means premises containing four (4) or more independent dwelling units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents.

Long Term Care Facility: Means premises containing four or more sleeping units, without individual kitchen or cooking facilities, used for the accommodation of persons with common circumstance, and 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.

Short-term Rental: Means a dwelling unit or part of a dwelling unit used to provide temporary accommodation for a rental period of not more than 29 consecutive days but shall not include a hotel, motel or bed and breakfast establishment or any other use defined herein.

Undefined

- Assisted Living Facility (A.1100)
- Congregate Care / Group Home
- Respite Care

3.0 DEFINITIONS

Definitions are an important operative part of the By-law that provide clarity to provisions, whether general or specific. In the By-law, defined terms are **underlined**. To confirm the definition of a defined term, this Section should always be referenced.

A	Accessory	21	Building Entrance	23	Greenway	28	Lot Coverage	31	Outdoor Display Area, Seasonal	34	Recreational Vehicle	37	Dwelling Unit	40
	Accessory Use	21	Build-to-Line	23	Hazardous Lands	29	Lot Frontage	31	Outdoor Display Area, Seasonal	34	Research and Development	38	Use	41
	Adoption	21	Build-to-Zone	23	Hazardous Sites	29	Lot Line	31	Outdoor Patio	34	Reserve	38	Taxi Stand	40
	Adult Entertainment Establishment	21	Business Service	23	Heavy and Abrasive Centre	29	Lot Line, Interior	31	Outdoor Storage	35	Residential Accessory Structure	38	Temporary Sales Office	40
	Agriculture	21	Canopy	27	Highway Corridor	29	Lot Line, Front	31	Park	35	Residential Trailer	38	Terrace	41
	Agricultural	21	Car Pooling Space	24	Home Industry	29	Lot Line, Rear	31	Parking Area	35	Residential Use	38	Tower	41
	Alter	21	Car Wash	24	Home Occupation	29	Lot Line, Through	31	Parking Area, Back-to-Back Townhouse	35	Restaurant	38	Tower Floor Plate	41
	Amenity Area	21	Carport	24	Hotel	30	Low Intensity Recreational Uses (Oak Ridge Miramas)	32	Parking Area, Front	35	Restaurant, Take-Out	38	Tower Separation	41
	Amusement	21	Cemetery	24	Hotel (Small Scale)	30	Manufacturing or Processing Facility	32	Parking Area, Rear	35	Restaurant, Take-Out	38	Tower Separation, Office	41
	Animal Boarding	21	Chester	24	Hotel (Small Scale)	30	Message Establishment	32	Parking Area, Side	35	Restaurant, Take-Out	38	Tower Separation, Residential	41
	Art Studio	21	City	27	Industrial	30	Mechanical Establishment	32	Parking Area, Visitor	35	Restaurant, Take-Out	38	Tower Shop	41
	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
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	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
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	Attached	21	City Centre	27	Industrial	30	Mechanical Establishment	32	Parking Space, Car-share	35	Restaurant, Take-Out	38	Tower Shop, Residential	41
	Attached	21	City Centre											

Reena is requesting that the City of Vaughan Comprehensive Zoning By-Law team consider;

- **Adding Definitions to Chapter 3.**
 - Assisted Living Facility
 - Group Home / Congregate Care
 - Respite Care
- Updating Permitted Uses in Zone Categories;
 - Chapter 7 - Residential Zone Table
 - Chapter 11 – Institutional Zone
- Reclassifying A.1100 on Map 37 to I1.

Term	Assisted Living Facility	Group Home / Congregate Care	Respite Care
Zone Category Permitted Use	Institutional Zone	Residential Zone	Residential Zone Institutional Zone
Definition	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> .

Reena



Thank You

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

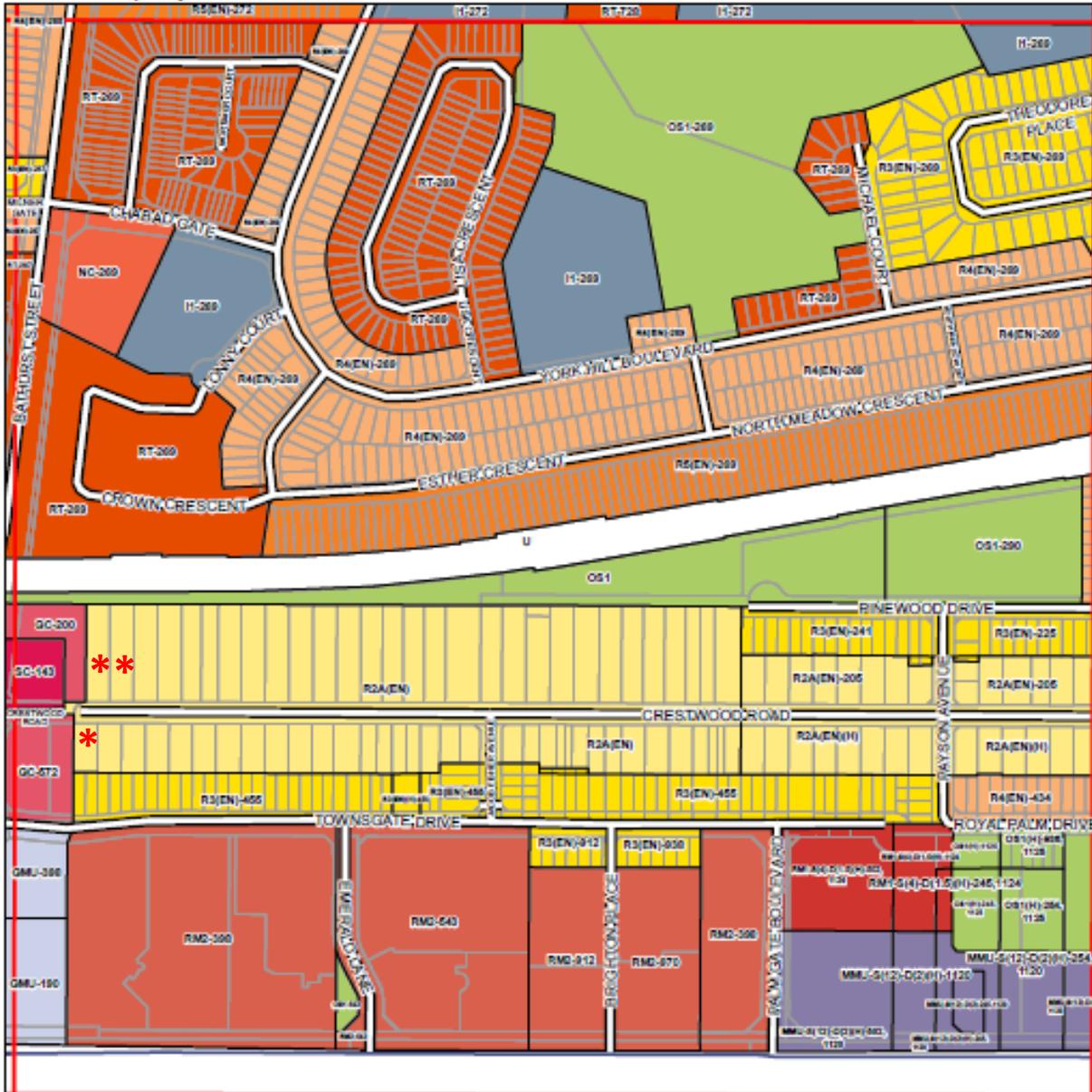
12 & 13 Institutional and Other Zones

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

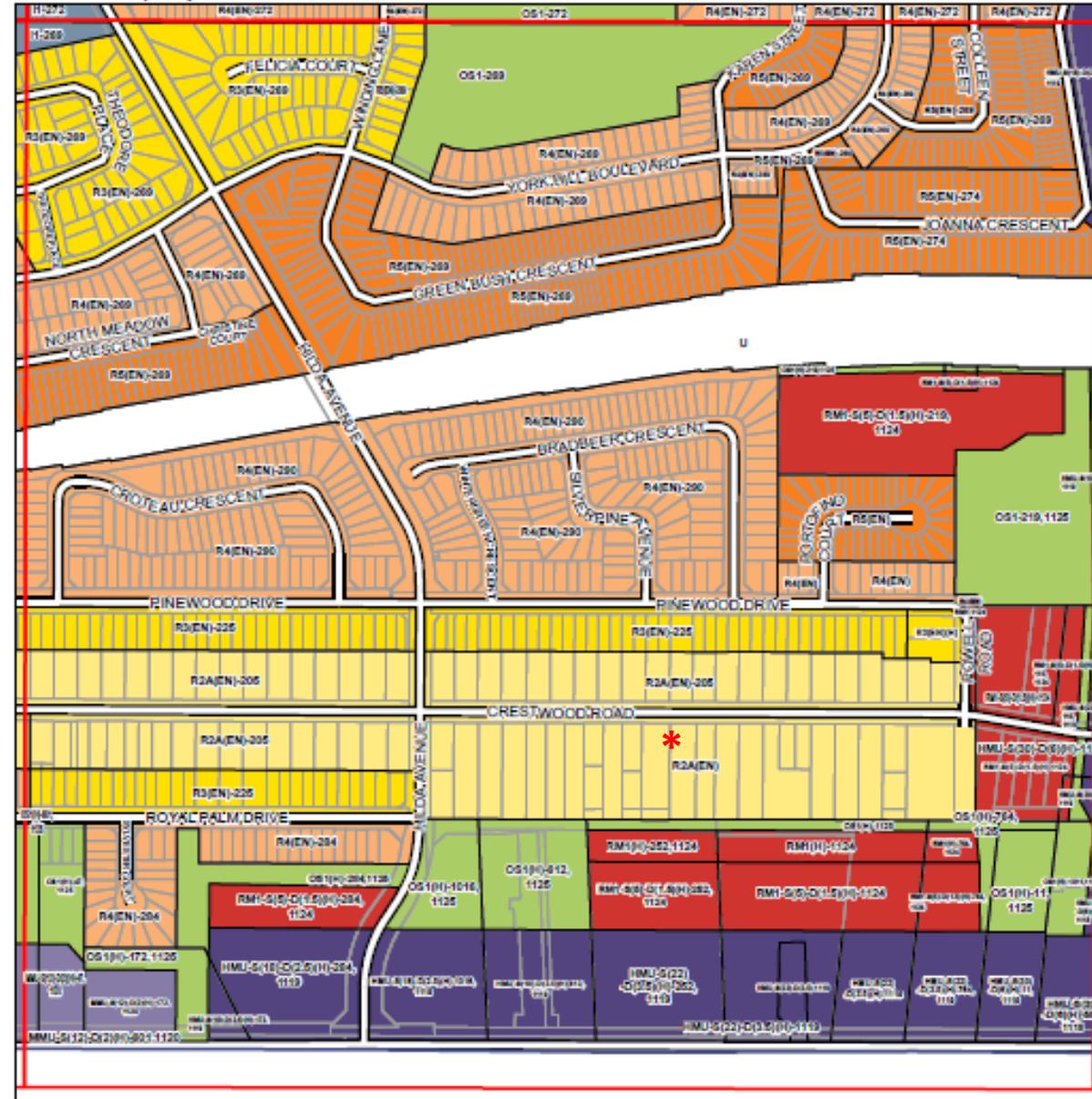
-  GC (General Commercial Zone)
-  NC (Neighbourhood Commercial Zone)
-  CC (Convenience Commercial Zone)
-  SC (Service Commercial Zone)

*** - 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)

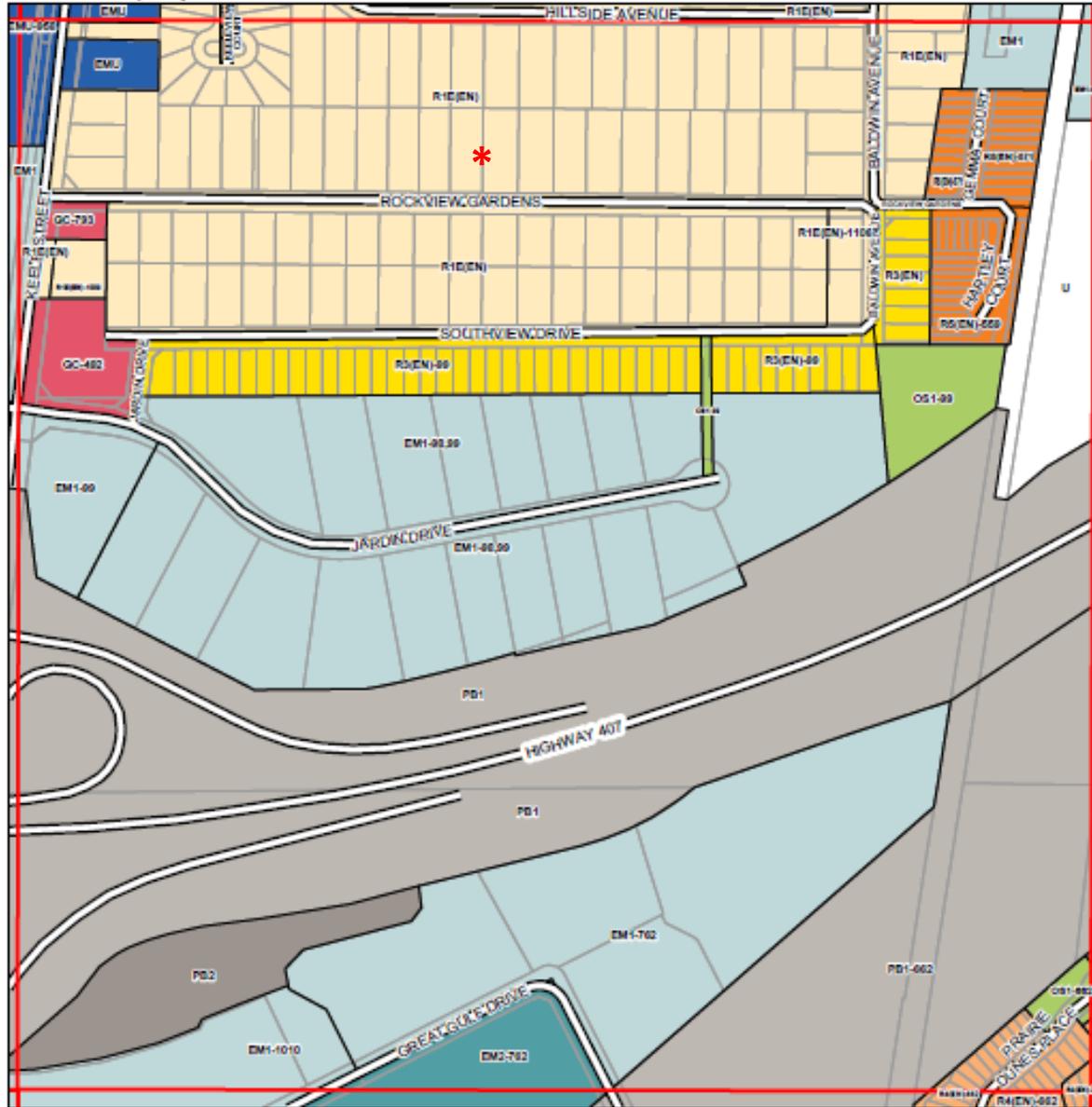
Commercial Zones

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

*** - Approximate Location**

Map 34 – 90 Rockview

Zoning By-law - 2020 Schedule A | Map 34



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)

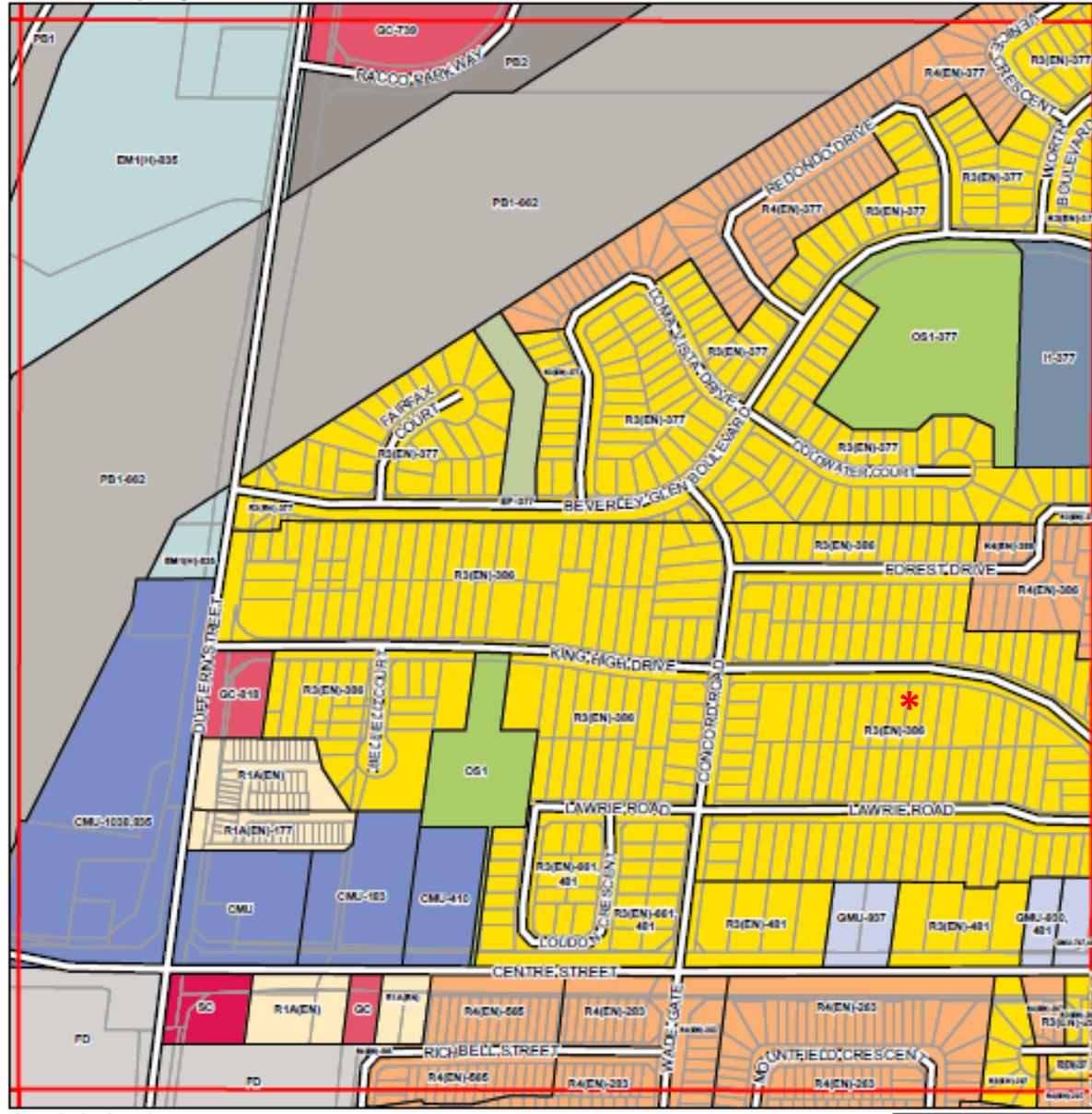
Commercial Zones

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

*** - Approximate Location**

Map 56 – 62 King High

Zoning By-law _- 2020 Schedule A | Map 56



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)

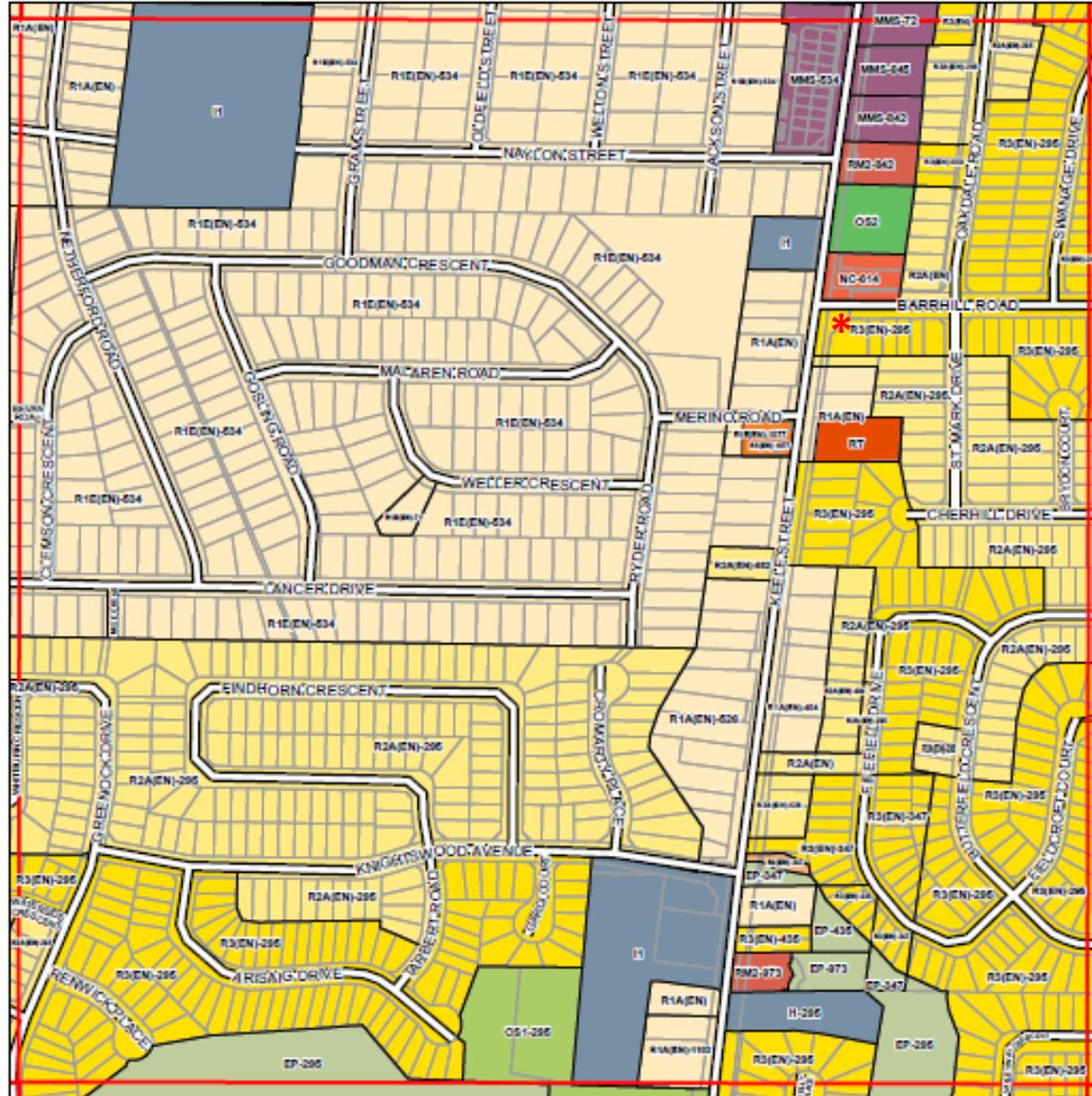
Commercial Zones

-  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

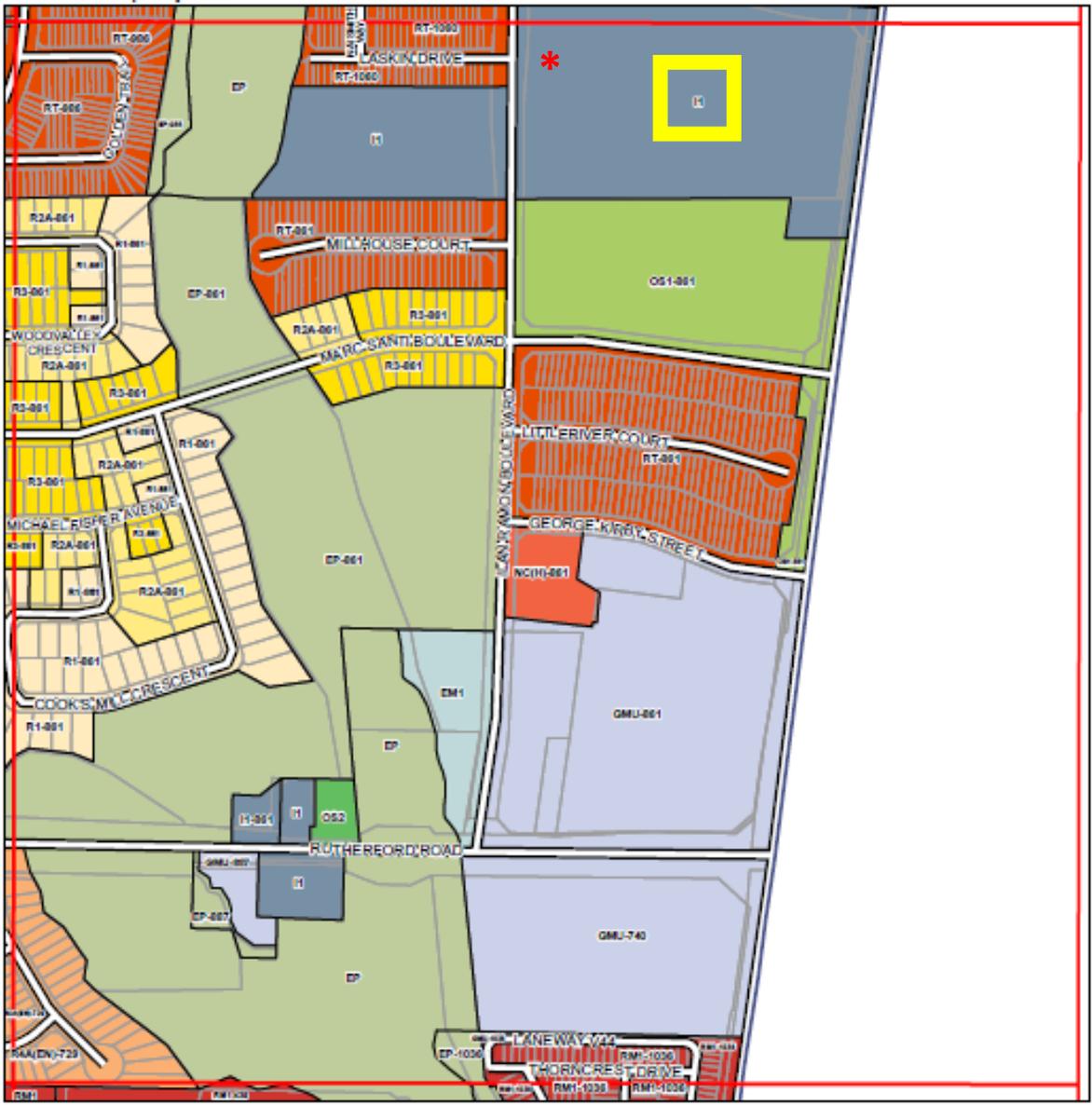
Parts 7-13 deal with Zone Categories

- 7 Residential Zones
- 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 134 – Reena Community Residence – 49 Lebovic Campus Drive

Zoning By-law _- 2020

Schedule A | Map 134



Other Zones

I1 (General Institutional Zone)

Residential Zones

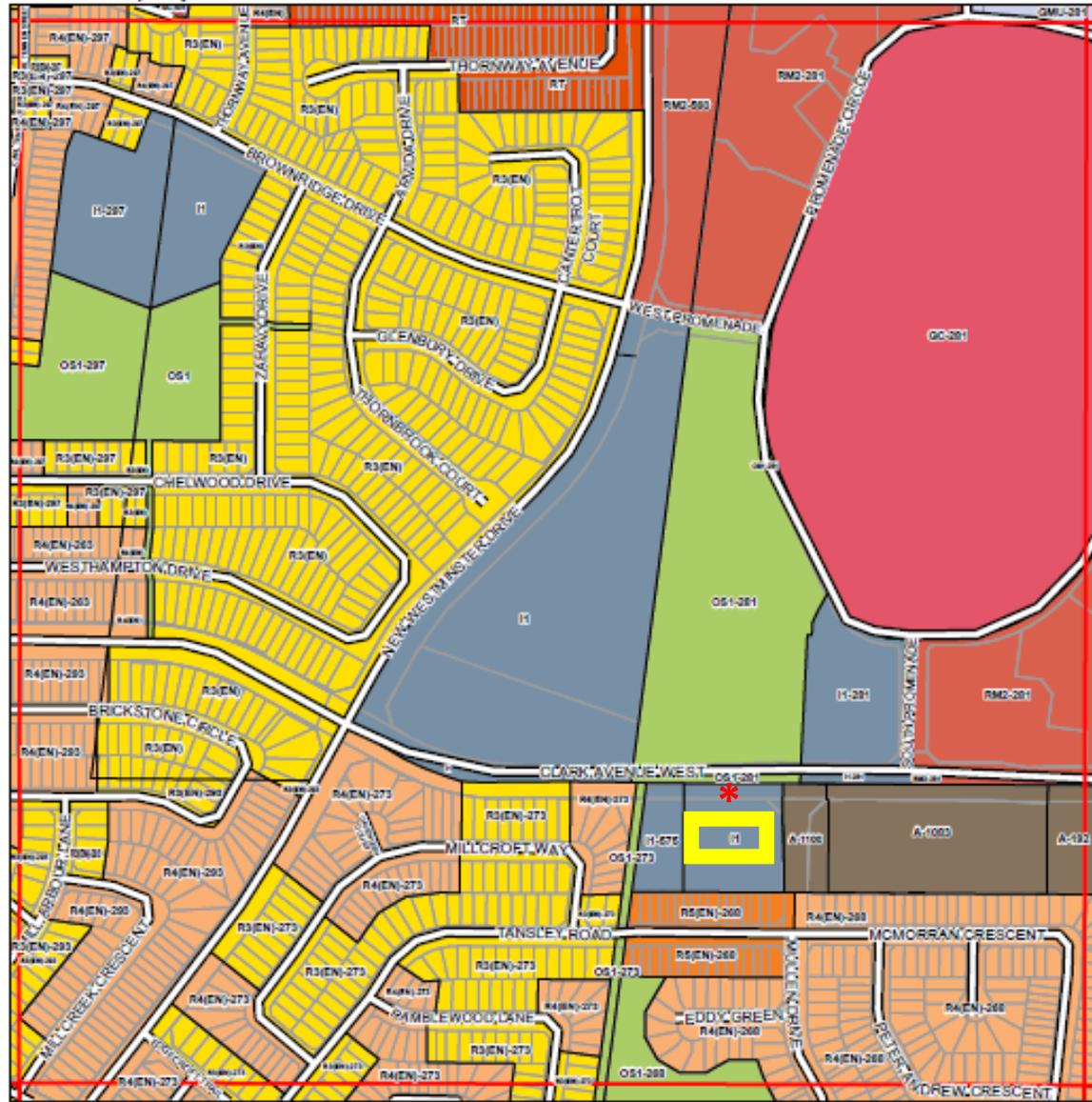
- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

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

Exception Number 1100	Legal Description: Multiple properties as shown on Figure E-1612
Applicable Parent Zone: A	
Schedule A Reference: 37	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
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 ² .	
2. The minimum lot area shall be 48.0 m ² 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.	

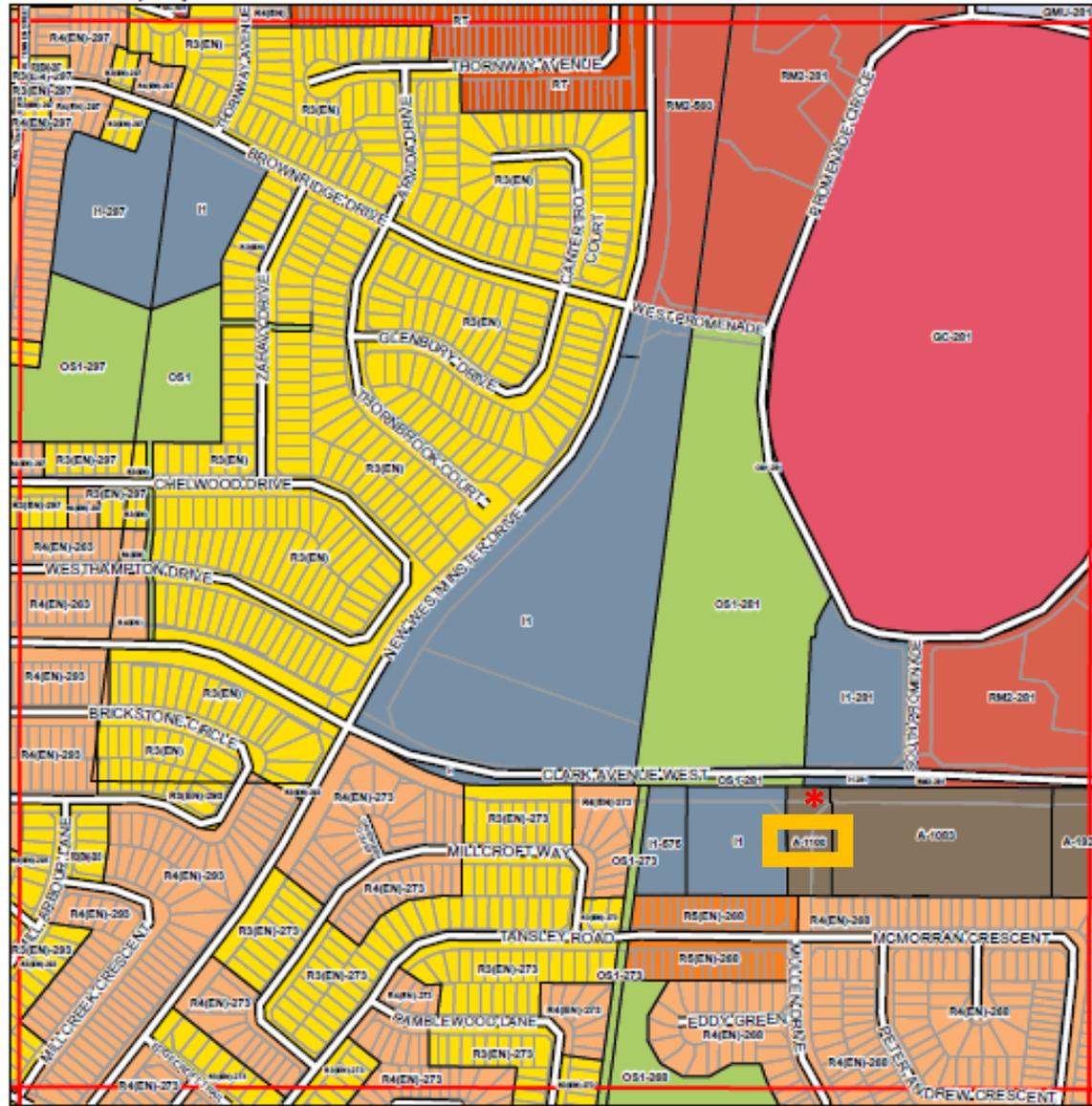
Structure

Parts 7-13 deal with Zone Categories

- 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 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

Exception Number 1100	Legal Description: Multiple properties as shown on Figure E-1612
Applicable Parent Zone: A	
Schedule A Reference: 37	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
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 ² .	
2. The minimum lot area shall be 48.0 m ² 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.	