Reena

COMMUNICATION – C30
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

October 26, 2020

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Office of the City Clerk
Attention: Brandon Correia – Manager, Special Projects
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

RE: Proposed Draft Comprehensive Zoning By-Law - Comments and Recommendation
Communication: October 29, 2020, 7PM – Committee of the Whole (Public Meeting)
Agenda Item 3.1

Summary Recommendation:
Reena on behalf of the social housing sector is requesting amendment and supplements to the Third Draft of the proposed City-Wide Comprehensive Zoning By-Law to include Group Home / Congregate Care / Respite Care as Permitted Uses in the Residential Zone definition found in Section 7. The draft should consider the inclusion of "Assisted Living Facility" as a use in the Institutional Zone found in Section 12/13. In Chapter 3 definitions section, you may want to consider providing a definition for Assisted Living Facility.

The above summary recommendation, if included, would better reflect existing and common uses, and supports the vision of Vaughan as an inclusive and progressive city. We recognize that the scope of the review and the tremendous work done by staff may have led to errors of omission and we are pleased to work with city staff and council to provide advice and support on behalf of charities like ours that provide housing and social supports.

Background
Reena is a not-for profit organization, operating in the City of Vaughan, that promotes dignity, individuality, independence, personal growth and community inclusion for people with diverse abilities within a framework of Jewish culture and values. A significant part of the organization's work is to provide housing for people with diverse abilities and to address the lack of attainable housing. As such we are providing comments/input to the City's development and approval process for the proposed City-Wide Comprehensive Zoning By-Law since, as currently proposed, it will have the potential for negative impact on our ability to carry out this function in the City of Vaughan. Reena is part of a network of similar social housing entities in the city and works closely with others to support the diversity and inclusion of all citizens.

FOCUS 2019 - 2023

Charitable No. 10809-3642-RR0001
2019-2020

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

Reena is making these comments to ensure a few definitions are added to the proposed Draft of the City-Wide Comprehensive Zoning By-Law scheduled to be before council in November 2020. By 2021, Reena will be operating 7 congregate care residential buildings, 2 Assisted Living Facilities (ALF), and 1 Program Centre in Vaughan. When the 2020 Zoning Bylaw is adopted, these buildings and facilities will operate under the following zone designations:

Zone Designation	Specific Zone	Reena Operates	Map Location
Residential	R1	5 Group Homes	18 (3), 19 (1) 34 (1)
	R3	2 Group Homes	56 (1), 134 (1)
Institutional	I1	1 ALF, 1 Community Centre	134 (1), 37 (1)
Agricultural	A.1100	1 ALF	37 (1)

The Third Draft of the proposed City-Wide Comprehensive Zoning By-Law fails to include Group Home / Congregate Care / Respite Care as Permitted Uses in the Residential Zone definition found in Section 7. The draft also fails to identify Assisted Living Facility as a use in the Institutional Zone found in Section 12/13. It also fails to provide a definition for Assisted Living Facility in the Chapter 3 definitions section, although specifically identifying Assisted Living Facility in the permitted use in Exception Number 1100, 14.1100

We are requesting the opportunity to make a deputation at the October 29th Public Hearing.

History

As part of the history of our interest in this matter, in November 2019, Reena almost lost its ability to provide Respite Care for individuals with developmental disabilities due to a misinterpretation of By-Law 1-88 when city staff were answering questions for the Ontario Ministry of Community Children and Social Services related to one of our housing facilities.

The attached PDF presentation includes the letter, e-mail and request for consideration and results of the November 2019 meetings and interactions with City Staff, which lead to a modern interpretation of City of Vaughan Bylaw 1-88.

At that time, we had requested that Staff make sure that these modern definitions that we submitted to the City also be forwarded to the team working on the new City-Wide Comprehensive Zoning By-Law for inclusion into the proposed draft document. This would assist in avoiding future by-law misinterpretations that could impact Reena's ability, and the ability of others in the business of providing housing for those with developmental disabilities or related concerns to deliver much needed services.
Our review of the Third Draft of the proposed City-Wide Comprehensive Zoning By-Law revealed a number of definitions and acceptable wording that were missing,

and we request that the City include those omissions prior to the adoption of the final version of the City-Wide Comprehensive Zoning By-Law.

To fulfill the commitment made by Vaughan Staff to Reena when we had an issue of interpretation of By-Law 1-88 for Ontario Ministry Staff, risking our 3 Respite Children's Care licenses, and to avoid future confusion when city staff is contacted by Ministry staff about any of the locations we currently operate in Vaughan, we are requesting that following definitions be added to Chapter 3. The referenced uses should be identified as permitted uses in Chapter 7 - Residential Zone Table, and Chapter 11 – Institutional Zone and the designation of A.1100 on Map 37 should be changed to I1.

Assisted Living Facility (Referenced in 14.1100, Exception 1100, Parent Zone A)
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.

Group Home / Congregate Care (to be added as a permitted use within a Residential Zone)
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.

Respite Care (to be added as a permitted use in all Residential Zones and Institutional Zone – I1)
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 Assisted Living Facility, Group Home or Congregate Care Setting.

Reena requests that these definitions be incorporated into the City-Wide Comprehensive Zoning By-Law and these identified uses be inserted in the appropriate sections of the By-Law prior to its consideration/adoption by City Council in November 2020.

Thank you for your attention in this matter.

Please feel free to contact me at 416-801-4039 / fwinegust@reena.org, should you have a need for clarification of the November 2019 meeting, subsequent discussions and commitments.

Thank you.

Fred Winegust
Stakeholder Relations
416-801-4039

Bryan Keshen
CEO

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, Councilor Ward 5
cc. Sandra Yeung-Racco – City of Vaughan, Councilor, Ward 4
cc. Marilyn Iafrate – City of Vaughan, Councilor, Ward 1
cc. Ben Pucci P. Eng. – City of Vaughan – Director of Building Standards and Chief Building Official
cc. Elvio Valente – Manager, Zoning Services, Building Standards Department, City of Vaughan