



MINUTES
UNIONVILLE SUB-COMMITTEE
February 26, 2013
Ontario Room

Hughson Drive Working Group

Committee Members

Regional Councillor Jim Jones
Councillor Don Hamilton
Councillor Alan Ho

Residents

Al Ladha
Jeremy Tio
Ulisse Torelli

Staff

Richard Kendall, Development Manager – Central District
Fiony Lau, Assistant to Councillor Ho
Kitty Bavington, Council/Committee Coordinator

The Unionville Sub-Committee convened at 5:20 p.m. with Regional Councillor Jim Jones in the Chair.

1. Minutes – January 23, 2013

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Jim Jones

That the minutes of the Unionville Subcommittee meeting held January 23, 2013, be adopted.

CARRIED

**2. Introduction of Site Plan Control Approval and
Community Design Guidelines for the Hughson Drive Community
(Hughson Drive, Lunar Drive, Ankara Court, Polaris Drive and Athens Drive)
(SD 10 110091) (10.0, 10.7)**

The Committee continued discussions from the Subcommittee meeting held January 23, 2013.

It was noted that Council had recommended site plan control to address the transition of the community into a new type of development, once zoning provisions were enacted to facilitate severances. There was a concern that the residents did not understand the site plan control process, and therefore this matter had been referred to the Subcommittee for public information purposes.

Staff confirmed that there is an avenue of appeal for site plan approvals, through the Development Services Committee and Council.

Outstanding concerns of the residents are the fees and subjective opinions of staff. Staff confirmed the same standard drawings, plans and fees would be required for a Building Permit but may be enhanced for site plan control, depending on the level of the review, and may include landscaping, screening, interfacing issues that are not normally captured in a Building Permit. Architectural review would help to ensure the product is compatible with the existing neighbourhood. Refundable Letters of Credit may also be required.

The Committee discussed the Pomander and Carlton Road area and other areas that would have benefitted from site plan control.

The residents indicated that many of the property owners do not support site plan control. Two written submissions had been received in support of site plan control. A suggestion was made to survey the residents on this issue, similar to the survey on the zoning provisions.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Jim Jones

That the Unionville Subcommittee does not support the introduction of Site Plan Control Approval and Community Design Guidelines for the Hughson Drive Community.

CARRIED

3. Next Steps

The recommendation to Council and the By-law to enact Site Plan Control, deferred by Council on December 18, 2012, will be brought forward on (approximately) March 19, 2013. The Subcommittee minutes, written submissions, and staff report will be provided for background information.

ADJOURNMENT

The Unionville Sub-Committee adjourned at 6:10 p.m.