



MINUTES
UNIONVILLE SUB-COMMITTEE
January 28, 2011
Planning Boardroom
Meeting No. 7

Members

Councillor Don Hamilton
Councillor Alan Ho

Staff

Jim Baird, Commissioner of Development Services
Biju Karumanchery, Senior Development Manager
David Miller, Senior Project Coordinator
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Jim Jones

Constituent Representatives

Harry Eaglesham, Unionville Ratepayers Association (URA)
David Huntley
Pam Scarrow
Robin Tinney, Realtor, ReMax All-Stars
David Wakeham, URA Infill Bylaw Committee
Elaine Wilton, URA Infill Bylaw Committee

The Unionville Sub-Committee convened at 2:10 p.m. with Councillor Don Hamilton in the Chair. The Committee reviewed the minutes of the December 16, 2010 Unionville Sub-committee meeting.

1. STANDARDS SUGGESTED FOR INCLUSION IN INFILL BY-LAW

The Committee continued discussions from the previous meeting regarding standards suggested for inclusion in the Infill By-law. Staff provided updated proposed provisions, and photographs demonstrating existing building heights within and outside of the study area.

The Committee reviewed and discussed the draft Tables and Footnotes, including height, garage projections, several wording clarifications, lot widths, and FAR calculations. The Committee indicated general agreement with the Building Depth and Building area provisions. The definition for streetline will clarify that it may be the front lot line or the side lot line, and it was suggested that a footnote be added to R3 and R4 zones, regarding FAR.

It was confirmed that side, rear, and front yard setback provisions have not been altered; however, a maximum floor area ratio has been added. This would not necessarily result in a lower building height.

The initial concern was the impact of large houses on the streetview. Since the last meeting, some members of the Committee and staff have toured some of the houses in question and concluded that the height is not the only factor that contributes significantly to the visual impacts. A chart was provided identifying over 20 homes, to serve as a basis for a discussion of height.

The Committee viewed the pictures illustrating building heights and discussed massing impacts as affected by setbacks, screening, lot size, architecture (double peaked rather than single peak softens the domination of the roof), some of which cannot be regulated but give an impression of height rather than actual measured height. A caution was noted in the danger in reducing the height resulting in low, aesthetically unpleasant roofs.

With respect to height measuring technique, staff recommend a measurement of 25 feet from established grade to mid-point between the eaves and the ridge (which in some cases maybe the same as 9.8 m from the crown of the road to the peak) as it provides a consistency of measurement and is less confusing than measuring from the crown of the road.

The significant accomplishment of the proposed bylaw is to restrict the overall size of the house, given the existing bylaw provisions and the large size of some of the existing lots. Buildings will be proportional to lot size and FAR. It was reported that the residents had met to discuss the height issue.

The consensus of the Committee is that the 25 feet height, measured from grade to mid-point is generally acceptable for public consideration, and that the objective of preventing huge monster homes can be attained. The intention is to retain as much of the character of the neighbourhood as possible, while achieving appropriate development and market values.

Councillor Alan Ho considered that the purpose of the height regulation is for consistency, and suggested alternate front yard setback and heights, with steeper angles, that may have less visual impact from the streetview and provide more design flexibility. Staff advised that the consistent front yard setback of the neighbourhood has a beneficial impact, and that the suggested flexibility may result in negative impacts to side and rear yard views.

2. NEXT STEPS

Staff will prepare a report for Development Services Committee, tentatively on March 29, 2011 seeking permission to hold a statutory Public Meeting. The Unionville Sub-Committee will review the public presentation and meeting notice prior to finalizing them, and may reconvene following the Public Meeting to consider input received. It was suggested that the Ward Councillor hold a Public Information Meeting prior to the statutory meeting, and send out information letters to the residents.

The Chair, Councillor Don Hamilton, thanked the members of the Sub-committee for their help on this issue, and recognized the contribution and perspective of representatives of the development industry, as well as the hard work of staff.

ADJOURNMENT

The Unionville Sub-Committee adjourned at 4 p.m.