



MINUTES
UNIONVILLE SUBCOMMITTEE / VARLEY VILLAGE INFILL
December 2, 2011
Building Boardroom

Members

Regional Councillor Jim Jones
Councillor Don Hamilton
Councillor Alan Ho

Staff

David Miller, Senior Project Coordinator
Tom Villela, Senior Project Coordinator
Kitty Bavington, Council/Committee Coordinator

Guests

Christine Bergauer-Free
James Clarke
Jason McCauley
Pam Scarrow
Robin Tinney
David Wakeham
Elaine Wilton

The Unionville Subcommittee meeting convened at 11:10 AM in the Building Boardroom with Councillor Don Hamilton in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Disclosed

1. Minutes – September 27, 2011

Moved by: David Wakeham
Seconded by: Elaine Wilton

That the minutes of the Unionville Subcommittee – Varley Village meeting, held September 27, 2011, be adopted.

CARRIED

2. Proposed Survey of Residents

The Chair clarified that the Subcommittee consists of the three Council members, and that they are responsible for making a recommendation to staff, with assistance from the input of the Working Group members. The Subcommittee's recommendation will be considered by staff in forming the report and recommendation to Council.

The Subcommittee is proposing to send out a survey to area residents. The Working Group reviewed and discussed the draft survey. The following comments were made:

- how to control distribution of the survey and prevent copies being submitted. Staff are able to verify the submissions received
- weighting system of survey responses. Staff will add up the agree/disagree/no opinion responses and provide a statistical analysis
- effectiveness of mail-out survey, as opposed to door-to-door survey, was debated
- reword the survey to convey that the Councillors deemed it necessary to do the survey, not the Working Group
- the second paragraph is ambiguous; what is the issue that requires new provisions?
- the information is complex and difficult to convey and care must be taken to avoid presenting a biased view
- add a copy of the staff report to the survey instead of directing them to a website; however, the staff report may be confusing
- residents will not generally understand the current and proposed standards and implications and an explanation likely can't be conveyed in the survey
- suggestions for revised wording to clarify the purpose of survey were made - "The intended infill bylaw immediately affects the character of our neighbourhoods and your individual homes by regulating the size of new homes and additions." (to replace the sentence in the first paragraph "Such by-laws property values". The words "property values" will be retained in the statement.
- other suggested wording: "Do you want a new by-law that will reduce the size of the house you can build on your lot.?"
- clarify what the "additional zoning regulations" are
- provide the range of square footage permitted/proposed
- include data for current permissions for each individual property
- don't cloud the issue with other neighbourhood character topics such as driveways
- what are the appropriate boundaries of the study area? Include Carlton, all or none of Pomander, or expand further? Staff explained that other areas are already generally built out, or already have regulations, many of which are more restrictive than is being proposed. The existing by-law has no restrictions on scale of houses.
- the review was initiated by the residents in Fred Varley Village, and the Varley Village residents want a voice
- suggestion were made for promoting the survey to obtain a better response
- discussions included past decisions of the Committee of Adjustment

The Subcommittee agreed to hold a smaller Working Group meeting to refine the wording of the survey and then present it to the full Working Group for review, likely in January, 2012.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Jim Jones

That a smaller Working Group consisting of Regional Councillor Jim Jones, Councillor Alan Ho, Councillor Don Hamilton, David Wakeham, Jason McCauley, and staff will meet to refine the wording of the survey and present it to the full Working Group for review.

CARRIED

The Unionville Subcommittee adjourned at 1:00 PM.