



MINUTES
UNIONVILLE SUB-COMMITTEE
October 14, 2011
Hughson Drive and Planning Boardroom

Meeting # 3, Hughson Drive Working Group

Members/Council

Regional Councillor Jim Jones (Civic Centre only)
Councillor Don Hamilton
Councillor Alan Ho

Members/Constituent Representatives

Michael Baranowsky (20 Hughson Drive)
Sam Jouri (43 Hughson Drive)
Al Ladha (10 Hughson Drive) (Civic Centre only)
Ulisse Torelli (27 Hughson Drive) (Civic Centre only)

Guests on Walkabout

Gurbux Singh, 31 Hughson Drive
Paramjit Singh, 31 Hughson Drive

Staff

Anna Henriques, Senior Planner – Zoning & Special Projects
Dave Miller, Development Manager – Central District
Tom Villella, Senior Project Coordinator – Zoning & Special Projects
Kitty Bavington, Council/Committee Coordinator

The Unionville Sub-Committee convened at 2:10 p.m. in front of 43 Hughson Drive, with Councillor Don Hamilton as Chair. The first part of the meeting involved a walkabout on Hughson Drive, Ankara Court, and Polaris Drive to see the features of the neighbourhood.

The meeting resumed in the Planning Boardroom at the Civic Center, at 3:00 p.m. with Regional Councillor Jim Jones in the Chair.

Staff reviewed the process to date and the mandate of the Unionville Working Group. The recommendations developed by the Group will be used as the basis for a staff report to Development Services Committee regarding appropriate zoning standards for the neighbourhood.

A summary of previous discussions and agreed setbacks were outlined. The outstanding zoning standards of lot frontage, lot area and side yard setbacks for lots with frontages of less than what is existing, remains to be discussed and determined.

Interior Side Yard

The zoning standard of 3m for a minimum interior side yard setback was endorsed. The setback for potential severed lots is still under consideration. It was suggested that 1.8m (2 storeys) and 1.2m (1 storey), which is the Town standard, would provide consistency. Minor Variance applications to the Committee of Adjustment would be available if required.

Exterior Side Yard

The zoning standard of 3m for a minimum exterior side yard setback was endorsed.

Front Yard

The zoning standard of 9m (30 ft.) for a minimum front yard setback was endorsed.

Rear Yard

The zoning standard of 10m (32.8 ft.) for a minimum rear yard setback was endorsed.

Garage Projection

The zoning standard of 2.1m (7 ft.) for the maximum garage projection was endorsed. Based on previous discussions, “main building” includes covered porches, and the description will be incorporated into the zoning by-law.

Building Depth

The zoning standard of 22m for the total maximum building depth, including a maximum 2.1m (7ft) extension (subject to conditions), was endorsed.

Number of Storeys

The zoning standard of a maximum of 2 (two) storeys, within a single vertical plane, was endorsed.

Height

The zoning standard of a maximum height of 32 ft. (9.8m), to be measured from the established grade, was endorsed.

Severance

Lengthy discussions involved the pros and cons of allowing severances. It was agreed that if severance are permitted, that they be limited to one per property, with a minimum lot frontage of 50 feet. If severances are not permitted, a property owner can take a severance application to the Ontario Municipal Board.

It was suggested that a neighbourhood survey be done; however, it was argued that the subcommittee working group was designed to provide a representation of the community.

The Committee discussed the format and wording of survey questions. Staff will assist in framing the questions. It is important to keep the survey confidential and without influence. The three councillors agreed to do door-to-door canvassing. It was determined that English and Chinese Language wording is sufficient.

An advance letter of explanation, signed by the Chair and including measurements in feet and metres, will be prepared by staff and mailed to the residents. The issue of tenant vs. owner status of the residents surveyed will also need to be addressed.

Next Steps

The Subcommittee will convene following the survey, to review the results. The meeting scheduled for November 4, 2011, may be rescheduled to accommodate the timing of the survey.

Public input will involve a community meeting if the recommendation is not substantially different from the original recommendation. A statutory Public Meeting will be required if the recommendation has substantially changed.

ADJOURNMENT

The Unionville Sub-Committee adjourned at 4:40 p.m.