
SUBJECT: INFORMATION REPORT: Update on the Hughson Drive Study Area and outcome of the Unionville Sub-Committee Working Group

ZA 10 110091

PREPARED BY: Anna Henriques, Senior Planner, extension 7922
REVIEWED BY: Richard Kendall, Manager of Development - Central District

RECOMMENDATION:

That the report dated January 17, 2012, entitled, "Information Report: Update on Hughson Drive Study Area and outcome of the Unionville Sub-Committee Working Group (ZA 10 110091)", be received as input to the Public Meeting to be held on January 17, 2012.

PURPOSE:

The purpose of this report is to provide an update on the Hughson Drive Study Area and outcome of the Unionville Sub-Committee Working Group.

BACKGROUND:

The Study Area

The Hughson Drive Study Area (Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and west end of Athens Drive) (the "Study Area"), is a single detached residential neighbourhood located north of Highway 7 and east of Woodbine Avenue (see Figure 1). The study area is characterized by large lots, generous setbacks, openness and mature trees. The area has remained relatively stable since its development in the late 1950s and severances have not occurred within this neighbourhood with the recent exception of 10 Hughson Drive.

Current Zoning Standards

The following zoning standards apply to the study area, as per by-law 1507, as amended, adopted by Council in 1954.

Minimum ground floor area – 1 storey	92.9m ² (1,000ft ²)
- 2 storey	65.0m ² (700ft ²)
Minimum front yard setback	9.1m (30ft)
Minimum setback to other lot lines (side & rear)	3m (10ft)

The zoning standards for the study area only regulate minimum ground floor area and setbacks. The By-law does not contain standards typically found in other residential areas in the Town such as minimum lot area, minimum lot frontage, maximum building height, maximum floor space index, dwelling depth, etc.

Interim Control By-law passed February 9, 2010

On February 9, 2010, Council passed an interim control by-law (2010-6) for the area and directed that a study be undertaken to review the land use policies and zoning standards

as they relate to new residential development, redevelopment and severances. Meridian Planning Consultants were retained in early 2010 to undertake the study. The interim control by-law expired on February 9, 2011, and was subsequently extended for a period of one year, until February 9, 2012.

Community Meeting held April 2010

The local ward councillor held a community meeting with Town staff and Meridian Planning Consultants on April 15, 2010, to obtain input from area residents on new zoning standards for the study area. Residents in attendance were generally supportive of new zoning standards for the neighbourhood and opposed new lot creation.

Land use study completed with final recommendations, June 2010

Meridian Planning Consultants undertook a detailed review of the policy framework related to the study area, the history of the community, the existing built form and character of the area. Meridian Planning Consultants recommended introducing new zoning standards for the area that maintain the existing lot fabric of the neighbourhood while providing for appropriate development and redevelopment on existing lots.

Second Community Meeting held October, 2010

The local ward Councillor held a second community meeting on October 12, 2010 with Town staff and Meridian Planning Consultants. At this meeting Meridian Planning Consultants presented the recommended new zoning standards and input was obtained from area residents. This time, comments from area residents with respect to the proposed zoning standards were mixed, with new lot creation being the key issue discussed.

Statutory Public Meeting held November 2010

A Public Meeting was held on November 2, 2010, to consider the proposed new development standards, as recommended by Meridian Planning Consultants. Written submissions and comments were received both in favour and in opposition to the recommended zoning standards. Committee referred the matter back to staff for further review and a recommendation report.

Staff recommendation report considered at Development Services Committee and Council, February 2011 – By-law deferred for further community consultation

Staff prepared a recommendation report and draft zoning by-laws for consideration of the Development Services Committee on February 1, 2011. The draft zoning by-laws incorporated the recommendations of Meridian Planning consultants for the study area, as well as, minor revisions to address certain concerns raised at the Public Meeting on November 2, 2010.

The Development Services Committee endorsed staff's recommendation to bring the proposed By-law amendments forward to Council for enactment. However, in response to concerns raised by residents at the Council meeting, Council deferred the matter to allow the new local ward Councillor, Alan Ho, an opportunity to hold an additional community meeting. The interim control by-law was extended for another year, until

February 9, 2012, to enable further community consultation to take place and staff was directed to report back to Development Services Committee.

Third Community Meeting held May, 2011

The local ward Councillor held a third community meeting on May 30, 2011, to obtain further input from neighbourhood residents. A professional facilitator was retained to moderate the meeting. Residents generally seemed to be in favour of the introduction of new, more modern zoning standards, to guide future development in the neighbourhood. However, certain proposed zoning standards such as minimum lot area and lot frontage, maximum height and minimum side yard setbacks were not agreed upon by all of the residents.

The intensity and tone of discussions at the Community Meeting indicated that consensus will be difficult to achieve, particularly with respect to the issue of new lot creation.

Unionville Sub-Committee Working Group for Hughson Drive Study Area established, June 2011

In June 2011, the Development Services Committee directed staff to establish a Unionville Sub-Committee Working Group, to collectively work on new zoning standards to guide future development in the neighbourhood.

In consultation with the local ward Councillor, four (4) area residents were selected to be part of the Unionville Sub-Committee Working Group. The four (4) area residents were selected to represent the differing opinions of the neighbourhood. Two (2) residents were selected to represent those who are in favour of lot severances and two (2) residents were selected to represent those who are opposed to lot severances.

OPTIONS/DISCUSSION

Four (4) Unionville Sub-Committee Working Group Meetings held

A series of four (4) Unionville Sub-Committee Working Group meetings were held to consider appropriate zoning standards for the neighbourhood. The working group considered the following zoning standards: minimum front yard setback, minimum rear yard setback, minimum side yard setback, maximum garage projection, maximum building depth, maximum number of storeys, maximum height, minimum lot frontage and minimum lot area. The working group was successful in reaching a consensus on the following zoning standards:

Minimum Front Yard Setback	9m (29.5ft)
Minimum Rear Yard Setback	10m (32.8ft)
Minimum Side Yard Setback (interior & exterior)	2m (6.6ft)
Maximum Garage Projection	2.1m (7ft)
Maximum Building Depth	19.9m (65.3ft) with 2.1m (7ft) extension at rear of dwelling provided: <ul style="list-style-type: none"> i. extension max 4.6m (15ft) in height & max 1 storey ii. extension not wider than ½ the dwelling at its widest point

Maximum Number of Storeys	2 storeys within a single vertical plane
Maximum Height	9.8m (32ft) *measured from established grade

Discussion took place with respect to appropriate lot area and lot frontage requirements for the neighbourhood. However, the working group was unable to reach a consensus with respect to the issue of potential lot severance. To assist the Unionville Sub-Committee in making a recommendation regarding appropriate lot frontage and lot area requirements for the neighbourhood, the Councillors felt they required further input on the issue from the neighbourhood and decided to conduct a neighbourhood visit, going door-to-door, to hear the thoughts and opinions of area residents. The Councilors also distributed questionnaires to area residents during the neighbourhood visit, to document opinions.

Neighbourhood Questionnaire Results

The Unionville Sub-Committee members (Councillors) spoke to area residents and distributed questionnaires during their neighbourhood visit on Saturday, November 19, 2011. A total of forty-five (45) questionnaires were distributed, one for each property within the Hughson Drive Study Area, and forty-three (43) questionnaires were completed by property owners. Of the forty-three (43) completed questionnaires, twenty-seven (27) are in support of lot severances and sixteen (16) are not in support of lot severances.

Fourth Unionville Sub-Committee Working Group meeting held December 5, 2011

The results of the neighbourhood questionnaire were presented to the Unionville Sub-Committee working group. Based on the input received from the questionnaires, the Sub-Committee members (Councillors) decided to endorse zoning standards for the neighbourhood that allow for future lot severances (maximum of one lot severance per lot), with the exception of 10 Hughson Drive which was recently severed.

Second statutory Public Meeting scheduled for January 17, 2012

The previous statutory Public Meeting held in October 2010, presented zoning standards consistent with those recommended by Meridian Planning consultants, including minimum lot area and lot frontage requirements as they exist today. A second statutory Public Meeting is required (scheduled for January 17, 2012) to present, and seek public input, on zoning standards for the neighbourhood (including allowance for lot severance), as recommended by the Unionville Sub-Committee, based on input from the Hughson Drive Working Group.

CONCLUSION

The purpose of establishing the Unionville Sub-Committee Working Group was to obtain additional input from area residents with respect to appropriate zoning standards for the neighbourhood. The input received from the working group assisted the Unionville Sub-Committee members in making a recommendation to DSC on appropriate zoning standards for the neighbourhood. As discussed earlier in this report, Meridian Planning Consultants conducted a land use study for the study area. Meridian Planning

Consultants recommended introducing new zoning standards for the area that maintain the existing lot fabric of the neighbourhood while providing for appropriate development and redevelopment on existing lots. Staff endorsed the recommendations made by Meridian Planning Consultants in a staff recommendation report to the Development Services Committee in February 2011. Staff's recommendation at this point in time remains unchanged and staff continue to endorse the recommendations made by Meridian Planning Consultants, to maintain the existing lot fabric of the neighbourhood. It is noted that many of the zoning standards endorsed by the Unionville Sub-Committee are generally consistent with the recommendations made by Meridian Planning Consultants, with the exception of the endorsement of lot severances and the manner in which height and side yard setbacks are calculated. The zoning standards endorsed by the Unionville Sub-Committee, including standards that permit one lot severance per existing lot (with the exception of 10 Hughson Drive), are reflected in a new draft by-law for the neighbourhood, to be presented at the Public Meeting on January 17, 2012.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Draft by-law should be considered in context of Growth Management and Environmental Priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED**BY:**

Rino Mostacci, MCIP, RPP
Director, Planning & Urban Design

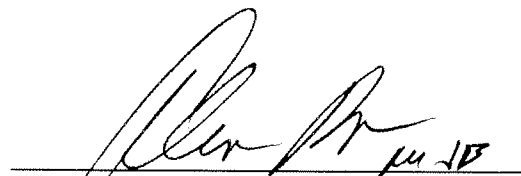

Jim Baird, MCIP, RPP
Commissioner, Development Services**ATTACHMENTS:**

Figure 1 – Air Photo



AIR PHOTO (2009)

HUGHSON DRIVE LAND USE STUDY

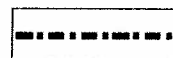
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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AH



SUBJECT LANDS



DATE: 09/05/11

FIGURE No.1