



MINUTES
UNIONVILLE SUB-COMMITTEE
October 18, 2010
MAYOR'S BOARD ROOM
MEETING NO. 4

Members

Regional Councillor J. Virgilio
Councillor D. Hamilton
Councillor D. Horchik

Staff

J. Baird, Commissioner of Development Services
B. Karumanchery, Senior Development Manager
T. Moore, Director Building Standards
D. Miller, Senior Project Coordinator
A. Tari, Committee Clerk

Constituent Representatives

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

The Unionville Sub-Committee convened at 10:35 AM with Councillor D. Hamilton in the Chair.

1. BUILDING PERMIT AND INSPECTION PROCESS

Mr. Tim Moore, Director of Building Standards addressed the Committee and provided some context with respect to the Ontario Building Code Act. The purpose of the building code is to provide a minimum standard to health, safety and accessibility of new buildings by regulating and controlling the design, and construction process. He advised that the Building Department only issue building permits that conform to the zoning regulations. Mr. Moore advised that his department has building inspectors and specialty inspectors. He pointed out that the key issue is the timeframes and the resources available to use the tools in an efficient manner.

The Committee inquired whether it is difficult to have site plan approval on infill development. Mr. Moore advised that having site plan approval with infill development would make the application process appear onerous.

There was discussion with respect to common and major infractions observed. Mr. Moore provided the Committee with examples of some common errors that are dealt with at Committee of Adjustment. He pointed out that the inspectors look for conformity with approved plans by inspecting height, setbacks and lot coverage. Mr. Moore advised that once a detectable deficiency is identified there is an order to comply issued.

2. REVIEW DRAFT RECOMMENDATION OF WORKING GROUP

Mr. Dave Miller, Senior Project Coordinator distributed a refined boundary map.

The Working Group suggested that the following be excluded:

- 16 to 66 Pomander Road North
- 53 to 65 Pomander Road North

Mr. Miller delivered a PowerPoint presentation regarding the infill housing that included maximum floor area ratio, maximum building depth, minimum side yard setback, maximum building height and stories, maximum garage projection and width and no reverse slope driveways.

There was discussion regarding the garage being included in the net floor area and whether that is too restrictive. Staff pointed out that the other Town in-fill by-laws include garage area. The Committee discussed having a two tier floor area ratio (FAR) of 50% - 55%.

The Working Group suggested that number of 50', 60', 70', 80' and 90' lots needs to be outlined at the Public Meeting. The Working Group inquired about whether bungalows would be permitted to add a second storey under this proposed by-law.

The Working Group suggested that the height should be measured from the established grade around the house to the mid point between the ridge and eaves and not from the crown of the road.

The Committee inquired about tree preservation and staff advised that only trees that conflict with the building or driveway construction would be permitted to be removed. Staff suggested inviting Dan Prendergast, Tree Preservation Coordinator to the next meeting to provide information regarding the Town's Tree Preservation By-law.

3. NEXT MEETING/STEPS

The next Unionville Subcommittee meeting is scheduled for November 9, 2010 at 9:00 AM in the Canada Room.

ADJOURNMENT

The Unionville Sub-Committee adjourned at 1:10 PM.