



Report to: Development Service Committee

Report Date: June 28, 2011

SUBJECT: **INFORMATION REPORT**
Up-date on Community Consultation
Hughson Drive Study Area [Hughson Drive, Lunar Crescent,
Ankara Court, Polaris Drive and Athens Drive (west end)]
SD 10 110091

PREPARED BY: Anna Henriques, Senior Planner – Ext. 7922

REVIEWED BY: Richard Kendall, Development Manager, Central District – Ext. 6588

RECOMMENDATION:

- 1) That the Staff report dated June 28, 2011 entitled “INFORMATION REPORT, Update on Community Consultation, Hughson Drive Study Area [Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and Athens Drive (west end) (SD 10 110091)],” be received;
- 2) That the record of the Community Meeting held by the local Councillor on May 30, 2011, to obtain further input from area residents, be received;
- 3) That the Draft Zoning By-law amendments, attached as Appendix ‘B’, to implement the recommendations of the Land Use Planning Report prepared by Meridian Planning Consultants, be received;
- 4) That the Committee consider one of the following options for moving forward:
 - i) Adopt the proposed draft by-laws (Appendix ‘B’), consistent with the recommendations made by Meridian Planning Consultants, or;
 - ii) Establish a Unionville Sub-committee working group, with property owners in the neighbourhood and staff, to consider appropriate zoning standards for the area.
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable

PURPOSE

The purpose of this report is to provide an update on further community consultation for the proposed zoning by-law amendment for the Hughson Drive study area [Hughson Drive, Lunar

Crescent, Ankara Court, Polaris Drive & Athens Drive (west end)] and to provide options for next steps moving forward.

BACKGROUND

The Study Area

The Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and west end of Athens Drive study area (the “study area”), is a single detached residential neighbourhood located north of Highway 7 and east of Woodbine Avenue. The study area is characterized by large lots, generous setbacks, openness and mature trees. The average lot frontage in the area is approximately 32.5m (107ft) and the average lot area is 1,567.2m² (16,869 ft²) (Figure2). The area has remained relatively stable since its development in the 1950s and severances have not occurred within this neighbourhood, with the 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 on August 16th, 1954.

Minimum ground floor area – 1 storey building	92.9 m ² (1,000 ft ²)
2 storey building	65.0 m ² (700 ft ²)
Minimum front yard setback	9 m (30 ft)
Minimum setback to other lot lines (side & rear)	3 m (10 ft)

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

The recommendations made by Meridian Planning Consultants include introducing new zoning standards for the area that are more modern and consistent with infill By-law standards applied elsewhere in the Town, while also helping to maintain and protect the unique character of the neighbourhood. Specifically, the proposed zoning standards recommend maintaining the existing lot fabric of the neighbourhood while providing for appropriate development and redevelopment on existing lots.

Second Community Meeting held October, 2010

The former 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. 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 at its meeting on February 1st, 2011. The draft zoning by-law incorporated the recommendations of Meridian Planning Consultants for the study area, as well as, minor revisions to address the concerns residents 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 Councillor, Alan Ho, an opportunity to hold a 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. Staff note that the Planning Act does not permit the Interim Control By-law to be extended, a second time (for third year), beyond its expiry date of February 9, 2012.

OPTIONS/DISCUSSION

Third Community Meeting held May, 2011

Councillor, Alan Ho, held a Community Meeting on May 30th, 2011 to obtain further input from neighbourhood residents. A facilitator, Donna Hinde (the Planning Partnership), was retained to moderate the meeting. Approximately 35 people attended the meeting with representation from approximately 24 properties out of the 44 properties within the study area.

Staff provided a brief presentation on the planning framework in Ontario and explained, generally, how a land use planning decision is made. Staff also made a brief presentation on the

general character defining elements of a neighbourhood and compared the neighbourhood character of the study area with that of a more dense neighbourhood in the Town.

Following the staff presentation, there was an opportunity for questions and answers at which point discussions revolved largely around two (2) key issues; the introduction of new zoning standards and new lot creation (severances). The discussion with respect to severances became very intense, as the opinions on the issue are polarized. A group of three (3) residents indicated they represented a larger group of 34 property owners who are supportive of lot severances and opposed the proposed By-law's minimum lot area and frontage standards. Other residents spoke in support of the proposed by-law and preserving the existing character and lot fabric of the neighbourhood.

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 standards such as, maximum height and minimum side yards setbacks, were not agreed upon by all residents.

Options for next steps

Staff suggest the following as possible options for moving forward:

- 1. Adopt proposed By-law, consistent with the recommendations made by Meridian Planning Consultants.**

Staff presented a recommendation report and draft by-laws to the Development Services Committee in February 2011 (attached as Appendix 'A' & 'B'), recommending adoption of new zoning standards for the neighbourhood, consistent with recommendations made by Meridian's study (with some minor revisions to address public concerns). Staff continue to support Meridian's recommendations and are of the opinion that the preservation of the unique character of the Hughson Drive neighbourhood is warranted and should be reflected in any implementing zoning by-law. The proposed By-law, as submitted to the Development Services Committee in February 2011, is attached to this report (Appendix 'B') should Committee decide to adopt the proposed By-law.

- 2. Establish a working group to collectively work through details of new zoning standards.**

The Unionville Sub-committee and Town staff could establish a working group to consider appropriate zoning standards for the area. The working group would include a small group of property owners, representing different opinions on appropriate zoning standards. The group could work on refining the proposed By-law (eg. maximum height, minimum side yard setbacks, minimum lot area and frontage, etc.) and consider whether new lot creation should be permitted.

CONCLUSION

The intensity and tone of discussions at the last Community Meeting indicate that consensus will be difficult to achieve, particularly with respect to the issue of new lot creation. Staff continue to support the proposed new zoning standards, as recommended by Meridian Planning Consultants

and support option 1 above, that Committee adopt the proposed by-laws, attached as Appendix 'B'. However, in discussion with the local ward Councillor, it is felt that it could be helpful to establish a Unionville Sub-committee working group, with property owners and staff, to further consider appropriate zoning standards for the area (option 2 above). It was agreed that staff would present these two options to Development Services Committee for consideration.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

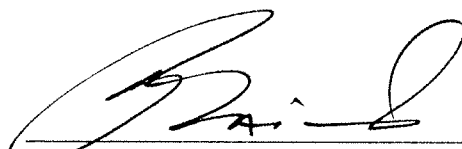
ALIGNMENT WITH STRATEGIC PRIORITIES:

Recommendation aligns with Growth Management Strategy and protection of stable residential neighbourhoods.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed By-laws have been circulated to the Zoning Department for review and their comments have been incorporated in the attached By-laws.

RECOMMENDED BY:


Rino Mostacci, M.C.I.P., R.P.P.
Director, Planning & Urban Design
James Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Hughson Drive Study Area with Municipal Addresses

Figure 2: Hughson Drive Study Area – Lot Area & Frontage by Municipal Address

Appendix 'A': February 1, 2011 Staff Recommendation Report

Appendix 'B': Proposed Draft Zoning By-laws

File path: Amanda\File 10 110091\Documents\Information Report June 2011