

**Housekeeping Amendment Bylaw
Virtual Town Hall**

Summary of Discussion

September 17 2020

Attendees: Michael Polowin, Steve Pentz, Ben Clair, Adam O'Connor, Sarah Butts, Charles Wisemen, John Angelosante, Patrick Therrien, Andreas Foustanelas, Annibale Ferro

Staff in Attendance: Niki Dwyer, Tyler Duval

Ms Dwyer opened the meeting at 1:00pm by summarizing the purpose of the meeting; to facilitate an open discussion regarding certain sections of the proposed housekeeping amendment previously published by Ms. Joanna Bowes, Manager of Planning.

Mr Polowin requested confirmation on the status of previous proposed changes to restrictions on the number of consecutive townhomes and their proximity within the subdivision. Ms Dwyer indicated that the direction from Council was to remove the previously proposed provisions to limit the number and location of townhomes. Mr Polowin indicated that if that was the case he had no comments and left the meeting at 1:03pm.

Referring to the provided powerpoint presentation (attached) Ms Dwyer reviewed changes to certain provisions which directly impact residential subdivision development:

1. Permitted Projections:

Issues exist with the lack of clear provisions for deck projections – particularly within the rear yard wherein decks are required to meet the 8m setback of a primary structure. The proposed revisions will introduce reduced setbacks to rear yards for structures of various heights. New provisions will also be introduced respecting balconies.

Ms Dwyer opened the floor to questions and comments. No comments were provided.

2. Secondary Dwelling Unit Provisions:

The current policy permits 1 accessory dwelling within a single, semi or townhome unit or in an auxiliary structure. These provisions do not comply with the More Homes More Choice legislation. Policies are being introduced to permit up to 2 accessory units (1 inside and 1 in an auxiliary structure) provided the units meet certain prescribed performance standards (ie. lot coverage, dwelling unit size, and entrance locations).

Ms Dwyer opened the floor to questions and comments. No comments were provided.

3. New Proposed Uses:

A variety of new proposed uses in the various zones. Notably in the residential zones this will include temporary model homes, home-care and schools.

Ms Dwyer opened the floor to questions and comments. No comments were provided.

4. Parking Provisions:

The existing provisions require that each single, semi or townhome provides two spaces (which may be tandem spaces). The spaces must meet minimum area sizes of 6m x 2.75m. Driveway widths cannot exceed ranges of 45-60% of lot frontage.

The existing subdivisions have a variety of challenges with parking including that:

- People dislike tandem parking
- No one uses their garage for parking
- Narrow frontages and wide driveways mean that there is limited opportunity for on-street parking
- Narrow road allowances maximize land for lots - but it means the streets are too tight for parking on both sides of the road
- Families have more than 2 vehicles

Ms Dwyer opened the floor to comments and possible solutions to the existing challenges with both the provisions of the bylaw and the long-term parking challenges within the subdivisions.

Mr Clair commented that the Municipality should make use of a clause in Subdivision Agreements to prescribe that residents make use of their parking spaces within garages rather than expanding driveways or parking on-street. He noted that it is also helpful that the Municipality is now including on-street parking plans as part of their subdivision review process as this will help provide sufficient “visitor parking”. He similarly suggested that “visitor parking lots” in subdivisions is less desirable unless the municipality is prepared to take the land as part of a cash-in-lieu contribution similarly to parkland dedications.

Mr Foustanelas asked a question regarding the ability to accommodate a sunken landing/steps between the garage and the dwelling in his model of dwellings. Ms Dwyer indicated that she didn’t understand the specifics of the question and invited Mr Foustanelas to engage in a separate conversation after the meeting for the site specific question.

Mr Clair noted that he had noticed some municipal bylaws not an accepted permitted projection into private garage parking spaces of 0.5m in order to accommodate steps. Hamilton’s bylaw was noted as a specific example.

5. Additional Policy Considerations:

Ms Dwyer indicated that the intent of the housekeeping bylaw was to clarify policies which have been subject to misinterpretation or frequently pose issues for implementation. She invited attendees to provide recommendations for revision as part of the review.

Mr Clair noted that he had provided comments in writing on behalf of his clients, however in summary his comments include the following:

- The bylaw should find a balance between contemplating all potential issues and addressing matters of public interest;
- Interpretation of the policy should be the discretion of the Director in order to ensure consistent interpretation of the provisions;
- The design guidelines included in the bylaw should use less prescriptive language and be treated as guidelines rather than performance standards. A legal review of the authority of the design guidelines was encouraged.

No further comments by the attendees were provided.

Ms Dwyer suggested that attendees contemplate their experience with the implementation of the bylaw as well as their experiences with the planning department over the last several years and provide further comments in writing for consideration in the review.

In conclusion Ms Dwyer summarized that the Housekeeping Amendment previously circulated will be subject to substantial revisions and as a result staff will be conducting an additional public consultation process in accordance with the Planning Act.

A general information report with next steps will be presented to Council in the coming weeks, following which notice of a public meeting with a copy of a draft bylaw will be circulated and attendees are encouraged to review and provide comments.

As this amendment is conducted as a Development Permit Amendment, rather than a Development Permit, the process will include appeal rights in accordance with the Planning Act. Ms Dwyer confirmed that participation in this meeting and the provision of any further comments would constitute participation in the public process. Ms Dwyer also suggested that while appeal processes exist it is the intent for this process to be collaborative and that any stakeholder with concerns is encouraged to speak directly with staff to resolve the concerns prior to the passing of the bylaw.

In closing, Ms Dwyer thanked those in attendance for participating and encouraged attendees to provide additional supplemental comments in writing for consideration in the review.

Meeting concluded at 1:34pm.

Development Permit Housekeeping Amendment

Development Stakeholders Town Hall



Agenda

Opening Address and Introduction

Format of Meeting

Purpose of the Amendment

- Permitted Projections
 - Q & A
- Secondary Suites
 - Q & A
- New Uses
 - Q & A
- Parking
 - Q & A
- Additional Policy Considerations
(Round table)

Next Steps



Please remember to mute your microphone when it's not your turn to talk.



Permitted Projections Provisions

Current Provision Says...

What this means...

Proposed Alternative...

Not expressly contemplated.

A permit for a deck would be required to comply with all the provisions for a building or accessory structure on the site

Rear Yard – 8m

Interior Side Yard – 1.2m

Exterior Side Yard – 4.5m

Front Yard – 4.5m

4 New Classifications

1 – Enclosed Structures (ie. three season room)

Setback – same as main dwelling

2 Unenclosed under 3m floor height

Rear Yard – 3.0m

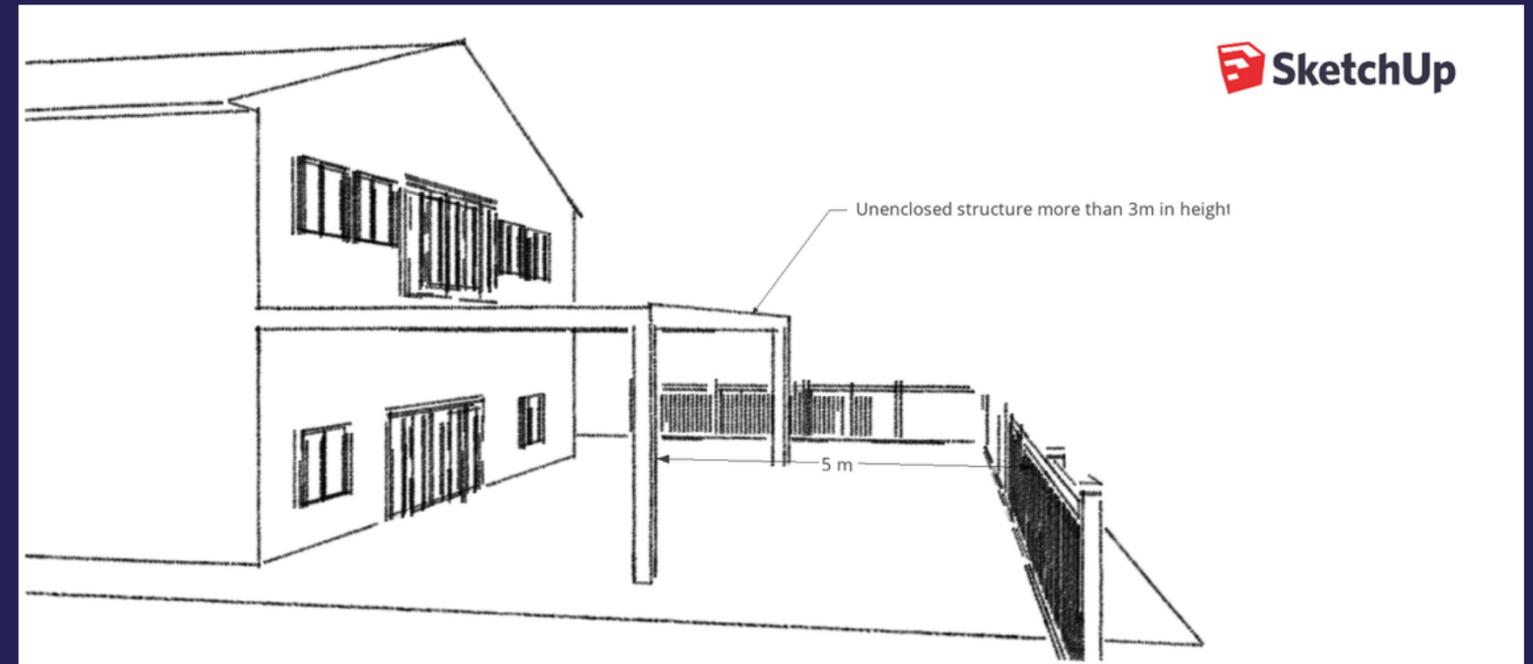
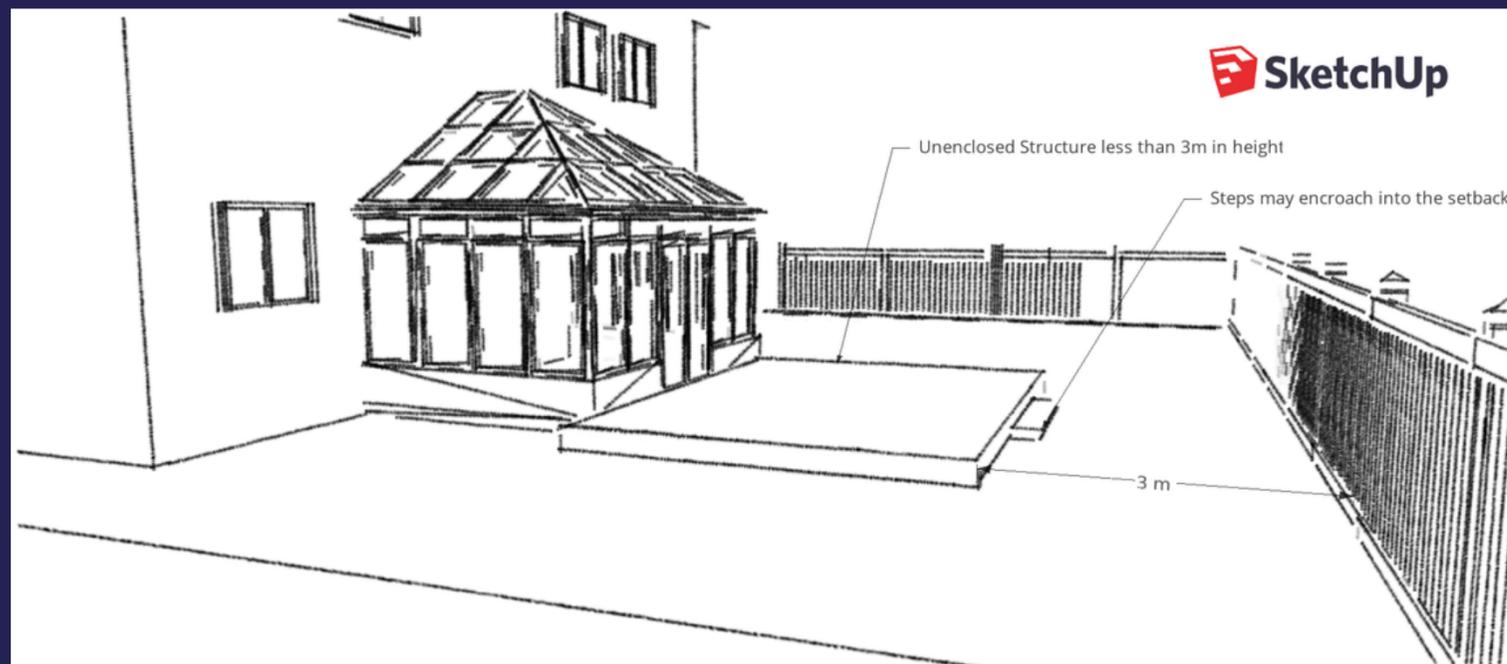
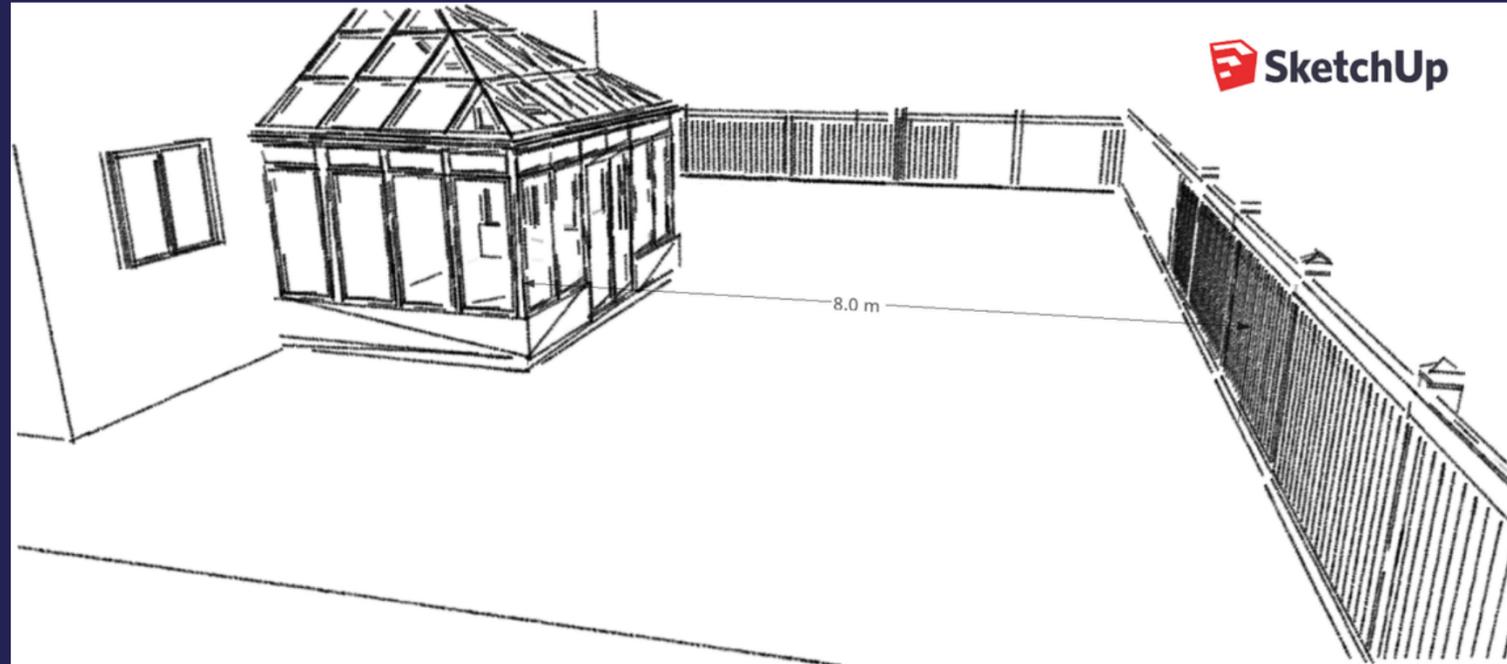
3 Unenclosed over 3m floor height

Rear Yard – 5.0m

4 Balconies

Same as primary building

Permitted Projections Provisions



Secondary Suite Provisions

Current Provision Says...

"Accessory residential dwelling units also known as secondary suites, are permitted in a single detached or semi-detached dwelling, in townhouses or in ancillary structures in the Residential District designation, Mississippi Residential, High Street Residential subject to the requirements of the Ontario Building Code.

Parking requirements shall be in accordance with Section 3.31.2. (1 space per unit)"

What this means...

Any single, semi or town may have up to 1 additional unit on the site.

These provisions are no longer compliant with the More Homes More Choice Act which permits up to 1 unit within the building and 1 in an accessory building.

Proposed Alternative...

New provisions to recognize secondary suites in accessory structures on single or semi lots;

New entrances to be on side or rear facades;

Size limited to 40% of the gross floor area;

Lot coverage of all buildings cannot exceed 60%; Accessory structure cannot exceed 10% of lot area and 45% of rear yard;

New Uses

Current Provision Says...

Various
Complete list of permitted uses in all designated areas available on the Town's website.

What this means...

When an applicant wishes to operate a business / use in the property that is not listed in the pre-determined list of uses, a Class 3 Development Permit is required.

Staff have received inquiries and requests for the proposed uses regularly and have assessed that they are generally compatible within the designated areas as proposed.

Proposed Alternative...

Downtown District

- *Bar/Pub
- *Place of Amusement
- *Temporary Farmer's Market
- *School-Commercial Private
- *Marijuana Retail
- *Medical Office

Health Campus

- *Community Health Service
- *Animal Clinic

Business Campus

- *Automotive Repair Garage
- *Community Health Service

Industrial Campus

- *Commercial Storage
- *Truck Rental/Storage
- *Repair and Service Shop
- *Industrial Mall
- *Transport Terminal

Residential District

- *Home-care
- *Model Home (Temp)
- *School

Parking Woes

Current Provision Says...

Each single, semi or town unit requires 2 spaces (may be tandem)

Size - 2.75 x 6m

Driveways cannot exceed 45-60% of lot frontage

What this means...

Every home needs to accommodate 2 spaces in either a driveway or garage.

These spaces must be within the private property (ie. cannot overhang the sidewalk)

Mega-driveways compromise drainage and servicing plans and eliminate opportunities for on-street parking

What's the problem?

People dislike tandem parking

No one uses their garage for parking

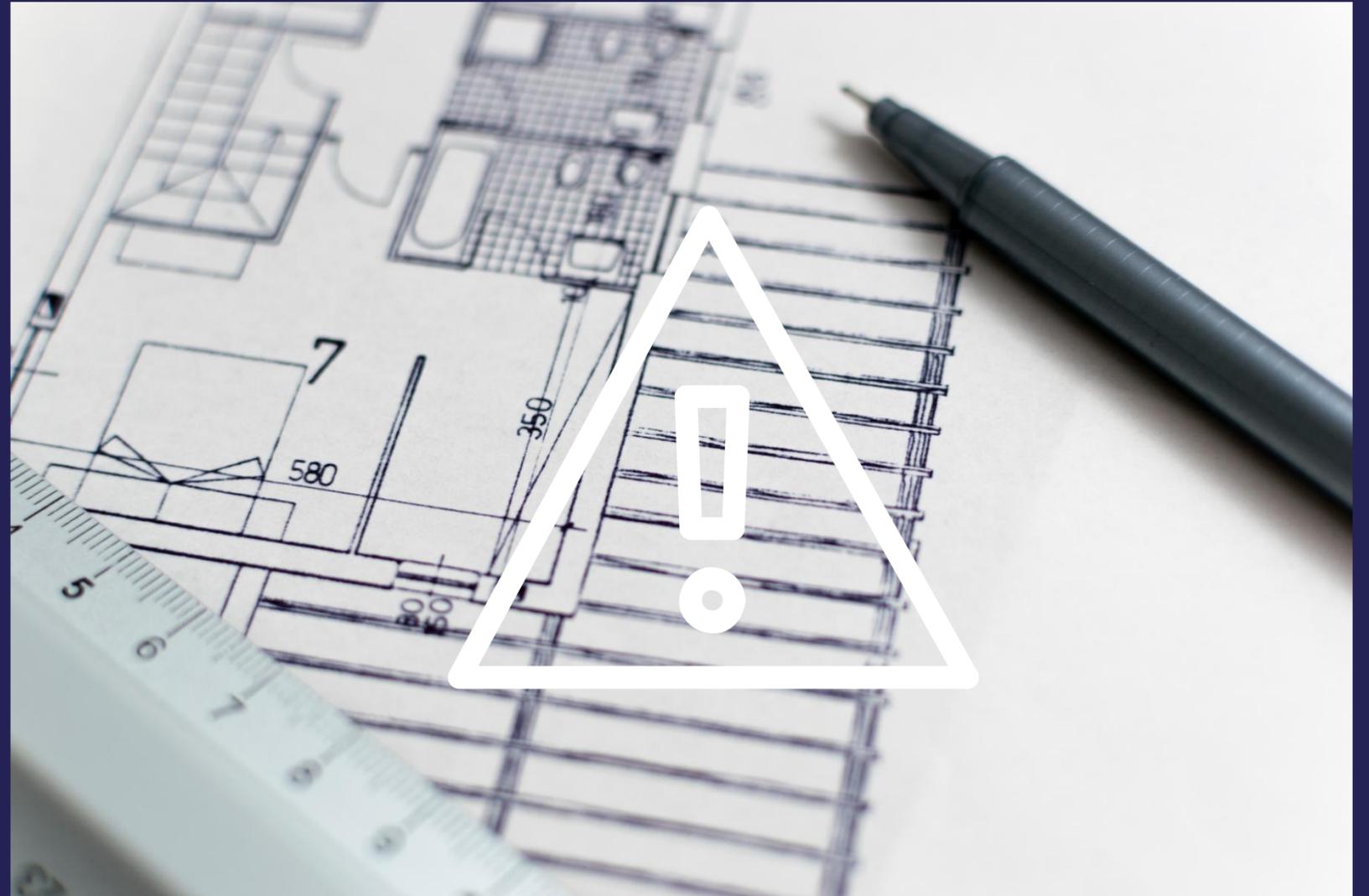
Narrow frontages and wide driveways mean that there is limited opportunity for on-street parking

Narrow road allowances maximize land for lots - but it means the streets are too tight for parking on both sides of the road

Families have more than 2 vehicles

Additional Policy Considerations

What's not working?
How can we fix it?



Next Steps

Housekeeping Re-write

What's being dropped...

- 1) Parking space provisions
- 2) Townhome limits

New Public Meeting and Circulation Process

Staff report to Council

Bylaw to Council

Appeal Rights

