

An aerial photograph of a residential area. A river flows through the upper left portion of the image. The middle section shows a residential neighborhood with houses, trees, and a road. A large, brown, rectangular field is visible in the lower right. The overall scene is a mix of natural and developed land.

Norval Secondary Plan Review

October 23rd Public Workshop #2 Summary

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1.0 Introduction

On Tuesday, October 23rd, the second public workshop was held for the Hamlet of Norval Secondary Plan Review. The objectives of the workshop were to:

- Provide a status/progress update on the study to date;
- Present the Policy Alternatives Report prepared by the consulting team which identifies preliminary policies and land use options for Norval; and,
- Solicit public and stakeholder input on the Policy Alternatives Report and the preliminary policies and land use options.

1.1 Workshop Outline

The workshop began with a drop-in session to allow for participants to arrive and meet the consultant team. A presentation was then made by Lorelei Jones (Macaulay Shiomi Howson). Following the presentation, attendees were invited to participate in a workshop with small round table discussions. Groups were asked to engage in discussions, and complete a worksheet to obtain their preference on the policy options and land use alternatives.

At the end of the workshop, a member of each group presented the key findings from their discussion.

1.2 Who Came to the Workshop?

Approximately 50 people attended the workshop, including a mix of Town Staff, Councillors, residents, key stakeholders, and representatives from the development community. Members of the consultant team were on hand to help facilitate the workshop and answer questions.

1.3 What was Presented?

The workshop began with a presentation by Lorelei Jones (Macaulay Shiomi Howson). The presentation addressed the following topics:

- Opportunities and Constraints
- Priority Directions
- Floodplain Mapping and Policies
- Land Use Policies and Mapping
- Transportation
- Heritage Protection and Design
- Next Steps



Buildings in the Norval Community Core should address Highway 7 and Adamson Street.

2.0 Workshop Exercise

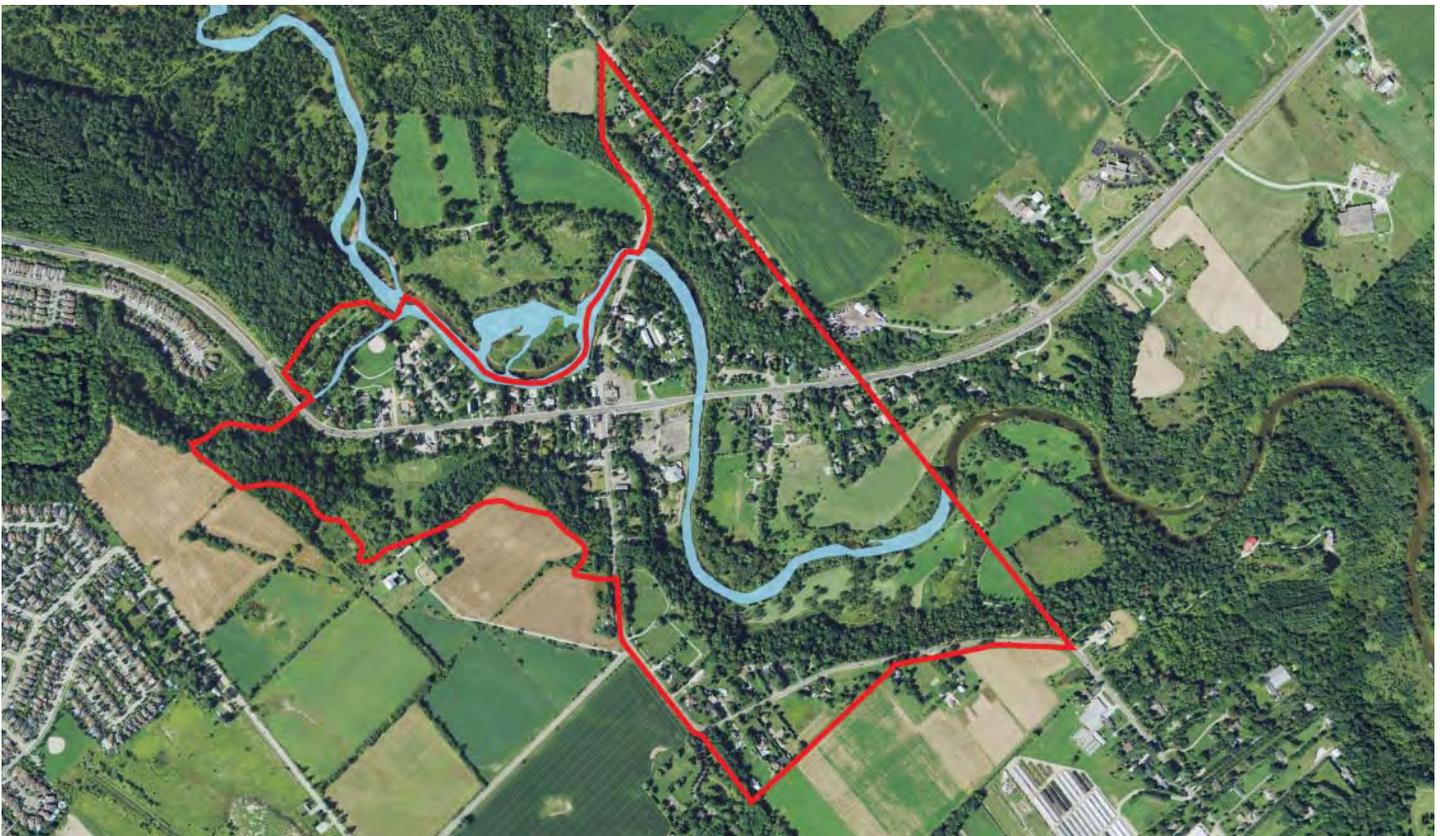
In small groups, and using a large worksheet for guidance, participants were encouraged to discuss and respond to five key considerations from the Policy Alternatives Report, including:

- Consideration # 1: Floodplains, Erosion Hazards and Natural Heritage
- Consideration # 2: Community Core Boundaries
- Consideration # 3: Automotive Uses
- Consideration # 4: Heritage Protection
- Consideration # 5: Size of Commercial Uses

(Please see appendix A for the worksheet, including brief descriptions of each alternative).

The participants commented on these considerations and were posed the following questions:

- Which of the following options do you prefer? Why?
- Alternatively, are there aspects of more than one option that you prefer? Why?



The Hamlet of Norval Secondary Plan area.

2.1 Key Findings

Although a wide-range of feedback was generated from each of the three working groups, there were some notable points of consensus. These key findings are summarized below, and (in Section 2.2) added and/or integrated to the Priority Directions that resulted from the June 19th Vision Workshop.

Consideration #1: Floodplains, Erosion Hazards and Natural Heritage

- Participants generally preferred Option #1 and Option #3 because they permitted some development within the Flood Plain designation.

Consideration #2: Community Core Boundaries

- Participants liked elements of each Option, and were generally in favor of a Community Core that more closely resembles the current configuration of the Hamlet.

Consideration #3: Automotive Uses

- There was no consensus between the groups on whether to permit automotive uses in the Hamlet, with each group preferring a different Option.

Consideration #4: Heritage Protection

- All groups felt that heritage is an important feature in Norval, but there was no overall agreement on what the best option is for preservation/enhancement.

Consideration #5: Size of Commercial Uses

- The groups were generally in favor of commercial uses that reflect the Norval context, including both a limited building size (i.e. 250m²) or regulating size based on site characteristics.

2.2 Priority Directions

Building on the key findings determined during this workshop, the Priority Directions from the June 19th public workshop have been further refined as follows (additions in italics):

1. Maintain and enhance existing built and natural heritage features. *Evaluate all options to determine the best approach.*
2. Maintain and enhance existing open spaces and natural features, including the Credit River (and valley), Willow Park, McNab Park, and the Lucy Maud Montgomery Garden.
3. *Reinforce the existing commercial fabric through the support of small, independent businesses focused on Guelph Street.*
4. *Evaluate all options with respect to automotive uses to determine the best approach.*
5. Ensure new residential, commercial and institutional buildings are in keeping with Norval's heritage character, including height, scale, massing, and materials.
6. *Provide a variety of directions to ensure that new commercial and institutional buildings reflect the existing Hamlet context.*
7. Preference for new residential buildings in the Hamlet should focus on single-family dwellings.
8. Facilities for active transportation (i.e. cycling lanes, widened sidewalks) should provide enhanced connections through the Hamlet Community Core and to Georgetown and surrounding communities.
9. Traffic calming measures should be explored in the Hamlet Community Core.
10. Minimize large truck traffic through the Hamlet Community Core.

2.3 Group Discussion Questions

In small discussion groups, participants were asked to consider a number of key land use and policy alternatives to help prepare the updated Secondary Plan for the Hamlet of Norval. The findings for each group are summarized in the following sections.



Participants were asked to comment on, from top to bottom, existing automotive uses, heritage preservation, and commercial uses.

Group 1

Consideration #1: Floodplains, Erosion Hazards and Natural Heritage

- Option #1 is preferred because it allows for development and also has the most green space.

Consideration #2: Community Core Boundaries

- Option #2 is preferred because it would be quieter for existing residential areas.
- We also like Option #3

Consideration #3: Automotive Uses

- Option #1 is preferred because it is the best for the environment and public health.
- Option #2 is not preferred.

Consideration #4: Heritage Protection

- Option #3 is preferred because it preserves our village character.
- The other options for this consideration are unsatisfactory.

Consideration #5: Size of Commercial Uses

- 500m² is too big.
- Option #2 is preferred although we also think 250m² is also too big.

Additional Comments:

- Regarding traffic calming: The current speed limit is not enforced. There is no advance warning to motorists of change in speed limit at the bottom of the hill at the west end of the village.
- Why do we need a left turn lane at Guelph & Mary Street? This would remove on-street parking and increase the speed on Guelph Street.

Group 2

Consideration #1: Floodplains, Erosion Hazards and Natural Heritage

- Option #3 is preferred because of the minor variances that are allowed.
- Option #1 is also preferred because it reflects the current uses.

Consideration #2: Community Core Boundaries

- Combine Options #1 and #2, because this better reflects current conditions.
- Past decisions do not reflect the community as a whole.

Consideration #3: Automotive Uses

- Option #2 is preferred.
- Revert back to By-Law 74-51 to allow for automotive uses.
- Do not restrict commercial uses.

Consideration #4: Heritage Protection

- Option #2 is preferred.
- There are too many restrictions to heritage designations.

Consideration #5: Size of Commercial Uses

- Option #1 is preferred.
- It offers a more balanced approach to commerce.
- Restrict new buildings to 2-storeys.
- Not all properties require the same size septic system. Therefore, 500 m² should be used on some properties if they are large enough.
- Most businesses do not require the septic volume that a residence does. Therefore option #1 should be considered subject to property size.

Additional Comments:

- Norval was born on commerce. Restricting it will stifle the village.



The Hamlet has a strong stock of buildings with heritage value. Participants were in agreement that these buildings should be protected, however, an overall strategy could not be determined.

Group 3

Consideration #1: Floodplains, Erosion Hazards and Natural Heritage

- We prefer option #1 but we do not agree with “All floodplain lands designated as greenlands”. This point should be taken out and replaced with the point from option #3 “Some redevelopment permitted, subject to restrictions”.
- Flood Plain should be designated as “Flood Plain”

Consideration #2: Community Core Boundaries

- We prefer option #1 but the core should be extended across the eastern side of the river.
- Include existing businesses on the eastern side of the river.

Consideration #3: Automotive Uses

- Option #3 is preferred.
- It is fair, inclusive and viable.
- If the existing automotive uses remain, the other uses should be commercial.

Consideration #4: Heritage Protection

- Option #1 is preferred because it is unique and heritage needs greater protection.
- Consult the Norval Women’s Institute.

Consideration #5: Size of Commercial Uses

- Option #2 is preferred.
- We agree with the consultants.

Additional Comments:

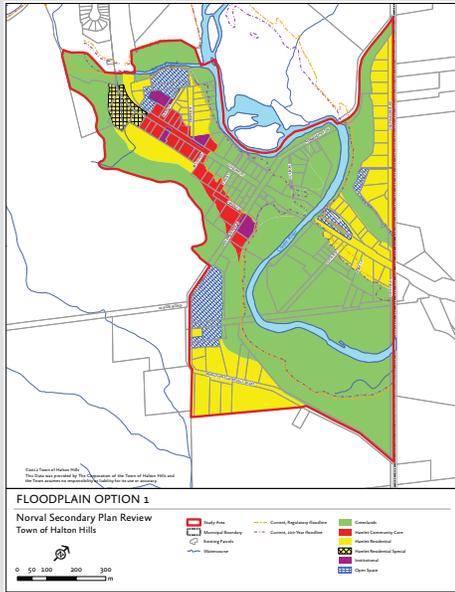
- Norval beautification. Remind consultants that weekly vandalism occurs.
- There was too much information. Too complicated. Not enough time to discuss.



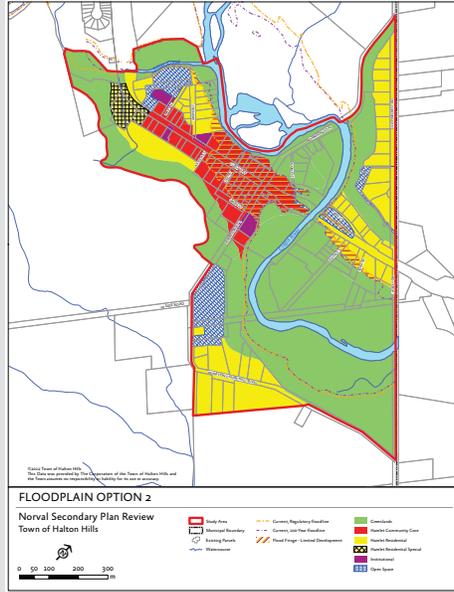
Participants felt that policies related to flood plain issues should still allow some development potential.

Appendix A - Group Worksheet

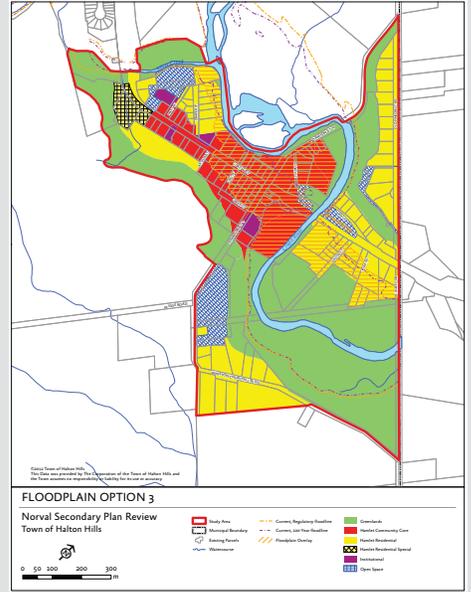
Consideration # 1: Floodplains, Erosion Hazards and Natural Heritage



- Option 1 – Current Approach**
- All floodplain lands designated Greenlands
 - Environmental Protection Zone in Zoning By-law (only agricultural and conservation uses)
 - Restricts new uses in Community Core



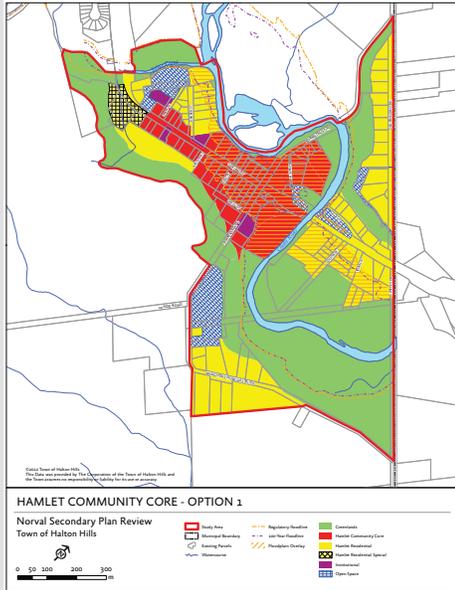
- Option 2 – Two Zone Approach**
- Separates floodway and flood fringe
 - Allows some development within flood fringe
 - No expansion of existing buildings in floodway



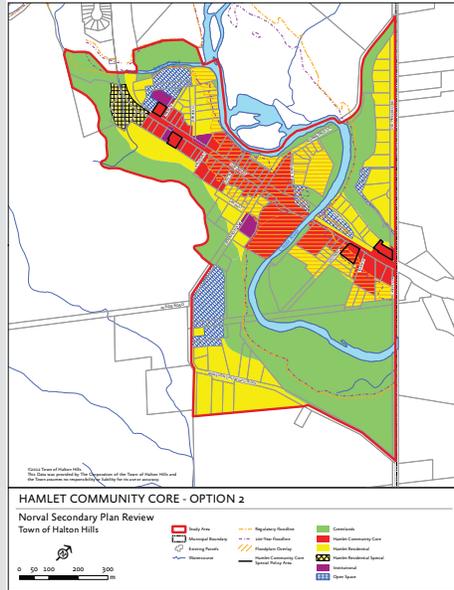
- Option 3 – Regulatory Floodplain Overlay**
- Currently undeveloped lands and natural heritage become Greenlands
 - Some redevelopment permitted, subject to restrictions

Which of the following options do you prefer? Why?

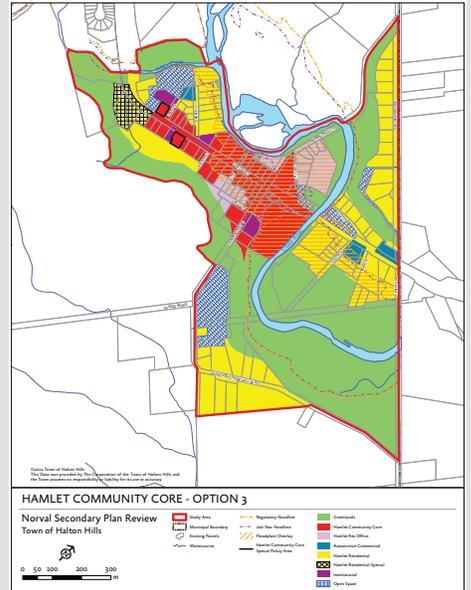
Consideration # 2: Community Core Boundaries



- Option 1 – Current Secondary Plan (with Floodplain Overlay)**
- Generally maintains the existing Community Core boundary with some modification due to recommended floodplain approach



- Option 2 – Guelph Street Focus**
- Focus Community Core on Guelph Street
 - Extend boundaries to eastern edge of the Hamlet



- Option 3 – Compact Community Core**
- Change King Street, Green Street, and Noble Street to Hamlet Residential/Office.
 - New designation permit existing automotive uses outside new Core boundary

Which of the following options do you prefer? Why?

Alternatively, are there aspects of more than one option that you prefer? Why?

Consideration # 3: Automotive Uses



Option 1 – Current Approach

- Continue to exclude automotive uses from the list of permitted uses.
- Existing uses remain non-conforming.

Option 2 – Revise Permitted Uses

- Add automotive uses to list of permitted use in the Community Core.

Option 3 – Site Specific Exceptions

- Existing automotive uses allowed on a site-specific basis.
- No new automotive uses allowed.

Which of the following options do you prefer? Why? Alternatively, are there aspects of more than one option that you prefer? Why?

Consideration # 4: Heritage Protection



Option 1 – Heritage Conservation District

- Protects more than just buildings (i.e. sites, landscape, topography, views, etc.)
- Requires separate study from a heritage expert

Option 2 – Individual Heritage Designations

- Designating more heritage buildings
- Town prefers to have consent from the property owner

Option 3 – Stronger Heritage Protection/ Urban Design Guidelines

- More specific heritage guidelines to protect the Hamlet character, including height, built form, massing, scale, setbacks, materials, etc.

Which of the following options do you prefer? Why? Alternatively, are there aspects of more than one option that you prefer? Why?

Consideration # 5: Size of Commercial Uses



Option 1 – 500 m²

- Maximum allowed in the Regional Official Plan
- Potential out of scale with the Hamlet character

Option 2 – 250 m²

- Regulated through Secondary Plan or Zoning By-law - if only in Zoning Bylaw then anything larger would require rezoning
- Exceptions for existing buildings (> 250m²) to ensure they are not considered non-conforming

Which of the following options do you prefer? Why? Alternatively, are there aspects of more than one option that you prefer? Why?

Additional Comments:

Please provide any additional comments related to planning policies for Norval, and/or any issues that you feel have not been addressed.
