

**Ontario Municipal Board
Commission des affaires municipales de l'Ontario**

PROCEEDING COMMENCED UNDER subsection 34(11) of the Planning Act, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Eden Oak (Creditview Heights) Inc.
Subject: Application to amend Zoning By-law 74-51 –
Refusal or neglect of the Town of Halton Hills to
make a decision
Existing Zoning: RU
Proposed Zoning: RE
Purpose: To permit a development consisting of 31 single
detached lots
Property Address/Description: Part Lot 20, Concession 9
Municipality: Town of Halton Hills
Municipality File No.: D14ZBA08.004
OMB Case No.: PL150128
OMB File No.: PL150128
OMB Case Name: Eden Oak (Creditview Heights) Inc. v. Halton Hills (Town)

PROCEEDING COMMENCED UNDER subsection 51(34) of the Planning Act, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Eden Oak (Creditview Heights) Inc.
Subject: Proposed Plan of Subdivision – Failure of the
Town of Halton Hills to make a decision
Purpose: To permit a development consisting of 31 single
detached lots
Property Address/Description: Part Lot 20, Concession 9
Municipality: Town of Halton Hills
Municipality File No.: D12SUB08.001
OMB Case No.: PL150128
OMB File No.: PL150129
Hearing Date: Monday, February 27, 2017 – Town of Halton Hills
10 days

**WITNESS STATEMENT
OF
MICHAEL HANNAY, B.E.S., B.ARCH., MRAIC, MCIP, RPP, LEED AP
(January 30, 2017)**

INDEX

INDEX

Tab	Description	Page
1.	Witness Statement of M. Hannay	1
A	Curriculum Vitae of M. Hannay and Acknowledgement of Expert's Duty	14

TAB 1

Background and Qualifications

1. This witness statement has been prepared by:

Michael Hannay, B.E.S., B.ARCH., MRAIC, MCIP, RPP, LEED AP
Vice President, W ARCHITECT Inc.
Director of Business Development, The MBTW Group
255 Wicksteed Ave, Unit 1A, Toronto, Ontario M4H 1G8
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2. I am a member of the Royal Architecture Institute of Canada (MRAIC), and a full member of the Canadian Institute of Planners, the Ontario Professional Planners Institute and a Registered Professional Planner (RPP) in the Province of Ontario, with LEED AP accreditation. I have over 25 years of professional urban design and planning experience and have been qualified by the Ontario Municipal Board ("OMB" or "Board"), on numerous occasions, as an expert witness on urban design matters. My current Curriculum Vitae together with a signed acknowledgement of expert's duty form is attached as Exhibit A. I acknowledge my duty to the Board.
3. I am familiar with and have a working knowledge of the PPS 2014 and Growth Plan; Halton's current Regional Official Plan (38) and Regional Official Plan 25 (ROPA 25) under which the applications are being processed; and the Town of Halton Hills Official Plan, including the Hamlet of Glen Williams Secondary Plan (GWSP) policies set out in section H4 of the Plan, the Hamlet Area policies as set out in section E3 of the Plan, the more general urban design policies set out in section F2 of the Plan, the general policies relating to design for new communities as set out in section F3 of the Plan, and the Hamlet Of Glen Williams Design and Heritage Protection Guidelines as set out in Appendix X6 of the Plan, as they relate to the proposed development of 31 single detached lots on the subject lands.

Retainer

4. MBTW|WAI have been retained by Eden Oak (Creditview Heights) Inc. since February 19, 2008, to provide professional urban design, architectural guidance, and landscape architecture services related to the property at Part Lot 20, Concession 9, referred to as the Eden Oak (Creditview Heights) Community. My work as it relates to the zoning by-law amendment and draft plan of subdivision applications commenced in 2015. My services include the update of the Urban Design Guidelines, and the preparation of new Architectural Design Guidelines, as well as a Visual Impact Assessment with Sitrine Research.

5. I prepared and/or reviewed the following reports, plans, or studies as part of the updated Urban Design Guidelines, and new Architectural Design Guidelines and Visual Impact Assessment, filed with the updated application submission package in December 2016 and subsequent submissions/correspondence to the Town, including:
 - a. Urban Design Guidelines for the Eden Oak (Creditview Heights) Community, dated May 2012 (Revised January 2017);
 - b. Architectural Design Guidelines for the Eden Oak (Creditview Heights) Community, dated December 2016 (Revised January 2017);
 - c. The Visual Impact Study for Eden Oak, revised August 10, 2016;
 - d. The revised Proposed Draft Plan of Subdivision, prepared by Matthews Planning and Management Ltd., revised November 18, 2016.
 - e. The Planning Assessment Report, December 2016, prepared by David Matthews (Matthews Planning & Management Ltd.) and his witness statement filed in respect of this proceeding as well as the witness statement of the other consultants retained by Eden Oak.

- f. The January 18, 2017 Staff Report, prepared by Adam Farr, Manager of Development Review, titled: *Council Recommendation Report: Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.*
- g. The Proposed Zoning By-law Amendment, as shown in Schedule 8 of the January 18, 2017 Staff Report (prepared by Adam Farr, Manager of Development Review);
- h. The Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., Revised January 2017;
- i. The Creditview Heights Retained Vegetation and Proposed Planting Areas Plan prepared on January 2017 by LGL Limited;
- j. The Peer Review letter, dated January 19, 2016, from Bogdan Newman Caranci Inc., regarding "*Request for Comments/Urban Design Review of Glen Chase Urban and Architectural Guidelines Glen Williams Community, Town of Halton Hills. Halton Hills File No. D14ZBA08.004 & D12SUB08.001/Eden Oak-Glen Chase*";
- k. The Peer Review letter, dated August 29, 2016, from Bogdan Newman Caranci Inc., regarding "*Request for Comments/Urban Design Review of Glen Chase Urban and Architectural Guidelines Glen Williams Community, Town of Halton Hills. Halton Hills File No. D14ZBA08.004 & D12SUB08.001/Eden Oak-Glen Chase*";
- l. The Peer Review letter, dated January 9, 2017, from Bogdan Newman Caranci Inc., regarding "*Request for Comments on Eden Oaks (Creditview Heights) Urban Design Guidelines and Architectural Control Guidelines*"; and
- m. Reports, policies and plans referred to in the above.

6. I have been involved in numerous meetings with Town staff regarding revisions to the Urban Design and Architectural Guidance aspects of the Community Plan. In December 2016, I prepared and/or reviewed updates to the Urban Design Guidelines and Architectural Design Guidelines, in accordance with comments from Town Staff and the Town's peer reviewer (Bogdan Newman Caranci Inc.).
7. I received additional comments from Town Staff and from Bogdan Newman Caranci Inc. on January 12, 2017 (noted above, in 5.i), and have updated the Urban Design Guidelines and Architectural Design Guidelines accordingly (revised January 2017).

Nature of Evidence

8. I will principally provide opinion evidence based on the reports and communications authored by me and referred to above and will refer to the above documents as necessary.
9. I will also provide opinion evidence that, from an urban design perspective, the proposed Zoning Bylaw Amendment and Draft Plan of Subdivision applications should be approved because:
 - They are consistent with and implement the Growth Plan and PPS 2014.
 - They conform to and implement the ROP.
 - They conform to the Town of Halton Hills OP, including general urban design policies, and the Hamlet Area policies and the GWSP policies relating to urban design.
 - They have regard for the Hamlet of Glen Williams Design and Heritage Protection Guidelines as set out in Appendix X6 of the Plan.
 - They represent good urban design.

- The requirements of the proposed zoning by-law amendment will work in conjunction with the Eden Oak Urban Design Guidelines, the Eden Oak Architectural Design Guidelines, and the undisturbed lands to be conveyed, to provide a contextually appropriate degree of visual separation between the existing adjacent houses and the proposed new house.
- With reference to various pre-filed exhibits I will demonstrate and elaborate upon the above comment.

Hamlet Character

10. In my opinion, the proposed application is in keeping with the Glen Williams Hamlet Character, in accordance with the urban design policies of the GWSP, and policy 103 of the Region of Halton's Official Plan. Furthermore, the Eden Oak (Creditview Heights) Community Urban Design Guidelines and Architectural Design Guidelines have been prepared to ensure that various aspects of the public private realms of the proposed Draft Plan of Subdivision are in keeping with the Hamlet's character.

11. In my opinion, the proposed street cross section for Streets A and B, presented in Figure 11 (page 9) of the Urban Design Guidelines, reflects Town standards established in Table F6 of the Town of Halton Hills Official Plan and incorporates rural features, such as a rolled curb, in accordance with the guidelines and cross section presented in the Hamlet of Glen Williams Design and Heritage Protection Guidelines, in order to promote the rural character of the Hamlet (Section X6.1, Appendix X6 of the Halton Hills Official Plan).

12. In my opinion, the Draft Zoning By-law Amendment (Schedule 8 of the Town's staff report, dated January 18, 2017) implements the urban design vision of the Hamlet of Glen Williams Design and Heritage Protection Guidelines (Appendix X6 of the

Halton Hills Official Plan), incorporating regulations to enforce variety in front yard setbacks. Section 2.3 of the Architectural Design Guidelines also incorporates this vision and provides consistent guidance that is in agreement with the zoning by-law and the Hamlet Design and Heritage Protection Guidelines.

13. It is my opinion that the 2-storey (11 metre) maximum height proposed in the Draft Zoning By-law Amendment (Schedule 8 of the Town's staff report, dated January 18, 2017) is compatible with the existing built form in the Hamlet, and is consistent with the character of the community and the Community Vision presented in the Hamlet Design and Heritage Protection Guidelines (Appendix X6 of the Halton Hills Official Plan). Architectural guidance for Building Height Compatibility is provided in section 2.6 of the Eden Oak (Creditview Heights) Community Architectural Design Guidelines, consistent with the proposed zoning by-law provisions.

Lot Configuration & Variety

14. It is my opinion that the November 18, 2016 Draft Plan of Subdivision prepared by Matthews Planning & Management Ltd. is consistent with the guidelines presented in section X6.2 of the GWSP, and section 3.2, Lot Configuration, of the Eden Oak Urban Design Guidelines, and reflects:
- a. A varied lot configuration, with a range of lot widths from 21.49 metres to 47 metres (with the exception of special conditions for lots 8 and 9, at 10 metre frontages, and lot 31, at an 89 metre frontage);
 - b. Varied lot depths, ranging from 35.59 metres to 69.59 metres; and,
 - c. Varied lot sizes, with a range in lot area from 1004.76 sq m to 5,621.73 sq m.

Community Interface (Buffers / Undisturbed Vegetation Areas)

15. In my opinion, the Hamlet Buffer, composed of the Wildwood Trail (Town owned lands), enhanced planting and proposed increased rear yard setback to a minimum

of 10 metres (as shown in the Revised Draft Zoning By-law Amendment in Schedule 8 of the Town's staff report, dated January 18, 2017) provide an adequate buffer along the Hamlet's Edge, in accordance with policy H.4.3.8 of the GWSP. The proposed boundary achieves the purpose of preserving the hamlet character, and is consistent with Schedule H4-1 of the Halton Hills Official Plan.

16. It is my opinion that the Eden Oak Community sensitively integrates the new residential lots adjacent to existing residences to the north by maintaining adequate rear yard setbacks and preserving large areas of undisturbed vegetation, which will be conveyed to the Town through Condition 7 of the Draft Plan of Subdivision Approval (Schedule 7 of the Town's staff report, dated January 18, 2017).

Response to Urban Design Related Issues raised on the Issues List

1. Town and Region Issues List:

Issue # 5 – Is the lot layout and grading appropriate so that the lot fabric may be approved?

RESPONSE: Yes, the lot layout in the November 18, 2016 Draft Plan of Subdivision prepared by Matthews Planning & Management Ltd provides varying lot sizes, widths and depths, in accordance with section 2.0 of the Hamlet Design and Heritage Protection Guidelines (Appendix X6 of the Official Plan). Refer to Lot Configuration and Variety (#14) above.

Issue # 8 – Is the character and urban design of the development proposal appropriate and in conformity with the Town's Official Plan, including the Glen Williams Secondary Plan?

RESPONSE: Yes, for the reasons mentioned in comments 10 through 16 above, it is my opinion that the character and urban design of the development proposal

is appropriate and is conformity with the Town's Official Plan, including the GWSP.

Issue # 9 – Is the interface of the development proposal with the Town trail appropriate including addressing any grading issues, and if so, what conditions are necessary for the approval of the development proposal?

RESPONSE: Yes, refer to comment #15 above. According to Condition number 66, the applicant will “*provide plantings within the Hamlet Buffer, adjacent to the subject lands including but not limited to along all lots and subdivision lands backing onto the existing Wildwood Rail Trail, to a planting density and standard to the satisfaction of the Manager of Parks and Open Space*” (Schedule 7 of the Town’s staff report, dated January 18, 2017). An increased rear yard setback and on-lot landscaping at the rear of the property will also be provided to ensure a sensitive interface between the proposed development and the Wildwood Trail.

Issue # 16 – Is the form of the Zoning By-law, including the Holding Provisions satisfactory so that it may be recommended to the OMB for approval?

RESPONSE: Yes, the Draft Zoning By-law Amendment presented in Schedule 8 of the Town’s staff report, dated January 18, 2017, provides regulations that implement that Hamlet Vision and Character as described in the Hamlet Design and Heritage Protection Guidelines (Appendix X6 of the Halton Hills Official Plan). Consistent guidance has been provided in the Eden Oak (Creditview Heights) Community Architectural Design Guidelines and Urban Design Guidelines.

2. GWCA Issues List – Revised:

Issue # 2 – Do lots 20 to 31 on the proposed draft plan meet the intent of the GWSP urban design guidelines which recommends limiting block lengths to 175 metres?

RESPONSE: Yes, the November 18, 2016 Draft Plan recognizes the intent section 1.0 of the Hamlet Design and Heritage Protection Guidelines in limiting block lengths. Due to restrictions in access, the block size for lots 20 to 31 (located on the south side of Street A) cannot be limited to the recommended 175

metres. In order to shorten the perceived length of the block, in accordance with the intent of the guidelines, a 10 metre wide pedestrian mid-block connection is provided, and Street A is proposed to curve, providing a visual relief and breaking up the perceived block length.

Issue # 3 – Do lots 20 to 31 on the proposed draft plan meet the intent of the GWSP urban design guidelines respecting varied frontages?

P.O.
ISSUE # 4

RESPONSE: Yes, refer to comment #14, and the response to the Town and Region Issue #5. The Draft Zoning By-law Amendment (Schedule 8 of the January 18, 2017 Staff Report) provides provisions for varying front yard setbacks, also discussed in comment #12, above.

Issue # 4 – Is the road profile proposed in the draft plan of subdivision appropriate for Glen Williams?

P.O.
ISSUE # 10

RESPONSE: Yes, refer to comment #11, above.

Issue # 5 – Are the proposed setbacks from the Rail Trail appropriate and do they provide a sufficient and adequate buffer between the homes on the street and the Trail? Is the treatment of any buffer appropriate for the hamlet in the context of the hamlet's existing buffer?

P.O.
ISSUE # 15

RESPONSE: Yes, refer to comment #15 and the response to issue #9 from the Town and Region Issues List.

Issue # 8 – Is the proposed draft plan in keeping with and compatible with the GWSP hamlet character?

P.O.
ISSUE # 1

RESPONSE: Yes, for the reasons mentioned in comments 10 through 16 above, it is my opinion that the character and urban design of the development proposal is appropriate and is conformity with the Town's Official Plan, including the GWSP.

P.O. ISSUE
19

Issue # 9 – Are additional buffers required?

RESPONSE: No, the Draft Plan Conditions in Schedule 7 of the January 18, 2017 Staff Report ensure that adequate buffers are provided along the Wildwood Trail (condition #66) and that undisturbed lands identified in the *Creditview Heights Retained Vegetation and Proposed Planting Areas Plan* prepared on January 2017 by LGL Limited, are conveyed to the Town (condition #7). In addition, the Draft Zoning By-law Amendment requires a minimum rear yard setback of 10 metres (except where required on a lot-specific basis) to the Wildwood Trail and from the proposed EP1 Zone (Environmental Protection One).

P.O.
ISSUE # 17

Issue # 12 – Is the proposed connection to the Rail Trail sufficient and appropriate?

RESPONSE: Yes, the November 18, 2016 Draft Plan prepared by Matthews Planning and Management Ltd. incorporates a pedestrian trail connection through the stormwater management block (Block 32), and extends the connection from Street A to the Wildwood Trail through a proposed 10 metre wide mid-block connection (Block 36). These pedestrian connections are consistent with Schedule H4-1, Glen Williams Land Use Plan, of the Halton Hills Official Plan. Additional connections are provided through the Ann Street emergency access, located at the cul-de-sac at the end of Street A.

3. Issues List for Joan Griffin – Revised:

P.O. CWPA
ISSUES # 4; 6

Issue # 1 – Should Lots 20 to 31 be reconfigured to have varying depths and frontages to meet the intent of the GWSP policies and urban design guidelines? Should Lots 1 to 5 be reduced in depth?

RESPONSE: No, refer to comment #14, and the response to the Town and Region Issue #5, above. A portion of the rear yards of Lots 1 to 4 is zoned EP1 (Environmental Protection One) in the Draft Zoning By-law Amendment (Schedule 8 of the January 18, 2017 Staff Report) and is part of the public land conveyance to the Town stipulated in condition #7 of the Draft Plan Conditions (Schedule 7 of

the January 18, 2017 Staff Report). The deeper lots also provide variety in lot configurations, consistent with the Hamlet character and vision of the Hamlet Design and Heritage Protection Guidelines.

Issue # 2 – Should Street A have a block length of 335 metres and does this meet the intent of the GWSP design guideline which recommends limiting block lengths to 175 metres?

P.O. GWCA
ISSUE #3

RESPONSE: Refer to the response to Issue #2 from the revised GWCA Issues List, above, for Lots 20 to 31 (on the south side of Street A). Street B has been introduced to break up the block on the north side of Street A. A stormwater management block (Block 32) and the curvature of Street A also provide visual relief and a break in the perceived length of the block.

Issue # 3 – Should the setbacks proposed for the lots have greater variation to meet the intent of the GWSP policies and urban design guidelines?

P.O. GWCA
ISSUE #5

RESPONSE: No, the setbacks proposed in the Draft Zoning By-law Amendment provided in Schedule 8 of the January 18, 2017 Staff Report address the intent of the GWSP policies and urban design guidelines. Guidance that is consistent with these regulations is provided in both the Eden Oak (Creditview Heights) Community Urban Design Guidelines and Architectural Design Guidelines.

Issue # 4 – Should the draft plan incorporate buffers along all of its boundaries?

RESPONSE: No, refer to comments #15 and #16 above, and the response to issue #9 from the revised GWCA Issues List, above.

Issue # 5 – Is the proposed connection to the Rail Trail from the draft plan of subdivision appropriate or should additional connections be provided? Are any proposed changes to the Rail Trail, such as regarding or loss of trees, being appropriately addressed.

P.O. GWCA
ISSUE
16 & 17

RESPONSE: Appropriate connections have been provided to the Wildwood Trail, refer to the response to issue #12 from the revised GWCA Issues List, above. The Draft Plan Conditions in Schedule 7 of the January 18, 2017 Staff Report provide measures to ensure the restoration of the Wildwood Trail (condition #65).

P.O. GWCA
ISSUE # 10

Issue # 10 – Should the proposed draft plan of subdivision incorporate a natural buffer behind lots 20 through 31 along the south property line and abutting the Town's Rail Trail?

RESPONSE: No, a Hamlet Buffer is already provided at the rear of these lands. Refer to comment #15 above.

P.O. GWCA
ISSUE # 7

Issue # 16 – Do the zoning regulations in the proposed By-law prohibit 3 storey homes and specify the required lot widths and setbacks?

RESPONSE: Yes, the zoning regulations in the Draft Zoning By-law Amendment provided in Schedule 8 of the January 18, 2017 Staff Report provide for a maximum 2-storey (11 metre height) and specify required lot widths and setbacks.

Issue # 17 – After considering the above issues, should the lot yield for the Plan be reduced?

RESPONSE: No.

Conclusion

4. In my opinion, the proposed development meets the vision and design principles of the Hamlet of Glen Williams Secondary Plan (GWSP) in the Town of Halton Hills Official Plan, and the guidelines and recommendations of the Hamlet Design and Heritage Protection Guidelines (Appendix X6 of the Official Plan).

5. In my opinion, the revised draft zoning by-law amendment (Schedule 8 of the Town's staff report dated January 18, 2017) and the planning instruments attached to the Matthews Planning & Management Ltd. statement are appropriate tools for the development of this property and give sufficient guidance for a draft plan of subdivision application.
6. I am prepared to testify and elaborate upon the points included in this witness statement and to be cross-examined."

Dated: January 30, 2017



Michael Hannay, B.E.S., B.ARCH., MRAIC, MCIP, RPP, LEED AP

Attachments

Curriculum Vitae of Michael Hannay with Duty Form

TAB A

Michael C. Hannay MRAIC, MCIP, RPP, LEED® AP

Vice President - W Architect Inc.
Director - Business Development – The MBTW Group



Professional Experience

2014- Present	Vice President W Architect Inc.
2012- Present	Director - Business Development The MBTW Group
2003- Present	Partner Siteline Research, Visual Impact Assessment
2005 - 2012	Principal Planner / Senior Urban Designer Zelinka Priamo Limited, Urban Design/Planning
1997 - 2005	Principal M C Hannay Urban Design, Urban Design/Planning
1993 -1997	Senior Project Manager/Urban Designer The MBTW Group, Urban Design/Community Planning
1991 -1993	Partner Westernland Research, Urban Design/Environmental Design
2014 - 2015	Examiner Professional Standards Board
2006 - 2014	Examiner OPPI Membership Exam 'A', Marker OPPI Membership Exam 'B'

Education

1991	Bachelor of Architecture, University of Waterloo School of Architecture
1989	Bachelor of Environmental Studies, University of Waterloo

Professional Awards

2011	Mike Wagner Heritage Award, City of Kitchener, Rehabilitation of the Donnenworth House
2011	Urban Design Award of Excellence, City of Kitchener, Williamsburg Town Centre
2005	Excellence in Planning Award, Ontario Professional Planners Institute, Old East Village Revitalization
1990	Finalist International City of Montreal, International Design Competition, Co-Author

Academic Appointments

2004-2014	Thesis Reader, Graduate Studies, School of Architecture, University of Waterloo
1997-1999	Adjunct Assistant Professor, School of Architecture, University of Waterloo,
1997-2000	Professor, Urban Design Technology, Fanshawe College
1991-1993	Adjunct Assistant Professor, School of Architecture, University of Waterloo

Professional Affiliations and Memberships

Member, Royal Architectural Institute of Canada (MRAIC)
Member, Canadian Institute of Planners (MCIP)
Member, Ontario Professional Planners Institute (OPPI)
Registered Professional Planner (RPP)
LEED® Accredited Professional, Building Design and Construction (LEED® AP)

Michael Hannay is the Director of Business Development at The MBTW Group. His professional experience in Urban Design and Planning includes a history of consulting to both public and private sector clients as well as teaching Urban and Architectural Design. Michael's blend of experience provides him with a strong theoretical background and a hands-on understanding of the opportunities and limitations of both municipal governments and the development industry. His work in the GTA ranges from participation in the development of policy and design studies to the detailed design and implementation of some of the most innovative new communities in the Province of Ontario.

Over the past 25 years Michael has developed a reputation for planning and designing new communities that promote and embrace an environment-first position through the careful integration of natural systems into urban built environments.

*Award Winning Projects

Michael C. Hannay MRAIC, MCIP, RPP, LEED® AP

Vice President - W Architect Inc.
 Director - Business Development – The MBTW Group

**Selected Project Experience****Municipal Urban Design and Planning Studies**

Caledon Intensification Study.....	Town of Caledon
Bluefield Site Analysis.....	Housing & Social Services (London)
Peer Review David Dunlap Observatory Lands.....	Town of Richmond Hill
Downtown Area Community Improvement Plan.....	Town of Bracebridge
Downtown Area Community Improvement Plan.....	North Perth
Placemaking Guidelines.....	City of London
Placemaking Demonstration Plan.....	City of London
London Energy Efficiency Partnership.....	City of London
Strathroy Downtown Master Plan.....	Town of Strathroy
Heritage District Study and Urban Design Guidelines	Town of Amherstberg
Middlesex Centre Urban Design Guidelines	Middlesex Centre
Middlesex Centre Site Planning Manual	Middlesex Centre
Village of Point Edward Waterfront Community Planning Study	Village of Point Edward
University Village, York University Phase 1 & 2	City of Toronto
North Leslie Secondary Plan	Town of Richmond Hill
Urban Design Review of Residential High Rise Applications.....	City of London
Review of Infill Housing Policies	City of London
Peer Review of Big Box Commercial Applications.....	City of London
Hill Street Infill Alternative Design and Design Guidelines.....	City of London
Green Lane West Secondary Plan.....	Town of East Gwillimbury
Downtown Street Lighting Study.....	City of London

Designs for New Communities

The Kip District (Concert Properties)	City of Toronto
Mountaingate Neighbourhood (New Urban Group)	City of Hamilton
Cherryhill Intensification Plan (Minto Developments)	City of London
Dantonbury Community (Tribute Communities).....	City of Oshawa
Canterbury Lawrence Park (Tribute Communities)	City of Toronto
Sharon Meadows (Tribute Communities).....	City of Pickering
St. John Woods (Prospect Developments).....	Middlesex Centre
Cherryhill Community Master Plan (Esam Developments).....	City of London
Beechridge Community (Runnymede Dev.).....	Town of Ajax
Windfields Farm (E. P. Taylor Family / Tribute Communities)	City of Oshawa
Nottingham Community (Runnymede Dev. / Tribute Communities)..	Town of Ajax
Williamsburg Town Centre (Max Becker Enterprises).....	City of Kitchener
North Talbot Community (Reid's Heritage Homes / Speyside East)...	City of London
The Hamlet (Runnymede Dev. / Tribute Communities)	Town of Ajax
Oak Park (Metro Ontario)	Town of Oakville
The Greenwood Beach (Metrus Development)	City of Toronto

Design Guidelines

Seaton Community (Seaton Co-Tenancy)	Town of Pickering
Richmond North (Auburn Developments)	City of London
Kitchener Frame Site (International Machines)	City of Kitchener
Dantonbury Community (Tribute Communities).....	City of Oshawa
St. John Woods (Prospect Developments).....	Middlesex Centre
Sharon Meadows (Tribute Communities).....	Town of East Gwillimbury
Bayfield Meadows (Durand Construction)	Town of Bayfield

*Award Winning Projects

Michael C. Hannay MRAIC, MCIP, RPP, LEED® AP

Vice President - W Architect Inc.
Director - Business Development – The MBTW Group



Windfields Farm (E. P.Taylor Family / Tribute Communities).....City of Oshawa
Williamsburg Town Centre (Max Becker Enterprises Ltd.)City of Kitchener
Talbot Community Urban Design Guidelines
(Reid's Heritage Homes / Speyside East Corp.).....City of London
The Hamlet (Runnymede Dev. /Tribute Communities).....Town of Ajax
The Hamlet Lot and House Type Report (Tribute Communities).....Town of Ajax
Seaton Community (Season Co-Tenancy).....Town of Pickering

Design Guidance

Oak Park (Metro Ontario)Town of Oakville
Friday Harbour (Geranium Developments).....Town of Innisfil
The Kip District (Concert Properties)City of Toronto
Seaton Community (Seaton Co-Tenancy)Town of Pickering
Williamsburg Town Centre (Max Becker Enterprises Ltd.).....City of Kitchener
Talbot Community (Speyside Corporation)City of London
Eby Estates (Max Becker Enterprises Ltd.)City of Kitchener
University Village, York University (Tribute Communities).....City of Toronto
The Beach (Metrus Development).....City of Toronto

Institutional Facilities Planning

McMichael Canadian Art Collection Master PlanCity of Vaughan
Bruce Power Nuclear Facility, Infrastructural Renewal PlanTown of Tiverton
Homewood Health Care, Property Utilization and Facilities Study ...City of Guelph
Joshua Creek Heritage Arts CentreTown of Oakville

Visual Impact Analysis

Chedoke Browlands (Deanlee Management)City of Hamilton
1985 Richmond Street (Tricar Developments)City of London
Cloverfarm Townscape Appraisal (Frank Gray Holdings).....Town of Orangeville
Humber Heights Long Term Care Facility
(Oakwood Retirement Homes)City of Toronto
Gan Eden Community (Jay M. Holdings)Town of Uxbridge
Renaissance Towers 1 & 2 (Tricar Group).....City of London
The Chantry (Tricar Group).....City of London
Wilson Heights (Royal Park Homes)Town of Milton

Ontario Municipal Board Experience

Michael has been qualified to provide expert opinion evidence before the Ontario Municipal Board on numerous occasions regarding matters related to Land Use Planning, Urban Design, and Visual Impact Assessment.

*Award Winning Projects

Michael C. Hannay MRAIC, MCIP, RPP, LEED® AP

Vice President - W Architect Inc.
 Director - Business Development – The MBTW Group

**Selected Public Lectures**

Re-establishing Value, The Old East Village Corridor, London, May 2003
 Aeolian Hall, East London, Sponsored by the Southwest District of the OPPI

Design and the Community, The Role of Design Guidelines in Community Design, April 2003
 Annual Dinner Southwest District OPPI

Old East Village, Mobile Workshop, OPPI Annual Conference London, September 2002
 Workshop Leader and a Presenter.

Sprawl Symposium, The Nature of Growth, October 1997
 Metro Hall, Toronto Ontario, Sponsored by The Canada Council For The Arts

Urban Design and the Core of Detroit and Windsor, October 1996
 Art Gallery of Windsor, Sponsored by the Art Gallery of Windsor

Reading the Suburbs, Changing Patterns of Desire, February 1996
 London Regional Art Gallery, Sponsored by the London Society of Architects,
 The Ontario Association of Architects

The Periphery, The Edge of the City, November 1995
 The Royal Academy of the Arts, London England, One of twelve internationally invited speakers
 sponsored by Academy Press, London England

*Award Winning Projects



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

ACKNOWLEDGMENT OF EXPERT'S DUTY

Case Number	Municipality
PL150128	Town of Halton Hills

1. My name is Michael Hannay. I live in London, Ontario.
2. I have been engaged by or on behalf of Eden Oak (Creditview Heights) Inc. to provide evidence in relation to the above-noted Board proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
 - c. to provide such additional assistance as the Board may reasonably require, to determine a matter in issue.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date: January 30, 2017

A handwritten signature in black ink, appearing to read 'M. Hannay'.

Signature

