

Statutory Public Meeting

**Town-Initiated Proposed Amendments to
the Official Plan (Glen Williams Secondary
Plan and Zoning By-law 2010-0050**

**Glen Williams
Mature Neighbourhood Study**

Public Engagement Charter



INFORM



CONSULT



COLLABORATE



Public Notification

- February 14, 2019 - Public Notice sent to all those on the Project Notification List
- February 14, 2019 - Public Notice published in the Independent & Free Press (Courtesy Notices published on Feb. 28, 2019)
- February 14, 2019 – Public Notice posted on the Town website and project webpage

Study Purpose

- To address the potential impact of the construction of large-scale residential rebuilds (often referred to as 'monster homes') on the character and appearance of the mature neighbourhoods of Glen Williams.
- To examine what changes to the Town's Zoning By-law were needed to ensure that the character of the mature neighbourhoods of the hamlet can be maintained and changes to the Official Plan as necessary.

Interim Control Bylaw

- The Interim Control By-law was enacted in November, 2017 to restrict the size/scale of large home rebuilds within defined areas of Glen Williams, while the Glen Williams Mature Neighbourhood Study was being undertaken. The By-law is in effect until May 27, 2019.
- The main study area focus was based on the boundary in the Interim Control By-law 2017-0070.
- The Study Area boundary was revised slightly from the ICBL boundary based on Glen Williams Community Association input
- Areas outside the primary study area were also examined towards the end of the study based on Steering Committee input.



Study Timeline

WINTER/SPRING 2018



SPRING/EARLY SUMMER 2018



WINTER/SPRING 2019



TOWN OF
HALTON HILLS
Working Together Working for You!

Phase 1 Background Review



The Town Hall was always been
 a focal point of village life
 it has been the site of many
 important events as a dance club
 like the dance, school, church,
 Christmas parties etc. The town hall
 would have been to serve and
 would have been the center of
 the town. It is a heritage
 building. Please don't let it
 go!

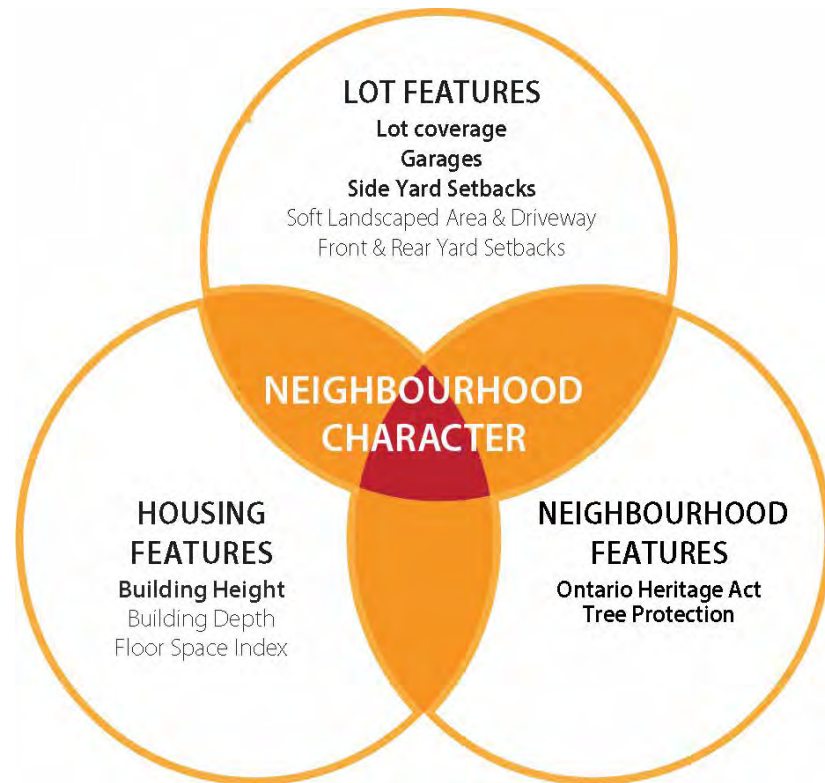


This is one of the original
 town houses on Main Street.
 The first house built on the corner
 was the original town house.
 The house was built in 1850 and
 was the first house built on
 a corner of the town.
 The house was built on the
 corner of the town. It is a
 heritage building. Please don't
 let it go!

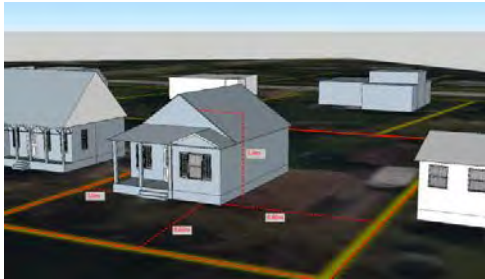


Phase 1 Public Workshop (May 3)

- At the Phase 1 Public Workshop, participants received graphic worksheets related to elements that define neighbourhood character grouped into 3 themes. **Bolded elements below were ranked as medium to high priorities.**

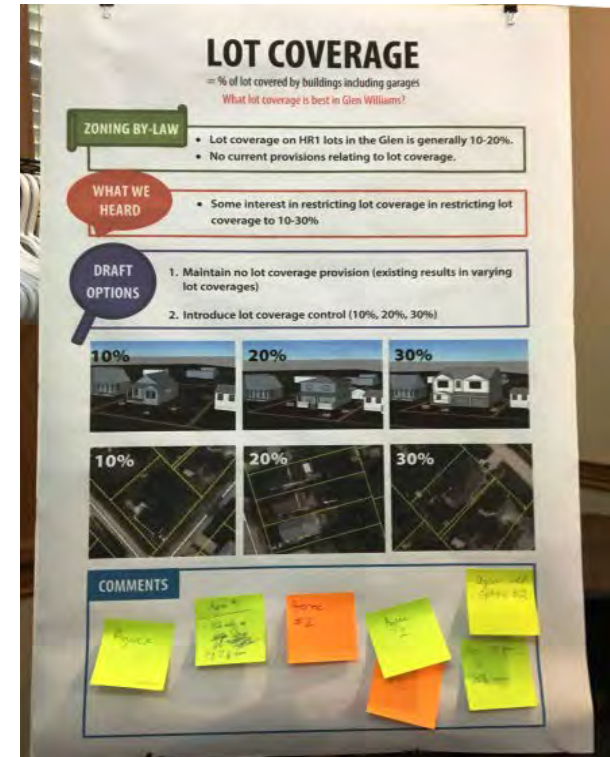


Phase 2 Evaluation of Options



Phase 2 Open House (June 14)

- At the Phase 2 Open House, staff and project consultants provided a presentation of the Study process and how they arrived at the draft options.
- Draft options relating to each element were presented and participants were invited to provide input by voting on which options they supported; which options, if any, needed to be changed; and, which options they disagreed with.
- These 3 categories were represented by green, orange & pink post-it notes.
 - **Green** – indicated support
 - **Orange** – indicated modifications were required
 - **Pink** – indicated disagreement



Lot Coverage

OPTIONS

1. Maintain no lot coverage provision (existing results in varying lot coverages)
2. Introduce lot coverage controls (10%, 20%, 30%)

FEEDBACK

- Majority were interested in introducing lot coverage controls



Garages

OPTIONS

1. No change
2. Exempt rear yard garages from lot coverage calculations (to encourage rear yard garages as it gives more space between houses)
3. Require garages to be recessed by at least 1m from the front of the house

FEEDBACK

- Majority were interested in exempting rear yard garages from lot coverage calculations
- Majority were interested in requiring garages to be recessed by at least 1m from the front of the house



Side Yard Setbacks

OPTIONS

1. Maintain existing
2. Additional side yard setback with increased height (see options for height)

FEEDBACK

- Majority were interested in option 2

HR1& HCC Zone	
Min. required interior side yard	2.25 m
Min. required exterior side yard	4.5 m
HR2 Zone	
Min. required interior side yard	4.5 m
Min. required exterior side yard	7.5 m



Height

OPTIONS

1. Decreasing max building height from 11m to 9m or 10m
2. Houses under 6m – minimum side yard setback = 2.25m on both sides
3. Houses 6-8m – minimum side yard setback = 2.25m on one side & 4.5m on the other
4. Houses over 8m – minimum side yard setback = 4.5m on both sides

FEEDBACK

- Majority were interested in decreasing building height to 9m
- Majority were interested in having building height be proportional to side yard setbacks



Heritage Conservation District & Tree Protection

OPTIONS

1. Should the Town study this issue further?
2. Should the Town provide residents with further information regarding HCD's?
3. Should the Town hold a public workshop and or survey to see if people in the Glen would like to start a HCD study?

FEEDBACK

- Many were interested in receiving further information regarding HCD's
- Some commented that HCDs should be considered in certain parts of the Glen

OPTIONS

1. Should the Town study this issue further?
2. Should the Town review tree replacement and incentives programs instead of tree removal restrictions?

FEEDBACK

- Many were interested in receiving more information regarding tree protection
- Few were interested in having the Town review tree replacement and incentives programs instead of tree removal restrictions
- One commented saying they would like a tree by-law to be put in place



Additional Lot Coverage Analysis

- The Steering Committee requested that maximum lot coverage should also be reviewed for HR2 zoned lots in the study area and HR1 and HR2 zoned lots outside the study area.
- Based on additional analysis conducted by the project team, many of the HR1 and HR2 zoned lots examined had an existing lot coverage of around 10%.
- 15% maximum lot coverage seemed an appropriate maximum to introduce some control on the building envelope of the home, without overly restricting rebuilds on these larger primarily HR2 zoned lots.

Final Recommendations: Official Plan Amendment

1. Introduce objective to **Section H4.2 – Objectives of the Secondary Plan** that addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring compatibility with the existing character of the neighbourhood.
2. Introduce a new sub-section to the Secondary Plan under **Section H4.3 – General Policies**, that addresses change in mature neighbourhoods including the following definition for Mature Neighbourhood Areas:

Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hamlet. These areas are delineated in the Zoning By-law.

This section also establishes the following additional criteria against which to evaluate large home rebuilds and accessory buildings if a minor variance to the implementing zoning by-law is required:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

Final Recommendations: Zoning Bylaw Amendment

1. Introduce Mature Neighbourhood – Glen Williams provisions to **Section 9** of the Zoning By-Law, including the following standards for **Single Detached Dwellings** in the following zones:

For HR1 (MN1) & HCC (MN1) Zones

- Minimum Interior Side Yard Setback: 2.25 metres for the first storey, plus an additional 1.2m for each storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
- Maximum Lot Coverage for 1 and 1.5 storey: 35%
- Maximum Lot Coverage for 2 and 2.5 storey: 30%
- Attached private garage: must be recessed by at least 1m from the front of the house.
- Maximum building height: 9m

For HR1 (MN2) Zones and HR2 (MN2) Zones

- Maximum Lot Coverage: 15%
- Maximum building height: 9m

Note: Rear yard detached garages are exempted from lot coverage calculations.

Amended Zoning Map

-  Holding Provision, H5
-  Development, D
-  Environmental Protection One, EP1
-  Environmental Protection Two, EP2
-  Hamlet Commercial Corridor, HCC
-  Hamlet Institutional, HI
-  Hamlet Residential One, HR1
-  Hamlet Residential Two, HR2
-  Open Space One, OS1
-  Open Space Two, OS2
-  Open Space Three, OS3
-  Mature Neighbourhood (MN1)
-  Mature Neighbourhood (MN2)

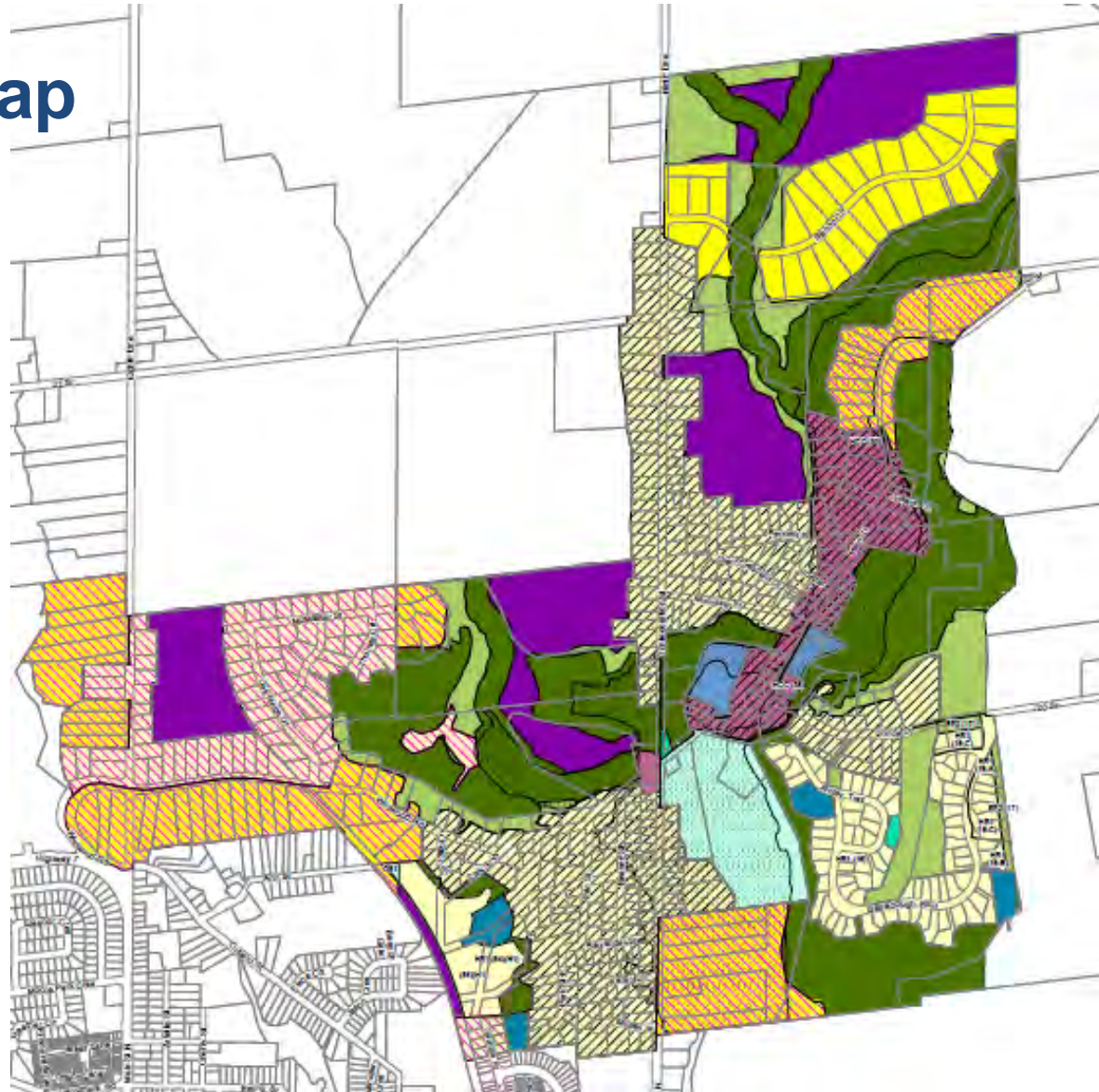


Table 9.3 - Standards for Non-Urban Zones in the Hamlet of Glen Williams

	Zone	Min. lot frontage	Min. lot area	Min. front yard	Min. rear yard	Min. interior side yard setback	Min. exterior side yard setback	Max. height	Maximum lot coverage
Existing	HR1	30m	0.2 ha	4.5m	7.5m	2.25m	4.5m	11m	N/A
Proposed	HR1	30m	0.2 ha	4.5m (5)	7.5m	2.25m	4.5m (5)	9m	N/A
Proposed	HR1 (MN1)	30m	0.2 ha	4.5m (3)(5)	7.5m	2.25m (1)(2)	4.5m (5)	9m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)
Proposed	HR1 (MN2)	30m	0.2 ha	4.5m (5)	7.5m	2.25m	4.5m (5)	9m	15% (4)
Existing	HR2	30m	0.4 ha	7.5m	7.5m	4.5m	7.5m	11m	N/A
Proposed	HR2	30m	0.4 ha	7.5m	7.5m	4.5m	7.5m	9m	N/A
Proposed	HR2 (MN2)	30m	0.4 ha	7.5m	7.5m	4.5m	7.5m	9m	15% (4)
Existing	HCC	30m	0.2 ha	4.5m	7.5m	2.25m	4.5m	11m	N/A
Proposed	HCC (MN1)	30m	0.2 ha	4.5m (3)(5)	7.5m	2.25m (1)(2)	4.5m (5)	9m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)



Standards for Non-Urban Zones in the Hamlet of Glen Williams

SPECIAL PROVISIONS

1. The minimum interior side yard is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
2. For existing lots with lot frontages of less than 18 metres, the existing minimum interior side yard for single detached dwellings existing prior to the passing of the by-law shall be permitted.
3. For dwellings with attached Private Garages, garages must be recessed by at least 1m from the front wall of the house.
4. Detached rear yard garages are exempt from the maximum lot coverage provisions of this by-law.
5. The wall of the private garage facing the lot line the driveway crosses to access the private garage is to be located no closer than 5.5 metres from that lot line.
6. Applicable only to single-detached dwellings.

Final Recommendations: Other Studies

TREE PROTECTION

- Because tree protection is beyond the scope of the Official Plan and the Zoning By-law, tree protection should be considered through a separate process outside of the Glen Williams Neighbourhood Study.
- The Town is preparing a comprehensive tree inventory.
- The Town is preparing a tree management strategy which will include the recommended approach and tools (i.e. education, incentives, regulation etc.) to manage and enhance the Town's tree resources.

HERITAGE CONSERVATION DISTRICT

- The Town of Halton Hills maintains a municipal register of properties that are of cultural heritage value or interest.
- As the Town has been performing an ongoing evaluation of its cultural heritage resources and updating its heritage work program on a regular basis, it would be appropriate for the Town to give further consideration to the identification of areas for Heritage Conservation District study within certain blocks of Glen Williams as part of its ongoing heritage work program and as provided for in the Town's Official Plan.

Next Steps

- Public comment deadline – March 18, 2019
- Final report to Council on the disposition of this matter – targeted for April 9, 2019

THANK YOU



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For more information regarding the study, please visit:
<https://www.haltonhills.ca/GlenWilliamsNeighbourhoodStudy/index.php>