



# TOWN OF HALTON HILLS MATURE NEIGHBOURHOODS CHARACTER STUDY

## FINAL RECOMMENDATION REPORT executive summary

The Mature Neighbourhoods Character Study has been undertaken to study the Town's older neighbourhood areas with the objective of determining how to better accommodate new housing, replacement housing, additions and alterations while ensuring the character of the older neighbourhood areas is maintained.



The draft recommendations resulting from the Study were presented at the Phase 2 Open House held on December 8, 2016.

At the open house, staff and the project consultant provided a presentation of the Study process and how they arrived at the draft recommendations. Public comments were received, which further clarified and informed the final recommendations presented in this report. The matters raised at the open house included the following:

- Distinction between Infill Development and Replacement Housing
- Mapping of the Mature Neighbourhood Areas in the Official Plan
- Mature Neighbourhood Character in the Town's Hamlets
- Recognition of Existing Conditions and Legal Non-Complying Issues
- Calculation of Lot Coverage
- Calculation of Building Height and Storeys
- Additional Clarifications

Discussion of these matters and comments is provided in **Section 3** of this report.

# FINAL RECOMMENDATIONS

The revisions to the draft recommendations were minor as provided in Phase 2 of this study. The revisions ensure that the recommendations align with the existing context and structure of the Town's Official Plan, including the differentiation between infill and replacement housing.

<p style="text-align: center;"><b>CHANGES RECOMMENDED FOR THE OFFICIAL PLAN</b></p>	<p style="text-align: center;"><b>CHANGES RECOMMENDED FOR ZONING</b></p>
<ol style="list-style-type: none"> <li>1. <b>Introduce a definition for “Mature Neighbourhood Areas.”</b></li> <li>2. <b>Amend the existing definition of “Character” to include Mature Neighbourhood Character.</b></li> <li>3. <b>Amend the existing definition of “Compatible”.</b></li> <li>4. <b>Amend the existing strategic objective for Urban Character (A2.3.2(c)).</b></li> <li>5. <b>Replace Living Areas objective D1.1(a) with two new objectives.</b></li> <li>6. <b>Introduce a “New housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas” policy section.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Amend the existing definition of “Lot Coverage”</b></li> <li>2. <b>Introduce a definition for “half storey.”</b></li> <li>3. <b>Introduce Mature Neighbourhood provisions to Section 6.3 of the Zoning By-Law, including the following:</b> <p style="margin-left: 20px;"><u>For LDR1-1(MN) and LDR1-2(MN) Zones:</u></p> <ol style="list-style-type: none"> <li>a) Maximum building height: 10m and 2.5 storeys</li> <li>b) Minimum Exterior Side Yard Setback: 4.5m</li> <li>c) Minimum Interior Side Yard Setback: 1.2m for the first storey, plus an additional 0.6m for each full storey above the first storey *</li> <li>d) Maximum Lot Coverage for 1 and 1.5 storey buildings: 40%</li> <li>e) Maximum Lot Coverage for 2 and 2.5 storey buildings: 35%</li> </ol> <p style="margin-left: 20px;"><u>For LDR1-3(MN) and LDR1-4 (MN) Zones:</u></p> <ol style="list-style-type: none"> <li>a) Minimum Interior Side Yard Setback: 0.6 m on one side and 1.0 on the other side, plus an additional 0.6m on each side for each full storey above the first storey *</li> <li>b) Maximum Lot Coverage (regardless of storeys): 40%</li> </ol> </li> <li>4. <b>Amend Section 5.2.13(a) of the Zoning By-Law to clarify minimum driveway length.</b></li> <li>5. <b>Amend Schedules A3-1, A3-2, A3-3-, A3-4 and A6 of Zoning By-law 2010-0050 to add the LDR1 (MN) Suffix Zones.</b></li> </ol> <p style="margin-left: 20px;">NOTE: * A balcony or deck shall not be permitted on the second storey in the interior side yard of any two storey dwelling.</p>