

TOWN OF HALTON HILLS MATURE NEIGHBOURHOODS CHARACTER STUDY

OPTIONS AND PROPOSED RECOMMENDATIONS REPORT

executive summary



The Mature Neighbourhoods Character Study is currently being undertaken to study the Town's older neighbourhood areas with the objective of determining how to better accommodate residential replacement housing, and additions while ensuring the character of the older neighbourhood areas is maintained. The study is being carried out in three phases and is expected to be completed in early 2017.

PHASE 1

Phase 1 of the study reviewed existing physical conditions within the study area, which included the types of physical changes occurring, the trends, factors and influences affecting change, as well as the policy and regulatory context guiding and controlling change. In Phase 1 of the study, neighbourhood character elements were also categorized by physical attributes of the mature neighbourhoods and the buildings and property characteristics within them. Each neighbourhood was then described according to these characteristics.

1 PUBLIC WORKSHOP

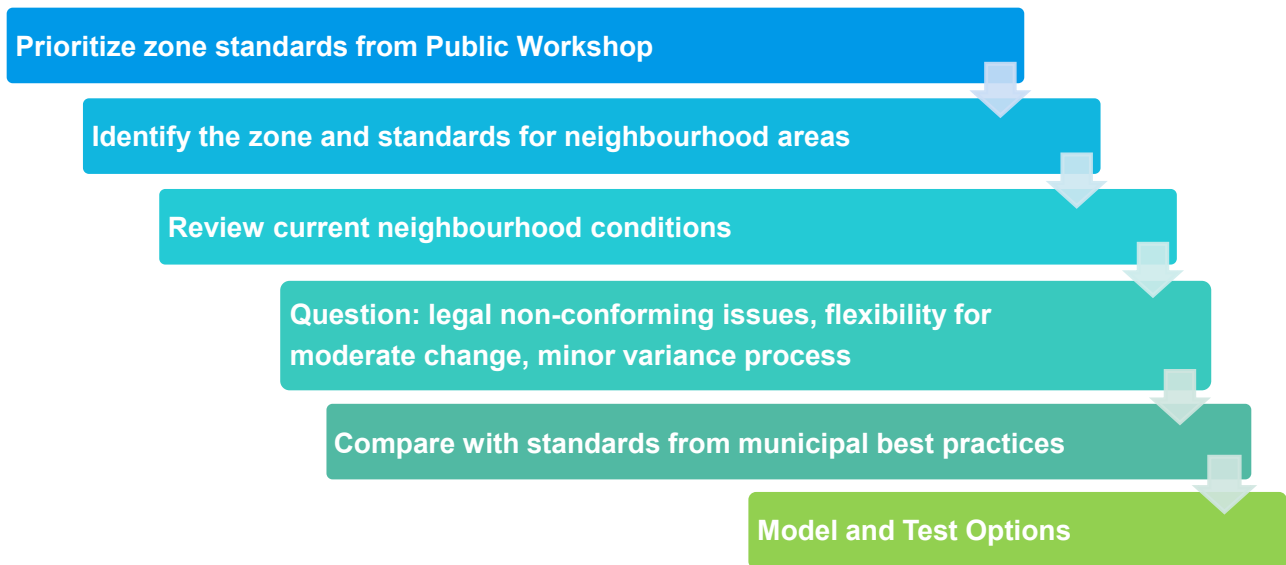
The first Public Workshop for the Mature Neighbourhoods Character Study was held on October 3, 2016, and was well attended the community. Participants provided their thoughts and feelings about their neighbourhood through a visioning "postcard" exercise. Many participants expressed the importance of the qualities associated with their neighbourhoods through this exercise. In addition, participants reviewed and provided input on a number of tools that can be used to manage change in mature neighbourhoods, as summarized below.

| Neighbourhood-Related | Property-Related | Building-Related |
|---|---|--|
| <ul style="list-style-type: none"> • High interest in tree permit and replacement programs • Moderate interest in Heritage Conservation Districts • Moderate interest in Urban Design Guidelines • Concerns about impact of HCD on suitable redevelopment • Concerns about demolitions | <ul style="list-style-type: none"> • High interest in controlling setback conditions • High interest in proportional standards for controlling setback conditions • High interest in averaging standards • Moderate interest in controlling width of driveways • High interest in maintaining soft landscape coverage requirements • Moderate concern for corner lots and driveway location | <ul style="list-style-type: none"> • High interest in reducing maximum building height • High interest in controlling impact, not home size • Moderate interest in controlling Gross Floor Area, Floor Space Index/Floor Area Ratio, and lot coverage • Moderate interest in controlling decks, porches and balconies • Lower interest in controlling building length and depth |

2 PHASE 2 - ANALYSIS OF OPTIONS

The following is a summary of the process used to develop options to manage change and protect neighbourhood character in identified mature neighbourhood areas.

Through the analysis of the options, a set of proposed recommendations were drafted addressing the Official plan Policies, Zoning standards and other tools.

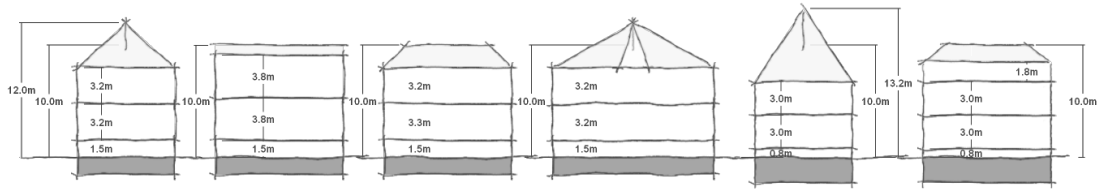


3 NEW OFFICIAL PLAN POLICIES

In general, the objective of maintaining neighbourhood character can be clarified within the Official Plan through the introduction of mature neighbourhood areas. While the current Official Plan has policies and definitions for infill development in residential areas, it is recommended that policies and definitions specific to replacement housing and additions in mature neighbourhoods be introduced.

Mature Neighbourhood Areas and neighbourhood character are to be defined in the Official Plan. The areas are to be shown on a new schedule within the Official Plan defined as a mature neighbourhood area overlay.

The proposed revisions to the current policies will ensure that any applications for a minor variance in a defined mature neighbourhood area will be compatible with, protect and enhance existing neighbourhood character.



Variations of building designs with heights of 10 m

4 NEW ZONING PROVISIONS

Changes to zoning regulations are recommended to further maintain neighbourhood character in mature neighbourhoods and support the revised objectives of the Official Plan. The recommended zoning provisions for mature neighbourhood areas will respect neighbourhood context and provide flexibility for replacement housing and additions.

The proposed changes to zoning regulations are recommended to be implemented in addition to current zoning standards. Interior side yard setback

and lot coverage standards are applied to all LDR1 zones in mature neighbourhood areas. In the mature neighbourhood areas of Halton Hills, LDR1-1 and LDR1-2 zones provide for larger lots, which can be further controlled through a revised building height and exterior side yard setback to mitigate the negative impact of replacement housing and additions. LDR1-3 and LDR1-4 are generally located at the edges of mature neighbourhood areas and will have less restrictive lot coverage.

1 and 1.5 storey homes



2 and 2.5 storey homes



Sketches of proposed interior side yard setback for homes of different heights.

5 OTHER TOOLS

- Heritage Conservation Districts were noted as a possible tool to protect mature neighbourhood areas. Since the Town has been performing an ongoing evaluation of its cultural heritage assets, and updating its heritage work program on a regular basis, it would be appropriate for the Town to potentially study Heritage Conservation Districts within certain blocks of mature neighbourhood areas as part of its ongoing heritage work program.
- Tree protection was raised as a significant issue through the study. Tree protection cannot

be regulated through zoning. Any further consideration of tree protection or replacement programs would require additional study and evaluation of the cost and benefits of such programs. The Town may wish to further consider innovative approaches for tree replacement and incentive programs for private trees, in addition to the proposed initiatives for public trees inclusive of the Urban Forestry Strategy (Recreation and Parks Department) and Tree Canopy and Street Tree Plan (Town Sustainability Implementation Committee).

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SUMMARY OF PROPOSED RECOMMENDATIONS

The proposed recommendations of this study are summarized as follows:

- New Official Plan policies regarding the Mature Neighbourhood Areas, including new definitions for Mature Neighbourhood Areas and Neighbourhood Character
- New zoning regulations for LDR1-1 and LDR1-2 zones in Mature Neighbourhood Areas for building height, interior and exterior side yard setbacks, and lot coverage, as per table below:

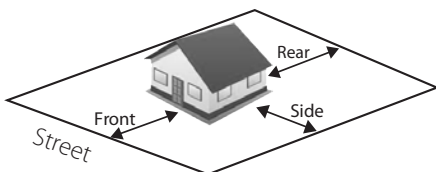
| | LDR1-1 and LDR1-2 Zones in Mature Neighbourhood Areas | LDR1-3 and LDR1-4 Zones in Mature Neighbourhood Areas |
|-----------------------------------|---|---|
| Maximum height | 10 m | 11 m (current standard) |
| Maximum height (storeys) | 2.5 | 3 (current standard) |
| Exterior side yard setback | 4.5 m | 3 m (current standard) |
| Interior side yard setback | 1.2 metres (current standard) 0.6 metre for each additional storey above the ground floor | 0.6 metres (current standard) 0.6 metre for each additional storey above the ground floor |
| Maximum lot coverage | 40% for 1 and 1.5 storey 35% for 2 and 2.5 storey | 40% regardless of building height |

- Updated general provisions and zoning by-law definitions to address lot coverage, height and GFA, as well as driveways.

This Options and Proposed Recommendations Report will inform the upcoming Phase 2 public open house on December 8, 2016 at which the proposed recommendations will be presented to the public. The public will also have the opportunity to comment on the proposed recommendations.

The next steps of the Mature Neighbourhoods Study will be informed by public feedback received at the open house, which will be used to refine the proposed recommendations. The final recommendations will be presented to Town Council in early 2017.

Setbacks



Lot Coverage

Ground Floor Area ÷ Lot Area

