

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Steve Burke, MCIP, RPP, Manager of Strategic Research & Project Coordination

DATE: February 15, 2019

REPORT NO.: PLS-2019-0019

RE: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study

RECOMMENDATION:

THAT Report PLS-2019-0019, dated February 15, 2019, regarding a Statutory Public Meeting for a Town-initiated Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study, be received;

AND FURTHER THAT all comments received from the public be referred to staff to be considered in a further report to Council regarding the final disposition of the Town-initiated Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

BACKGROUND:

The Glen Williams Mature Neighbourhoods Study was initiated in November 2017, with Council approval of the Study Terms of Reference, and retention of MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) as the planning consultant for the Study. The Study arose from public concern about the impact of large-scale home rebuilds on the character and integrity of the mature neighbourhoods of Glen Williams.

The purpose of the Glen Williams Mature Neighbourhoods Study was to examine whether the existing regulatory framework of the Town's Zoning By-law is effective in maintaining the character of the mature neighbourhoods of Glen Williams, and propose recommendations for amendments if necessary.

The Glen Williams Mature Neighbourhoods Study engaged the public and stakeholders in a number of consultation events, which were well attended by Glen residents. These events included a neighbourhood walking tour on March 4, 2018, stakeholder interviews

in April 2018, a public workshop on May 3, 2018, and a public open house on June 14, 2018. The Study also included consultation with the Technical Advisory Committee and Steering Committee at each phase of the Study.

The Study was carried out in accordance with a three-phase work program as outlined in the approved Terms of Reference and summarized in Figure 1 below.

Figure 1: Glen Williams Mature Neighbourhoods Study Timeline



Phase 1: Background Review included background research, stakeholder interviews, and the walking tour to obtain an understanding of the neighbourhood characteristics valued by Glen residents. A Background Report (April 2018) was prepared outlining the findings of the Phase 1 work, and this information was presented at May 3rd public workshop. The workshop included active participation of attendees to discuss and evaluate various potential tools and options for regulating large home rebuilds in a manner that would protect mature neighbourhood character.

Phase 2: Evaluation of Options involved review and consideration of the input received from the public, and the evaluation of the various tools and options, resulting in a set of proposed options which were presented to the public at the June 14th public open house. The public was given an opportunity to indicate which options that they supported or did not support, as well as suggest changes to the options presented.

Phase 3: Final Report involved the consultant analyzing the input received, together with further technical analysis of the various options, resulting in the preparation of a Recommendation Report (February 2019), which was reviewed by Planning and Zoning staff, and the Steering Committee. Based on input from the Steering Committee, additional analysis was conducted by Planning staff and the consultant, which was incorporated into the Final Recommendation Report. The Executive Summary of the Final Recommendation Report is provided in **Schedule One** to this report.

The recommended tools and options contained in the final Recommendation Report were used as the basis for the preparation of the proposed Official Plan Amendment and Zoning By-law Amendment, which are the subject of the Statutory Public Meeting.

COMMENTS:

Proposed Amendment to the Halton Hills Official Plan (Glen Williams Secondary Plan)

A proposed amendment to the Town Official Plan (attached as **Schedule Two** of this report) has been prepared based on the Final Recommendation Report of the Glen Williams Mature Neighbourhood Study. The proposed Official Plan Amendment recognizes the mature neighbourhoods of Glen Williams by introducing a new objective to the Glen Williams Secondary Plan, and new policies to guide new housing, replacement housing, additions, and alterations, and new and enlarged accessory buildings in those areas, in situations where a minor variance to the standards of the zoning by-law are required.

The proposed new objective would be:

- To maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

The proposed new criteria in which to evaluate a minor variance in a mature neighbourhood in Glen Williams would be:

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

Proposed Amendment to the Town of Halton Hills Comprehensive Zoning By-law

A proposed amendment to the Town's Comprehensive Zoning By-law 2010-0050 (attached as **Schedule Three** of this report) has been prepared based on the final Recommendation Report of the Glen Williams Mature Neighbourhood Study. In summary, the proposed Zoning By-law Amendment:

The Zoning By-law Amendment proposes to:

Mapping

- introduce a new Mature Neighbourhood 1 (MN1) overlay to areas within the Hamlet Community Core (HCC) Zone, and the Hamlet Residential 1 (HR1) Zone in the historic core of the Hamlet (as defined by the study area boundary established at the outset of the Study) as shown on Schedule A19 to the Zoning By-law;
- introduce a new Mature Neighbourhood 2 (MN2) overlay to areas within the Hamlet Residential 1 (HR1) Zone outside the original study area boundary, and

the Hamlet Residential 2 (HR2) Zone throughout the Hamlet, excluding the Meadows in the Glen (Barraclough Boulevard), Charleston Homes (Bishop Court) and Eden Oak (Credit River Ridge) developments, as shown on Schedule A19 to the Zoning By-law.

Lot Coverage

- introduce a new maximum lot coverage zoning standard for zones within the Mature Neighbourhood 1 (MN1) overlay of:
 - 35% for 1 and 1.5 storey buildings;
 - 30% for 2 and 2.5 storey buildings;
- introduce a new maximum lot coverage zoning standard for zones within the Mature Neighbourhood 2 (MN2) overlay of 15%

Building Height

- revise the maximum building height for all HCC, HR1 and HR2 Zoned properties within the MN1 and MN2 overlays from 11.0 metres to 9.0 metres.

Setbacks

- revise the minimum interior side yard setbacks for properties with the Mature Neighbourhood 1 (MN1) overlay to be 2.25 m for the first storey, plus an additional 1.2 m for each storey above the first storey.

Other

- introduce a new zoning standard that attached garages must be recessed by at least 1.0 m from the front of the house.

RELATIONSHIP TO STRATEGIC PLAN:

Town of Halton Hills Strategic Plan

The Glen Williams Mature Neighbourhoods Study relates to Strategic Direction G: Achieve Sustainable Growth; the Goal to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses; and in particular, Strategic Objective:

- G.7 To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.

Town of Halton Hills Strategic Action Plan 2014-2018

The Glen Williams Mature Neighbourhoods Study relates to Priority 3 (Planning for Growth) of Council's 2014-2018 Strategic Action Plan, and in particular, priority:

- 3.C Preserve the established character of stable neighbourhoods by focusing development in identified intensification areas, and utilizing 'best practices' in urban design for infill development.

FINANCIAL IMPACT:

There is no financial impact associated with this report.

CONSULTATION:

The preparation of the draft Official Plan and Zoning By-law Amendments outlined in this report involved consultation with Development Review and Zoning staff, as well as the Steering Committee comprised of Councillors, Glen residents and representatives of the Glen Williams Community Association and Heritage Halton Hills.

PUBLIC ENGAGEMENT:

Notification to the public with respect to this matter included a Notice of Statutory Public Meeting/Open House published in the Georgetown Independent Free Press on Thursday, February 14, 2019, with a courtesy notice on Thursday, February 28, 2019. Notification was also provided to all those on the project notification list, who had requested notice and/or attended previous public engagement events for the Study.

The Notice and draft Official Plan and Zoning By-law Amendments were also posted on the Town's website, and made available at the Planning counter, Town Hall, on February 14, 2019 in accordance with Planning Act requirements.

SUSTAINABILITY IMPLICATIONS:

The sustainability implications of the Glen Williams Mature Neighbourhood Study will be assessed when final recommendations are brought to Council for consideration.

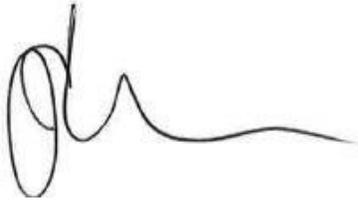
COMMUNICATIONS:

The key project milestone dates and project documents are posted on the project webpage on the Town website. A 'Let's Talk Halton Hills' page is also used for communication to the public, and was used as a means of obtaining public input on draft options in Phase 2 of the project.

CONCLUSION:

This report has summarized the proposed Town-initiated Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study for the purposes of the Statutory Public Meeting. It is recommended that all public comments received be referred to staff for consideration, and that staff prepare a report to Council that responds to all public comments received and provide a final recommendation for Council's consideration.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'John Linhardt', with a long horizontal flourish extending to the right.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read 'Brent Marshall', written in a cursive style.

Brent Marshall, Chief Administrative Officer