



GLEN WILLIAMS

MATURE NEIGHBOURHOOD

STUDY PUBLIC WORKSHOP

May 3, 2018

7:30 – 9:00pm

Alban Parish Hall, Glen Williams

 **PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**





ANNE FISHER

Heritage Planner

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Manager of Planning Policy



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Partner

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Planner

AGENDA

PART 1

- Introduction
- Presentation – what we have learned so far
- Postcard exercise

PART 2

- Presentation – managing neighbourhood change
- Breakout activity with worksheets
- Feedback
- Presentation – summary, conclusion & next steps

STUDY PURPOSE

Examine if Zoning By-law is effective at:

- controlling large home rebuilds; and
- maintaining the character of the area



STUDY PROCESS

WE ARE
HERE

WINTER/SPRING 2018



SPRING/EARLY SUMMER 2018

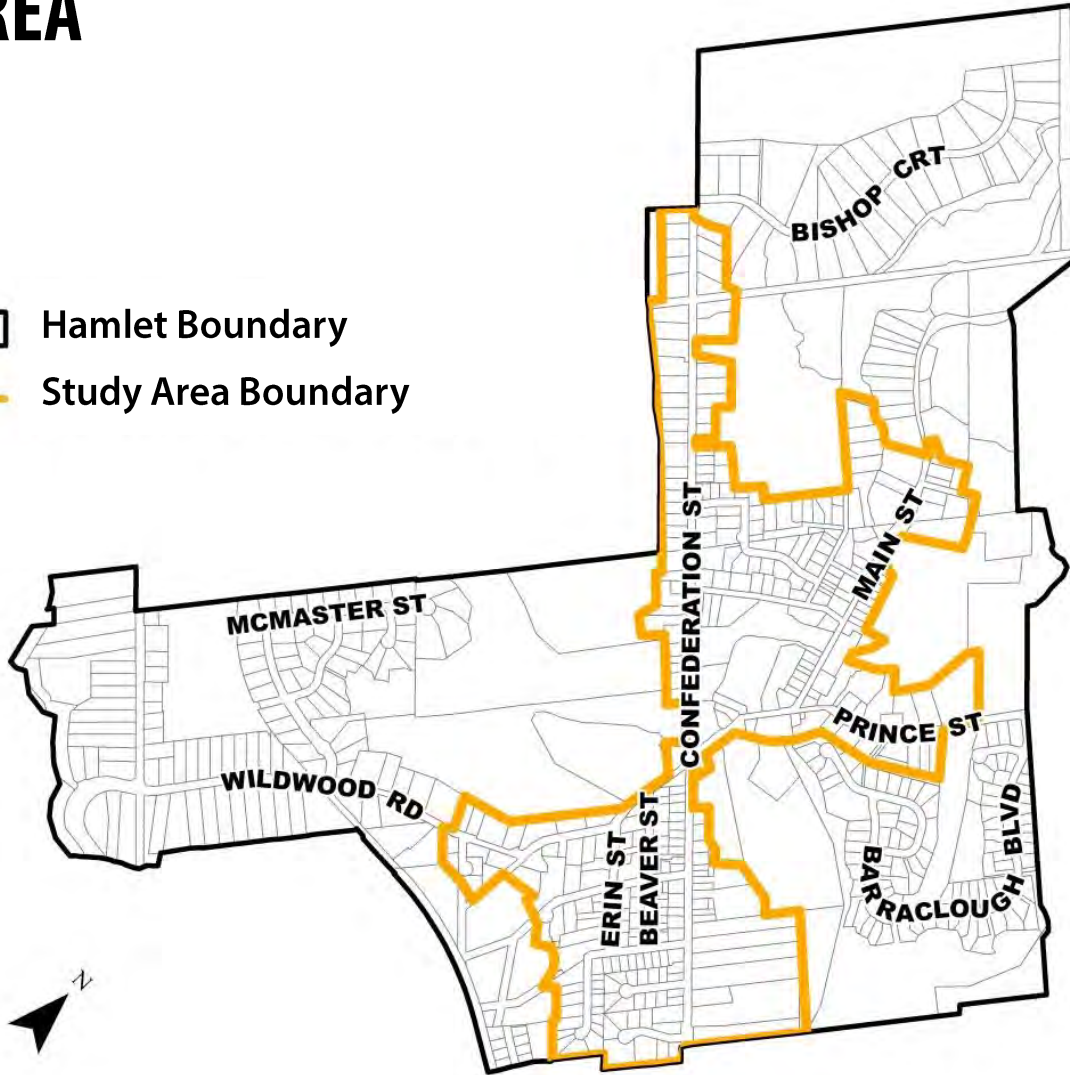


FALL 2018/WINTER 2019



STUDY AREA

-  Hamlet Boundary
-  Study Area Boundary



**what we have
learned so far**



NEIGHBOURHOOD CHARACTER



DEFINING NEIGHBOURHOOD CHARACTER



NEIGHBOURHOOD CHARACTER OF GLEN WILLIAMS

NEIGHBOURHOOD FEATURES



- Varying street type and organic growth pattern

HOUSING FEATURES



- Similar windows and projecting elements (bay windows, roof eaves)
- Variety of construction materials (brick, stone and wood common for heritage homes)
- Various roof types (steeply pitched roofs, dormers, gables, hip roofs for bungalows)

LOT FEATURES



- Random lot configuration
- Varying setbacks
- Detached garages and accessory buildings
- Front entrance architecture (terraces, balconies)
- Landscaping (front yard fences, woodlots, single trees)



STAKEHOLDER INTERVIEWS



WHAT STAKEHOLDERS TOLD US ABOUT CHARACTER

- Character – varied and diverse
- Variety of architectural styles, lots sizes, accessory buildings and garages
- Rural hamlet with a historically focused community
- Valuable heritage features
- Large and mature trees
- Unique natural environmental features



WHAT STAKEHOLDERS TOLD US ABOUT CHANGES

- Monster homes
- Homes built to contemporary standards
- Complex designs
- Greater mass compared to existing surrounding development
- Additions are twice the size of the existing homes and are not well integrated architecturally

WHAT STAKEHOLDERS TOLD US ABOUT CONTROLS

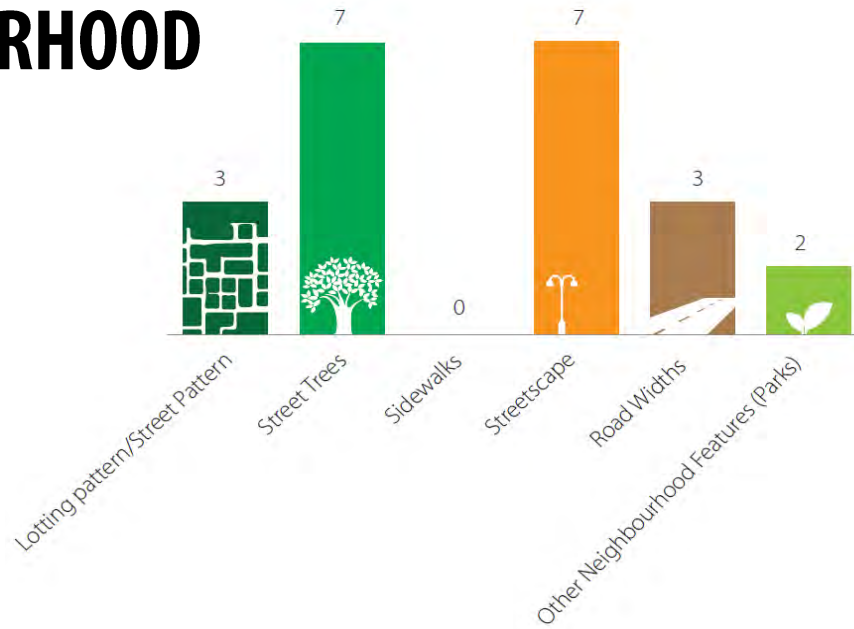
- Respect the existing character
- Address elements that define character
- Preserve heritage attributes
- Regulate monster homes
- Preserve tree canopy
- Restrictions on massing
- Reduce shadow impacts
- Architectural design oversight
- Restrictions on encroachments



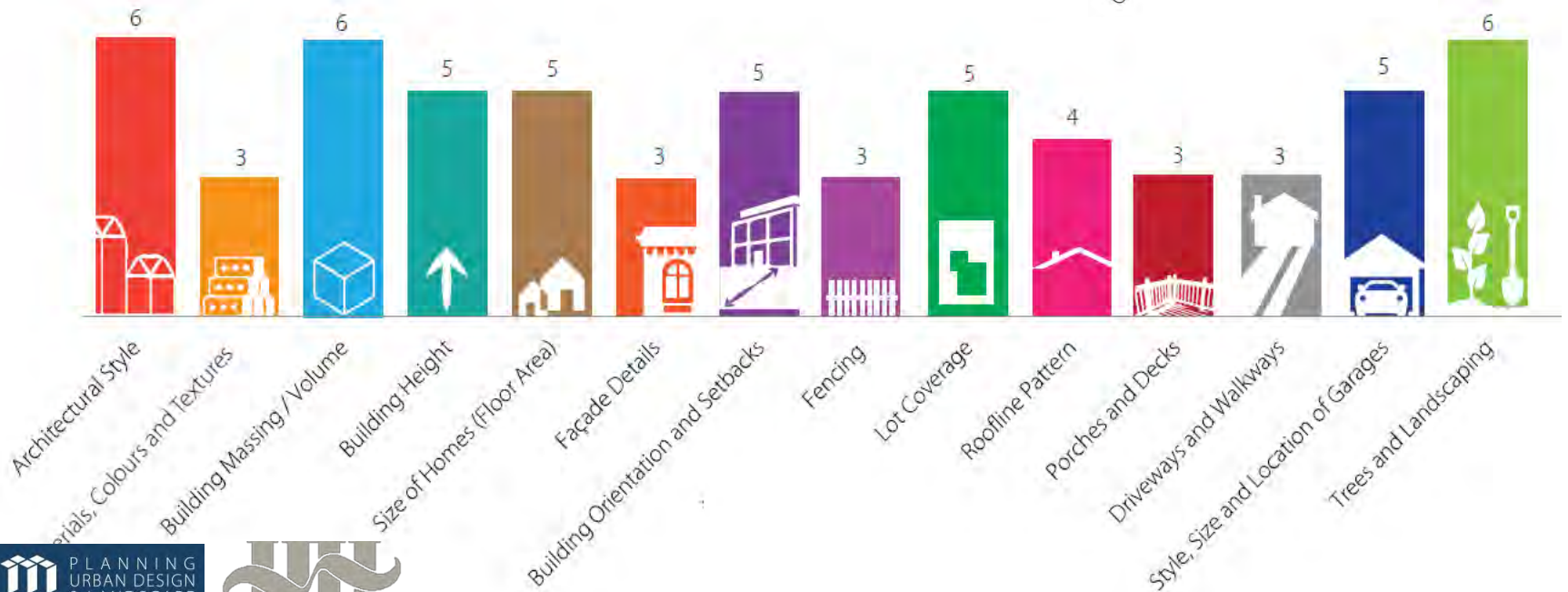
WALKING TOUR FEEDBACK



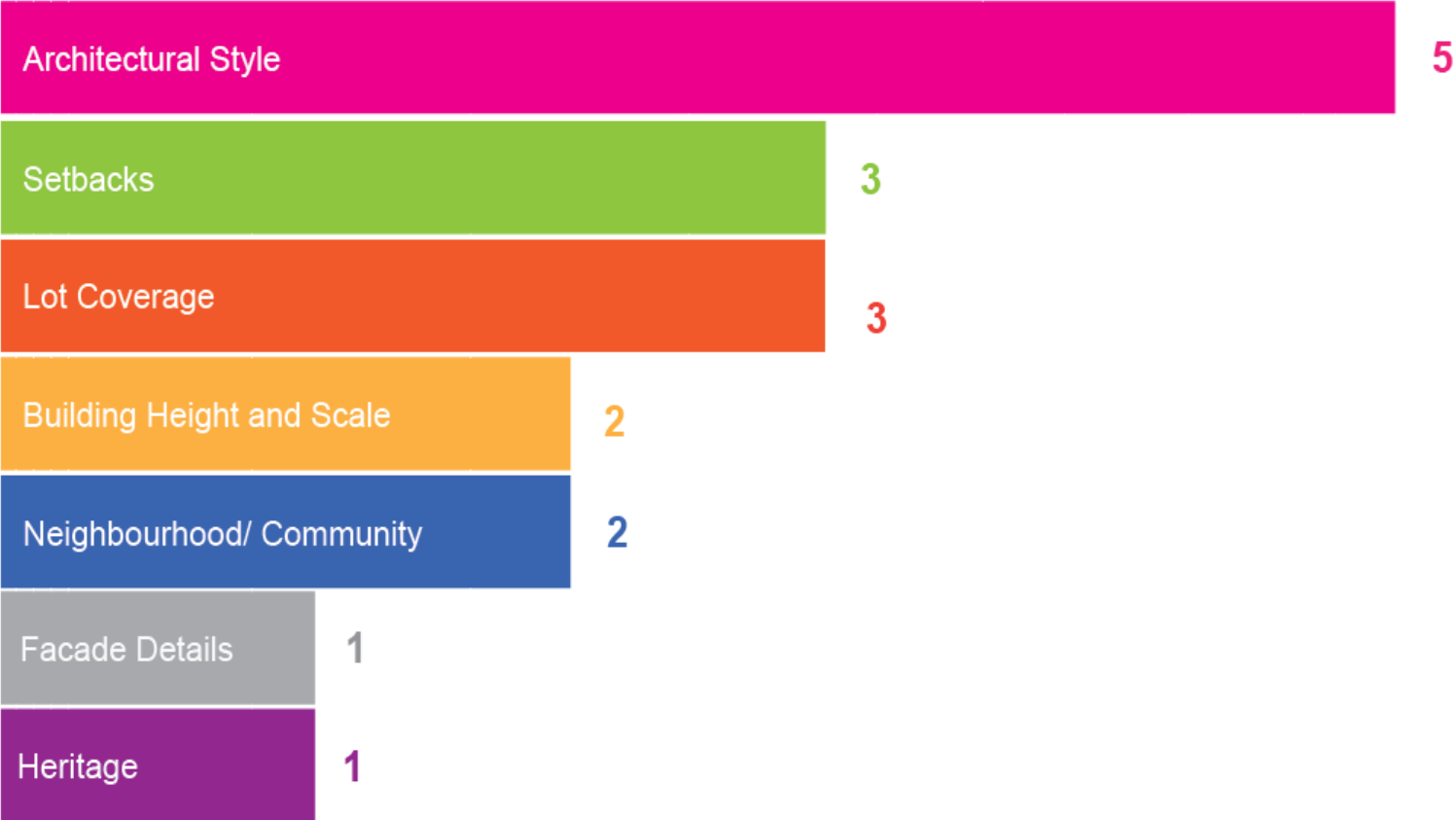
NEIGHBOURHOOD FEATURES



HOUSEHOLD & LOT FEATURES



TOP 3 FEATURES DEEMED IMPORTANT TO NEIGHBOURHOOD CHARACTER

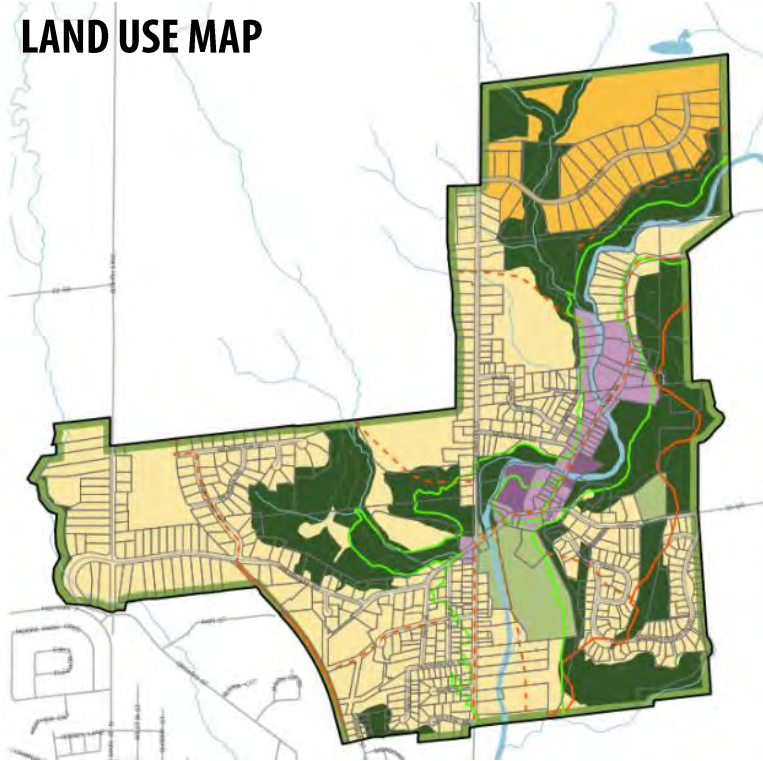


postcard exercise

**managing
neighbourhood
change**

THE PLANNING PROCESS

LAND USE MAP



ENVIRONMENTAL
AREAS MAP



OFFICIAL
PLAN

ZONING BY-
LAW

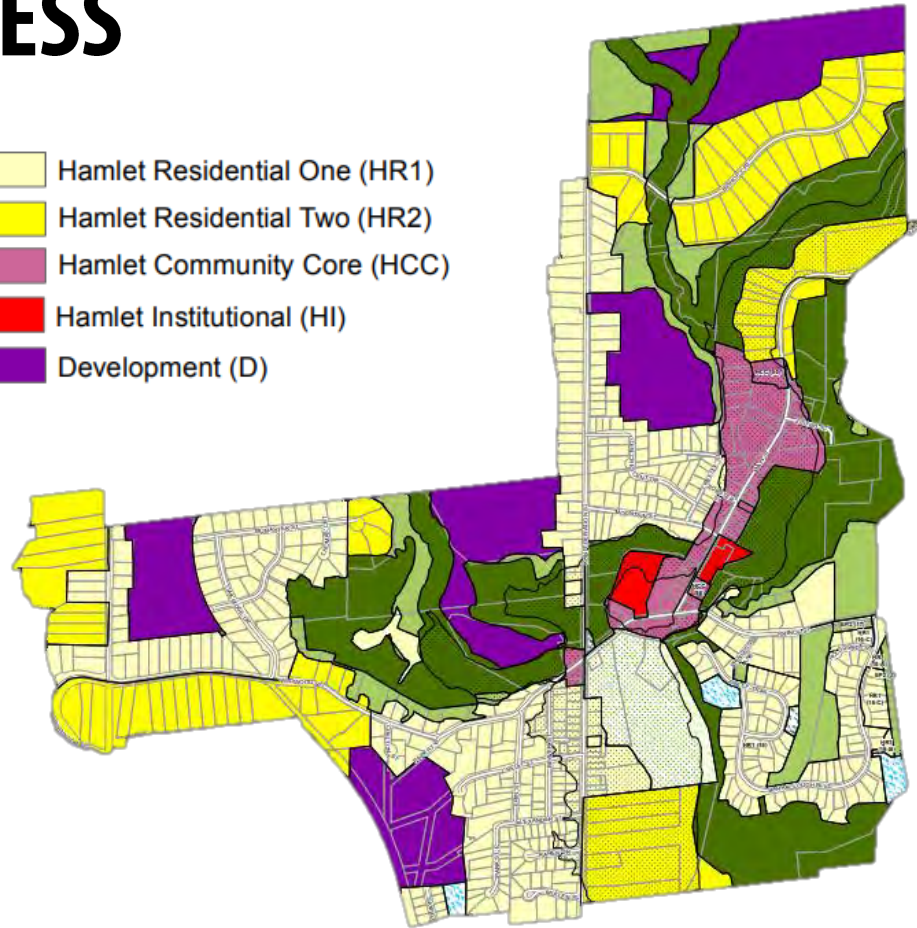
BUILDING
PERMIT



THE PLANNING PROCESS

The Town's existing Comprehensive Zoning By-law regulates development standards for each zone

- Hamlet Residential One (HR1)
- Hamlet Residential Two (HR2)
- Hamlet Community Core (HCC)
- Hamlet Institutional (HI)
- Development (D)



OFFICIAL
PLAN

ZONING BY-
LAW

BUILDING
PERMIT



THE PLANNING PROCESS

- Minor variance required where a proposed development requires relief from a specific zoning requirement
- Application is made to the Committee of Adjustment
- Notification of minor variance application and timing/location of Committee meeting is provided to residents within 60m of subject property



THE PLANNING PROCESS



OFFICIAL
PLAN

ZONING BY-
LAW

BUILDING
PERMIT



OTHER REGULATORY CONTROLS

- Ontario Heritage Act
- Demolition Permits
- Property Standards
- Tree Protection
- Site Plan Control
- Ontario Building
- Credit Valley Conservation



workshop
breakout activity

Each table will have graphic worksheets related to elements that define neighbourhood character characterized into 3 themes:

LOT FEATURES

- Lot Coverage
- Soft Landscaped Area
- Lot Area and Frontage
- Front and Rear Yard Setbacks
- Side Yard Setbacks
- Driveway

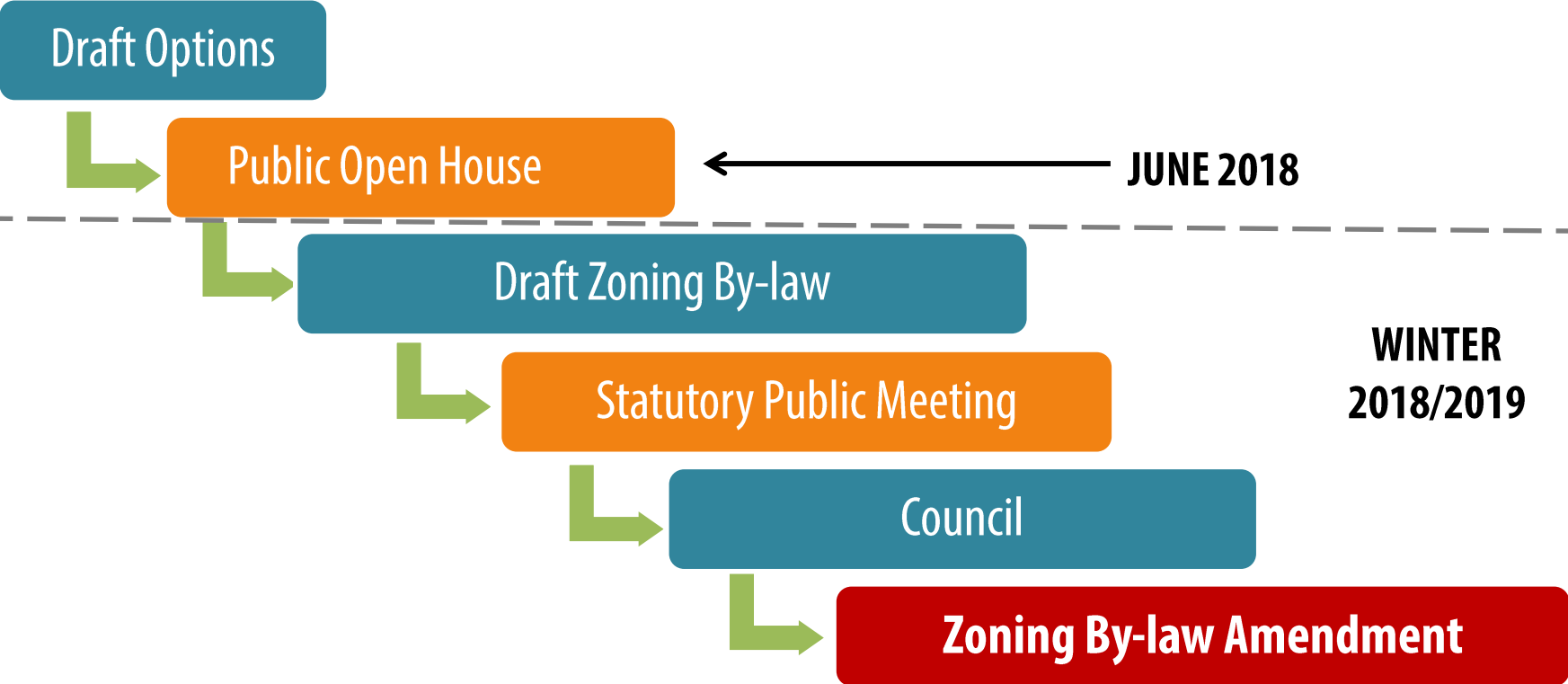
HOUSING FEATURES

- Building Height
- Building Depth
- Floor area & Floor Space Index (FSI)

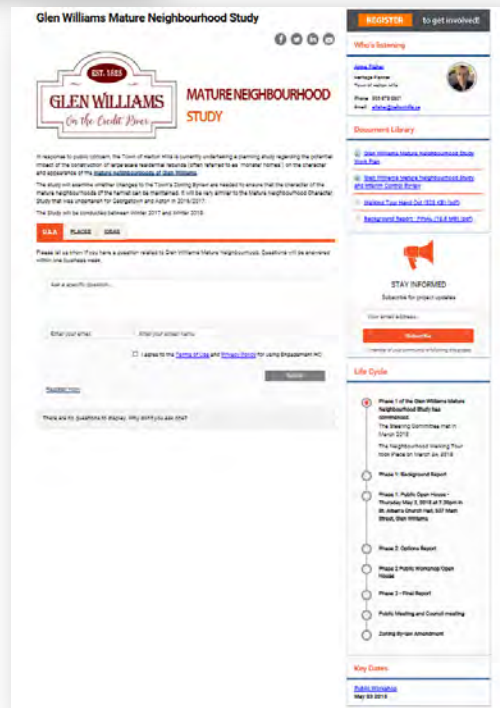
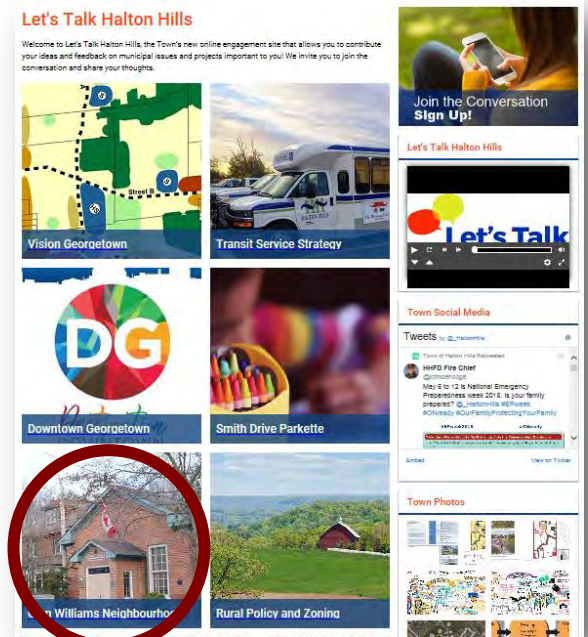
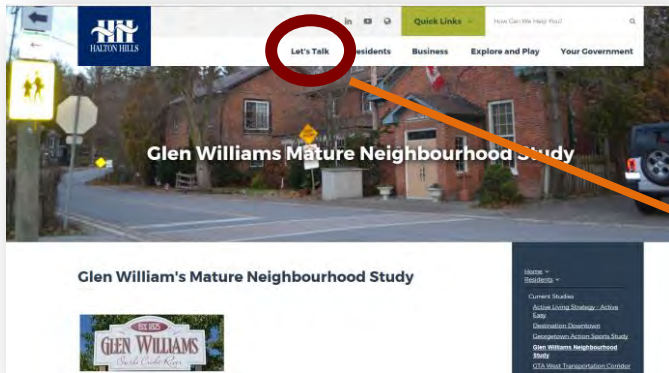
NEIGHBOURHOOD FEATURES

- Ontario Heritage Act
- Tree Protection

NEXT STEPS



ONLINE ENGAGEMENT



THANK YOU



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For more information regarding the study, please visit:

<https://www.haltonhills.ca/GlenWilliamsNeighbourhoodStudy/index.php>



MATURE NEIGHBOURHOOD STUDY

PUBLIC WORKSHOP