



GLEN WILLIAMS

MATURE NEIGHBOURHOOD

STUDY PUBLIC WORKSHOP

June 14, 2018

6:30 – 8:00pm

Glen Williams Town Hall

 **PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**





ANNE FISHER

Heritage Planner

STEVE BURKE

Manager of Planning Policy



DANA ANDERSON

Partner

RASHA HAIDER

Planner

STUDY PURPOSE

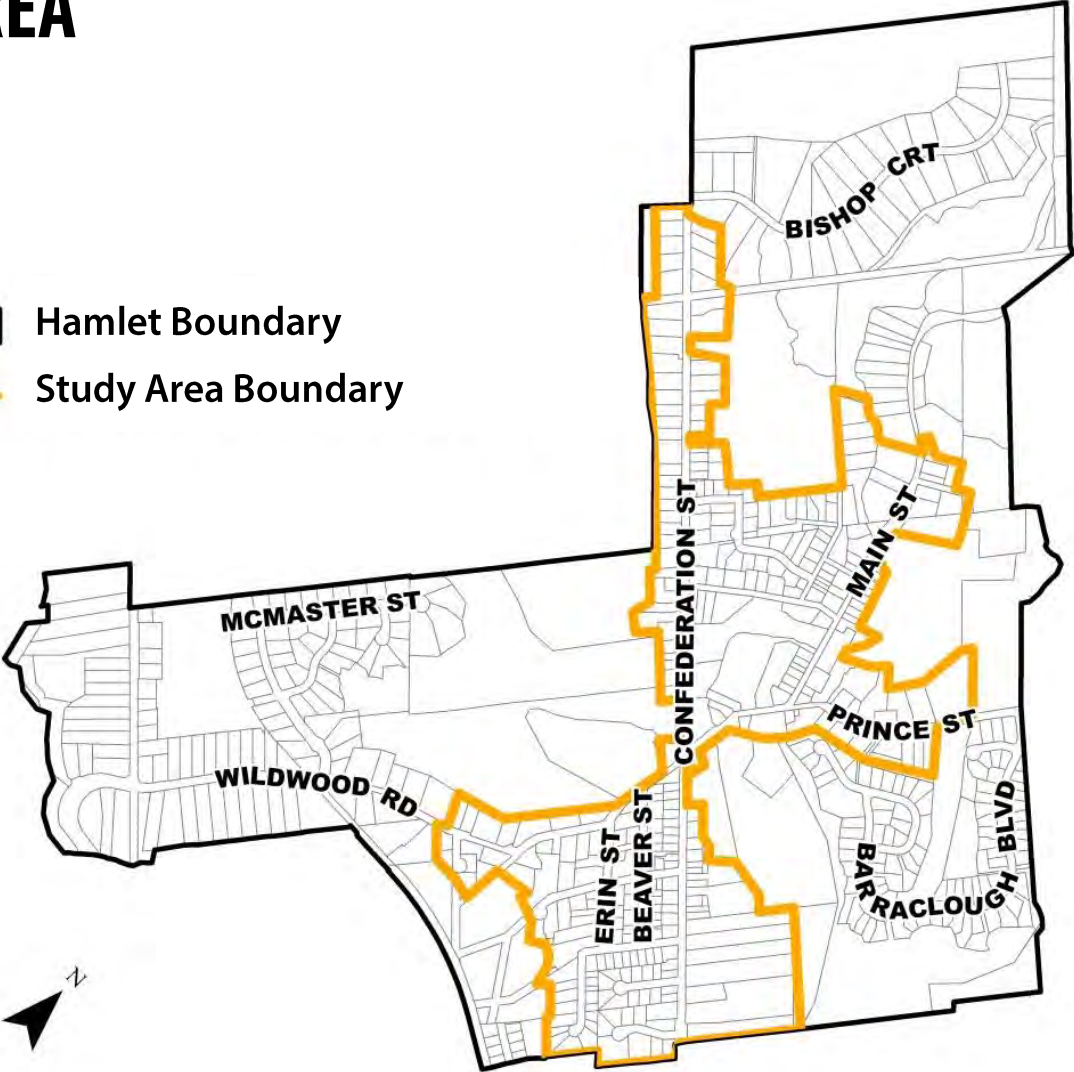
Examine if Zoning By-law is effective at:

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



STUDY AREA

- Hamlet Boundary
- Study Area Boundary



PROJECT TIMELINE

WINTER/SPRING 2018



SPRING/EARLY SUMMER 2018



FALL 2018/WINTER 2019

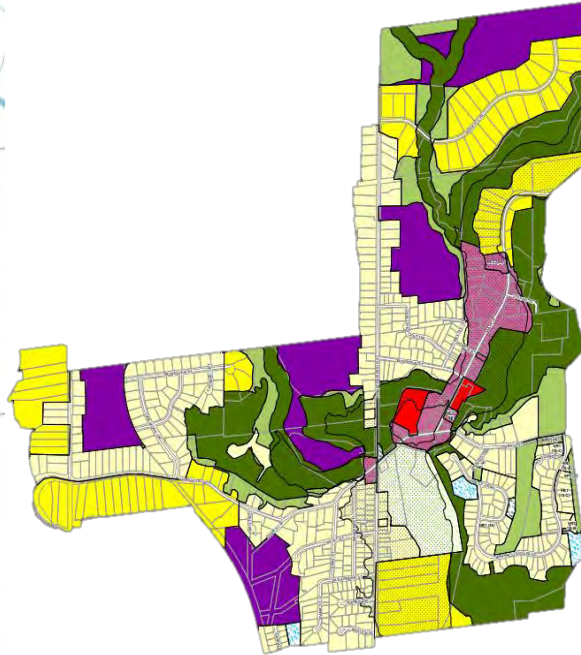


THE PLANNING PROCESS

LAND USE MAP



ZONING MAP



OFFICIAL PLAN

ZONING
BY-LAW

BUILDING
PERMIT

MAY 3 PUBLIC WORKSHOP FEEDBACK



Participants received graphic worksheets related to elements that define neighbourhood character characterized into 3 themes:

1. LOT FEATURES

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

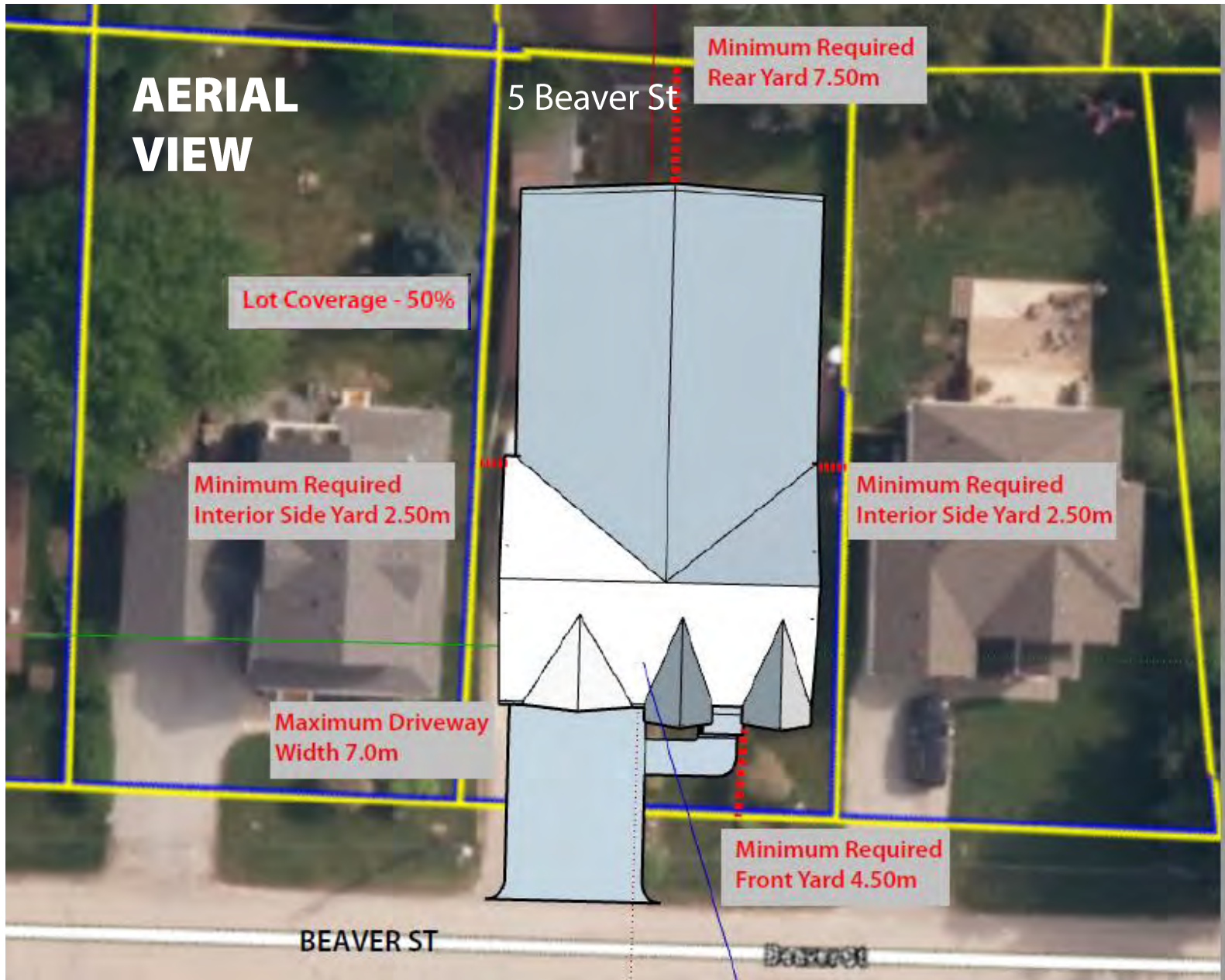
2. HOUSING FEATURES

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

3. NEIGHBOURHOOD FEATURES

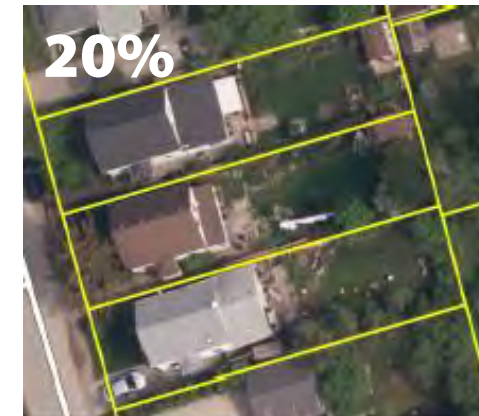
- Ontario Heritage Act
- Tree Protection

Based on the current zoning by-law the following can be built:



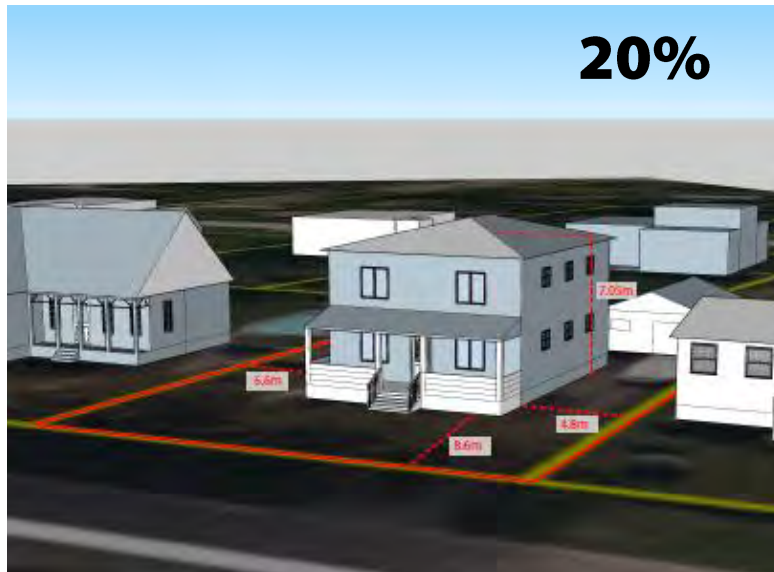
LOT FEATURES – LOT COVERAGE FEEDBACK

- Participants recognized that a lot coverage of 35-40% is not suitable for Glen Williams as the neighbourhood is significantly different from that of Acton and Georgetown.
- Some participants stated that a lot coverage of 20-25% would be suitable for the Glen.
- **Participants showed some interest in restricting lot coverage and were interested in seeing various examples of lot coverage percentages (10-30%) throughout the Glen.**



LOT FEATURES – LOT COVERAGE OPTIONS

1. Maintain no lot coverage provision (existing results in varying lot coverages)
2. Introduce lot coverage control (20%, 30%, 40%)



LOT FEATURES – SOFT LANDSCAPED AREA & DRIVEWAY FEEDBACK

- Public comments on this standard emphasized the balance between maintaining green space and accommodating parking on the driveway.
- Participants expressed concern over shrinking driveways for landscaping which in turn would mean more street parking.
- The public also noted that septic fields have implications on soft landscaped area.
- **In general, participants had low interest in further controlling soft landscaped areas and driveways beyond the existing regulations.**



19 Prince St.

Min. driveway width	3m
Max. driveway width	7m (min 40% soft landscaping)

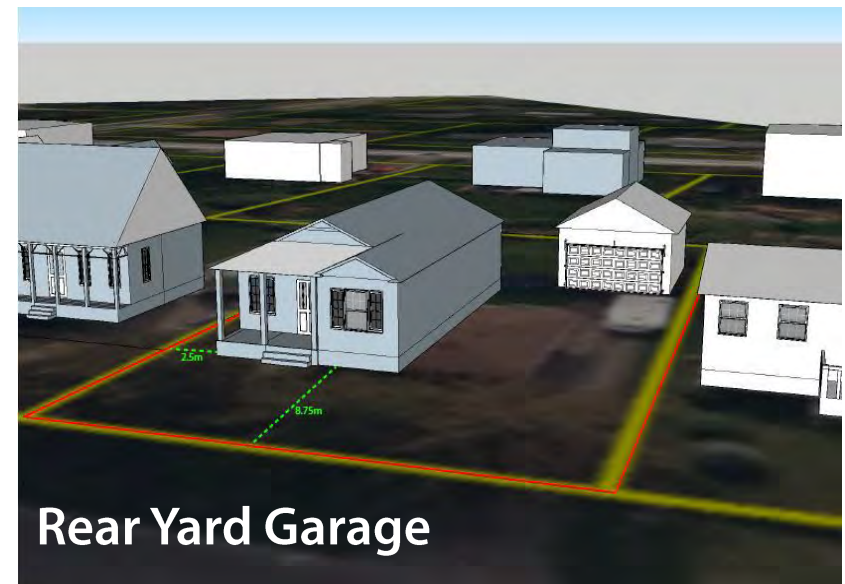
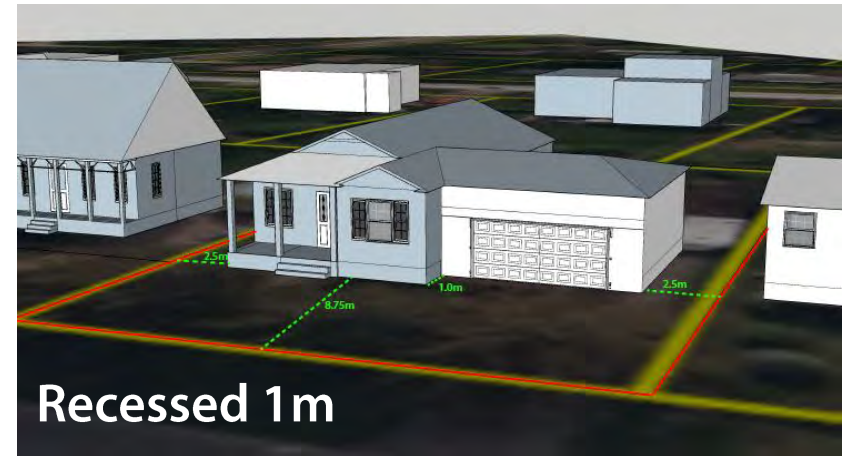
LOT FEATURES – GARAGE FEEDBACK

- Participants expressed **little concern as to whether garages should be attached or detached.**
- Some members agreed that the position of the garage does not matter, so long as the **facade and architectural details of the garage fit the neighbourhood style.** While others argued that **garages should be located either beside or behind the house.**
- Some participants also stated that **garages should not project beyond the front wall of the main house.**



LOT FEATURES – GARAGE OPTIONS

1. No change
2. Exempt area of rear yard garages from calculations for lot coverage to encourage rear yard garages
3. Introduce control that requires garages to be recessed a minimum of 1.0 m from the face of the house to prohibit garages that project forward from the front wall of the house



LOT FEATURES – FRONT & REAR YARD SETBACKS FEEDBACK

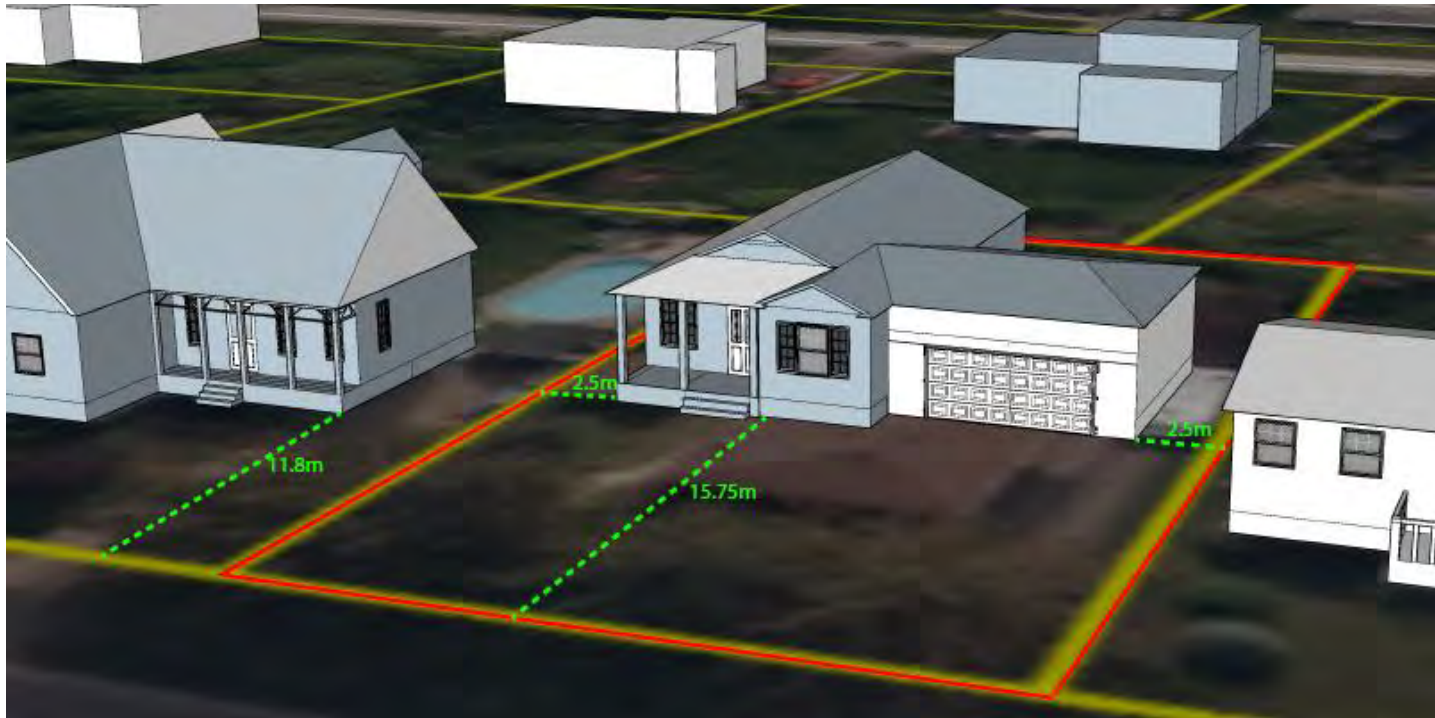
- Participants agreed that the existing front and rear yard setback requirements are sufficient.
- Residents expressed their appreciation for the variation of front yard setbacks found within the Glen and its contribution to the neighbourhood character.
- Residents also noted that rear yard setbacks are important to maintain as rear yard space is very important for Glen residents.



ZONING BY-LAW	
HR1&HCC	
Min. required front yard	4.5 m
Min. required rear yard	7.5 m
HR2	
Min. required front yard	7.5 m
Min. required rear yard	7.5 m

LOT FEATURES – FRONT & REAR YARD SETBACKS OPTIONS

1. No change
2. Prevent front wall of a house from being set further back than half the length of the adjacent house to maintain privacy of rear yards

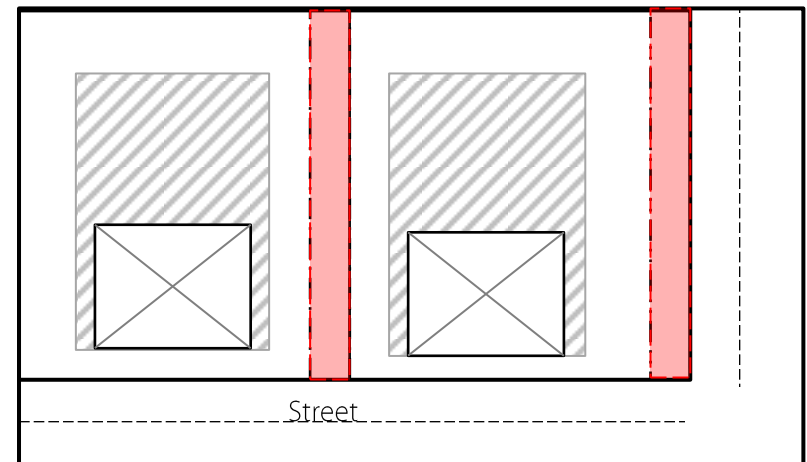


10 Alexander St.

LOT FEATURES – SIDE YARD SETBACKS FEEDBACK

- Participants were more concerned with side yard setbacks than front and rear setbacks. **They expressed particular concern with the minimum required interior side yard setback at 2.25m.** They felt that 2.25m was not sufficient and that the required setback should be increase.
- **Residents strongly felt that side yard setbacks should be proportional to lot size and building height.**

ZONING BY-LAW	
HR1& HCC	
Min. req. interior side yard	2.25 m
Min. req. exterior side yard	4.5 m
HR2	
Min. req. interior side yard	4.5 m
Min. req. exterior side yard	7.5 m

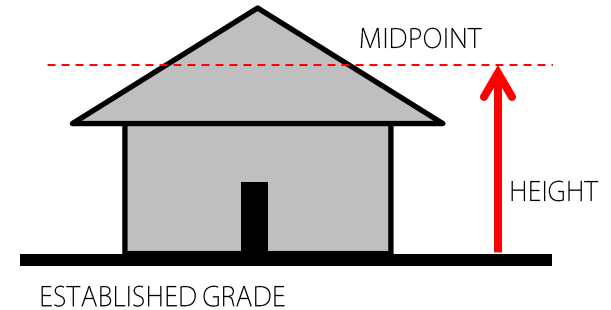


LOT FEATURES – SIDE YARD SETBACKS OPTIONS

- 1. No change**
- 2. Additional side yard setback with increased height
(addressed in options for height)**

BUILDING FEATURES – HEIGHT FEEDBACK

- The public agreed that **11m is too high for the Glen** and that the max height should be decreased.
- Many participants agreed that the **height of the building is dependent on the size of the lot and the location.** For example, residents agreed that taller buildings on corner lots are less offensive.
- Residents also agreed that **height should be in character with adjacent properties.**
- **Residents strongly agreed that greater side yard setbacks should be required for taller buildings.**



BUILDING FEATURES – HEIGHT OPTIONS

1. Decreasing max building height from 11m to 9m or 10m
2. Introduce minimum interior side yard setback of 2.25m for buildings under 6m in height
3. Introduce interior side yard setbacks of 4.5m on one side of house and 2.25 m on the other side when houses are 6- 8m
4. Introduce minimum interior side yard setbacks of at least 4.5m required on both sides for buildings above 8m



BUILDING FEATURES – HEIGHT OPTIONS

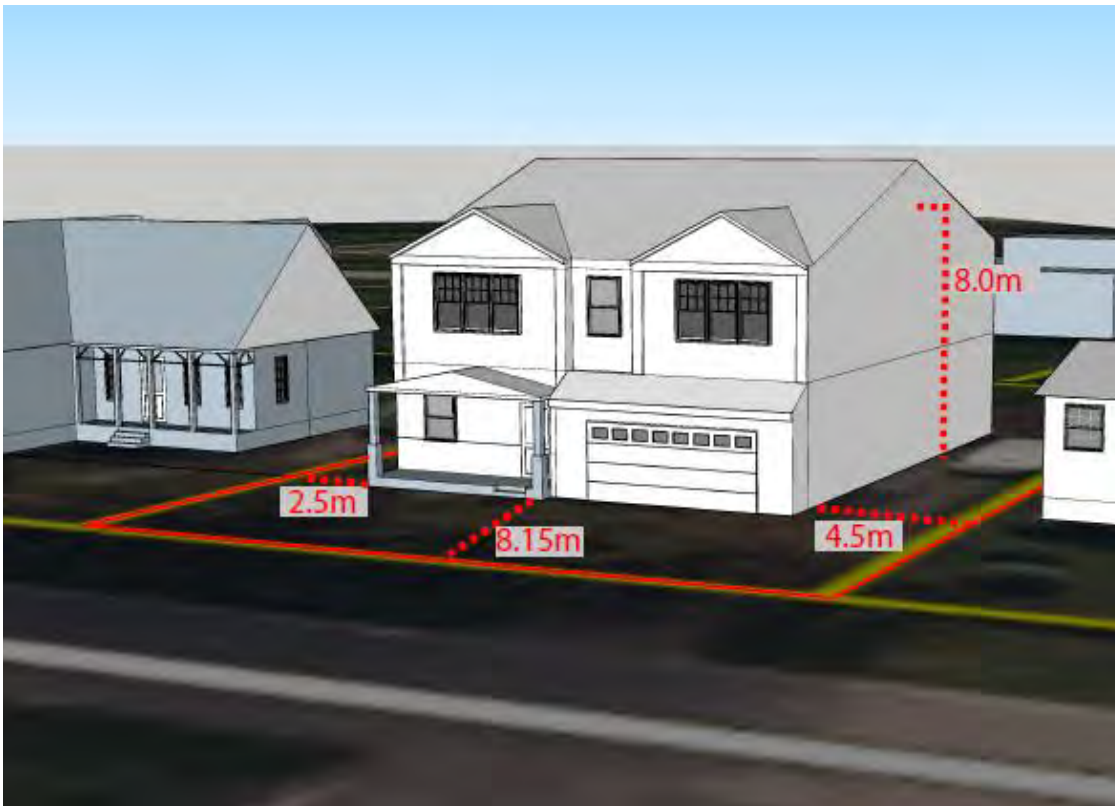
2. Introduce minimum interior side yard setback of 2.25m for buildings under 6m in height



10 Alexander St.

BUILDING FEATURES – HEIGHT OPTIONS

3. Introduce interior side yard setbacks of 4.5m on one side of house and 2.25 m on the other side when houses are 6- 8m



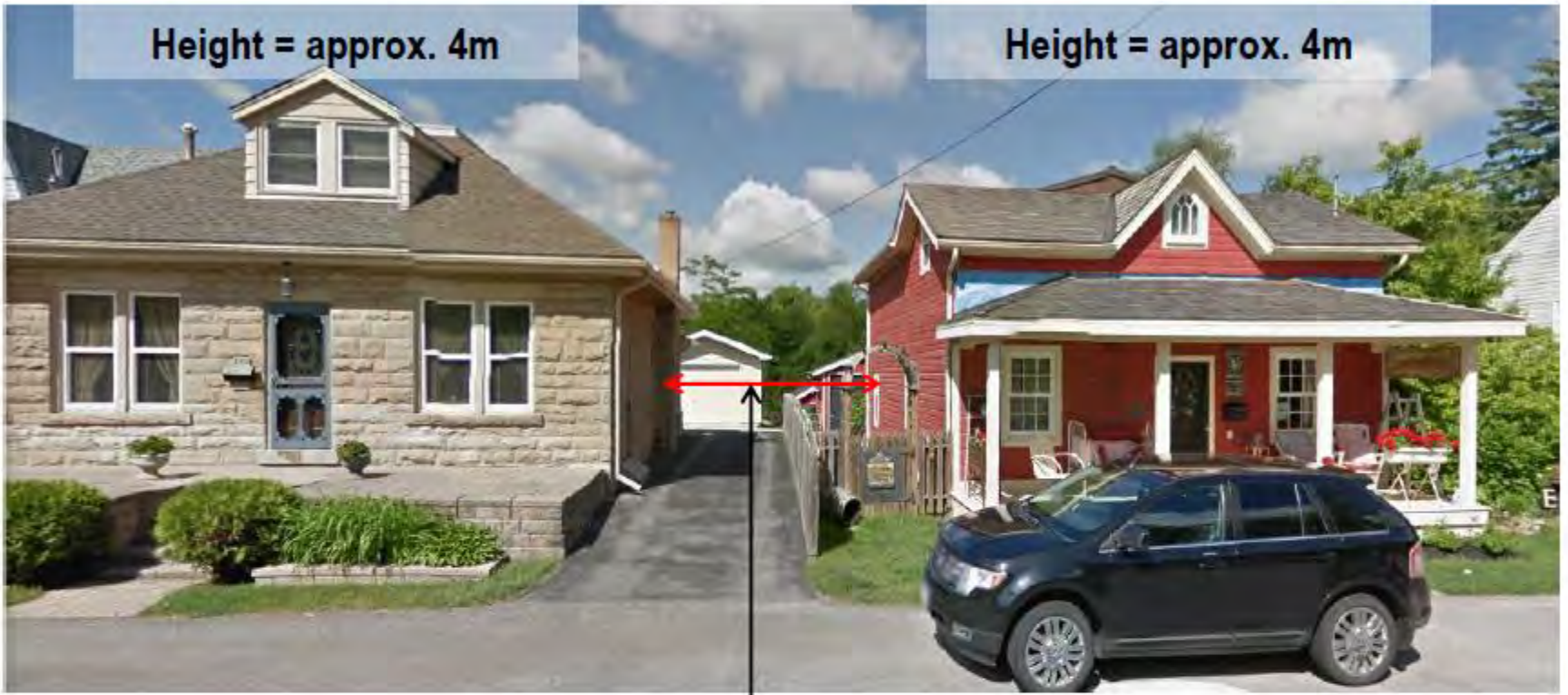
10 Alexander St.

BUILDING FEATURES – HEIGHT OPTIONS

4. Introduce minimum interior side yard setbacks of at least 4.5m required on both sides for buildings above 8m



10 Alexander St.



Height = approx. 4m

Height = approx. 4m

Distance between houses = approx. 5.3m

530 Main Street

532 Main Street

Note: Height is measured to the mid-point of the roof



Height = approx. 5m

Height = approx. 5m

573 Main Street

571 Main Street

Distance between houses = approx. 4.5m

Note: Height is measured to the mid-point of the roof



Height = approx. 5m

Height = approx. 8m

14 Tweedle Street

571 Main Street

Distance between houses = approx. 5.3m

Note: Height is measured to the mid-point of the roof



Height = approx. 8m

Height = approx. 3m

8 Glen Crescent Drive

10 Glen Crescent Drive

Distance between houses = approx. 14m

Note: Height is measured to the mid-point of the roof



Height = approx. 7m

Height = approx. 8m

Distance between houses = approx. 10m

110 Confederation Street

112 Confederation Street

Note: Height is measured to the mid-point of the roof



Height = approx. 4m

Height = approx. 4m

Distance between houses = approx. 5.5m

9 Mountain Street

11 Mountain Street

Note: Height is measured to the mid-point of the roof

Height = approx. 6m

Height = approx. 6m



Distance between houses = approx. 2m

Note: Height is measured to the mid-point of the roof



Height = approx. 9m

Height = approx. 9m

Distance between houses = approx. 1.8m

Note: Height is measured to the mid-point of the roof

Height = approx. 10m

Height = approx. 10m



Distance between houses = approx. 3m

Note: Height is measured to the mid-point of the roof

BUILDING FEATURES – DEPTH FEEDBACK

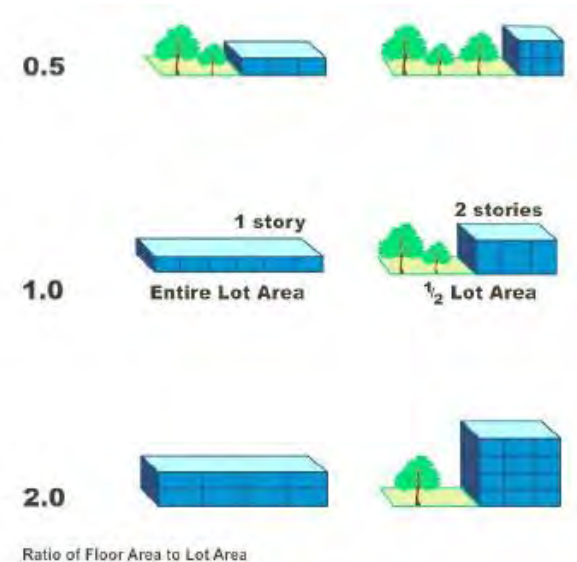
- Participants were indifferent to building depth controls and felt that due to the various lot configurations found in the Glen; depth would be difficult to control.
- Residents felt that the building depth should be compatible with neighbouring properties.
- Residents felt that building depth should be proportionate to lot size.



Beaver St.

BUILDING FEATURES – FSI FEEDBACK

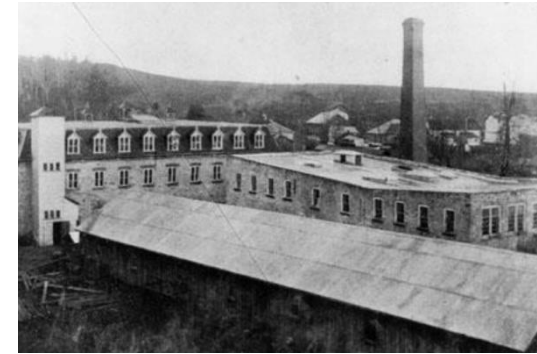
- Residents agreed that FSI could be explored but wanted more detailed examples of how this has been used in other neighbourhoods and its applicability in the Glen.
- Residents agreed that FSI may be a more appropriate way to control the overall scale of development given the variation of lots sizes in the Glen.
- **Residents wondered whether FSI controls would be necessary and some argued that it would be overly restrictive. Many felt that the combination of other changes would best control scale.**



NEIGHBOURHOOD FEATURES – HERITAGE CONSERVATION DISTRICT

FEEDBACK & OPTIONS

- Participants expressed a high level of interest in better understanding a HCD and what benefits it may provide.
- Some stated that HCDs would assist in preserving heritage features and would assist with the conservation and enhancement of character in addition to Official Plan policies and Zoning By-Law regulations. This would include a way to guide architectural design including roof design which cannot be regulated through zoning.
- Others expressed concerns that a HCD would introduce too much restriction and was not needed to address the issues of compatibility.
- **The Town may wish to further consider a Heritage Conservation District for the Glen as a part of a future study.**



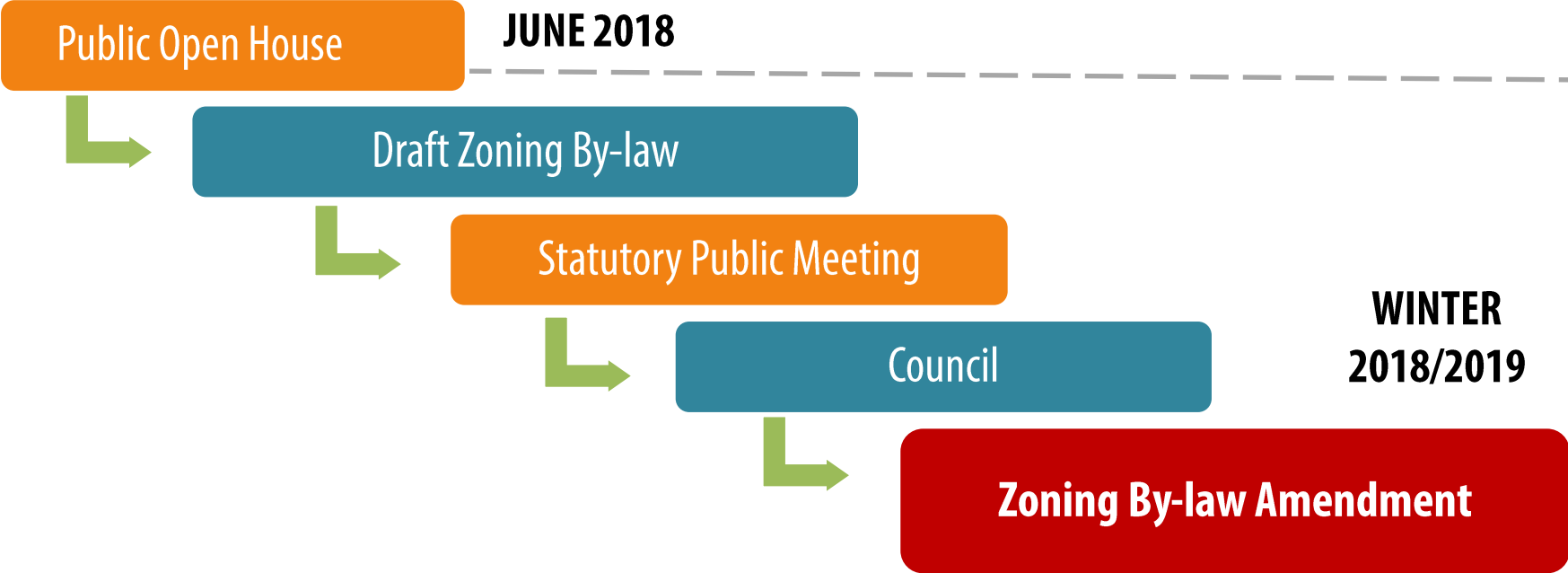
NEIGHBOURHOOD FEATURES – TREE PROTECTION

FEEDBACK & OPTIONS

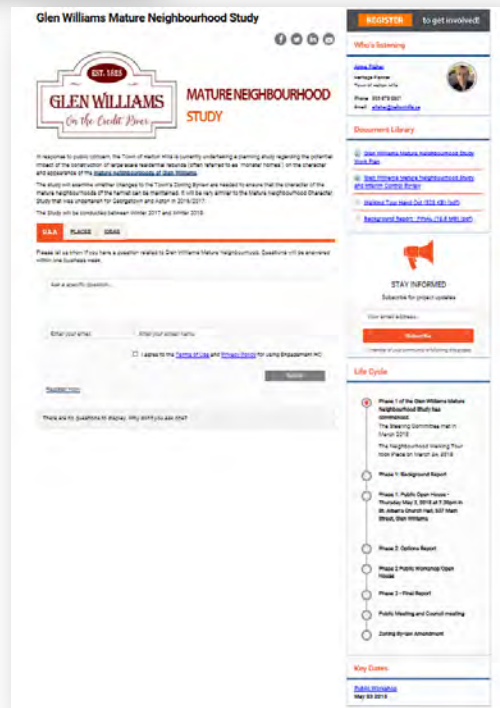
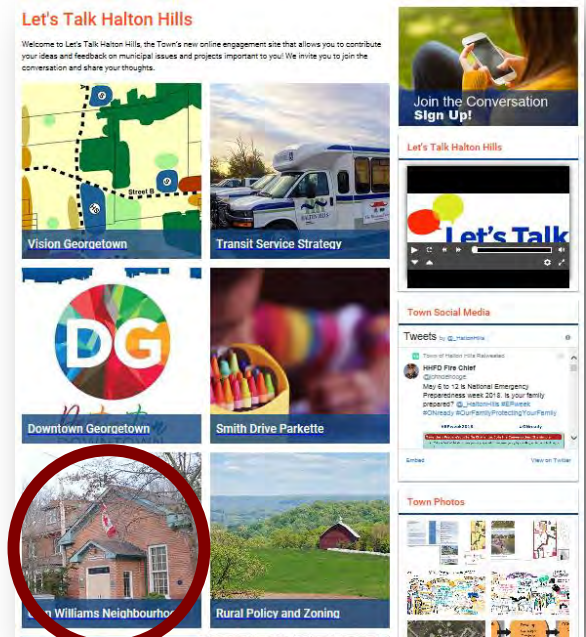
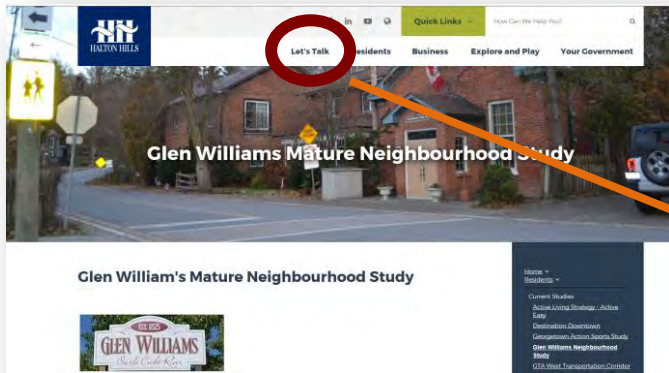
- Participants expressed high interest for the protection of trees in the Glen. However, tree protection cannot be regulated through zoning.
- Any further consideration of tree protection or replacement programs would require additional study and evaluation of the cost and benefits of such programs.
- 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).



NEXT STEPS



ONLINE ENGAGEMENT



THANK YOU



DANA ANDERSON, MA, MCIP, RPP

Partner

danderson@mhbcplan.com

RASHA HAIDER, MES Candidate, LEED GA

Planner

rhaider@mhbcplan.com



ANNE FISHER, MCIP, RPP, MRTPI, CAHP

Heritage Planner

afisher@haltonhills.ca

STEVE BURKE, MCIP, RPP

Manager of Planning Policy

stevebu@haltonhills.ca

For more information regarding the study, please visit:

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



MATURE NEIGHBOURHOOD STUDY

PUBLIC WORKSHOP