



# GLEN WILLIAMS MATURE NEIGHBOURHOOD Study

# FINAL RECOMMENDATION REPORT

Date:  
**February, 2019**

Prepared for:  
**Town of Halton Hills**

Prepared by:  
**MacNaughton Hermsen Britton Clarkson Planning Limited  
(MHBC)**



# ACKNOWLEDGMENTS

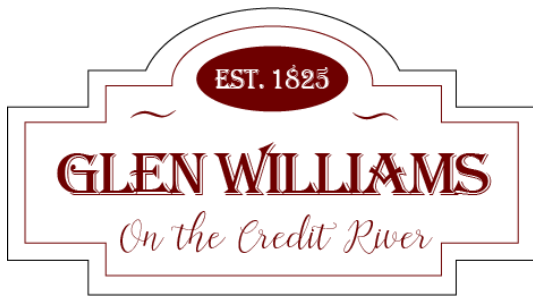
Thank you to the many Glen Williams residents that offered their time and valuable input throughout the study.

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# TOWN OF HALTON HILLS **GLEN WILLIAMS**

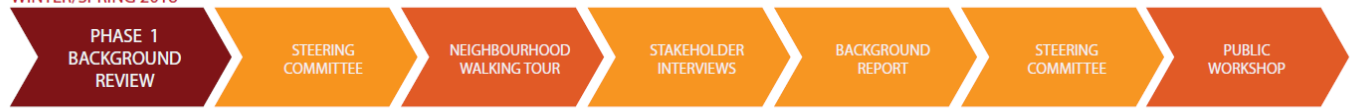
## **MATURE NEIGHBOURHOOD STUDY**

### FINAL RECOMMENDATION REPORT

# **EXECUTIVE SUMMARY**

As a response to public concern the Town of Halton Hills has undertaken the Glen Williams Mature Neighbourhood Study to address the potential impact of the construction of large-scale residential rebuilds (often referred to as 'monster homes') on the character and appearance of the mature neighbourhoods of Glen Williams.

#### WINTER/SPRING 2018



#### SPRING/EARLY SUMMER 2018



#### WINTER/SPRING 2019



## **FINAL RECOMMENDATIONS**

The following changes recommended to the **Hamlet of Glen Williams Secondary Plan** and **Zoning By-law 2010-0050** are based on the feedback received during the phase 2 public workshop and analysis conducted by the project team with input from the Steering Committee.

### **CHANGES TO THE HAMLET OF GLEN WILLIAMS SECONDARY PLAN**

1. Introduce objective to **Section H4.2 – Objectives of the Secondary Plan** that addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new and expanded accessory buildings are compatible, context sensitive and respectful of the existing character.
2. Introduce a new section to the Secondary Plan under **Section H4.3 – General Policies**, containing policies that apply to new housing, replacement housing, additions and alterations, and new or expanded accessory buildings, when a minor variance from the Implementing Zoning By-law is required. This section would also include a definition of Mature Neighbourhood Areas as those older, established areas of Glen Williams as delineated in the Implementing Zoning By-law.

## CHANGES TO THE ZONING BYLAW

1. Introduce Mature Neighbourhood – Glen Williams provisions to **Section 9** of the Zoning By-Law, including the following:

Standards for **Single Detached Dwellings** in the following zones:

### For HR1 (MN1) & HCC (MN1) Zones

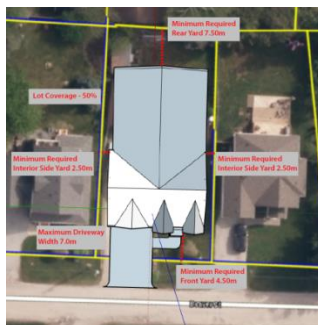
- Minimum Interior Side Yard Setback: 2.25 metres for the first storey, plus an additional 1.2m for each storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
- Maximum Lot Coverage for 1 and 1.5 storey: 35%
- Maximum Lot Coverage for 2 and 2.5 storey: 30%
- Attached private garage: must be recessed by at least 1m from the front of the house.
- Wall of private garage: must be set back 5.5 metres from the front lot line.
- Maximum building height: 9m

### For HR1 (MN2) Zones and HR2 (MN2) Zones

- Maximum Lot Coverage: 15%
- Wall of private garage: must be set back 5.5 metres from the front lot line (*for HR1 lots only*).
- Maximum building height: 9m

**Note:** Rear yard detached garages are exempted from lot coverage calculations.

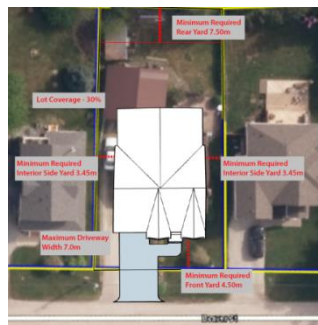
Based on the **current zoning by-law** the following can be built on an **HR1 lot**.



Based on the **current zoning by-law** the following can be built on an **HR2 lot**.



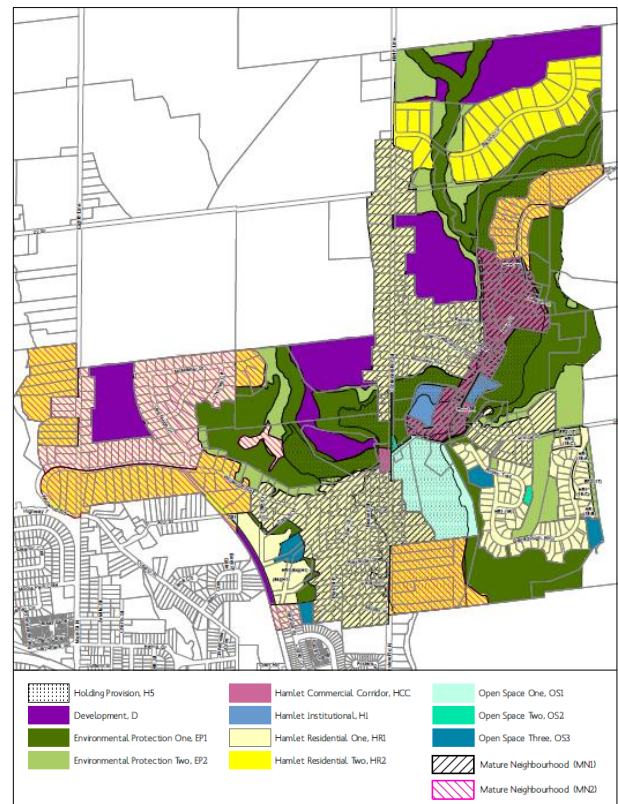
With the **recommended changes** the development is controlled as follows:



With the **recommended changes** the development is controlled as follows:



Zoning Map incorporating MN1 & MN2 Zones



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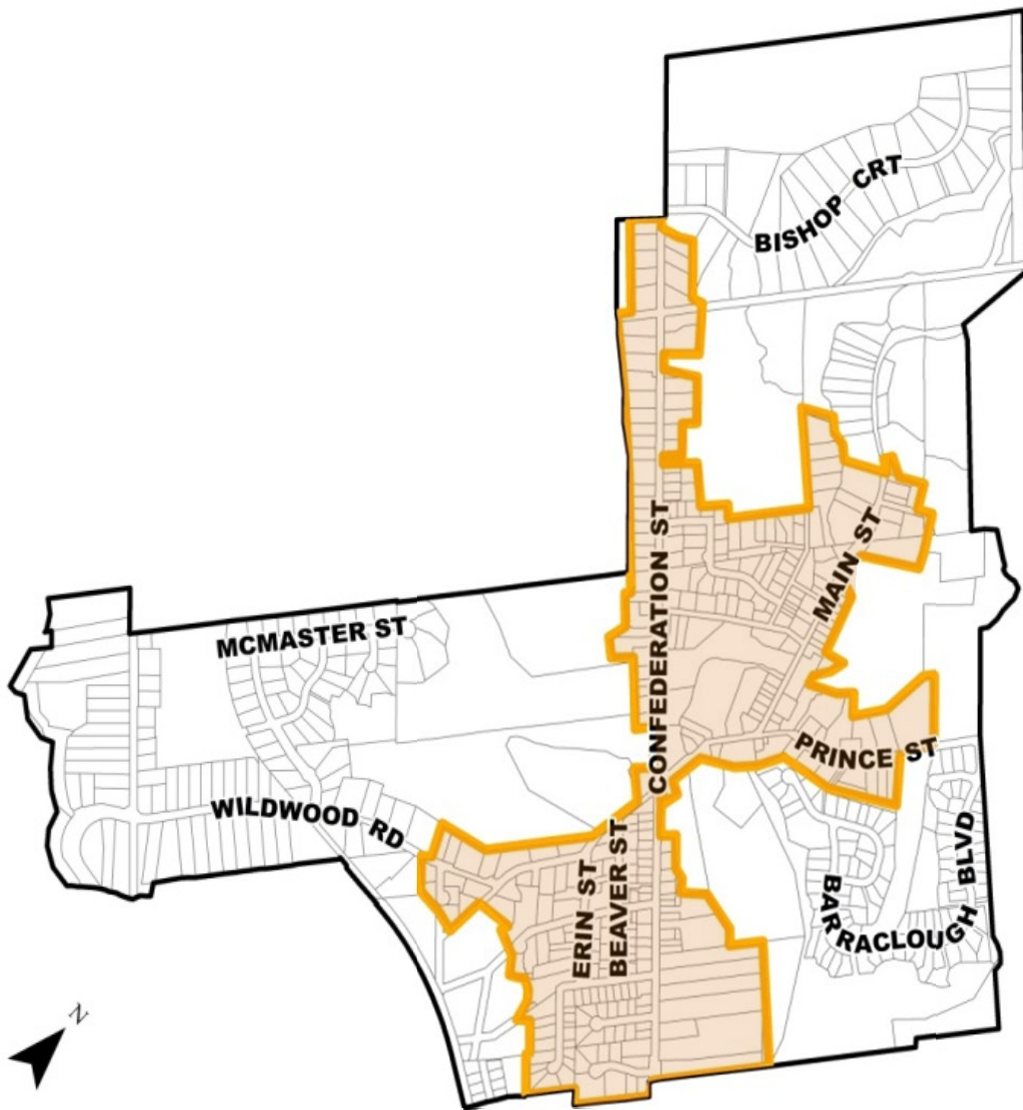
# 1.0

## INTRODUCTION

In recent years, the Town of Halton Hills has experienced an increase in large home rebuilds on properties within its older, mature neighbourhoods. Concerns were raised by members of the community with respect to the type of replacement housing being built and the incompatibility of some homes with the character of the mature neighbourhoods. In response to this, the Town of Halton Hills recently completed a Mature Neighbourhoods Character Study (MNCS) for the mature residential neighbourhoods of Acton and Georgetown. The study resulted in the adoption of Official Plan and Zoning-By-law amendments in May 2017 to address neighbourhood character. The MNCS did not cover the Hamlet of Glen Williams and during the study process some of the residents of Glen Williams raised similar concerns regarding the potential for large home rebuilds affecting the character and appearance of Glen Williams.

In June 2017, Halton Hills Council approved a work plan for a similar study for Glen Williams, including a similar study to focus on the impact of new replacement housing and additions and alterations to houses in Glen Williams, and a scoped Glen Williams Secondary Plan review to be commenced in 2019.

In November 2017, Council approved the Terms of Reference for the study, and enacted an Interim Control By-law to restrict the size/scale of large home rebuilds within defined areas of Glen Williams, while the Glen Williams Mature Neighbourhood Study was being undertaken. The Interim Control By-law is in effect until May 27, 2019.



*Figure 1: Study Area based on the boundary of the Interim Control By-law 2017-0070*



## 1.1 STUDY PURPOSE

Managing growth is a key objective for the Town of Halton Hills. While there are policies that direct growth through intensification to particular areas, there is also a need for policies to manage change in the older established neighbourhoods. Protecting and enhancing the character of older established areas is important to ensure these areas retain their character through change.

The Terms of Reference for the Glen Williams Mature Neighbourhood Study identified the following objectives:

- to define and establish boundaries for the mature neighbourhoods of Glen Williams;
- to identify and evaluate the unique qualities and characteristics of the defined mature neighbourhoods and key issues regarding large-scale residential rebuilds that are of concern to the residents of Glen Williams;
- to develop options to maintain and enhance the distinct character of the mature neighbourhoods of Glen Williams;
- to identify existing and potential threats to the heritage resources within the hamlet of Glen Williams from large-scale residential rebuilds and assess the impact this would have on the character and appearance of the hamlet; and
- to develop and propose amendments to the Town's comprehensive Zoning By-law, as necessary, that define and manage large scale residential rebuilds in hamlet's mature neighbourhoods.

The boundary for the study area was based on the boundaries of the Interim Control By-law 2017-0070 (shown on Figure 1.) As noted earlier, the ICBL applies to properties within the older



residential areas at the centre of the hamlet. While the ICBL identifies a study area, the broader area will be examined to consider a broader context for the study.

## 1.2 STUDY PROCESS

MHBC Planning was retained in 2017 as the planning consultant team to undertake the study under the direction of Town staff. The Glen Williams Mature Neighbourhood Study is being undertaken in three phases. Each phase includes engagement with the community and a steering committee meeting. The Steering Committee is made up of members of Council, Staff and representatives from the community. The Steering Committee provides input at each stage of the process.



**Figure 2: Study process chart**

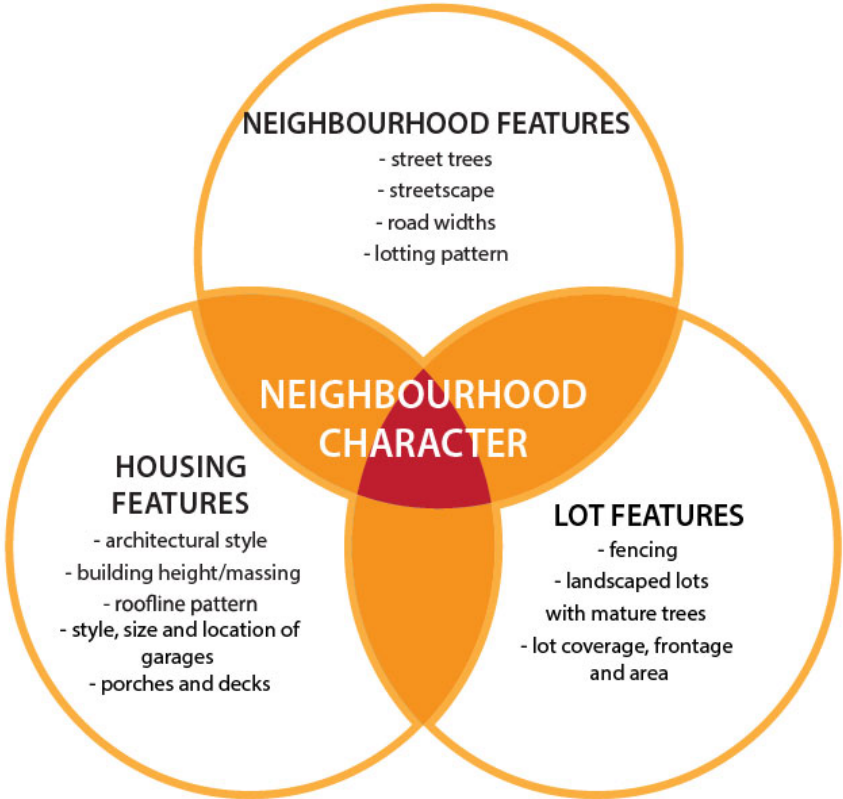
The first phase of the study was focused on background research and early consultation with the community. A Background Report (April 2018) was completed to inform the study process by providing the following:

- an identification of the historical and physical neighbourhood context within the Glen;
- input from the community and stakeholders, identifying the issues and concerns within the hamlet;
- an identification of the changes occurring within the area and an understanding of the factors influencing such changes;
- a summary of the planning process and the tools that can be used to manage change; and,
- preliminary options to amend the Comprehensive Zoning By-law.

# 1.3 SUMMARY OF PHASE 1 FINDINGS

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 of change, as well as the policy and regulatory context guiding and controlling change.

Neighbourhood character is often defined to mean the collective qualities and characteristics that distinguish a particular area or neighbourhood. It is the combination of traits, features, styles and other common design elements that work together to create a feeling and presence of a distinct place or neighbourhood. Throughout Phase 1 of the study, input from stakeholders and residents was obtained in order to understand their views and thoughts on the topic of neighbourhood character. The definition of neighbourhood character was refined to better articulate the physical attributes of the study area.



*Figure 3: Neighbourhood character elements*

In Phase 1 of the study, neighbourhood character features were also categorized by physical attributes of Glen Williams and the buildings and property characteristics within the neighbourhoods. The characteristics of a place can be land related (i.e. the size of a lot and its frontage along a street), building related (i.e. built form, massing, height, building materials), and neighbourhood related (i.e. connections such as sidewalks, trails, street networks) and include special features (i.e. focal points such as parks, community facilities, natural features). These features blend together to create a unique place and character



### 1.3.1 Stakeholder Interviews

During Phase 1, a series of stakeholder interviews were conducted and comments were also received through input from the community. The stakeholder interviews were held with a number of local residents, architects, designers, builders and real estate agents with knowledge and experience in the local area. The following are some of the questions asked:

- How would you describe the character of the Town's mature neighbourhoods? What, if anything, makes the mature neighbourhood of the Glen unique?
- Can you describe the changes that you are noticing in the Town's mature neighbourhoods?
- Do you have any concerns with these changes?
- In your opinion, what factors are driving these changes?
- In your opinion, what measures or tools should be implemented by the Town to protect the character of neighbourhoods?

The responses to the interview questions varied and represent the diverse perspectives which are summarized below:

### Character

- (1) The character of the Glen is varied and diverse, making it a very eclectic and sought after place to live. Within the Glen, there is a variety of architectural styles, lots sizes, accessory buildings and garages.
- (2) Rural hamlet with a historically focused community. The heritage features and maturity of the neighbourhood are valuable for the community.
- (3) Large and mature trees enhance the streetscape and should be protected.
- (4) Situated along the Credit River, The Glen is comprised of unique natural environmental features, trees, wild vegetation, and a valley with hills and plateaus.

### Changes

- (1) Some houses have maintained original characteristics and historic charm while others are being built to contemporary standards.
- (2) There is a trend to construct new larger homes in existing neighbourhoods by tearing down current homes or by subdividing larger lots. These single replacement homes are being constructed with complex designs and greater mass compared to existing surrounding development. Additions on some homes are twice the size of the existing homes and are not well integrated architecturally (roofline, windows).

### Controls

- (1) Change must respect the existing character of the neighbourhood and its elements. Regulations should better address elements that define character including setbacks, massing, height and scale in accordance with adjacent properties.
- (2) Heritage attributes need to be preserved over time. Natural heritage protection on Private and Public property should be considered.
- (3) Database of building information should be used to inform local residents of upcoming construction activities
- (4) Monster homes should be regulated and defined through changes to the Town's Zoning By-law.
- (5) Consideration should be given to the size of the lot (or the constructible envelope of a lot) and the footprint/size of the home.
- (6) Not to over-control building design as individual lots and homeowners have different needs. Random styles should be encouraged for the Town to maintain an eclectic feel.
- (7) Ability to maintain tree canopy through replacement or protection of existing trees and other landscaped open areas.
- (8) Consideration should be given to whether rebuilds should be treated differently than a building on a vacant lot.
- (9) Focus should be put on the quality of new construction that will ultimately become historic rather than creating exceptional rules and regulations for maintaining properties that are degraded.
- (10) Restrict the massing of new builds or additions to use the existing homes footprint plus a small addition by formula, e.g.: 25%.
- (11) Minimize the impact of shadowing between neighbours.
- (12) Low impact development (LID), grading sensitivity and drainage impacts should be considered.
- (13) Restrict encroachment on the existing home's side yard and front yard setbacks and separation from neighbours to prevent homes from pushing out to the edges of the property.
- (14) Architectural design oversight should include materials used for both additions and new builds to keep in line with existing property. Planning staff should look at design of the home on a case-by-case basis to determine whether the home fits within the neighbourhood
- (15) All new planned infrastructure improvements on Public property should be of the same architectural style and maintain the rural look of the Glen.
- (16) All recent applications and decisions of the Committee of Adjustment should be reviewed in order to summarize any trends and make recommendations for improvement.
- (17) All recent Building Permit applications should be reviewed in order to summarize any trends and make recommendations for improvement.

## 1.3.2 Observed Conditions

Through the Phase 1 background review, a number of existing physical conditions for each area were observed and background data was collected and assessed. Observations about the history and the character of Glen Williams are summarized as follows.

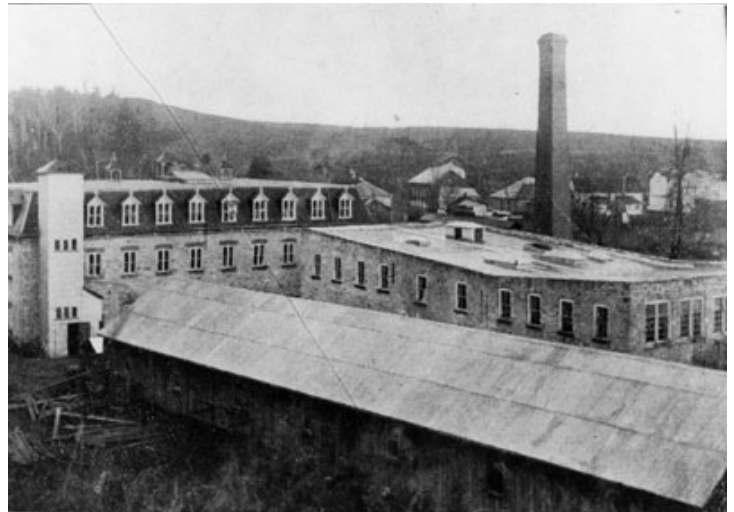
### 1.3.2.1 History

The varied topography and natural heritage in and around the hamlet of Glen Williams are some of its most noticeable and valued characteristics. A flood plain runs through the heart of the hamlet following the bends of the Credit River. The hamlet is surrounded by protected agricultural areas apart from a small area to the south west which borders Georgetown.

Glen Williams began as a community that grew up around a number of mills that were established and thrived by utilizing the power of the Credit River as well as benefitting from the close proximity to York (Toronto) and Guelph Road (Highway 7). The hamlet was founded in 1826 by Benajah Williams, a mill operator from Gainsborough Township. He built a sawmill to cut and dress timber from the surrounding countryside which was being cleared for agricultural usage. This was followed by a gristmill, also run by water, and operated by the Williams family; and later a woollen mill.

The mills provided a focal point in the area and attracted workers and new businesses, including, general stores, furniture manufacturers, a hotel, and two separate church parishes. The growth and prosperity of Glen Williams continued, supported mainly by the knitting mill industry, which began in 1839 and continued until 1980.

The centre of Glen Williams still contains many buildings from the early hamlet's development. These include former mill buildings, workers' housing, stores and the houses of the more wealthy members of the community. Six of these properties are now designated under the provisions of Part IV of the *Ontario Heritage Act*. Of these, the Williams Mill and the Georgetown Electric Generating Building, have formed the nucleus of a vital artist community, and have added a new dimension to the community as a tourist destination. A Heritage Conservation District Plan Study for the hamlet was undertaken in 2001. Although this did not result in the designation of a Heritage Conservation District, the study noted the rural character of the road network in Glen Williams and the fact that it has remained relatively unchanged in scale and character for over 150 years.



*Historical photos of Glen Williams Wheelers General Store (left), Glen Woollen Mills (directly below) and an aerial view of the hamlet from the Esquesing Historical Society*

## PRE WORLD WAR II DEVELOPMENT

The older established homes of the Glen date back to the 1800's and early 1900's before World War II. Houses built during this era were situated along Main Street, Tweedle St, Confederation St, Beaver St and Credit St with a few lots sporadically developed on Mountain St, Erin St and Alexander St. In general, these streets feature small 1 to 2 storey homes on larger sized rectangular lots. These homes are generally constructed of wood in various colours and feature gable roofs and windows with exterior shutters.

## POST WORLD WAR II DEVELOPMENT

Immediately following the Second World War, Canada experienced a housing shortage for its returning Veterans. Following the late 1940's, Glen Williams experienced a period of steady growth up until the 1990s, with a large amount of development occurring in 1989. Post 1990, development occurred at a slower pace through lot division, with the exception of newer subdivision developments on Bishop Court and Barraclough Boulevard.

*Figure 4: Mapping of year built in Glen Williams*



### 1.3.2.2 Neighbourhood Character

The character of Glen Williams can be described by the following neighbourhood, housing and lot features which have also been taken into consideration by the Town through the development of the Design and Heritage Protection Guidelines for Glen Williams.

#### NEIGHBOURHOOD FEATURES

##### Street Type and Pattern

Older streets in the hamlet have street sections as narrow as 12 and 15m. Narrower streets allow for houses to have “eyes on the street”, which contributes to a safe and intimate pedestrian environment.



##### Trees

There is significant mature tree canopy throughout the Glen.

#### HOUSING FEATURES

##### Windows and Projecting Elements

Location and detailing of windows are similar within the hamlet. Projections such as bay windows and balconies, chimney elements, projecting cornices and roof eaves are prominent.



##### Construction Materials

A variety of building materials are used throughout Glen Williams. Materials found in heritage buildings include brick, stone and wood. Wood-siding houses and porches in the hamlet are painted in various bright colours which creates an attractive and lively streetscape.



##### Roofs

No single roof type or pitch is prevalent due to various ages of houses in Glen Williams. Heritage homes typically have steeply-pitched roofs with a variety of roof forms such as dormers and gables. Bungalows have shallower hip roofs.



##### Garages and Auxiliary Buildings

Many garages in the hamlet are detached and to the rear and/or side of the lot.

##### Front Entrance Architecture

Porches and stairs and contribute to streetscape character as well as foster social activity and neighbourhood feel. Terraces and balconies convey the sense of houses “looking out onto the street”. Walkways from the entrance to the street provide linkage at a pedestrian scale



## LOT FEATURES

### Setbacks

There are a variety of front yard setbacks found on the Glen streetscapes. Side yard setbacks in the hamlet vary from as low as 2m up to 35m. Rear yard setbacks in the hamlet are generally 7.6m.

### Landscaping

Landscaped elements to delineate between properties are very common in the hamlet. Woodlots or single trees are integrated into the landscaping design. Many paths to houses in the hamlet are identified with planted features.

### Lot Configuration

The Glen has a random lot pattern with varying sizes, lot frontages and depths within each streetscape. The average lot size in the Glen is 0.25 to 1 acres.

*Figure 5: Mapping of lot sizes in Glen Williams*



### 1.3.3 Walking Tours

During phase 1, MHBC Planning and the Town of Halton Hills carried out walking tours in Glen Williams. The purpose of these walks was to document the conditions in the Glen and develop a better understanding of the physical and historical context of these neighbourhoods.

The walking tour provided an opportunity for the project team and Town staff to discuss the study with residents and collect further information about the area. Two walking tours were carried out and residents had a chance to identify features and elements that define the neighbourhood as well as other information about recent developments and the history of the area. At the engagement stations associated with each walking tour, there was also an opportunity to provide input on features that define neighbourhood character and to identify the most important elements to be protected to maintain the character of the neighbourhood.

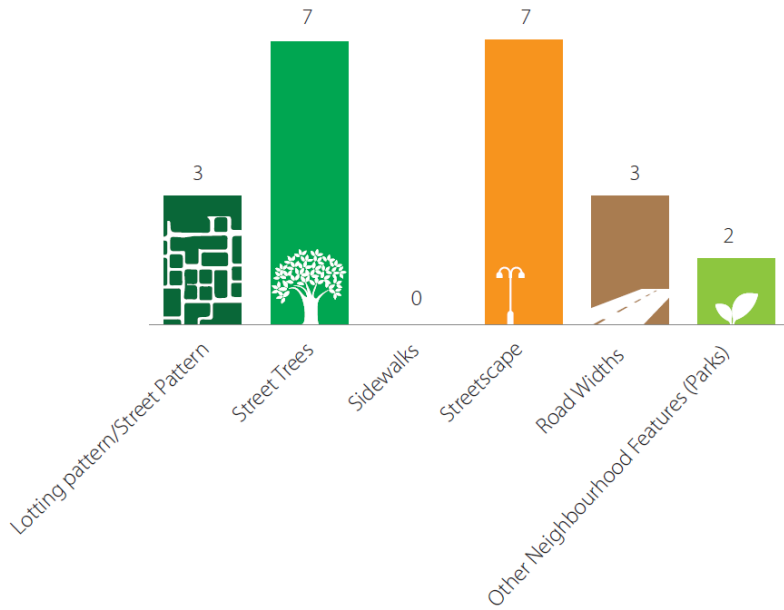


The following is a summary of what was heard from each of the walking tours.

1. A number of surveys were filled out by walking tour participants to collect their opinions on which features best define neighbourhood character. The following are the survey results:

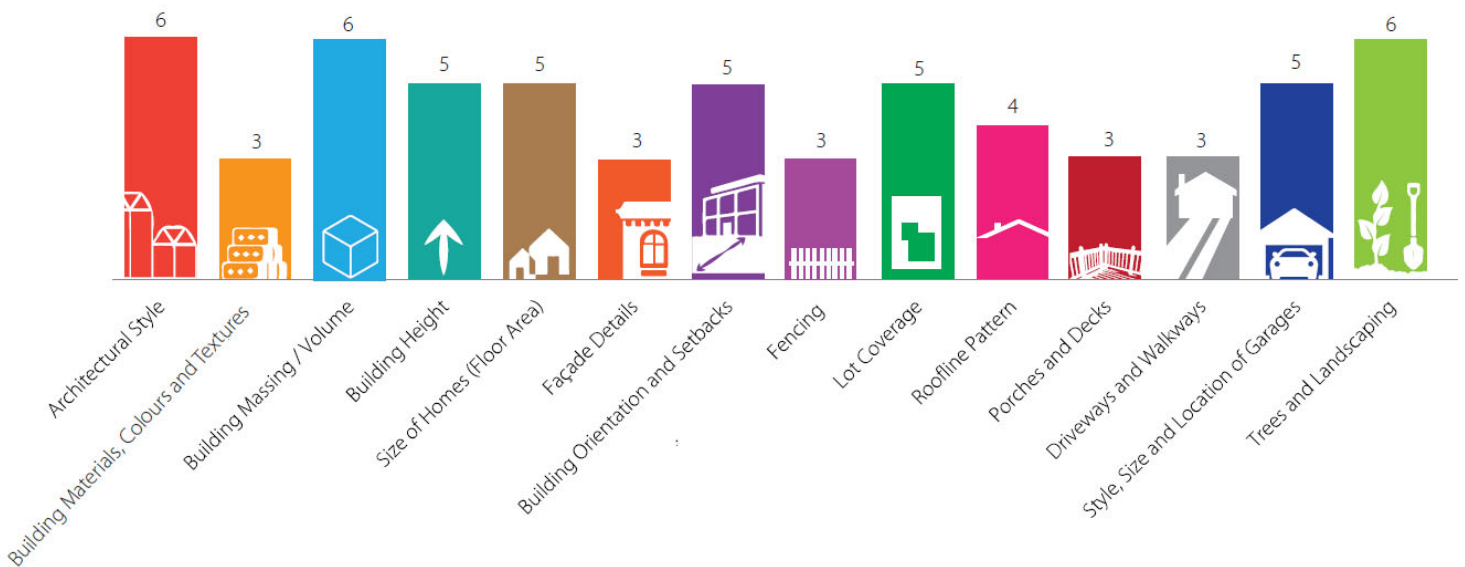
### NEIGHBOURHOOD FEATURES

**Figure 6: Survey result of neighbourhood features deemed to define neighbourhoods.**

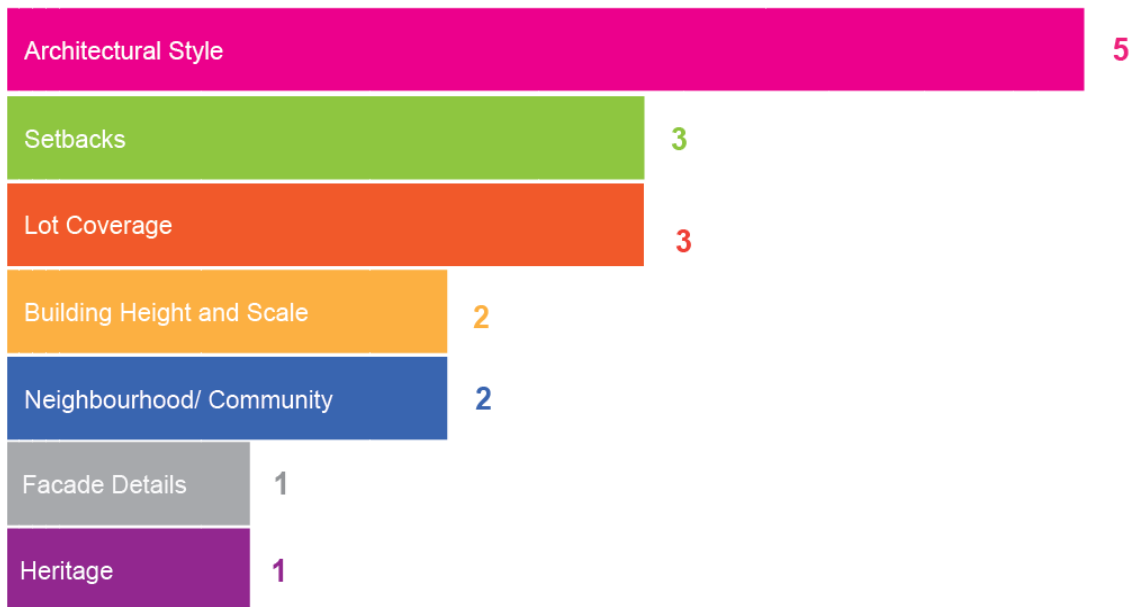


### HOUSING AND LOT FEATURES

**Figure 7: Survey result of housing and lot features deemed to define neighbourhoods.**



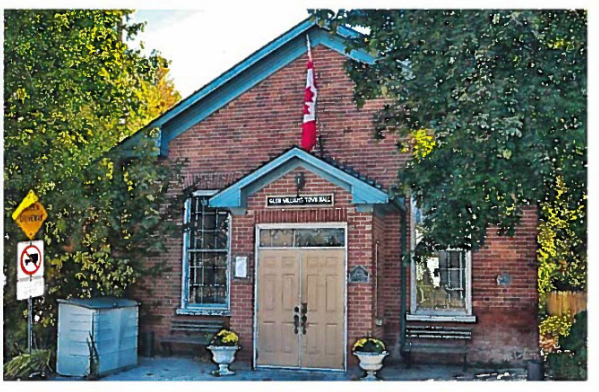
2. Residents were also asked to list the top three features they believe have the strongest impacts on neighbourhood character. The following are the survey results:



**Figure 8: Survey result of features deemed to be important to the community.**

### 1.3.4 Public Workshop

The first Public Workshop for the Glen Williams Neighbourhood Study was held on May 3, 2018, and attended by over 30 members of the community. At the Workshop, a presentation was provided to highlight the background information of Phase 1 of the Study and to review the available regulatory zoning and other planning tools to address the issue of replacement housing and neighbourhood character. Participants were also asked to provide 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.



The TOWN HALL HAS ALWAYS BEEN  
 A FOCAL POINT OF VILLAGE LIFE.  
 IT HAS BEEN THE SCENE OF LIFE &  
 THREATS, SURVIVAL AS A SPARE CHAIR ROOM  
 FOR THE SCHOOL, SENIOR'S LUNCHEONS,  
 CHRISTMAS PARTIES ETC. THE TOWN HALL  
 BOARD WORKS HARD TO SUPPORT MANY  
 VILLAGE ACTIVITIES (I'M CANADA 100)  
 MY FATHER SURVIVED AS TROOPMASTER  
 MANY YEARS AGO. IT IS A CHARACTER  
 BUILDING!! PLEASE PLAN TO VISIT  
 SOON!



THIS IS ONE OF THE ORIGINAL  
 MILL HOUSES ON MAIN STREET -  
 THEY EVEN HAVE ACCESS TO THE RIVER  
 VIA THE ORIGINAL MILL RUN FASEMENT  
 HOWEVER WHAT I REMEMBER BEST IS  
 WATCHING THEM SET AN STREET  
 A SCENE OF THE BLUESGUSSET  
 MOVIE "GATORBOT", WATCHING WITH  
 MY WIFE A THREE PIDS AS THE  
 DUSE SET UP, AND THE ACTORS  
 EMERGED ON TO THE PORCH, FORMING  
 A POSSE TO HUNT THE ELUSIVE  
 GATORBOT.





Below is a summary of the participants' input expressed during the "postcard" exercise:

<p>These houses are lovingly known as the 'Three Sisters'. They are significant to the hamlet as they were built as the managers &amp; executive homes for the workers at The Mill over 120 years ago. To remove or change one drastically is to alter our historical map.</p>
<p>See how this beautiful blue house has been redone to still fit into the Glen? It still shows the old character of the village.</p>
<p>Loving the Glen with all its character and charm. The people are all so warm and inviting and I feel like I am back in the 1900s.</p>
<p>There's no shortage of walking trails and areas to experience the harmony of nature.</p>
<p>Beautiful century home with lovely architectural details – the dormer, the bay window at side, the fine gingerbread detail on the veranda roof, the siding, the colour. . .</p>
<p>Remember when we picked our home on Beaver St in the Glen? You could feel the history in every corner, the sight of the trees let us know we were in the country.</p>
<p>Back then this building used to be an apple factory, now it the William Mill Creative Arts Studio. Who would have thought it would be that? Oh what a great place it is.</p>
<p>The Glen still feels like a small neighbourhood town with beautiful gardens and safe streets.</p>

During the workshop, participants worked through a series of worksheets in groups of 4 to 5, each with their own facilitator. Each worksheet requested participant opinions and thoughts on a number of tools that can be used to manage change in mature neighbourhoods. The following are the tools that the participants were asked to comment on:

- Lot features: Lot coverage, soft landscaped area & driveway, garage, front & rear yard setbacks, side yard setbacks;
- Building features: building height, depth and Floor Space Index (FSI); and
- Neighbourhood features: Heritage Conservation Districts (HCD's) and tree protection.

The aforementioned tools and public responses are further discussed in Section 3.0 of this report. A detailed copy of the workshop worksheets is provided in **Appendix A**.

# 2.0

## EXISTING POLICIES & REGULATIONS IN GLEN WILLIAMS



# 2.1 PLANNING POLICIES AND REGULATIONS

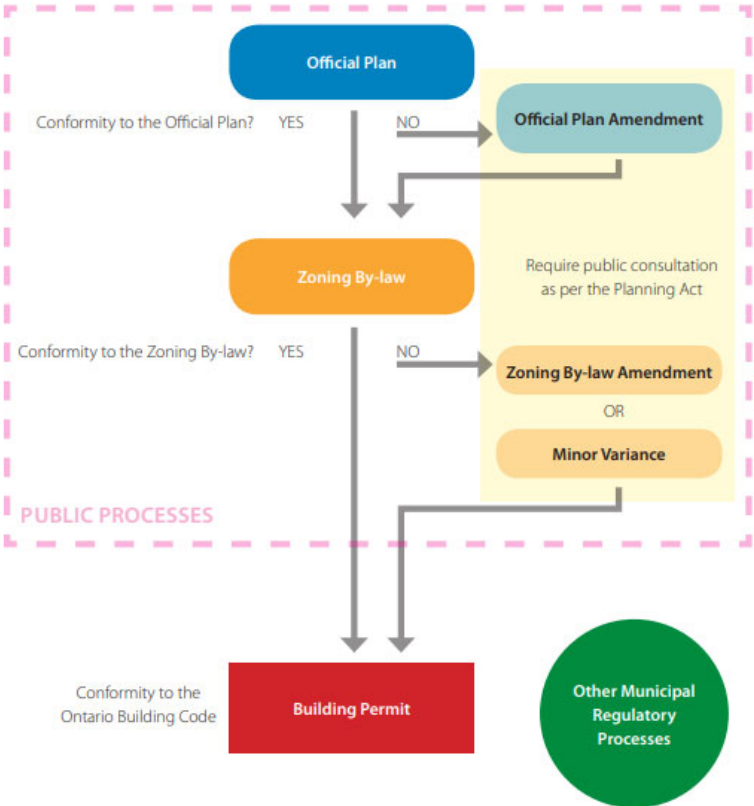
The following section provides an overview of the planning process and the planning policies and regulations in place. The planning and development process is guided in Ontario by the Planning Act which sets out requirements for plans and by-laws to manage growth and change and regulate development. The graphic below illustrates the policy and regulatory framework which generally establishes the policies and controls that manage development and change in the community.

Under the Planning Act, each municipality is required to approve an Official Plan that outlines the guiding policies for managing growth and change in the community. There are also provincial policies (Provincial Policy Statement, Growth Plan, Greenbelt Plan) that are required to be implemented through Regional and local plans.

The Official Plan is implemented by a Zoning By-law that regulates uses and the size of development permitted in each zone. If the proposed development does not conform to the policies of the Official Plan, a site-specific Official Plan Amendment is required. If the proposal does not conform to zoning requirements, a minor variance or a site-specific amendment to the Zoning By-law is required.

Secondary Plans may be prepared to allow for more detailed area or block planning in newly developing areas or other areas where specific issues and concerns are identified.

**Figure 9: Planning process and tools related to redeveloping existing lots of building and an addition to a new home.**



## 2.2 POLICY FRAMEWORK

### 2.2.1 Official Plan

The Town of Halton Hills Official Plan provides a vision for the community, which is the following:

*The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, rural lifestyle, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in Halton Hills.*

*[Community] is a place where residents enjoy safe family living, scenic beauty and active community life. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the small town character and rural feeling.*

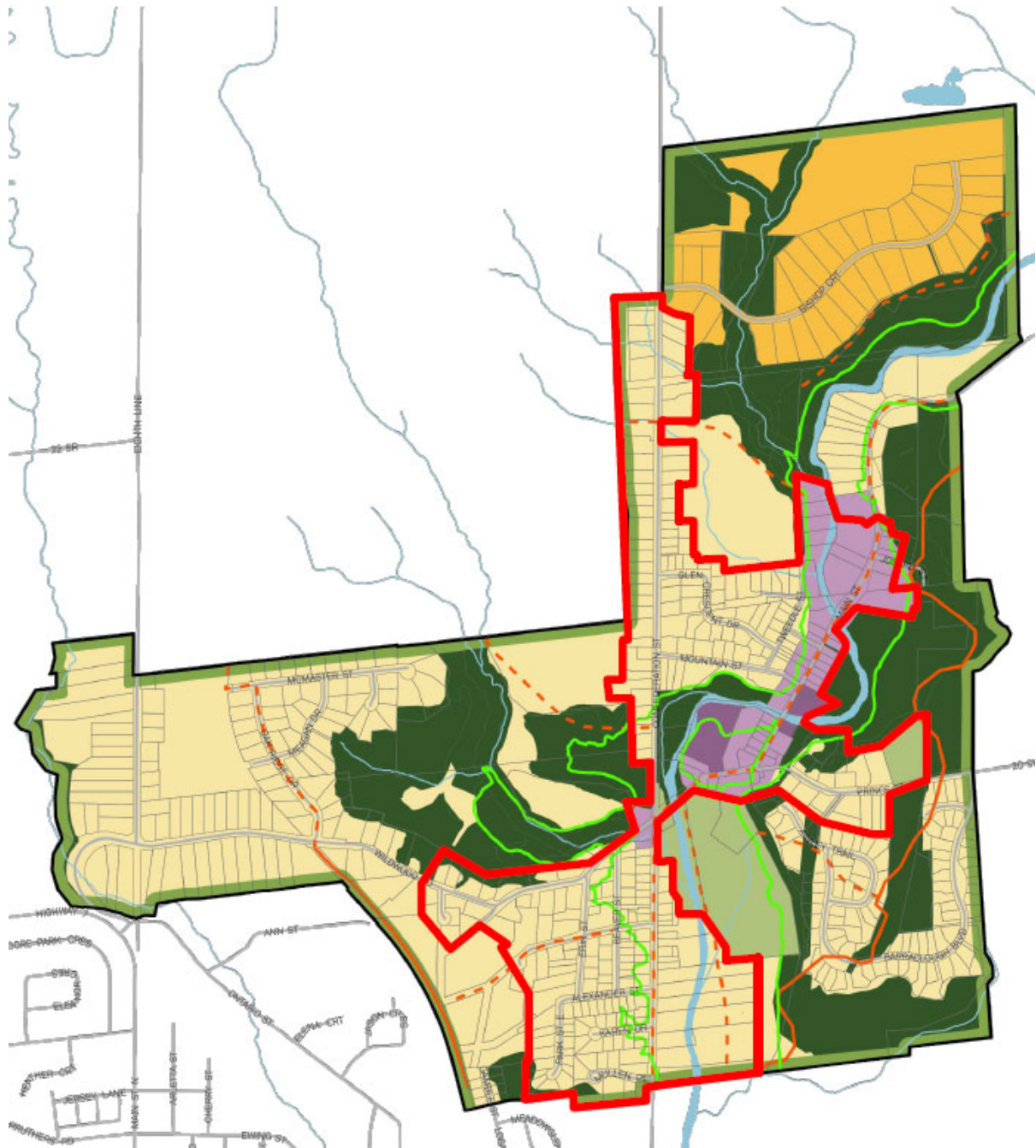
*The Town and its citizens view its long-term future to be more self-reliant and supports managed growth that preserves the unique features of the community, uses land wisely, elevates the quality of the built environment and provides diverse economic opportunities. The aim is to provide choices for employment, housing, shopping and services.*




The Town of Halton Hills recently adopted Amendment 22 to the Official Plan, which implements the final recommendations of the Mature Neighbourhoods Character Study undertaken for Georgetown and Acton. This amendment addresses policies and definitions related to new housing, replacement housing, additions, and alterations in the mature neighbourhoods of Georgetown and Acton in sections A2.3.2, D1.1, D1.4 and G13.7 of the Official Plan.

As shown in the land use policy map below, Glen Williams is designated as a Hamlet. Strategic objectives for Hamlets are outlined in the Official Plan and the Glen Williams Secondary Plan. One of the strategic objectives of the Official Plan is to permit development within the Hamlets that **maintains and enhances hamlet character and scale** in accordance with specific policies. In addition, one of the eleven goals of the Town's Official Plan aims to identify, **conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.**

The objectives of the Hamlet Area designation are to recognize these areas as unique and historic communities that provide a transition between the Georgetown Urban Area and the surrounding agricultural and rural landscape. In addition, it is the Town's intention to carefully control new residential development in the Hamlets in order to maintain the character and scale of Glen Williams and provide opportunities for small-scale commercial and tourism related uses that are compatible with the character and scale of the Hamlet. All development within Hamlet Areas is subject to the policies included within the Glen Williams Secondary Plan discussed in Section 2.2.2

Figure 10: Official Plan Land Use Map for Glen Williams with study area boundary in red



- |  |  |  |   |
|--|--|--|---|
|  Hamlet Estate Residential Area |  Institutional Area |  Greenlands Categories (Refer to Schedule H4-2) |  Limit of Regulatory Flood           |
|  Hamlet Residential Area        |  Open Space Area    |  Hamlet Boundary                                |  Existing Trail                      |
|  Hamlet Community Core Area     |  Hamlet Buffer      |  Waterbody                                      |  Potential Trail and On-Road Linkage |
|  |  |  |  Watercourse                         |

For this study, the Hamlet Residential Area and Hamlet Community Core Area designations are of relevance to Glen Williams. The following table provides an overview of the permitted uses in these land use designations.

Hamlet Residential Area	Hamlet Community Core Area
<ul style="list-style-type: none"> <li><i>a) single detached dwellings;</i></li> <li><i>b) bed and breakfasts subject to conditions;</i></li> <li><i>c) home occupations and cottage industries subject to conditions;</i></li> <li><i>d) residential care facilities (Group Home Type 1) subject to conditions;</i></li> </ul>	<ul style="list-style-type: none"> <li><i>a) retail and service commercial uses;</i></li> <li><i>b) restaurants;</i></li> <li><i>c) institutional uses;</i></li> <li><i>d) open space uses;</i></li> <li><i>e) public parking uses;</i></li> <li><i>f) single detached dwellings;</i></li> <li><i>g) bed and breakfasts subject to conditions;</i></li> <li><i>h) home occupations and cottage industries subject to conditions;</i></li> <li><i>i) residential care facilities (Group Home Type 1) subject to conditions;</i></li> </ul>

It is noted that the Glen Williams has a set of Secondary Plan policies to guide its development in greater detail than the general provisions of the Official Plan, discussed in Section 2.2.2 below. The Official Plan also provides a set of Design and Heritage Protection Guidelines for Glen Williams discussed in Section 2.2.3 below.

### 2.2.2 Glen Williams Secondary Plan

The Glen Williams Secondary Plan was adopted by Council in 2003 by way of amendment to the Official Plan. The overall goal of the Glen Williams Secondary Plan is to **ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the compact character of the Hamlet**, in an environmentally protective and cost effective manner.

The Secondary Plan provides eleven general objectives for the Glen Williams Hamlet. One of the eleven objectives of the Secondary Plan is to define a boundary that “permits limited growth appropriate to the hamlet, preserves hamlet scale and character and protects the natural features of the area.” A planned population of approximately 2,000 persons for the Hamlet has been determined based upon a limited amount of growth to the year 2021 that maintains Hamlet scale and character.

In addition, the Town seeks to preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills. The character of the Hamlet of Glen Williams is largely defined by the heritage buildings, which shape the built form of Glen Williams. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives. The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines discussed in Section 2.2.3 below.

The Secondary Plan also aims to **encourage architectural styles that are consistent with the hamlet character** and meet a broad range of housing needs. Policies for Hamlet Community Core Area and Hamlet Residential Area are outlined below. Policies to preserve the balance between hamlet development and the protection of environmental features are also outlined below.

## HAMLET COMMUNITY CORE AREA

This refers to the central portion of the Hamlet along Main Street where the greatest concentration of commercial activities and heritage features are located. An objective of this area is to define and strengthen the character of the Hamlet Area through the protection of its architectural style and natural heritage. This designation allows for the concentration of primary commercial and community functions within the historic core area fostering the creation of a vibrant centre of activity.

Permitted uses include:

- bakery;
- bank;
- bed and breakfast establishment;
- business or professional office;
- community centre;
- home occupations & cottage industries within single detached dwellings (not including adult entertainment uses)
- ice cream parlour;
- museum;
- open space uses;
- public parking area;
- recreational use;
- restaurant (not including drive through)
- retail and service commercial uses;
- single detached dwelling

In addition, the land use policies state that building heights cannot exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Protection Guidelines discussed in Section 2.2.3. Since the majority of the Hamlet Community Core Area is situated within the Regulatory Floodplain of the Credit River development is subject to additional policies.

## HAMLET RESIDENTIAL AREA

The Hamlet Residential Area designation recognizes existing residential areas and lands that may be suitable for new residential development. The objective of the Hamlet Residential Area designation is to allow for **gradual and limited growth over time in a manner that is consistent with the character of the Hamlet** using innovative subdivision design and architectural techniques. Applications for new development within the Hamlet of Glen Williams will require lot sizes, setbacks and architectural styles subject to the Official Plan and the Hamlet Design and Heritage Protection Guidelines.

Permitted uses include:

- single detached residential uses;

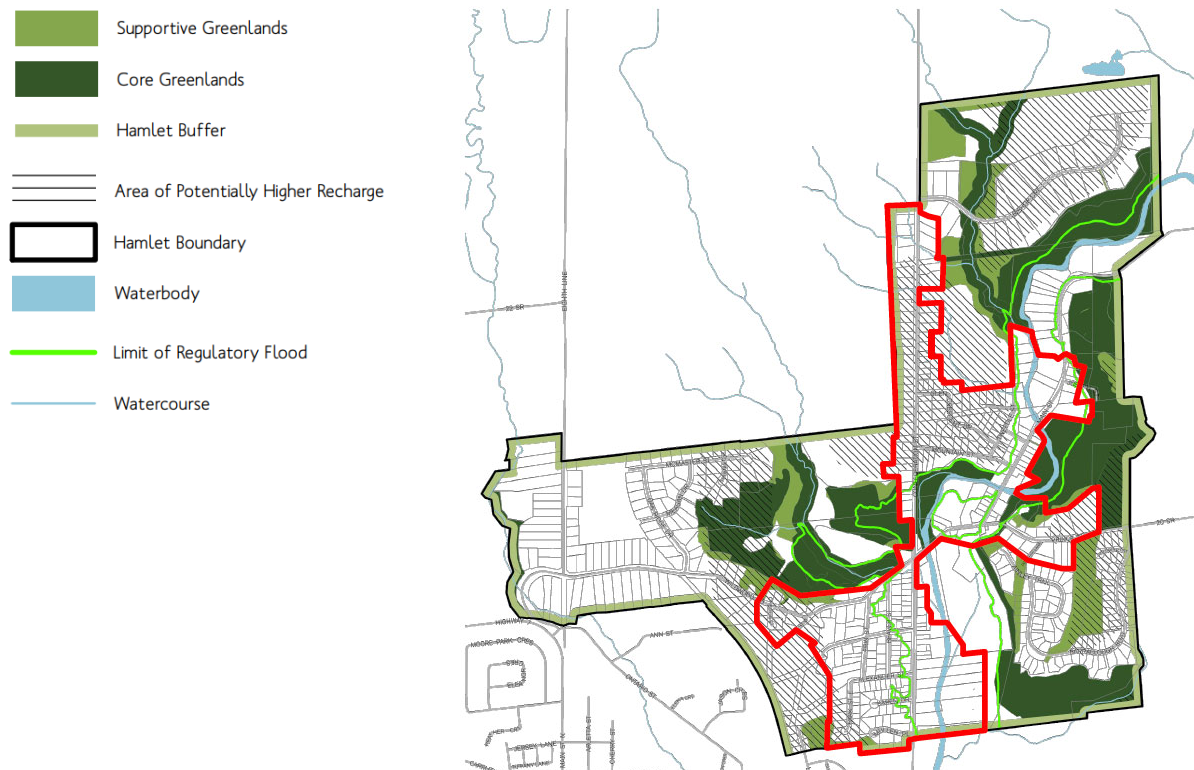
- bed and breakfast establishments (consistent with the policies in the Town of Halton Hills Official Plan); and
- home occupations & cottage industries within single detached dwellings (not including adult entertainment uses)

## GREENLANDS

In addition, the Town outlines permitted uses, general land use polices, and development evaluation criteria for lands designated as Core Greenlands and Supportive Greenlands. The Core Greenlands designation contains the most important natural features and areas that perform the most critical ecological functions. Any expansion or replacement of existing uses or permitted buildings within Core Greenlands or lands identified as within the limits of the Regulatory Flood, shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of policies outlined in Section H4.9.2.4 and H4.9.2.5 of the Secondary Plan.

The Supportive Greenlands designation contains functions and linkages that support the ecological function of the features in the Core Greenlands designation. In general, the land use policies that apply to the Core Greenlands designation shall also apply to the Supportive Greenlands designation. However, development may be permitted in Supportive Greenlands areas where an Environmental Implementation Report is completed that demonstrates how the environmental function of this area can be protected and improved through actions such stream rehabilitation efforts, reforestation and vegetative planting programs.

**Figure 11: Secondary Plan Environmental Areas Map with study area boundary in red**



### 2.2.3 Hamlet of Glen Williams Design and Heritage Protection Guidelines

Design and Heritage Protection Guidelines for Glen Williams are outlined in the Appendices of the Official Plan under Section X6. They do not form part of the operative part of the Official Plan but contain additional information to assist in implementing the Official Plan.

A hamlet design analysis revealed that despite the strong impact of heritage buildings in the hamlet centre, the overall architectural character of Glen Williams is a variety of building forms and styles, representative of Glen Williams' organic pattern of growth over the last century. Some of the guidelines below describe how the heritage character of the community should be retained as it relates to:

- street type and pattern
- lot configuration
- setbacks (front, side, rear)
- houses at focal locations
- garages and auxiliary buildings
- entrance architecture
- relationship to grade
- windows and projecting elements
- roofs
- construction materials
- landscaping

The Design Review process using the Hamlet Design Guidelines only takes place in conjunction with a planning application (minor variance, ZBLA, LOPA...) submitted under the provisions of the *Planning Act*. Proposals that do not require a planning application (such as most proposals for single detached houses within the Study Area) only need to obtain a building permit therefore there is no provision for a design review to take place to determine compliance with the Hamlet Design Guidelines.

### 2.2.4 Town of Halton Hills Zoning By-law 2010-0050

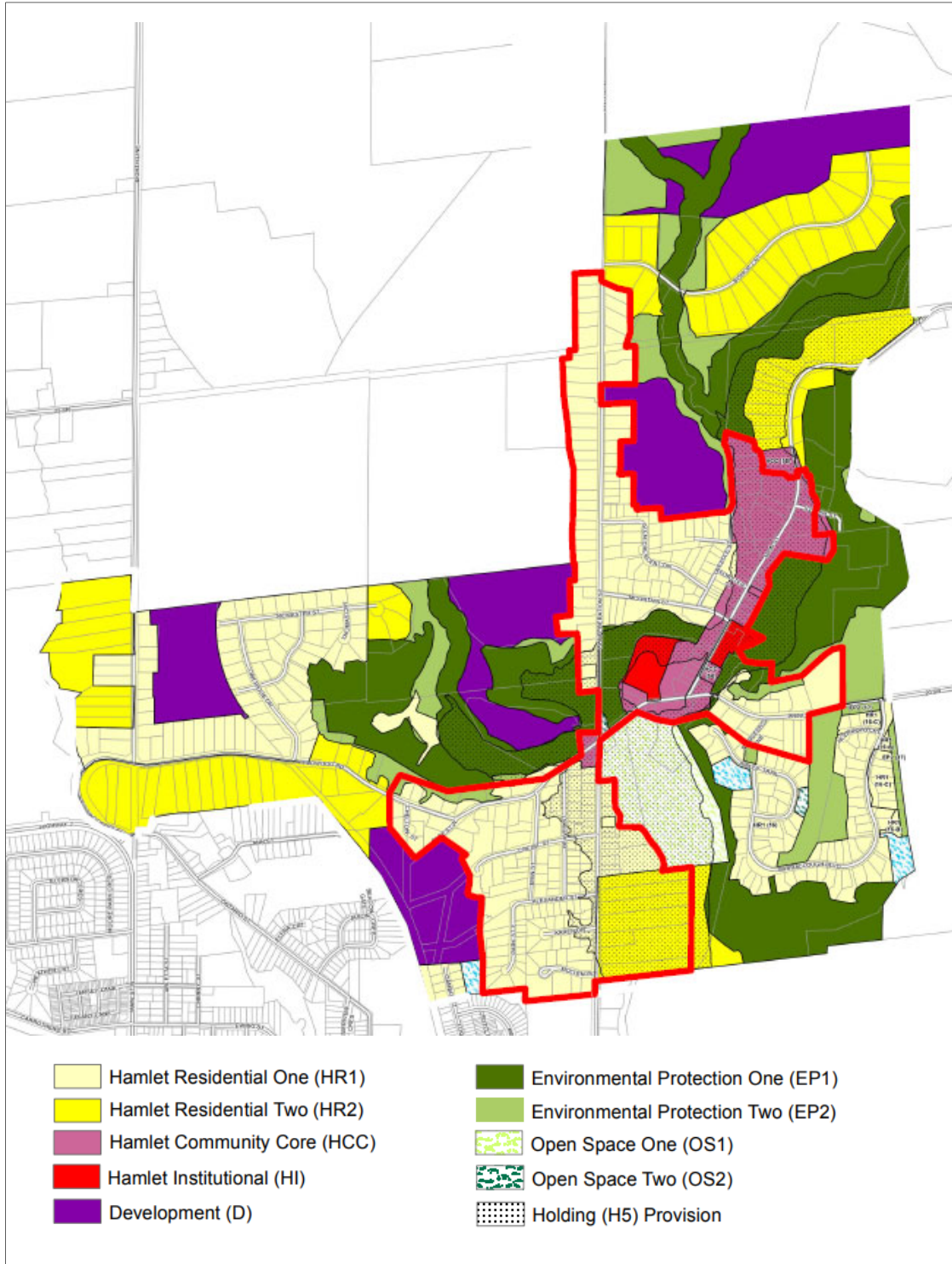
While the Official Plan provides for the land use designations and policies for detached dwellings in the Hamlet Residential Areas and Hamlet Core Areas, the Town of Halton Hills Zoning By-law 2010-0050 provides regulations that control the size of lots and the type of housing development that can occur on a residential lot. The zoning regulations essentially create a building envelope within which development can occur. The zoning regulations include provisions that control the size of the actual lots (lot area and frontage), the location of a house on a lot (setbacks) and the size of a house on the lot (height, coverage).

Under the *Planning Act*, municipalities may pass zoning bylaws to regulate the use and density of land and the use and location of buildings and structures. Often the existing use of land or buildings will not conform to the requirements of these new zoning bylaws. Section 34(9) of the *Planning Act* allows the existing use of land or a building to continue despite a new bylaw as a legal non-conforming use, on certain conditions.

Two zones apply to a majority of properties within the study boundary as shown in the map below. The majority of the area is zoned Hamlet Residential One (HR1), with a portion zoned Hamlet Community Core (HCC). Some residential properties along Bishop Court, Main Street,

Wildwood Road, Confederation Street and Eighth Line are zoned as Hamlet Residential Two (HR2) but these fall outside of the study boundary.

**Figure 12: Zoning Map of Glen Williams**





The following are tables outlining development standards in Hamlet Residential One (HR1), Hamlet Residential Two (HR2) and Hamlet Community Core (HCC) zones. The Town’s existing Comprehensive Zoning By-law also provides regulation for driveway widths, parking, garages, and accessory structures and provides for definitions.

**HR1 HAMLET RESIDENTIAL 1**

Min. lot frontage	30 m
Min. lot area	0.2 ha
Min. required front yard	4.5 m
Min. required rear yard	7.5 m
Min. required interior side	2.25 m
Min. required exterior side	4.5m
Max. height	11m

**HR2 HAMLET RESIDENTIAL 2**

Min. lot frontage	30 m
Min. lot area	0.4 ha
Min. required front yard	7.5 m
Min. required rear yard	7.5 m
Min. required interior side	4.5 m
Min. required exterior side	7.5 m
Max. height	11 m

**HCC HAMLET COMMUNITY CORE**

Min. lot frontage	30 m
Min. lot area	0.2 ha
Min. required front yard	4.5 m
Min. required rear yard	7.5 m
Min. required interior side	2.25 m
Min. required exterior side	4.5 m
Max. height	11m

# 3.0 TOOLS FOR MANAGING NEIGHBOURHOOD CHANGE

This section summarizes a number of planning tools that can be used to address the issue of replacement housing and, additions, in Glen Williams. These tools are related to the different aspects of character and were explored in detail as part of the first public workshop on May 3<sup>rd</sup>, 2018. A detailed copy of the workshop worksheets is provided in **Appendix A**.

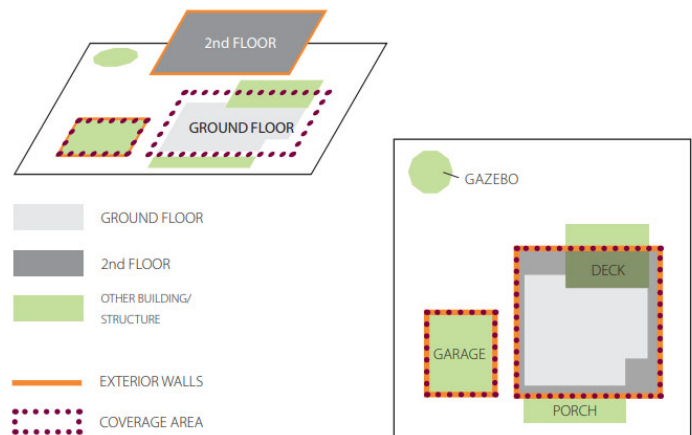
### 3.1 LOT RELATED TOOLS

At the public workshop, participants reviewed a number of lot-related zoning measures. There was a range of interest in the use of each tool to address and manage replacement housing and additions which can be summarized as follows:

- Moderate interest in controlling lot coverage
- Little interest in controlling soft landscaped areas and driveways beyond the existing regulations
- Moderate concern for garage location
- Little concern for front yard setbacks
- High interest in maintaining existing rear yard setbacks
- High interest in controlling side yard setback conditions and increasing minimum required interior side yard setback

#### Lot Coverage

Lot coverage, shown in the diagram below, is the percentage of the lot that is covered by all buildings which includes garages. It is calculated by taking the total building footprint and dividing it by the total area of a lot. There are currently no controls on lot coverage in Glen Williams. The lot coverage for the mature neighbourhoods of Georgetown and Acton is 35-40%. Participants were asked if a lot coverage restriction should be introduced into the Zoning By-law for Glen Williams and if so, how much would be appropriate.



**Figure 13: Footprint included in lot coverage**

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. Many participants showed little interest in restricting lot coverage but were interested in seeing various examples of lot coverage percentages (10-40%) throughout the Glen. The public also noted that septic fields and wells have implications on lot coverage.

### **Soft Landscaped Area & Driveway**

Soft Landscaped Area includes any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered by architectural elements including but not limited to asphalt, buildings, brickwork, concrete, stonework or structures. Driveway is a defined area providing access for motor vehicles from a public or private street or a lane to facilities such as a parking area, parking lot, loading space, private garage, carport, building or structure.

Soft landscaped coverage and driveway width are controlled by the general provisions of the Halton Hills Zoning By-Law. The existing requirement for soft landscaping of 40% of the yard in which a driveway is located was found to be appropriate by the public. Participants were asked if soft landscaped area controls should be introduced and if so, how much of a lot should be driveway and how much should be soft landscaping.

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 little interest in controlling soft landscaped areas and driveways beyond the existing regulations.

### **Garage**

A garage is a fully enclosed building designed and used for the storage of one or more motor vehicles. Participants were asked whether they had a preference if garages were attached or detached and were also asked what the most appropriate position for a garage was (front, parallel, slightly setback, behind, detached and setback). Participants were also asked whether a regulation should be enforced to control the position of the garage.

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 façade 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.

## Front & Rear Yard Setbacks

Front Yard setback means the space and distance between the front of the house and the front property line. Rear Yard setback means the space between the rear property line and the back of the house. Participants were asked whether the existing front and rear yard setbacks (shown in the table) are appropriate or whether they should be increased or decreased and if so, by how much. Participants were also asked whether front yard setbacks should be consistent or whether there should be variety within the streetscape.

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	
<b>Hamlet Residential 1 (HR1)</b>	
Min. required front yard	4.5 m
Min. required rear yard	7.5 m
<b>Hamlet Community Core (HCC)</b>	
Min. required front yard	4.5 m
Min. required rear yard	7.5 m
<b>Hamlet Residential 2 (HR2)</b>	
Min. required front yard	7.5 m
Min. required rear yard	7.5 m

## Side Yard Setbacks

Side Yard setback is the space between the side property line and the house. Interior and exterior side yard setbacks are differentiated in the diagram below.

ZONING BY-LAW	
<b>Hamlet Residential 1 (HR1)</b>	
Min. req. interior side yard	2.25 m
Min. req. exterior side yard	4.5 m
<b>Hamlet Community Core (HCC)</b>	
Min. req. interior side yard	2.25 m
Min. req. exterior side yard	4.5 m
<b>Hamlet Residential 2 (HR2)</b>	
Min. req. interior side yard	4.5 m
Min. req. exterior side yard	7.5 m

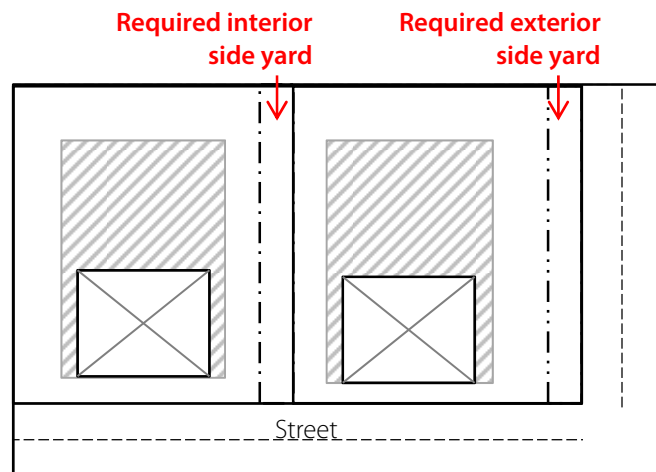


Figure 14: Interior and exterior setbacks

Participants were asked whether the existing side yard setbacks were appropriate or whether they should be increased or decreased and if so, by how much. Participants were also asked how far houses should be from each other and whether the size of the side yard should be dependent on

the height of the house (i.e. larger side yard setbacks for taller houses and smaller setbacks for smaller houses).

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 increased to 3-4m. Residents strongly felt that side yard setbacks should be proportional to lot size and building height.

## 3.2 BUILDING RELATED TOOLS

At the public workshop, participants reviewed a number of building-related zoning measures. There was a range of interest in the use of each tool to address and manage replacement housing and additions which can be summarized as follows:

- High interest in reducing maximum building height
- High interest in requiring greater side yard setbacks for taller buildings
- Moderate interest in controlling building depth
- Little interest in introducing Floor Space Index (FSI) controls

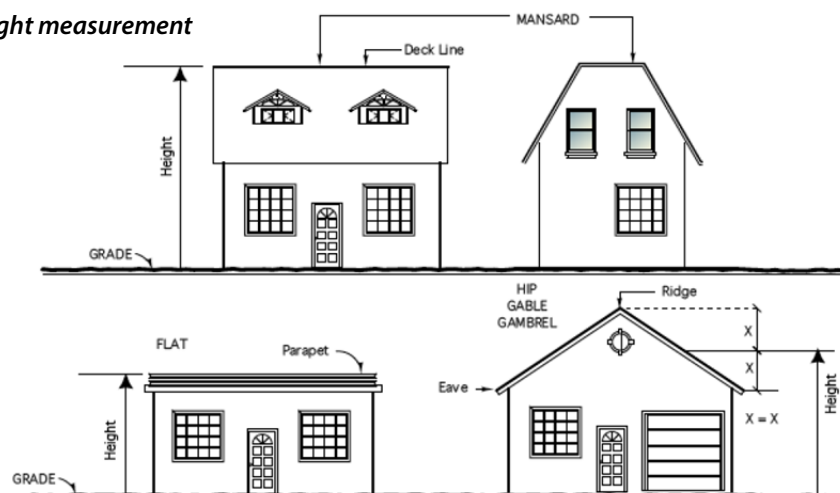
### Building Height

Building height is the vertical distance measured from the established grade of a building or structure to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) The decline of a mansard roof;
- c) The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
- d) In case of a structure with no roof, the highest point of the said structure.

Building height is demonstrated in the diagram below. The maximum building height for Hamlet Residential 1, Hamlet Residential 2 and Hamlet Community Core is 11m.

**Figure 15: Building height measurement**



Participants were asked what maximum height is appropriate in Glen Williams. Participants were also asked whether greater side yard setbacks should be required for taller buildings. The public agreed that 11m was too high for the Glen and that the max height should be around 9m instead. Many participants agreed that the height of the building should be determined by on a street by street basis and 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 Depth**

Building depth is the distance between the required front yard setback and the rear wall of a building. Building depth is currently not regulated in the Town of Halton Hills. Participants were asked how long should houses be and whether the depth of buildings should be controlled. Residents were also asked if there should be a relationship between the depth of the house and its height (e.g. whether deeper houses should be shorter). Residents were also asked whether deeper houses should have wider side yard setbacks.

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 did feel however, that there should be a relationship between the depth of a house and its height (i.e. deeper houses should be shorter). Residents also felt that the building depth should be compatible with neighbouring properties. Participants agreed that deeper homes should have larger setbacks. Residents also felt that building depth should be proportionate to lot size.

### **Floor Space Index (FSI)**

Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area. Participants were asked whether an FSI control should be introduced in Glen Williams.

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. Some residents agreed that FSI would be a more appropriate way to control the overall scale of development given the variation of lots sizes in the Glen. However residents argued whether FSI controls would be necessary and some argued that it would be overly restrictive.

## **3.3 NEIGHBOURHOOD RELATED TOOLS**

### **Heritage Conservation Districts (HCD's)**

Residents were made aware of the Town's register of listed and designated properties under the Ontario Heritage Act. They were asked whether further controls such as a Heritage Conservation District should be explored.

The public commented on the use of Heritage Conservation Districts (HCDs) as a tool to manage change within certain areas such as the community core area. Participants expressed a high level of interest and concern for and against HCDs. 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. HCDs are able to regulate the character of an area through a plan which can include guidelines for architectural design, building elements, materials, and/or colours. HCDs are also able to prescribe the types of alterations in a district which require approval by way of a heritage permit.

Some expressed concerns that a HCD would introduce too much restriction and was not needed to address the issues of compatibility. Many noted that HCDs would not prohibit property owners from applying for severances, minor variances, or related planning applications and may take away from the flexibility to provide for a variety of new designs. Most residents agreed that HCDs should be explored and would like a better understanding of how it would affect the Glen.

### **Tree Protection**

Participants were made aware that a tree protection by-law required municipal issued permits for the removal of trees on private property and also required an arborist report and municipal staff to review. Participants were asked whether they would like to see more controls enforced for tree protection and if so, what kind of controls.

In general, there was a very high level of interest expressed for the protection of trees in the Glen. While participants recognized that trees could not be regulated through zoning, they expressed an interest in protecting older heritage trees and wooded lots. Residents agreed that it would be beneficial to designate or list specific trees on the heritage registrar. Residents also discussed regulating trees through other controls such as the property standards bylaw. Residents were concerned that a tree protection by-law would be difficult to enforce.



**4.0**  
**PHASE 2**  
**DRAFT OPTIONS**

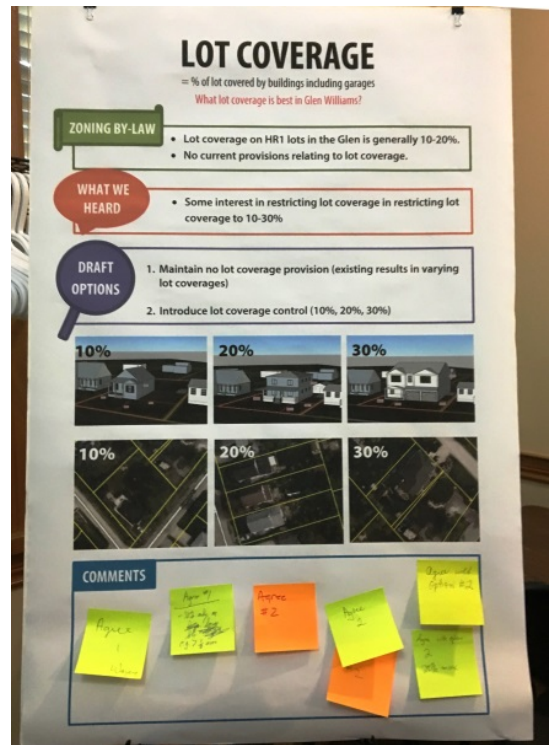
The first Public Workshop for the Glen Williams Mature Neighbourhood Study was held on May 3, 2018, and was well attended by the community. Participants provided their thoughts and feelings about their neighbourhood through a visioning “postcard” exercise. Many participants expressed the importance of 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 which was summarized in Section 3 of this report.



Based on feedback received during the workshop, the areas of concern that the public raised regarding changes in the Glen were prioritized. In addition to the analysis of the existing zoning regulations in the Glen, the current neighbourhood conditions were also examined to determine if additional policies and regulations were warranted. Based on this feedback and analysis, options relating to each control were drafted. Using sample lots within the Glen, the impact of the draft options were modelled to illustrate how the provisions would affect various lots found in the Glen. These draft options along with the models were presented on a series of panels at the Phase 2 Open House held on June 14. Panels presented can be found in the **Appendix B**.



At the Phase 2 Open House, staff and project consultants provided a presentation of the Study process and how they arrived at the draft options. Participants were invited to ask questions and provide input by voting on which options they supported; which options, if any, needed to be changed; and, which options they disagreed with. These 3 categories were represented by green, orange and pink post-it notes. Green represented the options with which they supported, orange represented options with which they felt needed to be slightly modified, and pink represented options with which they disagreed with. The majority of participants posted green post-it notes and only a few orange notes were posted. Feedback from the Open House is summarized in the tables below.



**Table 1: Lot control feedback**

<b>Control</b>	<b>Options</b>	<b>Feedback Received</b>
<b>Lot coverage</b>	<ol style="list-style-type: none"> <li>1. Maintain no lot coverage provision (existing results in varying lot coverages)</li> <li>2. Introduce lot coverage control (10%, 20%, 30%)</li> </ol>	<ul style="list-style-type: none"> <li>- A few participants were interested in option 1</li> <li>- Majority were interested in option 2</li> <li>- Some commented that space in between buildings was more important than lot coverage</li> <li>- Lot coverage suggestions ranged from 20-30%</li> </ul>
<b>Soft Landscaped Area &amp; Driveway</b>	<ol style="list-style-type: none"> <li>1. Maintain existing</li> </ol>	<ul style="list-style-type: none"> <li>- Majority were in favor of maintaining existing standards</li> </ul>
<b>Garage</b>	<ol style="list-style-type: none"> <li>1. No change</li> <li>2. Exempt rear yard garages from lot coverage calculations (to encourage rear yard garages as it gives more space between houses)</li> <li>3. Require garages to be recessed by at least 1m from the front of the house</li> </ol>	<ul style="list-style-type: none"> <li>- Majority were interested in option 2 and 3</li> <li>- Some commented that they prefer unattached garages and no front yard garages</li> </ul>
<b>Front &amp; Rear Yard Setbacks</b>	<ol style="list-style-type: none"> <li>1. No change</li> <li>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</li> </ol>	<ul style="list-style-type: none"> <li>- Some were interested in option 1</li> <li>- Some were interested in option 2</li> <li>- One commented suggesting larger rear yard setbacks</li> </ul>
<b>Side Yard Setbacks</b>	<ol style="list-style-type: none"> <li>1. Maintain existing</li> <li>2. Additional side yard setback with increased height (see options for height)</li> </ol>	<ul style="list-style-type: none"> <li>- Majority were interested in option 2</li> </ul>

**Table 2: Building control feedback**

<b>Control</b>	<b>Options</b>	<b>Feedback Received</b>
<b>Height</b>	<ol style="list-style-type: none"> <li>1. Decreasing max building height from 11m to 9m or 10m</li> <li>2. Houses under 6m – minimum side yard setback =2.25m on both sides</li> <li>3. Houses 6-8m – minimum side yard setback =2.25m on one side &amp; 4.5m on the other</li> <li>4. Houses over 8m – minimum side yard setback =4.5m on both sides</li> </ol>	<ul style="list-style-type: none"> <li>- Majority were interested in option 1 and provided comments on each additional option</li> <li>- One commented height of new houses should not exceed older homes as it would invade privacy</li> </ul>

		- Some asked to clarify which side to differentiate setbacks
<b>Depth</b>	1. No change	- Majority were in favor of maintaining existing standards
<b>FSI</b>	1. No change	- Majority were in favor of maintaining existing standards

**Table 3: Neighbourhood control feedback**

<b>Control</b>	<b>Options</b>	<b>Feedback Received</b>
<b>Heritage Conservation Districts (HCD's)</b>	<ol style="list-style-type: none"> <li>1. Should the Town study this issue further?</li> <li>2. Should the Town provide residents with further information regarding HCD's?</li> <li>3. Should the Town hold a public workshop and or survey to see if people in the Glen would like to start a HCD study?</li> </ol>	<ul style="list-style-type: none"> <li>- Many were interested in option 2</li> <li>- Some commented that HCDs should be considered in certain parts of the Glen</li> </ul>
<b>Tree Protection</b>	<ol style="list-style-type: none"> <li>1. Should the Town study this issue further?</li> <li>2. Should the Town review tree replacement and incentives programs instead of tree removal restrictions?</li> </ol>	<ul style="list-style-type: none"> <li>- Many were interested in option 1</li> <li>- A few were interested in option 2</li> <li>- One commented saying they would like a tree by-law to be put in place</li> </ul>

# **5.0**

## **ANALYSIS AND FINAL RECOMMENDATIONS**

## 5.1 ANALYSIS

This section summarizes the changes recommended to the Official Plan and Zoning By-law based on the feedback received during the phase 2 public workshop and analysis conducted by the project team. As a part of the analysis, the preferred options from the phase 2 workshop were modelled on lots in the Glen to determine the impact of the provisions on the existing neighbourhood. This work is summarized below.

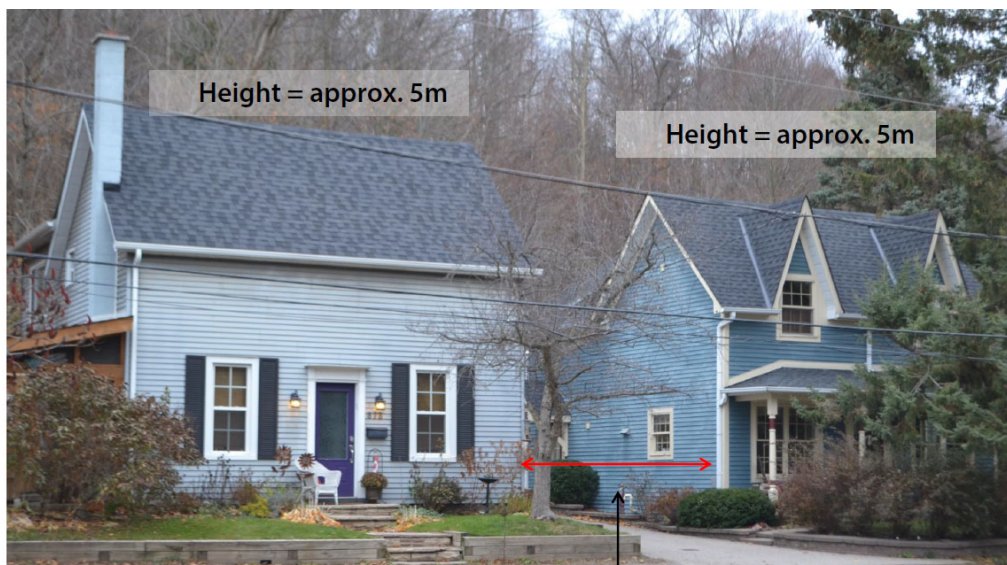
### Building Height & Setbacks

Throughout the duration of the study, residents of the Glen expressed high interest in reducing the maximum building height from the current standard of 11m. Existing houses within the Glen have building heights ranging from 3m up to 9m, though majority of houses are between 3m-6m tall. The photos below illustrate the different building heights found within the Glen.



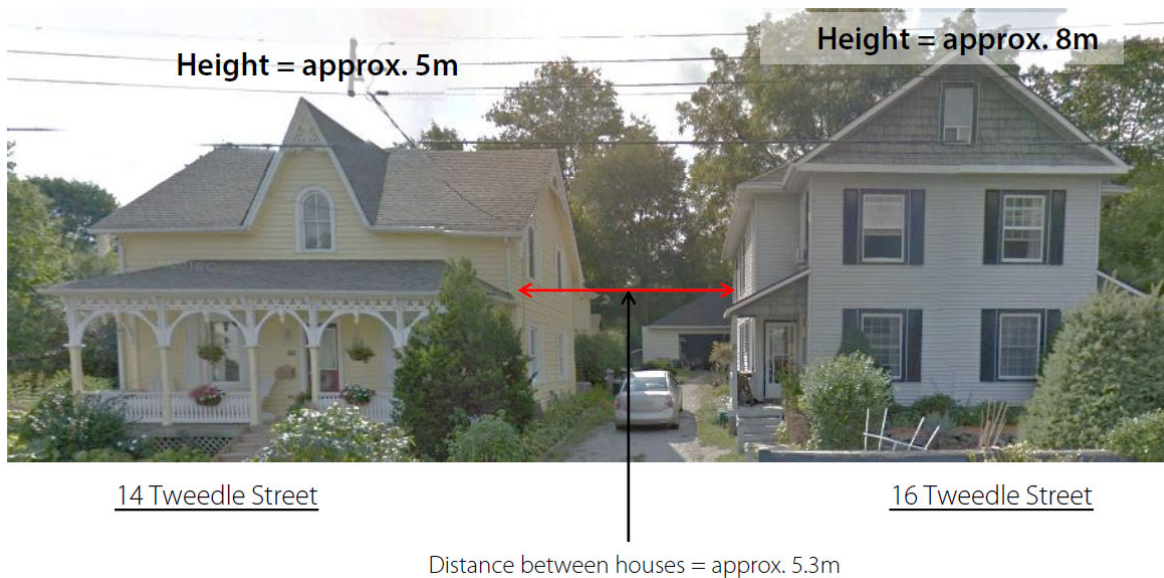
530 Main Street

532 Main Street



573 Main Street

571 Main Street



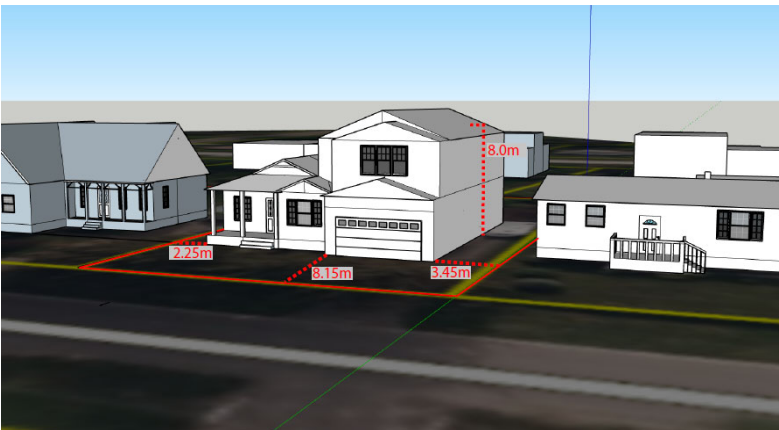
Based on discussion with residents during the walking tour and public sessions, residents unanimously agreed 11m is a stark contrast in comparison with the rest of the building heights in Glen Williams. Residents agreed 9m is suitable as there are existing houses within the Glen that are currently 8m and 9m that blend in with the other houses. The project team also looked into imposing a 9m building height on all single detached dwellings beyond the study boundary; this would include Hamlet Residential 1 and 2 lots. Based on feedback from the community, applying the maximum height of 9m to the entire Hamlet of Glen Williams, beyond the study boundary, ensures that the hamlet neighbourhood character is preserved.

It was also agreed upon that setbacks should be proportional to building height. As shown in the photos above, houses that have a larger height difference also have a larger setback distance between them. This helps to maintain privacy and light penetration and allows for a better transition. An existing lot was used from the Glen to model two different building heights on the same lot with varying setbacks. The current minimum setback requirement of 2.25m from the Zoning By-law for interior side yards applies regardless of building height. For replacement houses or additions which add a second storey, an increase of 1.2m is recommended to ensure privacy and light penetration is maintained. In addition, a balcony or deck shall not be permitted

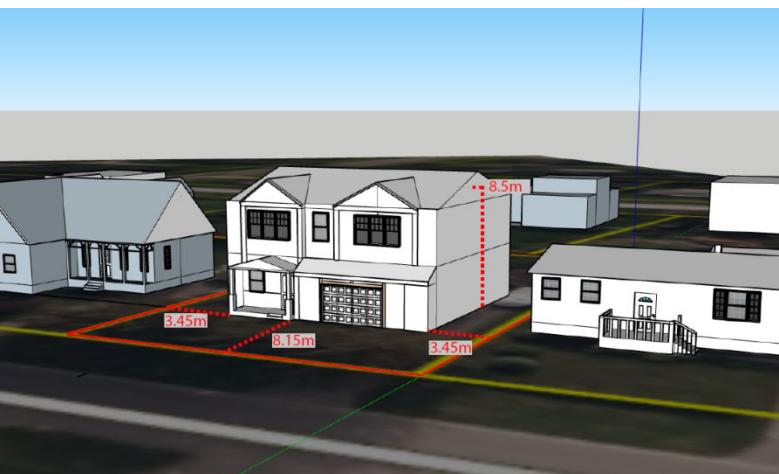
on the second floor of the interior side yard elevations of any two storey dwelling. The recommendations are shown in the renderings below. Please note that many existing houses may be legal non-conforming. However, new or replacement dwellings would be required to comply with the recommended increase to setbacks. Those that do not comply would require a minor variance.



**Figure 16: Interior side yard setback is 2.25m on both sides when building height is less than 1 storey.**



**Figure 17: Interior side yard setback is 2.25m on the side where building height is less than 1 storey and 3.45m on side where building height is greater than 1 storey.**



**Figure 18: Interior side yard setback is 3.45m on both sides when building height is greater than 1 storey on both sides.**

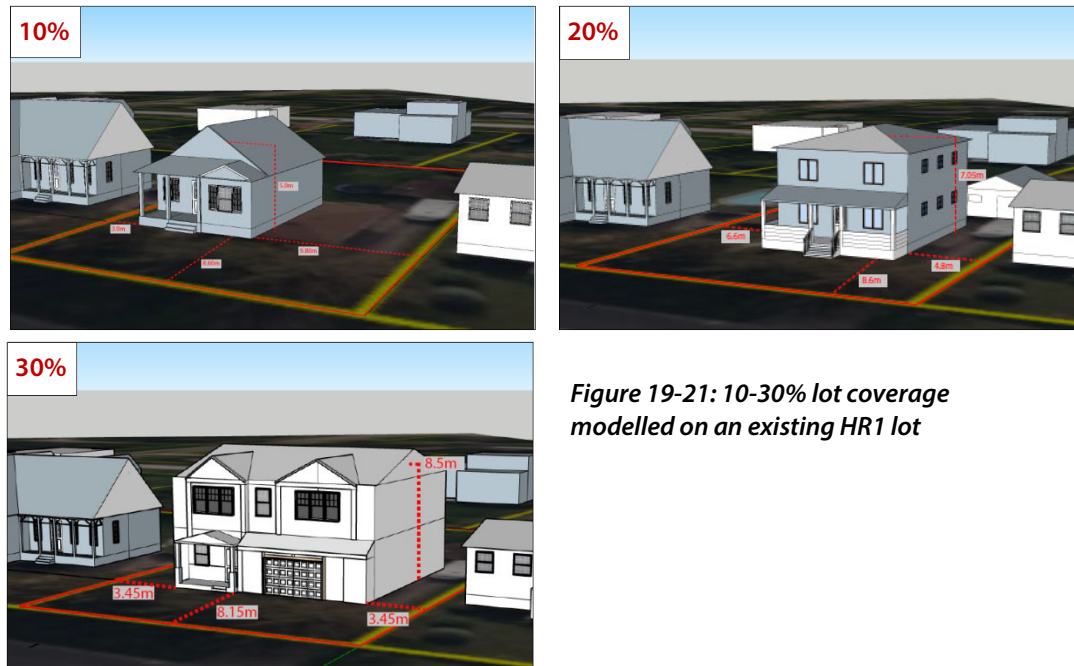


## Lot Coverage

Throughout the duration of the study, introducing a maximum lot coverage provision was discussed as a means to control the overall development of new builds. The intent of regulating lot coverage would be to regulate overall dwelling unit size and restrict the shape of the building envelope. Examples of varying lot coverages currently existing in the Glen are shown in the photos below. Please note that lot coverage calculations are approximate.



Using an existing HR1 lot found within the Glen, various lot coverages of 10%, 20% and 30% were modelled, as shown below.



*Figure 19-21: 10-30% lot coverage modelled on an existing HR1 lot*

Sample lots from within the study area of the Glen showed that lot coverages vary from 20-30%. Residents agreed that a maximum lot coverage of 20 to 30% would maintain the existing character of Glen Williams without being too restrictive. Similar to the coverage provisions recommended for Georgetown and Acton, a maximum lot coverage of:

**30% for all 2 storey single detached dwellings in the HR1 and HCC zones; and 35% for all 1 and 1.5 storey single detached dwellings in the HR1 and HCC zones is recommended.**

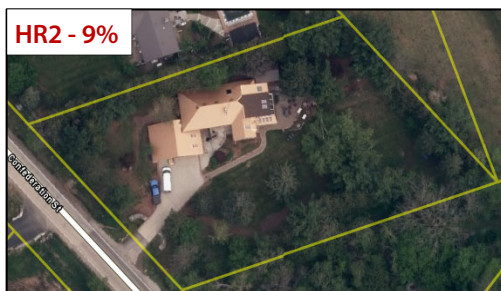
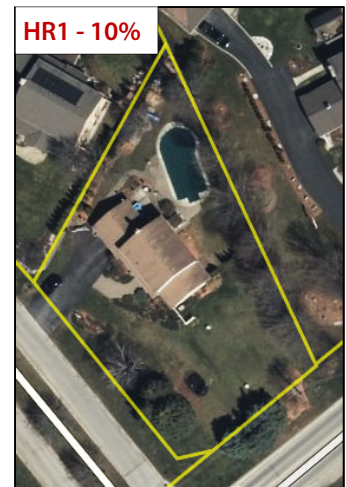
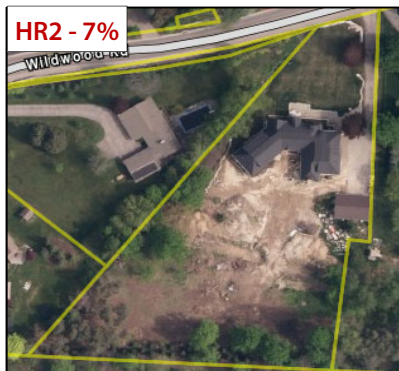
The following definitions from the Georgetown and Acton study would be applied:

**Lot coverage:** *“The percentage of the lot area covered by all buildings and structures, and accessory buildings or structures, above established grade, measured to the exterior faces of the exterior walls, including all projections (cantilevered floor space, window projections, etc.). Porches, decks, and uncovered platforms, with or without an underground cold cellar below, are excluded from the calculation of lot coverage, when these structures do not have exterior walls.”*

**Half storey:** *“That portion of a dwelling situated within the roof and having its floor level not lower than 1.2 m from the point where the roof and any exterior wall of the dwelling meet, and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.2 m.”*

The project team determined that a maximum lot coverage less than 30% would be too restrictive given the various configurations of lot sizes found within the study area.

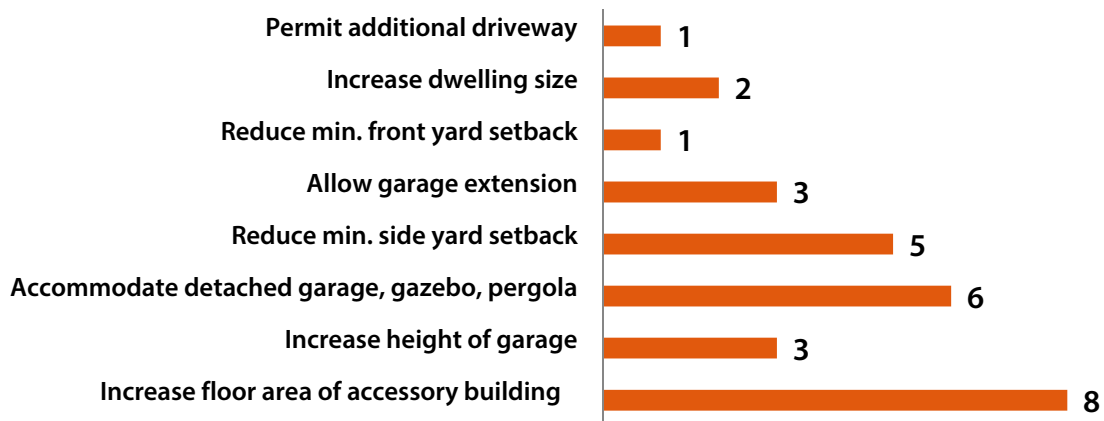
The Steering Committee requested that maximum lot coverage should also be reviewed for HR2 lots in the study area and HR1 and HR2 lots outside the study area. Examples of lot coverages on HR1 and HR2 lots currently existing outside the study area in the Glen are shown below. Please note the lot coverage calculations are approximate.



Based on our review, many of the HR2 lots examined had an existing lot coverage of around 10% or less. The project team recommends introducing a maximum coverage of 15% for HR2 lots inside the study area. In addition, the project team recommends introducing a maximum coverage of 15% for HR1 and HR2 lots outside the study area boundary with the exception of the subdivision developments on Bishop Court & Barraclough Boulevard. A 15% maximum lot coverage has been applied to Rural Estate Residential Zones in Halton Hills in the past. The project team feels that 15% would be sufficient, given the nature and large sizes of the lots outside the study area boundary.

Building on the background research completed in Phase 1 of the study, the project team did some further analysis to assess whether coverage controls should be placed on accessory structures specifically. Based on the minor variances granted from 2015-2017, a total of 29 minor variances have occurred in the Glen Williams area. Sixteen of these variances have been for properties located within the study area. See figure below for details on minor variance applications.

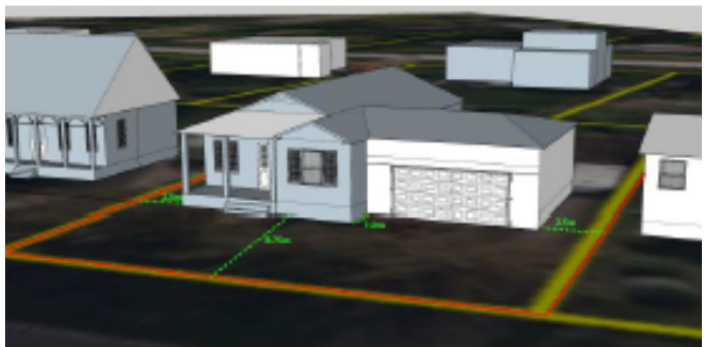
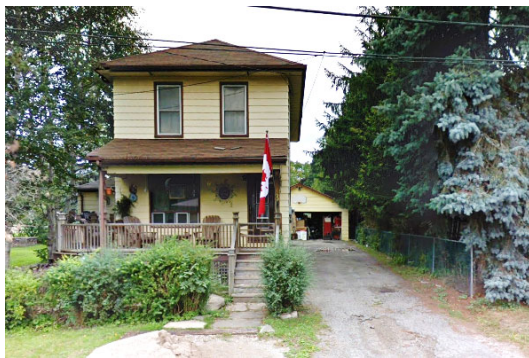
**Figure22: Minor Variance Applications from 2015-2017**



As shown in the figure above, eight minor variances requesting an increase in floor area for an accessory structure were approved. Of these variances, two were located within the study area boundary and six were located outside the study area boundary. Upon further research, it was determined that the increased floor size for accessory structures were minor in comparison to the size of the lots found in both the HR1 and HR2 zone. The average coverage for the total area of accessory structures ranged from 2-4%. It was therefore deemed unnecessary to impose a maximum coverage for accessory structures as it would be controlled through lot coverage. The project team felt that for smaller lots which are predominantly those in the Study Area, the maximum lot coverages suggested above would be sufficient in restricting the overall scale of development.

## Garages

Many garages in the hamlet are detached and to the rear and/or side of the lot and are accessed by a single-car width driveway. This allows for a varied streetscape and minimizes the presence of garages that supports the character of Glen Williams. It is important to control the location of the garage and provide a variety of treatments for garages to de-emphasize the presence and dominance of garages within the streetscape. In order to encourage rear yard garages, it is recommended that rear yard garages are exempt from lot coverage calculations. Where the garage face is directly fronting to the street, it is recommended that the garage be recessed back a minimum of 1.0 meters and integrated into the overall house design, as suggested by the urban design guidelines in the Glen Williams Secondary Plan. In addition, the wall of a private garage must have a setback of 5.5 metres from the front lot line. The photos below are of existing houses in the Glen that have recessed or rear yard garages. The renderings below show examples of what a recessed garage and a rear yard garage would look like on an existing lot in Glen Williams.



***Figure 23: Detached rear yard garage with a setback greater than 5.5 metres.***

***Figure 24: Attached recessed garage***

## **5.2 RECOMMENDATIONS**

This section provides the final study recommendations. The revisions to the Phase 2 options are minor and reflect needed changes to ensure the recommendations align with the current context and structure of the Hamlet.

### **5.2.1 Recommendations for changes to the Official Plan**

Given that this study has focused on the Hamlet of Glen Williams, it is not recommended that any changes be made to the parent Official Plan. Instead, it is recommended that amendments to the Glen Williams Secondary Plan be made to implement the conclusions of this study.

Specifically, it is recommended that an objective be added to Section H4.2 – Objectives of the Secondary Plan that addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new and expanded accessory buildings are compatible, context sensitive and respectful of the existing character.

It is also recommended that a new section be added to the Secondary Plan under Section H4.3 – General Policies, containing policies that apply to new housing, replacement housing, additions and alterations, and new or expanded accessory buildings, when a minor variance from the Implementing Zoning By-law is required. This section would direct that the implementing zoning by-law detail appropriate standards for new housing, replacement housing, additions and alterations within Mature Neighbourhood Areas, including lot coverage, building height and side yard setbacks. This section would also establish additional criteria against which to evaluate large home rebuilds and accessory buildings if a minor variance to the implementing zoning by-law is required. Such criteria would include: compatibility with existing building orientation and setbacks; compatibility with scale, massing, building height and built form of the neighbourhood; and preservation of landscaped open space and protection of existing trees. This section would also include a definition of Mature Neighbourhood Areas as those older, established areas of Glen Williams as delineated in the Implementing Zoning By-law.

### **5.2.2 Recommendations to the Zoning By-law**

Based on the study process and our analysis we recommend introducing Mature Neighbourhood – Glen Williams provisions to Section 9 of the Zoning By-Law, including the following:

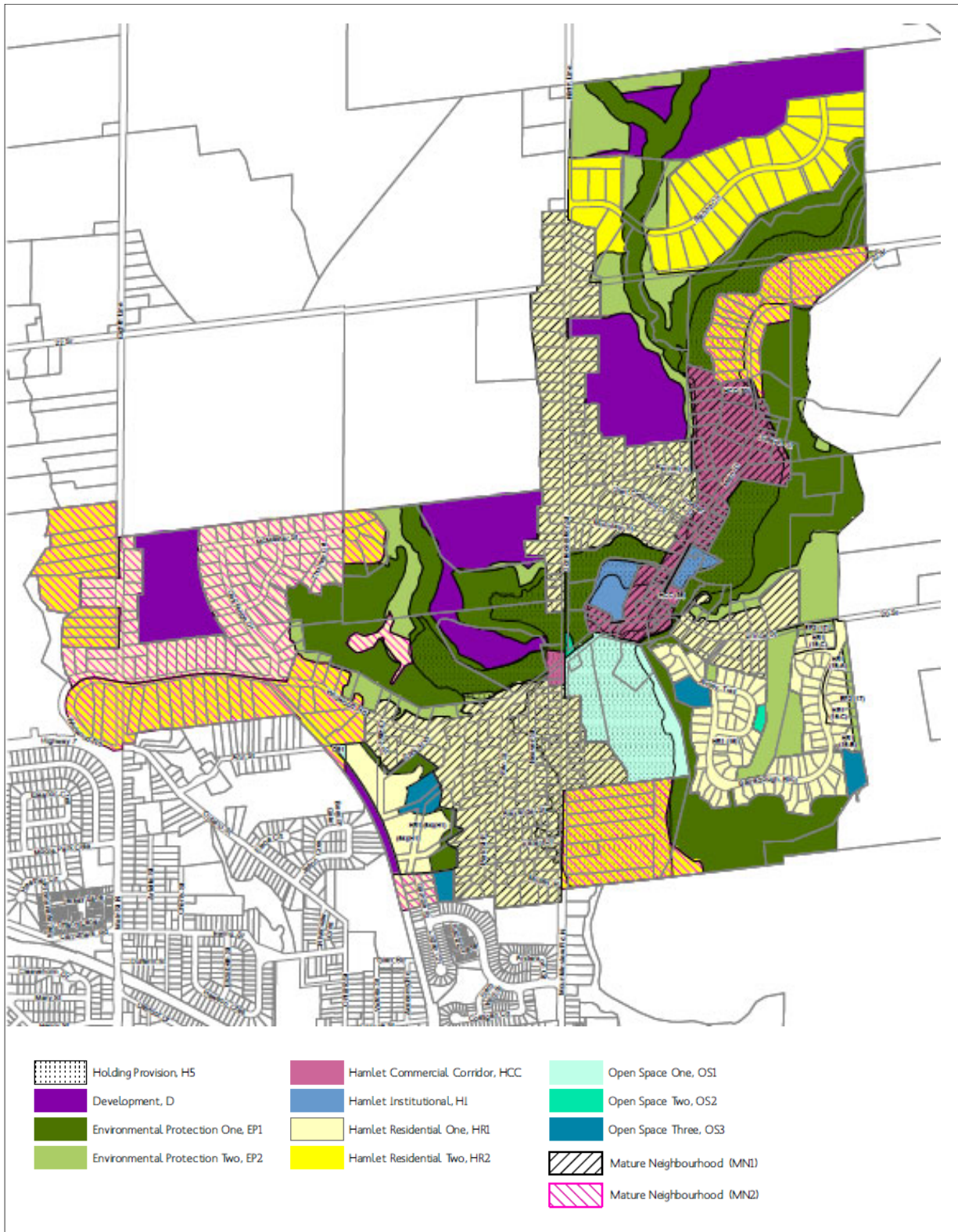
**Table 9.3 - Standards for Non-Urban Zones in the Hamlet of Glen Williams**

	Zone	Min. lot frontage	Min. lot area	Min. front yard	Min. rear yard	Min. interior side yard setback	Min. exterior side yard setback	Max. height	Maximum lot coverage
Existing	HR1	30m	0.2 ha	4.5m	7.5m	2.25m	4.5m	11m	N/A
Proposed	HR1	30m	0.2 ha	<b>4.5m (5)</b>	7.5m	2.25m	<b>4.5m (5)</b>	<b>9m</b>	N/A
Proposed	HR1 (MN1)	30m	0.2 ha	<b>4.5m (3)(5)</b>	7.5m	<b>2.25m (1)(2)</b>	<b>4.5m (5)</b>	<b>9m</b>	<b>35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)</b>
Proposed	HR1 (MN2)	30m	0.2 ha	<b>4.5m (5)</b>	7.5m	2.25m	<b>4.5m (5)</b>	<b>9m</b>	<b>15% (4)</b>
Existing	HR2	30m	0.4 ha	7.5m	7.5m	4.5m	7.5m	11m	N/A
Proposed	HR2	30m	0.4 ha	7.5m	7.5m	4.5m	7.5m	<b>9m</b>	N/A
Proposed	HR2 (MN2)	30m	0.4 ha	7.5m	7.5m	4.5m	7.5m	<b>9m</b>	<b>15% (4)</b>
Existing	HCC	30m	0.2 ha	4.5m	7.5m	2.25m	4.5m	11m	N/A
Proposed	HCC (MN1)	30m	0.2 ha	<b>4.5m (3)(5)</b>	7.5m	<b>2.25m (1)(2)</b>	<b>4.5m (5)</b>	<b>9m</b>	<b>35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)</b>

### SPECIAL PROVISIONS

1. The minimum *interior side yard* is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
2. For existing lots with lot frontages of less than 18 metres, the existing minimum *interior side yard* for *single detached dwellings* existing prior to the passing of the by-law shall be permitted.
3. For dwellings with attached *Private Garages*, garages must be recessed by at least 1m from the front wall of the house.
4. Detached *rear yard* garages are exempt from the maximum *lot coverage* provisions of this by-law.
5. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
6. Applicable only to *single-detached dwellings*.

Figure 25: Zoning Map with MN1 and MN2 Zone overlays



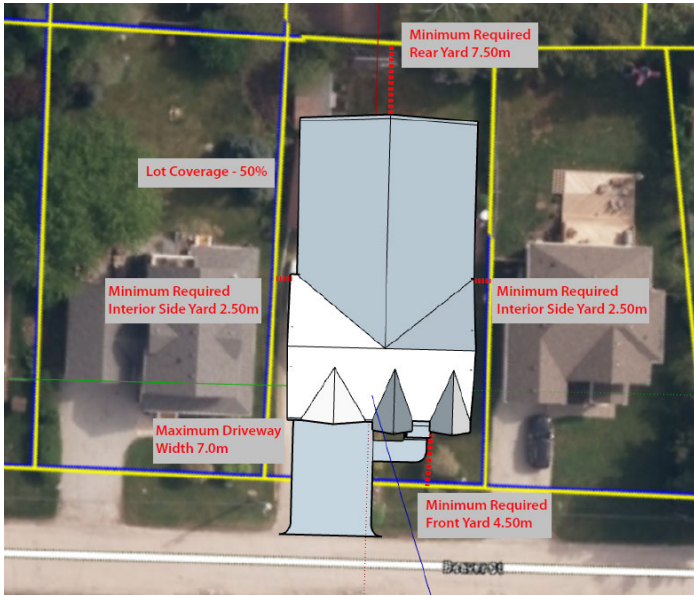


Figure 26: Home modelled on existing HR1 lot based on current standards

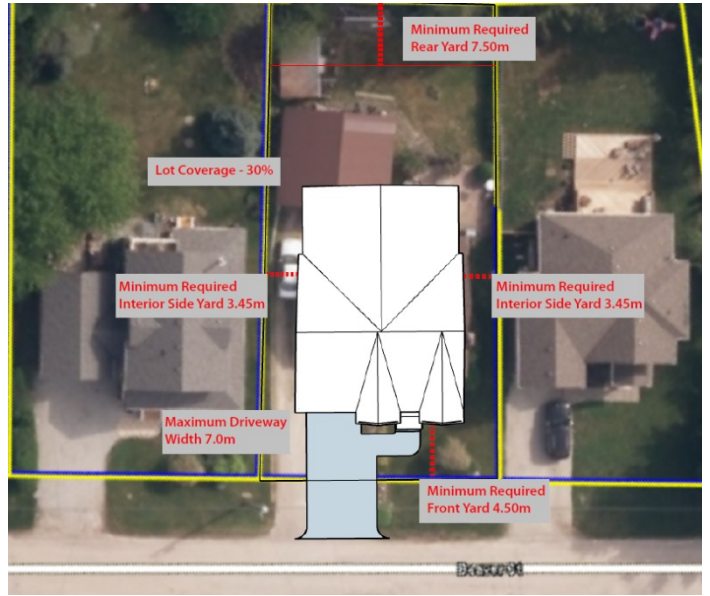


Figure 27: Home modelled on existing HR1 lot based on recommended changes

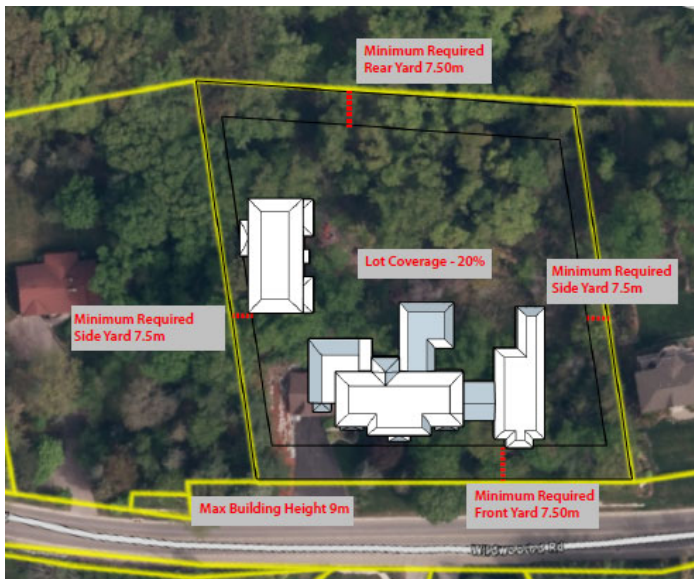


Figure 28: Home modelled on existing HR2 lot based on current standards



Figure 29: Home modelled on existing HR2 lot based on recommended changes



### **5.2.3 Other Recommendations**

#### **Tree Protection**

As noted in various phases of this study, tree protection measures are generally enacted through separate municipal by-laws and programs as they cannot be regulated through policy or zoning. Because tree protection is beyond the scope of the Zoning By-law, tree protection should be considered through a separate process outside of the Glen Williams Neighbourhood Study.

The Town is gathering data on Halton Hills trees. This data includes a comprehensive tree inventory to map and assess the condition of all the Town's urban street trees located on municipal lands and (later) an inventory of the same information for trees on private lands.

The Town will integrate the results from both inventories into a tree management strategy which will include the recommended approach and tools (i.e. education, incentives, regulation etc.) to manage and enhance the Town's tree resources. This information may lead to public consultation for the purposes of developing a draft tree management by-law for consideration by Town Council.

#### **Heritage Conservation District**

The Town of Halton Hills maintains a municipal register of properties that are of cultural heritage value or interest, to assist in managing and conserving the Town's heritage resources. The register is comprised of both listed and designated properties in the Town, as provided for under the Ontario Heritage Act.

As the Town has been performing an ongoing evaluation of its cultural heritage resources and updating its heritage work program on a regular basis, it may be appropriate for the Town to give further consideration to the identification of areas for Heritage Conservation District study within certain blocks of Glen Williams as part of its ongoing heritage work program and as provided for in the Town's Official Plan.

# 6.0

## CONCLUSIONS

The final recommendations proposed in this report have been informed by background research, testing and analysis, and refined through public feedback and analysis. This report discussed refinements to the recommendations of the Study based on the Phase 2 workshop and input from staff and the Steering Committee.

The addition of a Secondary Plan policy amendment is intended to ensure there are policies in place to address new housing, through replacement housing, additions and alternations, to maintain the character of Glen Williams.

The proposed new zoning regulations provide changes to manage new and replacement housing, additions and alterations, which are intended to control elements of neighbourhood character related to scale and height and provide adequate setbacks for new development.

This final report, together with the implementing Secondary Plan Amendment and Zoning By-law Amendment, will be presented to the public at a Statutory Public meeting prior to Council's final consideration later this year.

# APPENDIX A

PHASE 1 PUBLIC

WORKSHOP

WORKSHEETS

# LOT COVERAGE

The lot coverage for the mature neighbourhoods of Georgetown and Acton is now 35-40%.



**LOW LOT COVERAGE**  
Approx. 10% coverage



**HIGH LOT COVERAGE**  
Approx. 20% coverage

## WHAT ARE THESE REGULATIONS?

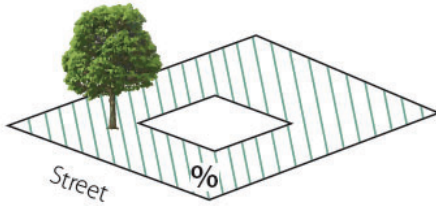
- That percentage of the lot covered by all buildings.
- Amount of building on a lot divided by the amount of space around the buildings.
- There are currently no controls on lot coverage in the Glen.

## QUESTIONS

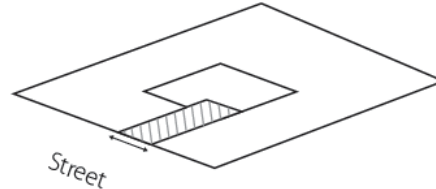
1. Should a lot coverage restriction be introduced into the Zoning By-law?
2. If so, how much lot coverage would be appropriate?

## COMMENTS

# SOFT LANDSCAPED AREA & DRIVEWAY



**Soft Landscaped Coverage**  
Soft Landscaped Area ÷ Lot Area



**Driveway**

## WHAT ARE THESE REGULATIONS?

Soft Landscaped Area includes any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered by architectural elements including but not limited to asphalt, buildings, brickwork, concrete, stonework or structures.

Driveway is a defined area providing access for motor vehicles from a public or private street or a lane to facilities such as a parking area, parking lot, loading space, private garage, carport, building or structure.

## QUESTIONS

1. Should soft landscaped area controls be introduced?
2. How much of a lot should be driveway and how much should be soft landscaping?

## COMMENTS

# GARAGE



## WHAT ARE THESE REGULATIONS?

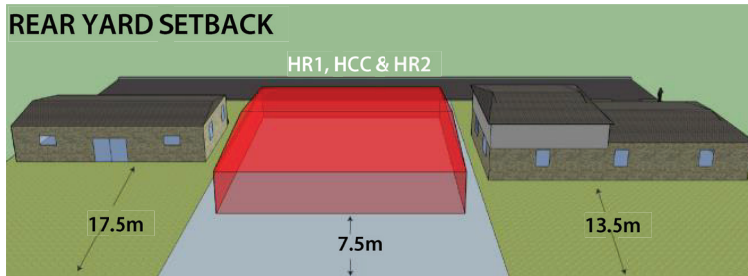
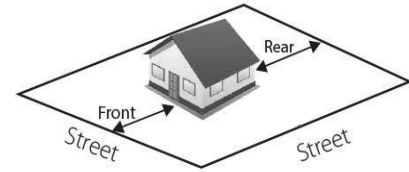
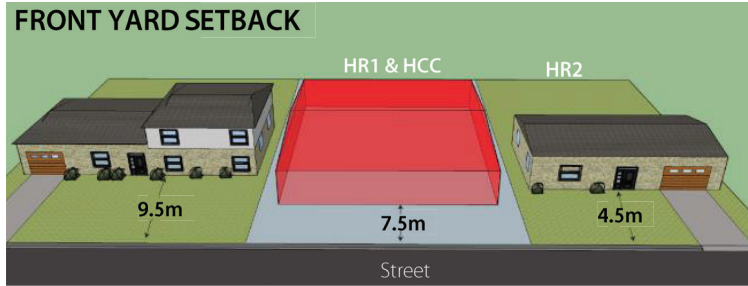
Garage is a fully enclosed building designed and used for the storage of one or more motor vehicles.

## QUESTIONS

1. Should garages be attached or detached?
2. What is the most appropriate position for a garage? In front of? Parallel to? Slightly set back? Behind the house? Detached and set back towards the rear of the lot?
3. Should a regulation be enforced to control the position of garage?

## COMMENTS

# FRONT & REAR YARD SETBACKS



ZONING BY-LAW	
<b>HR1 &amp; HCC</b>	
Min. required front yard	7.5 m
Min. required rear yard	7.5 m
<b>HR2</b>	
Min. required front yard	4.5 m
Min. required rear yard	7.5 m

## WHAT ARE THESE REGULATIONS?

Front Yard setback means the space and distance between the front of the house and the front property line.

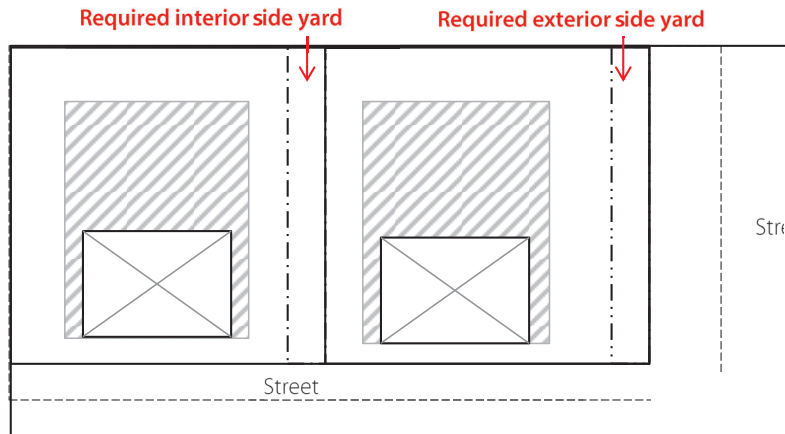
Rear Yard setback means the space between the rear property line and the back of the house.

## QUESTIONS

1. Are the existing setbacks appropriate?
2. Should they be increased/decreased? If so, by how much?
3. Should front yard setbacks be consistent or should there be variety within the streetscape?

## COMMENTS

# SIDE YARD SETBACKS



ZONING BY-LAW	
<b>HR1 &amp; HCC</b>	
Min. req. interior side yard	2.25 m
Min. req. exterior side yard	4.5 m
<b>HR2</b>	
Min. req. interior side yard	4.5 m
Min. req. exterior side yard	7.5 m

## WHAT ARE THESE REGULATIONS?

A Side Yard setback is the space between the side property line and the house.

## QUESTIONS

1. Are the existing setbacks appropriate? Should they be increased/decreased? By how much?
2. How far should houses be from each other?
3. Should the size of the side yard be dependent on the height of the house (i.e. larger side yard setbacks for taller houses and smaller setbacks for smaller houses?)

## COMMENTS



# BUILDING HEIGHT



MAX. HEIGHT FOR HR1, HR2 & HCC: 11 m

Approx. 7.5m  
in height  
to the  
mid-point  
of the roof



Approx.  
10.5 m in  
height to the  
mid-point of  
the roof



## WHAT ARE THESE REGULATIONS?

With reference to a building or structure, the vertical distance measured from the established grade of such building or structure to:

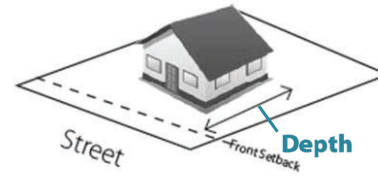
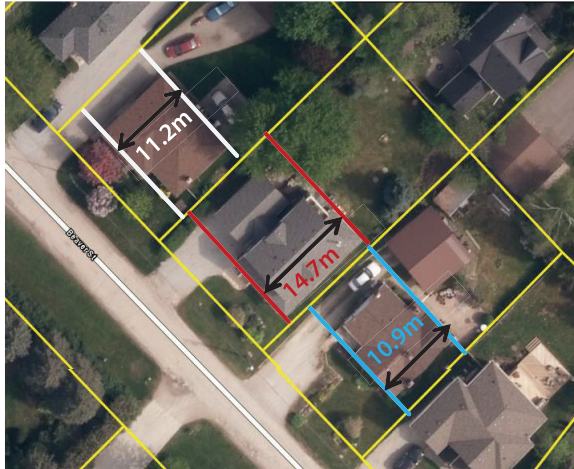
- The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- The declination of a mansard roof;
- The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
- In case of a structure with no roof, the highest point of the said structure.

## QUESTIONS

1. What maximum height is appropriate in Glen Williams?
2. Should greater side yard setbacks be required for taller buildings?
3. Should the length of taller buildings be limited?

## COMMENTS

# BUILDING DEPTH



## WHAT ARE THESE REGULATIONS?

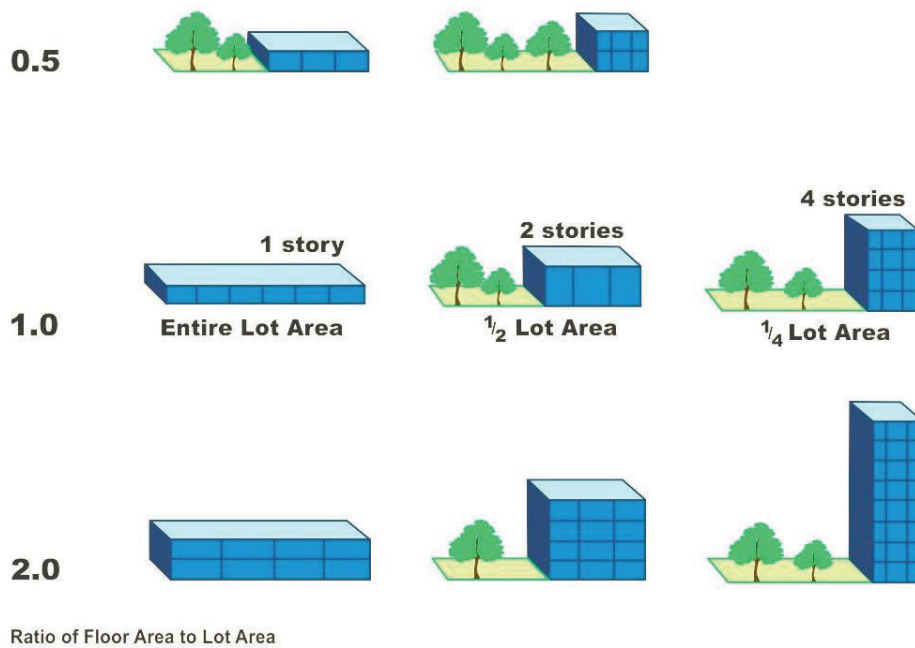
Building depth is the distance between the required front yard setback and the rear wall of a building.

## QUESTIONS

1. How long should houses be?
2. Should the depth of buildings be controlled?
3. Should there be a relationship between the depth of a house and its height (e.g. deeper houses should be shorter)
4. Should deeper houses have wider side yard setbacks?

## COMMENTS

# FLOOR SPACE INDEX (FSI)



## WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area. The City of Mississauga regulates FSI in Neighbourhood Character Areas. FSI can be used to control the total volume of a building.

## QUESTIONS

1. Should FSI be controlled in Glen Williams?

## COMMENTS

# ONTARIO HERITAGE ACT

## WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

- Under the Ontario Heritage Act, the Town of Halton Hills maintains a register of listed and designated properties in the Town.
- 36 properties in Glen Williams are included on the Town's Heritage Register.
- Only 6 properties are designated
- Listed properties - owners must provide a municipality with at least 60 days' notice of intention to demolish, which allows a municipality to consider conservation options.
- Designated properties may be designated individually or collectively within a Heritage Conservation District (HCD).
- Designated properties require heritage permits for any alteration or removal of the heritage features of the property.

\*Note all registered heritage buildings are located in the north of Glen Williams



## QUESTIONS

1. Should further controls (eg. Heritage Conservation District) be explored?

## COMMENTS

# TREE PROTECTION



## WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

- Tree protection by-laws require municipal issued permits for the removal of trees on private property.
- The permitting process requires applicants to provide an arborist report and municipal staff to review the applications.

## QUESTIONS

1. Would you like to see more controls enforced?
2. If so, what kind of controls would you like to see put in place?

## COMMENTS

# **APPENDIX B**

PHASE 2 PUBLIC

OPEN HOUSE

PANELS



# GLEN WILLIAMS MATURE NEIGHBOURHOOD STUDY



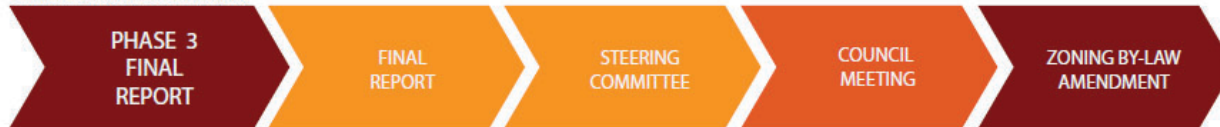
## WINTER/SPRING 2018



## SPRING/EARLY SUMMER 2018



## FALL 2018/WINTER 2019



## Contact

Please visit the Town's website for more information:

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

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## Study Objectives

- Define and establish boundaries for Glen Williams Mature Neighbourhood Study;
- Identify and evaluate the unique qualities, characteristics and key issues regarding large-scale residential rebuilds that are of concern to the residents of Glen Williams;
- Develop options to maintain and enhance the distinct character of the Glen Williams Mature Neighbourhoods;
- Identify existing and potential threats to the heritage resources within the hamlet from large-scale residential rebuilds and assess the impact this would have on the character and appearance of the hamlet;
- Develop and propose amendments to the Town's comprehensive Zoning By-law, as necessary, that define and manage large scale residential rebuilds in hamlet's mature neighbourhoods;

# LOT COVERAGE

= % of lot covered by buildings including garages

What lot coverage is best in Glen Williams?

## ZONING BY-LAW

- Lot coverage on HR1 lots in the Glen is generally 10-20%.
- No current provisions relating to lot coverage.

## WHAT WE HEARD

- Some interest in restricting lot coverage in restricting lot coverage to 10-30%

## DRAFT OPTIONS

1. Maintain no lot coverage provision (existing results in varying lot coverages)
2. Introduce lot coverage control (10%, 20%, 30%)



## COMMENTS

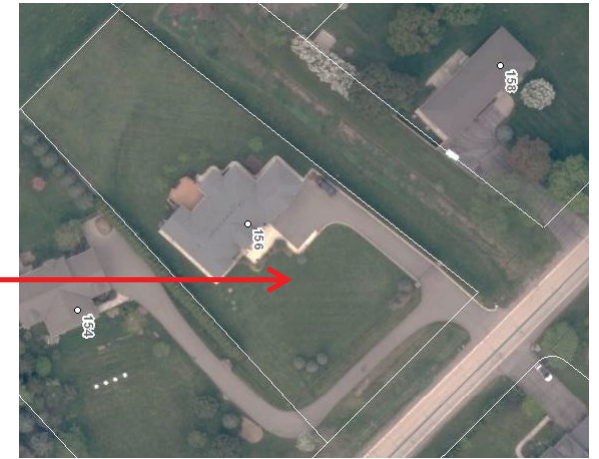


# LOT COVERAGE EXAMPLES



Approx. 10%

156 Confederation Street



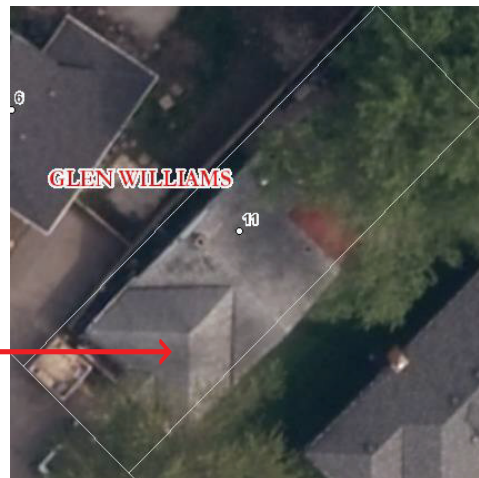
Approx. 20%

Tweedle Street



Approx. 41%

11 Beaver Street



# GARAGES

Where should they be located?

## ZONING BY-LAW

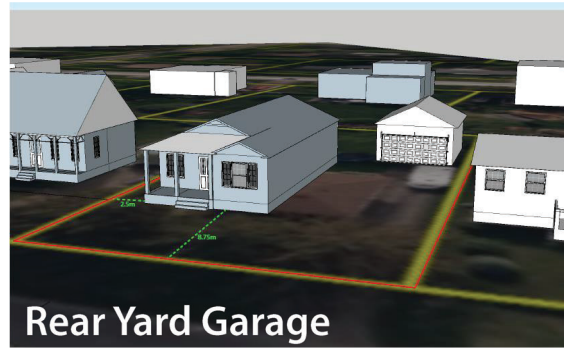
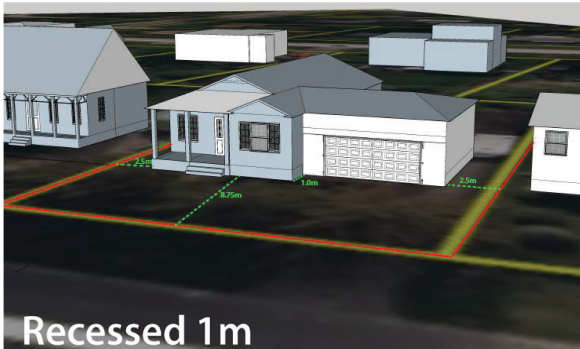
There are currently no regulations in place to control the position of a garage.

## WHAT WE HEARD

- Attached vs. detached garages – little concern
- Garages should be located beside or behind the house.
- Some thought that garages should not project in front of the main front wall of the house.

## DRAFT OPTIONS

1. No change
2. Exempt rear yard garages from lot coverage calculations ( to encourage rear yard garages as it gives more space between houses)
3. Require garages to be recessed by at least 1m from the front of the house



## COMMENTS

# GARAGE EXAMPLES

## Projecting in front of house



8 Glen Crescent Drive



11 Mountain Street

## Set back from front of house



11 Karen Place



43 Wildwood Road



Barraclough Boulevard

# FRONT & REAR YARD SETBACK

What setbacks are best in Glen Williams?

## ZONING BY-LAW

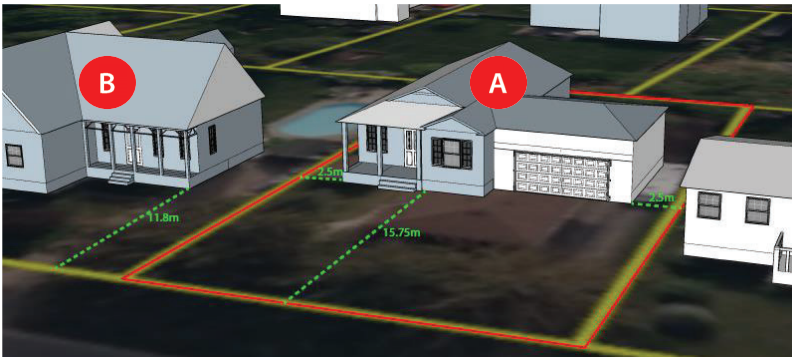
HR1& HCC Zone	
Min. required front yard	4.5 m
Min. required rear yard	7.5 m
HR2 Zone	
Min. required front yard	7.5 m
Min. required rear yard	7.5 m

## WHAT WE HEARD

- Existing setbacks are sufficient.
- Variation in setbacks within the Glen is valued
- Rear yard setbacks are very important to maintain rear yard space

## DRAFT 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



Front yard setback of House A = half the length of House B

## COMMENTS

# SIDE YARD SETBACK

What setbacks are best in Glen Williams?

## ZONING BY-LAW

### HR1& HCC Zone

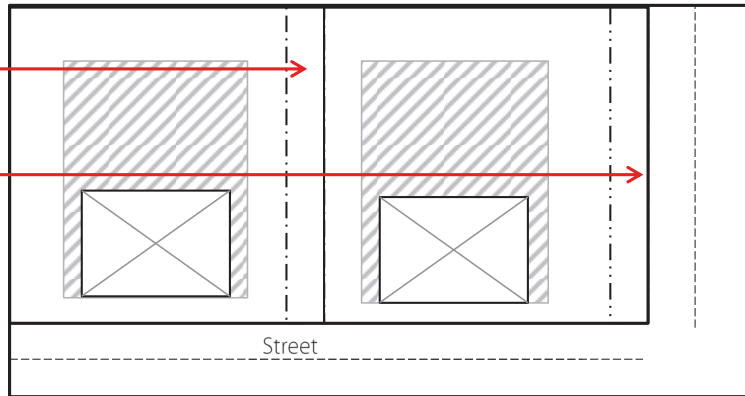
Min. required interior side yard	2.25 m
Min. required exterior side yard	4.5 m

### HR2 Zone

Min. required interior side yard	4.5 m
Min. required exterior side yard	7.5 m

Required interior side yard setback

Required exterior side yard setback



## WHAT WE HEARD

- Interior side yard setbacks should be greater than 2.25m
- Side yard setbacks should be proportional to the lot size and building height

## DRAFT OPTIONS

1. Maintain existing (no change)
2. Additional side yard setback with increased height (see height panels)

## COMMENTS

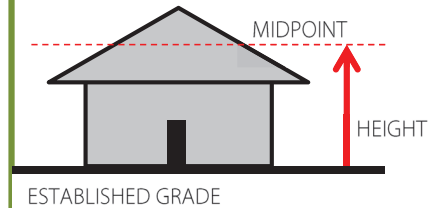
# HEIGHT

How tall should houses be in Glen Williams?

## ZONING BY-LAW

Distance measured from established grade to the highest point of the roof of a flat roof or the midpoint of the roof of a pitched roof.

The maximum height for all homes in the Glen is 11m.



## WHAT WE HEARD

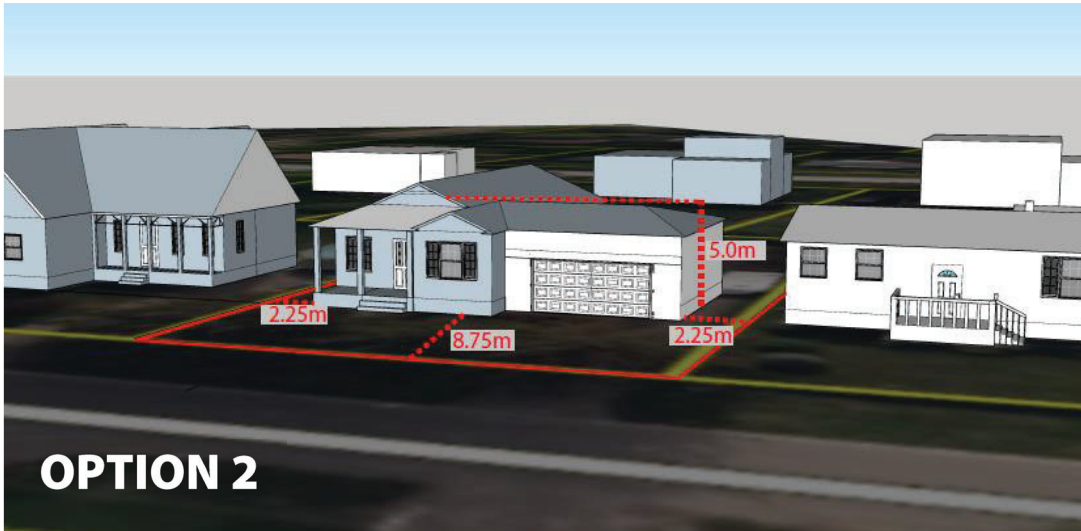
- Max height of 11m is too high
- Max height of approx. 9m is more appropriate
- Height should depend on the size of the lot and its location
- Height should be compatible with that of the adjacent buildings

## DRAFT OPTIONS

1. Decreasing max building height from 11m to 9m or 10m
2. Houses under 6m – minimum side yard setback = 2.25m on both sides
3. Houses 6-8m – minimum side yard setback = 2.25m on one side & 4.5m on the other
4. Houses over 8m – minimum side yard setback = 4.5m on both sides

## COMMENTS

# HEIGHT OPTIONS



# HEIGHT EXAMPLES

**\* Height is measured to the mid-point of the roof \***

Height = approx. 6m

Height = approx. 6m



Distance between houses = approx. 2m

Height = approx. 9m

Height = approx. 9m



Distance between houses = approx. 1.8m

Height = approx. 10m

Height = approx. 10m



Distance between houses = approx. 3m



# HEIGHT EXAMPLES

**\* Height is measured to the mid-point of the roof \***



Height = approx. 4m

Height = approx. 4m

Distance between houses = approx. 5.3m

530 Main Street

532 Main Street



Height = approx. 5m

Height = approx. 8m

Distance between houses = approx. 5.3m

14 Tweedle Street

16 Tweedle Street



Height = approx. 8m

Height = approx. 3m

Distance between houses = approx. 14m

8 Glen Crescent Drive

10 Glen Crescent Drive

# OTHER CONTROLS



## SOFT LANDSCAPED AREA & DRIVEWAY

Little interest in controlling soft landscaped areas & driveways beyond the existing regulations.



## BUILDING DEPTH

Indifferent to depth controls & felt it would be difficult to control due to different lot sizes.



## FLOOR SPACE INDEX (FSI)

Low interest in FSI controls & felt that the combination of other changes would best control scale.



## TREE PROTECTION

Considerable interest in tree protection however:

- this cannot be regulated through zoning;
- it is difficult to implement; and
- can result in liability issues

1. Should the Town study this issue further?
2. Should the Town review tree replacement and incentive programs instead of tree removal restrictions?



## HERITAGE CONSERVATION DISTRICT (HCD)

Considerable interest in better understanding a HCD and what benefits it may provide. A HCD would include a way to guide architectural design including roof design which cannot be regulated through zoning.

1. Should the Town study this issue further?
2. Should the Town provide residents with further information regarding HCD's?
3. Should the Town hold a public workshop and or survey to see if people in the Glen would like to start a HCD study?



## COMMENTS

Empty box for comments.