

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: Anne Fisher, Heritage Planner

DATE: May 9, 2018

REPORT NO.: PLS-2018-0030

RE: Glen Williams Mature Neighbourhood Study – Status Update and extension of Interim Control By-law 2017-0070.

RECOMMENDATION:

THAT Report No. PLS-2018-0030 dated May 9, 2018 regarding the Glen Williams Mature Neighbourhood Study be received;

AND FURTHER THAT the Interim Control By-law 2017-0070, attached as Schedule Two to this report, be extended for a further six months;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the By-law attached as Schedule Two to this report, which extends the period during which Interim Control By-law 2017-0070 will be in effect by an additional six months, from November 26, 2018 to May 27, 2019;

AND FURTHER THAT the process for considering exemptions/site-specific exceptions to the Interim Control By-law as outlined in Staff Report PLS-2017-0027 be continued until the expiration or repeal of the By-law attached as Schedule Two to this report.

BACKGROUND:

The purpose of this report is to:

- Provide an update on the progress of the Glen Williams Mature Neighbourhood Study;
- Provide a synopsis of the findings of the consultant's Background Report with respect to this study; and
- Seek approval to extend Interim Control By-law 2017-0070 for a further six months to allow sufficient time to complete the Glen Williams Mature Neighbourhood Study.

On November 27, 2017 the Town Council approved the Terms of Reference for a Mature Neighbourhood Study of the Hamlet of Glen Williams. The Study is looking at the impact that large home rebuilds are having on the mature neighbourhoods of Glen Williams. It is considering whether these forms of development are harming these neighbourhoods and whether the Zoning By-law and Official Plan should be amended to prevent such harm.

The Study is being undertaken in three phases. These are illustrated in Table 1 below.

Table 1: Glen Williams Mature Neighbourhood Study Phases



Phase 1: Background Review

This phase involved a thorough background review and included:

- A Neighbourhood Walking Tour – **Completed March 24, 2018**
- Stake Holder Interviews – **Completed April 2018**
- Background Report (see Schedule One of this report) – **Completed April 2018**
- Public Workshop – **Completed May 3, 2018**

Phase 2: Draft Zoning By-law Amendment

This phase is currently underway. It includes an analysis of the public feedback and the production of draft directions and recommendations for changes to the Zoning By-law (and potential minor associated changes to the Official Plan). This phase includes:

- A Draft Options Report – **Due May 18, 2018** (not available at the time of writing this report)
- A Public Open House – **Scheduled for June 14, 2018**

Having the Public Open House before the summer provides considerable time for the public to review and comment on the proposed options and for their input to be considered in the final report.

Phase 3: Final Zoning By-law Amendment

This phase includes a thorough review of the public engagement to date and proposed directions and amendments to the Town's Comprehensive Zoning By-law. The municipal election period has meant that this phase of the study cannot be completed until Winter 2018/2019 when the new Council is in office. This phase of the Study will include:

- A Final Recommendations Report from the Town's consultants;
- A Statutory Public Meeting; and
- A final Council Report with recommendations for changes to the Zoning By-law and potential minor associated changes to the Official Plan.

Interim Control By-law 2017-0070

Interim Control By-law 2017-0070 (ICBL) came into effect on November 27, 2017 and is in effect for one year, until November 26, 2018. It restricts the size/scale of large home rebuilds in the mature neighbourhoods of Glen Williams while the Glen Williams Mature Neighbourhood Study is being undertaken. It is recommended that the ICBL be extended for a further six months to May 27, 2019 as the Glen Williams Mature Neighbourhood Study will not be complete by November 2018. This six month extension will ensure that no large home rebuilds take place prior to the adoption of any changes to the comprehensive Zoning By-law that result from this study. In the event that the study is completed and Council has adopted final Zoning By-law changes prior to May 27, 2019, the ICBL could be repealed.

The Exemption Process established by Council in November 2017 would also continue to apply for the duration of the six month extension period. This allows new residential development that does not comply with the restrictions outlined in the by-law to be considered, on a case-by-case basis, to determine their compatibility with the existing neighbourhood character. Council approval would still be required to grant a site-specific exception to the ICBL.

COMMENTS:

Phase 1 of the Glen Williams Mature Neighbourhood Study has been completed. The key findings of this Background Review Phase (as contained in the Background Report attached as Schedule One of this report) are as follows:

- Understanding the unique history of Glen Williams is a vital element in understanding the character of the community.

- The character of a neighbourhood is defined by both broad elements such as the lot pattern, natural heritage system and street network as well as the features of individual lots such as the heights, setbacks and designs of the buildings.
- Changes in demographics and the housing market during the last fifty years have meant that people today now own more cars and want larger houses than they did before. This has led to changes to some of the Glen's older housing stock through both demolition and rebuilding new larger replacement houses and major renovations to existing houses.
- A study of the way other municipalities are seeking to control development within their mature neighbourhoods has been included. The different methods used by other municipalities have been analyzed and a summary of their advantages and disadvantages of each approach is included.
- The Background Report notes that a review of the following zoning provisions should be considered as part of this Mature Neighbourhood Study:
 - Height
 - Massing
 - Scale and proportion to lot frontage and area;
 - Setbacks
 - Landscaping
 - Garages

RELATIONSHIP TO STRATEGIC PLAN:

2014-2018 Strategic Action Plan:

The Glen Williams Mature Neighbourhood Study relates to the following 'Top 8' priority of Council's 2014-2018 Strategic Action Plan:

3. Planning for Growth

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

Town Strategic Plan:

The Glen Williams Mature Neighbourhood Study relates to the following Strategic Directions outlined in the Town of Halton Hills Strategic Plan:

- **Strategic Direction G: Achieve Sustainable Growth** – which "*seeks to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses*" and in particular the following **Strategic Objective**:
 - G.7** To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.

- **Strategic Direction I: Provide Responsive, Effective Municipal Government** – which aims to “*provide strong leadership in the effective and efficient delivery of municipal services*” and in particular the following **Strategic Objective:**
 - I.4** To encourage and support community participation in municipal decision-making.

FINANCIAL IMPACT:

None as a consequence of this report.

CONSULTATION:

The consultants and Town staff have worked closely with the Steering Committee established for this project. The Steering Committee comprises of Town Councillors and residents of Glen Williams as well as a representative of Heritage Halton Hills and a representative of the Glen Williams Community Association.

PUBLIC ENGAGEMENT:

A Neighbourhood Walk took place on March 24, 2018 and the Public Workshop took place on May 3, 2018. Both were advertised in the newspaper and on the Town’s web site. The Glen Williams Community Association also drew attention to these events and advertised them on their web site. Approximately forty (40) people attended the Walking Tour and approximately thirty (30) participated in the Public Workshop. Valuable input was received at both events. This is currently being reviewed and will be carefully considered in the development of options.

Details of the Glen Williams Mature Neighbourhood Study have been included on the Town’s web site and on its community engagement platform “Let’s Talk Halton Hills”.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy’s implementation.

This report supports the Economic Prosperity and Social Well-being pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is good.

COMMUNICATIONS:

Community Engagement will be ongoing throughout the Glen Williams Mature Neighbourhood Study as outlined in the study Terms of Reference that were approved by Council in November 2017 (Staff Report: PLS-2017-0027).

Study updates and information are posted regularly on the Town's website and on its community engagement platform "Let's Talk Haltom Hills". Events are also communicated on the Town's monthly e-newsletter "The Current". In addition to this the Glen Williams Community Association has worked with Town Staff to publicize information and upcoming events relating to this study.

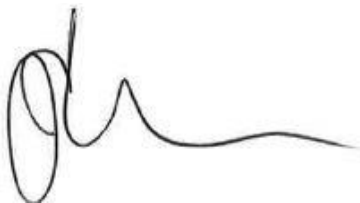
CONCLUSION:

This report provides an update on the progress of the Glen Williams Mature Neighbourhood Study. The proposed extension of Interim Control By-law 2017-0070 for a further year would prevent any new large home development taking place on existing lots of record in Glen Williams while the study is underway.

Reviewed and Approved by,



Steve Burke, Manager of Planning Policy



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, CAO