

REPORT

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

REPORT FROM: Anne Fisher, Heritage Planner

DATE: June 4, 2018

REPORT NO.: PLS-2018-0049

RE: Site Specific Exception to Interim Control By-Law 2017-0070 to allow the construction of a new house at 9 Bennett Place, Glen Williams

RECOMMENDATION:

THAT Report No. PLS-2018-0049, dated June 4, 2018, and titled “Site-specific Exception to Interim Control By-law 2017-0070 to allow the construction of a new house at 9 Bennett Place, Glen Williams” be received;

AND FURTHER THAT the Mayor and Town Clerk be authorized to sign the By-law attached as Schedule 3, which amends Interim Control By-law 2017-0070 to grant a site-specific exception for 9 Bennett Place, Glen Williams.

BACKGROUND:

In November 2017 Council directed that a study of the Glen Williams mature neighbourhoods be initiated. This was in response to concerns raised by residents of Glen Williams regarding the impact (or potential impact) that new large homes and large additions to existing houses may be having on the character and appearance of Glen Williams. This study is currently underway. It is examining whether the Town’s Zoning By-law is effective in maintaining the character and appearance of the mature neighbourhoods of Glen Williams and it will propose recommendations for amendments if necessary.

To restrict the level of change in the Hamlet’s mature neighbourhoods while the study is underway, Council enacted Interim Control By-law 2017-0070 in November 2017. This By-law is in effect for one year and during this time it prohibits, within defined areas of the mature neighbourhoods of Glen Williams, the erection of, or additions to, single detached dwellings that results in an increase to the Gross Floor Area of the existing

dwelling by 25% or more. On May 29, 2018 the Planning, Public Works and Transportation Committee approved Report PLS-2018-0030 which recommended extending the Interim Control By-law for a further six months to allow for the completion of the study. At the time of writing this report Council consideration of this matter (at their meeting on June 11, 2018) has not taken place.

In order to allow some flexibility while also protecting the character of the Hamlet, Council approved a process whereby exceptions to Interim Control By-law 2017-0070 could be considered. These exception requests are to be considered on a case-by-case basis, to determine their compatibility with existing neighbourhood character and they require Council approval, and the passage of an amendment to the Interim Control By-law (ICBL).

To request an exception to Interim Control By-law 2017-0070, applicants must submit a written request to the Town's Planning and Sustainability Department and include details of their proposals. Town staff then notifies all property owners within 25 metres of the subject property. These property owners are then given 10 days to make a written submission to the Town for staff consideration. Exception requests are evaluated against the following two criteria:

Physical Character

- Compatibility of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines, and built form.

Streetscape Character

- Compatibility of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, and relationship to adjacent dwellings.

Following the review of an exception request by Town staff, a recommendation is presented in a staff report to Council for approval.

On behalf of the owners of 9 Bennett Place, Glen Williams, Retreats Inc. has submitted a request for an exception to Interim Control By-law 2017-0070 in order to construct a new two-storey house at this property.

COMMENTS:

On May 23, 2018, Town staff received a request from Retreats Inc. on behalf of the owners of 9 Bennett Place, Glen Williams, for an exception to Interim Control By-law 2017-0070 for the construction of a new two-storey house at 9 Bennett Place, Glen Williams. A location map for 9 Bennett Place is attached as Schedule 1 of this report.

The exception request for 9 Bennett Place was reviewed internally by Planning, Zoning, and Building staff with respect to the impact that the new house would have on the physical and streetscape character of the surrounding neighbourhood.

Bennett Place is a narrow private road located off Tweedle Street. It provides access to a number of residential building lots of different sizes and shapes. These lots contain both single and two storey houses of varying ages and designs.

The subject property currently contains a modest one-and-a-half storey 142m.² (1523.9 ft.²) house on a 0.45 acre lot. The property owners wish to demolish this and construct a new 343.8m.² (3700.5ft.²) two-storey house. This is a 142% increase in the gross floor area of the house on this lot (see details of the proposed new house in Schedule 2 of this report).

The new house meets all existing zoning requirements. It would maintain the existing front yard setback but would include a porch extending in front of this. It would be 9.6m. (31.4ft.) high (measured from grade to ridge). This is considerably higher than the existing house and taller than the houses on either side but it is considerably under the height restrictions imposed by the Zoning By-law. It is also similar to the height of nearby houses at 2 and 3 Bennett Place.

The proposed new house would have side yard setbacks of 6.43m. (21ft.) and 7.1m. (23ft.) which are considerably larger than the 2.25 m. (7.4 ft.) minimum interior side yard setback required by the Comprehensive Zoning By-law. The owners also intend to retain the trees that exist in front of the house as they make an important contribution to the heavily landscaped character of the streetscape on Bennett Place. As such, it is the view of staff that the proposed new house at 9 Bennett Place has been designed to respect the streetscape character of this part of Glen Williams.

No objections have been received to the proposals from any of the adjoining property owners. As a consequence Town staff is of the view that the proposed new house would have a compatible relationship with the surrounding streetscape and would not compromise the character of this part of Glen Williams. Town staff therefore recommends that the request for exception of 9 Bennett Street to Interim Control By-law 2017-0070 be approved by Council.

In order to grant a site-specific exception for 157 Confederation Street to Interim Control By-law 2017-0070, Council must amend the Interim Control By-law by adding Section 5F (Schedule 3).

RELATIONSHIP TO STRATEGIC PLAN:

The Glen Williams Mature Neighbourhood Study and proposed ICBL relate to the following Strategic Directions outlined in the Town of Halton Hills Strategic Plan (September 2015):

- **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.

Town of Halton Hills Strategic Action Plan 2014-2018

The Glen Williams Mature Neighbourhood Study relates to Priority 3 (Planning for Growth) of Council’s 2014-2018 Strategic Action Plan, and in particular, priority: 3.C which seeks to preserve the established character of stable neighbourhoods by focusing development in identified intensification areas, and utilizing ‘best practices’ in urban design for infill development.

FINANCIAL IMPACT:

There is no financial impact associated with this report.

CONSULTATION:

Planning staff consulted with the Town’s Zoning Officer and Building staff in the review of the exception request for 16 Wildwood Road, as per the Council-approved exception process for Interim Control By-law 2017-0070.

PUBLIC ENGAGEMENT:

On May 23, 2018 Town Staff wrote to the owners of all the properties within 25 metres of 9 Bennett Place. They were advised of the proposal to construct a new house on this property and were also sent a copy of the Site Plan and proposed elevations of the new house. They were advised to send their written comments regarding the proposal to the Town by June 4, 2018.

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.

Although associated with the Glen Williams Mature Neighbourhood Character Study, the site-specific exception for 9 Bennett Drive from Interim Control By-law 2017-0070 does not have any direct sustainability implications. The sustainability implications of the Glen Williams Mature Neighbourhood Character Study will be assessed when a recommendation report with the outcomes of the Study is brought forward to Council.

Do the report's recommendations advance the Strategy's implementation? N/A

Which pillar(s) of sustainability does this report support? N/A

COMMUNICATIONS:

If a site-specific exception is granted by Council, a notice of passage will be provided to the public by advertisement in the Georgetown Independent Free Press, as per Section 38 of the Planning Act.

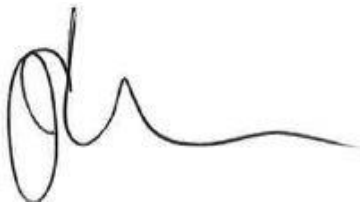
CONCLUSION:

It is recommended that Council grant a site-specific exception for 9 Bennett Place, Glen Williams, from Interim Control By-law 2017-0070, as per Schedule 3 of this report.

Reviewed and Approved by,

A handwritten signature in black ink that reads "Steve Burke". The signature is written in a cursive style with a large initial 'S'.

Steve Burke, Manager of Planning Policy

A handwritten signature in black ink that reads "John Linhardt". The signature is written in a cursive style with a large initial 'J'.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink that reads "Brent Marshall". The signature is written in a cursive style with a large initial 'B'.

Brent Marshall, CAO