



PUBLIC MEETING-2019-0003

Glen Williams Mature Neighbourhood Study

Minutes of the Public Meeting Committee held on Tuesday, March 5, 2019, 6:45 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the proposed Official Plan Amendment and Zoning By-law Amendment to implement the proposed final recommendations of the Glen Williams Mature Neighbourhood Study.

The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal for a hearing.

Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the Official Plan Amendment and Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal.

In addition, if a person or public body does not make an oral submission at a public meeting, or submit written comments to the Town of Halton Hills before the proposed Official Plan Amendment and Zoning By-law Amendment is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

You may wish to talk to Town staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for a proposal to amend the Official Plan or Zoning By-law.

The format of this Public Meeting is as follows:

- The Town's consultant, Dana Anderson of MHBC, will give a presentation explaining the purpose and details of the proposed amendments;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

The Town's consultants and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves a proposed Official Plan Amendment to the Glen Williams Secondary Plan, and an Amendment to the Town's Comprehensive Zoning By-law, to implement the final recommendations of the Glen Williams Mature Neighbourhood Study.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Dana Anderson, MHBC Planning, to come forward to explain the proposed Official Plan and Zoning By-law Amendment.

D. Anderson noted that the purpose of the study was to address the potential impact of the construction of large-scale residential rebuilds on the character and appearance of the mature neighbourhoods of Glen Williams and to examine what changes to the Town's Zoning By-law were needed to ensure that the character of the mature neighbourhoods of the hamlet can be maintained and changes to the Official Plan as necessary.

The Interim Control By-law(ICBL) was enacted in November, 2017 to restrict the size and scale of large home rebuilds within defined areas of Glen Williams, while the Glen Williams Mature Neighbourhood Study was being undertaken, the By-law is in effect until May 27, 2019.

The main study area focus was based on the boundary in the Interim Control By-law 2017-0070. The Study Area boundary was revised slightly from the ICBL boundary based on Glen Williams Community Association input. The areas outside the primary Study Area were also examined towards the end of the study based on Steering Committee input.

D. Anderson advised that this Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter focusing on informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the Town-initiated Official Plan and Zoning By-law Amendments.

Public Notice for this meeting was sent to all those on the Project Notification List and Public Notice was published in the Independent & Free Press and posted on the Town's website and project webpage on February 14, 2019 with a Courtesy Notice published on Feb. 28, 2019.

D. Anderson advised that at the Phase 1 Public Workshop, participants received graphic worksheets related to elements that define neighbourhood character grouped into 3 themes; lot features, housing features and neighbourhood features. The medium to high priorities that came out of this workshop were building height, lot coverage, garages, side yard setbacks, Ontario Heritage Act and tree protection.

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. The draft options relating to each element were presented and participants were invited to provide input by; voting on which options they supported, which options, if any, needed to be changed, and, which options they disagreed with.

The options with respect to lot coverage were; 1) to maintain no lot coverage provision (existing results in varying lot coverages); 2) to introduce lot coverage controls (10%, 20%, 30%). The majority were interested in introducing lot coverage controls.

The options with respect to garages were; 1) no change, exempt rear yard garages from lot coverage calculations (to encourage rear yard garages as it gives more space between houses); 2) require garages to be recessed by at least 1m from the front of the house. The majority were interested in exempting rear yard garages from lot coverage calculations and were interested in requiring garages to be recessed by at least 1m from the front of the house.

The options with respect to height were; 1) decreasing max building height from 11m to 9m or 10m, houses under 6m – minimum side yard setback = 2.25m on both sides; 2) houses 6-8m – minimum side yard setback = 2.25m on one side & 4.5m on the other; 3) houses over 8m – minimum side yard setback = 4.5m on both sides. The majority were interested in decreasing building height to 9m and in having building height be proportional to side yard setbacks.

The options with respect to Heritage Conservation District (HCD) were; 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? Many were interested in receiving further information regarding HCD's and some commented that HCDs should be considered in certain parts of the Glen.

The options with respect to Tree protection were; 1) Should the Town study this issue further? 2) Should the Town review tree replacement and incentives programs instead of tree removal restriction. Many were interested in receiving more information regarding tree protection and a few were interested in having the Town review tree replacement and incentives programs instead of tree removal restrictions. One commented saying they would like a tree by-law to be put in place

The Steering Committee requested that maximum lot coverage should also be reviewed for HR2 zoned lots in the study area and HR1 and HR2 zoned lots outside the study area. Based on additional analysis conducted by the project team, many of the HR1 and HR2 zoned lots examined had an existing lot coverage of around 10%.

15% maximum lot coverage seemed an appropriate maximum to introduce some control on the building envelope of the home, without overly restricting rebuilds on these larger primarily HR2 zoned lots.

The Final Recommendations with regards to the Official Plan Amendment were:

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 compatibility with the existing character of the neighbourhood.
2. Introduce a new sub-section to the Secondary Plan under Section H4.3 – General Policies, that addresses change in mature neighbourhoods including the following definition for Mature Neighbourhood Areas:

Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hamlet. These areas are delineated in the Zoning By-law.

This section also establishes the following additional criteria against which to evaluate large home rebuilds and accessory buildings if a minor variance to the implementing zoning by-law is required:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

The Final Recommendations with regards to the Zoning By-law Amendment were:

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.

Maximum building height: 9m

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

- Maximum Lot Coverage: 15%

- Maximum building height: 9m

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

The special provisions for Non-Urban Zones in the Hamlet of Glen Williams are;

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.

The final recommendations with regards to tree protection were that because tree protection is beyond the scope of the Official Plan and the Zoning By-law, tree protection should be considered through a separate process outside of the Glen Williams Neighbourhood Study. The Town is preparing a comprehensive tree inventory and 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.

The final recommendations with respect to Heritage Conservation District are that the Town of Halton Hills maintains a municipal register of properties that are of cultural heritage value or interest. 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 would 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.

Moving forward Town Staff will review and consider public comments, submit a Final Report to Council with proposed Amendments.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons who have questions, require further clarification or information or wish to present their views on the proposal.

The following persons came forward:

Wayne Scott, 15 Credit Street, Glen Williams

W. Scott stated that he felt the proposed amendments needed to go further with regards to replacement of homes to address the potential issue of a catastrophic event where a home is burned to the ground. Mr. Scott stated that with what is proposed it appears that the home owner would be unable to rebuild what previously existed. They would have to build to meet the new standards. He stated that a home owner should be able to rebuild what existed if they so choose to do so.

Mr. Scott also had concerns about the treatment of corner lots as the orientation of existing built homes do not conform to the new standards and home owners with corner lots should understand how the new standards affect them. The owners of pre-existing homes should understand how the new standards may affect their property.

D. Anderson advised that under other existing legislation there are general provisions that allow home owners whose home has burned to the ground to rebuild and are not required to meet new standards.

J. Linhardt noted that the Final Report will flush out the details regarding this issue.

Neal Panchuk, 100 Confederation Street, Glen Williams

N. Panchuk suggested that side yard setbacks should apply to the upper floors with respect to balcony's etc.

D. Anderson stated that the By-law notes this.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff or the Consultant wished to provide prior to the conclusion of the meeting.

Staff had no further information to add.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification on this matter, please leave your name with Steve Burke in the foyer outside this Council Chambers, or with the Town Clerk during regular business hours.

Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission, the deadline for comment is March 18, 2019.

The meeting adjourned at 7:25 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK