

TOWN OF MILTON

MATURE NEIGHBOURHOODS CHARACTER STUDY – PHASE 2 MOUNTAINVIEW

BACKGROUND REPORT



June 2020

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1. INTRODUCTION

1.1 Background

The Town of Milton's planning staff initiated a Mature Neighbourhoods Character Study in 2018. The study was in response to a Council direction to staff to review the Town's existing Official Plan policies and regulatory framework relating to the construction of new dwellings in mature residential neighbourhoods and recommend appropriate changes to these tools to protect the character of these residential areas. The notice of motion arose from public concern regarding the construction of large new developments and how they impact the character of the Town's mature neighbourhoods. Residents in the Downtown Character Area initially raised the concerns, but residents in other areas of the Town are experiencing the same issue and have expressed their concerns as well.

The Mature Neighbourhoods Character Study is carried out in various phases to cover the extent of the Town's mature neighbourhoods. The study aims to:

- a. gain a better understanding, with community input, of the elements and qualities influencing the character of the Town's mature neighbourhoods;
- b. assess whether the policies of the Official Plan and the regulatory framework of the Town's Zoning By-law were effective in managing development and maintaining the character of mature neighbourhood areas; and
- c. inform potential improvements to the management of neighbourhood character issues related to applications for new residential development.

PHASE 1 covered the preliminary background research and the assessment of the residential neighbourhoods within the Downtown Character Area and along Martin Street. As input to the study, staff undertook a best practice review to understand how other municipalities approach residential character and an overview of provincial, regional and local policy framework for residential land uses to understand what tools municipalities use to manage development and neighbourhood character. PHASE 1 concluded with the preparation of recommendations to amend the Local Official Plan and Zoning By-law 016-2014, as amended.

A Public Meeting and an Initial Report titled "Town initiated Official Plan Amendment (Town File: LOPA-02/20) and Zoning By-law Amendment (Z-03/20) - Mature Neighbourhood Areas and Character Areas" will be considered by Town Council on August 25, 2020. All comments received from the public will be referred to staff for consideration and a subsequent report will be prepared and recommended to Council

regarding final disposition of the Town Initiated Local Official Plan Amendment (LOPA) and Zoning By-law Amendment.

When the LOPA receives final approval and is in effect, policies will recognize the role of Mature Neighbourhood Areas in the Town's Urban Structure, and implement enhanced direction and guidance for the review of applications for development within Mature Neighbourhood Areas and Character Areas, and for the review of site plan, minor variance and consent applications, where applicable.

Regulations in the Zoning By-law for the new "RLD1" zone will guide low-density residential infill and redevelopment in the Downtown Character Area. These new provisions will not apply to other low-density neighbourhoods, including the Phase 2 study area.

Town Planning staff is undertaking PHASE 2 of the study with the assessment of the mature neighbourhood area located north of the historic downtown, immediately outside the Character Area and the review of the RLD Zone regulations that apply to this area, with particular focus on built form, building separation and building/streetscape relationship.

1.2 Proposed Official Plan Policy Directions

The proposed Local Official Plan Amendment (LOPA) seeks to introduce enhanced language in policy, and mapping changes that pertain to Mature Neighbourhood Areas, including the residential area within PHASE 2. The amendment will:

- describe the role of the mature neighbourhood areas in the Town's urban structure, and clarify the Town's goal to achieve infill and development that is compatible and respectful of existing character in these residential areas;
- clarify the design guidance that is anticipated for new buildings, additions and alterations to existing buildings in Mature Neighbourhood Areas;
- introduce a new section to the Residential Area Policies, specific to Mature Neighbourhood Areas that establishes policies to require new development in the form of new housing, replacement housing, and additions and alterations to be compatible and respectful of the character of the neighbourhood. The new section will also recognize the zoning standards that aim to maintain the character of the mature neighbourhood area and direct the zoning by-law identify the Mature Neighbourhood Areas in zoning mapping and to detail the appropriate standards for new development within these Areas, including setbacks, orientation, building separation, lot area, lot frontage, lot coverage, landscaping and fencing;

- introduce additional evaluation criteria for minor variance and consent applications in Mature Neighbourhood Areas to require development and consent applications to be compatible and respectful of the character and appearance of the Mature Neighbourhood Area and to minimize the impacts on adjacent properties;
- clarify the definition of “Character” to consider the built and natural attributes of an area;
- introduce a new definition for “Mature Neighbourhood Area” that will recognize older residential area that are characterized by predominantly single-detached dwellings generally on larger lots, and other built and natural qualities that collectively provide a distinct and recognizable character; and
- direct the implementing Zoning-By-law to identify mature neighbourhood areas in zoning maps.

Other changes in policy will streamline the Character Area Policies to require new development in the form of new housing, replacement housing, and additions and alterations to comply with the new policies for Mature Neighbourhood Areas and Site Plan Control.

1.3 The Role of Milton’s Mature Neighbourhood Areas

The Mature neighbourhoods Character Study has been informed by the Council-endorsed Milton’s Future Urban Structure framework (Report [PD-049-17](#)). The Future Urban Structure introduced a set of areas along with a vision, attributes and dependencies for each area supporting the achievement of the vision. One structural element, described as the stable neighbourhoods within the Established Urban Area, is a significant precedent to the study.

The stable neighbourhoods comprise residential areas characterized as Mature Neighbourhood Areas. The Future Urban Structure framework establishes the vision, attributes, and dependencies for these areas, which provide further characterization and direction for development that ought to be considered:

Vision

- Generally, maintain pre-Halton Urban Structure Plan -HUSP- character (built form, lot fabric)
- Respect cultural heritage built form and landscapes
- Limited infill and redevelopment sympathetic to cultural heritage character
- Provision of a range of housing choices to support a full range of socio-economic circumstances including aging in place

- Potential for adaptive reuse of some historic building stock in appropriate locations

Attributes

- Concentration of cultural heritage built form and landscapes
- High degree of walkability due to grid road network
- High degree of visual interest
- Proximity to historic downtown

Dependencies

- Appropriate transitions between existing and new development
- Appropriate and defensible regulatory framework to protect important elements and to enable contextually sensitive redevelopment
- Adequacy of servicing (municipal water, wastewater, storm water infrastructure, roads, parks, schools etc.)

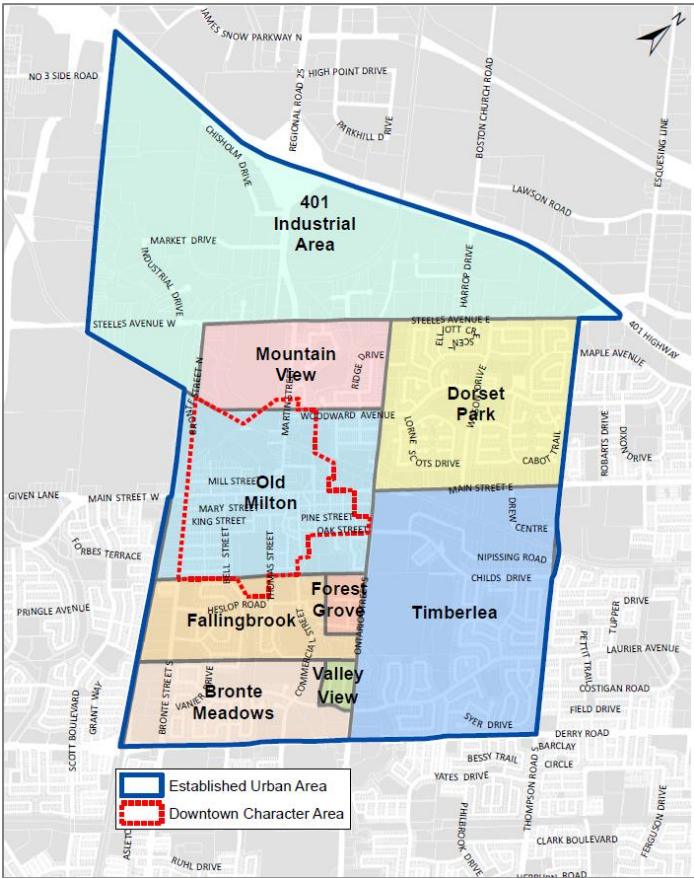


Figure 1. Stable neighbourhoods within the Established Urban Area.

The proposed Local Official Plan Amendment will introduce a definition for Mature Neighbourhood Area that builds upon the foundations of the Future Urban Structure for

stable neighbourhoods provides direction for development to recognize the qualities and features that define their character:

“older residential area within the Residential Area designation, as identified in the implementing Zoning-By-law, characterized by predominantly single-detached dwellings generally on large lots, and other built and natural qualities that collectively provide a distinct and recognizable character”.

1.2 What is Neighbourhood Character?

Neighbourhood character is incredibly important to the overall perception of neighbourhood quality. It refers to the look and feel of an area and the activities, which occur there. It is often defined as the collective qualities and characteristics that distinguish a particular area or neighbourhood.

The Local Official Plan states the definition of Character as:

“the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include built and natural attributes of an area such as scale and massing, vegetation, topography, lotting pattern, colour, texture, material and the relation between buildings, spaces, and landforms”.

Every property, public place or piece of infrastructure contributes, whether great or small. It is the cumulative impact of quantitative elements, such as lot frontage, setbacks, and building height; and qualitative elements, such as landscaping, materiality, and door and window placement. These elements of a place can be building-related, property-related or neighbourhood-related, which blend to define a unique place and character.

Building-related features

Building-related features include those features that define the character of the built form in a neighbourhood. Building features include elements such as the height and massing of buildings, setbacks from the street and from adjacent buildings, or materials.

Property-related features

Property-related features include those features that define the lots in a neighbourhood. Lot features include elements such as the size of the lots and their frontage along a street, the orientation of the lots and the natural features common on the lots.

Neighbourhood-related features

Neighbourhood-related elements or features include those features that define the broader neighbourhood and include public areas such as the streetscape and street design, street network, sidewalks and trails, street lighting, street trees, natural features, and general lotting patterns (grid, curvilinear, cul-de-sacs, etc.).



Figure 2. Features that define Neighbourhood Character.

Neighbourhood character can also be influenced by a wide range of social, cultural, ecological, physical and economic factors influencing the way people perceive, experience and interpret character; therefore, it is subjective. It is common to describe some areas as having “little or no character”, and other areas as having ‘lots of character’. In some areas, the character may be more obvious, more unusual, or more attractive, but no area can be described as having no character.

A number of studies have addressed compatibility of new development within mature neighbourhoods. There is no one-size-fits-all solution, and each neighbourhood will need to catalogue and analyze all urban design aspects before being able to identify what the key elements are that contribute to the character of that particular neighbourhood.

The main concern is achieving compatibility rather than similarity of elements, and therefore the focus should be on character over architectural style.

2. THE MATURE NEIGHBOURHOODS CHARACTER STUDY

2.1 Geographic focus

The geographic focus of the study is the Town's Mature Neighbourhood Areas. The recommended amendment to the Zoning By-law (016-2014), as amended, will introduced the following schedule.

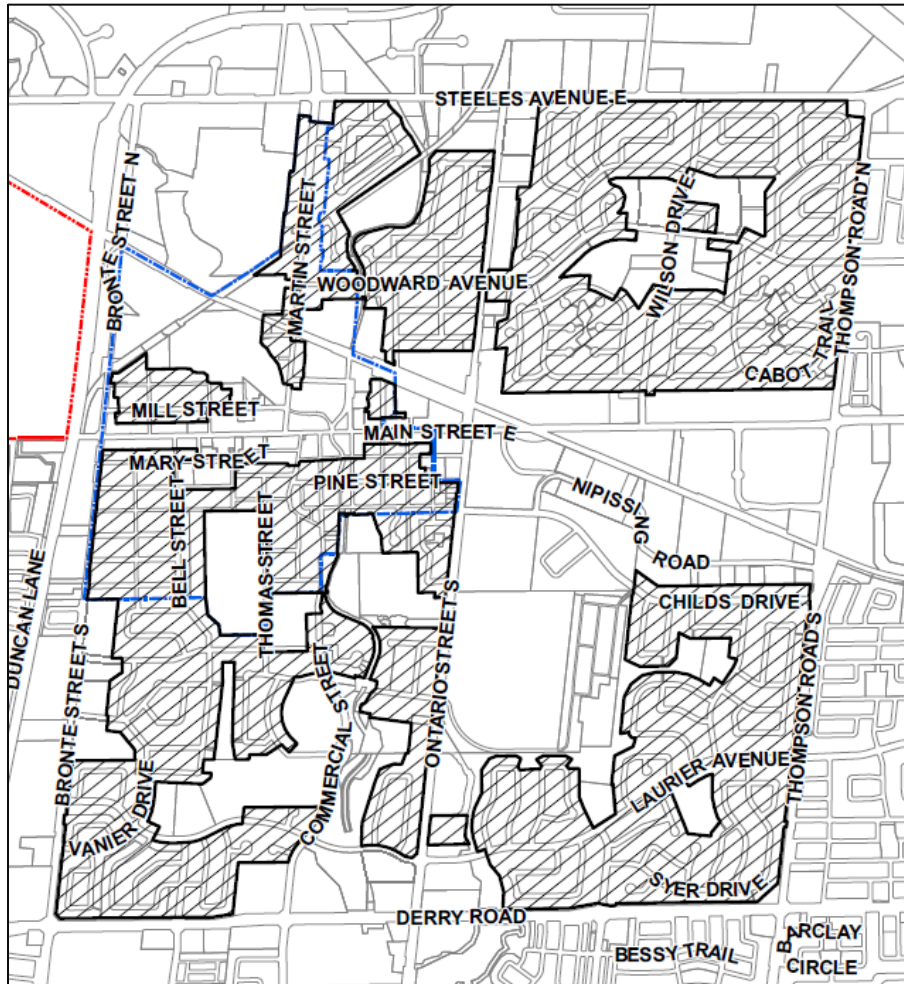


Figure 3. Proposed Mature Neighbourhood Area Overlay in the Zoning By-law. (Subject to approval).

The entirety of the Mature Neighbourhood Areas will include eight distinct residential areas within the Established Urban Area that are predominantly zoned *Residential Low Density* (RLD) and *Residential Low Density I* (RLD1). These areas are known as Old Milton, Mountainview, Dorset Park, Fallingbrook, Forest Grove, Bronte Meadows, and Timblea, and are depicted in Figure 1.

Phase 1

PHASE 1 undertook the analysis of the residential neighbourhoods within the Downtown Character Area in Old Milton, and the residential lands along Martin Street, a significant gateway corridor to the Downtown.

The outcome of Phase 1 is a proposed Local Official Plan Amendment and a Zoning By-law Amendment.

Phase 2

PHASE 2 is advancing the review with the assessment of the Mountainview neighbourhood, inclusive of the Martin Meadows subdivision along Cave Court, and the residential neighbourhoods located in the northeastern section of Old Milton outside the Character Area, traditionally known as the Martin Plan (Figure 4).

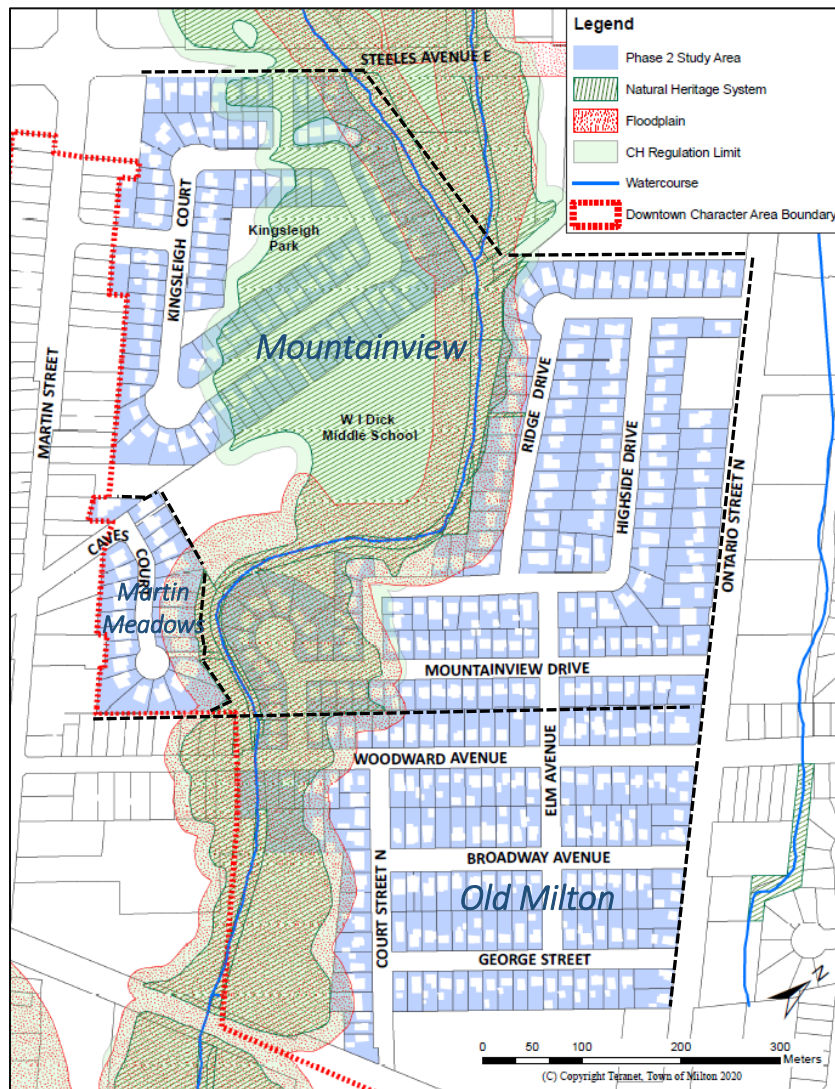


Figure 4. Area under review in Phase 2.

The expected outcome of Phase 2 will be an amendment to the Town of Milton Zoning By-law 016-2014, which will relate to the implementation of the recommendations of the study for these neighbourhoods.

Old Milton

Old Milton was built mainly between 1850 and 1890. Subsequently, its northeast section was developed following the registration of a plan of subdivision in 1913. The boundaries of this area are Woodward Avenue and the Canadian Pacific Railway to the North, Bronte Street to the West, Ontario Street to the East, and a line projecting the southerly boundary of the properties located on the south side of Barton Street and Sydney Street to Ontario Street to the South.

Mountainview

Mountainview was the first neighbourhood built after the sewage plant was constructed in 1949, with a first plan of subdivision registered that same year, followed by other subdivisions registered in the 1950s and 1970s. The neighbourhood is bounded by Steeles Avenue to the North, Woodward Avenue to the South, Bronte Street to the West and Ontario Street (Regional Road 25) to the East. It was named after the views it affords of the Niagara Escarpment from its westerly point. The Sixteen Mile creek winds through the neighbourhood. The W.I. Dick Middle School, open since 1959, is located within this area.

Martin Meadows

Despite being located within Mountainview neighbourhood, the Martin Meadows subdivision was developed in the early 2000s. The subdivision comprises a small group of residential properties along Cave Court, a short no-through street ending in a cul-de-sac that connects with Martin Street.

2.2 Phase 2 Study Process

The key components of PHASE 2 are organized in three stages: Preliminary work, Analysis of findings and consultation, and Preparation of final recommendations. The following are the four key components of Stages 1 and 2 covered by this background report:

1. Identification of the historical and physical neighbourhood context;
2. Documentation and inventory of existing housing stock through data collection, mapping analysis and neighbourhood characterization;
3. Identification of the changes occurring and an understanding of the factors influencing change, including current zoning regulations; and

- Input from the community and stakeholders, identifying the elements that define “neighbourhood character and major themes of public consensus and concern.

PHASE 1 included a fifth component related to the policy framework and a best practice exercise. The findings and results of the review now inform PHASE 2. These can be reviewed in the staff report [PB-018-19 - Mature Neighbourhoods Character Study Update](#), which was presented to Council on April 15, 2019.

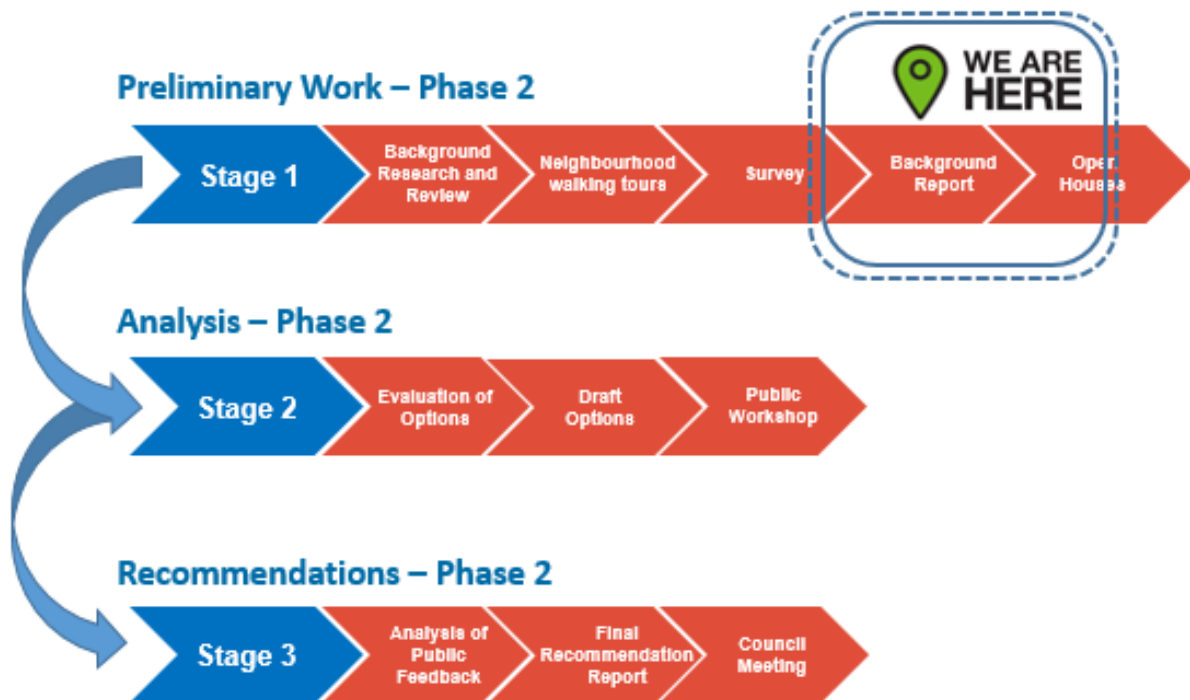


Figure 5. Work Plan for Phase 2.

3. HISTORICAL CONSIDERATIONS

The Town of Milton experienced very little change during the early decades of the twentieth century. Development of the Central Business District and its associated commercial area retained its “main street” character, with a continuous shop frontage, while new subdivisions were registered directly to the north and south of the area. The Town’s population had grown to about 1,372 in 1901, and reached 1,654 in 1911.

In 1913, George Edward and son Wray Bousfield registered one subdivision north of the Main Street Business District (Plan of Subdivision 154 –Mountain View Survey–, as depicted in Figure 6) in an area that is considered part of “Old Milton”.

The Subdivision was depicted directly south of the Town limits within Old Milton neighbourhood on the Milton Fire Insurance Map of 1927, bounded by a watercourse to the west, Woodward Avenue to the north, Ontario Street to the east and the Canadian Pacific Railway to the south (Figure 7). Development of this subdivision was not undertaken in an orderly manner, and dwellings were constructed in a piece-meal fashion over a few decades, with the majority of the housing stock built in the 1950s.

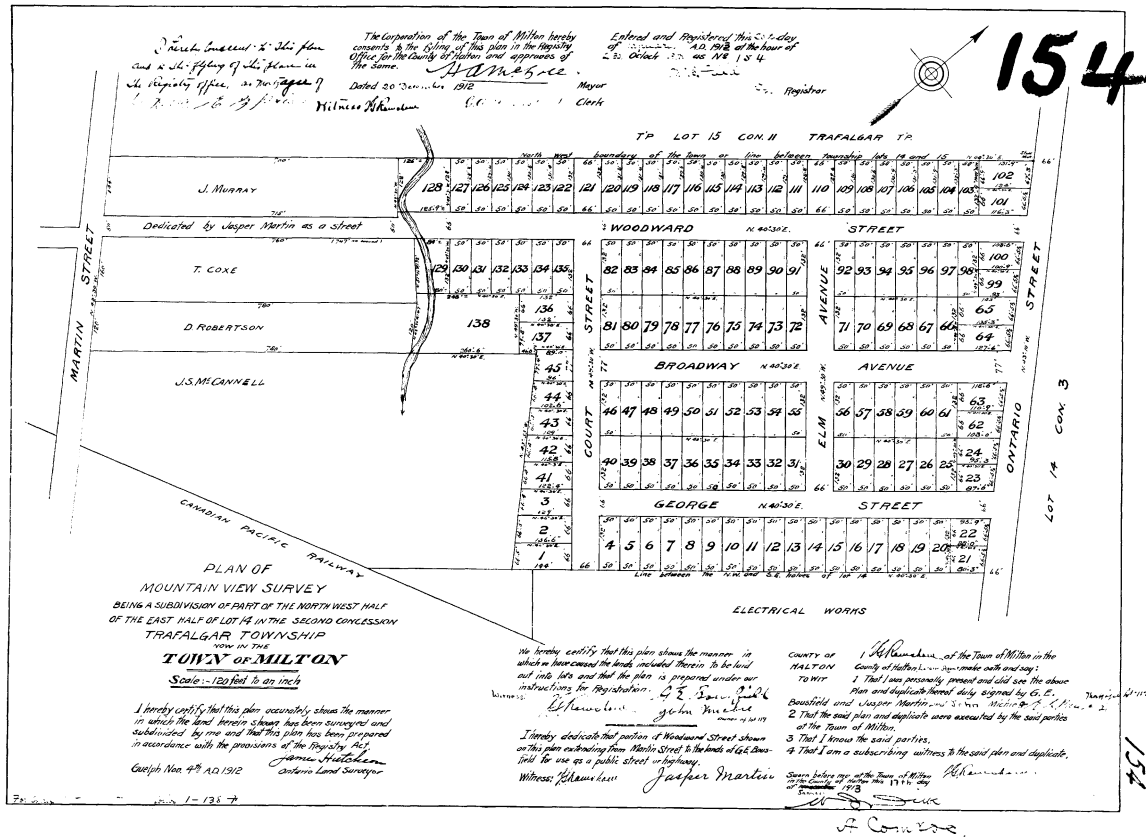


Figure 6. Plan 154 –Mountain View Survey–, Registered 1913.

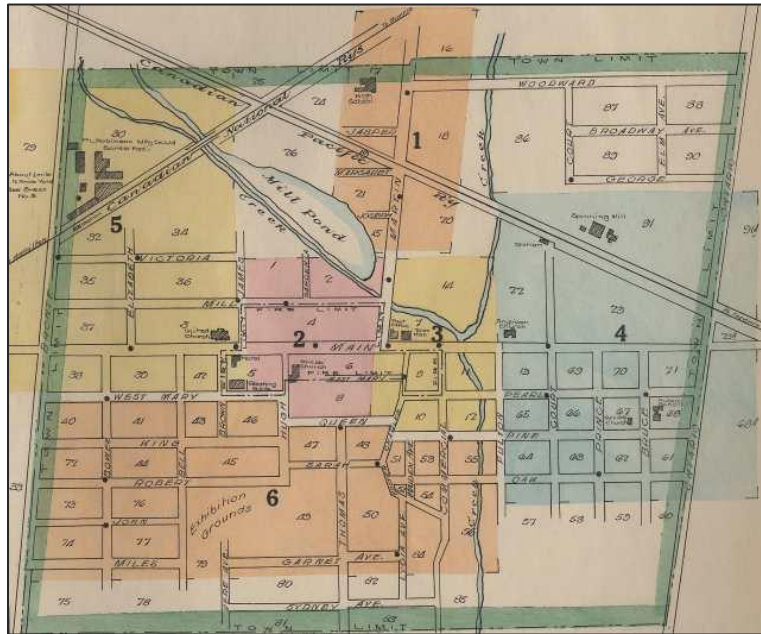


Figure 7. Extract from Milton Fire Insurance Map, 1927.

Expansion and new subdivisions

Following the end of the Second World War, Canada experienced a housing shortage for its returning Veterans and, similar to many other communities, small areas of Veterans housing were planned to respond to this shortage.

The Mountainview neighbourhood, situated just north of Old Milton, was the first residential neighbourhood planned after the sewage plant was constructed in 1950. A residential plan of subdivision was first registered in 1949, laying out most of the residential lots north of Woodward Avenue, up to Ontario Street to the east. Subsequently, new subdivisions laid out additional residential lots along Mountain View Drive and Riverplace Crescent (registered in 1953), and Kingsleigh Court (registered in 1954).

During the same period, south of Old Milton, lots on Barton Street and other subdivisions within the Fallingbrook neighbourhood were registered in 1948 and 1954, respectively. In addition, a small group of houses was built in the Forest Grove neighbourhood in the 1950s and early 1960s.

The first new school for many decades was built in 1954 (the J. M. Denyes Public School). In 1959, the W I Dick Middle School, in the Mountainview Neighbourhood, and the first public hospital opened on Derry Road.

By the early 1960s, Milton experienced a major period of growth with the location of new industries and the construction of new housing units to the north and south of the old town centre. At the time, Highway 401 was extended to Milton from Toronto and

soon afterwards was continued westwards through the Escarpment. By the end of the decade, the highway extension connected Highway 25 in Milton and Highway 8 south of Kitchener, providing additional transportation access to the Town. By 1966, the Town had reached a population of 6,601 inhabitants and its limits already had extended beyond the early central area.

Beyond the 1970s

In the early 1970s, the number of new housing starts, historically dominated by single-detached houses, increased significantly as some 900 new units were built between 1971 and 1973 beyond the original town limits.

The Valleyview neighbourhood was registered in 1973. The Dorset Park neighbourhood was planned and constructed following the registration of various subdivisions, mainly in 1973. Infill development continued in the Mountainview neighbourhood with the registration, in 1974, of a small subdivision on the northern side of Ridge Drive. This same year, the present Town of Milton came into being as part of the Regional Municipality of Halton.

In the 1980s, the Timberlea neighbourhood sprung up with the registration of major subdivisions in 1978. The Bronte Meadows neighbourhood, registered in 1979 and 1980, was constructed during that same period.

In the early 2000s, a small group of new residential subdivisions were registered including the small Martin Meadows subdivision along Cave Court within the area under review during Phase 2.

Architecture and Heritage

The oldest houses are located in Old Milton. Nine date from the 1910s and four date from the 1920s, and are mainly Edwardian or Craftsman in style. Some of them front onto Ontario Street N.

The bulk of the houses in the neighbourhood are detached ranch bungalows built in the 1950s, 1960s and 1970s, with the greatest development activity occurring during the 1950s. There are also pockets of newer detached two-storey contemporary homes from the late 1900s and early 2000s.

Thirteen properties are listed in the Town's Heritage Register. None of these heritage properties are designated.



Edwardian Classical Style



Early 20th Century Vernacular



Craftsman Style



Foursquare Style



Split Bungalow



Contemporary Suburban Style

Figure 8. Examples of architecture styles in the area.

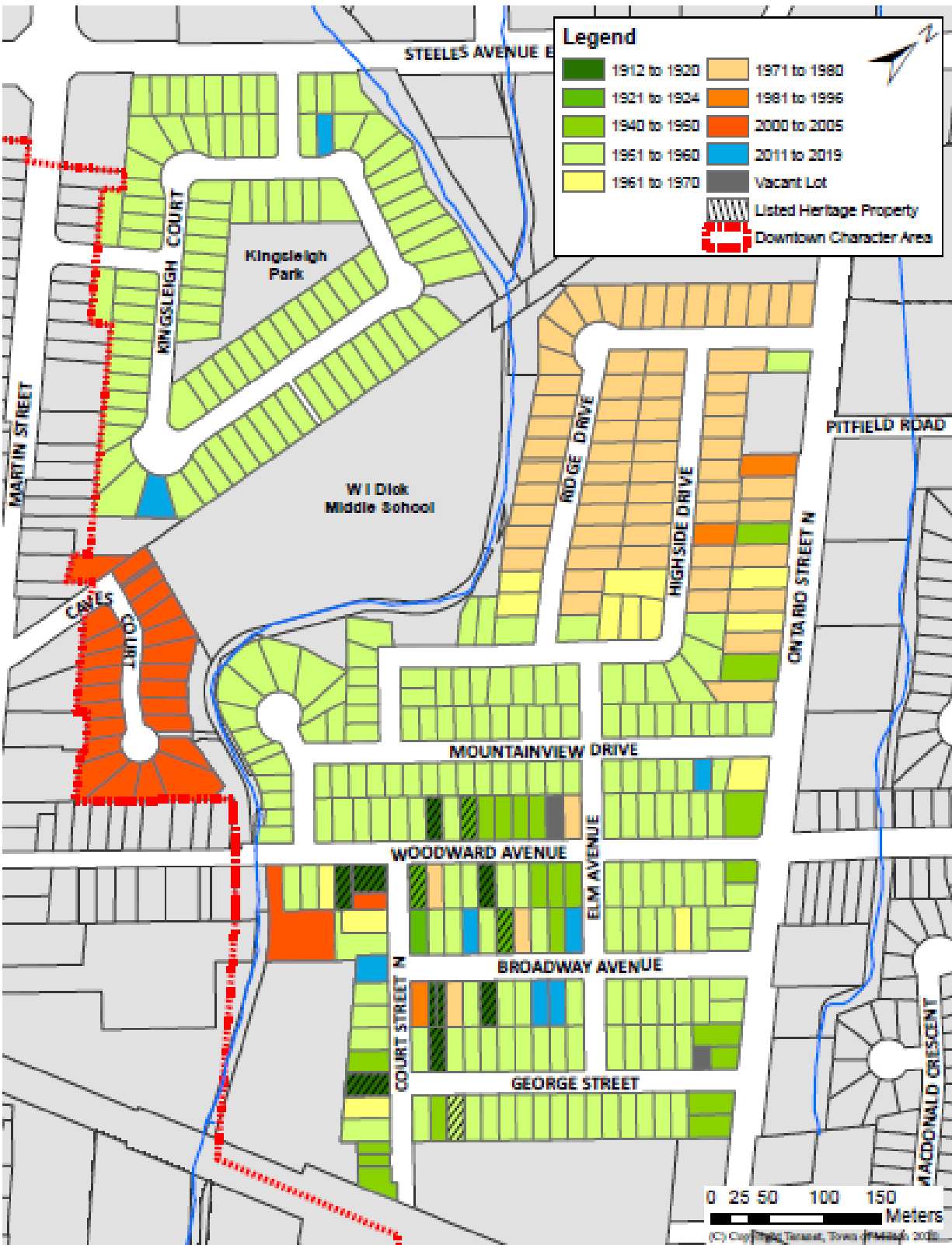


Figure 9. Mapping of period of construction of homes and listed heritage properties.

4. NEIGHBOURHOOD CHARACTERIZATION

Town planning staff carried out background research to gain a better understanding of the development patterns that influence the character of the area and where changes are occurring through infill and redevelopment that may influence existing residential character. General observations about street and lotting pattern, built form, building separation, vegetation and street trees, and streetscape elements were made to understand what elements and qualities stood out and to identify patterns within the study area.

The study area was divided into four neighbourhoods or sub-areas, each containing a noticeable set of attributes that could contribute to their overall neighbourhood characterization: *Mountain View Survey*, *Mountainview East*, *Kingsleigh Court*, and *Martin Meadows*. This preliminary approach was used to coordinate the initial phase of public consultation and review. The four neighbourhoods are depicted in Figure 10.

This section describes the character defining elements of each sub-area.

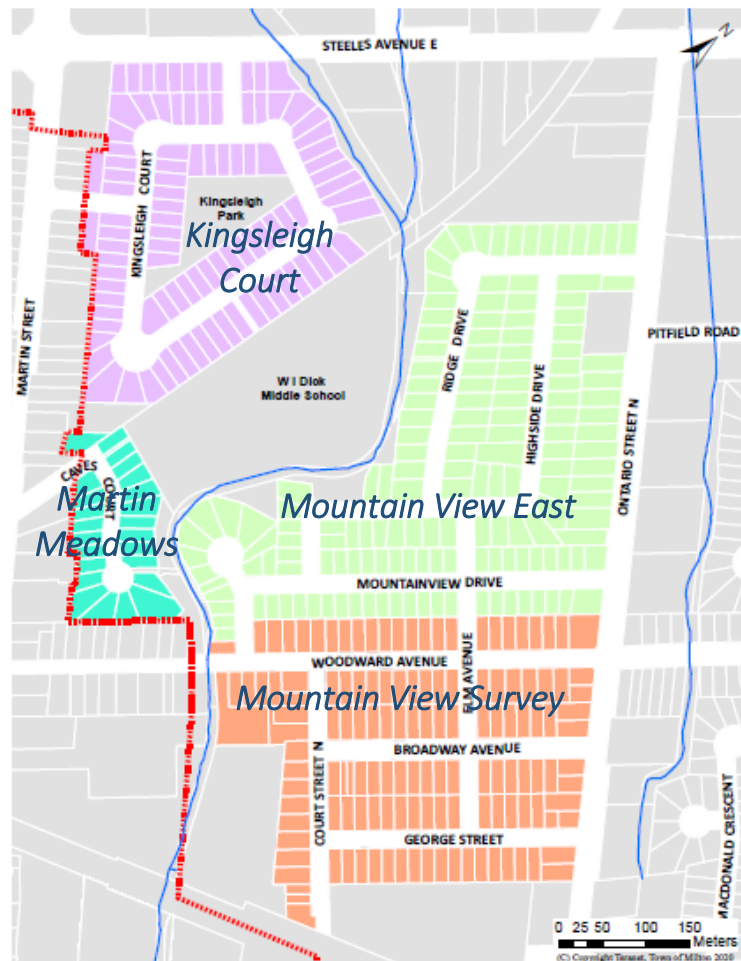


Figure 10. Sub-areas under review.

4.1 Mountain View Survey (Old Milton)

The Mountain View Survey comprises of 135 properties in the section of Old Milton located north of Main Street, east of Martin Street, and west of Ontario Street North, which conform the majority of the original Mountain View Survey Plan (Plan 154), registered in 1913.



Characteristics of the neighbourhood that contribute to its current character include:

Streetscape

- Predominant grid street pattern of local streets.
- The neighbourhood is pedestrian friendly, though sidewalks are only present on one side of the streets, except for Woodward Avenue, which has sidewalks on both sides.
- Woodward Avenue is an Arterial road, connecting Martin Street to Ontario Street and beyond.
- A good mix of mature and new street trees on both sides of the streets is present.
- Lots of frontage and landscaped front yards.

Lot Fabric

- Rectangular lots sitting along longer straight streets.
- The majority of lots (85%) are less than 660 square metres in size.
- Average lot size is 649 square metres.

- 73% of lots have a frontage between 15 and 19.9 metres in length, with the average length of lot frontages in this neighbourhood being 16.8 metres.
- 92% of lots have a depth of 30.1 metres or greater with the lot depth of the entire neighbourhood averaging to 38.8 metres.
- There are two undeveloped lots on this neighbourhood.

Built Form

- Houses are mostly detached and situated on narrower and longer lots.
- More than half the houses in this neighbourhood are 1-story in height (66%) with the remainder of houses being either 1.5 (16%) or 2-storey (18%) in height.
- 38% of houses have a lot coverage between 20.1 and 25%. An additional 29% have a lot coverage in the range of 20.1 to 25%. Average lot coverage for this neighbourhood is 21.2%.
- The majority of houses (46%) have a detached single garage, followed by Attached single garages (19%), detached double (14%) and attached carport (10%).
- 44 properties (33% of total) contain no garage structure.
- Among all the properties with garages, 47% are located at the rear of the lot. Another significant amount of garages (30%) are setback from the façade, leaving the remainder either in line with the facade (20%) or projected from the dwelling face (4%).
- 63% of houses have a front yard setback between within the range of 4.1 and 8 metres with the average being 7.1 metres.
- 21% of houses have a side yard setback less than 1.5 metres and 59% have a side yard setback in the range of 1.6 and 4.5 metres. Average for all side yard setbacks is 3.5 metres.
- Brick and wood siding are the predominant materials.
- There are 13 listed heritage properties in the neighbourhood, concentrated in a small area.

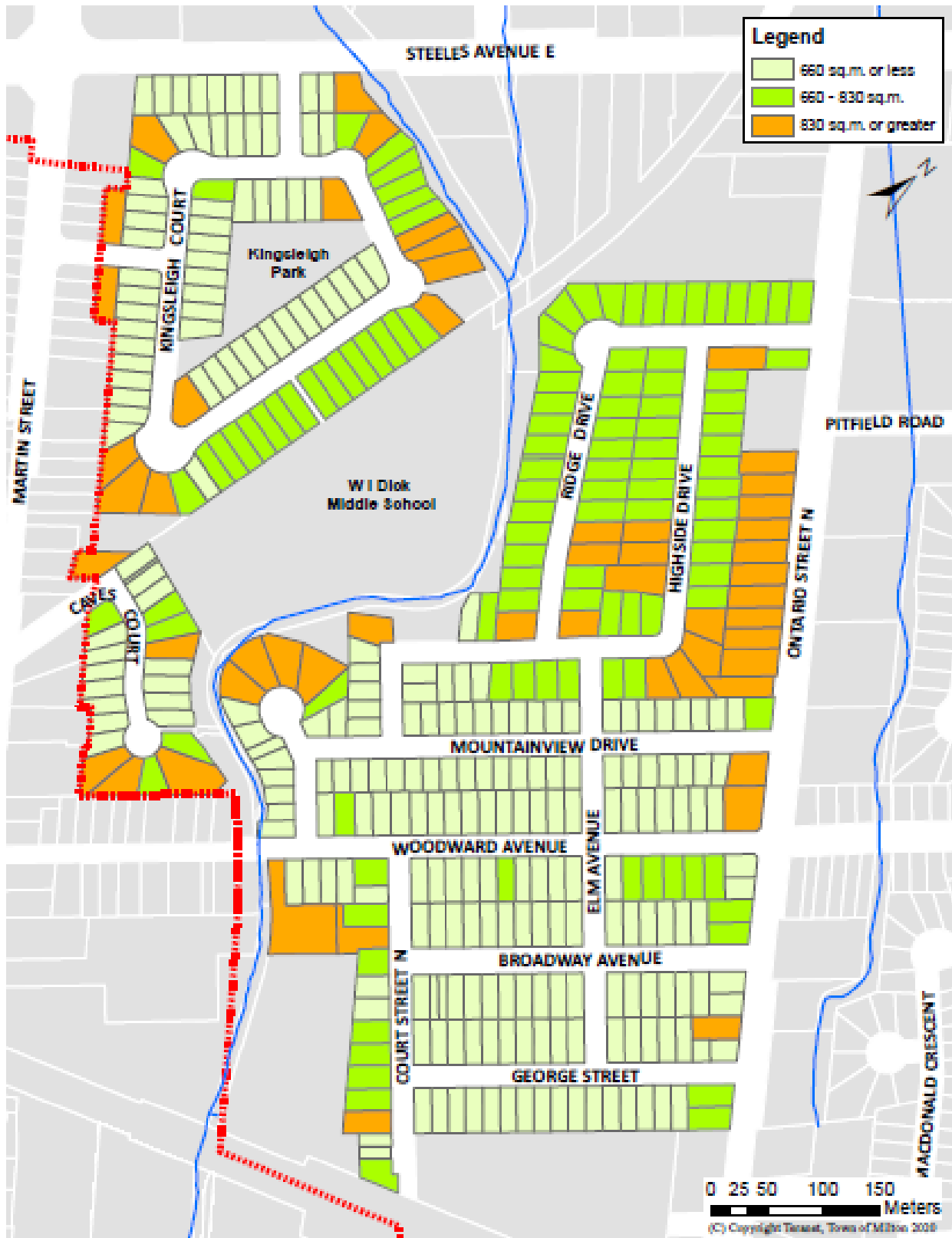


Figure 11. Mapping of lot area.

4.2 Mountainview East

Mountainview East, within the Mountainview neighbourhood, comprises of 133 residential properties located on Mountain View Drive, Highside Drive, Ridge Drive and Riverplace Crescent and 24 properties with frontage onto Ontario Street North. According to the Town's records, the subdivisions planned on this area were registered in 1949, 1953, 1971 and 1974.

The W.I. Dick Middle School, open since 1959, is located within this area. The school has pedestrian and vehicular access from Highside Drive. A walkway also connects the school site with the Kingsleigh subdivision.



Characteristics of the area that contribute to its current neighbourhood character include:

Streetscape

- Grid street pattern of long blocks with Riverplace Crescent being the only cul-de-sac in this neighbourhood.
- Highly walkable area with sidewalks present on both sides of all streets.
- Mature street trees present on both sides of the streets.

Lot Fabric

- Typical lots are predominantly rectangular with exception to the ones around the cul-de-sac, the northwest corner of Ridge Drive and the southeast corner of Highside Drive, which are irregular in shape.

- The majority of lots (81%) are less than 830 square metres in size, with an average lot size of 678 square metres.
- The majority of lots (78%) have frontages in the range of 15 to 19.9 metres in length, with the average length of lot frontages being 18 metres.
- 67% of lots have a depth of over 30 metres with the lot depth of the entire area averaging to 36.2 metres.

Built Form

- Detached bungalow style homes, situated on relatively large lots, are predominant.
- More than half the houses in this neighbourhood are one storey in height (65%), with 34% of houses being two stories in height. Only two dwellings (1%) are 1.5 storey split bungalows.
- 78% of houses have a lot coverage less than 25%, with an additional 19% of houses that have a lot coverage in the range of 25 to 30%. The average lot coverage for this neighbourhood is 21.5%.
- 126 houses (81%) have a garage structure with a driveway usually located to one side of the house.
- Attached Garages are the predominant form (82%), with 44% being two-car attached structures.
- 39% of garages are positioned in line with the dwelling front wall, 33% are setback from the dwelling front wall, 19% are located in the rear of the property, and only 9% are projected from the dwelling front wall.
- 78% of houses have a front yard setback between 4.1 and 8 metres with the average for all houses being 7.4 metres.
- 42% of houses have a side yard setback in the range of 1.6 and 3 metres; an additional 27% are in the range of 3.1m to 4.5 metres. Average for all side yard setbacks is 3 metres.
- Brick and wood siding are the predominant materials.
- There are no listed or designated heritage properties in the neighbourhood.



W.I. Dick Middle School

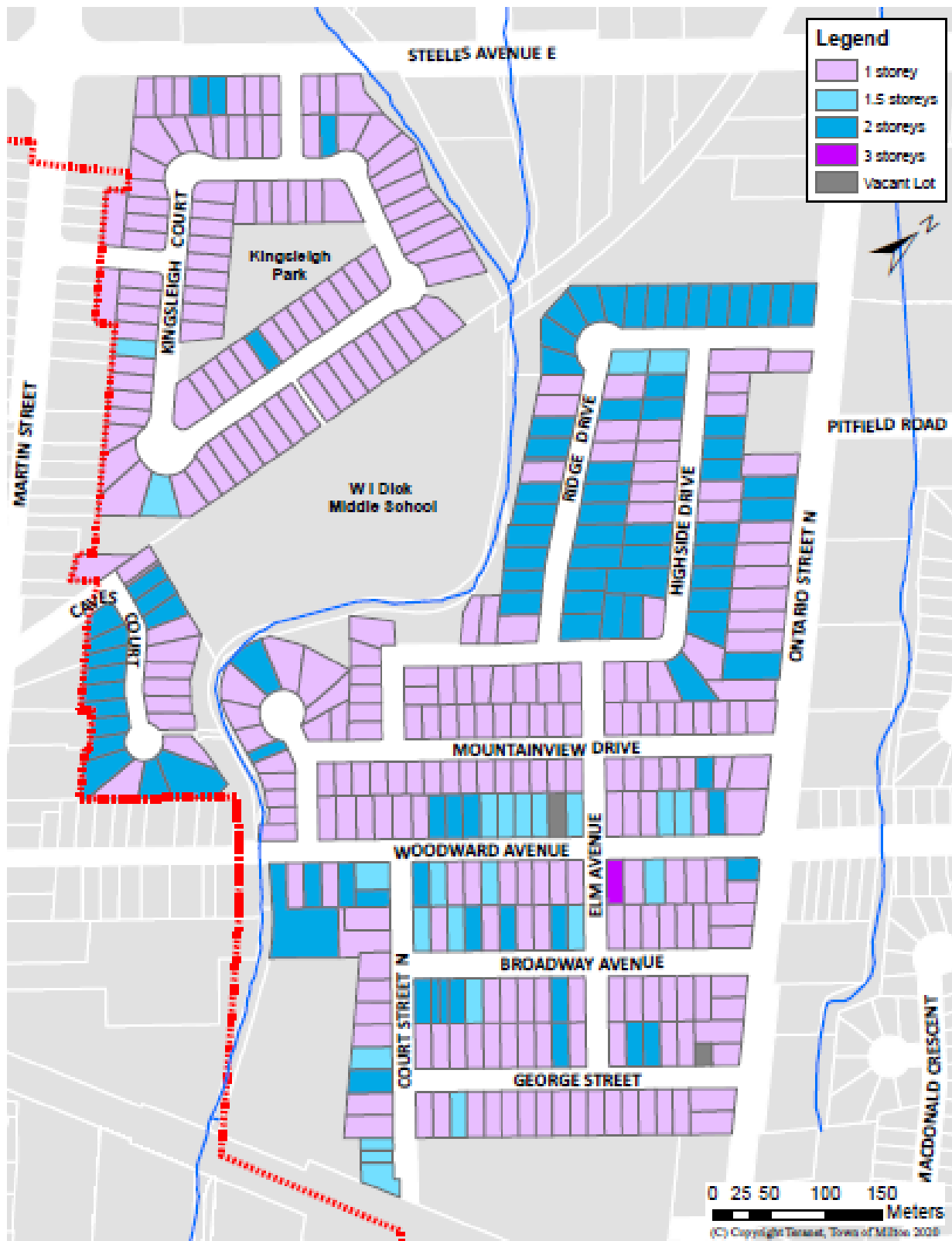


Figure 12. Mapping of building height.

4.3 Kingsleigh Court

Kingsleigh Court, within the Mountainview neighbourhood, comprises of 98 residential properties with access to Martin Street and Steeles Avenue East through two narrow drives. The subdivision was registered in 1954. It is laid out in a circular pattern (Kingsleigh Court) surrounding Kingsleigh Park (0.94 hectares) in its centre, with a small group of lots to the north, fronting onto Steeles Avenue East. Access from Steeles Avenue is provided through Glenn Crescent. Access from Martin Street is provided through Kings Ct. Crescent.



Characteristics of Kingsleigh Court that contribute to the current character include:

Streetscape

- Irregular block configuration.
- Sidewalks only in one side of the court, as the inner lots do not have sidewalks.
- One walkway connects the neighbourhood with the W.I. Dick Middle School.
- Mature street trees; lots of frontage and landscaped front yards.
- Some houses are positioned around a circle of roadway on Ridge Drive and a cul-de-sac on Riverplace Crescent.

Lot Fabric

- Predominantly rectangular lots, with exceptions on corner lots, which are slightly irregular. Adjacent creek block defines some of the irregular rear property lines.
- Entire neighbourhood has deep lots; all of the lots have depth greater than 30 metres, with an average lot depth of 39.7 metres.

- Lot frontage mostly within the 15 to 20 metre range (90%) with average for all properties of 15.9 metres.
- 60% of lots with area less than 660 square metres. An additional 24% within the range from 660 to 830 square metres.
- Average lot area of 677 square metres.
- There are no vacant lots.

Built Form

- 96 dwellings are detached bungalows built in the 1950s. Two of the original houses have been replaced since 2018.
- The majority of houses are one storey in height (94%), with minor presence of 1.5-storey (2%) and 2-storey (4%) houses. The two replacement dwellings are 2-storey in height.
- 57% of houses have a lot coverage less than 20%, with an additional 29% of houses that have a lot coverage in the range of 21 to 25%. The average lot coverage is 19.6%.
- 53 dwellings (54%) have a garage structure with a driveway usually located to one side of the house.
- Predominant garage location is at rear of property (57% of existing garages); 28% are setback from the dwelling front wall, and only 15% are located in line with the dwelling front wall.
- Garages are predominately detached (68% of all structures) and 62% of all garages, both attached and detached, are one car garages.
- All houses have porches, 72% of which are small in size.
- 59% of houses have a front yard setback between 4.1 and 8 metres. An additional 38% have a setback in the range of 8 to 12 metres. The average front yard setback is 7.7 metres.
- 43% of houses have a side yard setback in the range of 1.6 and 3 metres. An additional 35% are less than 4.5 metres. The average for all side yard setbacks is 2.8 metres.
- Brick and wood siding are the predominant materials.
- There are no listed or designated heritage properties in the neighbourhood.



Kingsleigh Park



Plaque installed in Kingsleigh Park

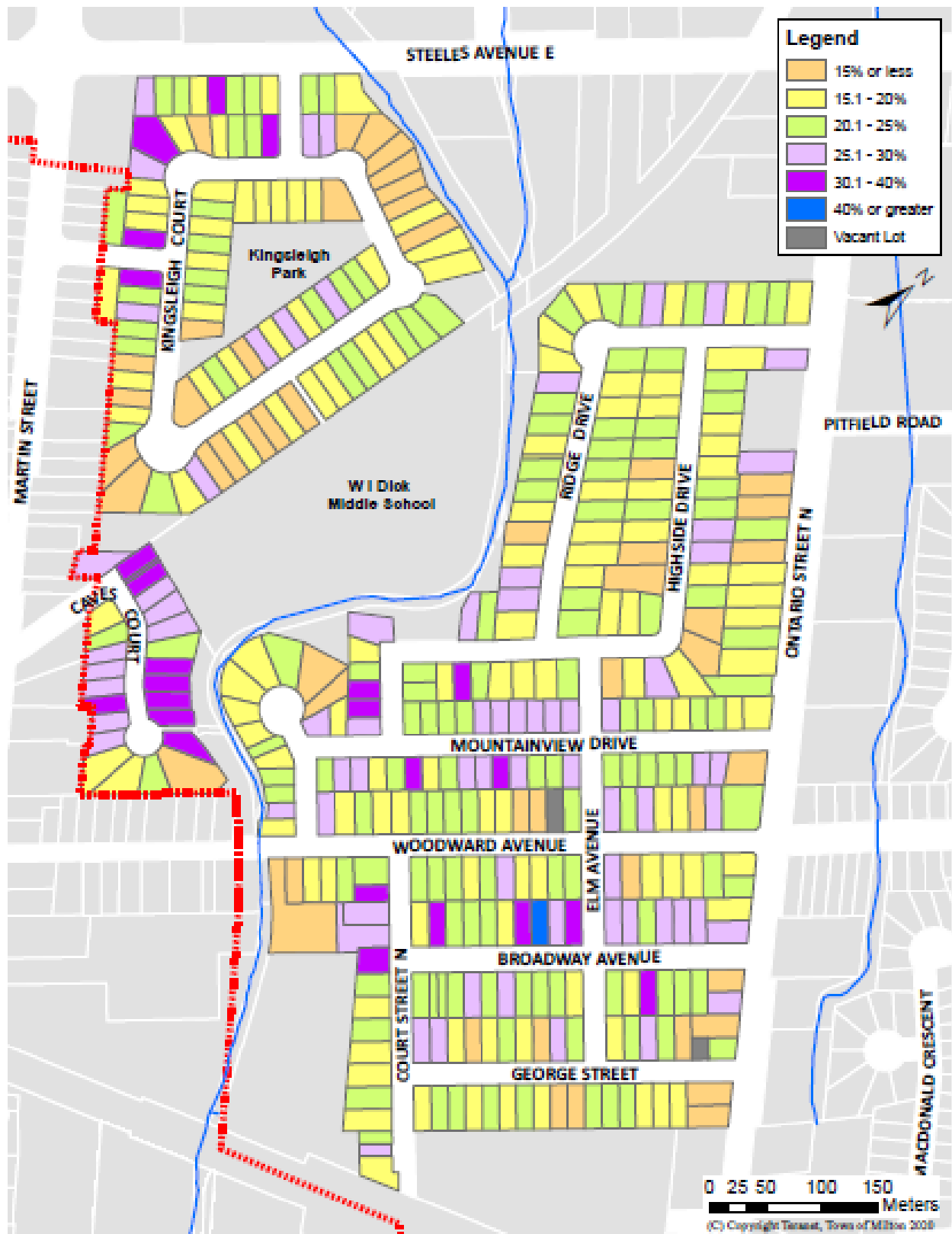


Figure 13. Mapping of lot coverage.

4.4 Martin Meadows

The Martin Meadows subdivision consists of 24 properties located along Cave Court a short no-through street ending in a cul-de-sac that connects with Martin Street. The subdivision was registered in 2000.



Characteristics of the Martin Meadows subdivision that contribute to the current character include:

Streetscape

- Standalone neighbourhood with a cul-de-sac street pattern only accessible from Martin Street through only one local street.
- Relatively large block (145 – 225 metre long). One single street.
- Sidewalk is present only on one side of the court.
- Mature street trees; lots of frontage and landscaped front yards.
- A group of houses is positioned around the cul-de-sac at the end of the street.

Lot Fabric

- Predominantly irregular lots.
- Predominantly deep lots; 96% of the lots have depth greater than 30 metres, with an average lot depth of 40.2 metres.
- Lot width mostly within the 15 to 20 metre range with an average of 15.1 metres.
- 58% of lots with an area less than 600 square metres.
- Average lot area of 713 square metres due to significant presence of grater lots.
- There are no vacant lots on this block.

Built Form

- The subdivision contains the most recently built group of dwellings, constructed between 2000 to 2003.
- Small group of large one and 2-storey suburban subdivision homes. More than half of the houses are two stories in height (58%), with the rest being one storey (42%).
- All houses have porches; 87.5% are small sized.
- 51% of houses have a lot coverage in the range of 20 to 30%. An additional 33% have a lot coverage greater than 30%. The average lot coverage for this neighbourhood is 26.7%.
- All houses have garages; driveways are usually located to one side of the house.
- All of the garages are attached double type structures. 88% of garages are projected from the front wall, 8% are in line with the façade and 4% are setback from the front wall.
- 83% of houses have a front yard setback between 4.1 and 8 metres. The average front yard setback is 7.4 metres.
- 60% of houses have a side yard setback of 1.5 metres or less. An additional 29% are in the range of 1.5 to 4.5 metres. The average for all side yard setbacks is 2.1 metres.
- Brick and wood siding are the predominant materials.
- There is no presence of listed or designated heritage properties in the neighbourhood.

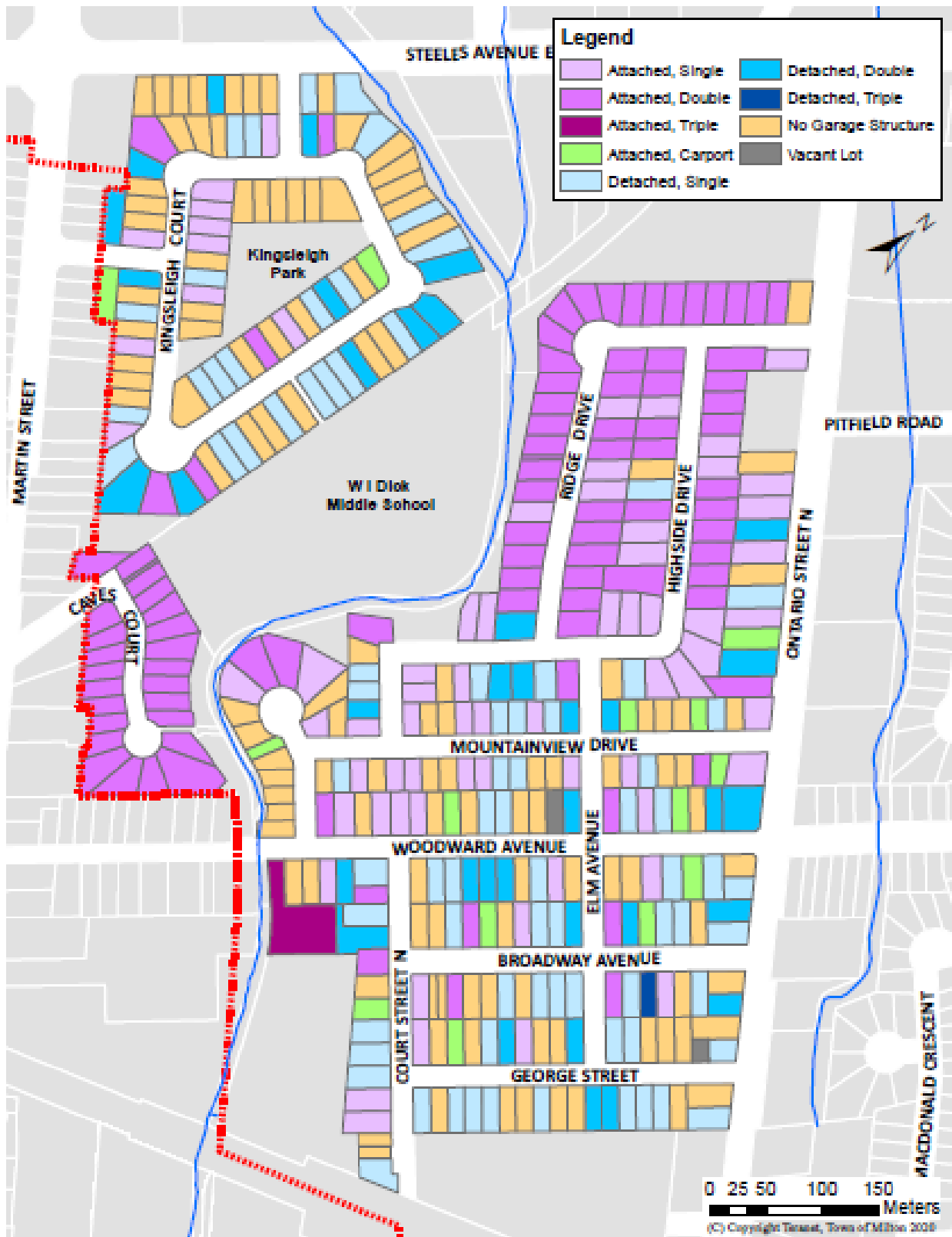


Figure 14. Mapping of garage typology.

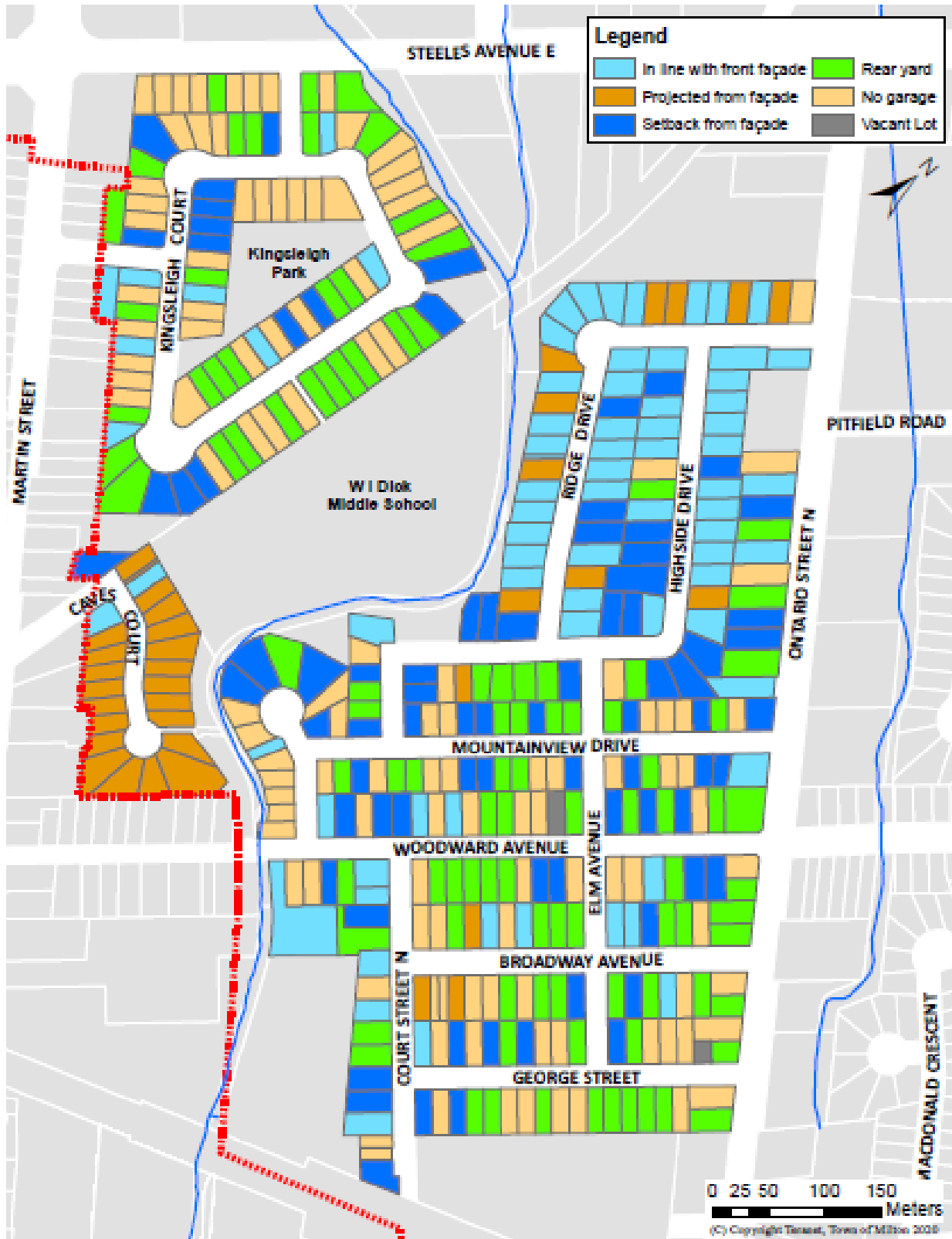


Figure 15. Mapping of garage location.

4.5 Character Defining Elements

The interpretation of residential character is based on how the elements of the built and natural environment, in both the public and private realms, combine to create the context and feeling of the neighbourhood. All neighbourhoods contribute to an authentic character as all buildings contribute and influence in the same way.

The neighbourhoods

The residential areas within PHASE 2 consist primarily of low-density pre and post 1950 suburban development, with only a small area dating from the early 2000s. The neighbourhoods are within walking distance from the historic downtown. A small creek winds through the area and physically divides the area.

The area is highly walkable, pedestrian friendly and generally well kept, however, the small creek that winds through the area limits the connectivity between the western and eastern sections of the area. The review also found that some street sections have sidewalks on only one side of the street, which affects the continuity of pedestrian circulation along a single street.

Neighbouring houses share characteristics, which provide coherence that result in a unique neighbourhood “feel”. Mature street trees in boulevards, lots of frontage and landscaped front yards contribute significantly to character.

All neighbourhoods, as a group, concentrate a number of properties that were built across varying periods. Most houses in Old Milton’s Mountain View Survey consist primarily of post-1950 suburban development; however, a small number of houses describing early 20th century architecture styles are also found, which confirms the early stages of development of this area. A large presence of single detached post-war suburban homes, built during the 1950 – 1970 period, characterizes Mountainview East and Kingsleigh Court. Only a few replacement homes are introducing new built form features to these neighbourhoods.

Mountainview was named for the views of the Niagara Escarpment that are still noteworthy nowadays. Kingsleigh Park, the W.I. Dick Middle School, the Sixteen Mile creek and its natural heritage are important references in the area.

Lot configuration

The general grid street pattern of local streets, only modified by geographic elements, supports a mostly uniform configuration of lots, only modified by the layout around cul-de-sacs and curves. Lots are predominantly rectangular with a frontage that is shorter than its depth.

There are 413 lots within the study area and their size varies across the neighbourhoods, with the greatest number of properties (59%) with area less than 660 square metres and 28% in the range of 660 to 830 square metres. The average across the entire area is 680 square metres. Larger lots are located on the cul-de-sac and curves of the street.

Mountain View Survey has the highest percentage of lots with an area less than 660 square meters (82%), followed by Kingsleigh Court (60%). Mountainview East has the highest percentage of lost with area between 660 and 830 square meters (43%).

The average lot frontage is 16.5 metres and the majority of lots (78%) have frontage in the range of 15 to 20 metres with the highest percentage (90%) found in Kingsleigh Court.

Most lots (85%) have a depth greater than 30 metres, and the average lot depth for all neighbourhoods is 38.7 metres.

Appendix A summarizes the characteristics of lots by neighbourhood within the study area.

Housing stock

Building permit data suggests that only a small number of dwellings (13 or 3% of total units) were constructed during the 1910s and 1920s. The development dynamic of the 1940s and 1950s brought the largest number of new dwellings to the area (275 or 68%), followed by an additional 83 houses (20%) built up to the end of the 1980s, 27 houses (7%) built up to 2010 and only 8 houses (2%) added in the last decade.

Various architectural styles and a mix of original, original with additions and new builds or “replacement homes” can be identified in these neighbourhoods. The early 20th century dwellings are examples of popular architectural styles at the time, including Edwardian, Craftsman or Foursquare Styles. Thirteen of these dwellings are registered in the Town of Milton Heritage List, although none are designated and protected under Section 29 of the *Ontario Heritage Act*.

Most houses built in the 1950s are modest bungalows, with simple forms and detailing, and balanced design representing a connection with Milton’s post-war past. Houses built up to the 1970s are larger bungalows that either are a single storey or has a second, half or partial storey. Houses within Martin Meadows are typical contemporary suburban models.

Single detached houses are the primary built form. Garage forms include attached (53%), detached (40%) and just a few carports. Garages are generally located in the rear of properties or setback from the main dwelling wall in areas developed before or

during the 1950s. Attached garages in line with the dwelling façade are typical in post 1950s development. Houses built at the turn of the 21st century contain attached garages that are setback from the front dwelling face.

Dwellings are one, one-and-a-half or two storey and, in one case, three storey. One-storey houses (71%) are the most prevalent built form in four neighbourhoods. The number of two-storey houses is also significant (23%) and located mainly in Maintain View East and Martin Meadows.

Large front yards are a primary characteristic of the area with 68 percent of dwellings having a front setback between 4.1 and 8 metres. The average front setback for all dwellings is 7.4 metres.

Many houses have larger side yards with 35% of dwelling having a side yard setback in the range of 1.6 to 3 metres. An additional 27% have a side yard setback up to 1.5 metres and 21% have a side yard setback ranging between 3 and 4.5 metres.

The separation between buildings, large front yards and lot sizes, create a sense of space and scale. Mature trees and generous landscaped front yards are also prevalent and further contribute to the overall character. The presence of front porches of different sizes and styles is also an important feature of the area.

Replacement dwellings are perceived by local residents as introducing changes to the cohesion and historical character of the neighbourhoods. At the same time, some new houses are seen as fitting the character of the area as their scale, materials, setback, or colour, complement the neighbourhood's character.

Appendix A summarizes the characteristics of buildings by neighbourhood within the study area.

5. PUBLIC ENGAGEMENT

Public engagement and consultation have been a major component of the Mature Neighbourhoods Character Study. The following provides a summary of the engagement opportunities held in Phase 2 of the study process.

- Updates to the [Town of Milton's webpage](#) with information on the study;
- three neighbourhood walking tours with residents;
- An online survey to residents on <http://www.letstalkmilton.ca>; and
- A public open house or alternative digital engagement strategy.

5.1 Neighbourhood Walking Tours

Planning staff hosted three walking tours during the months of September and October of 2019, with 25 participants attending these walks. The primary purpose of the walking tours was to introduce and discuss the purpose of the study with residents of the area. The walking tours also provided the opportunity for residents to share their perspectives about the characteristics of these neighbourhoods that are valued by them and listen to community concerns. Their input and feedback was recorded by planning staff. The invitation to the walking tours is attached in Appendix A. Participants received a copy of the walking tour routes and a survey form (attached as Appendix B).

During the walks, residents had the opportunity to identify the features and elements that define their neighbourhoods, and share their feedback about recent developments, the streetscape and public spaces.

The following is a summary of the extensive feedback we heard during the three walking tours:

Neighbourhood Character

- Residents feel the historical character of the area is slowly being lost.
- New developments are not in keeping with neighbourhood character as bungalows are preferred over very large homes.
- Smaller houses are wanted in this neighbourhood to “maintain the look and feel of the neighbourhood”.
- There should be consistency with the material and height for new homes to fit the character of the older homes in the neighbourhood.
- Balconies are not well received by residents, as new houses need to fit the character of the area.
- Second floor balconies in the rear yard are disliked as it enables people to overlook onto their neighbours' property, affecting privacy. The same goes with

second or third storey windows, and security cameras pointing to the neighbouring property.

- Three-storey homes do not fit the character of the neighbourhood. Its construction has brought many issues with shadowing and privacy.
- New lighting installed in new houses is too bright, not keeping with the standard in these neighbourhoods.
- Landscape treatment of new houses can help maintain the character of the neighbourhood.
- There was a collective preference for extended front yard setbacks for new development. Large front lawns, green space and trees help with keeping the aesthetic and character of the neighbourhood.
- Concerns about driveways in new development; most of which differ in size and style from the older houses.
- Driveways should not be joined.

Massing and Sitting of Dwellings

- Residents were open to the idea of new development working around the challenge of more space for bigger homes as long as the character of the neighbourhood was not compromised.
- Overall massing of new development should be respectful to existing houses in the neighbourhood.
- Some of the new 2-storey houses and additions to existing houses fit well and contribute to the street.
- Residents were satisfied with second storey additions to existing one-storey dwellings if the original footprint stays the same.
- There were concerns from residents about houses built with bigger pitches, different from the one seen in existing houses.
- Majority of bungalows are raised three to five steps to allow for a higher basement, and perhaps due to underground water issues.
- Appreciation for new development using appropriate colours, materials, detailing, size and style. Matching the listed elements demonstrates good character.
- Residents like to retain the separation between houses.
- There needs to be proper transition between future development on Ontario Street and the residential neighbourhood.

Development and Change

- There is more demand for bigger sized houses, which makes new development lean towards multi-storey homes rather than the bungalow style.

- Residents were afraid that the larger houses being built would depreciate surrounding housing prices.
- The construction from new development has created more noise and loss of privacy in the neighbourhood.
- Residents stressed the importance of retaining heritage features.
- There have been more additions to houses than renovations, which have concerned residents.

Processes and Tools

- Zoning can be used as a tool, through zoning by-law amendments to specify housing type in the character area.
- Rooflines and height restrictions should be used to deter the development of “monster” homes.
- Policy tools to make setbacks of new houses more consistent with existing houses are needed.
- Side yard provision should be subject to the number of storeys.
- Policies should still be fair for new residents who want to develop new houses and current residents who would like to develop later.
- A Character Area or Heritage Conservation District designation is not warranted.

Traffic & On-street Parking

- Residents at the walks indicated that the traffic in and around the neighbourhood has worsen.
- Residents are concerned about the safety of their children when they walk to and from school.
- Kingsleigh Court is used as a shortcut for drivers using the arterial roads, therefore increasing the traffic flow in the neighbourhood. This has also raised issues on speeding in the neighbourhood at times.
- Concerns with increased traffic on Woodward Avenue.

5.2 Online Survey to local Residents

Tour participants and local residents were invited to participate in an online survey that ran from October 2018 to November 2019 on the Town’s engagement platform www.letstalkmilton.com. The survey collected their opinions on which features best define neighbourhood character and offered additional insight on the public perspective. Overall, there were 96 visits to the engagement website and 22 contributions to the survey.

Among all neighbourhood features considered, street trees and environmental features, lotting and street pattern defining the streetscape and the presence of sidewalks are the most significant neighbourhood features identified by the public.

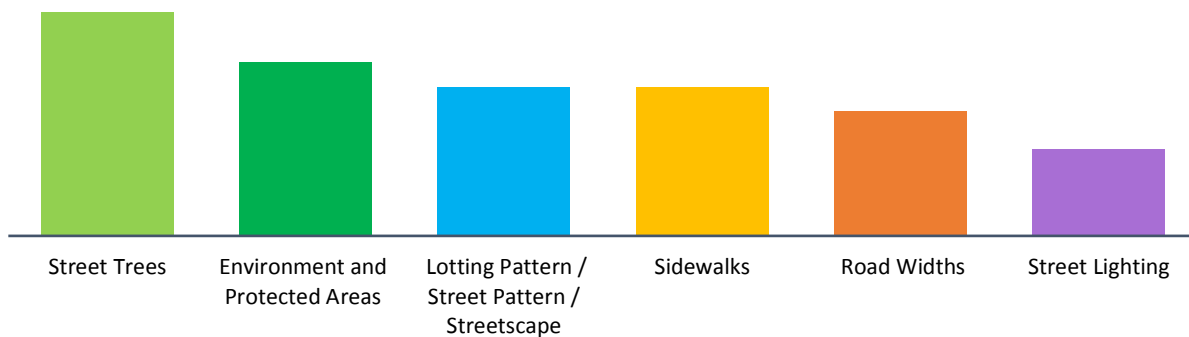


Figure 16. Neighbourhood features that best define neighbourhood character as perceived by the public.

Among all lot and housing features considered, residents consider the architecture style of buildings, building height and size, trees and landscaping and the separation distance between buildings as the most important features contributing to character.

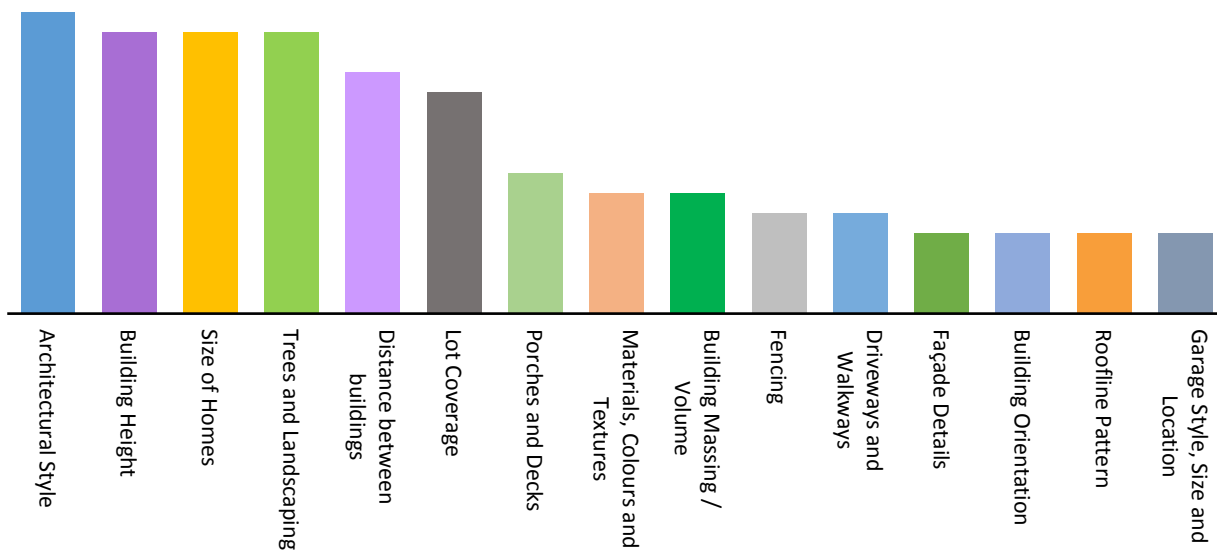


Figure 17. Lot and housing features that best define neighbourhood character as perceived by the public.

In addition, members of the public also listed the top three features they believe have the strongest impact on neighbourhood character. The results indicate that the lot coverage and size of homes, distance between buildings and building height are perceived as important to residents, followed by architectural style, trees and landscaping the garage style.

Lastly, members of the public provided additional comments in the survey. The following is a summary of the feedback received from the online survey:

Neighbourhood Character

- Smaller/tiny houses are better for the environment. The destruction of the existing charm of the neighbourhood to put up “monster” homes looks out of place.
- Allowing three-storey homes in a predominantly bungalow style housing area was a huge mistake. It has opened the door to further builds that do not fit the area.
- Sharing the same kinds of homes creates belonging.
- Bungalows need to be saved from destruction. Residents value green space and do not want two-storey massive houses replacing bungalows.
- Retain setback from roads and distance from neighbours.
- There is a need for more green spaces, walking trails and nature.
- Residents enjoy sidewalks, greenery, feeling safe and passing by neighbours. A friendly, open and beautiful environment.

Massing and Sitting of Dwellings

- Neighbourhood of 1.5 storey bungalows and spacing between houses. There are very few of these bungalows left in Milton.
- Similar sizes and shapes of houses on the street that do not block view or sunshine.
- They are well designed with 900 square feet on the main floor. Very suited for seniors with large picture window in living rooms.
- No massive high volume/tall "additions/renovations" or new builds amongst smaller old homes - always a place for modest additions/second stories on older homes on big lots.
- Smaller homes, larger lots aside from recent teardowns and larger homes are being built.
- There are concerns when properties are sold to sever into two lots, and giant homes are built, which impact the homes beside.
- “Monster” homes obstruct the view of neighbours, and impacts sunshine received on neighbouring houses.

Development and Change

- Residents are concerned about tear down of older homes and construction of large homes taking up most of properties.
- People would love to move into this neighbourhood and live in one of the lovely bungalows. Since there are many bungalows being sold, torn down and being

converted into larger homes, residents who want to downsize to a single storey home would have to move out of Milton.

- Private and public tree bylaws are needed.
- Residents prefer less traffic in the neighbourhood for it to be quieter.

5.3 Planned Follow-up Engagement

The Town expects to hold a consultation event in the near future to share and discuss findings from the background research and analysis and receive feedback from residents on what elements and qualities are important and contribute to the character of their neighbourhood. The information collected will inform the preparation of recommendations to amend the Zoning By-law regulations pertaining to the area under review.

The consultation event will take the form of a public open house or an alternative digital engagement strategy.

6. TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW

The Town of Milton Comprehensive Zoning By-law 016-2014 (as amended) establishes use permissions and development regulations for all lands within the Town of Milton.

All residential properties within PHASE 2 are zoned *Residential Low Density* (RLD). Uses permitted under the RLD zone are Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling, Group Home Type 1, Group Home Type 2, Home day Care and Home Occupation.

The following table illustrates the Town of Milton's regulations for development in the *Residential Low Density* (RLD) zone and the proposed new *Residential Low Density 1* (RLD1) zone.

Regulations	ZONES					
	RLD			RLD1		
	<i>Residential Low Density</i>			<i>Residential Low Density 1</i>		
	Dwelling Type			Dwelling Type		
	<i>Detached Dwelling / Duplex Dwelling</i>	<i>Semi-detached Dwelling</i>		<i>Detached Dwelling / Duplex Dwelling (*6)</i>	<i>Semi-detached Dwelling (*6)</i>	
<i>Corner Lot</i>		<i>Interior Lot</i>	<i>Corner Lot</i>		<i>Interior Lot</i>	
Lot Frontage (Min.)	15.0m	11.4m / unit	10.0m / unit	15.0m	11.4m / unit	10.0m / unit
Lot Depth (Min.)	30m	30m	30m	30m	30m	30m
Lot Area (Min.)	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage (Maximum)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)
Front Yard Setback (Min.)	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
Interior Side Yard Setback (Min.)	1.2m	1.2m	1.2m	See Footnote (*2) (*3)	See Footnote (*2) (*3)	See Footnote (*2) (*3)
Exterior Side Yard Setback (Min.)	4.0m (*4)	4.0m (*4)	N/A	4.0m (*4)	4.0m (*4)	N/A
Rear Yard Setback (Min.)	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Building Height (Max.)	11m	11m	11m	See Footnote (*5)	See Footnote (*5)	See Footnote (*5)
Landscaped Open Space (Min.)	30%	30%	30%	30%	30%	30%

(*1) Maximum permitted lot coverage:

Lot Area	Maximum Lot Coverage
Less than 660 m ²	30%
660 – 830 m ²	25%
Greater than 830 m ²	20%

- (*2) Minimum interior side yard:
With attached garage or carport:
- i) 1.2m for one-storey dwellings and 1.8m for two-storey dwellings, where the lot frontage is less than 15m.
 - ii) 1.8m, where the lot frontage is equal to, or greater than, 15m but less than 25m.
 - iii) 3.0m, where the lot frontage is equal to, or greater than, 25m but less than 30m.
 - iv) 5.0m, where the lot frontage is equal to, or greater than, 30m.
- (*3) Notwithstanding the provisions of (*2) to the contrary, where no garage or carport is attached to the dwelling, the interior side yard closest to the driveway shall be a minimum of:
- i) 3.5m, where the lot frontage is less than 30m.
 - ii) 5.0m, where the lot frontage is equal to, or greater than, 30m.
- (*4) The minimum required exterior side yard is 2.0m if the yard abuts a public right-of-way less than 18.0m wide.
- (*5) Notwithstanding any provisions of the By-law to the contrary, the maximum building height shall be:
- i) 8.0m in the case of a flat roof; measured from the established grade to the uppermost point of the roof surface or parapet, whichever is greater.
 - ii) 9.5m in the case of a gable, hip, gambrel or mansard roof; measured from the established grade to the uppermost point of the roof surface.
- (*6) Development shall be subject to the provisions of Section 6.3.1 of this By-law.

Important to the interpretation of Zoning By-laws are the definitions of standards and aspects of the lot and building. The following terms are often used in zoning controls from Zoning By-law 016-2014.

Lot Coverage Means the horizontal area at *grade* of all *buildings* and *roofed structures* on a *lot*. For the purpose of this definition, *decks*, *patios*, *swimming pools*, and all accessory buildings, excluding detached garages, are not to be included within the *lot coverage* calculation”.

Lot Frontage Means the distance measured along the *front lot line* between the *side lot lines* where the *side lot lines* are parallel. In cases where the *side lot lines* are not parallel, the distance is measured from a point on each *side lot line* that is located a distance equal to the required *front yard* from the *front lot line* or the hypothetical intersection of the *front lot line* and the *side lot line*.

Setback Means the horizontal distance of a structure or feature from the property line or other feature.

Accessory buildings or Structure Means a detached *building* or *structure*, the *use* of which is naturally or customarily incidental and subordinate to, and exclusively devoted

to a principal *use, building or structure* and located on the same *lot* therewith and shall also mean and include a detached private *garage* or detached *carport* but which does not include children’s play *structures* or patios and *decks* associated with a *dwelling*.

Floor Area Means the area of a *building or structure* or part thereof, measured from the *exterior* of outside *walls*, or from the mid-point of *common walls*.

Floor Area, Gross Means the total area of all floors measured between the *exterior* face of the exterior walls of the *building or structure* at the level of each floor, exclusive of any *basements* used for storage purposes and/or for the parking of a *motor vehicle*.

Floor Space Index Means the ratio of the floor area of all buildings to the lot area, excluding any accessory structures on a lot.

Height Means with reference to a *building or structure*, the vertical distance measured from the *established grade* of such *building or structure* to:

- a) in the case of a flat *roof*, the highest point of the *roof* surface or parapet, whichever is greater;
- b) in the case of a mansard roof, the deck line of the roof;
- c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and ridge.

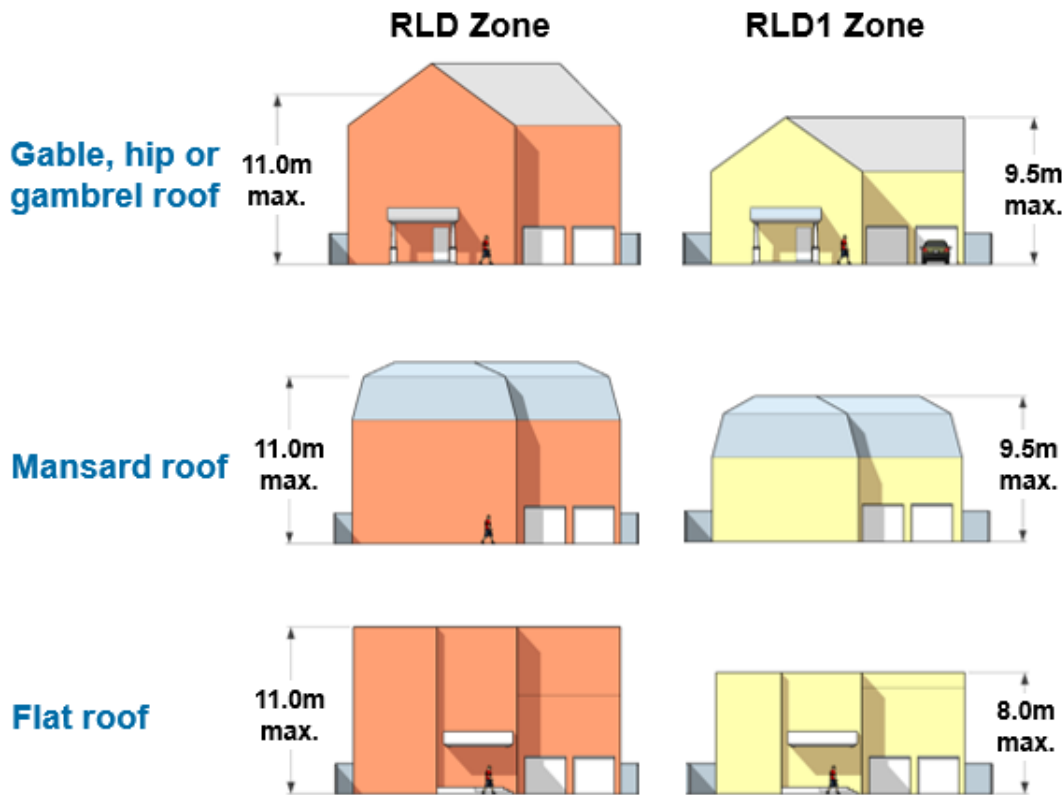


Figure 18. Building height interpretation for the RLD and proposed RLD1 Zones in ZBL 016-2014.

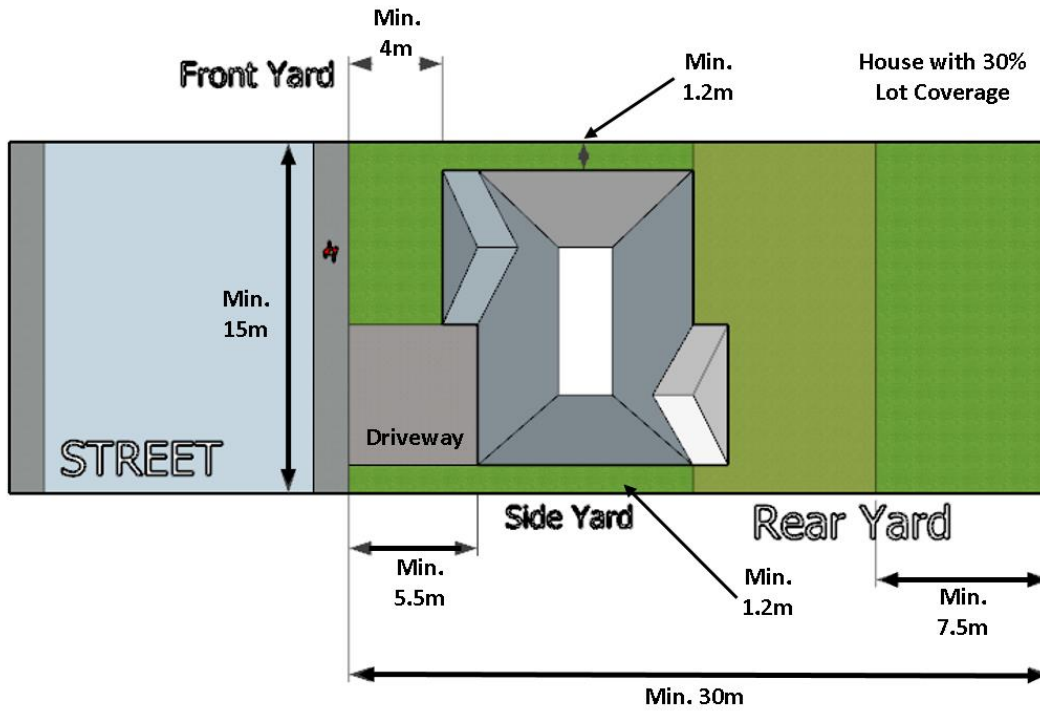


Figure 19. Lot and setback regulations for the RLD Zone in ZBL 016-2014 (Conceptual).

7. LOCAL DEVELOPMENT REVIEW

7.1 DEVELOPMENT APPLICATION PROCESS

The *Planning Act* guides the planning and development process in Ontario. The Act sets out requirements for plans and by-laws to manage growth and change and regulate development. The policy and regulatory framework generally establishes the policies and controls that manage development and change. If a proposal does not comply with the zoning by-law regulations or if lot severance is proposed, additional applications would be required.

The Official Plan is only considered through the minor variance processes. Site plan approval is not required, and, if the site complies with the requirements of the ZBL, the applicant can proceed to a building permit application.

Minor Variance Application

The most common additional application required in the Phase 2 Study Area is a minor variance application. An owner may apply for a minor variance if the proposed development requires minor revisions to the Zoning By-law regulations. In addition, other municipal regulatory processes may apply.

To obtain a minor variance, an application needs to be submitted to the Town of Milton's Committee of Adjustment and Consent. The Town requires a completed application, including all fees, at the time the application is submitted. The Committee of Adjustment process is a public process with public notification requirements. All property owners within 60 metres of the property are mailed a notice of the application and a notice is posted on the property. The application is also provided to internal departments and public agencies for comments.

Planning staff review all of the internal comments, agency comments, public comments, and the Town's policies, and provide a recommendation to the Committee. At a formal public hearing, the Committee of Adjustment considers all of the comments and makes a decision on the application. All decisions made by the Committee of Adjustment are subject to appeal to the Local Planning Appeal Tribunal.

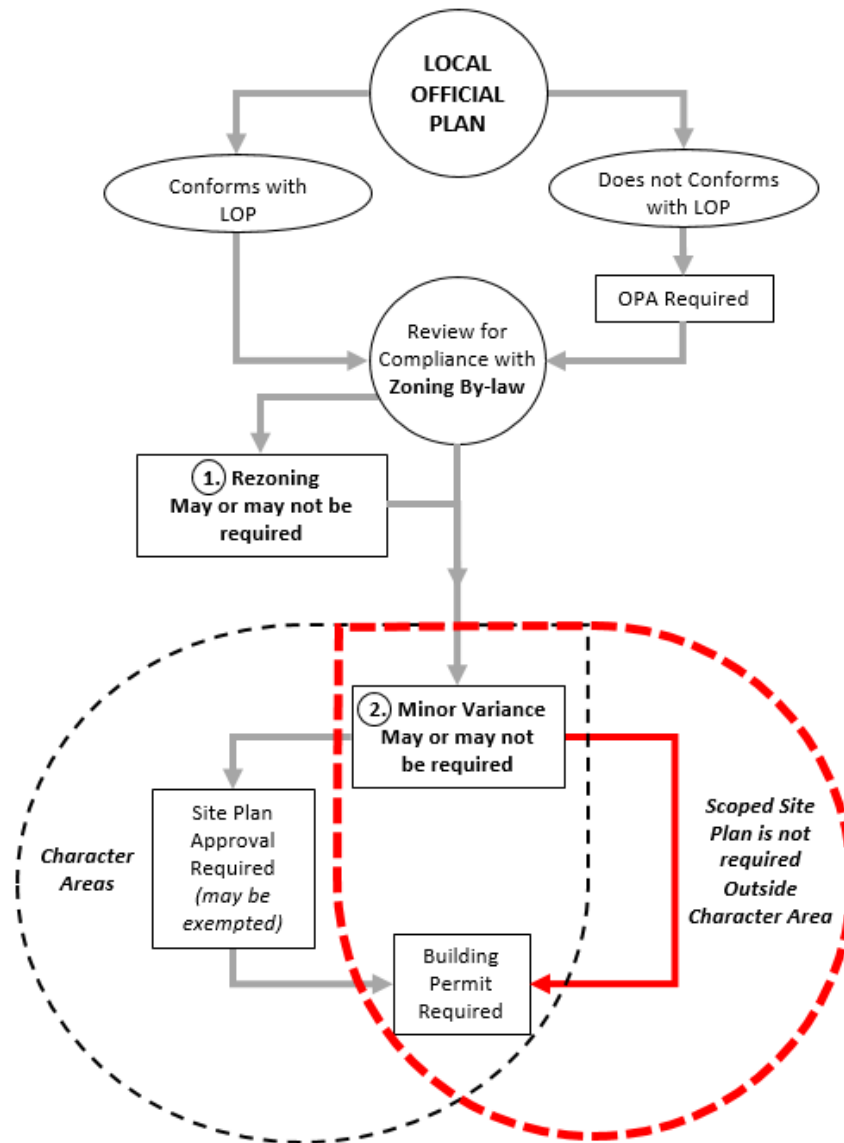


Figure 20. Typical development process within Phase 2 study area.

Heritage Permit

Under the *Ontario Heritage Act*, the Town of Milton maintains a register of properties that are of cultural heritage value or interest to assist municipalities in identifying and conserving heritage resources. The register is comprised of both listed and designated properties in the Town.

A Heritage Permit is not required to undertake alterations of a building that is included on the Heritage List, however, it is required for any alteration or removal that affects the heritage attributes of a designated property under Part IV (individually designated properties) of the *Ontario Heritage Act*. This process assesses the impact of the changes

on the heritage attributes of the property and ensures the long-term conservation of the property.

A Heritage Permit is not required for listed properties.

Demolition Permit

Demolition of all or part of a building in the Town requires a demolition permit. As part of the application process, which is governed by Town By-laws, applicants are required to describe the existing use of the building as well as the proposed future use of the building, if any, and a description of the proposed work.

A Heritage Impact Assessment is normally required when applications to demolish buildings on the Town's Heritage List are submitted, in order to understand the heritage significance of the listed building. The assessment may be circulated to Heritage Milton for consultation and advice to staff. All demolition permits must receive heritage clearance from the Town prior to a demolition permit being issued. Council approval is needed before a demolition permit can be issued for an individually designated heritage property.

The demolition process must be coordinated with the proper authorities for safe and complete disconnection of all existing water, sanitary and storm sewer, gas, electric, telephone and other utilities. Currently, property owners who apply for a demolition permit are not required to submit an application for a building permit for a replacement dwelling.

Site Plan Control

The existing Site Plan Control process is not applicable to development within the mature neighbourhood area under review.

Building Permit

The Town issues a building permit to a property owner or contractor pursuant to the Building Code to allow them to proceed with a construction or remodeling project on a property. The building permit is intended to ensure that the project plans comply with the requirements of all applicable law, including Zoning By-laws, and the construction requirements in the Ontario Building Code.

The building permit helps enforce the requirements of the Building Code, Zoning By-law as well as other laws and standards to ensure compliance during construction as well as the safety of the building and its occupants.

7.2 Local Development Activity

Residential development in the study area is not subject to site plan control and development can proceed directly to a building permit application provided that the development complies with the Official Plan policies, Zoning By-law regulations and other requirements, such as a Conservation Halton approval.

Planning staff undertook a review of the development activity in the four neighbourhood areas to explore the change in built form of dwellings between 2012 and 2019. The types of development activity assessed included demolition permits, building permits for new dwellings, building permits for additions to existing dwellings, and Committee of Adjustment approvals. Figure 22 shows the locations of 55 applications classified by type.

Six houses were demolished and replaced, four of them in the last two years, and two required a Committee of Adjustment approval. In addition, 36 building permits for additions to existing houses were issued. Four of these improvements or expansion projects were granted permission for minor variances.

Figure 22 also illustrates the extent of the Conservation Halton’s Regulation Limit in the area (approximate). This Regulation Limit is identified as a flood hazard and is subject to Conservation Halton’s regulatory policies. All development proposals within this flood area must receive approval from Conservation Halton.

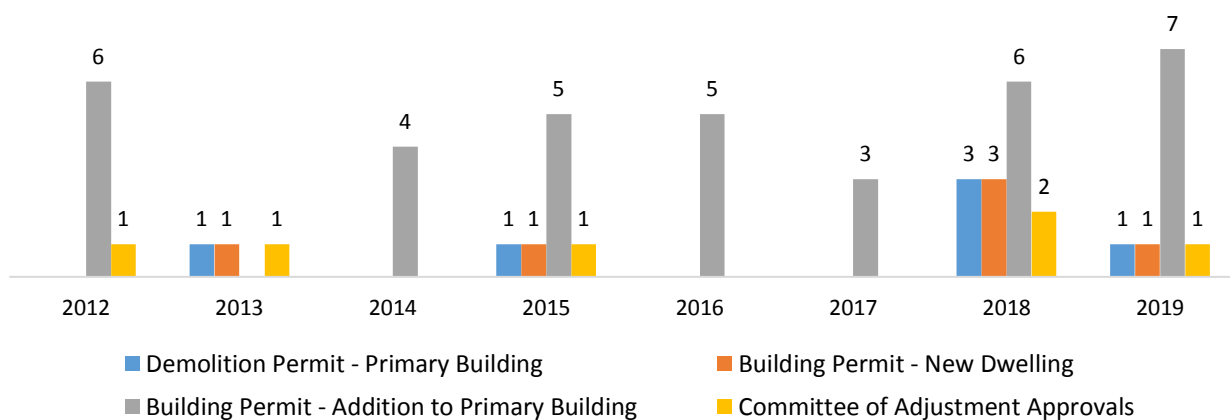


Figure 21. Development activity by type (2012 – 2019).

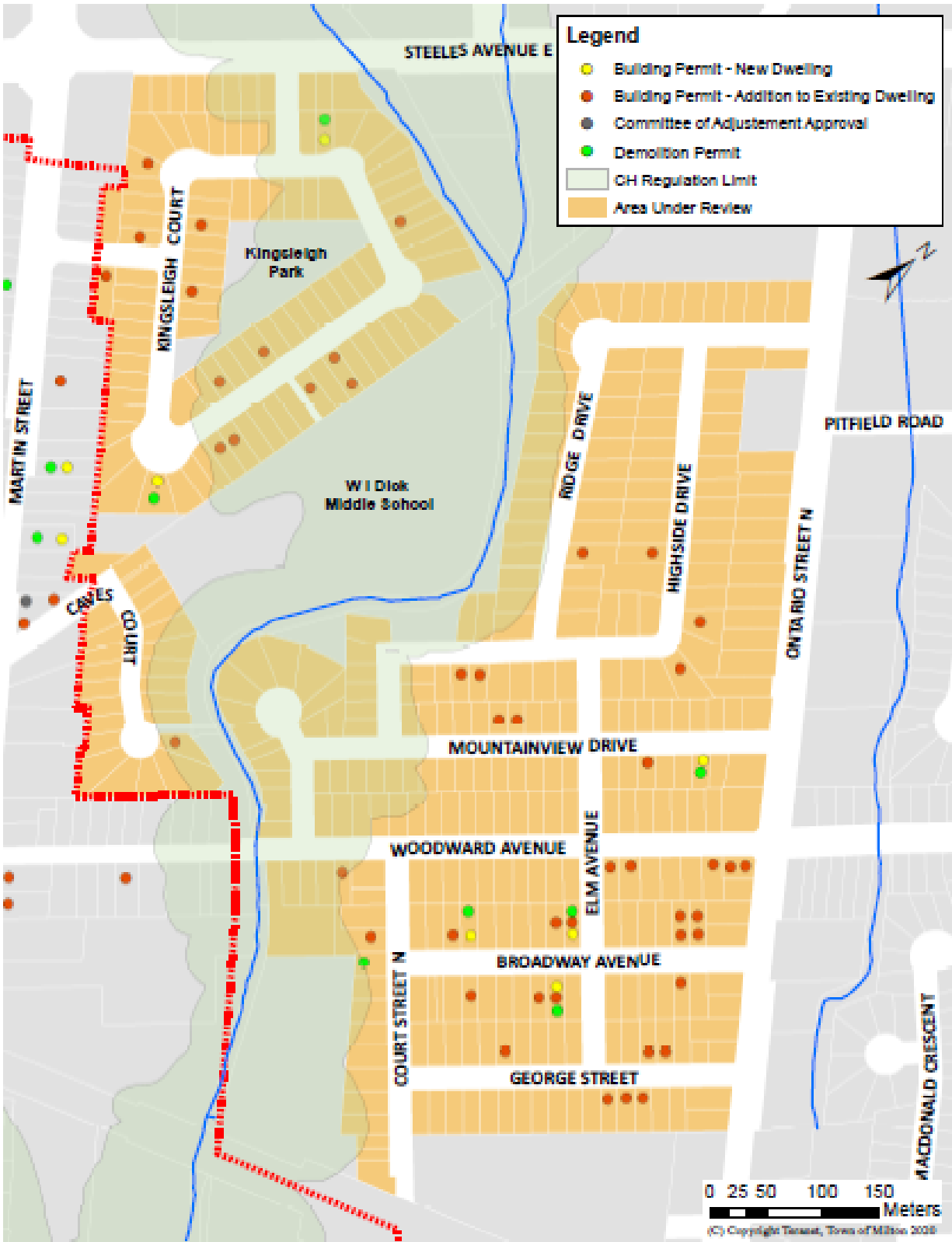


Figure 22. Mapping of development activity by type (2012 – 2019).

7.2.1 Demolition and Replacement of Homes

There are 413 properties within the study area, which mainly comprise of single detached dwellings in the Residential Low Density “RLD” Zone. The four demolitions to existing dwellings represent a very small number, approximately 1.4 percent of the building stock, indicating an average replacement rate of less than one house (0.8) per year.

Replacement houses were constructed during the same year or the year after the demolition permit was issued. Figure 23 identifies the number of replacement dwellings and compares new and demolished buildings in terms of building size and lot coverage.

	2012	2013	2014	2015	2016	2017	2018	2019	Average
Building permit for Replacement Dwellings	-	1	-	1	-	-	3	1	
Average Size of Demolished Dwelling (total building space)	-	74.0 sq.m.	-	134.21 sq.m.	-	-	109.8 sq.m.	57.0 sq.m.	93.8 sq.m.
Average Size of Replacement Dwelling (total building space)	-	207.55 sq.m.	-	246.84 sq.m.	-	-	290.80 sq.m.	171.59 sq.m.	229.2 sq.m.
% increase in size	-	180.5%	-	83.9%	-	-	164.8%	201.0%	157.6%
Average Lot Coverage of Demolished Dwelling	-	12.1%	-	21.9%	-	-	18.9%	9.3%	15.5%
Average Lot Coverage of Replacement Dwelling	-	25.0%	-	39.0%	-	-	28.3%	23.7%	29.0%
% change in coverage (replacement dwelling / Demolished Dwelling)	-	107.4%	-	78.2%	-	-	49.7%	154.8%	97.5%

Figure 23. Characteristics of demolished and replacement dwellings.

Lot coverage

There is an overall trend of replacement dwellings being larger than the dwellings they replaced. Demolished dwellings have been in the range of 74 to 134 square metres (797 to 1,442 square feet), while replacement dwellings are in the range of 172 to 291 square metres (1,851 to 3,132 square feet).

Lot coverage has also increased. The lot coverage of demolished dwellings was in the range of 9.3 to 21.9 percent of the lot area. For replacement dwellings, lot coverage is in the range of 23.7 to 39 percent.

Note that lot coverage is calculated by adding the footprint of all buildings and roofed structures, including detached garages but excluding decks, patios, swimming pools and other accessory buildings. The current Zoning By-law provisions regulate the maximum lot coverage of development in the following way:

- 30 percent lot coverage for lots with an area less than 660 square metres;
- 25 percent lot coverage for lots with an area between 660 and 830 square metres; and
- 20 percent lot coverage for lots with an area greater than 830 square metres.

Five of the six replacement dwellings were built on lots with area less than 660 square metres. While all exceeded the lot coverage of the demolished dwelling, only one exceeded the maximum thirty percent established in the Zoning By-law. The sixth home was built on a lot greater than 830 square metres and slightly exceeded the maximum twenty-five percent permitted in the Zoning By-law.

Building height

The current Zoning By-law regulates a maximum building height of development of 11 metres in the RLD zone, measured from the established grade of the building or structure to:

- in the case of a flat roof, the highest point of the roof surface or parapet, whichever is greater;
- in the case of a mansard roof, the deck line of the roof; and
- in the case of a gable, hip or gambrel roof, the mean height between the eaves and ridge.

Within the study, the new 2-storey dwellings and significant additions to existing dwellings have an average height of 8.5 metres, measured as specified in the zoning regulation, being the lowest and tallest height in the group 7.4 metres and 10.3 metres. This represents a significant variation from the maximum height of 11 metres permitted in the comprehensive Zoning By-law 016-2014.

In the group, the lowest and tallest heights measured from the established grade of the dwelling to the top of the roof are 8 metres and 11.4 metres, respectively, with an average of 9.7 metres.

The maximum height at 11.4 metres was measured in the only 3-storey house in the area.

Type of Development	Neighbourhood	Year built	Demolition of former dwelling	Number of storeys	Mean height between eaves and ridge	Height to top of roof
New Dwelling	Mountain View Survey	2013	2013	2	7.7 m	8.8 m
Addition	Mountainview East	2014	-	2	-	8.0 m
New Dwelling	Mountain View Survey	2015	2015	1.5	7.4 m	8.7 m
Addition	Kingsleigh Court	2015	-	2	8.9 m	10.4 m
Addition	Mountain View Survey	2015	-	3	10.3 m	11.4 m
New Dwelling	Mountainview East	2018	2018	2	8.0 m	9.1 m
New Dwelling	Kingsleigh Court	2018	2018	2	9.0 m	11.2 m
New Dwelling	Kingsleigh Court	2018	2018	1.5	8.3 m	10.1 m
New Dwelling	Mountain View Survey	2019	2019	2	7.2 m	8.7 m

Figure 24. Height of new 2-storey dwellings and significant additions.

7.2.2 Additions to Existing Homes

Between 2012 and 2019, thirty-six (36) permits for additions to existing single detached dwellings were completed, with an average of 5.3 additions occurring annually. There is no trend during the period respecting average footprint of addition or total space added to the dwelling.

Sixteen permits were issued for new garages or other accessory structures. Nine building permits involved the construction of a one or two-storey addition. One related to a large three storey addition. Three permits were issued for the construction of a front porch and three more for a new deck in the rear yard.

Building permits that involved the addition of a basement apartment were not considered in the study since this type of improvement does not have an impact on the dwelling massing and zoning provisions under consideration.

7.2.3 Minor Variances for New Dwellings and Additions to Existing Dwellings

Variances that set the parameters for building envelope are lot coverage, maximum building height and minimum setbacks. These variances are considered the most

important in terms of their impact on the potential building envelope and massing as it relates to the neighbouring building.

Staff reviewed six Committee of Adjustment decisions relating to the RLD Zone in the study area between 2012 and 2019. Two of the properties with one or more minor variances were associated with new dwellings and four related to additions to the existing dwelling, in the form of additional living space, or the construction of garages or other accessory structure.

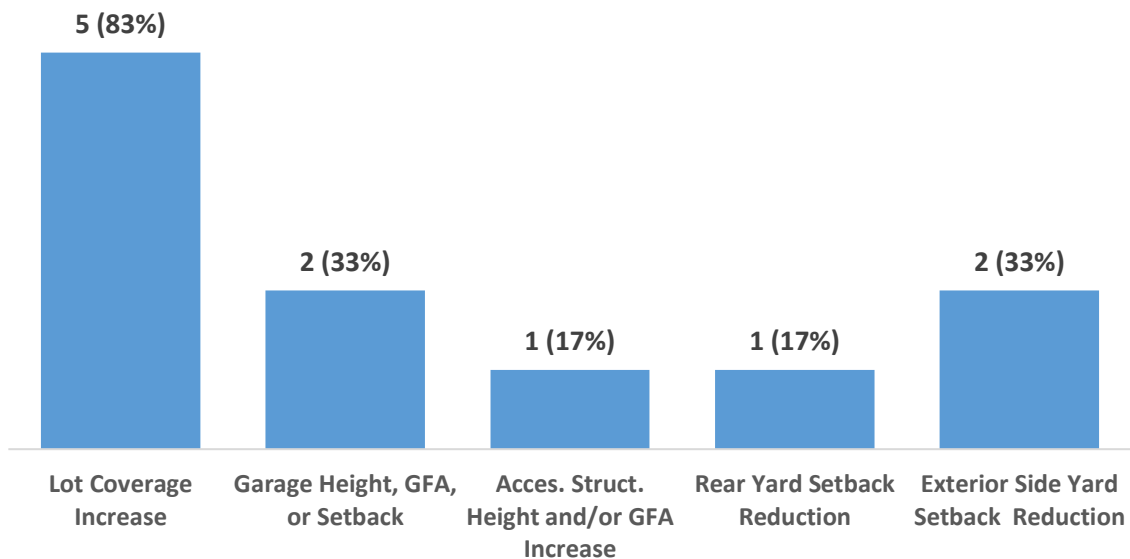


Figure 25. Adjustments to Zoning By-law regulations approved through a minor variance based on six COA approvals (2008 – 2019).

The Zoning By-law regulation most often changed through a minor variance approval is lot coverage (83%), seen in two applications for new houses and three applications for alterations or additions to existing houses.

Other less common minor variances relate to two changes to a garage height, setback or gross floor area (33%) and two reductions of an exterior side yard setback (33%), one on a new dwelling and one on an addition to an existing dwelling.

One COA approval relates to a rear yard setback reduction and one relates to provisions regulating accessory structures.

8. SUMMARY OF FINDINGS

1. Residents had the opportunity to identify the features and elements that define their neighbourhoods, and share their feedback about recent developments, the streetscape and public spaces.
2. Replacement homes are perceived by local residents as incompatible with the existing streetscape and housing stock. There are concerns when lots are sold for severing into two homes, or giant replacement homes are built, which impact the homes beside.
3. Planning staff undertook a review of the development activity to explore the change in built form of dwellings between 2012 and 2019. The types of development activity assessed included demolition permits, building permits for new dwellings, building permits for additions to existing dwellings, and Committee of Adjustment approvals.

Neighbourhood Character

4. The study comprised 413 residential properties zoned Residential Low Density (RLD) and grouped in four areas or neighbourhoods for the purpose of the study. The housing stock consists primarily of low-density pre and post 1950 suburban development, with only a small area dating from the early 2000s.
5. 59% of lots have an area less than 660 square metres and 28% in the range of 660 to 830 square metres.
6. Most houses built in the 1950s are modest bungalows. Houses built up to the 1970s are larger bungalows. Houses in Martin Meadows are typical contemporary suburban models.
7. There are 13 listed heritage properties in the neighbourhood, concentrated in one area. These dwellings were built during the 1910s and 1920s.
8. One-storey houses (71%) are the most prevalent built form in four neighbourhoods. The number of two-storey houses is also significant (23%).
9. Single detached houses are the primary built form. Garage forms include attached (53%), detached (40%) and just a few carports. Their location in relation to the main dwelling varies across the decades.
10. The character of the area is slowly changing. According to some residents, the small bungalows should be saved. New infill and redevelopment as well as some additions to existing houses are not in keeping with neighbourhood character as bungalows are preferred over monster homes. Moreover, three-storey homes do not fit the character of the neighbourhood and rear yard balconies raise privacy issues.

11. There should be consistency with the material and height of new homes.
12. Residents like their sidewalks, greenery, and the friendly, open and beautiful community environment. There was a collective preference for extended front yard setbacks and separation between dwellings for new developments.
13. Large front lawns, green space and trees help with keeping the aesthetic and character of the neighbourhood.
14. Residents expressed their concerns about driveways in new development; most of which differ in size and style from the older houses.

Development and Change

1. Six houses have been demolished and replaced, four of them in the last two years.
2. Sixteen building permits were issued for new garages and other accessory structures, nine for one or two-storey additions, one for a large three storey addition, three for new front porches and three for new decks.
3. Residents are concerned about tear down of older homes and construction of large homes taking up most of properties. Current demand for bigger-sized houses makes multi-storey homes more desirable than the bungalows.
4. There have been a significant number of additions to existing dwellings, which could be a sign of changes in the standard of living, adjustments to current household needs, and possibly, changes to the demographics of the area. As this occurs, residents emphasize the importance of retaining heritage features and are afraid that the larger houses being built will depreciate surrounding housing prices.
5. There are concerns when single lots are sold to sever into two lots,
6. Residents prefer less traffic in the neighbourhood to preserve tranquility, and are concerns with the construction of new development that creates more noise and loss of privacy in the neighbourhood.
7. Residents expressed concerns with the noise, dust, trash, property damage, alteration of drainage patterns, privacy loss, among other issues, that occur during the construction of new homes. They also referred to the need for signage on the property in a visible location, and the need to ensure large trucks blocking access to the street and neighbouring driveways are addressed by the Town.

Development Tools and Procedures

8. Residential development in the study area is not subject to site plan control.
9. Private and public tree by-laws could also be implemented for their control and protection.

10. A proposed Local Official Plan Amendment (LOPA) is being recommended for Phase 1 of the Study. If approved, it will introduce enhanced language and policy specific to Mature Neighbourhood Areas to require new development in the form of new housing, replacement housing, and additions and alterations to be compatible and respectful of the character of the neighbourhood.
11. The proposed LOPA will introduce additional evaluation criteria for minor variance and consent applications in mature neighbourhood areas for the same purpose.
12. The proposed LOPA is applicable to Mountain View Survey, Mountainview East, Kingsleigh Court and Martin Meadows.
13. Mountain View Survey, Mountainview East, Kingsleigh Court and Martin Meadows neighbourhoods fall within the *Residential Low-Density* (RLD) Zone.
14. The Zoning By-law provisions for this zone are too permissive and do not reflect the existing housing stock. The neighbourhood requires enhanced zoning regulations to better manage change.
15. New policies will direct the Zoning by-law to establish the appropriate standards for new development within these areas, including setbacks, orientation, building separation, lot area, lot frontage, and lot coverage.
16. New zoning regulations to guide infill and redevelopment may be warranted.

APPENDIX A. SUMMARY OF LOT AND BUILDING SPECIFICATIONS BY NEIGHBOURHOOD

Table A.1 Lot Area (sq.m.) (all lots, based on Town of Milton's GIS data)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		135		24		413	
660 sq.m. or less	59	60%	60	38%	111	82%	14	58%	244	59%
660 - 830 sq.m.	24	24%	67	43%	19	14%	5	21%	115	28%
830 sq.m or greater	15	15%	29	19%	5	4%	5	21%	54	13%
Average	<i>677 sq.m</i>		<i>678 sq.m</i>		<i>649 sq.m</i>		<i>713 sq.m</i>		<i>679 sq.m</i>	

Table A.2 Lot Frontage (metres)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		135		24		413	
0 - 14.9 m	4	4%	7	4%	12	9%	9	38%	32	8%
15 m - 19.9 m	88	90%	122	78%	99	73%	14	58%	323	78%
20 m - 24.9 m	5	5%	24	15%	18	13%	1	4%	48	12%
25 m - 29.9 m	1	1%	3	2%	1	1%			5	1%
30 m or greater					5	4%			5	1%
Average	<i>15.9 m</i>		<i>18.0 m</i>		<i>16.8 m</i>		<i>15.1 m</i>		<i>16.5 m</i>	

Table A.3 Lot Depth (metres)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		135		24		413	
0 - 30 m	0	0%	52	33%	11	8%	1	4%	64	15%
30.1m or Greater	98	100%	104	67%	124	92%	23	96%	349	85%
Average	<i>39.7 m</i>		<i>36.2 m</i>		<i>38.8 m</i>		<i>40.21 m</i>		<i>38.7 m</i>	

Table A.4 Number of Storeys (existing houses or under construction)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		133		24		411	
1 storey	92	94%	101	65%	90	68%	10	42%	293	71%
1.5 storeys	2	2%	2	1%	20	15%			24	6%
2 storeys	4	4%	53	34%	22	17%	14	58%	93	23%
2.5 storeys										
3 storeys					1	1%			1	0%
Vacant Lots					2				2	

Table A.5 Lot Coverage (existing houses or under construction)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		133		24		411	
15% or less	21	21%	13	8%	15	11%	1	4%	50	12%
15.1 - 20%	35	36%	50	32%	38	29%	3	13%	126	31%
20.1 - 25%	28	29%	58	37%	50	38%	3	13%	139	34%
25.1 - 30%	9	9%	30	19%	23	17%	9	38%	71	17%
30.1 - 40%	5	5%	5	3%	6	5%	8	33%	24	6%
40.1% or Greater					1	1%			1	0%
Average	19.6%		21.5%		21.2%		26.7%		22.3%	
Vacant Lots					2				2	

Table A.6 Front Yard Setback (metres) (existing houses or under construction)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		157		132 (*)		24		411	
4 m or less	2	2%	7	4%	20	15%	1	4%	30	7%
4.1m - 8m	58	59%	122	78%	82	62%	20	83%	282	69%
8.1m - 12m	37	38%	18	11%	28	21%	3	13%	86	21%
12.1m - 16m	1	1%	10	6%	1	1%			12	3%
16.1 or greater					1	1%			1	0%
Average	7.7 m		7.4 m		7.1 m		7.4 m		7.4 m	
(*) excludes large property with reduced frontage										
Vacant Lots					2				2	

Table A.7 Side Yard Setback 1 (side of dwelling with the smallest setback)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		133		24		411	
1.5m or less	62	63%	62	40%	52	39%	20	83%	196	48%
1.6m - 3.0m	27	28%	75	48%	47	35%	3	13%	152	37%
3.1m -4.5m	2	2%	14	9%	26	20%			42	10%
4.6m - 6.0m	2	2%			3	2%			5	1%
6.1m or greater	5	5%	5	3%	5	4%	1	4%	16	4%
Average	2.0 m		1.9 m		2.2 m		1.7 m		1.9 m	
Vacant Lots					2				2	

Table A.8 Side Yard Setback 2 (side of dwelling with the greatest setback)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	98		156		133		24		411	
1.5m or less	7	7%	4	3%	5	4%	9	38%	25	6%
1.6m - 3.0m	57	58%	41	26%	24	18%	11	46%	133	32%
3.1m -4.5m	8	8%	62	40%	60	45%	2	8%	132	32%
4.6m - 6.0m	12	12%	20	13%	20	15%			52	13%
6.1m or greater	14	14%	29	19%	24	18%	2	8%	69	17%
Average	3.8 m		4.1 m		4.8 m		2.6 m		3.8 m	
Vacant Lots					2				2	

Table A.9 Side Yard Setback (both sides)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	196		278		266		48		822	
1.5m or less	69	35%	66	24%	57	21%	29	60%	221	27%
1.6m - 3.0m	84	43%	116	42%	71	27%	14	29%	285	35%
3.1m -4.5m	10	5%	76	27%	86	32%	2	4%	174	21%
4.6m - 6.0m	14	7%	20	7%	23	9%			57	7%
6.1m or greater	19	10%	34	12%	29	11%	3	6%	85	10%
Average	2.8 m		3.0 m		3.5 m		2.1 m		2.9 m	
Vacant Lots					2				2	

Table A.10 Garage Typology (existing houses or under construction)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	53		126		89		24		291	
Attached Single	10	19%	43	34%	15	17%	0	0%	68	17%
Attached Double	5	9%	55	44%	8	9%	24	100%	92	32%
Attached Triple					1	1%			1	0%
Attached Carport	2	4%	5	4%	7	8%			14	5%
Detached Single	23	43%	15	12%	41	46%			79	27%
Detached Double	13	25%	8	6%	16	18%			37	13%
Detached Triple					1	1%			1	0%
Sub-total	53	54%	126	81%	89	67%	24	100%		
No garage	45	46%	30	19%	44	33%			119	
Vacant Lots					2				2	

Table A.11 Garage Location (existing houses or under construction)

	Kingsleigh Court		Mountainview East		Mountain View Survey		Martin Meadows		Total	
	53		126		89		24		411	
Projected from façade	0	0%	11	9%	3	3%	21	88%	35	9%
In line with façade	8	15%	49	39%	16	18%	2	8%	75	18%
Setback from façade	15	28%	42	33%	24	27%	1	4%	82	20%
Rear yard	30	57%	24	19%	46	52%			100	24%
No garage	45		30		44				119	
Vacant Lots					2				2	

APPENDIX B. WALKING TOUR INVITE



Tell us what you value about the character of your neighbourhood!

Milton is conducting a Mature Neighbourhoods Character Study to gain a better understanding, with community input, of the elements and qualities that contribute to neighbourhood character. The study is assessing whether the policies of the Official Plan and the regulatory framework of the Town's Zoning By-law are effective in managing development and maintaining the character of these mature neighbourhoods.

In this phase of the study, we are assessing the residential area commonly known as Mountainview Neighbourhood and a section of Old Milton, located north of the Downtown Character Area and west of Ontario Street.

For more information about the study and to sign up for project updates: Visit www.milton.ca/CharacterStudy

Contact: **Hugo Rincon**
Planner, Policy and Urban Design
905-878-7252 x2307
Hugo.Rincon@milton.ca

Fill out the quick survey at:

www.LetsTalkMilton.ca

*Survey closes November 15, 2019

Walking Tour 1

Mountainview Neighbourhood at W I Dick Middle School
Tuesday, September 24, 2019
6:00 pm - 7:30 pm

Meet Up Point:
W I Dick Middle School (Driveway)



Walking Tour 2

Mountainview Neighbourhood and Old Milton at Ontario Street
Thursday, September 26, 2019
6:00 pm - 7:30 pm

Meet Up Point:
Mountainview Drive at Ontario Street

Walking Tour 3

Mountainview Neighbourhood at Kingsleigh Park
Tuesday, October 1, 2019
6:00 pm - 7:30 pm

Meet Up Point:
Kingsleigh Park (West Entrance)



APPENDIX C. WALKING TOUR HANDOUT

TOWN OF MILTON MATURE NEIGHBOURHOODS CHARACTER STUDY

Tell us what you value about the character of your neighbourhood

The following list includes some of the features that are often used to define the character of a neighbourhood. During the walking tour, we are interested in hearing your thoughts about these features, and others, as they relate to neighbourhood character.

Please check the boxes below to indicate which features best define neighbourhood character, in your opinion.

NEIGHBOURHOOD FEATURES

- | | |
|--|--|
| <input type="checkbox"/> Lotting Pattern / Street Patterns / Streetscape | <input type="checkbox"/> Street Lighting |
| <input type="checkbox"/> Street Trees | <input type="checkbox"/> Road Widths |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Environment and Protected Areas |

LOT AND HOUSING FEATURES

- | | |
|---|---|
| <input type="checkbox"/> Architectural Style | <input type="checkbox"/> Distance between buildings |
| <input type="checkbox"/> Building materials, Colours and Textures | <input type="checkbox"/> Roofline Patterns |
| <input type="checkbox"/> Building Massing / Volume | <input type="checkbox"/> Location and Placement of Porches and Decks |
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Location and Placement of Driveways and Walkways |
| <input type="checkbox"/> Size of Homes (Floor Area) | <input type="checkbox"/> Style, Size and Location of Garages |
| <input type="checkbox"/> Façade Details | <input type="checkbox"/> Trees and Landscaping |
| <input type="checkbox"/> Building Orientation (Front, Side, and Rear Yard Setbacks) | <input type="checkbox"/> Fencing |
| <input type="checkbox"/> Orientation of Corner Lots | <input type="checkbox"/> Other |
| <input type="checkbox"/> Lot Coverage | |

Please rank the three features that you believe to have the strongest impact on the character of your neighbourhood.

- _____
- _____
- _____

Do you have any additional comments or concerns that you would like to provide?

How did you find out about this walking tour?

- Invite
 Town website
 Social Media
 Farmer's Market
 Other _____

Please complete and send your response by email to: hugo.rincon@milton.ca
or, by mail:
Hugo Rincon
Planning & Development
Town of Milton
150 Mary Street, Milton, Ontario L9T 6Z5





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Prepared by the Town of Milton's
Development Services Department,
Policy Planning Division.

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