



# TOWN OF MILTON

## MATURE NEIGHBOURHOODS CHARACTER STUDY – PHASE 3

### TIMBERLEA NEIGHBOURHOOD

# SUMMARY REPORT

December 2021



This page has been  
intentionally left blank

# Contents

- 1. INTRODUCTION ..... 5
  - 1.1 The Mature Neighbourhoods Character Study ..... 5
  - 1.2 The Role of Milton’s Mature Neighbourhood Areas ..... 6
  - 1.3 What is Neighbourhood Character? ..... 9
- 2. THE TIMBERLEA NEIGHBOURHOOD ..... 10
  - 2.1 Timberlea - Area 1 ..... 11
  - 2.1 Timberlea - Area 2 ..... 13
- 3. SUMMARY OF FINDINGS ..... 15
  - APPENDIX A. MAPPING ..... 17
  - APPENDIX B. SUMMARY OF LOT AND BUILDING CHARACTERISTICS ..... 24

# Figures

- Figure 1. Mature Neighbourhoods within the Established Urban Area. .... 8
- Figure 2. Areas under review in Timberlea. .... 10

This page has been  
intentionally left blank

# 1. INTRODUCTION

## 1.1 The Mature Neighbourhoods Character Study

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's urban area 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:

- gain a better understanding, with community input, of the elements and qualities influencing the character of the Town's mature neighbourhoods;
- 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
- inform potential improvements to the management of neighbourhood character issues related to applications for new residential development.

*Phase 1* completed the review of Milton's Official Plan policies for mature neighbourhoods and Character Areas and assessed the low-density residential neighbourhoods within the Downtown Character Area and the residential properties fronting onto Martin Street. Amendment No. 60 to the Local Official Plan updated the Town policies to better manage development in Milton's Mature Neighbourhood Areas and Character Areas (*By-law No. 080-2020*).

A Zoning By-law Amendment (*By-law No. 081-2020*) introduced new standards that apply to residential development in the form of new housing, replacement housing or addition to existing housing in the Downtown Character Area.

*Phase 2*, also complete, assessed the Mountainview neighbourhood and the residential section of Old Milton located outside of the Downtown Character Area and west of Ontario Street North and South. The approved Zoning By-law Amendment (*By-law 077-2021*) introduced new standards that apply to these areas.

*Phase 3* was incorporated to the work plan on July 2020 with the review of the low and medium density residential areas in a small section of Old Milton located outside the Downtown Character Area and in the Fallingbrook, Forrest Grove, Bronte Meadows and Valley View neighbourhoods. The approved Zoning By-law Amendment (*By-law 077-2021*) also introduced new regulations that apply to these areas.

During the final stage of **PHASE 3**, Town Planning staff conducted background work on the Timberlea and Dorset Park neighbourhoods with the Documentation and inventory of existing housing stock through data collection, mapping analysis and neighbourhood characterization, in order to identify the built form elements that define neighbourhood character, such as lot area, coverage, setbacks, garage location, number of storeys, landscaping features, etc.

The subject report presents the findings of the study in the Timberlea Neighbourhood. A separate report documents the findings in the Dorset Park neighbourhood. Both reports have been presented to Council and the public at a Statutory Public meeting on December 13, 2022.

## 1.2 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 in 2017, establishes 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.)

Amendment No. 60 to the Local Official Plan introduced a definition and a new set of policies, specific to Mature Neighbourhood Areas, consistent with the Council's directions for Milton's Stable Neighbourhoods.

Section 5.10.6 of the Local Official Plan includes a new definition for Mature Neighbourhood Area that builds upon the foundations of the Future Urban Structure for Stable Neighbourhoods, which 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”.

Policies now require development in the form of new dwellings, replacement dwellings, and additions and alterations to existing dwellings to be compatible and respectful of the character of the surrounding neighbourhood (Sections 3.2.1.8 to 3.2.1).

The amendment also introduced additional evaluation criteria in policy for minor variance and consent applications in Mature Neighbourhood Areas to require development applications to be compatible and respectful of the character and



appearance of the Mature Neighbourhood Area and to minimize the impacts on adjacent properties (Sections 5.7.3.9 and 5.8.3.2).

The new policy framework recognizes the zoning standards that aim to maintain the character of the mature neighbourhood area and directs the zoning by-law to 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, garages, lot area, lot frontage, lot coverage, landscaping and fencing.

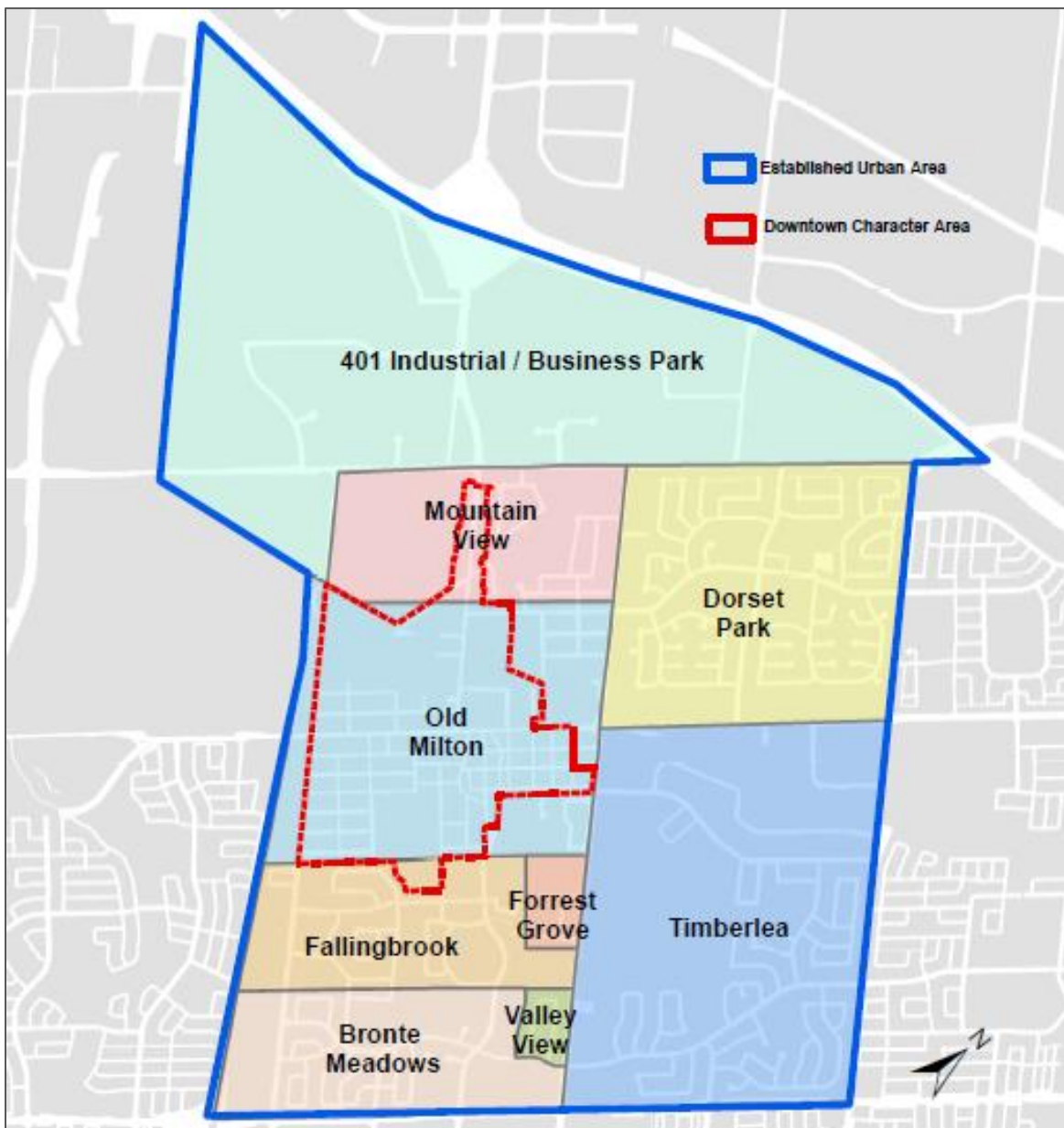


Figure 1. Mature Neighbourhoods within the Established Urban Area.



## 1.3 What is Neighbourhood Character?

Neighbourhood character in Milton’s mature areas 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.

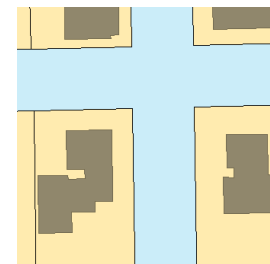
The Local Official Plan states the definition of Character as:

“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.

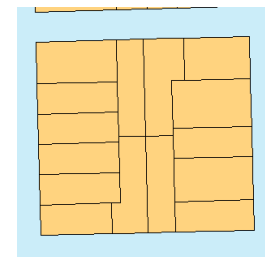
### *Building-related features*

*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.



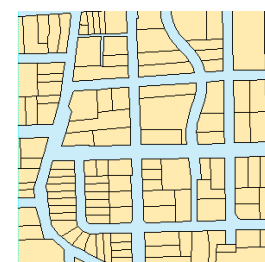
### *Property-related features*

*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.).



## 2. THE TIMBERLEA NEIGHBOURHOOD

Development in the Timberlea neighbourhood began in the late 1970s and sprung up in the 1980s. The neighbourhood is bounded by Derry Road to the south, Main Street E. to the north, Ontario Street and a park and trail system to the West and Thompson Rd. to the East. The neighbourhood is known for its deep lots and mature trees.

The geographic focus of the study is the low-density residential area in the neighbourhood. Two areas, each containing a noticeable set of attributes that contribute to their overall character, and containing a total of 1337 homes, have been established for the purpose of the study. Areas 1 and 2, depicted in Figure 2, generally group properties and dwellings with similar characteristics. These two areas are described in the next section.

Town planning staff carried out background research to gain a better understanding of Timberlea's early planning and growth, existing built form and streetscape patterns that define its distinctive character. General observations of the lotting pattern, dwelling form, separation, and sitting, landscaping, street trees, and other streetscape elements were made to gain a better understand what elements and qualities stood out and to inform appropriate changes to the Town of Milton Zoning By-law regulations. Appendix A to this report includes a series of tables that present the overall findings for areas 1 and 2 and for the entire neighbourhood.



Figure 2. Areas under review in Timberlea.





- Irregular block configuration contribute to enhanced perception of the streetscape.
- Lots of frontage and landscaped yards.

### *Lot Fabric*

- Mostly rectangular lots along straight streets with variation in shape on lots located on curved streets and around cul-de-sacs.
- 61% of lots are less than 660 square metres in size. An additional 35% of lots are between 660 and 830 square metres in size. Lot sizes in this section of Timberlea vary in the range of 454 to 1440 square metres.
- The average lot size is 634 square metres.
- 77% of lots have a frontage between 15 and 19.9 metres in length, with the average length for all lot frontages in this neighbourhood being 16.6 metres.
- Predominantly deep lots. 99% of lots have a depth greater than 30 metres, with an average lot depth of 36.5 metres.
- There are no vacant or undeveloped lots on this neighbourhood.

### *Built Form*

- The housing stock dates from the late 1970s to the 1980s. The houses are mostly brick neo-colonial designs with garages out front and symmetrical roof lines.
- Houses in this section of Timberlea are mostly larger homes on wide lots. Most are two-storey in height (91%), with an additional 8% of houses being 1 story in height and 1% being one and a half storey.
- 52% of the houses have a lot coverage less than 25%. An additional 39% have a lot coverage between 25.1 and 30% while 12% exceeds 30% lot coverage.
- The average lot coverage in this area is 24.6%.
- All properties contain an attached garage with 91% of properties containing a protruding garage. An additional 8% of garages are located in line with the dwelling front wall.
- 65% of the houses have a front yard setback between 6.1 and 8.0 metres. An additional 35% have a front yard setback that range from 8.1 to 12.0 metres. The average front yard setback is 7.9 metres.
- Interior side yard setbacks range from as little as 0.9 metres to approximately 9.5 metres. 35% of the interior side yard setbacks are less than 1.5 metres. An additional 57% are measured between 1.6 and 3.0 metres. The average interior side yard setback for all properties in Area 1 is 2.0 metres.
- Likewise, exterior side yard setbacks vary in the range of 1.6m to 9.5m and average 6.5m in length.
- Brick is the predominant material. Some house incorporate siding.
- There are no listed heritage properties in Area 1.

## 2.1 Timberlea - Area 2



There are 653 residential properties in this section of the neighbourhood. All properties are currently zoned Residential Low Density (RLD). Characteristics of the Fallingbrook neighbourhood that contribute to its current character include:

### *Streetscape*

- Area 2 features streets with mature trees and plenty of parks, bike paths, and green space.
- Laurier Avenue, Coxe Boulevard and Holly Avenue are classified as collector roads. There are sidewalks on both sides of the boulevard.

- All other roads are classified as local roads, and have a sidewalk on one side of the boulevard.
- Irregular block configuration contribute to enhanced perception of the streetscape.
- Lots of frontage and landscaped yards.

### *Lot Fabric*

- Mostly rectangular lots along straight streets with variation in shape on lots located on curved streets and around cul-de-sacs.
- 99% of lots have an area between less than 660. Average lot size is 408 square metres.
- 94% of lots have a frontage less than 15 metres in length. An additional 5% of lots do not exceed 20 metres. The average lot frontages in Area 2 is 11.1 metres.
- Lots are primarily deep with 99% of them having depth greater than 30 metres. The average lot depth for all lots is 35.7 metres.
- There are no vacant lots on Area 2.

### *Built Form*

- Fair number of smaller and large detached homes on narrow lots.
- 89% of the houses in this neighbourhood are two-storeys in height, 9% are one-storey and only 2% of dwellings, grouped on Hayward Crescent, are three-storey.
- 54% of the houses have a lot coverage less than 25%. An additional 33% have a lot coverage greater than 30%.
- The average lot coverage for this neighbourhood is 26.3%.
- All existing garages in Area 2 (93% of properties) are attached to the dwelling. 74% represent one-car garages.
- 62% of dwellings contain a protruding garage. Other 21% of garages are aligned with the front wall of the dwelling. Garages that are setback from the dwelling front wall are also present in the neighbourhood in small numbers.
- 7% of the properties generally associated to a semi-detached dwelling contain no garage structure.
- 52% of houses have a front yard setback between 6.1 and 8.0 metres. An additional 39% have a front yard setback that vary in the range of 8.1 to 12.0 metres. The average front yard setback is 7.6 metres.
- Interior side yard setbacks range between 0 metres on semi-detached dwellings and 0.6 metres on detached dwellings and 8.5 metres. The average interior side yard setback is 1.5 metres.
- The average exterior side yard setbacks is 8.1 metres.
- Brick and wood siding are the predominant materials.
- There are no listed heritage properties in Area 2.

### 3. SUMMARY OF FINDINGS

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 elements of a neighbourhood contribute to an authentic character as all buildings contribute and influence in the same way.

The following considerations are important in defining the character of Timberlea's residential neighbourhood:

#### *Neighbourhood Character*

- The residential area in the Timberlea neighbourhood comprise 1337 residential properties zoned Residential Low Density (RLD) in the Town of Milton's Urban Zoning By-law. Properties demonstrating similar characteristics can be grouped in two areas.
- The majority of the housing stock consists of low-density suburban development built in the late 1970s (49%) and during the 1980s (50%), with just a reduced number of dwellings built in the 1990s (1%).
- Single detached dwellings are the predominant built form (91%) with an additional 9% of dwellings being semi-detached.
- Houses are typical contemporary suburban models.
- 79% of lots in Timberlea have an area less than 660 square metres and 19% have an area between 660 and 830 square metres. Only a small percentage of properties have an area greater than 830 square metres.
- The majority of the houses are two-storey in height (90%), while 9% of the houses are one-storey. Only a small number of dwellings (1%), located on Hayward Crescent, are three-storey in height.
- Only 3% of the properties do not have a garage structure. With only one dwelling containing an attached carport, all other dwellings have an attached garage, generally designed for two cars (60% of cases).
- 83% of garages project from the dwelling front wall, and 15% of garages are in line with the front wall.
- Both Area 1 and Area 2 are characterized by extended front yard setbacks and good separation between dwellings. Large front lawns, and trees help with keeping the aesthetic and character.
- Within the neighbourhood, Laurier Avenue, Coxe Boulevard and Holly Avenue are classified as Collector Roads, with sidewalks provided on both sides. All other



roads are classified as Local Roads. With the exception of Childs Drive, all local roads contain sidewalks on one side of the road.

- There are no listed heritage properties in Timberlea.

### *Landmark Features*

- Sam Sherratt Public School and EW Foster Public School
- Sam Sherratt Park and Trail, Coxe Boulevard Park, Coulson Park, Laurier Park, Beaver Court Park, Moorelands Park, and Centennial Forest Park.

### *Development and Change*

- The character of Timberlea has not experienced change. Most works have included alterations or additions to existing houses.
- Housing development in Timberlea is not subject to site plan control.
- Residents support maintaining the neighbourhood's present low-density character and green space. Replacement homes are perceived as incompatible with the existing streetscape and housing stock.

# APPENDIX A. MAPPING

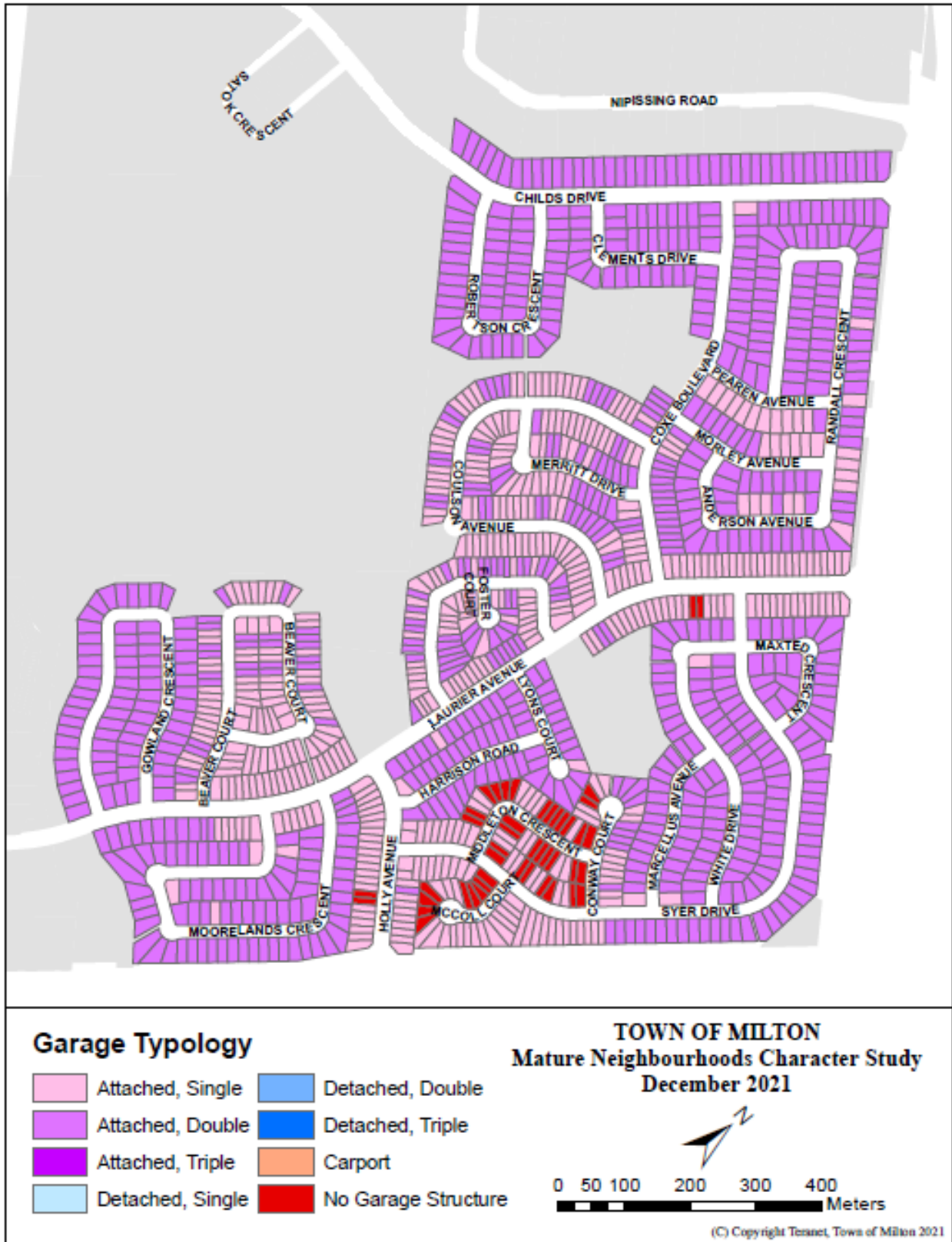






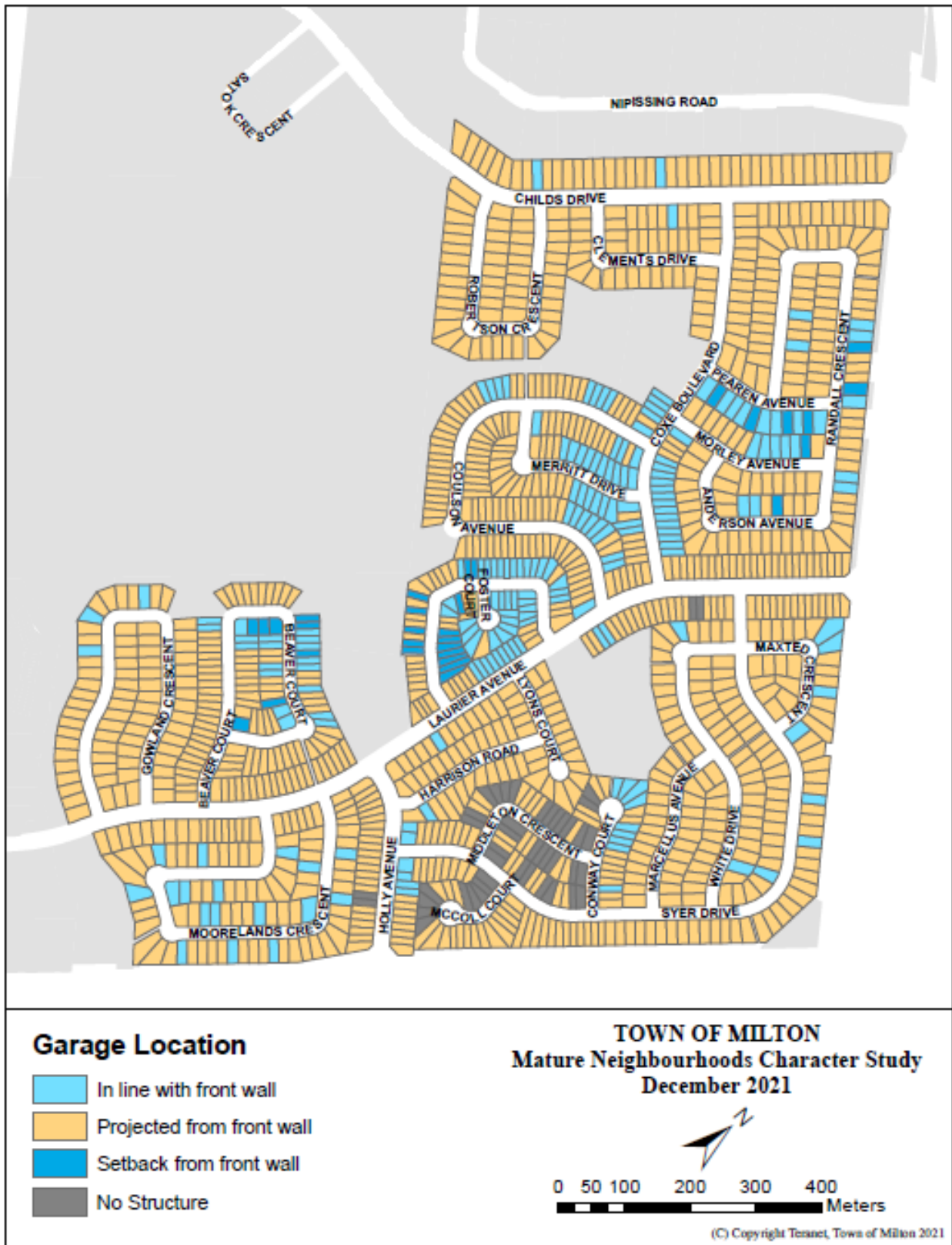






**Map 5. Garage Typology**





**Map 6. Garage Location**

# APPENDIX B. SUMMARY OF LOT AND BUILDING CHARACTERISTICS

**Table A.1 Lot Area (Square Metres)**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	684		653		1337	
<b>660 sq.m. or less</b>	417	61%	644	99%	1061	79%
<b>660 - 830 sq.m.</b>	242	35%	9	1%	251	19%
<b>830 sq.m or greater</b>	25	4%		0%	25	2%
<b>Average</b>	634 sq.m		408 sq.m		524 sq.m	

**Table A.2 Construction Period**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	684		653		1337	
<b>1970-1979</b>	350	51%	309	47%	659	49%
<b>1980-1989</b>	326	48%	344	53%	670	50%
<b>1990-1999</b>	7	1%		0%	7	1%
<b>2000-2009</b>	1	0%		0%	1	0%

**Table A.3 Number of Storeys**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	684		653		1337	
<b>1 storey</b>	52	8%	62	9%	114	9%
<b>1.5 storeys</b>	8	1%		0%	8	1%
<b>2 storeys</b>	624	91%	581	89%	1205	90%
<b>3 storeys</b>			10	2%	10	1%

**Table A.4 Lot Frontage (Metres)**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	684		653		1337	
<b>0 - 14.9 m</b>	108	16%	620	95%	728	54%
<b>15 m - 19.9 m</b>	527	77%	31	5%	558	42%
<b>20 m - 24.9 m</b>	41	6%	1	0%	42	3%
<b>25 m - 29.9 m</b>	8	1%	1	0%	9	1%
<b>Average</b>	16.6m		11.1m		13.9m	

**Table A.5 Lot Coverage**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	684		653		1337	
<b>15% or less</b>	14	2%	29	4%	43	3%
<b>15.1 - 20%</b>	87	13%	108	17%	195	15%
<b>20.1 - 25%</b>	257	38%	213	33%	470	35%
<b>25.1 - 30%</b>	247	36%	86	13%	333	25%
<b>30.1 - 40%</b>	79	12%	173	26%	252	19%
<b>40.1% or Greater</b>			44	7%	44	3%
<b>Average</b>	24.6%		26.3%		22.3%	

**Table A.6 Lot Depth (Metres)**

	<b>Area 1</b>		<b>Area 2</b>		<b>Total</b>	
	684		653		1337	
<b>0 - 30 m</b>	4	1%	67	10%	71	15%
<b>30.1m or Greater</b>	680	99%	586	90%	1266	85%
<b>Average</b>	36.5m		35.7m		36.1m	

**Table A.7 Front Yard Setbacks (Metres)**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	684		653		1337	
<b>4 m or less</b>	1	0%		0%	1	0%
<b>4.1m - 6.0m</b>	25	4%	57	9%	82	6%
<b>6.1m - 8.0m</b>	447	65%	340	52%	787	59%
<b>8.1m - 12.0m</b>	209	31%	254	39%	463	35%
<b>12.1m - 16.0m</b>	2	0%	2	0%	4	0%
<b>16.1 or greater</b>		0%		0%	0	0%
<b>Average</b>	7.9m		7.9m		7.9m	

**Table A.8 Interior Side Yard Setbacks (Metres)**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
<b>0.0m</b>		0%	234	19%	234	9%
<b>0.1m - 1.5m</b>	453	35%	579	46%	1032	40%
<b>1.6m - 3.0m</b>	748	57%	275	22%	1023	40%
<b>3.1m - 4.5m</b>	89	7%	128	10%	217	8%
<b>4.6m - 6.0m</b>	11	1%	36	3%	47	2%
<b>6.1m or greater</b>	9	1%	7	1%	16	1%
<b>Average</b>	2.0m		1.5m		1.8m	

**Table A.9 Garage Typology**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	684		653		1337	
<b>Attached Single</b>	40	6%	449	69%	489	37%
<b>Attached Double</b>	644	94%	159	24%	803	60%
<b>Attached Carport</b>		0%	1	0%	1	0%
<b>Detached Single</b>		0%		0%	0	0%
<b>Detached Double</b>		0%		0%	0	0%
<b>No garage</b>		0%	44	7%	44	3%

**Table A.10 Garage Location**

	<i>Area T-1</i>		<i>Area T-2</i>		<b>Total</b>	
	684		653		1337	
<b>Projected</b>	620	91%	447	68%	1067	80%
<b>In line with façade</b>	56	8%	139	21%	195	15%
<b>Setback from façade</b>	8	1%	23	4%	31	2%
<b>Rear yard</b>		0%		0%	0	0%
<b>No garage</b>		0%	44	7%	44	3%