

Mature Neighbourhood Strategy Phase 2

Mature Neighbourhood Overlay

Priorities Committee Meeting
July 12, 2016

Phase 2 of the Mature Neighbourhood Strategy

- The Urban Form and Architectural Character Assessment was accepted by Council in March of 2015.
- Council directed the Citizen's Task Force and Administration to proceed with the next step of Phase 2 of the Mature Neighbourhood Strategy which includes work on a Mature Neighbourhood Overlay for the Land Use Bylaw.
- To complete this work the Citizen's Task Force and Administration reviewed the Urban Form and Architectural Character Assessment, the public consultation, as well as implementation strategies undertaken by other municipalities.

Public Consultation for the Overlay

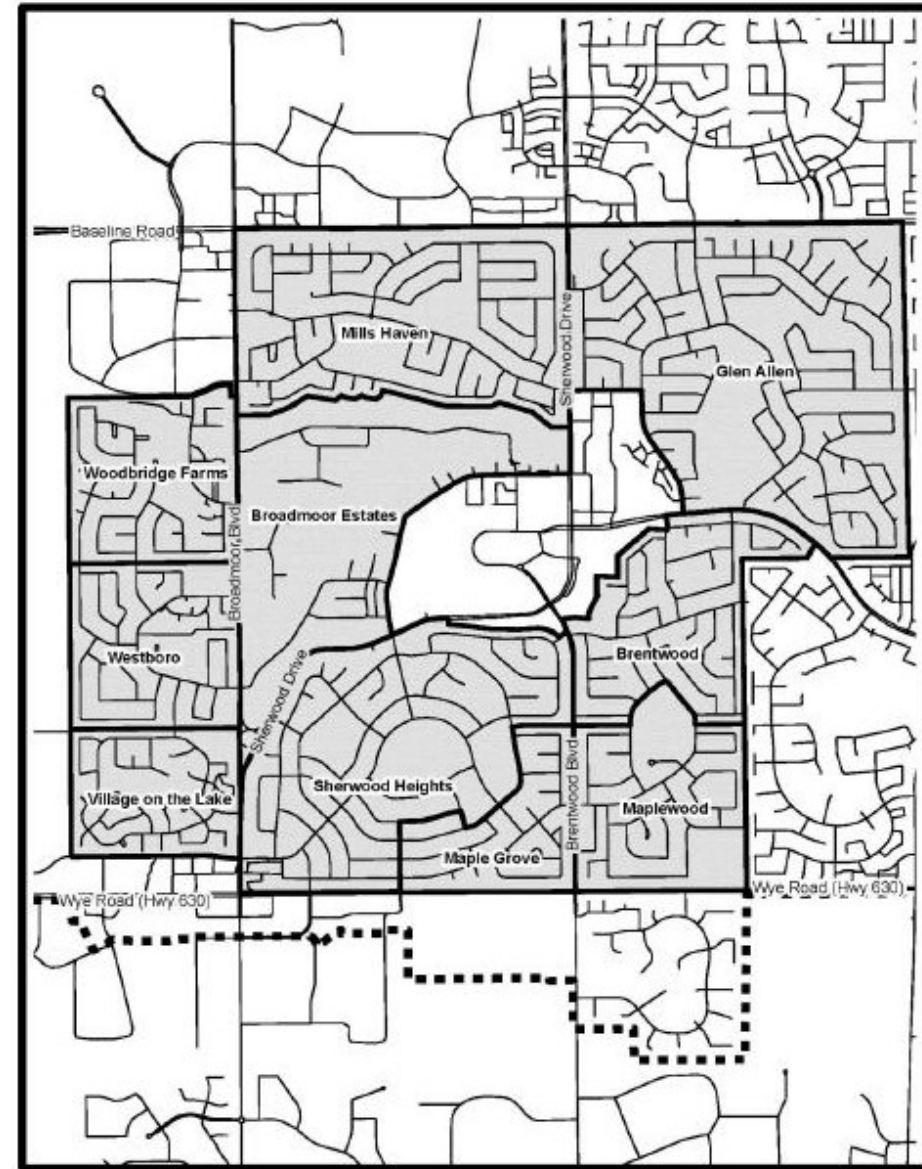
- Administration, with assistance from the Task Force, held public meetings on April 27th and 28th 2016
- Three pop-up street stalls were held on March 30th, April 11th and April 20th
- Online survey ran for two weeks from April 29th to May 15th
- A Public Engagement Summary was completed and posted on the County Website.
- Overall positive feedback on the draft overlay.
- Some concerns regarding landscaping and the regulations possibly being too restrictive.



Mature Neighbourhood Overlay

Purpose:

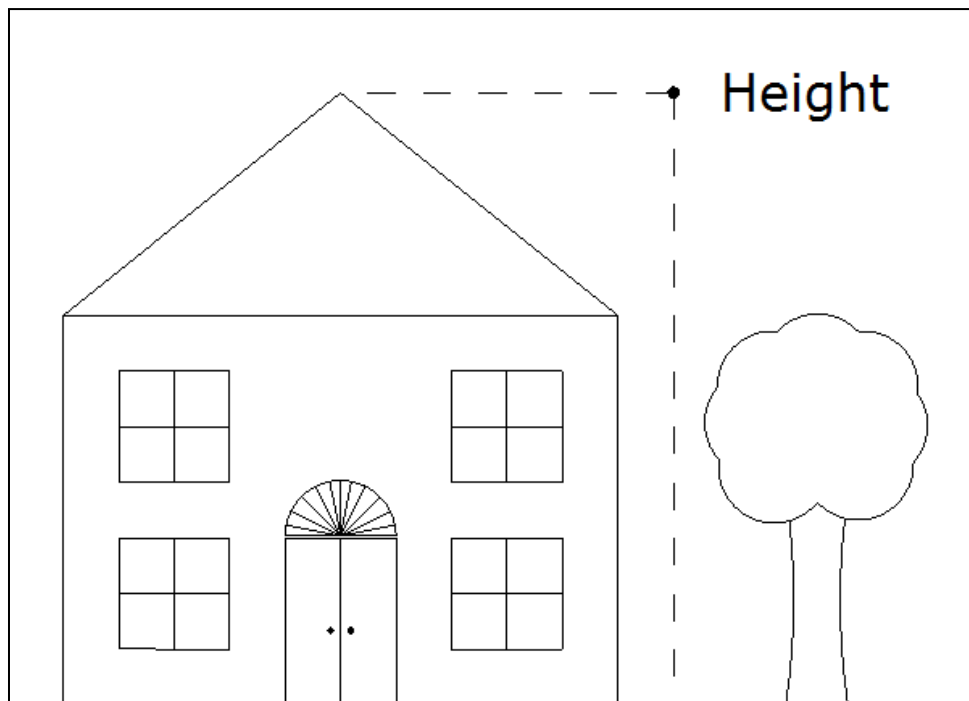
- To provide for development within mature neighbourhoods that respects and maintains the overall character of these areas:
- Mills Haven
- Glen Allan
- Broadmoor Estates
- Brentwood
- Sherwood Heights
- Maple Grove
- Maplewood
- Village on the Lake
- Westboro
- Woodbridge Farms



Mature Neighbourhood Overlay

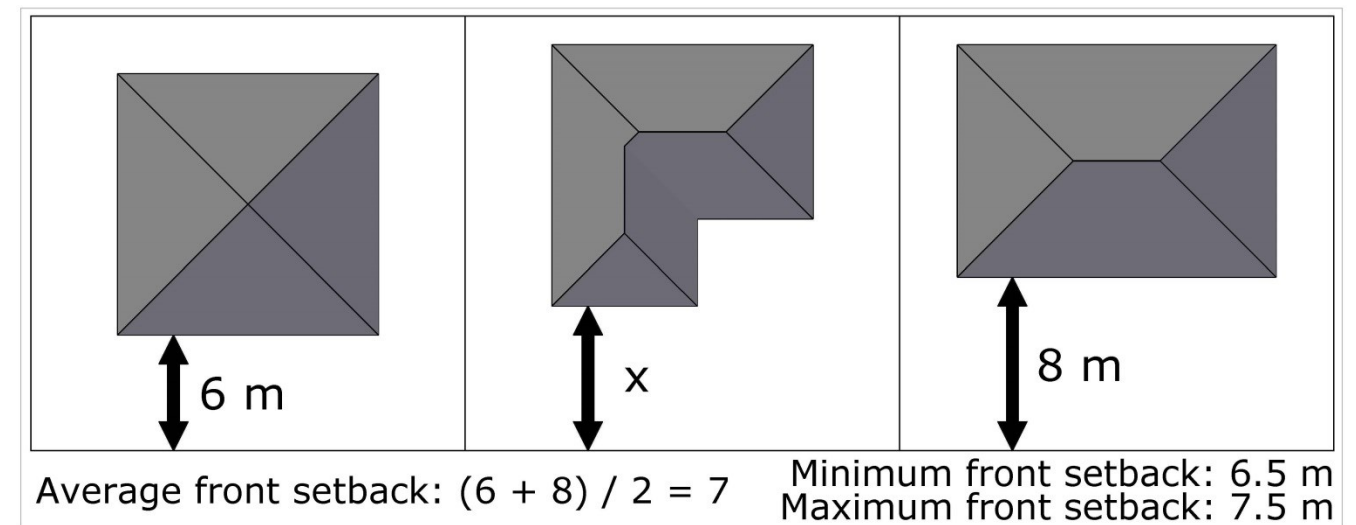
Height:

- Limitations for proposed two storey development where abutting lots are single storey.



Front yard setback:

- Must be similar to those on abutting lots.



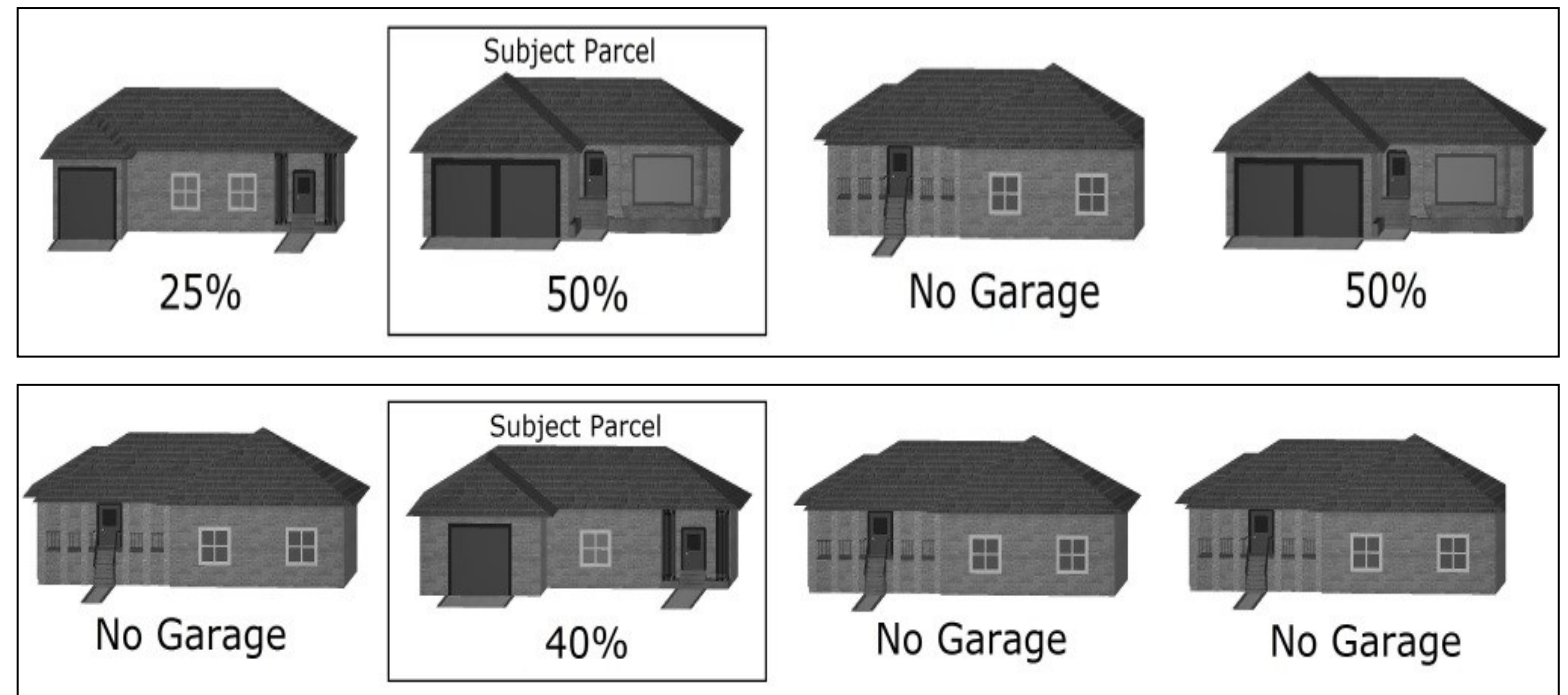
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Side yard setback:

- Limited reduction in side yard setback, for example: If existing setback is 4.0 metres, new setback cannot be less than 3.0 metres.

Front Attached Garage:

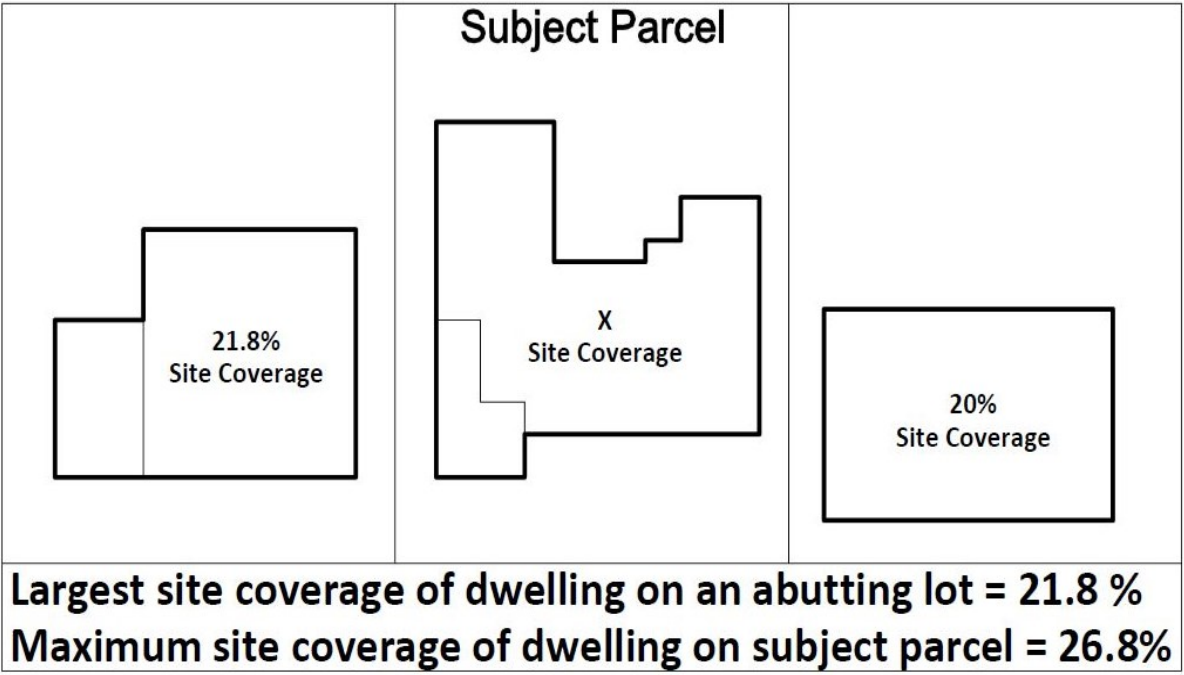
- Must meet the front yard setback regulation and take the existing streetscape into consideration.



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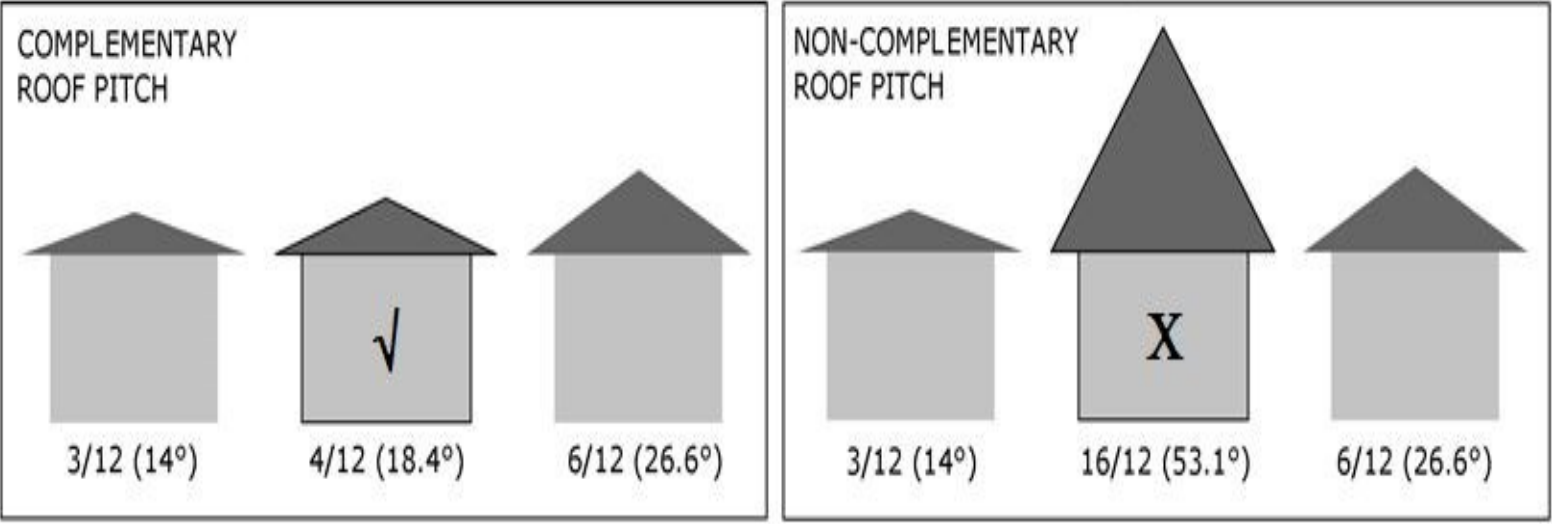
Site Coverage:

- Must respect site coverage of adjacent lots.



Roof Pitch:

- Must be complimentary to the dominant roof pitch on abutting lots.



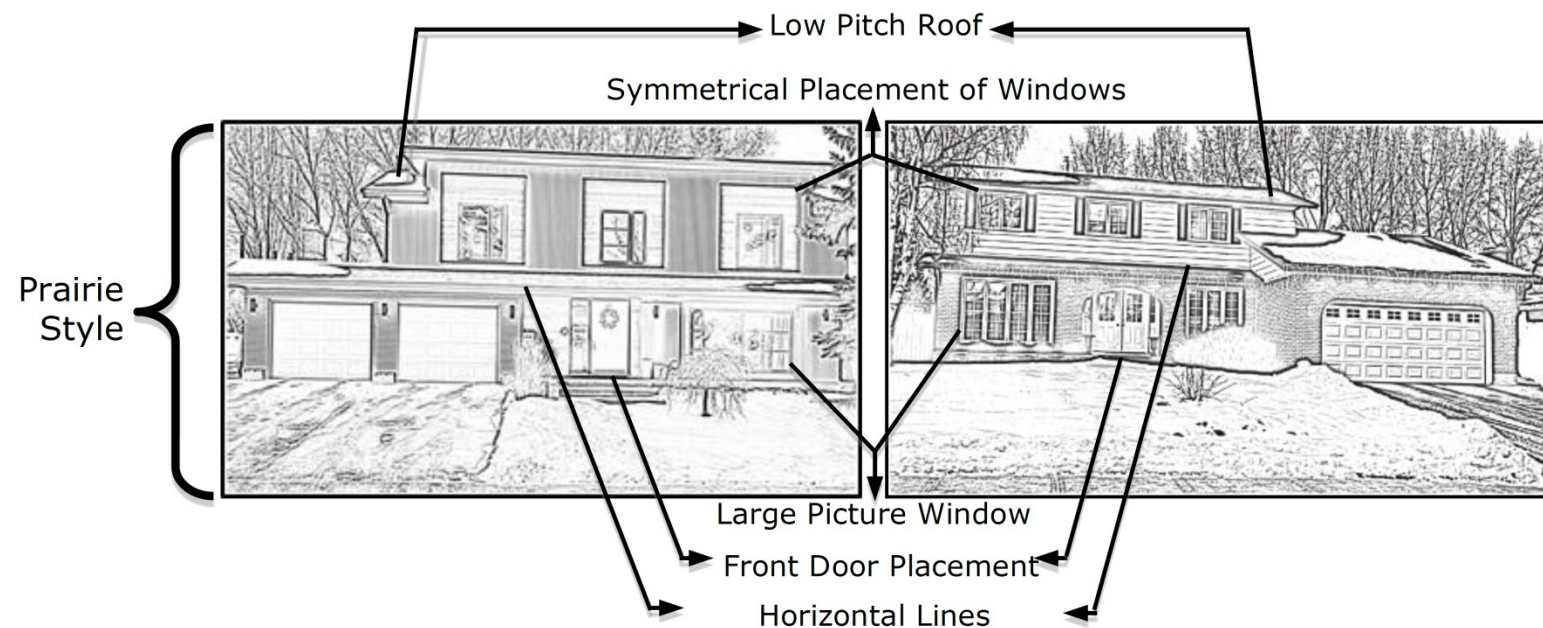
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Landscaping:

- Landscaping plans are required and proposed development will try to conserve existing landscaping.

Architectural Character:

- Requirement to incorporate two architectural design elements found within the streetscape.



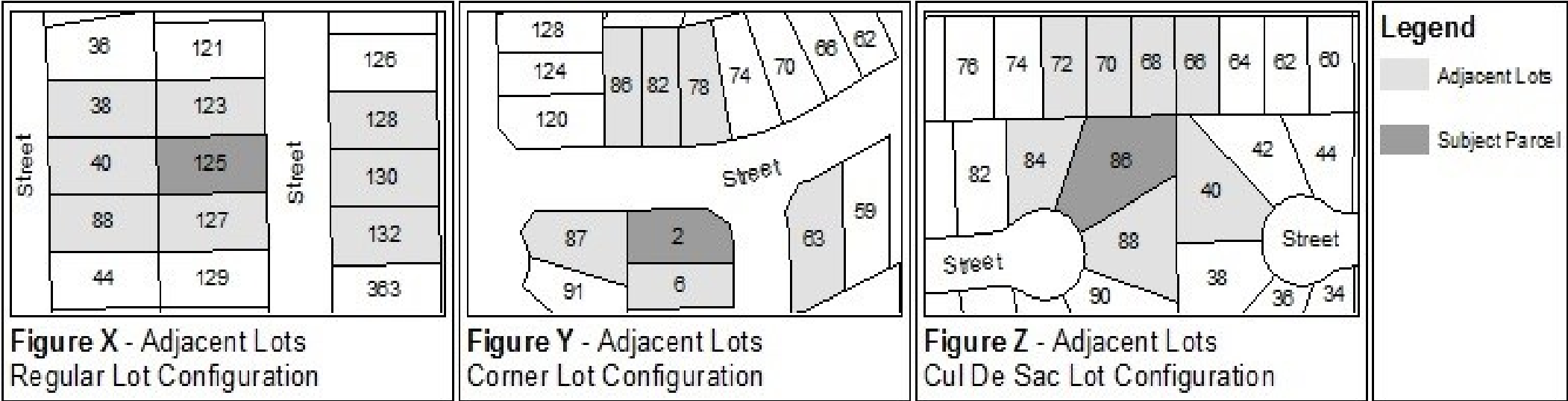
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Public Advisement:

- Letter will be sent to adjacent landowners regarding the decision on an application.

Review Process:

- At least one site inspection will be completed by the Development Officer during the application review.



Discussion

