

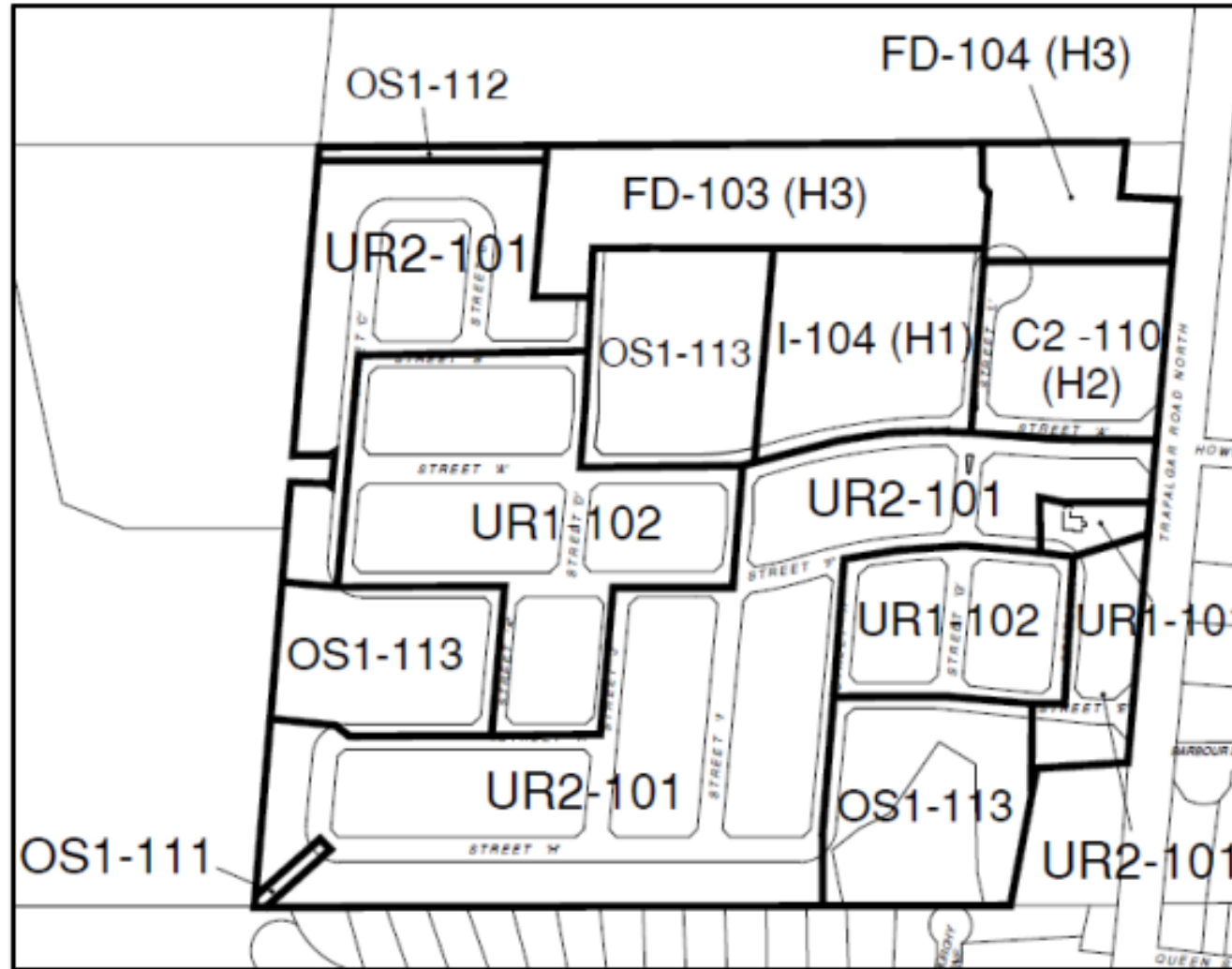
Zoning By-law Amendment (Z21-09)

**Hillsburgh Heights Inc.
5916 Trafalgar Road**

December 12, 2024



Zoning By-law



Policy

- The proposed ZBA is consistent with the new Provincial Planning Statement, Greenbelt Plan, County of Wellington and Town of Erin Official Plans.
- The proposal is consistent with the principles set out in the Town's Urban Design Guidelines and will be reviewed against the Town's Green Development Standards once finalized.
- Prior to issuance of a building permit, each dwelling will be subject to architectural control, as a condition of draft plan approval.

Elevations



TOWNHOMES
ERIN

Elevations



4507-Corner-C (colour pkg 9-Dusk)

OWN  OF
ERIN

Elevations



5005-Bung-Loft-Corner-A (colour pkg 4-Dusk)

OWN  OF
ERIN

Elevations

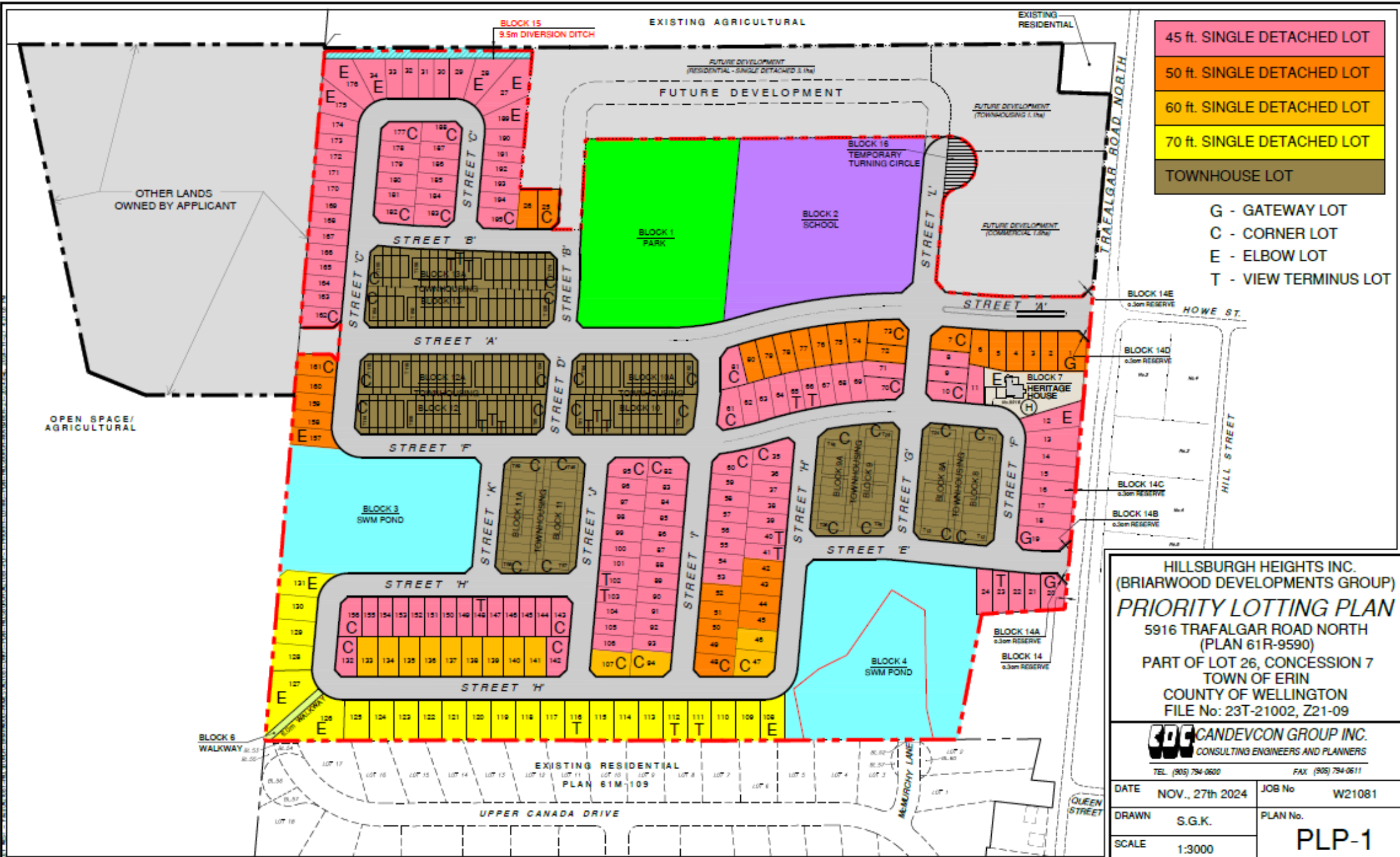


Blk 198-1 (colour pkg 9-dusk)

TOWN OF
ERIN

Conclusion

- The proposal represents appropriate greenfield development and will contribute to the mix of uses, provide an additional form of housing to the Town's current housing stock, presents a built form that is compatible with the surrounding neighbourhood to the south, and works toward the creation of a complete community.
- Staff recommend that Council adopt the site-specific Zoning By-law Amendment (Z21- 09).



- 45 ft. SINGLE DETACHED LOT
- 50 ft. SINGLE DETACHED LOT
- 60 ft. SINGLE DETACHED LOT
- 70 ft. SINGLE DETACHED LOT
- TOWNHOUSE LOT

- G - GATEWAY LOT
- C - CORNER LOT
- E - ELBOW LOT
- T - VIEW TERMINUS LOT

HILLSBURGH HEIGHTS INC.
 (BRIARWOOD DEVELOPMENTS GROUP)
PRIORITY LOTTING PLAN
 5916 TRAFALGAR ROAD NORTH
 (PLAN 61R-9590)
 PART OF LOT 26, CONCESSION 7
 TOWN OF ERIN
 COUNTY OF WELLINGTON
 FILE No: 23T-21002, Z21-09

CANDEVCON GROUP INC.
 CONSULTING ENGINEERS AND PLANNERS
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| | | | |
|-------|-----------------|----------|--------------|
| DATE | NOV., 27th 2024 | JOB No | W21081 |
| DRAWN | S.G.K. | PLAN No. | PLP-1 |
| SCALE | 1:3000 | | |

The revisions made to the proposal to address comments received include the following:

- Increasing the diversity of unit types and sizes and placing a portion of the lands within future development blocks with a holding provision, in order to comply with the County's Official Plan policies for affordable housing and bring the development closer to the minimum density target for Greenfield development;
- Adding fencing between this development and adjacent residential properties;
- Increasing the width of walkways and vista points;
- Reducing the length of townhouse blocks;
- Increasing the size of the park block;
- Refinement of the internal road network;
- Inclusion of a future commercial block;
- Inclusion of future residential development blocks; and
- Aligning the proposed development standards with the Urban Residential Zone Standards (UR1 and UR2) of the Town's Zoning By-law, as amended.

The Urban Design Brief speaks to how the development will achieve this vision by the following:

- Including two stormwater management ponds that provide open space blocks that are visible and accessible from the adjacent street;
- Creating a connected streetscape for pedestrians to access nearby amenities such as the school and park, safely;
- Locating higher density blocks in prominent locations near the park and school;
- Planning for the neighbourhood park to be walkable within a 400m radius (5 minutes) of most residents in the subdivision;
- Creating priority lotting within areas that have a higher degree of public visibility, such as gateway lots, corner lots, and view terminus and elbow lots;
- Using materials and architectural details that complement the character of the Village of Hillsburgh, such as the use of brick with wood clapboard and board-and-batten as accent material;
- Enhancing the road network with collector and local roads that create an interconnected street system supported by active transportation; and
- Incorporating traffic calming measures to reduce the speeds of vehicles including a roundabout and shorter block lengths.

2. Standard "Green Features" Included in Every Home

| Feature | Description | Benefits |
|--|---|--|
| High-Performance Insulation | Advanced insulation materials and techniques, including Energy-Efficient Insulation R-values, for walls, floors, and roofs. | Improved energy efficiency and temperature control, reducing heating and cooling costs. . |
| Energy-Efficient Windows | Low-E, foam insulated, double-pane windows designed to minimize heat transfer. | Helps reduce energy costs by maintaining indoor temperatures and lowering HVAC demand. |
| High-Efficiency HVAC System | Energy-efficient heating, ventilation, HRV and air conditioning system. | Lower energy consumption and increased comfort year-round. |
| Water-Saving Fixtures | Low-flow faucets, showerheads, and toilets in all bathrooms and kitchens. | Reduces water consumption, lowering utility bills and conserving water resources. |
| Sustainable Flooring Options | Use of eco-friendly hardwood flooring materials, where applicable | Durable, renewable materials that minimize environmental impact. |
| LED Lighting | Installation of LED lighting throughout the home. | Uses less energy, reduces electricity costs, and lasts longer than conventional lighting. |
| Eco-Thermostat | Programmable thermostat for efficient temperature management. | Helps reduce energy usage and allows for greater temperature control. |
| Supports Renewable Energy Installations | 200-amp electrical panel. | Provides the necessary capacity to integrate renewable energy systems like solar panels and support EV charging. |

| | | |
|-------------------------------------|--|--|
| High Efficiency Water Heater | A higher efficiency water heater compared to the standard model. | Lower energy consumption compared to the standard model presents energy savings. |
| Green Vehicle Ready | EV charger conduit from panel to garage. | EV charging readiness infrastructure. |

3. Optional Green Packages

Homeowners can select from additional Green Packages to further enhance sustainability and energy efficiency. Each package offers unique environmental benefits.

| Package Name | Description | Benefits |
|--|--|---|
| Solar Energy Ready Package | Installation of conduits to the rooftop for future solar panels to generate renewable energy for the home and custom solar panel ready trusses. | Reduces reliance on the grid, lowers energy bills, and supports renewable energy. |
| Enhanced Water Conservation Package | Dual flush toilets, and enhanced low-flow fixtures. | Conserves water by up to 20% per household. |
| Indoor Air Quality Package | High-performance air filtration, HEPA filter, UV furnace cleaning system, low-VOC paints, and GREENGUARD Certified carpet or non-VOC emitting floor materials. | Promotes a healthier indoor environment with improved air quality. |
| Metal Roof Package | Metal roofing replacing shingles. | An eco-friendly option; increased longevity and durability reduce waste, reduce heat island effect, and better energy efficiency. |
| Heat Pump in lieu of AC | Electric Heat Pump replaces air conditioner. | Improve energy efficiency by minimum 15%, 30% reduction in greenhouse gas |
| Smart Home Package | Installation of smart switches at set locations, Smart Thermostat. | Programmable exterior lights and intelligent Thermostat will reduce home energy costs. |