

# TOWN OF MILTON

MATURE NEIGHBOURHOODS CHARACTER STUDY

FALLINGBROOK, FOREST GROVE, BRONTE MEADOWS, VALLEY VIEW

## SUMMARY REPORT



May 2021

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# 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<sup>1</sup>. 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 is now complete and includes the low-density residential neighbourhoods within the Downtown Character Area and the residential properties fronting onto Martin Street. The approved Zoning By-law Amendment (By-law No. 081-2020) introduces new standards that apply to low-density residential development in the Downtown Character Area.

Phase 2 includes the Mountainview neighbourhood and the residential section of Old Milton, located north of the Downtown Character Area and west of Ontario Street.

Phase 3 was incorporated to the work plan on July 2020 with the review of 1200 residential properties zoned RLD and 280 properties zoned RMD within the Fallingbrook, Forrest Grove, Bronte Meadows and Valley View neighbourhoods, and a small section of Old Milton located outside the Downtown Character Area.

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<sup>1</sup> For a review of the Study's background research on the policy context and local planning framework, best practices and initial findings, refer to .Planning Department report [PD-018-19](#).

As part of Phase 3, Town staff is currently undergoing background work on the Dorset Park and Timberlea neighbourhoods.

## 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 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.)

The Local Official Plan now includes a 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”.

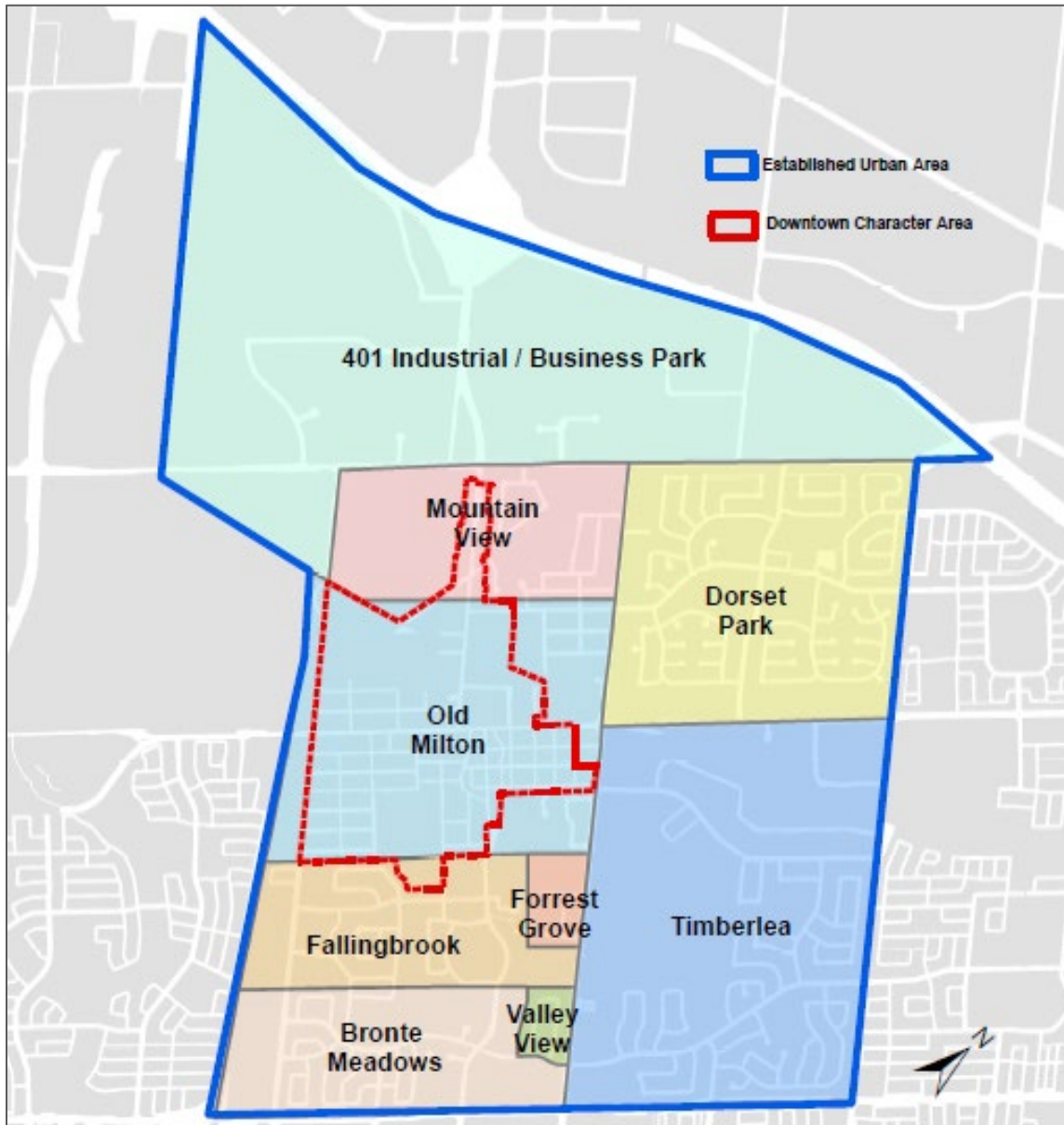


Figure 1. Stable Neighbourhoods within the Established Urban Area.

## 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. NEIGHBOURHOOD CHARACTERIZATION

The geographic focus of the study is the Town's Mature Neighbourhood Areas. Five neighbourhoods or sub-areas, each containing a noticeable set of attributes that could contribute to their overall neighbourhood characterization, are described in this report: *A section of Old Milton (outside the Downtown Character Area), Fallingbrook, Forest Grove, Bronte Meadows and Valley View*. The residential areas within this neighbourhoods are depicted in Figure 2 and are described below.

Town planning staff carried out background research to gain a better understanding of the time frame associated to the growth of this section of Milton, the built form patterns that define the character of these neighbourhoods and where changes are occurring through infill and redevelopment. 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 identify patterns.

Appendix A includes tables that summarize the findings by neighbourhood within the study area.

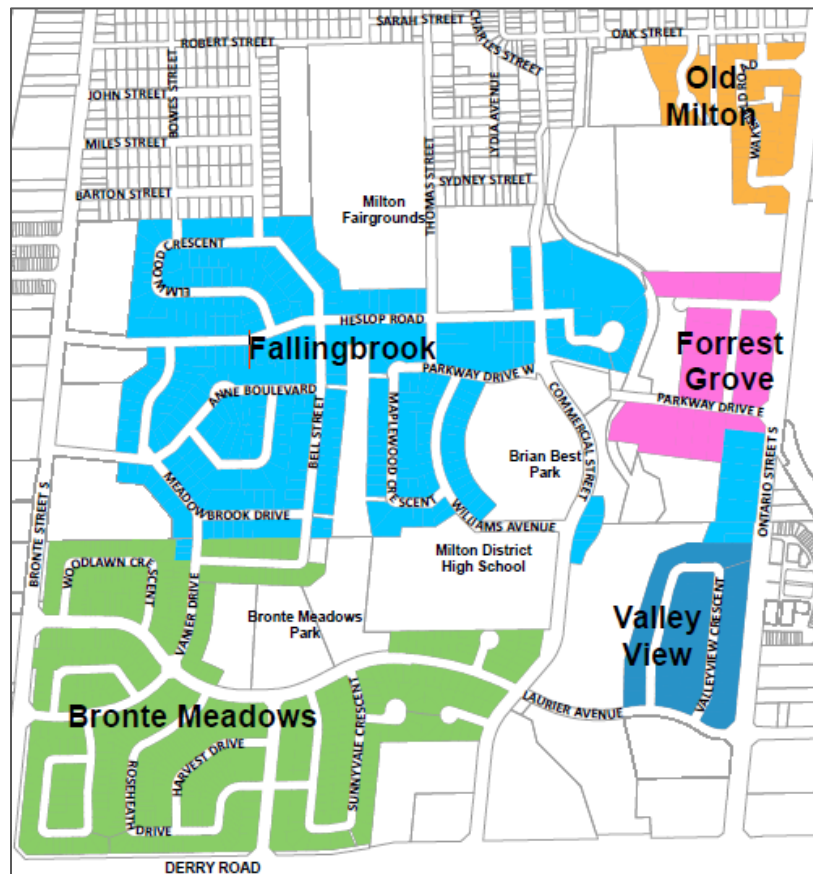
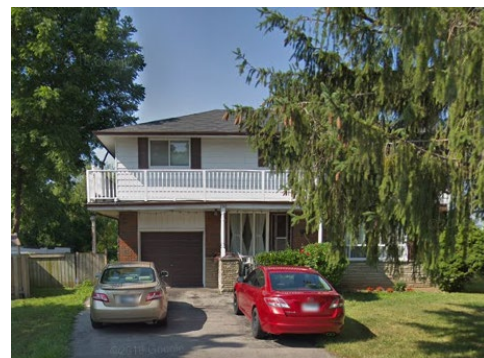
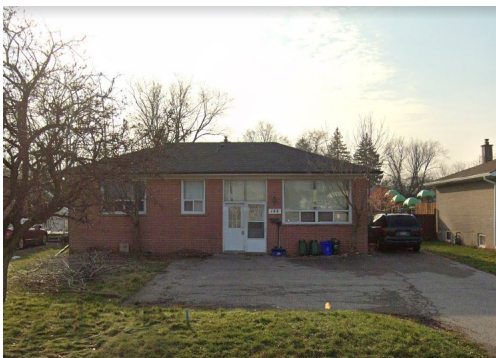


Figure 2. Residential Neighbourhood Areas under review.

## 2.1 Old Milton (outside the Character Area)

Old Milton was built mainly between 1850 and 1890. The southern area continue to evolve and transition during the twentieth century. While a large portion of the area is designated in the Local Official Plan as the Downtown Character Area, some neighbourhoods remain outside of the Character Area boundary. A small residential area on the southwest corner of Old Milton is being reviewed in Phase 3 of the Study.

This small section of Old Milton comprises 56 residential properties located on Ashbrook Court, Wakefield Road and the west side of Ontario Street S. The small Wakefield Park is located in the interior of one of the blocks. Two properties on Ontario Street contain a retail establishment and an office use.



Characteristics of this area that define the current neighbourhood character of this section of Old Milton include:

### *Streetscape*

- Ashbrook Court has no sidewalks, and one sidewalk is only present on one side of Wakefield Road. Ontario Street, classified as Multi-purpose Arterial, has a wide right-of-way with sidewalks on both sides.
- Irregular block configuration.
- Lots of frontage and landscaped yards.

### *Lot Fabric*

- Rectangular lots along straight streets and irregular lots around the cul-de-sac on Kingsway Place.
- Half of the lots (52%) are less than 660 square metres in size. An additional 33% of lots are between 660 and 830 square metres in size.
- Average lot size is 721 square metres.
- 90% of lots have a frontage between 15 and 19.9 metres in length, with the average length of lot frontages in this neighbourhood being 18.9 metres.
- Predominantly deep lots. 86% of the lots have depth greater than 30 metres, with an average lot depth of 34.9 metres.
- There are no vacant lots on this neighbourhood.

### *Built Form*

- More than half of the structures in this neighbourhood are one storey in height (57%), with an additional 29% of houses being 1.5 stories in height and 14% being two-storey.
- 64% of the houses have a lot coverage less than 20%. An additional 31% have a lot coverage in the range of 20.1 to 25%. Only 1 house exceeds 40% lot coverage.
- The average lot coverage in this area is 20%.
- 50% of the properties contain no garage structure.
- There is significant split in the type and location of garages in this area. 36% of properties contain an attached garage or carport. An additional 105 are located at the rear of the property.
- 43% of the houses have a front yard setback between 8.1 and 12 metres. An additional 38% have a front yard setback in the range of 4.1 to 8.0 metres. The average front yard setback is 9.0 metres.
- Interior side yard setbacks range from as little as 0.9 metres to approximately 11 metres. Almost half of the side yard setbacks are in the range of 1.5 to 3.0 metres and an additional 25% are in the 3.0 to 4.5 metre range. The average for all setbacks is 2.9 metres.
- Brick is the predominant material. Some house incorporate siding or stucco.
- There is only one listed heritage property in the neighbourhood.

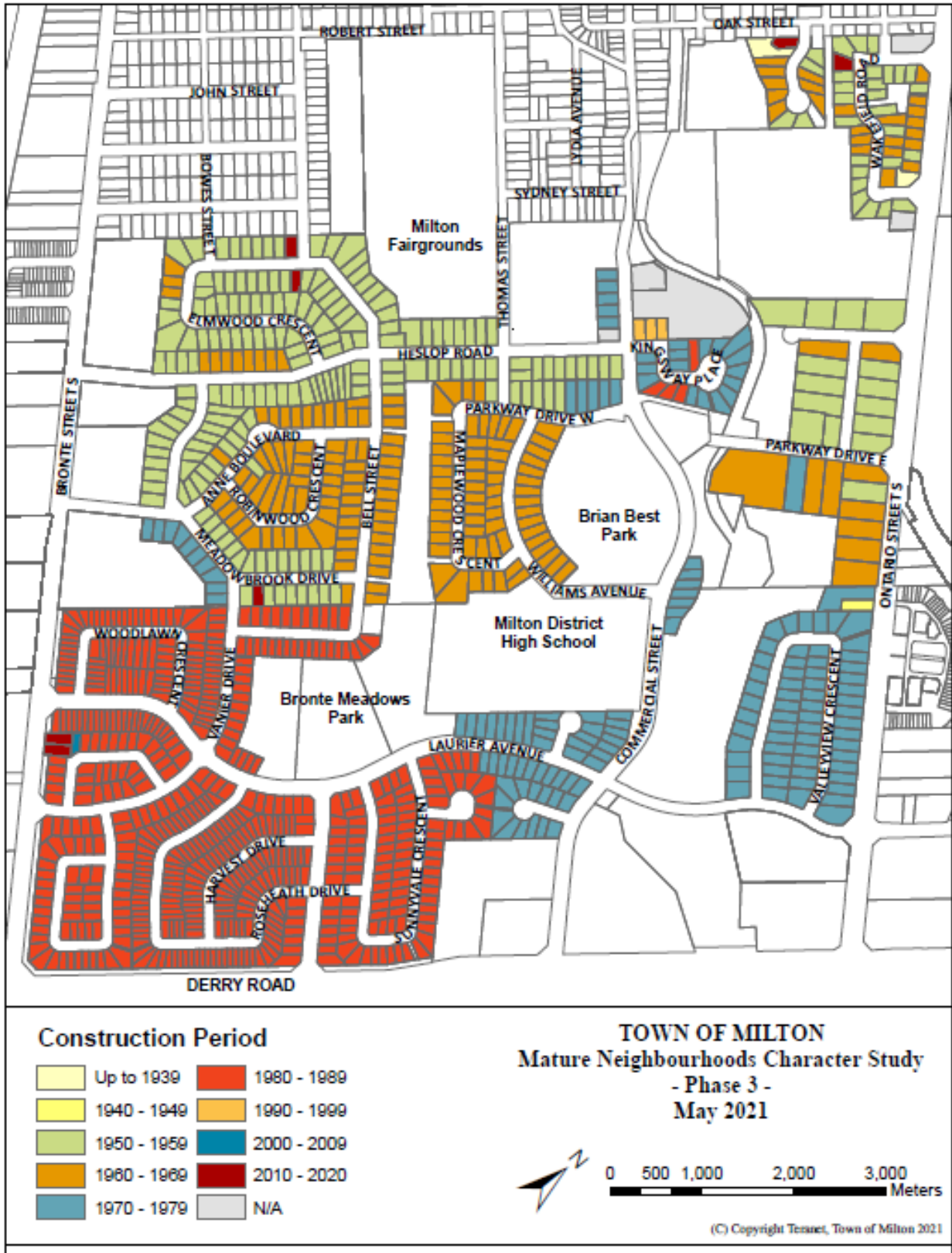
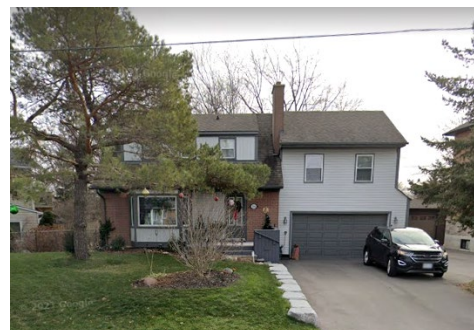


Figure 3. Mapping of period of construction of homes.

## 2.1 Fallingbrook

Registered in 1954, the Fallingbrook neighbourhood was built in the 1950s and 1960s in the area just south of Old Milton. It falls in the area south of Barton and Sydney Streets; east of the CN Railway, west of Ontario Street, and north of the Bronte Meadows neighbourhood. Community features in the area are the Brian Best and David Thompson Parks, schools and recreational facilities.

There are 390 residential properties in this neighbourhood, all zoned Residential Low Density (RLD).



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

### *Streetscape*

- Heslop Road, classified as collector roads, has sidewalks on both sides. Other collector or local roads have sidewalks only on one side.
- Mostly irregular block configuration.
- Mature street trees; lots of frontage and landscaped front yards.

### *Lot Fabric*

- Mostly rectangular lots sitting along longer streets. Some more irregular lots on curved streets.
- 60% of lots have an area between 660 and 830 square metres, and 24% have an area less than 660 square metres.

- Average lot size is 778 square metres.
- 77% of lots have a frontage between 15 and 19.9 metres in length. An additional 12% of lots have a frontage between 20 and 24.9 metres in length. The average lot frontages in this neighbourhood is 19.3 metres.
- Lots are predominantly deep with 96% of them having depth greater than 30 metres. The average lot depth for all lots is 38.5 metres.
- There are no vacant lots on this neighbourhood.

### *Built Form*

- 70% of the houses in this neighbourhood are one storey in height, 24% are two-storey and only 7% are 1.5 storey split bungalows.
- 64% of the houses have a lot coverage less than 20%. An additional 27% have a lot coverage in the range of 20.1 to 25% and only 1% has a lot coverage equal or greater than 30%.
- The average lot coverage for this neighbourhood is 19%.
- Replacement dwellings are 2-storey in height.
- 26% of garages are located at the rear of the property, followed by 21% of garages aligned with the front wall of the dwelling. Projected and setback garages are also present in the neighbourhood in small numbers.
- 27% of the properties contain no garage structure.
- 46% of houses have a front yard setback between 8.1 and 12 metres. An additional 24% have a front yard setback in the range of 4.1 to 8.0 metres. The average front yard setback is 9.1 metres.
- On lots with a frontage equal or less than 20 metres, side yard setbacks range from 0 metres on semi-detached dwellings and 0.6 metres on detached dwellings to 8.5 metres. On these properties the average setback is 2.9 metres.
- The average side yard setback on lots with a frontage greater than 20 metres is 3.4 metres.
- Brick and wood siding are the predominant materials.
- There are no listed or designated heritage properties in the neighbourhood.

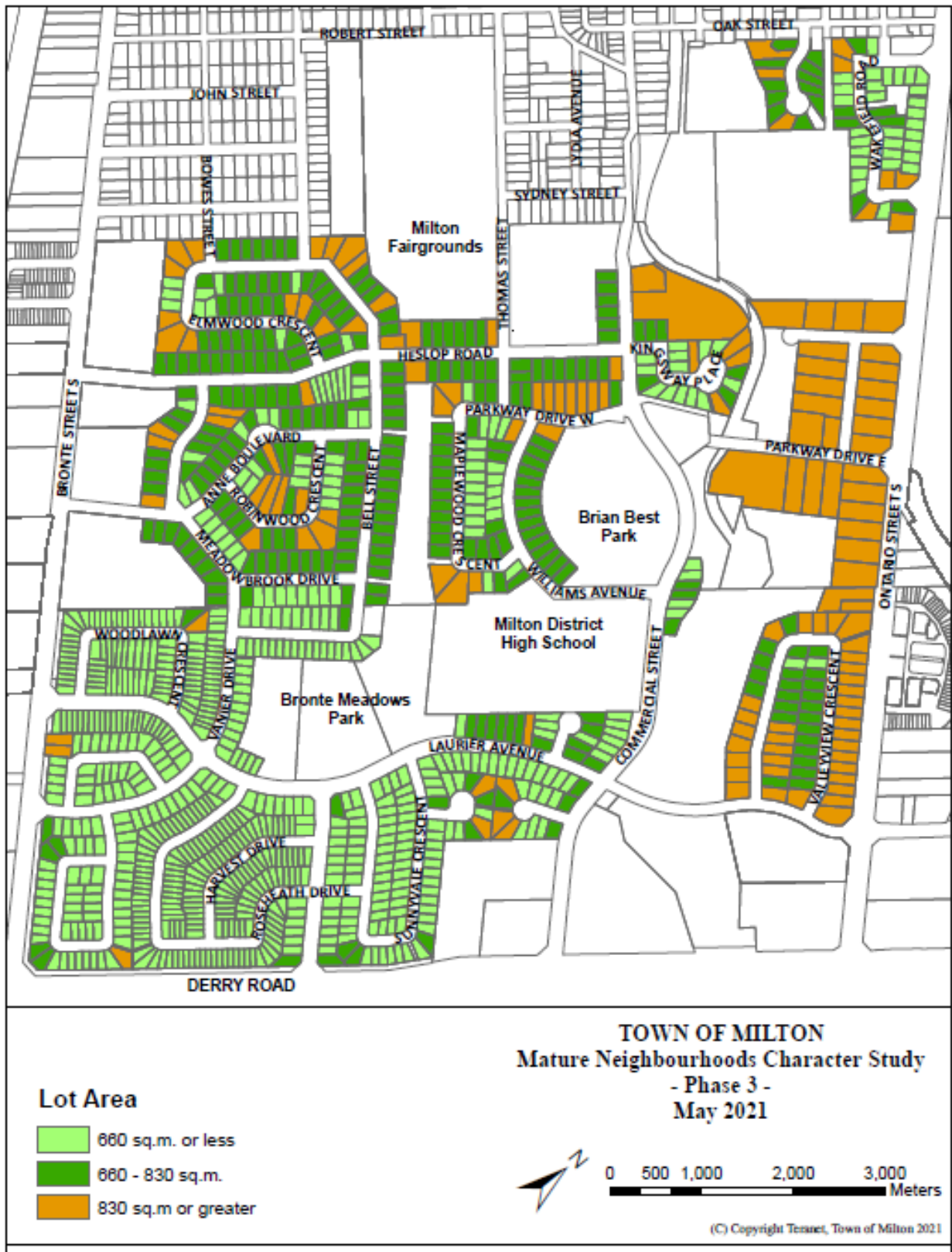


Figure 4. Mapping of lot area.

## 2.1 Forest Grove

The Forest Grove neighbourhood represents a small group of houses built in the 1950s and early 1960s on Halton Avenue, Parkway Drive E. and Donald Campbell Avenue, ending in a cul-de-sac. The neighbourhood is bounded by Ontario Street to the West, the Milton Evergreen Cemetery to the North, Sixteen Mile Creek and Dorset Park to the West and Parkway Drive E. to the South. A pathway connects Parkway Drive E. across the creek with the Fallingbrook neighbourhood.

There are just 19 residential properties in this area, all zoned Residential Low Density (RLD).



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

### *Streetscape*

- Mature street trees; lots of frontage and landscaped front yards.
- Limited walkability due to the absence of sidewalks.
- Irregular blocks
- Limited vehicular traffic with streets ending in a dead end or cul-de-sac.

### *Lot Fabric*

- Rectangular lots sitting along longer straight streets.
- Reverse lots backing onto Ontario Street S.
- All lots are greater than 830 square metres in size and the average lot size is 2,842 square metres.



- The majority of lots (79%) have a frontage greater than 30 metres, with the average length of lot frontages being 33.2 metres.
- Lot depth ranges from 45 to 92 metres. Average lot depth is 71 metres.
- There are no vacant lots on this neighbourhood.

### *Built Form*

- 16 houses (84%) are one-storey bungalows and 3 (16%) are 2-storey dwellings.
- All the houses in the area have a lot coverage less than 15%, due to the large size of the properties. The average lot coverage for all properties is 10%.
- 68% of garages are aligned with the front wall of the dwelling. 79% are attached to the dwelling and 69% are two-car garage structures.
- 47% of houses have a front yard setback between 12.1 and 16 metres. An additional 32% have a front yard setback greater than 16 metres. The average front yard setback is 17.3 metres.
- Side yard setbacks range from as little as 1.2 metres to more than 25 metres on large properties.
- 74% of all side yard setbacks are greater than 3.0 metres, including 45% that are greater than 6.0 metres. The average setback for all properties is 9.5 metres.
- Brick and wood siding are the predominant materials.
- There are no listed or designated heritage properties in the neighbourhood.

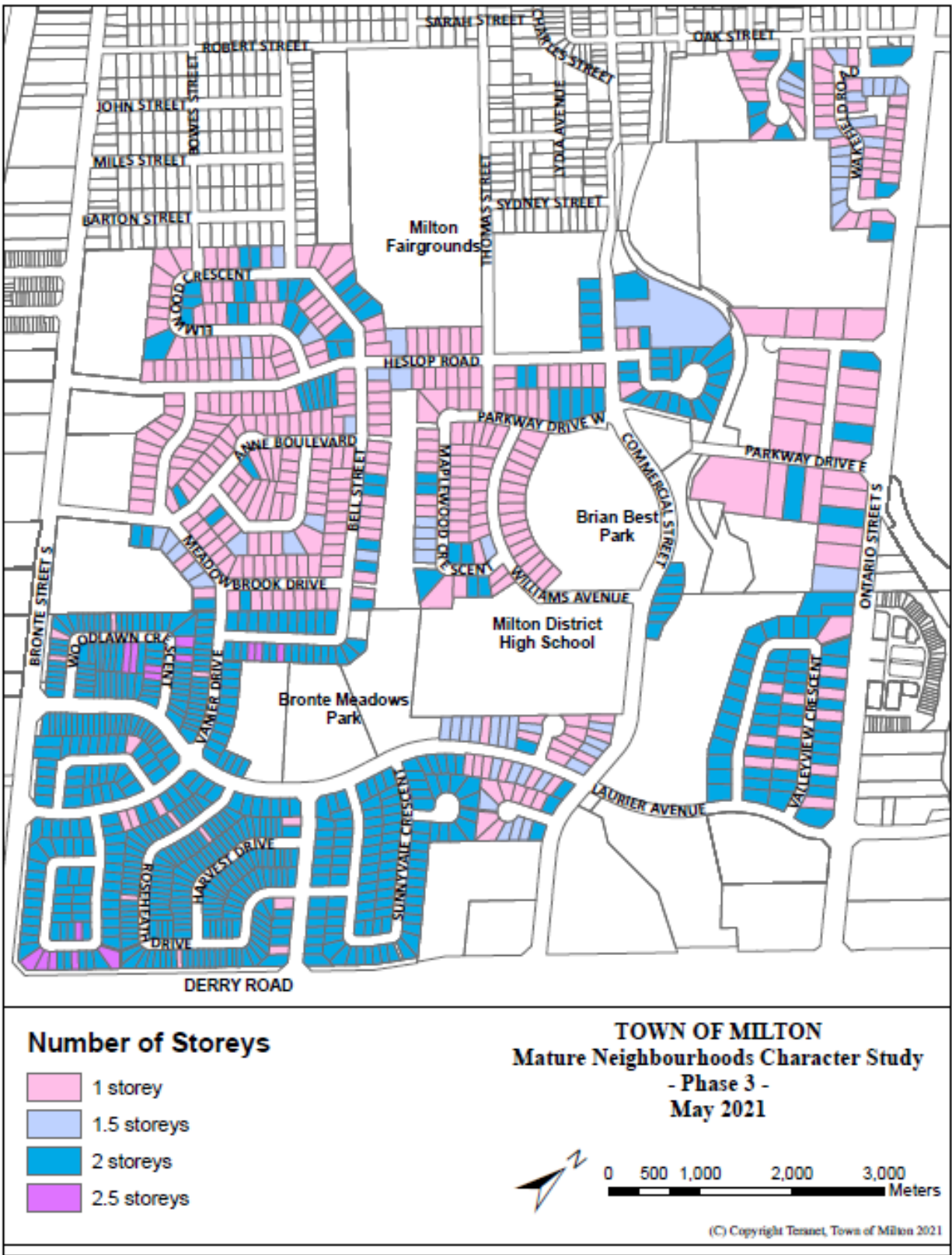


Figure 5. Mapping of building heights.

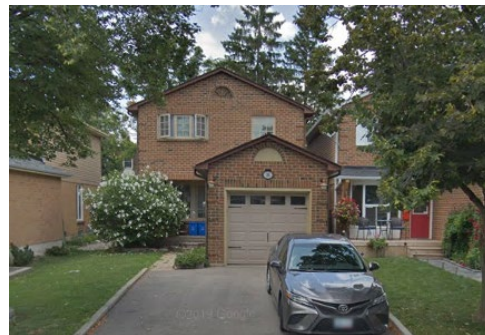
## 2.1 Bronte Meadows

The Bronte Meadows neighbourhood was registered during the 1970s and 1980s. Its boundaries are Derry Road, Bell Street, Bronte Street and Commercial Street.

Residential development on the western side of the neighbourhood was built during the 1970s and a large extent of residential development was further constructed in the neighbourhood between 1982 and 1985.

This area is well known for its hill at Sixteen Mile Creek, the Bronte Meadows park, John Tonelli Arena and the Milton District High School. The Milton District Hospital and Milton Sports Centre are found just on the other side of Derry Road.

There are 332 residential properties zoned Residential Low Density (RLD) and 280 additional residential properties zoned Residential Medium Density I (RMD1) in this area.



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

### *Streetscape*

- Laurier Avenue, farmstead Drive and Commercial Street, classified as collector roads, have sidewalks on both sides. Local roads have sidewalks only on one side.
- Irregular block configuration.
- Good mix of mature street trees on both sides of streets.

### *Lot Fabric*

- Rectangular lots sitting along longer straight streets and irregular lots around cul-de-sacs and on curved streets. There are no vacant lots on this neighbourhood.
- 86% of lots in the Residential Low Density area and 99% of lots in the Residential Medium Density area have an area less than 660 square metres.
- Average lot size in areas zoned Residential Low Density is 536 square metres. The average in the Residential Medium Density area is 336 square metres.
- Lot frontage mostly within the 15 to 20 metre range (64%) and 0 to 15metre range (25%) with average for all properties of 15.3 metres in areas zoned Residential Low Density.
- 98% of lots in the Residential Medium Density area have a frontage less than 15 metres, with average for all lots of 9.7 metres.
- Only 9 lots in Bronte Meadows have a depth less than 30 metres. The average lot depth for all lots is 33 metres.

### *Built Form*

- Houses are predominantly single-detached. Likewise, only 11% of units in the Low Density Area are semi-detached.
- 82% of houses in the Residential Low Density area and 95% of houses in the Residential Medium Density area are two-storey in height.
- Four semi-detached units recent built on Bronte Street are 2-storey in height.
- 70% of houses in the Low Medium Density area have a lot coverage greater than 25%, generally corresponding to the lot size. The average lot coverage for all houses in this area is 28%.
- 61% of houses in the Residential Medium Density area have a lot coverage greater than 30%. The average lot coverage for all houses in this area is 30%.
- Attached Garages are the predominant form (82%), with 44% being two-car garage structures. 74% of garages in the Residential Low Density area and 100% in the Residential Medium Density area project beyond the front wall of the dwelling.
- 73% of houses have a front yard setback between 4.1 and 8.0 metres. An additional 27% have a front yard setback between 8.1 and 12 metres. The average front yard setback is 7.8 metres.
- 45% of properties in the Low Medium Density area have an interior side yard setback of less than 1.5 metres. An additional 44% have a setback between 1.5 and 3.0 metres. Likewise, the side yard setbacks in the Residential Medium Density area are generally consistent with the RMD1 zone. The average setback in this area is 1.0 metres.
- Brick and wood siding are the predominant materials.
- There are no listed or designated heritage properties in the neighbourhood.

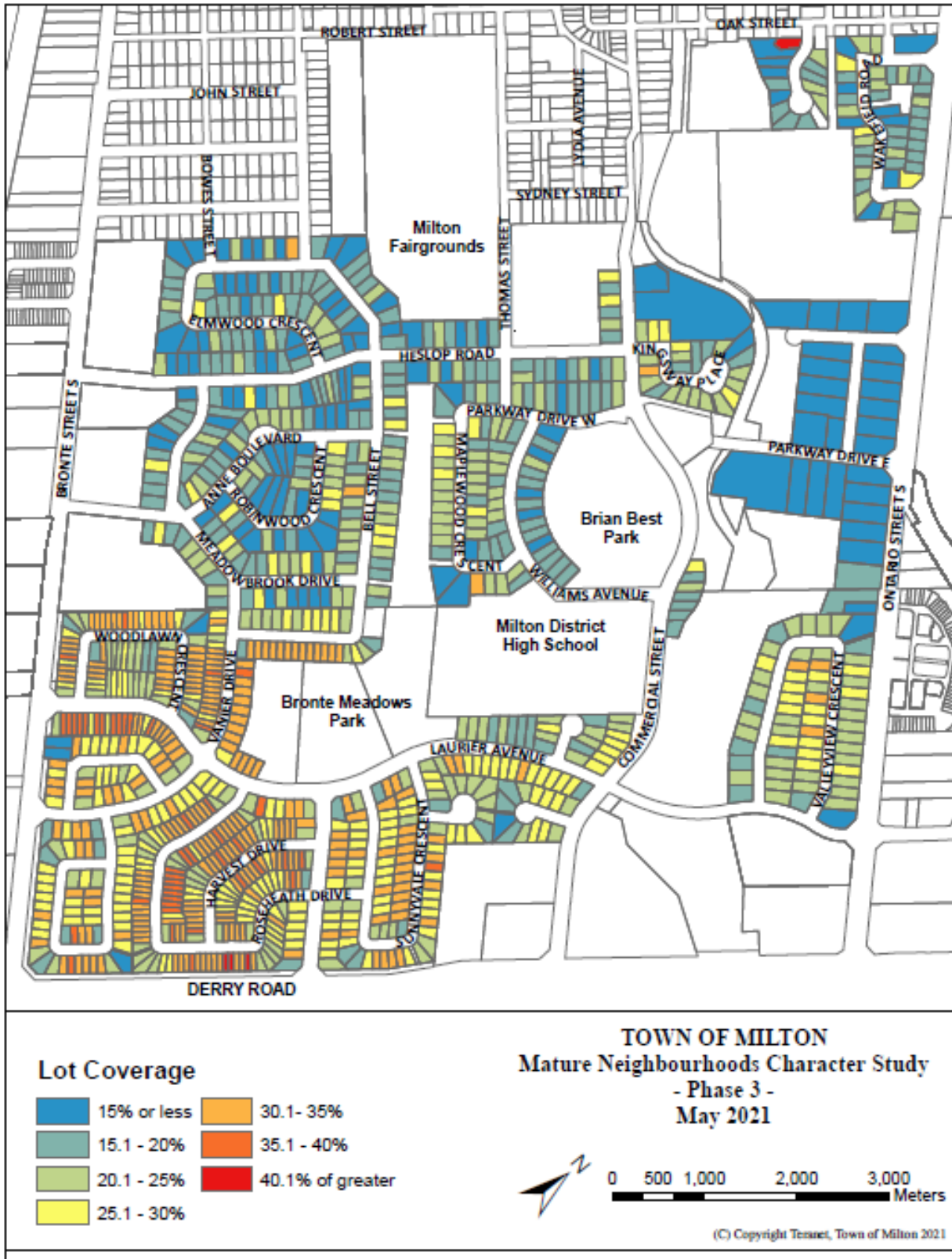


Figure 6. Mapping of lot coverage.

## 2.1 Valley View

Registered in 1973, Valley View is characterized by homes built in the 1970s on Valleyview Crescent. The neighbourhood is bounded by Ontario Street to the East, Laurier Avenue to the South, and Sixteen Mile Creek to the West and North.

There are 118 residential properties currently zoned Residential Low Density (RLD) in this area.



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

### *Streetscape*

- Standalone neighbourhood with two accesses from Laurier Street to a single local street.
- Sidewalk is present only in one side of Valleyview Crescent.
- Lots of frontage and landscaped yards.
- Good mix of mature street trees on both sides of the crescent.
- All properties with double-car driveway.

### *Lot Fabric*

- Mostly large rectangular lots sitting along long straight road.
- Reverse lots backing onto Ontario Street S.
- 56% of lots are greater than 830 square metres, and 41% of lot have an area between 660 and 830 square metres.
- The average lot size is 848 square metres.

- Lot frontage mostly within the 15 to 20 metre range (64%) and 20 to 25 metre range (25%) with average for all properties of 19.9 metres.
- Lots are predominantly deep with all having depth greater than 30 metres. The average lot depth for all lots is 40.4 metres.
- There are no vacant lots on this neighbourhood.

### *Built Form*

- All houses in this neighbourhood are single-detached built during the 1970s.
- 80% of the houses are two- storey in height and the remaining 20% are one- storey in height.
- 51% of houses have a lot coverage less than 30%. An additional 25% are in the 25% to 30% range. The average lot coverage for all properties in this neighbourhood is 24%.
- All dwellings have a garage structure with a driveway located to one side of the house.
- All of the garages are attached double type structures. 56% of garages project beyond the front wall of the dwelling while the remaining 44% of garages are aligned with the front wall of the dwelling.
- 51% of houses have a front yard setback between 4.1 and 8.0 metres. An additional 47% have a front yard setback between 8.1 and 12 metres. The average front yard setback is 8.1 metres.
- 61% of the side yard setbacks are in the range of 1.5 to 3.0 metres. An additional 25% are in the 3.0 to 4.5 metre range. The average of all setbacks in this area is 2.8 metres.
- Brick and wood siding are the predominant materials.
- There are no listed or designated heritage properties in Valley View.

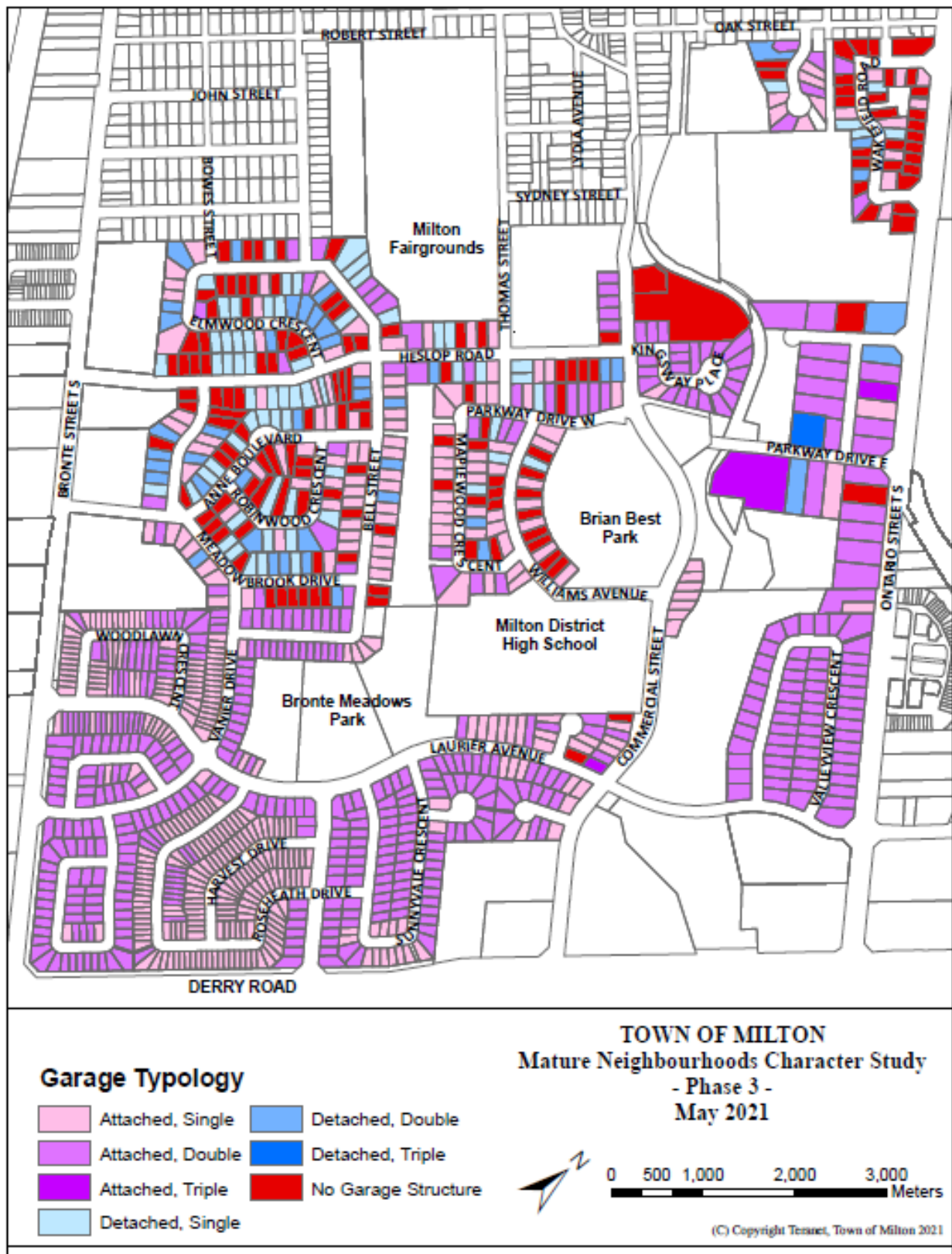


Figure 7. Mapping of garage typology.



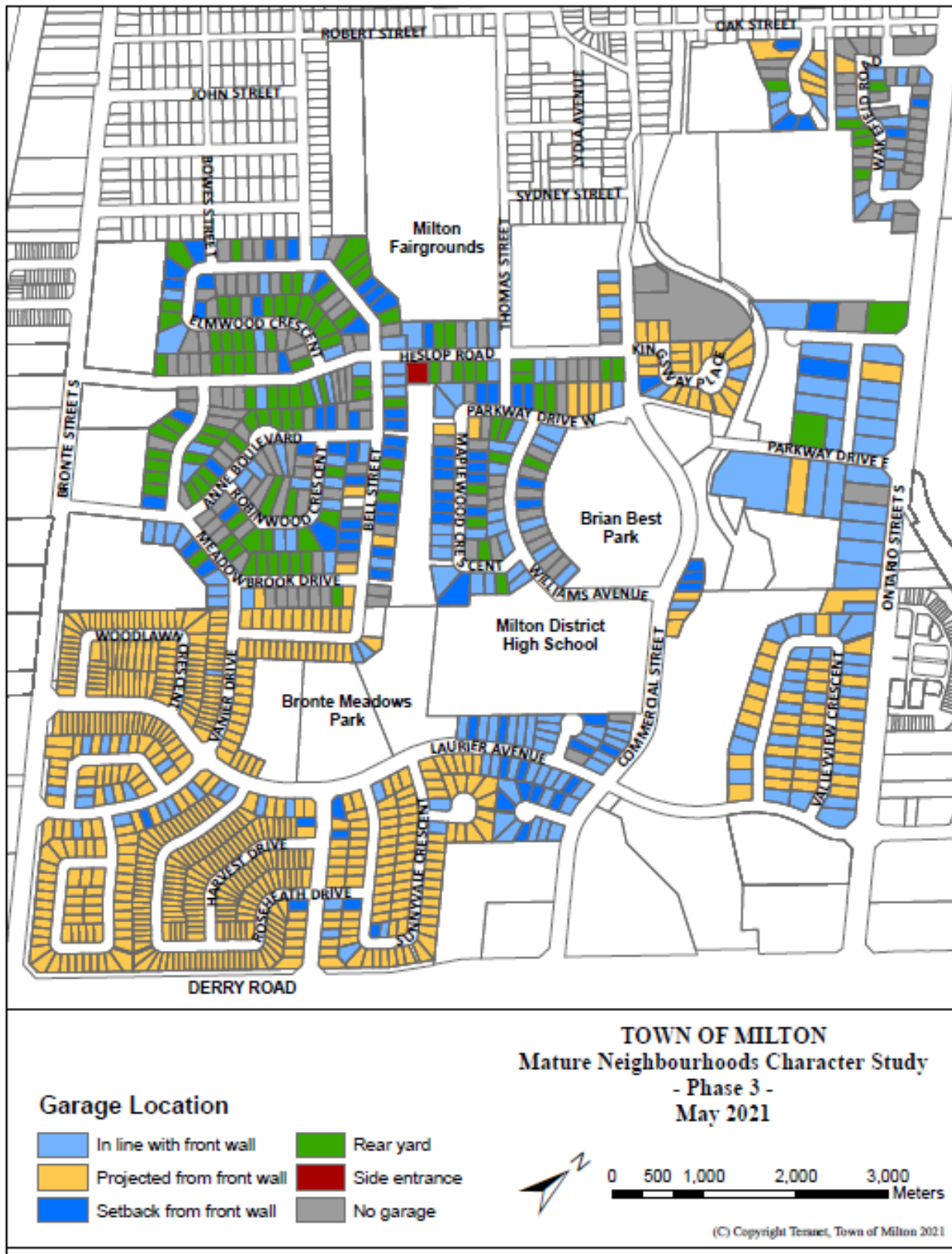


Figure 8. Mapping of garage location.

### 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 neighbourhoods contribute to an authentic character as all buildings contribute and influence in the same way.

#### *Neighbourhood Character*

1. The study area comprised 917 residential properties zoned Residential Low Density (RLD) and 280 residential properties zoned Residential Medium Density I (RMD1) grouped in five areas for the purpose of the study.
2. The majority of housing stock consists of low-density suburban development built from the 1950s up to the 1980s. The section of Old Milton and the Fallingbrook neighbourhood developed first, followed by other subdivisions in Forest Grove, Valley View and Bronte Meadows during the 1960s and 1970s. Bronte Meadows and small sections of Fallingbrook continued to grow in the 1980s with additional low and medium density development.
3. 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 or two-storey structures. Houses in Bronte Meadows and Valley View are typical contemporary suburban models built in the 1980s.
4. 58% of lots in all these neighbourhoods have an area less than 660 square metres and 28% in the range of 660 to 830 square metres.
5. Most houses built in the 1950s and 1960s are modest bungalows. More than 50% of the houses built during the 1970s are two-storey, and 94% of the houses built in the 1980s are typical two-storey suburban models.
6. There is only 1 listed heritage property and it is located in the section of Old Milton being reviewed.
7. Single detached houses are the primary built form. Semi-detached dwellings are also present.
8. Two-storey dwellings are the most prevalent built form, representing 61% of total in all five neighbourhoods. The highest proportion of two-storey dwellings is located in Bronte Meadows (88% of the houses in this neighbourhood) and Valley View (80% of the houses in this neighbourhood).
9. The number of one-storey dwellings is also significant with 32% of the total in all five neighbourhoods. The highest proportion of one-storey dwellings is located in

Forest Grove (84% of the houses in this neighbourhood) and Fallingbrook (70% of the houses in this neighbourhood).

10. Garage forms include attached (75%), detached (10%) and just a few carports. Their location in relation to the main dwelling varies across the decades.
11. Several low density areas are characterized by extended front yard setbacks and good separation between dwellings. Large front lawns, and trees help with keeping the aesthetic and character of the neighbourhood.
12. The character of Fallingbrook is starting to experience some change. According to some residents, large replacement homes are not in keeping with neighbourhood character and impact the privacy of neighbours.

### *Development and Change*

1. Replacement homes are perceived as incompatible with the existing streetscape and housing stock. Replacement dwellings are perceived by local residents as introducing changes to the cohesive perception and character of the neighbourhoods.
2. Nine houses have been demolished and replaced since 2010. Four new semi-detached units were built in the last year.
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 two-storey homes more desirable than the bungalow style.
4. Residential development in the study area is not subject to site plan control.

## APPENDIX A. SUMMARY OF LOT AND BUILDING SPECIFICATIONS BY NEIGHBOURHOOD

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

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		<b>1197</b>	
<b>660 sq.m. or less</b>	30	52%	92	24%	0%		286	86%	277	99%	4	3%	689	58%
<b>660 - 830 sq.m.</b>	18	31%	234	60%	0%		33	10%	2	1%	48	41%	335	28%
<b>830 sq.m or greater</b>	10	17%	64	16%	19	100%	13	4%	1	0%	66	56%	173	14%
<b>Average Lot Area</b>	721		778		2842		536		336		848		<b>637</b>	

*Table A.2 Lot Frontage (metres)*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		<b>1197</b>	
<b>0 - 14.9 m</b>	1	2%	20	5%	0%		104	31%	273	98%	6	5%	404	34%
<b>15 m - 19.9 m</b>	52	90%	302	77%	0%		214	64%	7	3%	76	64%	651	54%
<b>20 m - 24.9 m</b>	2	3%	46	12%	1	5%	12	4%	0%		30	25%	91	8%
<b>25 m - 29.9 m</b>	2	3%	8	2%	3	16%	2	1%	0%		4	3%	19	2%
<b>30 m or greater</b>	1	2%	14	4%	15	79%	0%		0%		2	2%	32	3%
<b>Average Frontage</b>	18.9		19.3		33.2		15.3		9.7		19.9		<b>16.2</b>	

*Table A.3 Lot Depth (metres)*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		<b>1197</b>	
<b>0 - 30 m</b>	8	14%	15	4%	0%		9	3%	0%		0%		32	15%
<b>30.1m or Greater</b>	50	86%	375	96%	19	100%	323	97%	280	100%	118	100%	1165	85%
<b>Average Depth</b>	34.9		38.5		71.0		32.9		33.3		40.4		<b>36.0</b>	

*Table A.4 Number of Storeys*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		1197	
<b>1 storey</b>	33	57%	272	70%	16	84%	31	9%	8	3%	24	20%	384	32%
<b>1.5 storeys</b>	17	29%	25	6%		0%	20	6%		0%		0%	62	5%
<b>2 storeys</b>	8	14%	93	24%	3	16%	272	82%	266	95%	94	80%	736	61%
<b>2.5 storeys</b>		0%		0%		0%	9	3%	6	2%		0%	15	1%

*Table A.5 Lot Coverage*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		917	
<b>15% or less</b>	12	21%	97	25%	19	100%	4	1%	1	0%	4	3%	136	11%
<b>15.1 - 20%</b>	25	43%	151	39%		0%	31	9%	7	3%	14	12%	221	18%
<b>20.1 - 25%</b>	18	31%	105	27%		0%	66	20%	44	16%	62	53%	251	21%
<b>25.1 - 30%</b>	3	5%	32	8%		0%	123	37%	50	18%	30	25%	188	16%
<b>30.1 - 40%</b>		0%	5	1%		0%	108	33%	172	61%	8	7%	121	10%
<b>40.1% or Greater</b>		0%		0%		0%		0%	6	2%		0%	0	0%
<b>Average Lot Coverage</b>		20.0%		19.0%		10.0%		28.0%		31.0%		24.0%		22.3%

*Table A.8 Garage Typology*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		1197	
<b>Attached Single</b>	9	16%	81	21%	2	11%	51	15%	226	81%		0%	369	31%
<b>Attached Double</b>	6	10%	67	17%	11	58%	277	83%	54	19%	118	100%	533	45%
<b>Attached Triple</b>		0%		0%	2	11%	1	0%		0%		0%	3	0%
<b>Attached Carport</b>	6	10%	36	9%		0%		0%		0%		0%	42	4%
<b>Detached Single</b>	5	9%	61	16%	1	5%		0%		0%		0%	67	6%
<b>Detached Double</b>	3	5%	38	10%	2	11%		0%		0%		0%	43	4%
<b>No garage</b>	29	50%	107	27%	1	5%	3	1%		0%		0%	140	12%

*Table A.9 Garage Location*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118			1197
<b>Projected from façade</b>	5	9%	40	10%	2	11%	245	74%	279	100%	66	56%	637	53%
<b>In line with façade</b>	13	22%	80	21%	13	68%	64	19%	1	0%	52	44%	223	19%
<b>Setback from façade</b>	5	9%	63	16%	2	11%	20	6%		0%		0%	90	8%
<b>Rear yard</b>	6	10%	100	26%	1	5%		0%		0%		0%	107	9%
<b>No garage</b>	29	50%	107	27%	1	5%	3	1%		0%		0%	140	12%

*Table A.10 Front Yard Setbacks (metres)*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118			1197
<b>4 m or less</b>	0%		1	100%	0%		0%		0%		0%		1	0%
<b>4.1m - 8m</b>	22	38%	169	24%	0%		228	69%	217	78%	60	51%	696	58%
<b>8.1m - 12m</b>	25	43%	211	46%	4	21%	100	30%	63	23%	56	47%	459	38%
<b>12.1m - 16m</b>	10	17%	1	4%	9	47%	4	1%		0%	2	2%	26	2%
<b>16.1 or greater</b>	1	2%	8	53%	6	32%		0%		0%		0%	15	1%
<b>Average Front Yard</b>	9.0		9.1		17.3		7.9		7.7		8.1		7.4	

*Table A.7 Side Yard Setbacks (metres)*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	116		780		38		664		560		236			2394
<b>1.5m or less</b>	14	12%	121	16%	2	5%	299	45%	497	89%	16	7%	949	
<b>1.6m - 3.0m</b>	57	49%	302	39%	8	21%	293	44%	45	8%	144	61%	849	37%
<b>3.1m -4.5m</b>	29	25%	236	30%	7	18%	19	3%	7	1%	52	22%	350	10%
<b>4.6m - 6.0m</b>	8	7%	66	8%	4	11%	15	2%	7	1%	6	3%	106	1%
<b>6.1m or greater</b>	8	7%	55	7%	17	45%	38	6%	4	1%	18	8%	140	4%
<b>Average Side Yard</b>	2.3		2.3		4.4		1.5		0.7		1.9		1.9	

*Table A.10 Period of Construction*

	<b>Old Milton - South</b>		<b>Fallingbrook</b>		<b>Forest Grove</b>		<b>(RLD) Bronte Meadows</b>		<b>(RMD) Bronte Meadows</b>		<b>Valley View</b>		<b>Total</b>	
	58		390		19		332		280		118		<b>1197</b>	
<b>1860-1870</b>	2	3%		0%		0%		0%		0%		0%	2	0%
<b>1940-1949</b>		0%	1	0%		0%		0%		0%		0%	1	0%
<b>1950-1959</b>	29	50%	175	45%	12	63%		0%		0%		0%	216	18%
<b>1960-1969</b>	23	40%	152	39%	6	32%	1	0%		0%		0%	184	15%
<b>1970-1979</b>		0%	44	11%	1	5%	52	16%		0%	118	100%	215	18%
<b>1980-1989</b>		0%	7	2%		0%	276	83%	280	100%		0%	563	47%
<b>1990-1999</b>		0%	3	1%		0%		0%		0%		0%	3	0%
<b>2000-2009</b>		0%		0%		0%	1	0%		0%		0%	1	0%
<b>2010-2021</b>	2	3%	5	1%		0%	2	1%		0%		0%	7	1%
<b>no info</b>	2	3%	3	1%		0%		0%		0%		0%	5	0%