

Recommendations

Overview/Details

Sample/Precedents

Notes/Comments

Recommendations # 1:
 Create a new “Residential - Character Area” designation on the City’s Land Use Map (Official Plan Schedule 2)

- The general policies of the Official Plan do not address unique neighbourhoods (i.e. current Residential-Low Density allows up to 25 units/hectare; Indian Point has ~4.5 units/hectare).
- An overlay map reinforces Indian Point as a neighbourhood that requires special consideration.
- Outlines specific policies and high level design directions for Indian Point.

- Draft Official Plan Directions:
A maximum of 5 units/hectare shall be permitted.
Only single-detached dwellings shall be permitted.
Tree protection measures should be implemented.
Any new development should maintain an ample separation distance between buildings.
Property owners seeking Consent to Sever shall demonstrate that new development maintains the character of Indian Point using the following criteria: a) preservation of mature trees; b) open space between and among adjacent buildings; c) maintain existing topography; d) maintain views to the Lake, etc.

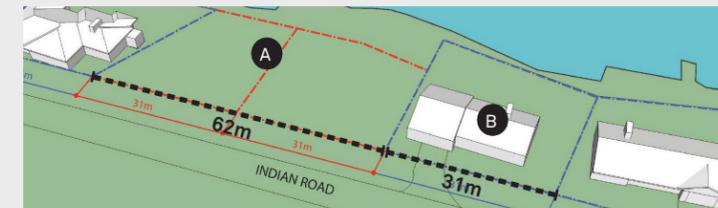
Recommendation # 2:
 Describe the Indian Point character in the “Residential Character Area” designation

- Establishes the City’s interest in preserving and managing the character within Indian Point.
- Provides a detailed character statement to demonstrate the elements that should be protected and enhanced, including public and private realm elements.
- Protects the neighbourhoods from over-development.
- Used to evaluate applications during Site Plan Approval (i.e. architect, planner, etc.).

- Sample character statement:
Indian Point is a distinct historic neighbourhood characterized by its lakeside context, large, mature tree canopy, spacious properties with houses that are proportionate to their lot size, a variety of architecture, and walkable streets. New development should protect and enhance these character elements.

Recommendation # 3:
 Amend the minimum lot frontage to reflect the previous “R-2” Zoning (21.3m)

- Does not prohibit severances, but requires consent process (and minor variances in some cases) and demonstration that character is maintained.
- Subject to the design directions in the Official Plan.



- At 62m, Property A could sever and still maintain a frontage greater than 21.3m.
- Property B would require significant minor variances in addition to a proposed severance application

Recommendation # 4:
 Reduce the maximum lot coverage prescribed in the current zoning to 25%

- The average coverage in Indian Point is ~17%.
- Current zoning allows up to 40% coverage for a one-storey dwelling, and 35% coverage for a two-storey dwelling.
- 25% coverage protects the house size to lot ratio, while still allowing some flexibility.



- Building A can have a large addition (only 17% coverage & large rear-yard setback of 29m).
- Building B can rebuild up to 25% coverage.
- Building C would require a minor variance to permit a lot coverage greater than 25% in order to accommodate an addition.

Recommendation # 5:
 Provide incentives for new private trees

- Encourages the protection of existing trees on private property, as well as the planting of new trees.
- Helps to enhance the urban tree canopy.
- Provides educational opportunities for youth (and adults) in the neighbourhood.
- Could be a community-led initiative.

- Sample Initiatives Include:
- Full Circle Tree Initiatives where residents raise trees from seed for distribution throughout the neighbourhood.
 - The City of Burlington partially or fully subsidizes private trees.
 - Information pamphlets to educate residents on why new trees are encouraged, how to plant and maintain them, etc.