Guidelines for the Workshop

- Respect each person’s input, especially if it is different from your own

- Listen with an open mind – try to understand and appreciate other perspectives

- Give each person a chance to participate

- Ask questions
AGENDA

Chronology of Change
Study Update
Timeline
Consultants’ Recommendations
Working Session
Next Steps
CHRONOLOGY OF CHANGE

Summer 2010 – Fire destroys home at 512 Indian Road
Summer 2011 – New house design submitted for 512 Indian Road
Summer 2011 – Severance application submitted for 437 Indian Road
Summer 2011 – Severance and minor variance applications submitted for 442 Indian Road
Winter 2013 – Severance and minor variance applications submitted for 1050 Mohawk Rd
Summer 2013 – New house design proposed for 504 Indian Road
Summer 2013 – New house design proposed for 446 Indian Road
CHRONOLOGY OF CHANGE

Fall 2013 – New house design submitted for 1050 Mohawk Rd
Fall 2013 – Minor variance application submitted for 1050 Mohawk Rd
Properties that have undergone some form of development since 2011
STUDY PURPOSE

The Indian Point Character Area Study Will:

Identify and define the private and public realm components that distinguish Indian Point

Recommend policies and tools to improve the management of neighbourhood character issues related to development applications

Protect and support the character of the Indian Point neighbourhood
# Study Update

## Project Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>January 31</td>
<td>Steering Committee Meeting # 1</td>
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<tr>
<td>Mar/Apr</td>
<td>Background Review and Analysis</td>
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<tr>
<td>April 2</td>
<td>Public Consultation # 1</td>
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<tr>
<td>May 30</td>
<td>Steering Committee Meeting # 2</td>
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<tr>
<td>June 5th</td>
<td>Public Consultation # 2</td>
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<tr>
<td>December 11</td>
<td>Working Committee Meeting</td>
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<tr>
<td>January 29</td>
<td>Public Consultation # 3 (TONIGHT)</td>
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</table>
CURRENT TIMELINE

Jan. 27, 2014
Council votes to leave the Indian Point Character Study as part of the Official Plan Review

Jan. 29, 2014
Final neighbourhood workshop for Indian Point
Consultants’ recommendations presented

Jan. 30 – Feb. 21, 2014
Comment sheets available to provide written feedback on consultants’ recommendations

May 2014
Council votes on Planning’s recommendation report

April/May 2014
City planning staff to review consultants’ recommendations and prepare the Planning Dept. recommendation report for Council

February/March 2014
Consultants to finalize recommendation report

Late 2015 - Early 2016
Council meeting for proposed changes to the Official Plan and/or Zoning By-law

To Be Determined
Approved changes to the Official Plan and Zoning By-law are formally implemented

Council Decision Point & Opportunity for public input
STUDY UPDATE

What We’ve Heard (Public Realm):

Large, mature trees
Lakeside context
Landmarks
Views
Topography
Private Enclave
STUDY UPDATE

What We’ve Heard (Private Realm):

- Spacious Properties
- Height and Scale of Houses
- Style of Architecture
- Private Landscaping
STUDY UPDATE

Recommendations Discussed To-Date:

Official Plan Amendments
Peer Review Process
Zoning Bylaw Amendments
Urban Design Guidelines
Heritage Designation
Private Tree Bylaw
Private Landscape Bylaw
Tree Incentives
RECOMMENDATIONS

Five Recommendations, including:

Official Plan Amendments
Zoning By-law Amendments
Tree Incentives
**THE OFFICIAL PLAN & ZONING BY-LAW**

The Official Plan sets out the vision, objectives and policies for the City.

The Zoning By-law establishes quantitative and numerical requirements for new development on specific properties based on how that property is zoned.

<table>
<thead>
<tr>
<th>Examples</th>
<th>Official Plan</th>
<th>Zoning By-law</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single detached and semi-detached houses are permitted in low-density residential designations</td>
<td>✗</td>
<td></td>
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<tr>
<td>The maximum lot coverage for a one storey residential dwelling is 40%</td>
<td>✗</td>
<td>✗</td>
</tr>
<tr>
<td>To require new residential development to be compatible with surrounding properties</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>Side yard setbacks: 10% of the lot width (i.e. if the lot width is 18 m, the side yard setback on each side of the dwelling will be 1.8 m)</td>
<td>✗</td>
<td>✗</td>
</tr>
<tr>
<td>*Indian Point is a distinct historic neighbourhood</td>
<td>✗</td>
<td></td>
</tr>
</tbody>
</table>
RECOMMENDATION 1
[OFFICIAL PLAN CHANGES]

Create a new “Residential – Character Area” designation on the City’s Land Use Map (Official Plan Schedule B)
RECOMMENDATION 1

[Official Plan Changes]

Draft Official Plan Directions

1. A maximum of 5 units/hectare shall be permitted.
2. Only single-detached dwellings shall be permitted.
3. Property owners seeking Consent to Sever shall demonstrate that new development will maintain the character of Indian Point using the following criteria: a) preservation of mature trees; b) open space between and among adjacent buildings; c) maintaining the existing topography; d) maintain views to the Lake, etc.
4. Special consideration shall be given to applications for minor variances that accommodate the preservation of mature trees and/or maintain views to the Lake.
5. Any new development should maintain an ample separation distance between buildings.
RECOMMENDATION 1
[Official Plan Changes]

Draft Official Plan Directions (Cont…)

5. **Views to the Lake** should be protected and maximized, where possible.

6. Dwellings should be located on their lots to create a **large front-yard setback**. Setbacks should vary between properties.

7. A **variety of architectural styles** shall be permitted to support the organic character of the existing neighbourhood in accordance with the City’s approved Urban Design Guidelines for Low-Density Residential Zones. **High quality materials** shall be used on all dwellings.

8. **Tree protection** measures should be implemented during any new development.
c) In Residential-Low Density areas, single-detached and semi-detached housing units with a density to a maximum of 25 units per net hectare shall be permitted. In addition, other forms of ground oriented housing units with a density to a maximum of 25 units per net hectare may be permitted, provided that these forms are compatible with the scale, urban design and community features of the neighbourhood.

c) In the Indian Point Character Area, single-detached housing with a density to a maximum of 5 units per net hectare shall be permitted.
RECOMMENDATION 2

[OFFICIAL PLAN CHANGES]

Describe the character of Indian Point within the New Official Plan Character Area Designation

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.
ZONING ANALYSIS OF INDIAN POINT

Sub-Areas

– First attempt: To divide Indian Point into sub-areas and analyze similarities and differences in small groupings

Legacy Zoning

– Second attempt: To use existing front and side yard setbacks for any future development in order to capture some of the randomness in Indian Point

Minor Zoning Changes

– Many of the homes on Indian Point were built before the City implemented zoning and neither of the previous approaches will truly capture randomness.
– With the objective of creating a neighbourhood that maintains spacious residential lots with moderate house to lot size ratio, the consultants have recommended changes to:
  • Lot coverage (25% for homes + 8% for accessory buildings instead of existing 35-40%)
  • Lot frontage (21.3 m instead of existing 18 m)
RECOMMENDATION 3

[RZONING BY-LAW CHANGES]

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

Does not prohibit severances, but may require minor variances to accommodate a severance application and demonstration that character is maintained

Maintains an appropriate building to lot relationship

Example Application

- 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**

[ZONING BY-LAW CHANGES]

Reduce the maximum lot coverage prescribed in the current zoning to 25%

Current zoning allows up to 40% coverage for one-storey dwellings and 35% for two-storey dwellings

The average coverage in Indian Point is ~17%

25% coverage protects the house size to lot ratio, while still allowing some flexibility

**Example Application**

- Building A can have a large addition (only 17% coverage and a 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**

[Other Initiatives]

Provide incentives for new private trees

Encourage the protection of existing private trees, and the planting of new trees

Help to enhance the urban tree canopy

Provides educational opportunities for local youth

Could be overseen by a Community Association

**Sample Incentives**

- Full Circle Tree Initiatives (i.e. Oakville)
- Partially or fully subsidized trees
- Information pamphlets to help educate residents on why new trees are encouraged, how to plant and maintain them, etc.
WORKING SESSION

As a group, please:

- Review the five recommendations
- Present issues/concerns to staff
- Discuss possible solutions/revisions
NEXT STEPS

Project Timeline

February
- Receive comment sheets from residents
- Finalize Recommendations

March
- Prepare Final Report