City of Burlington

Official Plan Review

Indian Point Character Area Study

January 29, Public Consultation #3
PRESENTATION OUTLINE

Study Update
Recommendations
Working Session
Next Steps
Neighbourhood character:

The ‘look and feel’ of an area. Character Areas are areas of the community that have achieved a distinct, recognizable character that is different from neighbouring areas. These differences may be the result of topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space and/or streetscapes.
STUDY UPDATE

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

January 31  Steering Committee Meeting # 1
Mar/Apr    Background Review and Analysis
April 2    Public Consultation # 1
May 30    Steering Committee Meeting # 2
June 5th    Public Consultation # 2
December 11  Working Committee Meeting
January 29    Public Consultation # 3 (TONIGHT)
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
Study Update

Working Committee Meetings

Neighbourhood in agreement on what elements to protect

Not able to achieve consensus on how to protect the elements

Review and refine consultant recommendations prior to tonight’s meeting

Prefer a less restrictive solution
RECOMMENDATIONS

Five Recommendations, including:

Official Plan Amendments
Zoning Amendments
New Planning Tools
RECOMMENDATION 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.

New sections outline specific policies and high level designations.
**RECOMMENDATION # 1**

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. Any new development should maintain an ample separation distance between buildings.
RECOMMENDATION # 1

Draft Official Plan Directions (Cont…)

5. **Views to the Lake** should be protected and maximized. Where possible, views should generally align with Algonquin Road and Mohawk Road.

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. **High quality materials** shall be used on all dwellings.

8. **Tree protection** measures should be implemented during any new development.
RECOMMENDATION 2

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

Establishes the City’s interest in preserving Indian Point’s character

Provides a detailed character statement to identify elements for protection, including public and private realm elements

Protects the neighbourhood from over-development

Used to evaluate applications during Site Plan Approval

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.

Public Realm: Large Trees • Lakeside Context • Landmarks • Views • Topography • Private Enclave
Private Realm: Spacious Property • Housing Scale • Housing Style • Private Landscaping
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

Maintains an appropriate building to lot relationship

Subject to the design directions in the Official Plan

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**

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

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 each of the five recommendations

Present issues/concerns to staff

Discuss possible solutions/revisions
Next Steps

Project Timeline

February  Finalize Recommendations
March    Prepare Final Report