City of Burlington
Official Plan Review: Indian Point Character Area Study
Public Workshop# 2
June 5th, 2013
Tonight’s Agenda

6:30 – 6:45  Welcome & Introductions
6:45 – 7:30  Consultant Presentation
7:30 – 8:30  Working Session and Reporting Back
8:30 – 8:45  Wrap-up and Next Steps
Presentation Outline

1. Character Area Study
2. Project Update
3. Potential Vision Statements
4. Potential Approaches
5. Next Steps
The Project Team and Stakeholders

**City of Burlington**
- Andrea Smith, Acting Manager of Policy and Research
- Rosa Bustamante, Project Manager

**Brook McIlroy**
- Anne McIlroy, Principal-in-Charge
- Matt Reid, Project Manager
- Maryann Alisch, Planner

**Key Stakeholders**
- Indian Point residents and landowners
- residents of Burlington, development community, etc.
Character Area Study

What is Neighbourhood Character?

Neighbourhood character refers to 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 streetscapes.
Character Area Study

What is a Character Area Study?

The Indian Point Character Area Study is a process that will:

- Identify and define the private and public realm character components of the neighbourhood that distinguish it from other areas of Burlington
- Develop tools to improve the management of neighbourhood character issues related to development applications
- Protect and support the character of the Indian Point neighbourhood
Indian Point Neighbourhood

Fifteen (15) acres in size

Located south west of the QEW along the northern edge of Lake Ontario

One of the oldest neighbourhoods in the city

Area has cultural heritage significance

Residential Area in Burlington Official Plan

Zoned as Low Density Residential in Burlington Zoning By-Law 2020
Character Area Study

**Our Process**

Detailed site visits

Background and policy review

Precedent review

Detailed qualitative and quantitative review of neighbourhood mapping

Consultation with community members
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>Jan 31</td>
<td>Steering Committee Meeting # 1</td>
</tr>
<tr>
<td>Mar/Apr</td>
<td>Background and Data Collection</td>
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<tr>
<td>April 2nd</td>
<td>Public Consultation # 1</td>
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<tr>
<td>April</td>
<td>Consultation Summary</td>
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<tr>
<td>May 30th</td>
<td>Steering Committee Meeting # 2</td>
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<tr>
<td>June 5th</td>
<td>Public Workshop # 2 (Indian Point) (Today)</td>
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<tr>
<td>July</td>
<td>Indian Point Interim Report</td>
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Project Update

What We Have Heard (Priority Directions)

How Can We Protect the Character of Indian Point?

Encourage and work towards complementary infill.
Maintain a variety of lot shapes and sizes.
Balance house scale with lot size.
Promote varied architectural styles.
Encourage attractive public and private landscaping.
Preserve and extend the tree canopy.
Maintain the privacy of the neighbourhood.
Protect and reinforce views to the Lake.
Public Consultation Opportunities

Your opportunities to be involved and give feedback

- Public Workshop #1
- Public Workshop #2 (Today)
- Public Workshop #3
- Development and Infrastructure Meeting
Draft Vision Statement

**Indian Point**

Indian Point is a unique, welcoming, and safe neighbourhood characterized by its large, mature tree canopy, houses that are proportionate to their lot size, a variety of architecture, walkable streets, and great views to the Lake. New development should protect and enhance these character elements to maintain the neighbourhoods status as a quiet enclave within the City.
Potential Approach

**Official Plan Policies**

- Amendments to Infill Policies
- Additions to Consent criteria
- Refined definitions (i.e. “Compatibility”)
- Reference to all other policies
Potential Approach

Create sub-areas within the neighbourhood
## Potential Approach

### Indian Point: Sub-Area Averages

<table>
<thead>
<tr>
<th>Design Element</th>
<th>Area 1</th>
<th>Area 2</th>
<th>Area 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverages</td>
<td>17.8%</td>
<td>21%</td>
<td>13%</td>
</tr>
<tr>
<td>Lot Frontages</td>
<td>37.5m</td>
<td>39.4m</td>
<td>44.4m</td>
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<tr>
<td>Front Yard Setbacks</td>
<td>8.5m</td>
<td>7m</td>
<td>8.9m</td>
</tr>
<tr>
<td>Side Yard Setbacks</td>
<td>4m</td>
<td>6m</td>
<td>11.6m</td>
</tr>
<tr>
<td>Rear Yard Setbacks</td>
<td>15.6m</td>
<td>14m</td>
<td>12.1m</td>
</tr>
<tr>
<td>Distance Between Houses</td>
<td>16.2m</td>
<td>13m</td>
<td>20.6m</td>
</tr>
<tr>
<td>Building Height</td>
<td>2 storey</td>
<td>1 storey</td>
<td>2 storey</td>
</tr>
</tbody>
</table>
Potential Approach

What policies, provisions, and studies can be implemented in a holistic approach to protect the character of Indian Point?

Official Plan Policies

Zoning By-Law Amendments

Contextual Zoning
*Subject to further refinement with Conservation Halton

Private Tee Protection Standards

Private Landscaping Standards

Heritage Designation

Urban Design Guidelines
Potential Approach

What policies, provisions, and studies can be implemented in a holistic approach to protect the character of Indian Point?

The following slides outline:

Physical elements that define character (i.e. lot frontage, building location, trees, etc.)

Objectives – How can each element protect/enhance character?

Potential approach(es) that apply to each element

Sample Analysis – Indian Point Area 2

Demonstration Site – Indian Point Area 2
Potential Policy

**Lot Frontage**

Objectives

Ensure complementary infill; Maintain a variety of lot shapes and sizes; Balance house scale with lot size; Protect views to the Lake.

Potential Approach

Contextual Zoning

- Determine the average frontage for each sub-area
- Select a proposed range (eliminate anomalies) related to average
Potential Policy

Lot Frontage

Area 2 Analysis

Current Zoning = 18m

Average Lot Frontage = 39.4m

Proposed Range = 30-40m
Potential Policy

Lot Frontage

Area 2 Demonstration Site
Potential Policy

**Building Location**

Objectives

Ensure complementary infill; Ensure attractive landscaping; Preserve the tree canopy; Maintain the privacy of the neighbourhood; Protect views to the Lake.

**Potential Approach**

Contextual Zoning

- Determine the average setbacks for each sub-area
- Determine average distance between buildings for each area
- Select a proposed range (eliminate anomalies)
Potential Policy

Building Location

Area 2 Analysis: Front-Yard Setbacks

Current Zoning = 11m

Average Front-Yard Setback = 7m

Proposed Range = 6-10m (Protect existing front-yard setbacks)
Potential Policy

Building Location

Area 2 Analysis: Rear-Yard

Setbacks

Current Zoning = 10m (4.5m on corner lot)

Average Rear-Yard Setback = 14m

Proposed Range = 7.5m (minimum) *Subject to further refinement with Conservation Halton
Potential Policy

Building Location

Area 2 Analysis: Side-Yard Setback

Current Zoning = 10% of lot width (3m min. with garage)

Average Side-Yard Setback = 6m

Proposed Range = 5-12m (with appropriate separation)
Potential Policy

Building Location

Area 2 Analysis: Distance Between Buildings

Average Distance Between Buildings = 13m
Proposed Range = 10 minimum
Potential Policy

Building Location
Area 2 Demonstration Site
Potential Policy

Lot Coverage

Objectives

Ensure complementary infill; Balance house scale with lot size; Protect views to the Lake.

Potential Approach

Contextual Zoning

- Determine the average coverage for each sub-area
- Select a proposed range (eliminate anomalies)
Potential Policy

Lot Coverage

Example: Area 2

Current Zoning = 40% (1-storey); 35% (2-storey)
Average Lot Coverage = 21%
Proposed Range = 18-25% (Protect existing lot coverages above range)
Potential Policy

Lot Coverage

Demonstration Site
Potential Policy

**Building Height and Massing**

**Objective**

Ensure complementary infill; Balance house scale with lot size; Promote varied architectural styles; Protect views to the Lake.

**Potential Approach**

**Contextual Zoning**

- Limit new buildings to 2-storeys (with design guidelines)
Potential Policy

Building Height and Massing

Example: Area 2

Limit Buildings to 2-Storey (with design guidelines)
Potential Policy

Building Height

Demonstration Site
Potential Policy

**Building Additions**

**Objective**

Ensure complementary infill; Balance house scale with lot size; Promote varied architectural styles; Protect views to the Lake.

**Potential Approach**

**Contextual Zoning**

- Building additions must conform to setback and lot coverage ranges

**Urban Design Guidelines**

- Building additions in Area 2 must maintain existing view corridors
- Materials must be consistent with existing building
Potential Policy

Building Additions

Demonstration Site

Lot coverage greater than suggested range (18-25%)
Potential Policy

Façade Articulation

Objective

Ensure complementary infill; Promote varied architectural styles.

Potential Approach

Urban Design Guidelines

• Material requirements
• Projections and recesses
• Roof lines
• Corner lots
Potential Policy

Private Landscaping

Objective

Ensure attractive landscaping; Maintain the privacy of the neighbourhood.

Potential Approach

Maintain the Status Quo (i.e. maximum driveway widths; remaining *shall* be landscaped)

Private landscaping standards (require landscaping for all visible frontages)
Potential Policy

Private Tree Protection

Objective

Ensure attractive landscaping; Preserve the tree canopy; Maintain the privacy of the neighbourhood.

Potential Approach

Private tree protection standards (i.e. permit required to remove trees over 20cm in diameter)

Heritage Tree Designation (under OHA)

Tree Protection Areas (consider Indian Point separate from the City)

Incentive Programs
Potential Policy

Public Tree Protection

Objective
Ensure attractive landscaping;
Preserve the tree canopy;
Maintain the privacy of the
neighbourhood.

Potential Approach
Heritage Tree Designation
(under OHA)
Tree Protection Areas (consider
Indian Point separate from the
City)
Next Steps

**June**
Public Consultation Summary Report

**July**
Interim Report
Refine Policy Directions
Prepare Draft Design Guidelines

**TBD**
Public Meeting # 3