City of Burlington

Official Plan Review

Indian Point Character Area Study

December 11, Working Committee Meeting
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 of 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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<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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<td>April 2</td>
<td>Public Consultation # 1</td>
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<td>May 30</td>
<td>Steering Committee Meeting # 2</td>
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<td>June 5th</td>
<td>Public Consultation # 2</td>
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<td>December 11</td>
<td>Working Committee Meeting (TODAY)</td>
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<td>January/February</td>
<td>Public Consultation # 3</td>
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**STUDY UPDATE**

What We’ve Heard (Public Realm):

Large, mature trees
- Primarily comprised of a variety of deciduous tree species; 80+ years in age, and 75cm+ in caliper

Lakeside context
- Direct, rear-yard access for residents on Indian Road; views for all others
STUDY UPDATE

What We’ve Heard (Public Realm):

Landmarks
- Historic Indian Point gates create a strong sense of arrival

Views
- Existing dwelling locations accommodate southwest views of Burlington Bay and eastern views of Downtown Burlington
STUDY UPDATE

What We’ve Heard (Public Realm):

Topography
- Slope towards the south provides views to the water and an interesting and varied streetscape.

Private enclave
- A peninsula with limited access points; Large trees enhance privacy on individual lots
What We’ve Heard (Private Realm):

Spacious Properties
- House to lot size ratio as well as separation distances; strongest north of Indian Road

Height and Scale of Houses
- Generally long and narrow at the water (single-storey) and 2-storey north of Indian Road
STUDY UPDATE

What We’ve Heard (Private Realm):

Style of Architecture
- An eclectic mix of dwelling styles, including bungalows, traditional, cottage-style, etc.

Private Landscaping
- Lots are generally very well landscaped on all visible frontages
**STUDY UPDATE**

Why a Working Committee Meeting?

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 next public meeting
# Recommendations

<table>
<thead>
<tr>
<th>Public/Private Realm Component</th>
<th>Relevant Planning Tools/Approaches</th>
<th>Study Response</th>
<th>Alternative Response</th>
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<tbody>
<tr>
<td>Large Trees</td>
<td>PTP; HTD</td>
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<td>City Standards</td>
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<td>Lakeside Context</td>
<td>OPP; PRP; ZBL; UDG</td>
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<td>Landmarks</td>
<td>HD; UDG</td>
<td>UDG</td>
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<td>Views</td>
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<tr>
<td>Topography</td>
<td>OPP; UDG</td>
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<tr>
<td>Private Enclave</td>
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<td>Spacious Properties</td>
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<td>Style of Architecture</td>
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<td>Private Landscaping</td>
<td>PLB</td>
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<td>Homeowner</td>
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</tbody>
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OPP – Official Plan Policies  
PRP – Peer Review Process  
ZBL – Zoning Bylaw Requirements  
UDG – Urban Design Guidelines  
HD – Heritage Designation  
PTP – Private Tree Protection  
PLB – Private Landscaping Bylaw
RECOMMENDATIONS

Nine 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)

General policies do not reflect special neighbourhoods

An overlay map identifies Character Areas (i.e. Indian Point, Roseland, others)

New sections provide policies specific to each Character Area

- Maximum units/hectare (i.e. 5 units/hectare in Indian Point vs. 25 units/hectare in current zoning)
- Legacy zoning approach
- Approach to severances and minor variances (i.e. additional criteria to be proposed in Indian Point)

Encouraging policies to protect the urban tree canopy
RECOMMENDATION 2

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

Establishes the City’s interest in preserving the character

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

Protects the neighbourhoods from over-development

Sample character statement:

Indian Point is a unique, welcoming, and safe neighbourhood characterized by its large, mature tree canopy, spacious properties with 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.

Public Realm: Large Trees • Lakeside Context • Landmarks • Views • Topography • Private Enclave
Private Realm: Spacious Property • Housing Scale • Housing Style • Private Landscaping
RECOMMENDATION 3

Enable a Peer Review process where additional guidance is required

Comprised of qualified persons

Assist in evaluating development applications where additional evaluation is required (i.e. consent to sever)

Allows flexibility related to new buildings and additions that are not consistent with zoning

Limited applications will require this process

Example Application

- Property A is looking to sever. The PeerReviewer would determine, on a case-by-case basis, if the new buildings as proposed can satisfy the intent of the ‘Legacy Zoning’ approach.
RECOMMENDATION 4

Amend the zoning bylaw to support ‘legacy zoning’

Sets min. front- and side-yard setbacks as they exist on the date of enactment

Maintains the existing building to lot relationship for front- and side-yards

Preserves existing large front yards.

Protects views between properties

Example Application

- New builds and additions on this property may only occur within the blue “Build Zone.” No new builds or additions may occur within the red “No Build Zone,” in order to maintain the existing front- and side-yard setbacks, as well as the 10m back-yard setback.
RECOMMENDATION 5

Maintain the existing 10m minimum rear-yard setback in the current zoning.

Allows flexibility in the rear-yard to accommodate additions

Maintains the existing building to lot relationship

Ensures a useable back yard condition

Reinforces appropriately-sized rear yard additions (when combined with other policies)

Example Application

• Property A could accommodate a rear-yard addition of ~4m (provided all other requirements are met).

• Property B would be required to locate an addition at the buildings edge where the rear-yard setback is greater.
**RECOMMENDATION 6**

Retain the maximum 2.5-storey building height prescribed in the current zoning bylaw

Current zoning permits 13m

Additions allowed providing they are less than the height of the primary building

Maintains the existing building to lot relationship

Protects views between properties

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**Example Application**

- As new builds, Properties A and Property B could both accommodate a building up to 2-storeys (10m with peaked roof).

- An addition to Building C would be limited to one storey (the existing building height) and required to be less than the overall building height.
RECOMMENDATION 7

Retain the maximum lot coverage prescribed in the current zoning bylaw

Current zoning allows up to 40% coverage for a one-storey dwelling, and 35% coverage for a two-storey dwelling

Higher than the average coverage (~17%), but allows flexibility to accommodate building additions while maintaining the side- and rear-yard setbacks (provided all other requirements are met)

Example Application
- Building A can have a large addition (only 17% coverage and a large rear-yard setback of 29m).
- Building B can rebuild to 40% coverage (2-storeys) with existing front and side-yards.
- Building C can have no addition (rear setback is too small at 7m)
Recommendation 8

Prepare Urban Design Guidelines to ensure new development is consistent with, and sensitive to, the character

Provides general best practices, while promoting flexibility

Specific considerations developed in consultation with the neighbourhood for a ‘made in Indian Point’ approach;

Can be incorporated into zoning and Site Plan Application

Sample Guidelines

- New buildings, and additions to existing buildings, shall complement the qualities established by existing buildings, including common architectural elements and design cues such as rooflines, dormers, porches, fenestration, etc.
RECOMMENDATION 9

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 subsidizes trees
- Information pamphlets to help educate residents on why new trees are encouraged, how to plant and maintain them, etc.
WORKING SESSION

At each table, please:

Introduce yourself
Assign a notetaker
Assign someone to report back to the group
Work through the worksheet, with help from your facilitator
**NEXT STEPS**

**Project Timeline**

- November/December: Refine Recommendations
- January/February: Public Consultation #3
- February: Prepare Draft Interim Report