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
City of Burlington
Official Plan Review
Roseland Character Area Study
February 11, Public Meeting # 3
Presentation Outline

Study Background
Study Update
Opportunities
Working Session
Next Steps
ROSELAND NEIGHBOURHOOD

Approximately 115 acres and 300 dwellings

Located east of the QEW on north shore of Lake Ontario

One of the oldest neighbourhoods in the city

Residential Area in Burlington Official Plan

Zoned as Low Density Residential in Burlington Zoning By-Law 2020
STUDY UPDATE

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 PURPOSE

The Roseland Character Area Study 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 Roseland 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
November 26 Working Committee Meeting
February 11 Public Consultation # 3 (TODAY)
STUDY RE-CAP

Workshop #1 – May 1, 2013
We met to identify the important elements in Roseland

Workshop #2 – June 25, 2013
We met to discuss the available planning tools

Third Workshop (Today)
We are meeting to discuss opportunities to use planning tools to protect elements
CURRENT TIMELINE

Jan. 27, 2014
Council votes to process the Roseland Character Area Study independent of the Official Plan Review with a one year time period for implementation

Feb. 11, 2014
Final neighbourhood workshop for Roseland Consultants’ recommendations presented

Feb. 11 – March 7, 2014
Comment sheets available to provide written feedback on consultants’ recommendations

Feb. 11 – March 7, 2014
Consultants’ recommendations presented

March 2014
Consultants to finalize recommendation report

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

May 2014
Council votes on Planning’s recommendation report

Late 2014 / Early 2015
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
Cultural Heritage Significance
Private Enclave
Views
STUDY UPDATE

What We’ve Heard (Private Realm):

Spacious Properties
Topography
Style of Architecture
Private landscaping
Complementary infill
POTENTIAL OPPORTUNITIES

Option 1: Status quo. Existing planning tools remain the same.

Option 2: Improve the existing planning tools:
- Official Plan policies
- Zoning regulations
- Site Plan Process

Option 3: Implement new planning tools:
- Contextual zoning
- Heritage designations
- Urban design guidelines
- Design Review Committee

Option 4: Improve both existing planning tools and implement new planning tools
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
Opportunities

Nine opportunities, including:

- Official Plan Amendments
- Zoning Amendments
- New Planning Tools
OPPORTUNITY 1

Describe the character of Roseland within the New Official Plan Character Area Designation

Establishes the vision for the layout and built form of the neighbourhood

Identifies elements for protection, including public and private realm elements

Used to evaluate development applications (Site Plan Approval, minor variance and consent applications)

Sample character statement:

Nestled in a garden-like setting with mature trees, Roseland is a distinctive urban neighbourhood with strong historical character where the spacious lots accommodate homes that are varied, unique and of a high degree of architectural integrity. Dwellings are well proportioned in relation to the property size and reinforce the open space character. Neighbourhood streets, with their wide landscaped boulevards and street lamps, complement private properties.

Public Realm: Large, Mature Trees • Cultural Heritage Significance • Private Enclave • Views
Private Realm: Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
Create a new “Residential – Character Area” designation on the City’s Land Use Map (Official Plan Schedule B)

General policies do not reflect special neighbourhoods

A map identifies Roseland as a Character Area

New sections provide policies specific to Roseland

- Maximum units/hectare (i.e. ~ 7 units/hectare in Roseland vs. 25 units/hectare in current zoning)
- Legacy zoning approach
- Additional severance and minor variance criteria

Encouraging policies to protect the urban tree canopy
Opportunity 2

Draft OP Directions

1. A maximum of 7 units/hectare shall be permitted.
2. Only single-detached dwellings shall be permitted.
3. New dwellings should maintain a generous property to lot-size ratio.
4. Dwellings on corner lots should create a strong connection to both streetscapes.
5. Applications for minor variance or consent (ie. severance) shall demonstrate that development will maintain the character of Roseland using the following criteria:
   a) preservation of mature trees;
   b) open space between and among adjacent buildings;
   c) use of high quality materials and architectural elevations that complement adjacent buildings;
   d) contribute to the existing streetscape rhythm; and
   e) maintaining strong terminus views.
6. On Lakeshore Road, **views to the Lake** should be protected and maximized.

7. Where a property is located at the end of a terminating street, dwellings should be located to **reinforce a unique view**.

8. Custom designs with high quality materials and a **variety of architectural styles** that are respectful of the siting and massing of adjacent buildings are encouraged.

9. **Tree protection** measures should be implemented during any new development.
**OPPORTUNITY 3**

Initiate a Peer Review process where additional guidance is required

Comprised of qualified persons (i.e. planners, architects)

Only in rare and controversial situations, the City would pay for a third-party opinion from a qualified person to comment on an application to be used to assist in evaluating development applications, such as minor variance or severance applications

Only limited applications will require this process (i.e. 1-2 times per year)

**Example Application**

- Property A is looking to sever. When an objective third-party opinion is sought, a Peer Reviewer would determine, on a case-by-case basis, if the new buildings as proposed can satisfy the intent of the ‘Legacy Zoning’ approach.
Opportunity 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 (including corner lots)

Preserves existing large front yards and variation in setbacks

Protects views between properties

Allows development in rear yards

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.
<table>
<thead>
<tr>
<th>Zoning Approach</th>
<th>Example 1</th>
<th>Example 2</th>
<th>Example 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Zoning</strong></td>
<td>Your front yard is currently 6 m and you want to demolish and rebuild</td>
<td>Your front yard is currently 9 m and you want to demolish and rebuild</td>
<td>Your front yard is currently 12 m and you want to demolish and rebuild</td>
</tr>
<tr>
<td>Required front yard setback = 9 m</td>
<td>The new house has to be set back a minimum of 9 m from the front property line unless you apply for a minor variance.</td>
<td>The new house has to be set back a minimum of 9 m from the front property line unless you apply for a minor variance.</td>
<td>The new house has to be set back a minimum of 9 m from the front property line unless you apply for a minor variance.</td>
</tr>
<tr>
<td><strong>Legacy Zoning</strong></td>
<td>The new house has to be set back a minimum of 6 m (as it existed at demolition) unless you apply for a minor variance.</td>
<td>The new house has to be set back a minimum of 9 m (as it existed at demolition) unless you apply for a minor variance.</td>
<td>The new house has to be set back a minimum of 12 m (as it existed at demolition) unless you apply for a minor variance.</td>
</tr>
<tr>
<td>Required front yard setback = 6 m (as it existed when Legacy Zoning is enacted)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**OPPORTUNITY 5**

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

- Allows flexibility in the rear-yard to accommodate additions
- Ensures a useable back yard condition

**Example Application**

- Property A and B could accommodate a rear-yard addition subject to other zoning requirements.
- As a new build, Building C could relocate closer to the rear property line provided the setbacks of the original building (yellow) are respected (i.e. at least 15m front-yard setback).

Public Realm: **Large, Mature Trees** • **Cultural Heritage Significance** • **Private Enclave** • **Views**

Private Realm: **Spacious Property** • **Topography** • **Style of Architecture** • **Private Landscaping** • **Complementary Infill**
OPPORTUNITY 6

Retain the maximum 2 to 2.5-storey building height in the current zoning.

Current zoning permits up to 2.5-storeys (13m) along Lakeshore Road and 2-storeys (7-10m) in the remainder of Roseland

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

Protects views between properties

Example Application

- Building A would allow an addition up to 1.5-storeys.
- Building B could add an additional storey (yellow) for a total building height of 2-storeys.
- An addition to Building C or D would be limited to 2-storeys (plus rooftop peaks) provided the overall height is less than the primary building.
OPPORTUNITY 7

Retain the maximum lot coverage prescribed in the current zoning bylaw

Current zoning allows up to 35% coverage for a one-storey dwelling and 25% coverage for a two-storey dwelling

Higher than the average coverage (~18%), 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 6% lot coverage and a large rear-yard setback of 48m).
- Building B can have a large addition (only 9% lot coverage and a large rear-yard setback of 48m).
- Building C can rebuild to 25% coverage (2-storeys) with existing front and side-yard setbacks maintained (provided that all other requirements are met).

Public Realm: Large, Mature Trees • Cultural Heritage Significance • Private Enclave • Views
Private Realm: Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
**OPPORTUNITY 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 Roseland’ approach;

Can be incorporated into zoning and Site Plan Application where appropriate

---

**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.

---

Public Realm: Large, Mature Trees • Cultural Heritage Significance • Private Enclave • Views

Private Realm: Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
OPPORTUNITY 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.

Public Realm: Large, Mature Trees • Cultural Heritage Significance • Private Enclave • Views
Private Realm: Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
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**

*February*
Finalize Recommendations

*March*
Comments & handouts due **March 7th**
Prepare Consultants’ Final Report

*May*
Transmit the Consultants Report to Council
City staff prepare a Directions Report outlining Planning’s position on each opportunity/option