Guidelines for the Workshop

- Respect each person’s input

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

- Give each person a chance to participate

- Ask questions
We’re Growing in Place  Burlington’s Official Plan Review

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
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
May 1              Public Consultation # 1
May 30             Steering Committee Meeting # 2
June 25            Public Consultation # 2
November 26        Working Committee Meeting
February 11        Public Consultation # 3 (TODAY)
PURPOSE OF TONIGHT’S MEETING

• To explain the timeline of the Character Area Study

• To discuss the opportunities that have been identified by the consulting team

• To collect your questions, comments and concerns about these opportunities to help us better understand the implications
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
WHERE WE’VE BEEN

2011 / 2012
Council issues staff directions to Planning Dept. to review the Indian Point and Roseland neighbourhoods as part of the upcoming Official Plan Review

January 2013
Consulting team from Brook McIlroy is awarded the contract to work on the project

February / March 2013
Consultants conduct site visits, background work and preliminary analysis

June 25, 2013
Roseland Workshop #2

May – June 2013
Review and analysis

May 1, 2013
Roseland Workshop #1

July – October 2013
Review and analysis

November 26, 2013
Informal Working Committee Meeting

December 2013 – January 2014
Review and analysis
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
Roseland Workshop #3
Opportunities to amend existing Planning Tools presented

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

March 2014
Consultants to finalize recommendation report

April/May 2014
City planning staff to review consultants’ recommendations and prepare the Planning Dept. directions report (a high level report) for Council

May 2014
Council votes on Planning’s directions report

If Council votes NO on some or all directions: No further work will be done on those directions

If Council votes YES on some or all directions:
Planning Dept. to prepare detailed recommendations for approved directions (ex. specific text changes to OP or numerical changes to Zoning)

Early 2015
Detailed recommendations (i.e. Official Plan Amendment, Zoning By-law Amendment and/or new Design Guidelines) will be brought to Council for approval

Council Decision Point & Public input opportunity
DIRECTIONS VS. DETAILED RECOMMENDATIONS

Example of a direction that might be found in a Directions Report:

*Identify and modify policies in the City’s Official Plan for the Roseland neighbourhood*

Example of a recommendation that might be found in a Recommendation Report:

*Add Policy 2.11 “Roseland Character Area” in Part III of the Official Plan with the following text:*

“2.11 a) Only single-detached residential dwellings shall be permitted.”

If Council voted **YES** to this direction…

…Planning staff would work on a detailed recommendation like this.
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:
  • Legacy 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 which reinforces 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
OPPORTUNITY 2

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 adjacent buildings;
   c) contribute to the existing streetscape rhythm; and
   d) maintaining strong terminus views.
Opportunity 2

Draft OP Directions (Cont.)

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.

Public Realm: Large, Mature Trees • Cultural Heritage Significance • Private Enclave • Views
Private Realm: Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
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.
# Scenarios for Legacy Zoning

<table>
<thead>
<tr>
<th>Zoning Approach</th>
<th>Example 1: Your front yard is currently 6 m and you want to demolish and rebuild</th>
<th>Example 2: Your front yard is currently 9 m and you want to demolish and rebuild</th>
<th>Example 3: Your front yard is currently 12 m and you want to demolish and rebuild</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Zoning</strong></td>
<td>New house to be set back a minimum of 9 m from front property line</td>
<td>New house to be set back a minimum of 9 m from front property line</td>
<td>New house to be set back a minimum of 9 m from front property line</td>
</tr>
<tr>
<td>Required front yard setback = 9 m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Legacy Zoning</strong></td>
<td>New house to be set back a minimum of 6 m (as it existed at demolition)</td>
<td>New house to be set back a minimum of 9 m (as it existed at demolition)</td>
<td>New house to be set back a minimum of 12 m (as it existed at demolition)</td>
</tr>
<tr>
<td>Required front yard setback = where it exists when Legacy Zoning is enacted</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Implications of Legacy Zoning</strong></td>
<td>+3 m for front yard setback compared to current zoning</td>
<td>No effect compared to current zoning</td>
<td>-3 m for front yard setback compared to current zoning</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).
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

Helps 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 note taker
- 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