### Proposed 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).

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.

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).

4. **Amend the Zoning By-law to support ‘Legacy Zoning’**

   - Sets minimum front- and side-yard setbacks as they existed on the date the by-law was enacted.
   - Maintains the building to lot size relationship for front- and side-yards (including corner lots) that currently exists in the neighbourhood.
   - Preserves the existing large front yards where they exist and maintains a variation in setbacks.
   - Protects the views between properties where they currently exist.
   - Allows development in rear yards.

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

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

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### Group Notes & Comments

- **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 and unique and are 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.

- **A maximum of 7 units/hectare shall be permitted.** Only single-detached dwellings shall be permitted. New dwellings should maintain a generous property to lot-size ratio. Applications for minor variance or consent (i.e. severance) shall demonstrate that development maintains 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.

- **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.

- **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.

- **Property A and B could accommodate a large 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).
### Proposed Opportunity

**Retain the max. 2.0 to 2.5-storey building height in the current zoning**

- Current zoning permits 2.5-storeys (13m) as-of-right along Lakeshore Road and 2.0-storeys (7m flat roof; 10m peaked roof) in the remainder of Roseland.
- Additions are allowed provided they are less than the height of the primary building.
- Maintains the building to lot size relationship that currently exists in the neighbourhood.
- Protects an appropriate scale between adjacent buildings.
- Protects views between properties.

### Overview/Details

**Retain the maximum lot coverage prescribed in the current zoning**

- Current zoning allows up to 35% coverage for a one-storey dwelling, and 25% coverage for a two-storey dwelling.
- While this is higher than the average coverage in Roseland (~18%), it will allow flexibility to accommodate building additions while maintaining the side- and rear-yard setbacks (provided all other requirements are met).

### Sample/Precedent

**Prepare design guidelines to ensure new development is consistent with, and sensitive to, the existing character**

- Provides general best practices as they relate to the neighbourhood, while promoting flexibility (i.e. do not prescribe style of dwelling, but quality of materials). 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 to strengthen specific recommendations.

**Provide incentives for new private trees**

- Encourages the protection of existing trees on private property, as well as the planting of new trees.
- Helps to enhance the urban tree canopy.
- Provides educational opportunities for youth (and adults) in the neighbourhood.
- Could be overseen by a Community Association

**Sample incentives include:**
- Full Circle Tree Initiatives where participants raise trees from seed for distribution throughout the neighbourhood.
- The City of Burlington partially or fully subsidizes trees where landowners are looking to plant new trees on their property.
- Provide information pamphlets to help educate residents on why new trees are encouraged, how to plant and maintain them, etc. Could be a community-led initiative.

### Group Notes & Comments

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- Maintains the building to lot size relationship that currently exists in the neighbourhood.
- Protects an appropriate scale between adjacent buildings.
- Protects views between properties.

**Buildings A and B can have large additions (with lot coverage at only 6% and 9% respectively, and both with a large rear-yard setback of 48m).**
- Building C can rebuild to 25% coverage (two-storeys) with existing front and side-yard setbacks maintained.

**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.**