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
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/Urban Designer

Maryann Alisch, Planner

Key Stakeholders

Roseland residents and landowners, residents of Burlington, development community, etc.
City of Burlington
Official Plan Review: Roseland Character Area Study
May 1, 2013
Public Visioning Workshop
Tonight’s Schedule

6:30 – 6:35  City’s Introduction

6:35 – 7:05  Presentation

7:05 – 8:15  Workshop Exercise and Reporting Back

8:15 – 8:30  Wrap-up and Next Steps
Presentation Outline

1. Character Area Study
2. The Study Area
3. Precedent Review
4. Character Area Components
5. Development Process Considerations
6. Workshop Exercises
7. Next Steps
Roseland Neighbourhood

Approximately 115 acres and 260 dwellings

Located east of the QEW on north shore 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
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.
What is a Character Area Study?

The Roseland 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 Roseland neighbourhood
How can the Character Area Study protect the Roseland neighbourhood?

Work with the community to determine the elements that are important to protect

Define a Character Area Statement for Roseland for inclusion in the OP Review

Outline recommended policy updates and amendments (i.e. enhanced zoning)
Build on existing policies and planning tools:

**Official Plan Policies** (High level land use permissions; neighbourhood vision and intent)

**Urban Design Guidelines** (Private and public realm directions for new and infill development)

**Existing zoning standards** (“on the ground” built form requirements)
Character Area Study

Our Process

- Detailed site visits
- Background and policy review
- Precedent review
- Detailed qualitative and quantitative review of neighbourhood mapping
- Extensive consultation with community members
Precedent Review
Neighbourhood Character Protection Tools

Neighbourhood Character Study
Identify distinct elements and establish guidelines (i.e. Boroondara, Australia)

Private Tree Protection By-Laws
Designate individual significant private trees based on assessment from arborist (i.e. City of Toronto, Surrey, BC)

Private and Public Realm Design Guidelines
Provide direction for built form, streetscapes, etc.
Precedent Review
Neighbourhood Character Protection Tools

Official Plan Amendments
Prescribe a detailed vision that outlines the character to be preserved

Enhanced Zoning
Update zoning regulations to protect key elements of the neighbourhood character (i.e. lot coverage, setbacks, etc.)

Increased Heritage Designation
City designated individual properties for long-term protection
Precedent Review
Neighbourhood Character Protection Tools

**Heritage Conservation District**
Designates more than just buildings, including views, landmarks, etc. (i.e. Port Credit, Oakville, Wychwood Park)

**Heritage Revitalization Agreement**
Joint protection between owner and local government that supersedes zoning (i.e. New Westminster, Burnaby, Vancouver)
Large Mature Trees

1. Continuous tree canopy creates a sense of enclosure

2. Shaded streetscapes for residents and visitors

3. Tree-lined streets create an attractive public realm

4. Public/private trees enhance privacy

5. Trees (front and rear-yard) augment the City’s urban tree canopy
Public Realm Character Area Components

Private Enclave

1. Non-Linear internal street network helps to control through traffic

2. Crescent streets (i.e. Roseland Crescent, Hampton Crescent) create private areas with minimal traffic

3. Safe streets where kids can play
Public Realm Character Area Components

**Streets and Streetscapes**

1. Streets are typically narrow (i.e. 2-lanes)
2. Sidewalks are narrow and often located on a single side of the street
3. Network of **through streets** and winding roads
Public Realm Character Area Components

Topography

1. Changing topography reinforces the public/private realm transition

2. Changing topography creates visual interest throughout neighbourhood

3. Front-yard slopes accommodate unique landscape elements (i.e. planting beds, garden walls, stairs, etc.)
Public Realm Character Area Components

Views

1. **Waterfront views** occur at Guelph Line and between waterfront properties

2. **Rossmore Boulevard** stretches the length of the neighbourhood, creating a continuous neighbourhood vista

3. **Terminus views** throughout the neighbourhood are created at intersections
Public Realm  Character Area Components

Parks and Open Spaces

Roseland Park is:

1. A central community gathering place

2. A place for **passive and active recreation**: tennis courts, baseball diamond

3. **Easily accessible** for all residents
Private Realm Character Area Components

Spacious Properties

1. **Large lot frontages** provide ample space between homes

2. **Large lots** allow for large gardens, private outdoor space and tree planting

3. Dwelling setbacks reinforce privacy for residents

4. Setbacks provide space for private landscaping
Private Realm Character Area Components

Height and Scale of Houses

1. A variety of building heights (1½ to 2½-storeys) creates a varied streetscape

2. Scale and massing that is generally well-proportioned to the lot size

3. Scale and massing that is generally consistent between adjacent properties

4. Garages do not dominate the dwelling frontage
Private Realm Character Area Components

Style of Architecture

1. Mix of historic architectural styles: Arts & Crafts, Georgian

2. Houses with pitched roofs and varied architectural period detailing

3. Housing is complementary in character
Private Realm Character Area Components

Private Landscaping

1. Gives each property a **distinct, clearly defined character**

2. Landscaping **delineates public/private realm** in a natural way

3. Creates **open space/park-like appearance**
Currently, a series of policies must be considered when evaluating new development applications in Roseland, including:

- **Growth Plan Policies**
- **Official Plan Policies** (intensification goals; dwelling types; density and infill requirements; compatibility)
- **Urban Design Guidelines** (i.e. Site Plan Design Guidelines)
- **Existing zoning standards** (guides built form ‘on-the-ground’)
Zoning Considerations

‘As-of-Right’ Zoning Example # 1 (R1.2 Zone)
54m lot severed into two 27m lots

‘As-of-Right’ Zoning Example # 2 (R1.2 Zone)
30 & 45m lot consolidated, and severed into three lots (24 and 27m)
Zoning Considerations

‘As-of-Right’ Zoning Example # 3 (R2.3 Zone) 37m lot severed into two 18.5m lots
Zoning Considerations

‘As-of-Right’ Zoning Example # 4 (R1.2 Zone) 37m lot redeveloped with no severance
Are you someone who....
(Pick all that apply)

1. Lives in Roseland
2. Lived in Roseland, but no longer lives there
3. Visits Roseland
4. Has never been to Roseland
5. Owns property in Roseland
6. Rents property in Roseland
7. Has development interests in Roseland
How long have you lived in Roseland?

1. Less than 5 years
2. Between 5-10 years
3. Between 10-20 years
4. Between 20-30 years
5. Between 30-40 years
6. More than 40 years
7. You do not live in Roseland
Of the public realm character area components, which do you feel require specific tools to be managed? (Pick all that apply)

1. Large Mature Trees (Public Realm)
2. Private Enclave
3. Streets and Streetscapes
4. Topography
5. Views
6. Parks and Open Spaces
Of the private realm character area components, which do you feel require specific tools to be managed? (Pick all that apply)

1. Large Mature Trees (Private Realm)
2. Spacious Properties
3. Height and Scale of Houses
4. Style of Architecture
5. Private Landscaping
To protect/preserve the character components, interventions would be required in both the public and private realm.

How comfortable are you with:

Recommendations that impact the **public realm** (i.e. tree protection, streetscape improvements, open space improvements)

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Recommendations that impact the public realm

1. Not Comfortable
2. Somewhat Comfortable
3. Neutral
4. Comfortable
5. Very Comfortable
To protect/preserve the character components, interventions would be required in both the public and private realm.

How comfortable are you with:

Recommendations that impact the **private realm** (i.e. built form urban design guidelines, changes to the zoning by-law)

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Recommendations that impact the private realm

1. Not Comfortable
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Workshop Exercises

**Team Introductions**
- Introduce yourself to your table
- Assign a note taker, and someone to report back

**Group Discussions**
- Complete the worksheet at your table

**Report Back**
- Summarize the key findings of your group
Next Steps

**Prepare Summary of Workshop**
- May, 2013

**Steering Committee Meeting**
- May, 2013

**Prepare Interim Report of Findings**
- Early June, 2013

**Second Public Workshop**
- June 25, 2013