City of Burlington

Official Plan Review

Roseland Character Area Study

November 26, 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.
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

<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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<tr>
<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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<tr>
<td>June 5th</td>
<td>Public Consultation # 2</td>
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<tr>
<td>November 26</td>
<td>Working Committee Meeting (TODAY)</td>
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<tr>
<td>January/February</td>
<td>Public Consultation # 3</td>
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What We’ve Heard (Public Realm):

Large, Mature Trees
- Preserve and extend the garden-like setting with the mature tree canopy.
- Encourage attractive public landscaping.

Cultural Heritage Significance
- Preserve Roseland’s character as one of the oldest neighbourhoods in Burlington
STUDY UPDATE

What We’ve Heard (Public Realm):

Private Enclave

- Crescent streets (i.e. Roseland Crescent) minimize cut-through traffic.
- Street trees provide a buffer to private properties.

Views

- Views to Lake Ontario from Lakeshore Road.
- Unique terminus views (i.e. Hart Avenue).
What We’ve Heard (Private Realm):

Spacious Properties
- A generous house size to lot ratio creates large front and side-yards

Topography
- Topography affords unique front yard landscaping, and enhances privacy

Style of Architecture
- Varied architectural styles (i.e. Georgian, Bungalow, Victorian, etc.)
What We’ve Heard (Private Realm):

Private Landscaping

- A wide variety of attractive, private landscaping.
- Preserve and extend the mature tree canopy.

Complementary Infill

- Encourage and work towards complementary infill (that does not mimic historic styles, but complements them).
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>
</tr>
</thead>
<tbody>
<tr>
<td>Large, Mature Trees</td>
<td>PTP; HTD</td>
<td>None</td>
<td>City Standards</td>
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<tr>
<td>Views</td>
<td>OPP; PRP; ZBL; UDG</td>
<td>OPP; PRP; ZBL; UDG</td>
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</tr>
<tr>
<td>Topography</td>
<td>OPP; UDG</td>
<td>OPP; UDG</td>
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<tr>
<td>Private Enclave</td>
<td>ZBL; UDG; PTP</td>
<td>ZBL; UDG</td>
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<tr>
<td>Spacious Properties</td>
<td>OPP; PRP; ZBL; UDG</td>
<td>OPP; PRP; ZBL; UDG</td>
<td>None</td>
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<tr>
<td>Cultural Heritage Significance</td>
<td>OPP; PRP; ZBL; UDG; HD</td>
<td>OPP; PRP; ZBL; UDG</td>
<td>None</td>
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<tr>
<td>Style of Architecture</td>
<td>OPP; PRP; UDG</td>
<td>OPP; PRP; UDG</td>
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<tr>
<td>Private Landscaping</td>
<td>PLB</td>
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<td>Homeowner</td>
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<tr>
<td>Complementary Infill</td>
<td>OPP; PRP; ZBL; UDG; HD</td>
<td>OPP; PRP; ZBL; UDG</td>
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</tbody>
</table>

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. Roseland, Indian Point, others)

New sections provide policies specific to each Character Area

- Maximum units/hectare (i.e. 4-10 units/hectare in Roseland vs. 25 units/hectare in current zoning)
- Legacy zoning approach
- Approach to severances and minor variances (i.e. additional applicable criteria to be proposed in Roseland and other Character Areas)

Encouraging policies to protect the urban tree canopy
RECOMMENDATION 2

Describe the character of Roseland 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:

Roseland is a welcoming neighbourhood that is valued because of its natural and high-quality architectural setting. Development in Roseland will be well proportioned in relation to existing houses; have spacious lots; strengthen the neighbourhood’s strong architectural characteristics; and, contribute to the neighbourhood’s varied architectural styles and large mature trees. The Roseland neighbourhood will retain and extend its substantial tree canopy and established garden character.

Public Realm: Large, Mature Trees • Cultural Heritage Significance • Private Enclave • Views
Private Realm: Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
RECOMMENDATION 3

Initiate 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 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.
**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

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**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 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
**RECOMMENDATION 6**

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

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

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**

- 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.

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

**Private Realm:** Spacious Property • Topography • Style of Architecture • Private Landscaping • Complementary Infill
RECOMMENDATION 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 all other dwellings

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% coverage and a large rear-yard setback of 48m).
- Building B can have a large addition (only 9% 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).
RECOMMENDATION 8

Prepare Urban Design Guidelines to ensure new development is consistent with 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
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

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<td>Refine Recommendations</td>
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<tr>
<td>January/February</td>
<td>Public Consultation # 3</td>
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<tr>
<td>February</td>
<td>Prepare Draft Interim Report</td>
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