We’re Growing in Place  [Burlington’s Official Plan Review]

Official Plan Review
Roseland Character Area Study
January 22, 2015, Public Consultation #4
AGENDA

Study Update
Timeline
Consultants’ Recommendations
Planning Directions
Implications
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 PURPOSE

The Roseland Character Area Study will:

Recommend approaches to manage changes in the neighbourhood and support its character.
STUDY UPDATE

Project Timeline

2013
Mar/Apr       Background Review and Analysis
May 1         Public Consultation # 1
June 25       Public Consultation # 2
November 26   Working Committee Meeting

2014
February 11  Public Consultation # 3
Fall 2014     Consultants’ Report Finished

2015
January 22   Public Consultation #4 (TONIGHT)
Character Area Study Process

Your opportunities to be involved and give feedback

Phase 1: Consultant Work

Outcome 1 (2013)
- The consultants were retained to lead three public workshops and receive input from the community

Outcome 2 (Summer 2014)
- The consultants prepared a report with recommendations for the area

Phase 2: Planning Staff Work

Outcome 1 (Fall 2014)
- Staff reviewed the consultants’ report and provided it to City Council and the public

Outcome 2 (Winter 2015)
- Staff prepared potential directions and presented them to the public
- The public can comment on the directions

Outcome 2 (Spring 2015)
- The public can provide written comments and/or delegate before Committee regarding the proposed policies and zoning

Phase 3: Planning Staff Work

Outcome 1 (Winter 2015)
- Staff will finalize policies for the Official Plan and prepare a report for City Council
- Notification will occur when the report is scheduled to go to Committee and Council

Outcome 2 (Summer 2014)
- The consultants prepared a report with recommendations for the area

Council Decision to initiate Study

Council Decision to approve, modify or refuse study recommendations
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
CONSULTANTS’ RECOMMENDATIONS

1. Create a “Residential – Character Area” designation in the Official Plan
2. Add a Character Area Statement for Roseland to the Official Plan
3. Initiate a Peer Review process where additional guidance is required
4. Amend the zoning bylaw to support legacy zoning
5. Maintain the existing 10 m rear yard setback
6. Retain the maximum 2-2.5 storey building height in the current zoning
7. Retain the maximum lot coverage prescribed in the current zoning by-law
8. Prepare Urban Design Guidelines to ensure new development is consistent with, and sensitive to, the character
9. Provide incentives for new private trees
**CONSULTANTS’ RECOMMENDATIONS**

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**PLANNING DIRECTIONS**

1. Create a “Residential – Character Area” designation in the Official Plan with a Character Area Statement for Roseland
2. Introduce minor changes to the Zoning By-law re: building height and side yard setbacks as well as prohibiting balconies in the rear yard, 2 storey architectural features, and garage width and projection
3. Maintain the existing Site Plan Control process
4. Add requirement for an Urban Design Brief to be submitted with development applications
5. Co-ordinate opportunities to plant trees on public rights-of-way
### Proposed Planning Directions

#### OFFICIAL PLAN POLICIES
1. Character Area Statement
2. Objectives of Character Area
3. Additional Criteria for Minor Variance and Consent (Severance) Applications

#### ZONING BY-LAW CHANGES
1. Reduced building height
2. Increased side yard setbacks
3. Limit width and projection of attached garages

#### PROCESS CHANGES
1. Maintain Site Plan Approval for new dwellings
2. Require the submission of an Urban Design Brief by the applicant to accompany any development applications (Site Plan, Minor Variance and/or Consent applications)
## Planning Direction #1:
Develop Official Plan policies to protect and manage development in Character Areas (includes character area statement, objectives, criteria for subdivision, consent, minor variance and site plan applications)

<table>
<thead>
<tr>
<th>If you are planning to...</th>
<th>How does this affect you?</th>
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<tbody>
<tr>
<td>Maintain the existing dwelling.</td>
<td>There are no implications for the existing dwelling.</td>
</tr>
<tr>
<td>Build a minor addition to your dwelling within the proposed zoning regulations.</td>
<td>There are no implications for the existing dwelling.</td>
</tr>
<tr>
<td>Make changes to your dwelling or property which require a site plan, minor variance or consent application.</td>
<td>The potential new policies would be used to evaluate applications. Applications will be reviewed using the character area statement, objectives and criteria for minor variance and consent applications.</td>
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</table>
### Planning Direction #1: Character Area 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.

The purpose of the Character Area Statement in the Official Plan
- establishes the vision for the layout and built form of the neighbourhood
- identifies elements for consideration
- used to evaluate development applications (Site Plan Approval, minor variance and consent applications)
Planning Direction #1 Severance Example:

Your neighbour makes an application to sever a lot. Planning staff review application using the existing Official Plan criteria.

Existing Consent Criteria [Part VI, Policy 4.4. d]

- where applicable, the policies for infill development
- municipal service availability
- lot size and proposed use conform to the Zoning By-law
- lot should have a compatible width and area with lots in the immediate vicinity
- lots must front onto a public road
- traffic hazards shall not be created by limited sight lines
- lot creation should not preclude/inhibit future development of surrounding lands
- proposed consent should not extend into areas susceptible to flooding or erosion
- the frontage of new lots should generally not be less than 40% of lot depth
<table>
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<tr>
<th>Planning Direction #1 Severance Example Cont’d:</th>
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<tr>
<td>Your neighbour makes an application to sever a lot.</td>
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<tr>
<td>Planning staff review application using the proposed Official Plan criteria.</td>
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**ALL OF THE EXISTING CRITERIA PLUS THE FOLLOWING:**

- proposed lotting pattern shall be compatible with the predominant lotting pattern of surrounding neighbourhood and adjacent lots

- the minimum frontage and area of new lots should be more reflective of:
  - the average lot frontage and area of residential lots on both sides of street within 120 m **OR**
  - the requirements of the Zoning By-law

- proposed lots shall allow development to be compatible with the predominant pattern of setbacks, siting, orientation and separation distances in the Character Area

- require a design brief that requires design considerations and includes visual information such as proposed elevations and 3D renderings
Planning Direction #1 Severance Example Cont’d:

Your neighbour makes an application to sever a lot. Planning staff review application using the existing Official Plan criteria.

The submission of a design brief is required with the application addressing the following considerations:

• Demonstrates that the scale, massing, proportions and / or features of the proposed development will relate to adjacent dwellings.

• Demonstrates how the proposed development incorporates architectural elements and design cues such as rooflines, dormers, porches and window treatments that are found on adjacent dwellings.
Your neighbour makes an application for a minor variance. Planning staff review application using the existing Official Plan criteria.

**Existing Minor Variance Policies [Part VI, Policy 4.2]**

The Committee of Adjustment, in granting an application for minor variance from the Zoning By-Law, shall be satisfied that the variance:

(i) is minor in nature;
(ii) is desirable for the appropriate development or use of land;
(iii) maintains the general intent and purpose of the Plan; and
(iv) maintains the general intent and purpose of the Zoning By-law.

In commenting to the Committee of Adjustment on a proposal requiring applications for multiple minor variances from the Zoning By-law, the City shall ensure that the cumulative impact of the proposed variances is considered, and if the cumulative impact of the proposed variances is not considered to be minor, it will be recommended that the proposal should proceed by way of rezoning.
Your neighbour makes a minor variance application. Planning staff review application using the proposed Official Plan criteria.

**ALL OF THE EXISTING POLICIES PLUS THE FOLLOWING:**

The proposed development...

- shall maintain adequate open space between adjacent buildings in a manner that reflects the predominant pattern in the surrounding neighbourhood.

- shall be compatible with the predominant pattern of existing setbacks, siting, orientation and separation distances within the Character Area.

- is encouraged to preserve all of the healthy mature trees located on the property and should be required to replant where loss of significant trees occurs.

- requires the submission of a design brief that addresses the ways in which the proposed development is compatible with the Character Area.
Your neighbour makes a minor variance application. Planning staff review application using the proposed Official Plan criteria.

ALL OF THE EXISTING CRITERIA PLUS THE FOLLOWING (Cont’d):

The proposed development...

- shall respect the existing *neighbourhood character* in terms of building height, *scale, massing*, lot coverage, architectural character and cladding materials. This will include incorporating built form and landscaping elements that visually reference architectural and other features that are commonly found in the neighbourhood including, where applicable, wrap-around porches, high quality natural building materials such as brick, stone and/or wood cladding which reflect existing materials used in the area, peaked roofs and vertical and horizontal façade articulation that acknowledges adjacent dwellings.

Such development does not have to precisely replicate the existing built form, but should acknowledge the surrounding context and not radically depart from that context.
Planning Direction #1 Minor Variance Example Cont’d:

Your neighbour makes a minor variance application. Planning staff review application using the existing Official Plan criteria.

The submission of a design brief is required with the application addressing the following considerations:

• Demonstrates that the scale, massing, proportions and / or features of the proposed development will relate to adjacent dwellings.

• Demonstrates how the proposed development incorporates architectural elements and design cues such as rooflines, dormers, porches and window treatments that are found on adjacent dwellings.
HOUSE DESIGNS IN ROSELAND

- low pitch roofs
- hip roof commonly found, sometimes with dormers
- second storey floor area built into roofline
- front door emphasis
- façade broken up by numerous openings (windows)
HOUSE DESIGNS IN ROSELAND

- front door emphasis
- one storey additions on the side help transition the building
- second storey floor area built into roofline
# Planning Direction #2:
Prepare amendments to the Zoning By-law to reflect the existing housing stock

A) Reduce building height from 10 m (33 ft) to 9 (30 ft)*
B) Increase side yard setbacks from 10% of lot width to 15% of lot width for 2 storey homes (1 and 1.5 storey dwellings maintain 10% side yard setbacks)

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*Note: The maximum building height for properties abutting Lakeshore Rd will remain 11.5 m for 2 storeys and 13 m for 2 ½ storeys.
**REDUCE BUILDING HEIGHT**

Example:

Building Height Change from 10 m (33 ft) to 9 m (30 ft)
RECENTLY APPROVED DWELLINGS

Example Lot: 50 ft x 107 ft
Roof Pitch: 15.5/12
Building Height: 8.95 m
Features: Cathedral ceiling in master bedroom
RECENTLY APPROVED DWELLINGS

House Design Credit:
• Structured Creations
• The Canadian Timber Company
• Kimberley Lalonde Home Design
**INCREASE SIDE YARD SETBACKS TO 15% FOR 2 STOREY DWELLINGS**

Example Lot:

2 storey dwelling buildable footprint

Side yard setbacks increased to 15% instead of 10% for 2 storey dwellings
**Planning Direction #2:**
Prepare amendments to the Zoning By-law to reflect the existing housing stock

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<td><strong>C)</strong></td>
<td>Prohibit second storey balconies in rear yards</td>
</tr>
<tr>
<td><strong>D)</strong></td>
<td>Prohibit 2 storey architectural features (such as columns)</td>
</tr>
<tr>
<td><strong>E)</strong></td>
<td>Limit the width of the garage to 50% of the front façade and limit the projection of the garage to the front façade of a dwelling</td>
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PROPOSED GARAGE PROVISIONS

PERMITTED
Garage is less than 50% of the width of the front façade and does not project beyond the front facade

NOT PERMITTED
Garage extends beyond the front façade of the dwelling

NOT PERMITTED
Garage is greater than 50% of the width of the facade
PROMINENT HOUSES

Garage De-emphasis

• garage takes up less than 50% of front façade
• one-storey detached garages
• house is more prominent than garage
• house sits closer to street than garage
SUMMARY OF PROPOSED ZONING CHANGES

BUILDING HEIGHT
Reducing building height for 2 storey dwellings

SIDE YARD SETBACKS
Increasing side yard setbacks of 2 storey dwellings

LOT COVERAGE
Note: The existing lot coverage provisions for most of Roseland fall within the designated area (35% for one storey and 25% for dwellings above one storey)

POTENTIAL IMPLICATIONS

• Increased spacing between 2 storey buildings as a result of the 15% side yard setbacks for two storey dwellings

• Two storey dwellings will be a maximum of 9 m (30 ft) in height

• New homes may opt to build 1.5 storey dwellings instead of 2 storey dwellings
**Legacy Zoning:**
Why are we not proposing to proceed with legacy zoning?

- Requirement for each property owner to provide a survey of their property to determine applicable front and side yard setbacks for any form of development.

- Implications for front additions / porches which would require minor variances.

- The redevelopment of an existing one-storey dwelling to a two-storey dwelling using existing setbacks could pose privacy, shadow and/or access issues (i.e. where the house is situated close to or on the property line).

- Existing residential dwellings with small building footprints may face significant redevelopment constraints.

- Houses which are situated at the rear of the property may have minimal development potential if front yard setback cannot be altered without a minor variance application.

- Difficult to evaluate severances without established setbacks (i.e. what are the setbacks on the new lot? Does the severance require a minor variance for the side yard since the lot would be severed and ‘lose’ its existing side yard setback?)
**Planning Direction #3:** Maintain the Site Plan Approval process for residential development in Character Areas.

**Planning Direction #4:** Require an Urban Design Brief to be submitted with development applications in Character Areas.

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<tr>
<td>Maintain the existing dwelling.</td>
<td>There are no implications for the existing dwelling.</td>
</tr>
<tr>
<td>Build a minor addition to your house within the proposed zoning regulations.</td>
<td>New additions under 75 m(^2) (800 ft(^2)) are exempt from the site plan process. Additions greater than 75 m(^2) (800 ft(^2)) would continue to be subject to the site plan approval process.</td>
</tr>
<tr>
<td>Make changes to your house or property which require a site plan, minor variance or consent application.</td>
<td>It is current practice and will continue that significant additions and new dwellings are subject to the Site Plan Control process which includes a review of the zoning, landscaping, architectural elevations, grading &amp; drainage of the site. Planning Direction #4 adds the requirement of a Design Brief to be submitted with the application.</td>
</tr>
</tbody>
</table>
Planning Direction #5:
Co-ordinate opportunities to plant trees on public rights-of-way as part of the Urban Forestry Management Plan

- City staff support proactive planting of trees within the public right-of-way, particularly in areas with a high percentage of mature trees.
- The Roseland area is being considered in the City’s review of potential street tree planting locations.
- City staff welcome suggestions and requests from residents for new street tree planting locations.

The City’s Urban Forest Management Plan (UFMP) includes recommendations regarding:
• urban forestry related events;
• expanding the information on the forestry pages of the City’s website;
• introducing a staff position focused on community engagement;
• implementing an awards program to recognize urban forest stewardship; and
• expanding partnerships with community groups to undertake urban forest stewardship activities.
# Summary of Proposed Changes

<table>
<thead>
<tr>
<th>If you are planning to...</th>
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</tr>
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<tbody>
<tr>
<td>Not planning to demolish your house and rebuild a new one</td>
<td>There is no direct impact on your property.</td>
</tr>
<tr>
<td>Build a small addition to your home</td>
<td>The addition will be subject to the potential zoning regulations.</td>
</tr>
<tr>
<td>Build a significant addition to your property</td>
<td>The addition will be subject to the potential zoning regulations as part of site plan control.</td>
</tr>
<tr>
<td>Demolish and rebuild your home</td>
<td>The new dwelling will be subject to the potential zoning regulations as part of site plan control.</td>
</tr>
<tr>
<td>Sever a property OR apply for a minor variance</td>
<td>The proposed development (lot severance and/or minor variances) will be evaluated using the proposed Official Plan policies including criteria for severances and minor variances.</td>
</tr>
</tbody>
</table>
THANK YOU

This presentation will be made available on the project website. [www.burlington.ca/opreview > Resources > Studies > Character Area Study]

Commenting Deadline
Please submit feedback by February 9, 2015

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rosa.bustamante@burlington.ca

Staff recommendations will be brought to a Development & Infrastructure Committee meeting in March/April 2015.
Notification will be provided to residents in advance of the meeting.