LOT AREA AND FRONTAGE

Lot Area & Frontage for the R2.1 Zone

Lot Area & Frontage for the R2.4 Zone

Zoning Map

ZONING BY-LAW

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Lot Area</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2.1</td>
<td>700 sq m</td>
<td>18 m</td>
</tr>
<tr>
<td>R2.4</td>
<td>600 sq m</td>
<td>16 m</td>
</tr>
</tbody>
</table>

WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

Lot Area means the total area of a lot (length x width).

Lot Frontage means the distance along the front of the lot usually along the street. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is measured across the lot.

WHY?

Regulating lot areas and frontages provides a lotting pattern that is reasonably consistent in nature.

OPTIONS

- REDUCE
- MAINTAIN
- TIGHTEN

Maintain existing lot area and lot frontage requirements

Tighten to reflect existing lots

Allow for reduction to introduce smaller lots
FRONT & REAR YARD SETBACKS

ZONING BY-LAW

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Front Yard</th>
<th>Minimum Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2.1</td>
<td>11 m</td>
<td>10 m*</td>
</tr>
<tr>
<td>R2.4</td>
<td>6 m</td>
<td>9 m*</td>
</tr>
</tbody>
</table>

* on a corner lot the rear yard may be 4.5m

WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

Front Yard setback means the space and distance between the front of the house and the front property line.

Rear Yard setback means the space between the rear property line and the back of the house.

WHY?

Regulating front yard setbacks works to promote a streetscape in which dwellings are located at similar distances from the front lot line. It also provides for greenspace and setbacks from the sidewalks and streets. Regulating rear yard setbacks works to create backyard space and mitigate issues such as rear yard shadowing.

OPTIONS

- Reduce minimum required front/rear yard setback
- Maintain existing minimum required front/rear yard
- Increase minimum required front/rear yard setback

ALTERNATIVE - Allow for encroachments
Lot Coverage means the area that the ground floor of the house covers as well as the area covered by other buildings on the lot. It is calculated as a percentage of the lot area. Areas for carports, porches, and decks may be excluded from the lot coverage calculation provided there is no floor area above them.

Coverage controls the scale of development on a lot to ensure homes are proportional. Building footprints within the building envelope are controlled through coverage as well.

### Options

- **Increase maximum lot coverage**
- **Maintain existing lot coverage**
- **Reduce maximum lot coverage**

### Alternatives

- Use Floor Area Ratio (FAR) or GFA Maximum

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**Lot Coverage**

**Zoning By-Law**

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Dwelling with Attached Garage</th>
<th>Dwelling without Attached Garage</th>
</tr>
</thead>
<tbody>
<tr>
<td>One storey</td>
<td>40% including accessory buildings</td>
<td>32% plus 8% for accessory buildings</td>
</tr>
<tr>
<td>One and a half storey</td>
<td>37.5% including accessory buildings</td>
<td>29.5% plus 8% for accessory buildings</td>
</tr>
<tr>
<td>Two storeys</td>
<td>35% including accessory buildings</td>
<td>27% plus 8% for accessory buildings</td>
</tr>
<tr>
<td>All dwellings in designated areas</td>
<td>35% for one storey dwellings including accessory buildings</td>
<td>27% for one storey dwellings plus 8% for accessory buildings</td>
</tr>
<tr>
<td></td>
<td>25% for all other dwellings including accessory buildings</td>
<td>17% for all other dwellings plus 8% for accessory dwellings</td>
</tr>
</tbody>
</table>
SIDE YARD SETBACKS

What are these regulations and how do they work?

A Side Yard setback is the space between the side property line and the house.

Why?

Side yards provide separation between dwellings for site functions like access to rear yards, drainage and grading, privacy, and utilities. Regulating side yard setbacks works to ensure that dwellings are separated and appropriate distances are protected.

Options

- Reduce minimum required side yard setback
- Maintain existing minimum required side yard setback
- Increase minimum required side yard setback

Zoning by-law

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Side Yard</th>
<th>Minimum Street Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2.1</td>
<td>10% of actual lot width with attached garage, 10% of actual lot width, 3 m other side without attached garage</td>
<td>4.5 m</td>
</tr>
<tr>
<td>R2.4</td>
<td>1.2 m for one or one and a half storey with attached garage; 1.8 m for two or more storey side with attached garage</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>1.2 m, 3 m other side for one or one and a half storey side without attached garage; 1.8 m, 3 m other side for two or more storeys side without attached garage</td>
<td></td>
</tr>
</tbody>
</table>
WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

**Height** is specifically defined in the by-law as the distance between the grade at the front of the house and the highest point of a roof.

**WHY?**

Regulating building height works to mitigate shadowing impacts, privacy and massing.

**OPTIONS**

- Reduce maximum permitted building height
- Maintain existing maximum permitted building height
- Increase maximum permitted building height

**ALTERNATIVES**

- Revise definition for height
**LANDSCAPING COVERAGE**

**WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?**

**Landscape coverage** means the calculation of the total horizontal area of a lot covered by landscaping.

**WHY?**

Landscaping provides greenspace on a lot to ensure natural areas for appropriate drainage and open natural space.

**OPTIONS**

- **Introduce residential landscape coverage regulations**
- **Do not introduce residential landscape coverage regulations**

**(ALTERNATIVE)** - Allow for encroachments

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NEW! [Landscaping Coverage for a One Lane Driveway]

NEW! [Landscaping Coverage for a Two Lane Driveway]

Zoning Map

- R2.4
- R2.1
- R2.1
- R2.4

-Lake Ontario-
WHAT ARE THESE REGULATIONS AND HOW DO THEY WORK?

Dwelling depth means the minimum depth that a dwelling can extend from the front of the house into the rear yard.

WHY?

Regulating dwelling depth works to control the massing of a dwelling, while also mitigate issues such as side and rear yard shadowing and overlook into adjacent properties.

OPTIONS

- Introduce a maximum permitted dwelling depth regulation
- Do not introduce a maximum permitted dwelling depth regulation

YES

NO
OFFICIAL PLAN POLICIES
URBAN DESIGN GUIDELINES

OFFICIAL PLAN POLICIES FROM THE CITY OF BURLINGTON OFFICIAL PLAN

Part III, 2.2.2 (c)
In Residential-Low Density areas, single-detached and semi-detached housing units with a density to a maximum of 25 units per net hectare shall be permitted. In addition, other forms of ground oriented housing units with a density to a maximum of 25 units per net hectare may be permitted, provided that these forms are compatible with the scale, urban design and community features of the neighbourhood.

Part III, 2.2.2 (g)(i)
The following building forms for residential development shall be permitted:

- detached and semi-detached homes shall be permitted in Residential-Low Density areas. Other forms of ground oriented, attached housing may be permitted, provided that these forms meet the density as specified in Part III, Subsection 2.2.2 c) for these areas and provided that these forms are compatible with the scale, urban design and community features of the neighbourhood.

WHY?

Official Plan policies set out the permitted uses in residential designations and provide direction for the types and forms of housing that can be developed. The types and forms of housing are to be compatible with the surrounding neighbourhood.

Urban Design policies provide guidance on preferences for the design of new buildings and are intended to ensure that new residential development is compatible with and enhances existing neighbourhoods by promoting development that considers and complements the streetscape and architecture of neighbouring buildings.

OPTIONS - OFFICIAL PLAN

1. Specific Character Statements – area specific policies that define elements of a neighbourhood character based on specific distinctive and unique features. Development requires conformity with the character statement.
2. Stable Residential Area Policies for Infill – character is defined by:
   - land related elements: setbacks, orientation, separation distances/setbacks, landscaped / natural areas, lotting patterns, grading
   - building related elements: scale, height, massing, architectural design
   - criteria are defined for “development”
3. Policies to define a surrounding “neighbourhood” and “compatibility”
4. General Policies to define and address the level of intensification infill in stable residential areas

OPTIONS - URBAN DESIGN

1. More detailed separate policies for infill
2. Policies for stable residential areas
3. Incorporate guidelines into the OP
WHAT?

What are these regulations and how do they work? Are these public processes with notices or permits/notices to individuals?

Tree Protection – Several municipalities have introduced tree protection by-laws to manage tree preservation on private property. Individual

Property Standards – the Municipal Act allows municipalities to pass by-laws to regulate and control property conditions and the maintenance of properties. Individual

Building Code and Permitting – the Ontario Building Code sets out mandatory requirements for minimum building standards in Ontario. Permits are required to be issued under the Code through municipal building divisions. Individual

Site Plan Control – is administered by municipalities through a by-law passed under the Planning Act. Individual

Committee of Adjustment – committee is established to hear applications for variances to zoning regulations which are permitted under the Planning Act. Public

OPTIONS

Tree Protection – range of options available, considerations include private vs. public rights, administration, costs and enforcement of the program

Property Standards – more detailed by-laws can be provided to address specific elements like outdoor storage, refuse, signage, and noise

Building Code and Permits – open data can be available, permitting process in Burlington already secures approvals prior to demolition

Site Plan Control – used for single family dwellings in older established or heritage areas, shoreline areas

Committee of Adjustment – process is based on procedural by-law; notices are generally as provided in Planning Act regulations (notices by sign and circulation)