Roseland Neighbourhood

Character Elements

- Mature Trees
- Strong Historical Character
- Spacious Lots
- Architectural Authenticity
- Well-proportioned
Roseland Neighbourhood

Proposed Zoning By-law Amendments

Side Yard

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Width</th>
<th>Lot Area</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>Side Yard</th>
<th>Street Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1.2</td>
<td>24 m</td>
<td>925 m²</td>
<td>9 m</td>
<td>9 m (c)</td>
<td>(a) (d)</td>
<td>9 m</td>
</tr>
<tr>
<td>R2.1</td>
<td>18 m</td>
<td>700 m²</td>
<td>11 m</td>
<td>10 m (c)</td>
<td>(a) (d)</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

(d) Side yards in properties located within the Roseland Character Area:

**With attached garage or carport:**
- Lots under 17m in width: 10% of actual lot width.
- Lots between 17-25m in width: 12% of actual lot width.
- Lots greater than 25m in width: 15% of actual lot width up to a maximum of 5 m.

**Without attached garage or carport:**
- Lots under 17m in width: 10% of actual lot width, 3 m minimum on the side with a driveway.
- Lots between 17-25m in width: 12% of actual lot width, 3 m minimum on the side with a driveway.
- Lots greater than 25m in width: 15% of actual lot width, 3 m minimum on the side with a driveway.
Shoreacres Neighbourhood

Character Elements

- Mature Tree Canopy
- Wide Lots
- Walkable Streets
- Modest Scale
Shoreacres Neighbourhood

Proposed Zoning By-law Amendments

**Side Yard**

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>R2.4</td>
<td>16 m</td>
<td>600 m²</td>
<td>6 m</td>
<td>9 m (c)</td>
<td>(b), (g)</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

Properties located within the **Shoreacres Character Area** shall have a side yard subject to footnote (a).

**Front Yard**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Width</th>
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<tr>
<td>R2.1</td>
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<td>700 m²</td>
<td>11 m (e), (f)</td>
<td>10 m (c)</td>
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Properties located within the **Shoreacres Character Area** shall have a front yard of 9m.

**Driveways**

With attached garage or carport:
- 10% of actual lot width

Without attached garage or carport:
- 10% of actual lot width, 3 m minimum on one side

Only one driveway is permitted for each residential property including corner lots.

Regardless of lot width, the combined maximum width of all surfaces is 50% of the front lot or street side lot line.
Indian Point Neighbourhood

Character Elements

• Historic Neighbourhood
• Lakeside Context
• Mature Tree Canopy
• Walkable Streets
Indian Point Neighbourhood

Proposed Zoning By-law Amendments

**Side Yard**

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<tr>
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**Front Yard**

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- **With attached garage or carport:**
  - Lots under 17m in width: 10% of actual lot width.
  - Lots between 17-25m in width: 12% of actual lot width.
  - Lots greater than 25m in width: 15% of actual lot width, up to a maximum of 5 m.

- **Without attached garage or carport:**
  - Lots under 17m in width: 10% of actual lot width, 3 m minimum on the side with a driveway.
  - Lots between 17-25m in width: 12% of actual lot width, 3 m minimum on the side with a driveway.
  - Lots greater than 25m in width: 15% of actual lot width, 3 m minimum on the side with a driveway.

**Building Height**

Maximum building height in Indian Point Character Area shall be reduced to **2 storeys to 10 m**.
Lot Coverage

<table>
<thead>
<tr>
<th>Dwelling with Attached Garage</th>
<th>Dwelling without Attached Garage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Dwellings in Designated Areas (b) (c)</td>
<td>All Dwellings in Designated Areas (b) (c)</td>
</tr>
<tr>
<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>30% for one and a half storey dwellings including accessory buildings</td>
<td>22% for one and a half storey dwellings plus 8% for accessory buildings</td>
</tr>
<tr>
<td>25% for all other dwelling types including accessory buildings</td>
<td>17% for all other dwelling types plus 8% for accessory buildings</td>
</tr>
</tbody>
</table>

Properties with a front or street side yard abutting Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard are exempt.

Floor Area Ratio

The maximum floor area ratio is **0.45:1**

Properties with a front or street side yard abutting Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard exempt from this floor area ratio regulation.

Floor Area Ratio (FAR): The mathematical relationship between building floor area and lot area, determined by dividing the floor area of a building by the net area of that lot.
**Proposed Zoning By-law Amendments**

**City-wide**

**R Zones R1.1 – R3.4**

### Driveways

**New!**

Driveways shall be a **minimum of 6m in length**.

**(a)** For dwelling units within a plan of condominium, driveway lengths shall be **6.7m** in length measured from back of curb to front of garage.

### Decks and Balconies

**New!**

Deck located below the first storey in the rear yard.

Deck or balcony located above the first storey in the rear yard.

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**City of Burlington**
### Proposed Zoning By-law Amendments

#### Dwelling Depth

- **Maximum depth of a dwelling shall be 18m** measured from building wall closest to front lot line to building wall closest to rear lot line.

**Note** - Lakeshore Road and North Shore Boulevard are exempt.

**Indian Point Character Area** is included.

### Architectural Features

- **On building elevations facing a street,** the height of columns and windows on the first storey shall not exceed the height of the ceiling of the first storey.

- **The width of a front loading attached garage shall not exceed 50% of the width of its building elevation.**

- **An attached garage with a garage door facing the street is not permitted to project beyond the front wall on the first storey of a dwelling.**

- **Garage door does not project beyond the front wall on the first storey**

- **Garage door exceeds 50% of the width of the building elevation**
## Summary of Proposed Changes

<table>
<thead>
<tr>
<th>If you are planning to...</th>
<th>How does this affect you?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovate the interior of your home</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 proposed zoning regulations.</td>
</tr>
<tr>
<td>Build a significant addition to your property</td>
<td>The addition will be subject to the proposed zoning regulations.</td>
</tr>
<tr>
<td>Demolish and rebuild your home</td>
<td>The new dwelling will be subject to the proposed zoning regulation.</td>
</tr>
<tr>
<td>Sever a property OR applying 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>
Proposed Character Area Directions

- Incorporate definitions of:
  - Neighbourhood Character
  - Neighbourhood Character Area
  - Scale

- Introduce site-specific *Neighbourhood Character Area* objectives and policies

- Introduce policies for evaluating minor variance applications or new lot creation in *Neighbourhood Character Areas*.

Potential Directions in the new Official Plan

- Compatibility

- Add strength to evaluation criteria of *re-development* and *infill* proposals