The purpose of this station is to:
1. describe the existing and desired 'look and feel' of the neighbourhood
2. determine what level of regulation should be applied in order to maintain and achieve the desired 'look and feel' of the neighbourhood

Neighbourhood character refers to the 'look and feel' of a specific area. It is shaped by a combination of public and private elements, such as buildings, topography and natural features. Heritage conservation measures and urban design guidelines contribute to neighbourhood character. More specifically, they may provide direction on such things as such things as: architecture and urban design; variety of eras of construction; scale of buildings; vistas and views; condition of buildings; streetscape design and amenities; hard and soft landscaping; wayfinding; and, colour.
POTENTIAL TOOLS TO PROTECT NEIGHBOURHOOD CHARACTER IN CEDAR HILL-SCHNEIDER CREEK

OFFICIAL PLAN/SECONDARY PLAN POLICIES

An Official Plan serves as a roadmap for managing future growth, land use, and environmental protection. An Official Plan is prepared with input from the community and contains objectives and policies to balance social, economic and environmental interests. The policies deal with matters such as land uses, housing, natural heritage & environmental management, urban design and cultural heritage resources. A Secondary Plan is part of the Official Plan and contains more detailed policies and land uses for a specific geographic area.

ZONING BY-LAW REGULATIONS

A Zoning By-law establishes and regulates the use of land by implementing the policies of the Official Plan, such as:

• the use of land or buildings or structures (e.g. residential, commercial)
• The location of buildings or structures on a lot (e.g. distance of buildings from lot lines)
• the height and amount of floor area that can be developed on a lot
• the number, size and location of parking spaces

A Zoning By-law cannot:
• Distinguish on the basis of ownership or occupancy
• Regulate architectural design, landscaping, construction materials, or colours
• Preserve natural environment features such as trees
SITE PLAN CONTROL

Site Plan Control is the process that is used to regulate the various features on the site of an actual development. The goal is to improve the image of the City through better individual developments by applying consistent standards and guidelines. The process reviews features such as building and site design, building location, shadows, buffers and landscaping, grading and drainage, storm water management, lighting, garbage and loading areas, parking and access by pedestrians and vehicles.

Before making improvements to a property, Site Plan Control may be required if you are planning to:
• Construct a new building or addition
• Undertake major building renovations, which substantially increase the size or usability of a building or structure
• Establish a commercial parking lot
• Make alterations to an already approved site plan

A municipality must pass a Site Plan Control By-law outlining the types of development that require site plan approval. At present, Kitchener’s Site Plan Control By-law does not apply to:
• A single-detached dwelling
• A semi-detached dwelling
• A duplex

URBAN DESIGN GUIDELINES

Urban Design Guidelines establish the objectives, priorities and expectations for urban design in the City. In Kitchener, the guidelines are consolidated into the Urban Design Manual, which contains urban design guidelines, design briefs and design standards. The guidelines apply to projects across the City and address such things as building types, streetscapes and accessible features. The design briefs provide detailed design guidance for specific types of development, areas or land uses (e.g. PARTS, Tall Buildings). The design standards address matters such as parking, lighting and landscaping. The manual is used by City staff and the development industry in the review and approval of specific types of development applications, such as official plan amendments, zone change applications and site plan control applications. The guidelines are flexible and do not have the same regulatory power as other tools such as the Zoning By-law.
HERITAGE DESIGNATION OF INDIVIDUAL PROPERTIES

Heritage designation is a tool that municipalities use to protect heritage properties. It recognizes the importance of a property to the local community; protects the property’s cultural heritage value; encourages good stewardship; and, promotes knowledge and understanding about the property. It involves the adoption of a Designating By-law, which applies to the real property and provides a description of the property, a statement of cultural heritage value or interest, a description of the heritage attributes, and a legal description of the property. If an owner of a designated property wishes to make alterations that affect the heritage attributes then the owner must apply for a Heritage Permit from the municipality.

HERITAGE LISTING OF INDIVIDUAL PROPERTIES

Listing is a tool that municipalities use to identify properties that are of cultural heritage value or interest to the municipality. It recognizes the importance of a property to the local community; provides an interim protection from demolition; and, enables the City to require a Heritage Impact Assessment with the submission of a Planning Act application such as a Site Plan.

Unlike designating an individual property, listing does not provide protection under the Heritage Act. Owners are not required to apply for a Heritage Permit to alter the heritage attributes of their property.
Front Porches

Select up to three (3) images that best reflect the character that you want to see in your neighbourhood.

Back

GARAGES

Select up to three (3) image that best reflect the character that you want to see in your neighbourhood.

Based on the image(s) you selected above, how important is it that the City regulates this feature?

1: Not Important
2: Somewhat Important
3: Important
4: Very Important
5: Extremely Important

Back
BUILT FORM TRANSITION

Select up to two (2) images where you think the built form transition (e.g. the difference in height between buildings) has been done well.

1. Multi unit tall building in a low rise neighbourhood
2. New loft conversion on corner in a predominantly low rise neighbourhood
3. Medium density residential adjacent to low rise residential

Based on the image(s) you selected above, share your comments about what you like and what you don’t like related to the built form transition.

• Like
  - Show transition in a way that building height varies and so does anything that connects the new with the old.

• Don’t like
  - Show transition of buildings as if they were adjacent to each other.

BUILDING DESIGN, MATERIALS & COLOURS

Select up to two (2) images that best reflect the building design, materials and/or colours that you want to see in your neighbourhood.

1. Contemporary material with pitched roofs similar to those seen in the local neighbourhood
2. More contemporary material with colours released in the local neighbourhood
3. New multi residential development in Victoria BC

Based on the image(s) you selected above, share your comments about what you like and what you don’t like related to the building design, materials and/or colours.

• Like
  - Show the connection with the old.

• Don’t like
  - Make it less like an old carriage house and more like a new building.
**VIEWS**

How important is this view from the top of Cedar Street near St. George?

<table>
<thead>
<tr>
<th>Scale</th>
<th>Not Important</th>
<th>Somewhat Important</th>
<th>Very Important</th>
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</table>

Would this view be more important if you had an opportunity to spend time here in a parkette or seating area?

- **YES**
- **NO**

**TERMINATING VISTAS**

How important is it to maintain the built form at the end of streets?

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</tbody>
</table>
Select up to two (2) images that best reflect the character that you want to see in your neighbourhood.

How important is it that buildings form a consistent street edge?

How important is it that buildings form a consistent street edge?