The Official Plan is a legal document that contains goals, objectives and policies to manage and direct physical and land use change and their effects on the cultural, social, economic and natural environment within the city.

Official Plan policies:
- Direct growth and development decisions in the city.
- Governs all aspects of community growth and development, community services, movement of goods and people, conservation and protection of the cultural and natural environment, and the preservation of agricultural resources.
- Also includes population and employment forecasts and density and residential intensification level targets.

City Council adopted a new Official Plan in June 2014
  - Ontario Planning Act requires municipalities to amend Zoning By-laws within 3 years of a new Official Plan being in effect.
Secondary Plans

Secondary plans are used to provide more detailed direction pertaining to growth and development in specific areas of the city, indicating the manner in which the goals, objectives, policies and land use designations of the Official Plan will be implemented within respective areas.

In the past Secondary Plans have generally been prepared for existing Built-Up Areas in the city but they may also be prepared in the Designated Greenfield Area.

Once approved, these Plans are incorporated into the Official Plan by formal amendment. Existing secondary plans were created 25-30 years ago.

These were deferred from being incorporated into the new Official Plan (2014) until LRT Station Area Planning was completed (2016-2017)
Neighbourhood Planning Reviews

- The City of Kitchener is undertaking a detailed review of the land use and planning framework for many specific neighbourhoods. These are typically locations where there are outdated secondary plans or community plans created 25-30 years ago to help guide the use of land (e.g. where new housing could go, commercial businesses, environmental conservation land, parks, etc.) and policies for new development or redevelopment. To help implement new directions from the province, region, city and other agencies, we are evaluating and updating existing plans to create new ones.

- This process involves creating new policies and mapping that will be added to our Official Plan, updating zoning, considering new urban design guidelines and implementing our cultural heritage landscapes. The locations we will review are primarily in the central neighbourhoods, but there are also several other places in the city where we will be engaging with landowners and the neighbourhood to help update these plans. Through this, we will be implementing the Planning Around Rapid Transit Stations (PARTS) Study/Plans, Kitchener’s Cultural Heritage Landscape Study (CHLS), and the Residential Intensification in Established Neighbourhoods Study (RIENS).
Cultural Heritage Landscapes

In 2014, the City of Kitchener embarked on the first phase of a multi-phased effort to identify and conserve the City’s significant Cultural Heritage Landscapes (CHLs). The first phase involved taking an inventory, and resulted in City Council approving the Kitchener Cultural Heritage Landscape Study which identifies 55 significant Cultural Heritage Landscapes, including several established residential neighbourhoods.

The City is now beginning its second phase of work, aimed at further identifying the attributes which contribute to making certain CHLs significant, and engaging with property owners on appropriate measures to address the conservation of those attributes and CHLs.
Cultural Heritage Landscapes (cont’d.)

Cultural Heritage Landscapes (CHLs) are areas that reflect the interaction of people with the landscape over time, and may include groupings of built heritage, landscape features and archaeological sites that together comprise a significant heritage form.

**Cultural Heritage Landscapes are a combination of three layers that include:**
- The Land
- Street & Lot Layout - The Public Realm
- Buildings & Other Built Form

**Cultural Heritage Landscapes Should:**
- Have Historical Value or Interest (Tell a Story)
- Have Historic Integrity (Be Authentic)
- Be valued by the Community

The Province of Ontario has identified the conservation of cultural heritage resources including CHLs, as an area of Provincial Interest to be considered under the Planning Act and through the Provincial Policy Statement (2014). The Region of Waterloo Official Plan requires that Area Municipalities designate (identify) Cultural Heritage Landscapes in their official plans and establish associated policies to conserve CHLs.
Listed Non-Designated Properties

Under the Ontario Heritage Act, the City can list non-designated properties of cultural heritage value or interest on the Municipal Heritage Register. Listing is the first step the City should take to identify properties that may warrant some form of recognition, conservation and/or protection. Listing provides interim protection from demolition by increasing the amount of time the City has to process a demolition permit under the Ontario Building Code (generally from 10 to 60 business days) to provide an opportunity to evaluate whether the property merits formal designation. Listing also enables the City to ask for Heritage Impact Assessments and/or Conservation Plans with the submission of a complete Planning Act application.

Designated Properties

Under the Ontario Heritage Act, the City can pass by-laws to formally designate properties of cultural heritage value or interest. Formal designation is one way of publicly acknowledging a property’s heritage value to the community. Designation also helps conserve important properties for the enjoyment of present and future generations by ensuring that changes are managed in a way that respects the heritage values. This includes protection from demolition. The City has designated approximately 85 individual properties and 4 heritage conservation districts.
Current Land Use Policies in Existing Secondary Plan Areas
Draft Land Use Policies in Proposed Cedar Hill and Schneider Creek Secondary Plan Areas
## Cedar Hill and Schneider Creek Secondary Plan – Land Uses

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>FSR</th>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low Rise Residential</strong></td>
<td>Same as low rise residential land use, however specific policy area will limit the number of units in a multiple dwelling to 3 units. Consideration will also be given to further regulating building height and density. Analysis to be completed to confirm the properties to which the specific policy area will apply.</td>
<td>maximum of 0.6</td>
<td>3 storeys (4 if on a Regional Rd or City Arterial 2B)</td>
</tr>
<tr>
<td><strong>Mixed Use</strong></td>
<td>Permits a broad range and compatible mix of commercial, retail, institutional, and residential uses, either on the same site or within the same building.</td>
<td>minimum of 1 / maximum of 2</td>
<td>5 storeys</td>
</tr>
<tr>
<td><strong>Innovation Employment</strong></td>
<td>Recognizes a growing demand for employment lands for ‘start-ups’ and ‘makers’. Predominantly office and high-tech manufacturing.</td>
<td>maximum range between 0.6 to 2.0</td>
<td>6 storeys</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>These areas provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment in an active or passive manner.</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td><strong>Natural Heritage</strong></td>
<td>These natural heritage features are intended to be protected and/or conserved for their ecological functions. Natural heritage features can include provincially or locally significant wetlands, valleys, woodlands, threatened or endangered species habitat, and lands subject to natural hazards or flooding. No new development is permitted in these areas.</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td><strong>Medium Rise Residential</strong></td>
<td>Medium density housing types including townhouse dwellings in a cluster development, multiple dwellings, and special needs housing.</td>
<td>minimum of 0.6 / maximum of 2.0</td>
<td>8 storeys</td>
</tr>
<tr>
<td><strong>High Rise Residential</strong></td>
<td>High density multiple dwellings and special needs housing to achieve a high intensity of residential use.</td>
<td>minimum of 1 / maximum of 4</td>
<td>none</td>
</tr>
</tbody>
</table>

**Low Rise Residential**
- **DESCRIPTION**: Same as low rise residential land use, however specific policy area will limit the number of units in a multiple dwelling to 3 units. Consideration will also be given to further regulating building height and density. Analysis to be completed to confirm the properties to which the specific policy area will apply.
- **FSR**: maximum of 0.6
- **MAXIMUM BUILDING HEIGHT**: 3 storeys (4 if on a Regional Rd or City Arterial 2B)

**Mixed Use**
- **DESCRIPTION**: Permits a broad range and compatible mix of commercial, retail, institutional, and residential uses, either on the same site or within the same building.
- **RANGE OF PERMITTED USES**: retail, office uses, day care, health office/clinic, personal services, religious institutions, commercial entertainment, restaurants, studio, artisan-related uses, and the same residential uses permitted in Medium and High Rise Residential.
- **FSR**: minimum of 1 / maximum of 2
- **MAXIMUM BUILDING HEIGHT**: 5 storeys

**Innovation Employment**
- **DESCRIPTION**: Recognizes a growing demand for employment lands for ‘start-ups’ and ‘makers’. Predominantly office and high-tech manufacturing.
- **RANGE OF PERMITTED USES**: creative production industries, artisan’s establishment, studio (art and music), craftsman shop, live/work space, shared facilities, galleries, studios, office space for creative professionals, and retail sales associated with production of goods and materials.
- **FSR**: maximum range between 0.6 to 2.0
- **MAXIMUM BUILDING HEIGHT**: 6 storeys

**Open Space**
- **DESCRIPTION**: These areas provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment in an active or passive manner.
- **RANGE OF PERMITTED USES**: Outdoor Active Recreation, Outdoor Passive Recreation, Community Facility and Cemeteries

**Natural Heritage**
- **DESCRIPTION**: These natural heritage features are intended to be protected and/or conserved for their ecological functions. Natural heritage features can include provincially or locally significant wetlands, valleys, woodlands, threatened or endangered species habitat, and lands subject to natural hazards or flooding. No new development is permitted in these areas.
- **RANGE OF PERMITTED USES**: conservation activities; forest, fish, and wildlife management; and small scale passive recreation activities (i.e. trails)
Cedar Hill and Schneider Creek Secondary Plan – Existing Zoning
## Proposed Residential (RES) Zones

<table>
<thead>
<tr>
<th>Secondary Plan Land Use</th>
<th>Proposed RES ZONE</th>
<th>Purpose of Proposed RES ZONE</th>
<th>Proposed Permitted Residential Uses*</th>
<th>Proposed Permitted Non-Residential Uses*</th>
<th>Max. # of Storeys</th>
<th>Min. and Max. Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Rise Residential</td>
<td>RES-4</td>
<td>Accommodate a range of low density dwelling types that allow up to four dwelling units on a range of lot sizes in low rise areas**</td>
<td><img src="image" alt="Diagram of Accommodate a range of low density dwelling types" /></td>
<td>Home Occupation</td>
<td>3, 4 if fronting onto Regional Rd or City Arterial St**</td>
<td>Max – 0.6**</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Medium Rise Residential</td>
<td>RES-6</td>
<td>Accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas</td>
<td><img src="image" alt="Diagram of Accommodate medium density dwelling types" /></td>
<td>Artisan’s Establishment, Community Facility, Convenience Retail, Day Care Facility, Office, Home Occupation, Studio</td>
<td>8 storeys</td>
<td>Min – 0.6 Max – 2.0</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td>High Rise Residential</td>
<td>RES-7</td>
<td>Accommodate high density dwelling types and a range of complementary non-residential uses in high rise residential areas</td>
<td><img src="image" alt="Diagram of Accommodate high density dwelling types" /></td>
<td>Artisan’s Establishment, Community Facility, Convenience Retail, Day Care Facility, Financial Establishment, Health Office, Office, Personal Services, Home Occupation, Studio</td>
<td>None</td>
<td>Min – 2.0 Max – 4.0</td>
</tr>
</tbody>
</table>

* Uses/zones subject to regulations that specify requirements such as: minimum lot width; minimum setbacks of buildings from front, side and rear yard; maximum building height, etc. See draft zoning by-law for specific regulations.

** Site specific zoning provisions to be drafted to limit building height and density and the number of dwellings in multiple dwellings to 3 units on properties proposed to receive site specific policy.

Additional site specific provisions will be drafted and applied to relevant properties to implement urban design and neighbourhood character elements and cultural heritage objectives and other site contextual considerations.
# Proposed Non-Residential Zones

<table>
<thead>
<tr>
<th>Proposed Non-Residential Zone</th>
<th>Purpose of Proposed Zone</th>
<th>Proposed Permitted Uses*</th>
<th>Max. # of Storeys</th>
<th>Min. and Max. Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Innovation Employment</strong></td>
<td>EMP-6</td>
<td>Accommodate the employment lands for ‘start-ups’ and ‘makers.’</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Institutional</strong></td>
<td>INS-1</td>
<td>Accommodate institutional uses intended to serve surrounding residential communities</td>
<td>4 Storeys (Max. height = 14 metres)</td>
<td>Max – 1.0</td>
</tr>
<tr>
<td></td>
<td>INS-2</td>
<td>Accommodate institutional uses that are intended to serve a region and/or city-wide population</td>
<td>A base shall be required for buildings greater than 14 metres in height</td>
<td></td>
</tr>
<tr>
<td><strong>Mixed Use</strong></td>
<td>MIX-1</td>
<td>Accommodate a variety of uses within mixed use buildings and mixed use developments at a low density</td>
<td>4 storeys</td>
<td>Min – 0.6, Max – 1.0</td>
</tr>
<tr>
<td></td>
<td>MIX-2</td>
<td>Accommodate a variety of uses within mixed use buildings and mixed use developments at a medium density</td>
<td>5 Storeys**</td>
<td>Min – 1.0, Max – 2.0</td>
</tr>
<tr>
<td></td>
<td>MIX-4</td>
<td>Accommodate a variety of uses within mixed use buildings at a high density within the City’s Major Transit Station Areas.</td>
<td>Same as allowed in MIX-2</td>
<td>Min – 2.0, Max – 4.0</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>OSR-2</td>
<td>Accommodate comprehensive and connected parkland and open space system</td>
<td>Outdoor active recreation, outdoor passive recreation and cemeteries</td>
<td></td>
</tr>
<tr>
<td><strong>Natural Heritage Conservation</strong></td>
<td>NHC-1</td>
<td>protect and/or conserve natural heritage features and their ecological functions</td>
<td>Existing Agriculture and Natural Heritage Conservation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>EUF-1</td>
<td>Recognize existing uses within a floodway or floodplain.</td>
<td>Existing uses</td>
<td></td>
</tr>
</tbody>
</table>

* Uses/zones subject to regulations that specify requirements such as: minimum lot width; minimum setbacks of buildings from front, side and rear yard; maximum building height, etc. See draft zoning by-law for specific regulations.

** Site specific zoning provisions to be drafted to limit the max number of storeys to 5 on Courtland Ave E on properties proposed to receive specific policy. Additional site specific provisions will be drafted and applied to relevant properties to implement urban design and neighbourhood character elements and cultural heritage objectives and other site contextual considerations.
OVERLAYS

<table>
<thead>
<tr>
<th>Overlay</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooding Hazard (flood way and flood fringe)</td>
<td>identify lands that are susceptible to flooding hazards and prevent injury or the loss of life, minimize property damage and social disruption, and the aggravation of existing hazards and the creation of new ones.</td>
</tr>
<tr>
<td>Slope Erosion Hazard</td>
<td>identify lands that are susceptible to slope erosion hazards and prevent injury or the loss of life, minimize property damage and social disruption, and the aggravation of existing hazards and the creation of new ones.</td>
</tr>
<tr>
<td>Ecological Restoration Areas</td>
<td>identify lands within Ecological Restoration Areas that are subject to an Environmental Impact Study or other appropriate study prior to development, redevelopment, or site alteration.</td>
</tr>
</tbody>
</table>

BUILDING MASSING – FLOOR SPACE RATIO (FSR)

Floor Space Ratio (FSR) is the amount of building floor area that may be developed on a property and is dependent on the lot area. The value is calculated by dividing the building floor area by the lot area.
Existing Built Heritage Resources

Legend
- Proposed Cedar Hill and Schneider Creek Secondary Plan Boundary
- Heritage Conservation District (HCD)
- Municipal Heritage Register
  - Listed
  - Part IV (Individual Property)
  - Part V (Victoria Park Area HCD)

Examples of Heritage Properties
- 90 Church St (Part IV)
- 160 Courtland Ave (Listed)
Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape

Proposed Heritage Attributes

- Topography of land
- Variety of housing types
- Common housing design characteristics
  - Front porches
  - Peak roofs
  - Detached rear yard garages
  - Brick or appearance of brick
- Range of construction dates
- Mingling of early and late housing, high-rise structures, and institutional buildings
- Variety of density that blends within the predominantly low rise built form
- Consistent street edge (front yard & exterior side yard setbacks)

- Grouping of buildings on Peter Street between Whitney Place and the dead end
- Narrow street design
  - Narrow right-of-way
  - One-way streets
  - Narrow road width
  - Narrow or no sidewalks
  - Narrow or no boulevards
  - Public street trees
  - Private front yard trees that contribute to streetscape
  - Shallow front yard and exterior side yard setbacks
Tools To Protect Neighbourhood Character

**Built Heritage Resources**
means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

**Cultural Heritage Landscapes**
means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Heritage Act Tools**
- Heritage Conservation Easement Agreements
- Designation of Individual Properties (Part IV)
- Designation of Groups of Properties (Part V – Heritage Conservation District)
- Listing of Individual Properties
- Heritage Funding (Grants and Tax Refunds)

**Planning Act Tools**
- Official Plan/Secondary Plan Policies
- Community Improvement Plans
- Zoning By-law Regulations
- Subdivision Agreements
- Demolition Control
- Site Plan Control
- Urban Design Guidelines

**Other Tools**
- Corridor Management Plans
- Park Management Plans
- Stewardship Activities
- Public Education
- Commemoration and Interpretation
ZONING, SITE SPECIFIC REGULATIONS & URBAN DESIGN GUIDELINES

WHAT IS ZONING?

Zoning is used to regulate:

- Use of land;
- Location of buildings and structures;
- Types of buildings permitted and their associated uses; and
- Lot dimensions, parking requirements, building heights and setbacks from the street/lot lines.

WHAT IS A SITE SPECIFIC PROVISION?

Site specific provisions are added to the base zone to provide additional regulations. Some examples are as follows:

- Garage permissions and location
- Size and location requirements for front porches
- Height limits

WHAT IS AN URBAN DESIGN GUIDELINE:

Urban Design Guidelines establish the objectives, priorities and expectations for urban design in Kitchener. The guidelines apply to projects across the City and address such things as building types, streetscapes and the public realm. 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 by-law, site plan control and minor variance applications. The guidelines are inherently flexible and negotiable and do not have the same regulatory power as other tools such as the Zoning By-law.
EXAMPLES OF ZONING REGULATIONS

Achieving a Consistent Building Setback
Any new (or additions to) single detached, semi-detached or street townhouse dwellings required to have a setback from a street that is based on the average setback of the two neighbouring properties.

A tolerance of 1 metre from the average setback has been incorporated into the regulation to provide flexibility. This regulation is in place already in Central Neighbourhoods (REINS Areas).

Garage Projections & Permission
Garage projections & permissions can be implemented using of zoning regulations and/or urban design guidelines

Sample Urban Design Guideline: Where the existing streetscape does not contain street facing garages, only detached recessed garages should be permitted.
WHAT WE HEARD?

- Front porches are an important character defining element
- Maintaining the terminating view at the end of streets is somewhat important
- New buildings should reflect the character of existing buildings; use of good building materials that are already present in neighbourhood.
- Preserving the view from the top of Cedar Hill is very important
- Consistent front yard setbacks are preferred over varied setbacks
- Tall buildings in low rise areas are bad ideas
- No garage or a garage in the rear yard is preferred
- Strong preference for transition in height; framing and maintaining entrance views; lower overall height and respect for the existing built form.

POTENTIAL CONSERVATION TOOLS IDENTIFIED:

<table>
<thead>
<tr>
<th>Neighbourhood Character Element</th>
<th>Potential Conservation Tools</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Secondary Plan Policy</td>
</tr>
<tr>
<td>Front Porches</td>
<td>✔️</td>
</tr>
<tr>
<td>Garages</td>
<td>✔️</td>
</tr>
<tr>
<td>Built Form Transitions</td>
<td>✔️</td>
</tr>
<tr>
<td>Building Design, Materials, Colours</td>
<td>✔️</td>
</tr>
<tr>
<td>Setbacks</td>
<td>✔️</td>
</tr>
<tr>
<td>View (Cedar Hill)</td>
<td>✔️</td>
</tr>
<tr>
<td>Entrance View/Terminating Vistas</td>
<td></td>
</tr>
</tbody>
</table>

NEXT STEPS:

- Input to Secondary Plan Policies and Zoning for Secondary Plan Area
- Prepare Urban Design Guidelines for Central Neighbourhoods (draft available for review) + unique area specific guidelines
- List certain properties on the Municipal Heritage Register
# How Important Is It That the City Regulate...

<table>
<thead>
<tr>
<th>Entry Features / Focal Points</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
<th>Not Important</th>
<th>Do not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates this feature? (i.e. protect the built form contributing to significant views within and into the neighbourhood)</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Design, Materials &amp; Colours</th>
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## Potential Conservation Tools Identified:

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<td>✓</td>
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<td>Entry Features / Focal Points</td>
<td>✓</td>
</tr>
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</table>
City of Kitchener

NEIGHBOURHOOD CHARACTER

 HOW IMPORTANT IS IT THAT THE CITY REGULATE ...

<table>
<thead>
<tr>
<th>Front Porches</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
<th>Not Important</th>
<th>Should not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates this feature? (ie: requires front porches on all new low-rise infill developments?)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garages</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
<th>Not Important</th>
<th>Should not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulate garages (ie: setback, location on lot etc.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Built Form Transition</th>
<th>Very Important</th>
<th>Important</th>
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<th>Not Important</th>
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</tr>
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<tbody>
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<th>Indifferent</th>
<th>Not Important</th>
<th>Do not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates this feature? (ie: requires that buildings form a consistent street edge?)</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>