Residential Intensification in Established Neighbourhoods

Engagement Session #1

MARCH 8, 2016
The following items will be discussed:

- Study Purpose
- Residential Intensification – What is it?
- Planning Approvals Processes – Types
- Study Area
- Study Process and Deliverables
- Example of Work to be Completed
- Next Steps
The purpose of this engagement session is:

- To introduce the study
- To identify what we are studying
- To describe the study process
- To identify how the public can become involved
- To identify what the deliverable will be
The purpose of the RIENS study is to:

- Review the City’s planning approval process for new development in established neighbourhoods to determine if changes to the process are necessary.
- Develop a clear and fair process for approving redevelopment projects in established neighbourhoods.

Why does it matter?

- Recommendations from the RIENS study will determine the process for evaluating future development applications.
- Ultimately, this could impact the feasibility of an application and the timing of development.
Residential Intensification

What is residential intensification?

• Redevelopment or alteration of a property that results in an increase in density and/or dwelling units.
• Examples: tearing down old homes to build one or more in its place, combining properties to make a larger property, addition of multiple suites.

Kitchener is a growing city and new housing is required to meet the demands of a growing population.

Why and where does the City need to grow?

• Provincial policies direct municipalities on how and where to grow (built-up urban area)
Residential Intensification

- Redevelopment of existing lot
- Development of vacant or underutilized lot
- Addition of units in existing building
- Expansion of building to add more units
- Assembly of abutting lots to permit higher density
- Replace single detached dwelling on existing lot

RIENS – Engagement Session #1
March 8, 2016
Residential Intensification

What are the general pros/cons of intensification?

• Many changes are positive and implement provincial policies by directing municipalities to encourage intensification.

• Some changes can have potential impacts to the character of established neighbourhoods.
How is residential intensification implemented?

- The type of approval required is often related to the scale of what is being proposed, but there are exceptions.
- In some cases, there is no requirement for a public process.

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Conforms to Zoning?</th>
<th>Public Process Required?</th>
<th>Approval Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Development</td>
<td>Yes.</td>
<td>No.</td>
<td>City staff.</td>
</tr>
<tr>
<td>Major Development</td>
<td>No, Council or Committee of Adjustment approval required.</td>
<td>Yes.</td>
<td>Council or Committee of Adjustment</td>
</tr>
</tbody>
</table>
Planning Approval Processes

Types include:

• Official Plan policies;
• Zoning provisions (simple or complicated);
• Site Plan Control;
• Holding provisions (neighbourhood-wide); and
• Minor variances.
Zoning By-law: sets out standards for how and what type of development can be constructed on a property.

The City’s current Zoning By-law generally allows for a range of housing types on all properties.

In some areas, higher density development may be permitted without a zoning change. In other places, the same type of development may require a zoning change. It is our job to assess what processes are in effect by neighbourhood and why.
Study Area

What is included?

- Central neighbourhoods and Vanier Community
- Low-density residential lands
- Lands in the PARTS ‘Area of Influence’
- Some of the lands in the PARTS ‘Area of Focus’
- Some lands in the Victoria Park and St. Mary’s Heritage Conservation District (HCD)

What is not included?

- Higher density lands
- Non-residential lands
- Any lands outside of the Central neighbourhoods or Vanier Community
- Main downtown area (Urban Growth Centre)
- Civic Centre HCD
What are the established neighbourhoods?

- Generally, established neighbourhoods are older areas that have defined character and streetscape.
- Historically these areas have not been subject to many changes in recent years.

Why are the established neighbourhoods and the Vanier Community the focus of the RIENS study?

- The stable nature of established neighbourhoods means that they are sensitive to change.
- Expectation is that there will be pressure for development in these areas because of their character.
- Proximity to ION (rapid transit) station stops
Process and Deliverables

Task 1: Background Review
- Review all background information
- Review of City’s tools and practices
- Review examples of intensification in Kitchener
- Engagement Session #1
- Stakeholder Meeting #1
- Stakeholder Walking Tours

Task 2: Preparation of Options
- Preparation of Options (Interim) Report
- Meeting with Committee/Council
- Engagement Session #2
- Stakeholder Meeting #2

Task 3: Preferred Process
- Engagement Session #3
- Preparation of Final Report
- Presentation to Council/Committee
Public Engagement

Session 1 - Introductory
• Identify purpose of study
• Review current processes
• Identify and discuss future forms of intensification
• Obtain preliminary input

Session 2 – Interactive
• Review forms of expected intensification
• Review available planning approval processes
• Match forms with processes to establish thresholds
• Review potential changes to approval processes

Session 3 – Reaction
• Present draft recommendations
• Gauge reaction to process proposed for each form of intensification
### Step 1: Identify neighbourhood
- North Ward Neighbourhood

### Step 2: Identify distinct zoning areas

### Step 3: Identify permitted uses as of right

### Step 4: Identify Official Plan designation and determine whether uses, in addition to those permitted in the zoning by-law, are allowed.

### Step 5: Conclude what is permitted as of right and what is not

### Step 6: Review character

### Step 7: Final determination of as of right development

### Step 8: Evaluation
Step 1: Identify neighbourhood
North Ward Neighbourhood

Step 2: Identify distinct zoning areas
Residential Five R-5 129U

Step 3: Identify permitted uses as of right

Step 4: Identify Official Plan designation and determine whether uses, in addition to those permitted in the zoning by-law, are allowed.

Step 5: Conclude what is permitted as of right and what is not

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Step 7: Final determination of as of right development

Step 8: Evaluation
# Sample Neighbourhood

## Process

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<td>Step 2: Identify distinct zoning areas</td>
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- Single detached dwelling,
- Semi-detached dwelling,
- Duplex dwelling,
- Semi-detached duplex dwelling (existing prior to July 31, 2014),
- Coach house dwelling unit,
- Lodging house,
- Multiple dwelling (129U excludes this use)
## Sample Neighbourhood

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<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Details</th>
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<td>Step 4:</td>
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<td>Low Rise Conservation A – No additional permitted uses.</td>
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<td>Low Rise Conservation A – No additional permitted uses.</td>
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<td>Step 5: Conclude what is permitted as of right and what is not</td>
<td>Single-detached dwelling, semi-detached dwelling, duplex dwelling, small lodging house.</td>
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<tr>
<th>Official Plan Permitted Use</th>
<th>Zoning Permitted Use</th>
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<tr>
<td>✓ Single detached</td>
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</tr>
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<td>✓ Semi-detached</td>
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<tr>
<td>✓ Duplex</td>
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<td>✓ Small Lodging House</td>
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RIENS – Engagement Session #1
March 8, 2016
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<td>Low Rise Conservation A – No additional permitted uses.</td>
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### Physical Characteristics

- Lot width (pattern): Uniform
- Lot width: 15 metres
- Building Height: Two-storeys
- Garage Location: Mixed
Sample Neighbourhood

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<td>Low Rise Conservation A – No additional permitted uses.</td>
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<td>Based on zoning permissions and lot widths, existing single detached could be replaced by two semi-detached dwellings or one duplex dwelling.</td>
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<th>Zoning Permitted Use</th>
<th>Minimum Lot width</th>
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<tbody>
<tr>
<td>Single detached dwelling</td>
<td>Single detached dwelling</td>
<td>9.0 metres</td>
</tr>
<tr>
<td>Semi-detached dwelling</td>
<td>Semi-detached dwelling</td>
<td>7.5 metres for each semi-detached house</td>
</tr>
<tr>
<td>Duplex dwelling</td>
<td>Duplex dwelling</td>
<td>9.0 metres</td>
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<td>To be determined.</td>
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Are you interested in participating as a stakeholder?

Contact:

Janine Oosterveld
Manager, Site Development & Customer Service
519-741-2200 ext. 7076
RIENS@kitchener.ca
The next steps will be to:

- Meet with stakeholders
- Conduct analysis
- Meet with Council
Questions?
Thank You