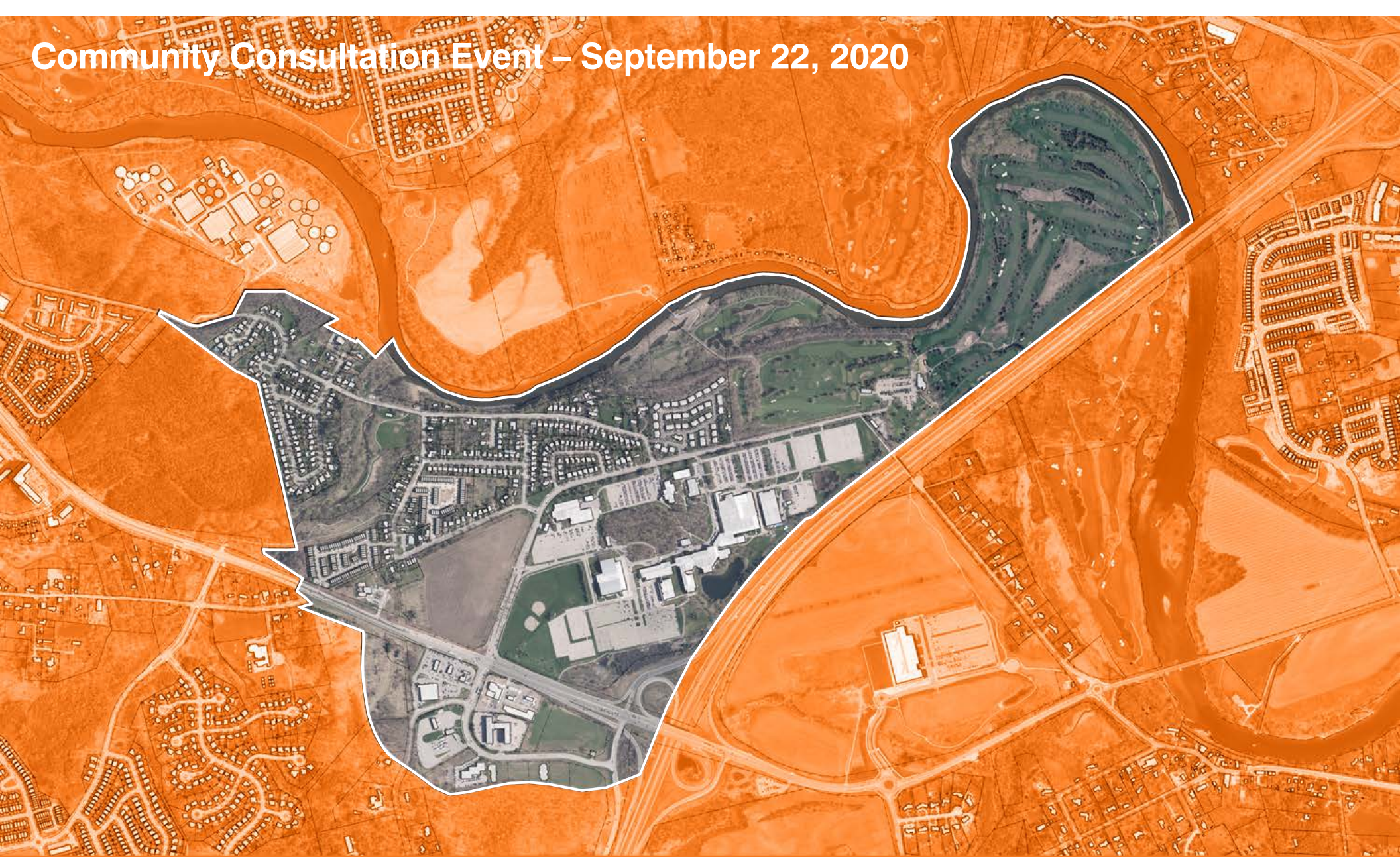


Community Consultation Event – September 22, 2020



LOWER DOON LAND USE STUDY

GoTo Meeting

We will be recording the meeting and posting it to the project webpage on the City of Kitchener's Website

Welcome to the Meeting

Some quick tips for a better meeting:

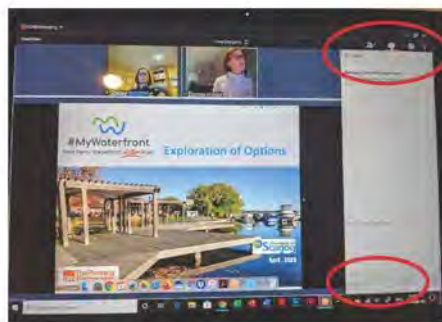
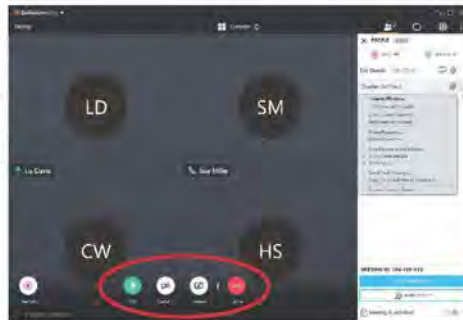
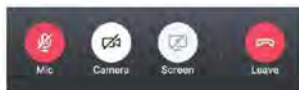
- Cameras and mics are off (other than the speakers)
- Close other programs/files on your computer
- Get familiar with the options / controls
- Use the chat box to share questions and comments

Microphone & Camera

Control your audio using the Audio icon at the bottom of your Viewer, in the Attendee list, or Grab Tab.

Your Audio icon glows green when you are unmuted and red when you are muted.

You can start and stop sharing your camera using the Camera icon in the Viewer or Control Panel.



Chat

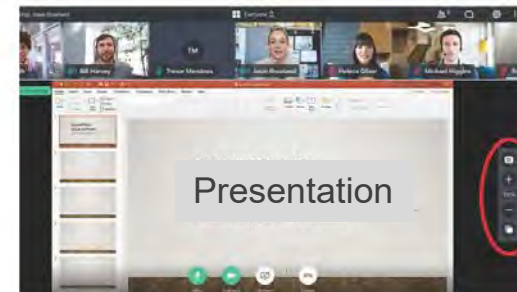
The Viewer and Control Panel includes a Chat pane where you can exchange messages with other participants.

Use the Send To drop-down menu to select your recipients:

Everyone - Send a message to all meeting attendees.

Organizer(s) only - Send a message only to organizers and co-organizers.

Specific attendee - Send a private message to just that person.



Enlarge the View

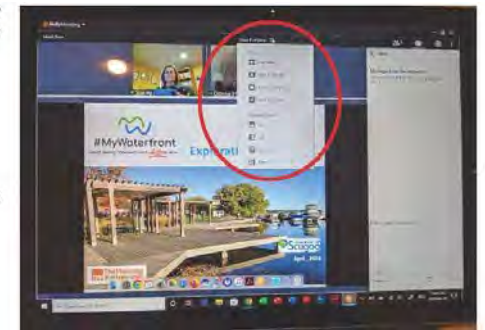
To enlarge or shrink the image on the screen use the + and - icons on the right side of the screen.

Control how you see participants by clicking **View Everyone** and select how you **View** participants:

Everyone
Who's Talking
Active Cameras
Hide Everyone

The **Camera Viewer** can be located along the:

Top
Left
Right
Bottom



See Participants

Our approach

Our approach to working with all of the stakeholders is founded on this:

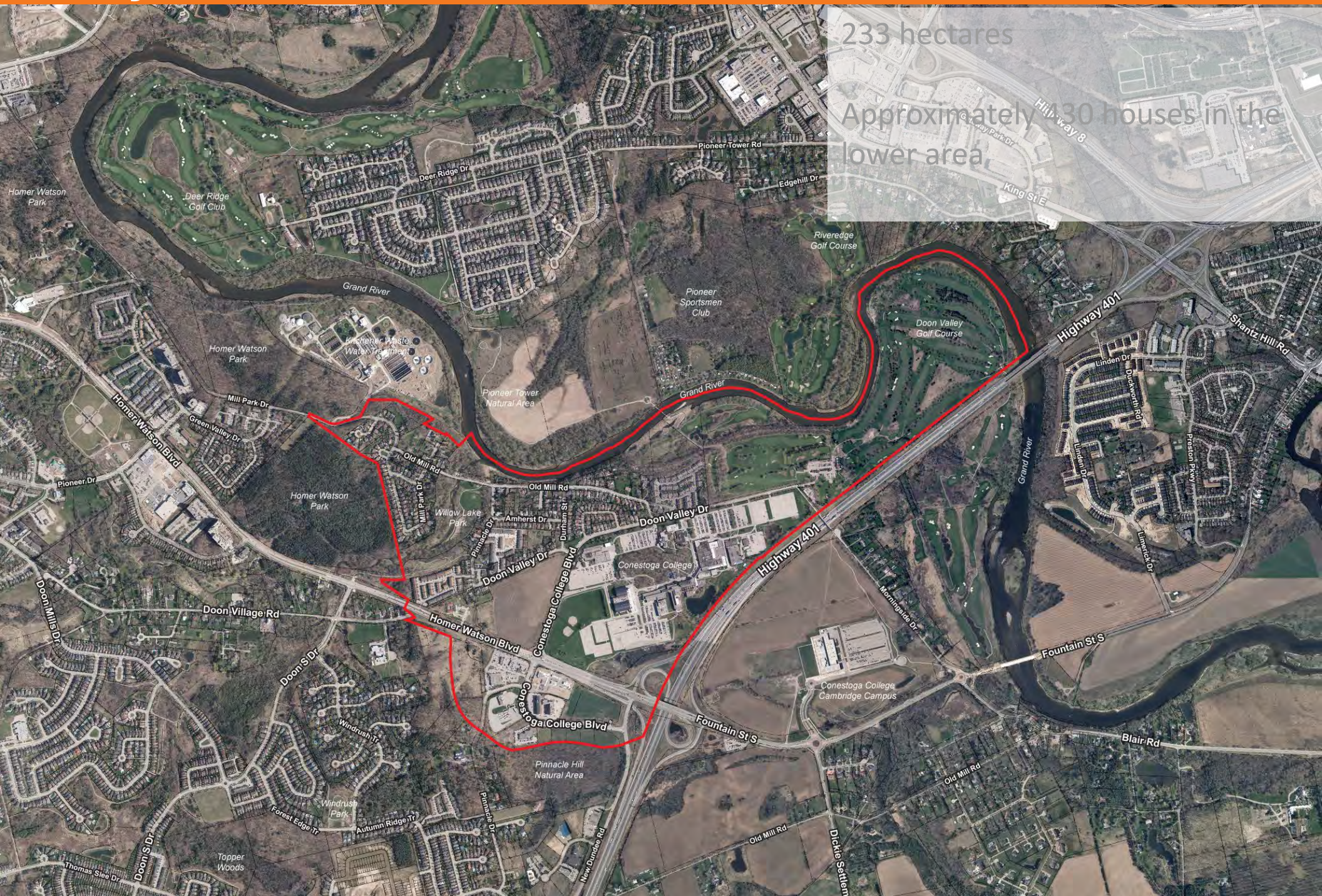
- Honest and truthful conversations
- Commitment to share accurate information as the basis for a conversation with all,
- Commitment to update information to ensure it's an accurate foundation for the Lower Doon Land Use Study
- We believe people have the will and capacity to work together to identify options if they have access to all of the information
- Imperative to clarify the consequences of choices in working towards preferred option(s)
- Imperative to clarify the many inputs to decision-making

INFORMED INPUT RESULTS IN SUPPORTABLE AND SUSTAINABLE SOLUTIONS

Today's Workshop: agenda

1. Overview of what we heard from the first workshop held on February 4th 2020
2. Introduce three options to be considered at today's workshop
3. Discuss Option 1: Leave planning framework and management as is
4. Discuss Option 2: Change the Zoning By-law
5. Discuss Option 3: Release the pressure
6. Wrap up and next steps

Study Area Context



Workshop #1 – 100 people, 15 issues/4 topics

Property

- 1 Rental units for students are not safe or legal
- 2 Too many cars parked on driveways. Driveways are often widened too much
- 3 Poor maintenance of houses used for student rental: garbage left out, lawns not mowed, sidewalks not shoveled

Behaviour

4. Poor behaviour of students disrupt the neighbourhood (noise from parties, vandalism)
5. Unethical and greedy landlords threaten students who complain about conditions
6. Students retaliate to those who lodge complaints against them



Workshop #1 – 100 people, 15 issues/4 topics

Neighbourhood

- 7 Too many buses and cars - clogs Conestoga College Boulevard and Doon Valley
- 8 Heritage attributes/character of the neighbourhood is being affected by high number of student rental houses
- 9 Addition of sidewalks will impact trees that contribute to the character of the neighbourhood
- 10 Students are taking up all of the street parking
- 11 Too many houses are used for student rental, there's no balance with owner occupied houses



Workshop #1 – 100 people, 15 issues/4 topics

Managing student housing

- 12. Not permitted to duplex houses or have lodging houses
- 13. Conestoga should take more responsibility for off-campus housing
- 14. City should take more control to manage off-campus housing
- 15. It's too much work for owners who live in the neighbourhood to manage the issues of student housing



Workshop #1 – many many suggestions

- Allow legal lodging houses; regulate number of people in a house
- College to provide more purpose- built student housing
- Make landlords more accountable
- Permit higher densities
- Prohibit on street parking
- Establish higher standards for rental units
- Traffic calming
- Create design principles for new buildings
- More frequent bus service
- Reduce speed limit on Homer Watson
- Parking structure
- Reduce impact of bus and vehicle traffic on neighbourhood
- Provide more shops and services in the neighbourhood
- More trees on streets
- Protect existing character of Lower Doon
- Interpretation of history
- Purchase property at end of Durham Street for open space
- Build sidewalks without disturbing mature trees
- Maintain green space
- License duplexes and third units
- Use part of golf course for housing
- Incentives to support construction of new housing
- College to enforce their code of conduct

What is the overarching issue

The issue is not necessarily the number of units, it's the number of people living in one unit, creating unsafe living conditions.

Three Options

1

As is

Second units +
accessory units

+

Lot assembly/
intensification

+

Continued Infill
Redevelopment

+

Continue to manage
with By-law
Enforcement and Fire

2

Change By-law

Permit Lodging
Houses



Lodging House
License
Strategy

Continue to manage
housing with By-law
Enforcement and Fire

3

Release the pressure

Land use/design
framework for College-
owned lands

and/or

Land use/design
framework for City-owned
lands

and/or

Land use/design framework
for private lands

Option 1: As is

Secondary Units and Accessory Units

Properties zoned R-3 (319 U) **have been prohibited from being used as duplexes since 2001** – this is contrasted with the rest of the City where duplexes have been permitted in all low density residential zones (except R1) since 1994.

The Planning Act has required all municipalities to permit one additional unit in the main building or an accessory building since 2016 (through Bill 73) – **this has for the most part already been implemented in Kitchener, except Lower Doon.**

The Planning Act was again updated through **Bill 108 to require municipalities to permit another additional unit** – such that three can be permitted.

The City is updating its Zoning By-law to permit up to three units on a lot, provided all regulations are met and Ontario Building and Fire Codes can be satisfied.

The issue is primarily the number of people living in one unit, not the number of units.

Option 1 – As is

Lot assembly and redevelopment with higher density uses, such as townhouses
What could that look like?



Option 1 – As is

Continue to manage properties through Property Standards, Property Maintenance, Fire Code

City

- By-law officers go door to door every fall
- Host a Welcome Back BBQ
- Property Standards Officers in Lower Doon at least 3 days a week, often every day
- Parking enforcement every day
- A member of the Town and Gown Committee
- Work with the College on the student union run information event on living off campus and offer inspection of housing for anyone who is interested
- Fire inspection all houses Lower Doon

Conestoga College

- College to list houses that are substandard on their housing webpage
- College to list housing that meets City standards
- A member of the Town and Gown Committee
- Student Union run event on living off campus
- College to share stats on where Doon campus students live with City

Continue to Manage Behaviour

City

- By-law officers go door to door every fall
- Officers in Lower Doon every Friday and Saturday in the evening September, October and April to monitor noise
- Host a Welcome Back BBQ
- Member of Town and Gown Committee
- Attend College information event on living off-campus

College

- Prepare Code of Conduct/Good Neighbour Guide for students living off-campus to complement current College policies
- Member of Town and Gown Committee

Three Options

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**Change
By-law**

Permit Lodging
Houses



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**Release the
pressure**

Land use/design
framework for College-
owned lands

and/or

Land use/design
framework for City-owned
lands

and/or

Land use/design framework
for private lands

What the Zoning By-law does and does not do



Regulate housing type

Define locations for dwelling types and scales

Define the amount of amenity space

Define parking

Define the number of permitted bedrooms



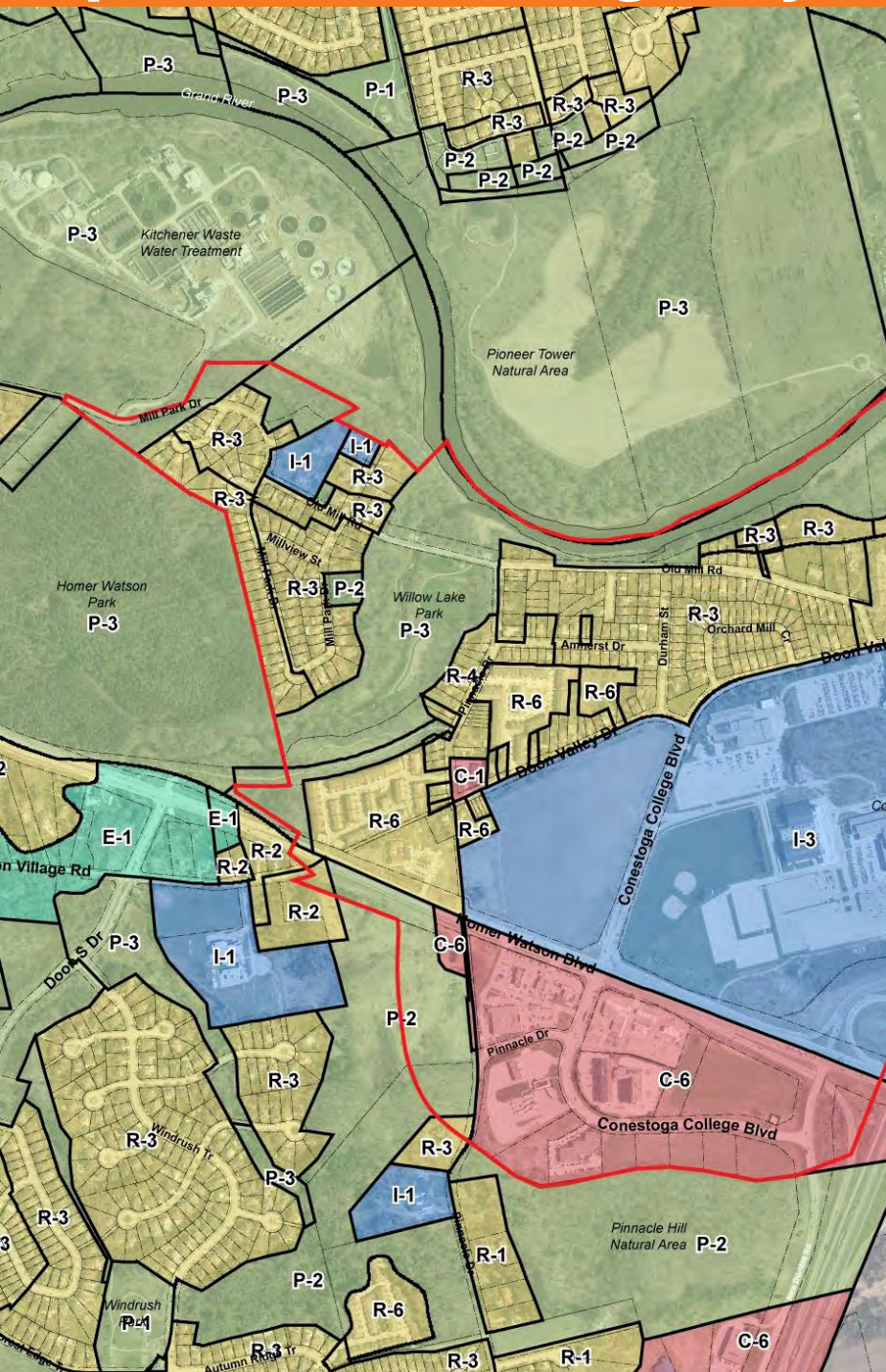
Cannot regulate occupancy (the number of people or the relationship to one another)

Cannot regulate tenure

Concern that specifying bedrooms, amenity requirements, unit sizes could impact housing for “protected groups”

Challenge to monitor

Option 2 - Change By-law



Lodging houses are not permitted in R-3 Zone, unless specifically authorized on a property.

Lodging houses permitted in the R-6 Zone in most parts of the City, except Lower Doon.

Zoning allows City to license, regulate and govern businesses operating within a municipality.

Licensing is also used to require the owner to comply with the Zoning By-law, property standards by-laws, the Building Code and Fire Codes.

Legend

- Residential
- Commercial
- Parks/Open Space/Hazard
- Institutional
- Employment

Proposed definition in Kitchener By-law:

“Lodging House – means a dwelling unit where **five or more persons**, not including a resident owner of the property, may rent a lodging unit and where the **kitchen and other areas of the dwelling unit are shared** amongst the persons occupying the dwelling unit. Lodging house **can include student residences** and convents but shall not include a group home; hospital; any small residential care facility or large residential care facility licensed, approved, or supervised under any general or specific Act; or a hotel”...

Prohibiting Lodging Houses has not addressed the issue of limiting the number of people living in one unit.

Permitting Lodging Houses enables licensing for better oversight.

The Municipal Act – Licensing lodging houses

1. Define a **specific geographic area**
2. Limits to the number of **bedrooms**
 - the cap should be based on the original floor plan of the house, or the existing floor plan if alterations were done with municipal approval, and/or are consistent with other housing in the area.
 - allow for variances for houses that were originally constructed to have more bedrooms than the cap allows, and to ensure that the licensing regulations do not exclude large families with children or extended families.
3. Minimum **amenity area** requirements.
4. Minimum **distance separations are not appropriate or defensible** for any form of housing (i.e. lodging or rooming housing) as they can be considered a form of ‘people zoning’ – should there be concerns regarding the concentration of certain types of housing in specific neighbourhoods, consider incentives for developing such housing in other locations should be used

Optimizing HO Change By-law

5. Provisions relating to **garbage and snow removal**, maintenance, health and safety standards and parking.
 - onus on landlords to manage their properties in conformity with municipal standards and provides the right for by-law enforcement officers to enter properties for inspections
 - without such powers, by-law enforcement officers may only enter a property/unit if the landlord or tenant gives their consent
6. Creates additional **operation/enforcement responsibilities** for the municipality, which frequently requires additional staffing.
7. Design the licensing program to ensure that it does not dissuade participation. Establish an **effective enforcement and/or incentive program**.
 - partnering with Conestoga who would only advertise landlords who met the municipality's licensing requirements
 - Oshawa has implemented a demerit points system to manage properties which fail to keep up all of the licensing requirements. Amassing a defined number of points can result in a warning, and then the risk of losing the license to operate.

Option 2 - Change By-law

Continue to manage house through Property Standards, Property Maintenance, Fire Code

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Continue to Manage Behaviour

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College

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- Member of Town and Gown Committee

Permit lodging houses and Implement licensing

1. Permit Lodging Houses in Lower Doon
2. Implement Lodging House Rental Licensing
3. Finalize rules for second/accessory unit
4. Prepare design guidelines for infill and intensification
5. Continue to manage housing

Three Options

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accessory units

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**Change
By-law**

Permit Lodging
Houses



Lodging House
License
Strategy

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3

**Release the
pressure**

Land use/design
framework for College-
owned lands

and/or

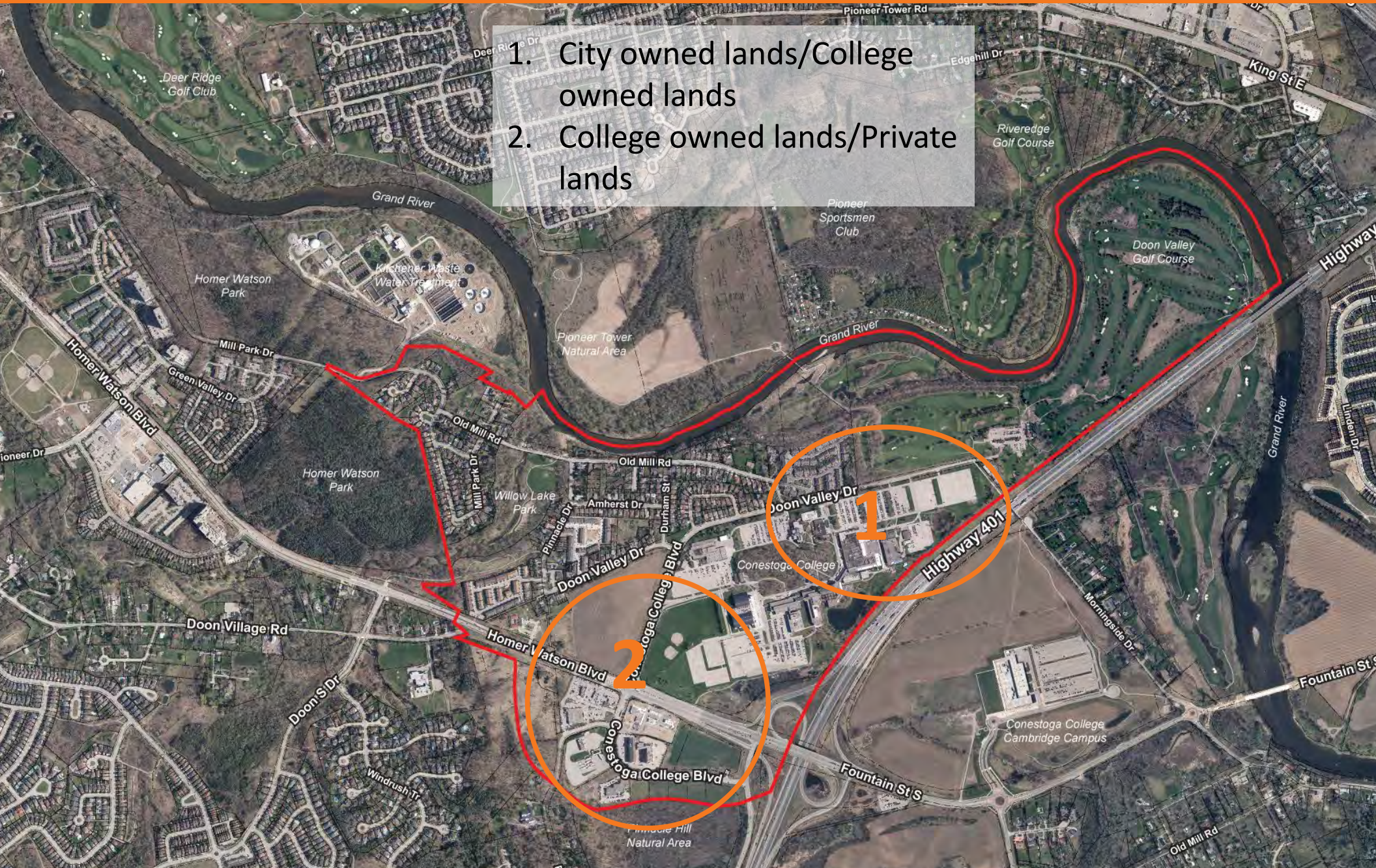
Land use/design
framework for City-owned
lands

and/or

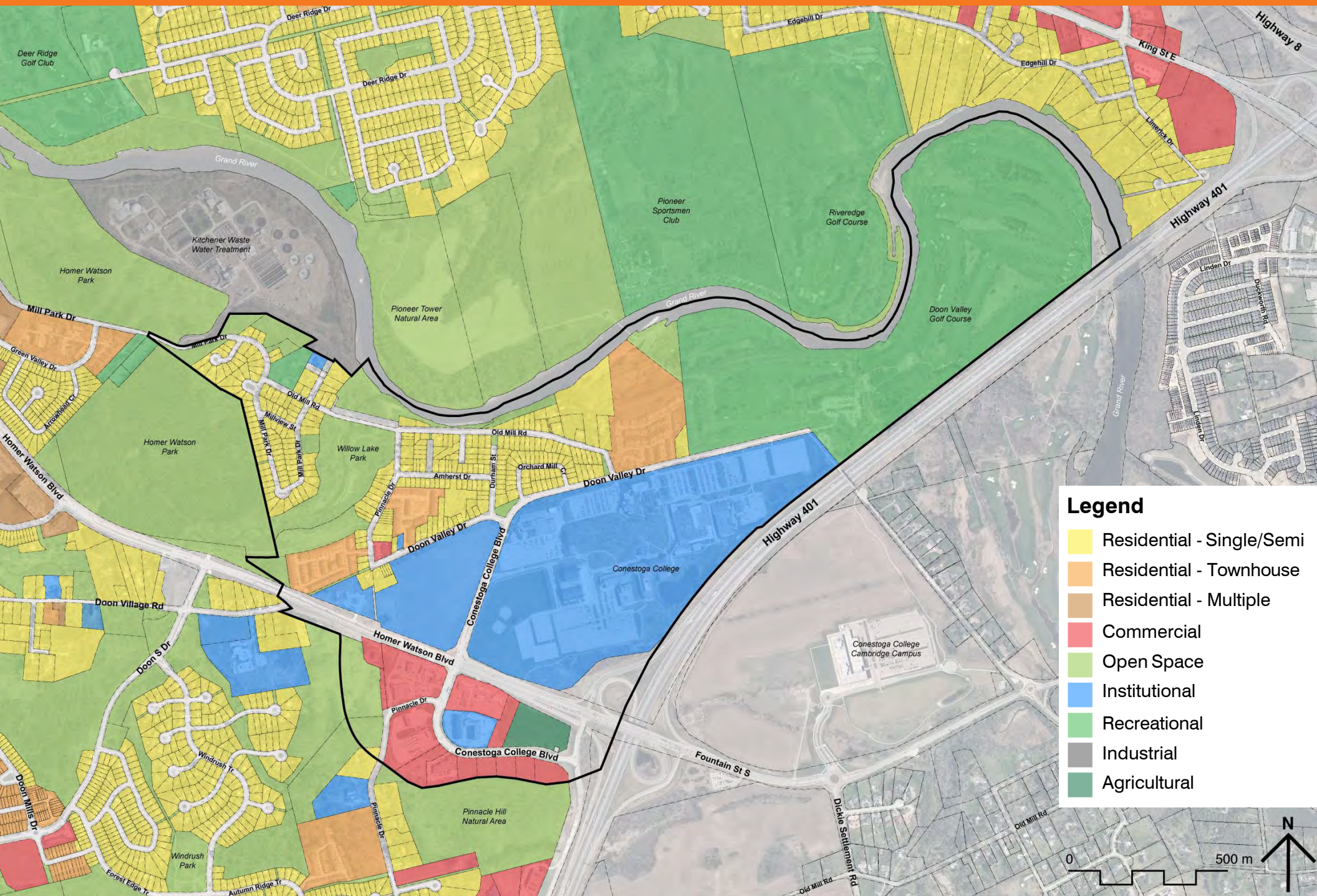
Land use/design framework
for private lands

Option 3 – Release the Pressure

1. City owned lands/College owned lands
2. College owned lands/Private lands

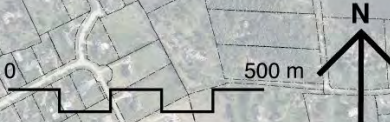


Land Use



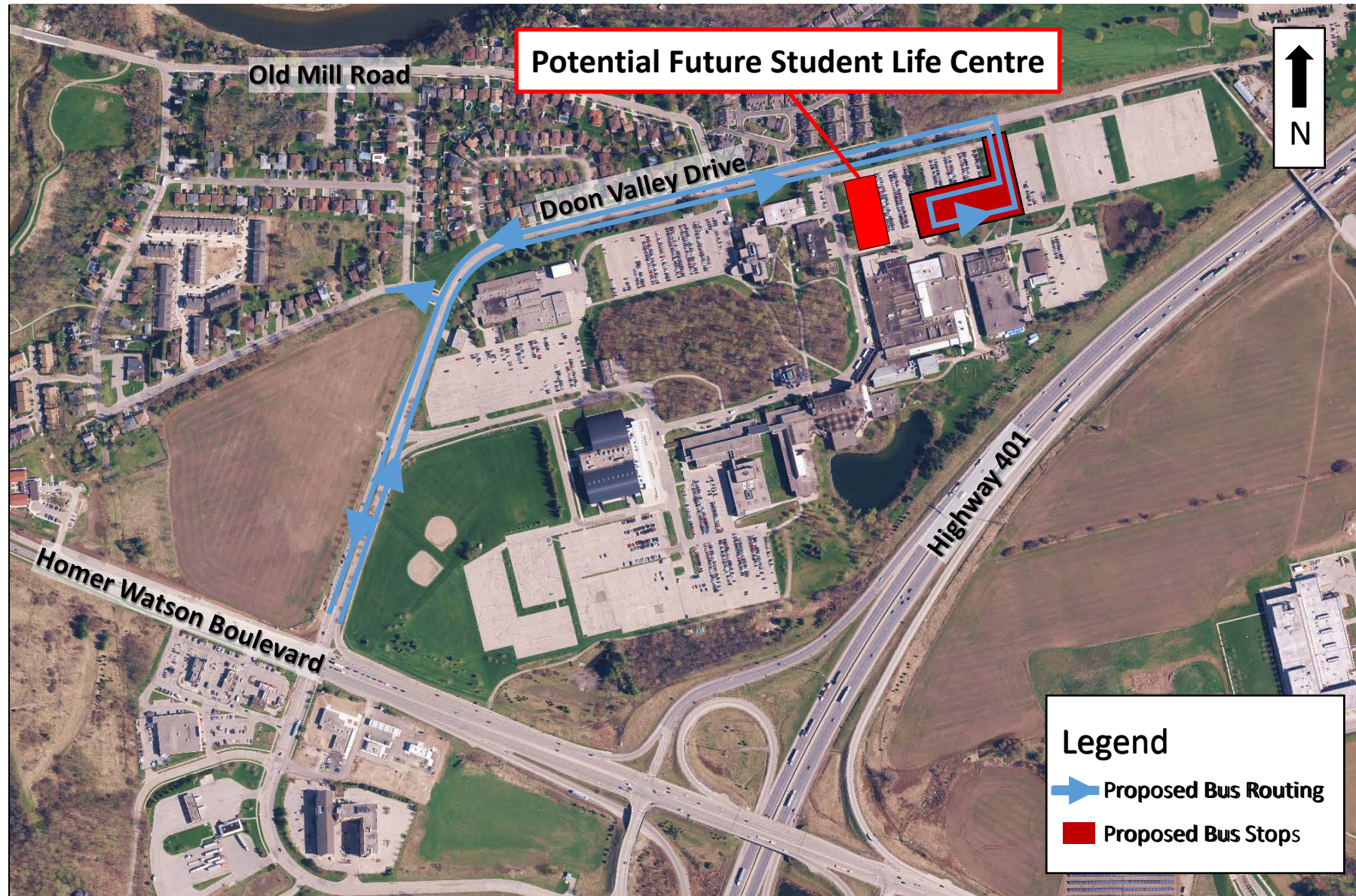
Legend

- Residential - Single/Semi
- Residential - Townhouse
- Residential - Multiple
- Commercial
- Open Space
- Institutional
- Recreational
- Industrial
- Agricultural



From Grand River Transit Public Open House in February 2020

Proposed Bus Routes and Stop Location

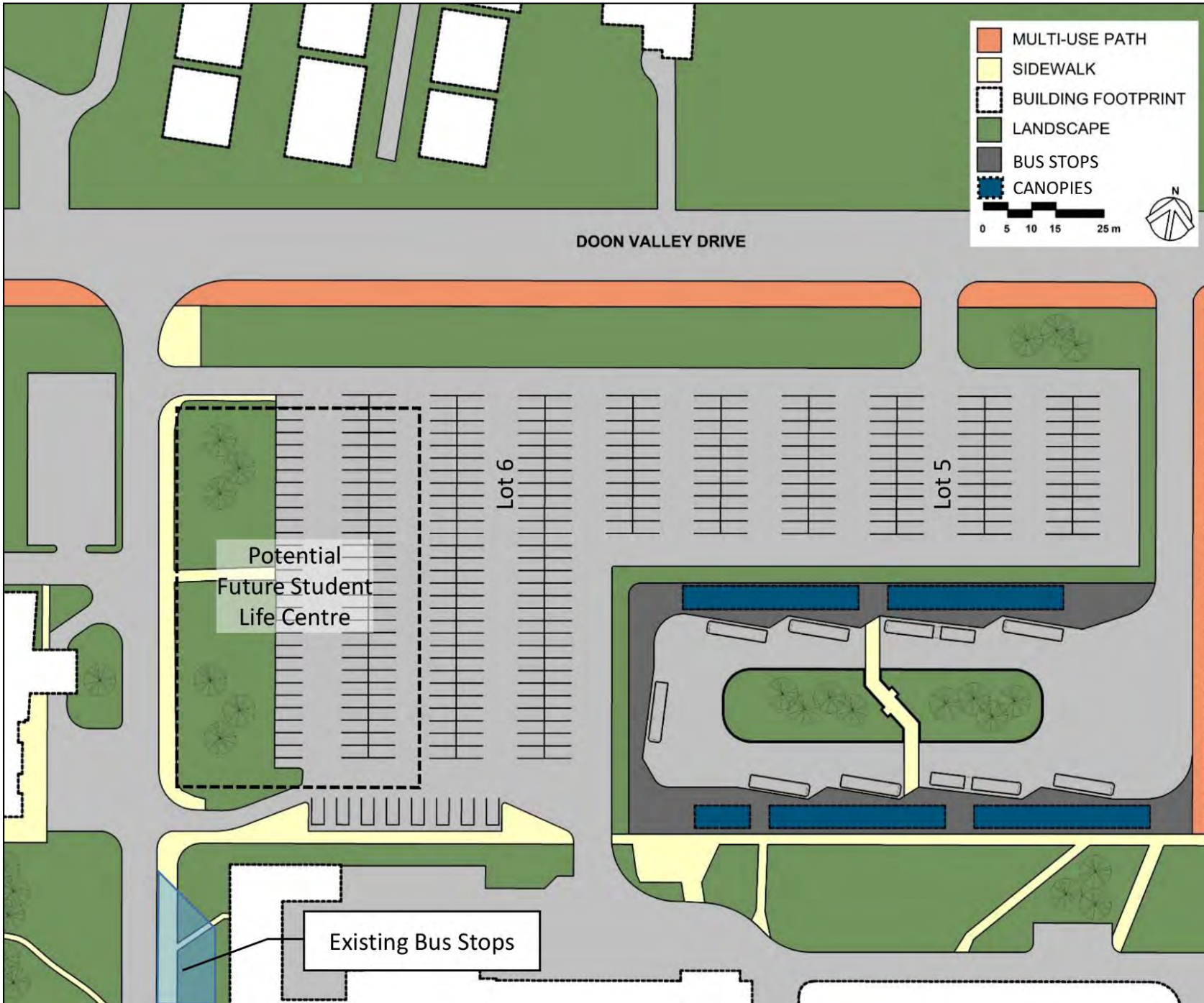


Grand River Transit Bus Loop – as presented to regional council in August 2020

Attachment A – Recommended Design Concept for Conestoga College Bus Stops

Council directed staff to design a new route to reduce bus traffic by 50% and to modify the internal road system

Report to come back to Council in October 2020



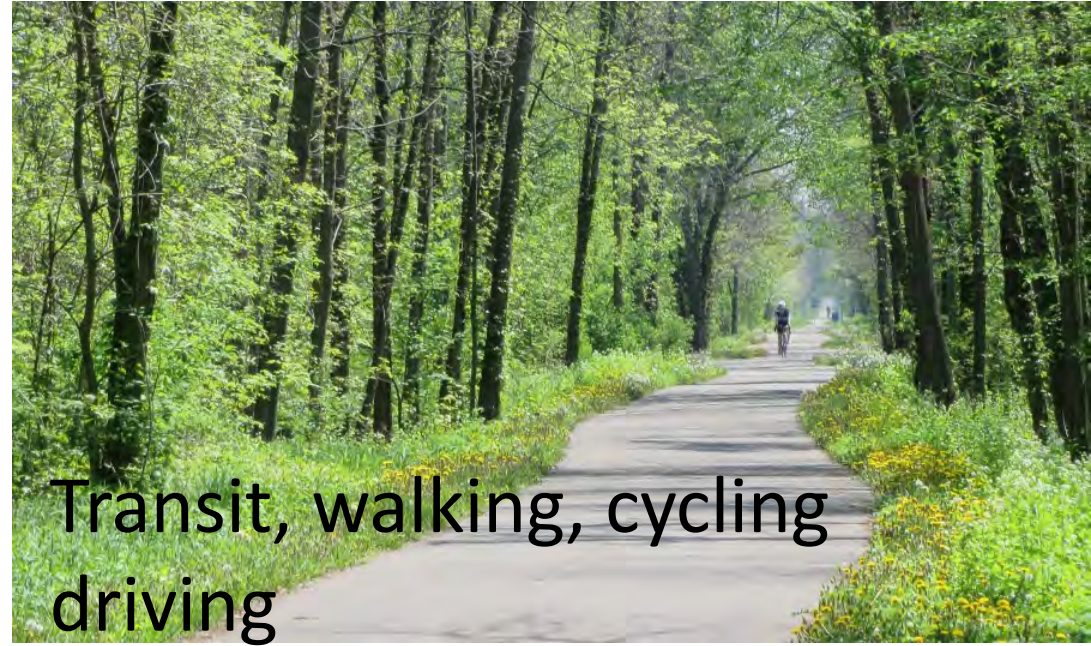
Option 3 – Release the pressure



Parks, parkettes and community facilities



Option 3 - Release the pressure



Option 3 - Release the pressure

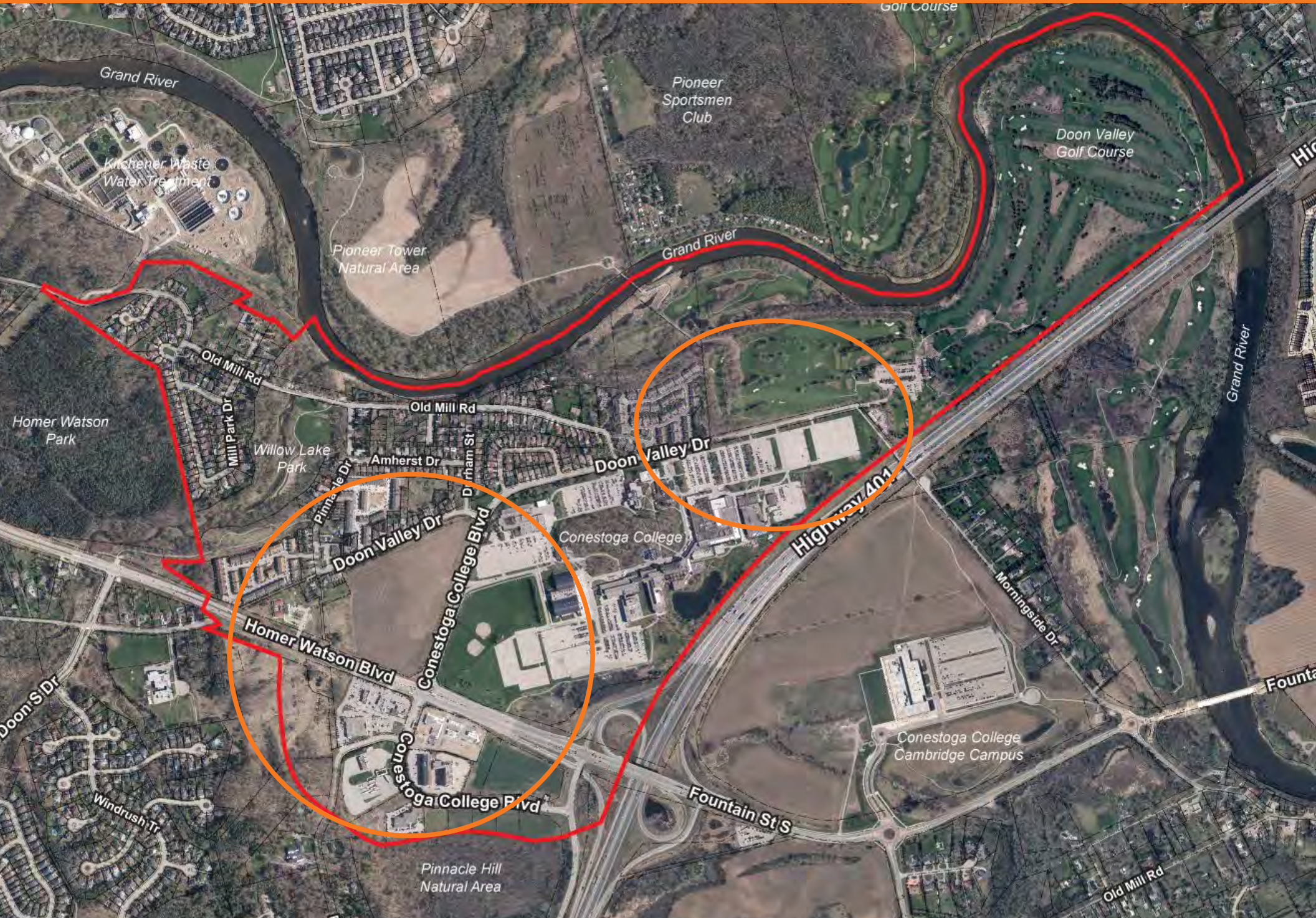
Buildings, use, height, form, massing, character



Use, height, form and character of buildings



Option 3 - Release the pressure



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Land use/design framework
for private lands

Next Steps



Summarize the results of Workshop #2 and post to the project web page

Prepare Draft Issues and Options Report (October 2020)

Meet with the City's Study Team (November 2020)

Round 3 of Public Engagement: the preferred option (November 2020)

Prepare final Issues and Options Report (December 2020)

Presentation to Planning and Strategic Initiatives Committee (January 2021)