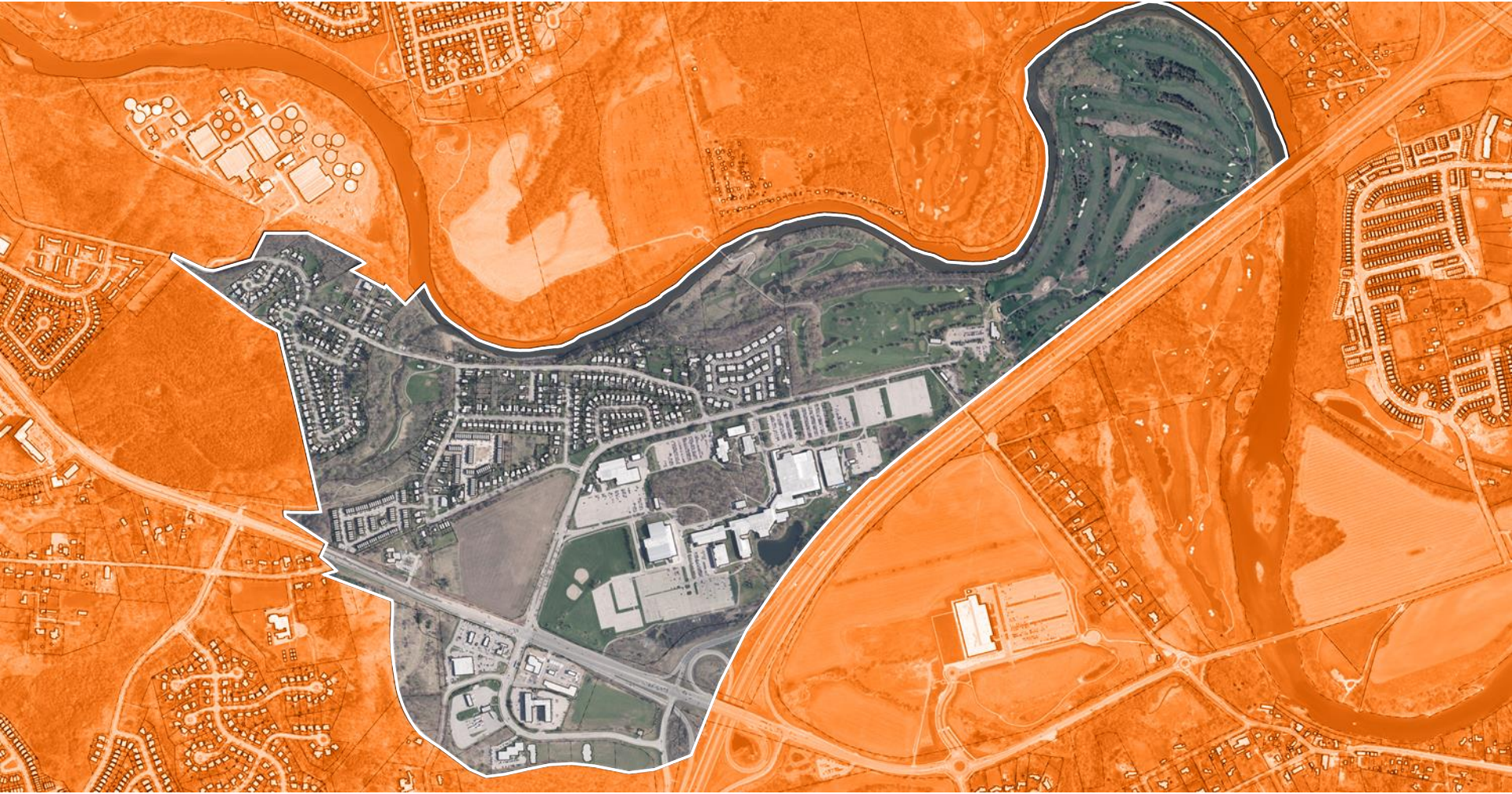


Community Consultation Event – February 4, 2020



LOWER DOON LAND USE STUDY

 The Planning
Partnership

Bray Heritage

Today's meeting

Community workshop

Part A

- presentation on what we've learned
- introduce issues as we understand them
- will not be taking questions during the presentation

Part B

- invited to share your thoughts on each one of the issues
- invited to ask questions and to have a conversation around each one of the issues

Input to help shape options for the Lower Doon Area that will be discussed at the **second workshop planned for early April 2020**

Two identical sessions:

2:00 pm – 4:30 pm

6:00 pm – 8:30 pm

Today's meeting

Community workshop

All comments will be recorded on the note-taking templates

The City/consultant team are here to help answer questions during the conversations at each topic station

City Planning: Brandan Sloan, Craig Dumart and
Victoria Grohn

City Fire: Tom Ruggle

City Bylaw: Gloria McNeil

The Planning Partnership: Donna Hinde, Michael Sraga,
Nick McDonald, Mike Hudson

Stantec: Meaghan Rivard

Our approach

- Calm and respectful conversations
- Honest and truthful
- Commitment to share accurate information as the basis for a conversation with all
- Understand that there are many opinions
- People have the will and capacity to work together to identify options if they have access to all of the information
- Understand the consequences of choices in working towards preferred option(s)
- Understand the many inputs to decision-making/ the many factors that influence decisions

**INFORMED INPUT RESULTS IN SUPPORTABLE AND
SUSTAINABLE SOLUTIONS**

Work Program

Review of background reports, studies, plans

Precedent Research

Kingston

Oshawa

Ottawa

Waterloo

Markham

Site walk (November 13, 2019)

20 one-on-one conversations (November and December 2019, January 2020)

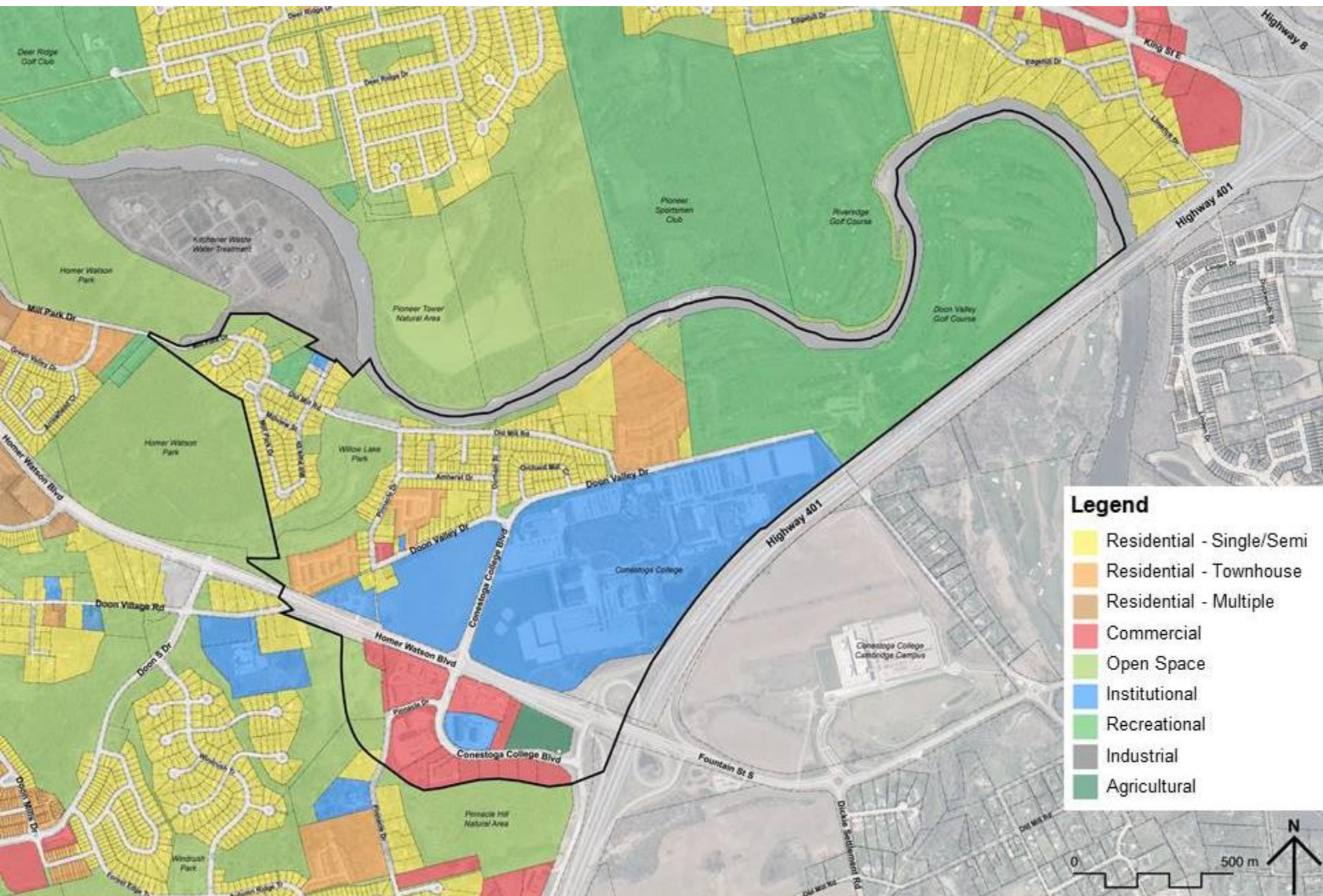
Met with City's Property Standards, Fire, Building Permits

Met with Conestoga College (December 9, 2019)

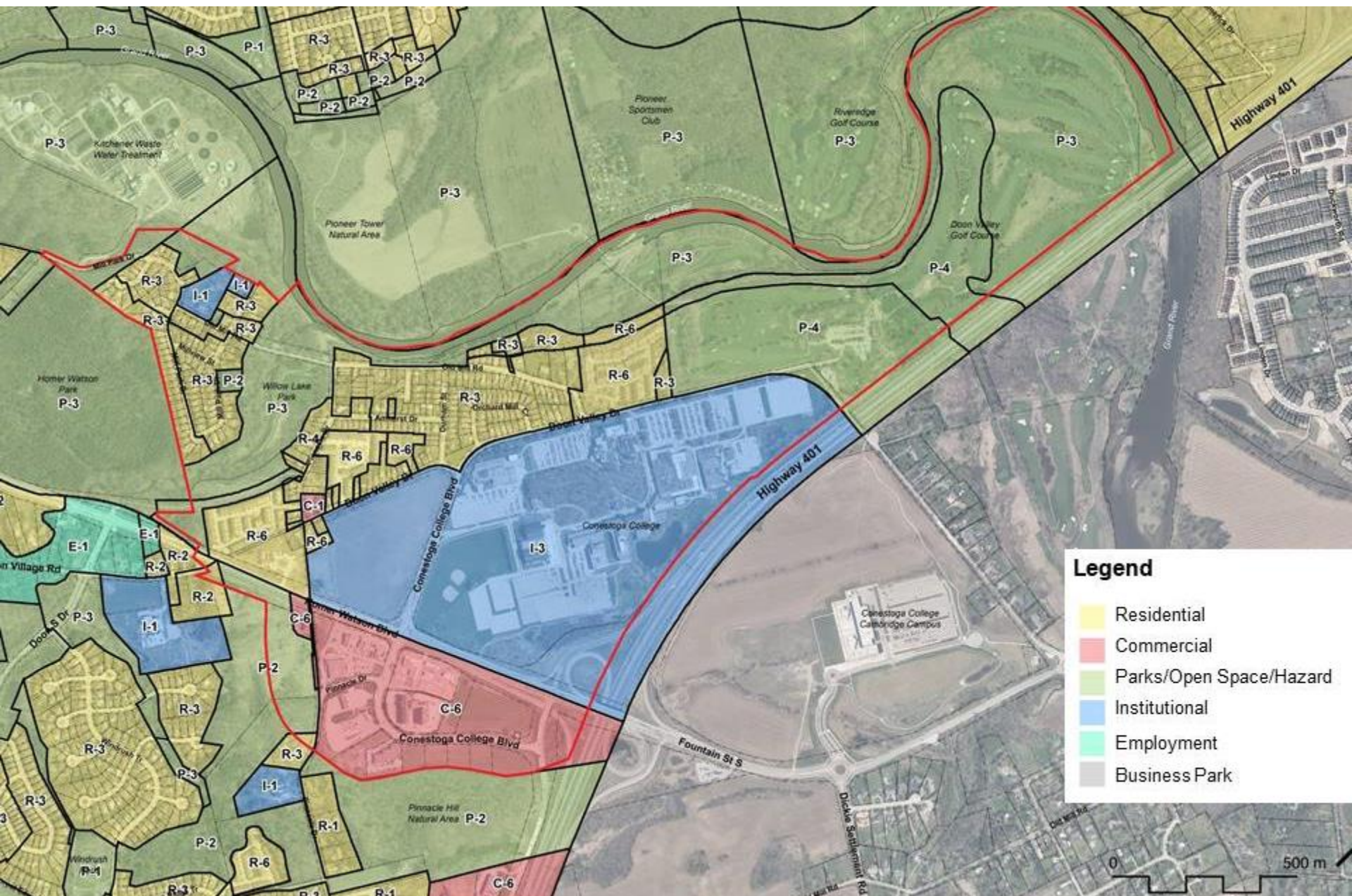
Met with City's Study Team (January 8, 2020)

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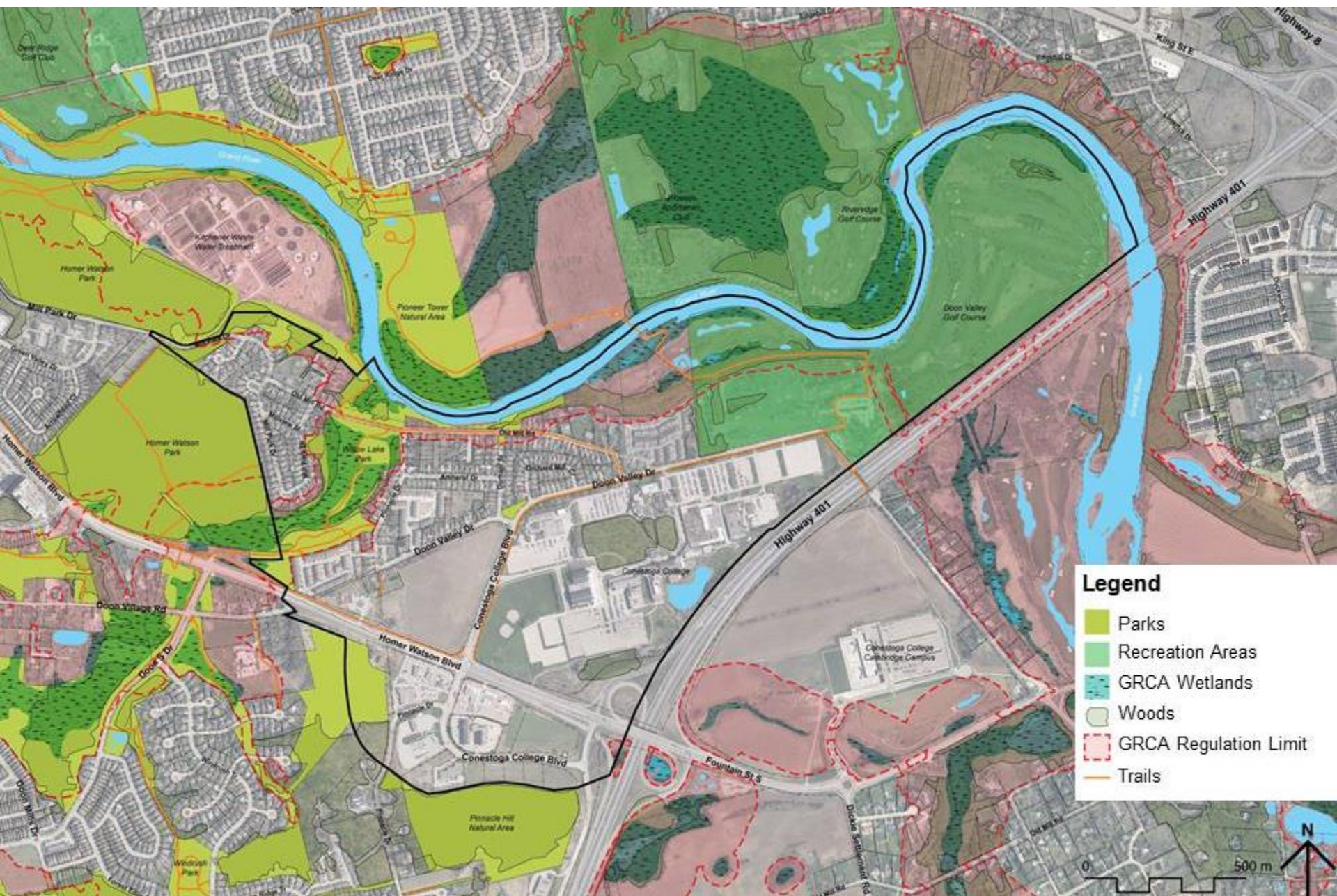
Land Use



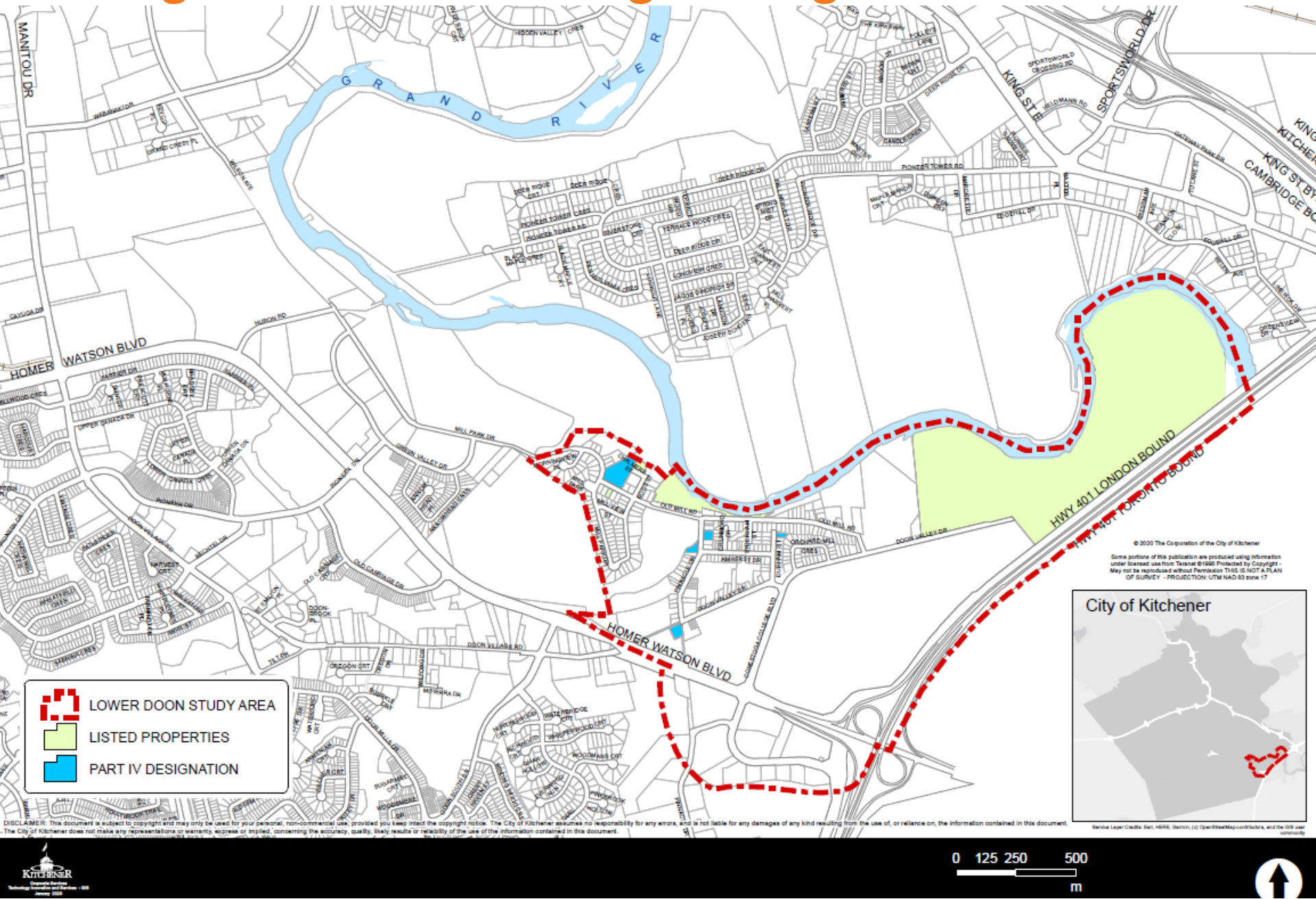
Zoning



Green Space/Natural Features



Heritage/Culture – existing heritage resources



Heritage/Culture

Determination of the Lower Doon study area as a cultural heritage landscape (CHL) is necessary to identify if, and what, conservation measures need to be integrated into the land use planning framework

A Cultural Heritage Landscape Study was completed in 2014 to establish an inventory of cultural heritage landscapes across the entire City

The Lower Doon area including Homer Watson Park was identified in the 2014 Cultural Heritage Study as an area that required additional research to determine if it is a significant cultural heritage landscape

The City retained Stantec Consulting Ltd. to undertake this additional review through the *Cultural Heritage Landscape Implementation – Additional Research to Determine if Lower Doon and Homer Watson Park is a Significant Cultural Heritage Landscape*

Heritage/Culture

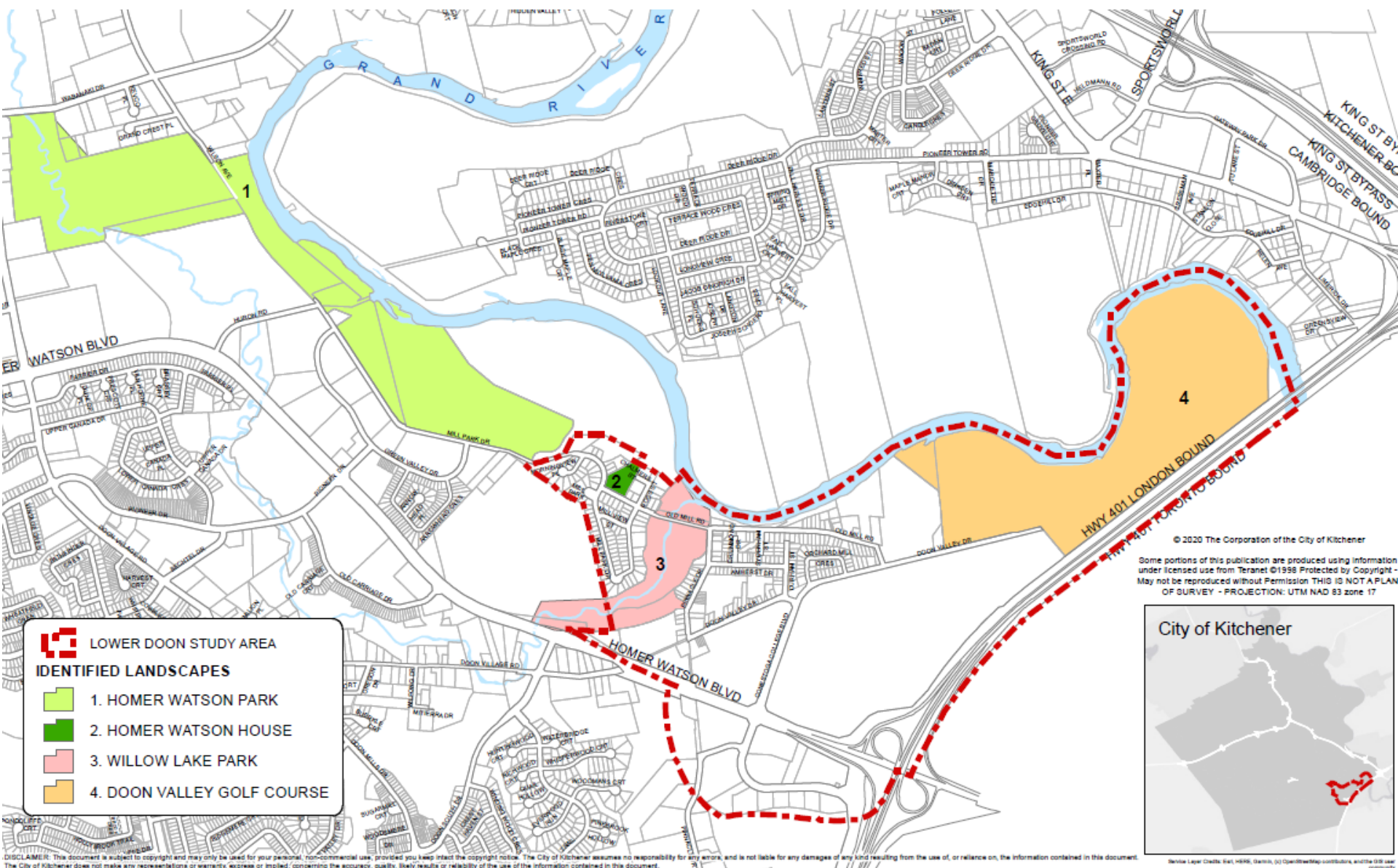
The additional review of the Lower Doon area, including Homer Watson Park, resulted in an inventory of 15 potential cultural heritage landscapes

The landscapes inventoried and evaluated within the study area were predominantly parkland and suburban streetscapes

Following evaluation of each of the potential 15 cultural heritage landscapes, it was concluded that the Lower Doon area is not a significant cultural heritage landscape, but 4 cultural heritage landscapes were identified

A Statement of Significance, including heritage attributes, was prepared for each of the 4 identified cultural heritage landscapes, along with a review of existing conservation measures and recommendations for further conservation measures

Identified Cultural Heritage Landscapes



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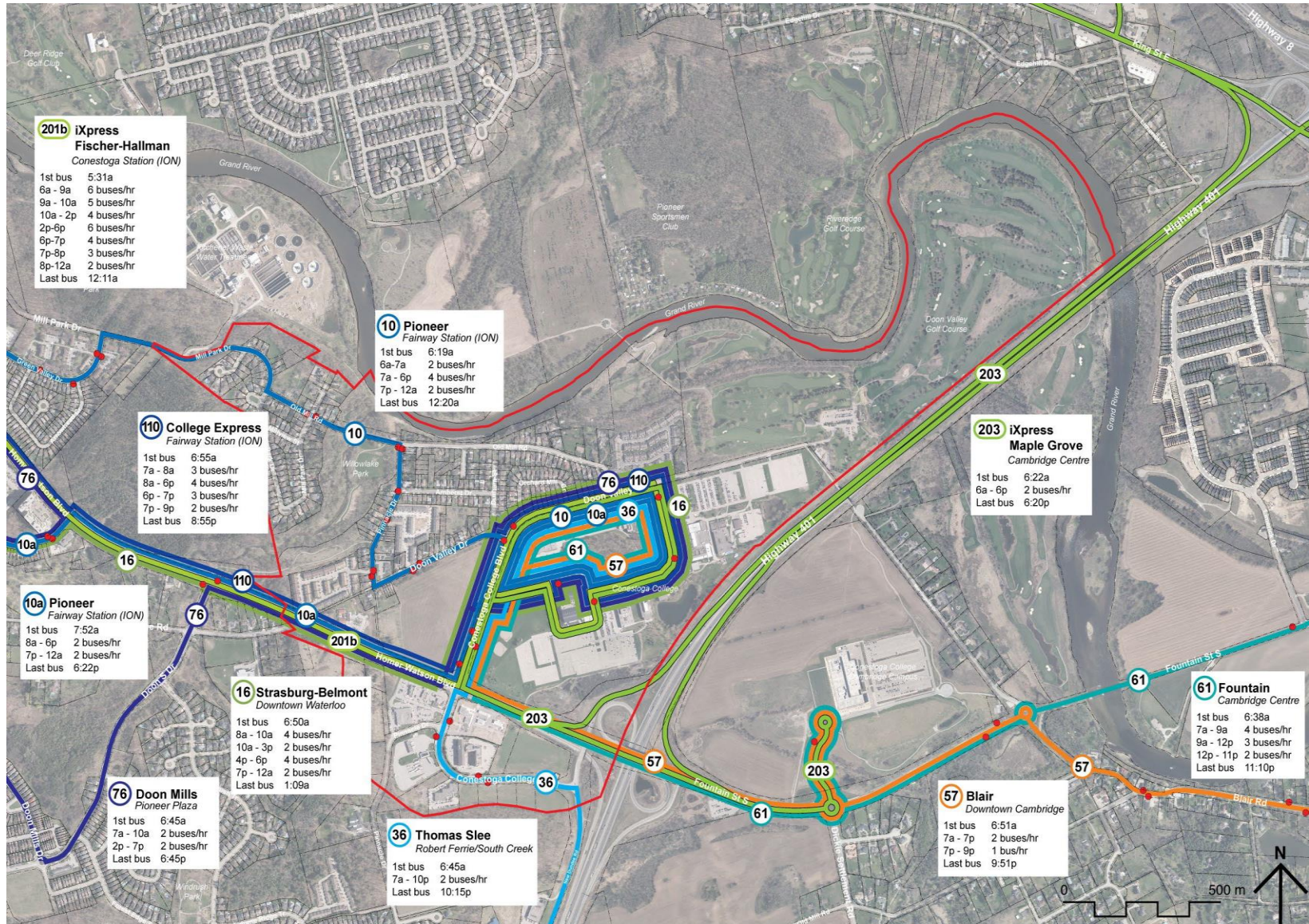
City of Kitchener

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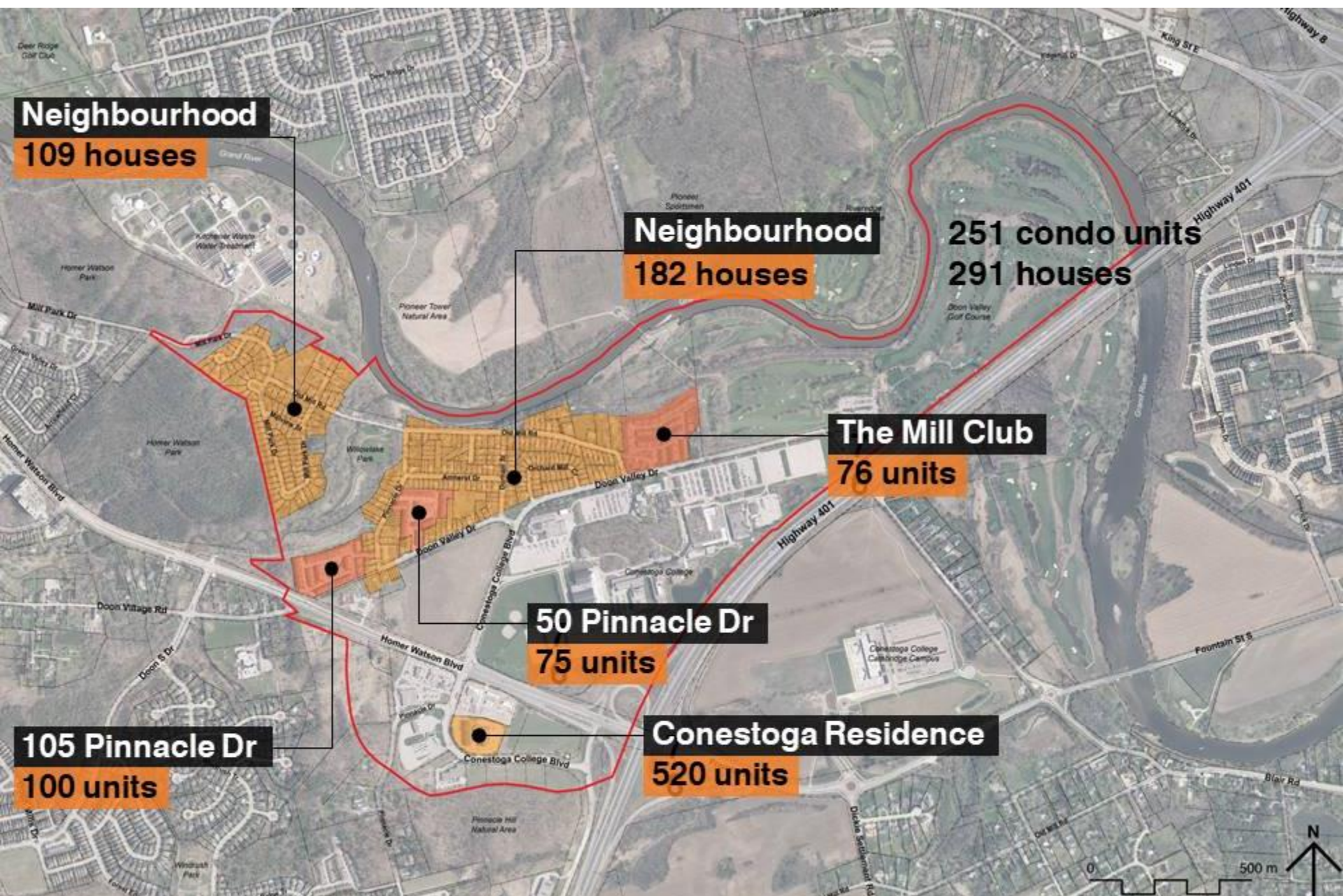
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



We understand that the Region is planning a Public Consultation Event for transit to Conestoga College on February 25, 2020



Housing



September 2019 Community Meeting

What do you like best about your area?

- Calm and quiet from May to August
- The outlying trails/green spaces, the river, the historical buildings e.g. Homer Watson House
- Heritage, nature and river
- Smiling students who stop to ask me about my apple trees (which will soon be chopped down due to development at 142 Doon Valley)
- In non-student areas, well maintained properties
- Nature, animals, environment, family sense
- Trails, nature, heritage buildings
- I love the old world charm of our streets, the non cookie cutter look of the homes, large lovely yards
- Heritage, Grand River, nature
- Trees, trees, trees
- I like the trees
- Nature

September 2019 Community Meeting

What is missing from your area?

- Accommodates all people living in the area
- Family atmosphere, safety
- Amenities for seniors if this is something that they are interested in having
- A responsible planning department, City of Kitchener.. no trust
- Support from the City to enforce the laws that are in place
- We need more cycling facilities
- Rental homes/students being regulated
- Peace, population is unbalanced, missing families
- Respect for building permits rules

September 2019 Community Meeting

What is important to consider for the future of your area?

- Recognize the special character of our neighbourhood
- Starting to feel the lack of green space where it once was
- Responsible and accountable landlords
- If student housing is to built, partner with College, understand needs of that community
- Proper student housing away from residential area i,e the Commons, residences are great
- Character of Lower Doon
- Save the Red Lion Inn from becoming rental apartments
- Value full time homeowners. They care about the neighbourhood year round
- Property standards, absentee landlords-grass cutting, snow, garbage, parking

September 2019 Community Meeting

What is important to consider for the future of your area? (con't)

- R4 only, no rezoning
- No apartment buildings
- Landlords need to be responsible for maintaining a safe, clean neighbourhood
- Old Mill Road is a Heritage Road, preserve this, do not open Drummond Avenue on it
- Bring back single dwelling homes and families
- Balance demographics get Conestoga to be more neighbourly, stop abusing us
- What responsibility does/should the College have, they continue to grow, for student housing

What have we heard? 16 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

4 topic areas and 15 issues

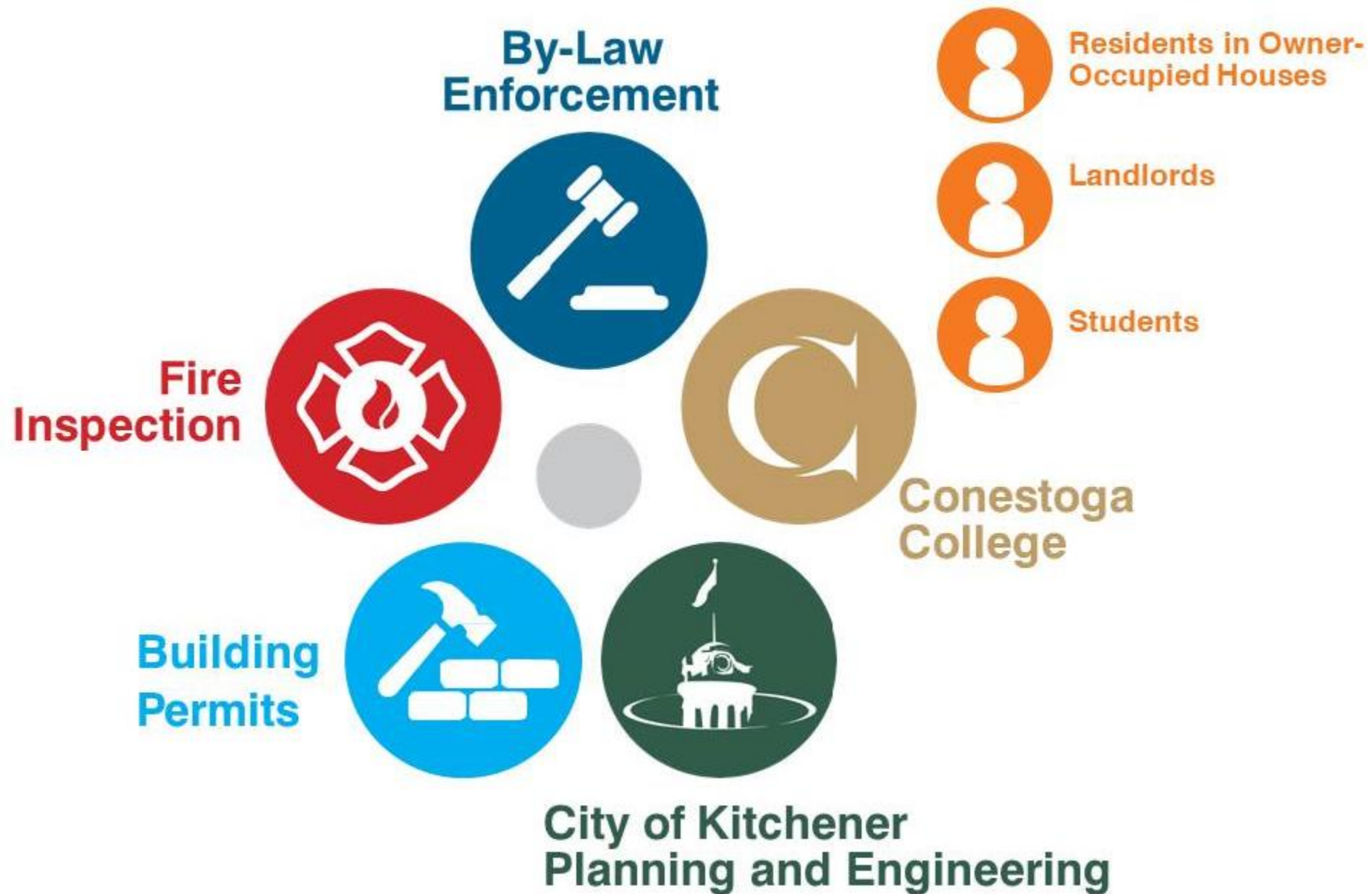
Neighbourhood

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

Managing student housing

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

Who does what now?



Who does what now?



By-Law Enforcement

Complaints regarding property standards, lot maintenance, zoning

Outdoor complaints about weeds, snow and ice on sidewalks, garbage

Interior issues such as no hot water, no heat, plumbing, bed bugs, etc

2017 181 actions

2018 118 actions

2019 153 actions

By-law officers do not have authority to enter a house unless invited to enter by the tenants.

Only Fire Safety Inspectors have the authority to enter at any time.

Who does what now?



By-Law Enforcement (continued)

Current proactive approach, not complaint based response

- Since 2013, By-law officers have gone door to door every fall to introduce themselves to students and homeowners in Lower Doon to let them know what services are offered, make them aware of the by-law rules and provide the City's contact information
- Host a Welcome Back BBQ for the past 11yrs
- A member of the Town and Gown Committee
- Since 2004 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

Who does what now?



By-Law Enforcement (continued)

Property standards

- There are 6 property standards officers for the entire city
- Since 2009 Officers are in Lower Doon at least 3 days a week, often every day

Noise

- Since 2009 Officers are in Lower Doon every Friday and Saturday in the evening in September, October and April to deal with noise (and on days like St. Patrick's Day).
- Noise complaints have decreased over the past few years. There were 24 noise related calls in 2019.
- Officers have the authority to issue \$300 fines to each of the students in the house where excessive noise is occurring

Parking

- Since 2004 parking enforcement every day

Who does what now?



Fire Inspection

Estimates:

2005 approximately 70 homes used for rental

2010 approximately 100 homes used for rental

2019 approximately 150 homes used for rental

Each of the City's four fire inspectors have been assigned 2 houses to inspect in Lower Doon.

To put it in perspective, the City has 55,000 residential properties. There are 182 properties in Lower Doon (excluding the townhouse and condo developments)

Each property requires research, preparation of the Order, appearance before the Fire Marshall and, if the decision is appealed, appearance before the Safety Commissioner.

Once the properties go through the process with the Fire Marshall and decisions have been rendered, the next round of houses are assigned.

Who does what now?



Fire Inspection (continued)

Orders to comply

Orders have been issued for 16 houses to be converted back to their original approved design as set out in the building permit on file.

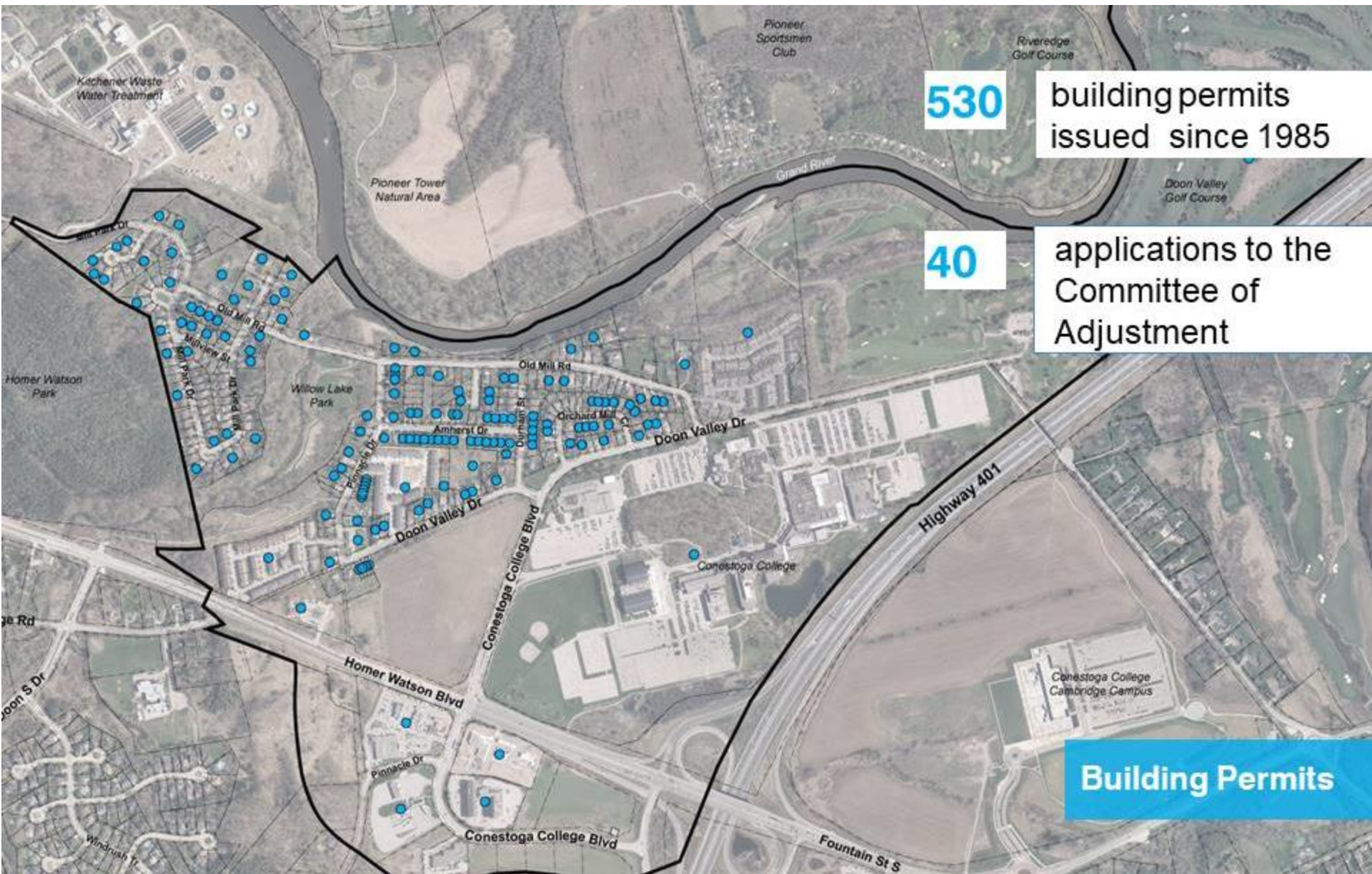
Otherwise, all rules and regulations are required to be met.

Fire

20 houses have installed the Direct Detect Fire. Houses in the Lower Doon neighbourhood account for about 0.003% of the City's houses.

Those 20 homes accounted for a call volume of 10% of approximately 1300 calls in 2019

Who does what now?



Who does what now?



Building Permits

Since 2007, the City's By-law Department has led the **Town and Gown Committee** with representatives:

- Councillor
- City property standards, police, fire
- Region waste management
- Conestoga College
- College students
- Neighbourhood Association
- Landlords

Purpose of the Town and Gown Committee:

Enhance relationships, communications and policies among College, students, City, police and the community

Address issues of common concern

Meet 3-4 times a year to coordinate efforts and resources to address issues

Who does what now?



City of Kitchener Planning

1990s-2000

350 Doon Valley Drive condo development (The Mill Club), site plan and construction. Registered as a condo in 2002

2001

Study of Lower Doon relating to housing for Conestoga College students

2001

Interim Control By-law 2001-162 was passed to prohibit lodging houses and new duplexes. By-law was appealed to the OMB and was upheld

2002

Working group formed with representation from City departments, College, residents, landlords and students from the Lower Doon area

Who does what now?



City of Kitchener Planning (continued)

2002

The group developed several recommendations that were adopted by Council:

- Zoning By-law amendment (2002-161) and Municipal Plan Amendment (MPA 45) were approved to restrict duplexing in a defined area in Lower Doon.
- Public education, enforcement, parking regulation and establishing relationships among the City, the college and the neighbourhoods.

2004

Council report on actions: implementation of the Zone Change and Municipal Plan Amendment to prohibit new duplexes, review of parking regulations, daily enforcement of parking, working group, education information prepared by enforcement staff and Fire Prevention, liaison between enforcement staff and College.

Who does what now?



City of Kitchener Planning (continued)

2005

105 Pinnacle received site plan approval in 2005 and construction started in 2006.

2015

Official Plan Amendment/Zoning By-law amendment for **69 Amherst Drive** to rezone to R-7 with special regulation provision to reduce rear yard setback & off street parking. OMB refused. Decision was appealed to the LPAT. A decision resulted in R-6 zoning which permits multiple dwellings and a special provision that prohibits lodging houses.

2016

Zoning By-law amendment - **50 Pinnacle Drive** - rezone property from R-3 to R-6 - Approved

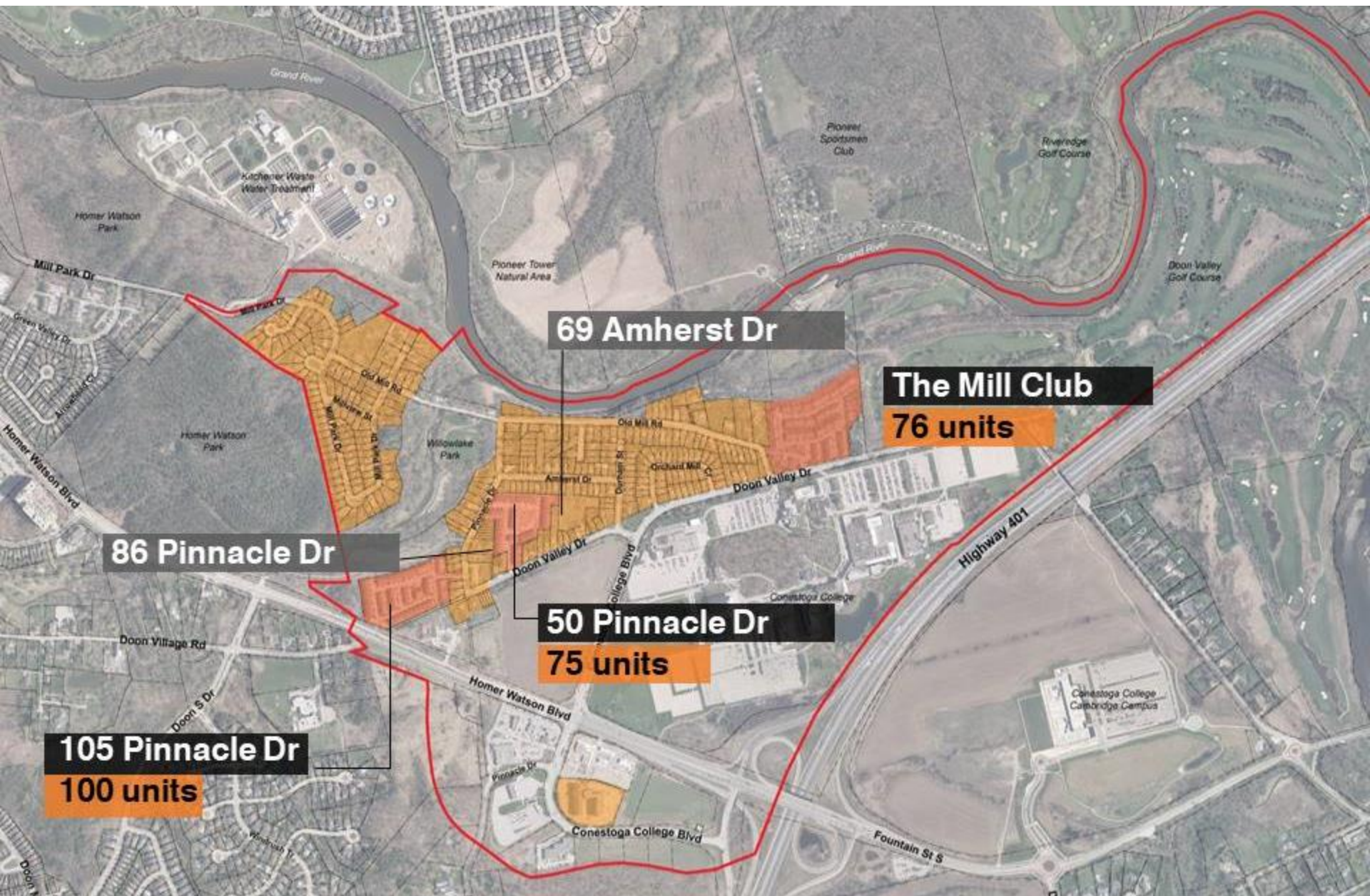
2019

86 Pinnacle Drive - rezone to R-6 to permit development of a multiple residential dwelling – under review.

2019

Land Use Study for Lower Doon

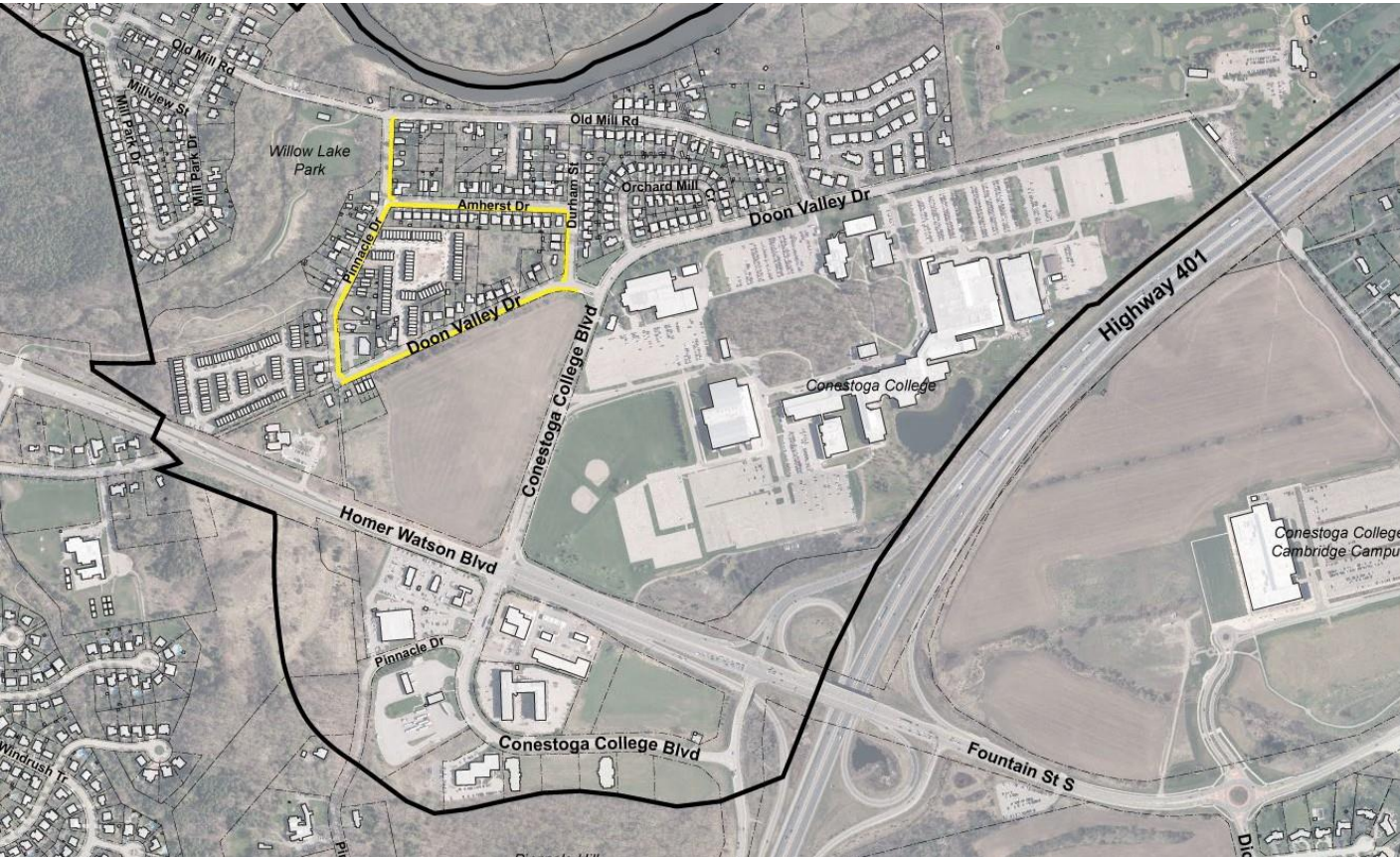
Development



Who does what now?



City of Kitchener Engineering: pedestrians & cyclists



- Public consultation and engagement – updates coming later in 2020
- Concepts are currently being developed
- Current concepts include public feedback received to date

Planned Sidewalk Installations

Who does what now?



Conestoga College

**John Tibbits, President, Conestoga College, Kitchener
Waterloo Region Record, November 8, 2019**

“Providing safe and affordable housing for students at Conestoga College and Waterloo's two world-class universities is an important investment in the well-being and long-term prosperity of our community.

We welcome the city's planning study in Lower Doon and look forward to the introduction of a new framework that will provide support and protection for both long-term residents and students as Conestoga continues to grow to meet workforce needs.”

Who does what now?



Conestoga College

Enrolment (Doon Campus)

		2016F Actual	2019F Actual	2021F Estimate
Full-Time		8,740	12,720	11,710
Total	Domestic	7,334	6,725	6,943
	International	1,406	5,995	4,767
Share	Domestic	84%	53%	59%
	International	16%	47%	41%

Parking & Transportation

- 3,825 parking spaces on the campus
- Shuttle bus operates among campuses
- 6,500 bus passes sold in the Fall term 2019

Residence

520 beds in the Conestoga College Residence (at capacity in 2019)

Who does what now?



Conestoga College (continued)

Initiatives in Place

- Staff in the International Office are trained in providing direction regarding off campus living
- Housing options on a webpage
- Student union hosts a housing information night
- Student union offers a legal service students can access for tenant and landlord rights
- Provide 520 beds in Conestoga College Residence
- Liaison with the City's By-law enforcement officers
- Maintain information on student housing through surveys and analysis of the student information database
- Member of the City's Town and Gown committee
- Student Rights and Responsibilities Office for support

Who does what now?



Conestoga College (continued)

Housing information gathered by International Transition Coordinators:

- provide housing information related to on-campus housing, off-campus housing and homestay
- monthly tracking of available rental units near each campus. (e.g. a total of 220 rental units advertised near all campuses as of Dec 3)
- a Database of rental units (e.g. landlords/apartment building contacts) for students to access
- Housing Tip Sheets for International Students (translated to multiple languages)
- Housing Guide for talking to landlords
- Housing videos, webinars and website information
- Short-term Accommodation (e.g. hotels/motels near each campus) with special rate for Conestoga students)

Who does what now?



Conestoga College (continued)

Ways to share housing Information with international students:

1 Pre-arrival Communication

- Webinars (Cost of Living in Canada, Housing Search Strategies & Online Housing Search Coaching, Communicating with Landlords, Landlord and Tenancy Act, Pre-departure Preparation: Packing, Flight, Custom, etc.)
- Individualized email communication and assistance to students for housing
- Weekly pre-departure email communication
- YouTube videos & Social Media Communication

2 Airport Welcome Program (In collaboration with 25+ organizations/ institutions across the province)

- Housing information available at airport welcome booth, Airport Welcome Mobile App

Who does what now?



Conestoga College (continued)

Ways to share housing Information with international students:

3 Emergency

- Posters for Housing Assistance Emergency Contacts, Area hotels, and taxi services at each Campus
- Preferred rates for Conestoga students negotiated with hotels in each campus area
- 24-hour contact for housing support and emergency (email and phone) during holidays.
- Security Services are provided with emergency housing information and contact
- Conestoga College Residence provides emergency housing information, contact and emergency bedding packages
- Reaching out homestay organization to explore further short term housing options for students.

Who does what now?



Conestoga College (continued)

Housing Search Checklist

☐ EDUCATE YOURSELF ABOUT HOUSING IN CANADA.

WATCH OUR [PRE-ARRIVAL HOUSING VIDEO](#) FOR HELPFUL TIPS AND [READ THIS DOCUMENT FOR INFORMATION](#) ABOUT WHAT TENANTS (RENTERS) NEED TO KNOW ABOUT THE LAW.

☐ DETERMINE YOUR BUDGET.

MOST ROOM RENTALS [PERMITTING ONE OCCUPANT](#) COST BETWEEN \$400 AND \$600 PER MONTH.

PLEASE NOTE THAT MOST LANDLORDS DO NOT PERMIT ROOM SHARING IN SINGLE ROOM RENTALS. FOR SHARED ROOMS, MOST TWO-BEDROOM APARTMENTS COST BETWEEN \$1100 AND \$1500 PER MONTH. TWO-BEDROOM APARTMENTS CAN OFTEN BE SHARED BETWEEN FOUR PEOPLE. WE RECOMMEND THAT YOU GET THE PERMISSION OF THE LANDLORD.

☐ FIND ROOMMATES.

IF YOU ARE LOOKING FOR A SHARED ROOM, FIND ROOMMATES THROUGH PERSONAL CONNECTIONS, THE ROOMMATE FEATURE ON WWW.PLACES4STUDENTS.COM, OR SOCIAL MEDIA.

THE BRANTFORD CAMPUS HAS AN OFFICIAL FACEBOOK GROUP ADMINISTERED THROUGH THE INTERNATIONAL OFFICE -

[HTTPS://WWW.FACEBOOK.COM/GROUPS/INTERNATIONALSTUDENTSBRANTFORD](https://www.facebook.com/groups/INTERNATIONALSTUDENTSBRANTFORD)

PLEASE NOTE THAT THIS IS THE ONLY FACEBOOK GROUP FOR CURRENT STUDENTS THAT IS MONITORED BY THE COLLEGE AND ALL OTHER GROUPS ARE RUN INDEPENDENTLY. PLEASE EXERCISE CAUTION WHEN USING SOCIAL MEDIA.

☐ SEARCH FOR RENTAL ADVERTISEMENTS IN YOUR BUDGET.

ADVERTISEMENTS FOR SINGLE ROOM RENTAL (NOT SHARED):

WWW.PLACES4STUDENTS.COM - SEARCH "CONESTOGA", THEN CLICK THE OPTION FOR YOUR CAMPUS. PLEASE NOTE THAT PLACES4STUDENTS.COM IS BEST FOR THOSE SEEKING SINGLE ROOM OCCUPANCY FOR \$400-\$550. MOST LANDLORDS ADVERTISING A SINGLE ROOM FOR RENT WILL NOT PERMIT SHARING BETWEEN TWO PEOPLE.

ADVERTISEMENTS FOR APARTMENTS AND HOUSES:

WWW.KIJJI.CA - UNDER "ONTARIO", SELECT THE LOCATION OF YOUR CAMPUS, THEN SELECT "REAL ESTATE" AND THEN "APARTMENTS" OR "HOUSE RENTAL". IT IS NOT RECOMMENDED THAT STUDENTS USE KIJJI TO FIND SHARED ACCOMMODATIONS OR ROOM RENTALS.

☐ FIND LOCAL TRANSIT.

IN KITCHENER, WATERLOO & CAMBRIDGE YOU CAN USE THE [GRAND RIVER TRANSIT WEBSITE](#) AND [GOOGLE MAPS](#) TO FIND TRANSIT ROUTES. IN BRANTFORD, PLEASE NOTE THAT LOCAL TRANSIT IS AVAILABLE, BUT IT DOES NOT SHOW UP ON GOOGLE MAPS. [SEE A MAP OF BRANTFORD](#) FOR AVAILABLE TRANSIT ROUTES.

☐ CONTACT LANDLORDS.

HERE IS AN EXAMPLE:

"HELLO, I AM A STUDENT AT CONESTOGA COLLEGE AND MY FRIENDS AND I ARE INTERESTED IN THIS APARTMENT. I WOULD LIKE TO SET UP AN APPOINTMENT TO VIEW IT, AND I AM AVAILABLE [INSERT DATES]. I MAY BE REACHED AT [INSERT PHONE NUMBER AND EMAIL].

THANK YOU FOR YOUR TIME AND CONSIDERATION, [INSERT NAME]."

☐ READ LANDLORD RESPONSE CAREFULLY.

THE LANDLORD WILL OFTEN OUTLINE AN APPLICATION PROCESS FOR INTERESTED TENANTS. A LANDLORD MAY ASK YOU SOME QUESTIONS, *BUT IT IS ILLEGAL FOR A LANDLORD TO ASK YOU CERTAIN QUESTIONS.* FOR A LIST OF LEGAL AND ILLEGAL QUESTIONS FOR A LANDLORD TO ASK, [SEE THIS LIST](#). IF YOU HAVE QUESTIONS OR YOU ARE NOT SURE HOW TO RESPOND, PLEASE FEEL FREE TO FORWARD THE MESSAGE TO THE INTERNATIONAL TRANSITION TEAM AT INTERNATIONALTRANSITION@CONESTOGAC.ON.CA FOR FEEDBACK.

☐ ARRANGE VIEWING APPOINTMENT.

IT IS RECOMMENDED THAT YOU VIEW THE RENTAL UNIT IN PERSON, OR HAVE IT VIEWED BY A PERSON THAT YOU TRUST. IF A LANDLORD SAYS THAT THEY CANNOT SHOW YOU THE UNIT IN PERSON FOR SOME REASON (SUCH AS BEING OUT OF THE COUNTRY), THIS MAY BE A SIGN OF FRAUD OR A SCAM. *FOR MORE INFORMATION ON HOW TO AVOID SCAMS OR FRAUD, [READ THIS ARTICLE](#).* IF YOU ARE VIEWING THE UNIT IN PERSON, TAKE SAFETY PRECAUTIONS AND BRING A FRIEND WITH YOU IF POSSIBLE.

☐ MAKE YOUR CHOICE.

WHEN VIEWING THE RENTAL UNIT IN PERSON, YOU MAY TAKE THE OPPORTUNITY TO ASK THE LANDLORD QUESTIONS SUCH AS: *WHAT UTILITIES OR APPLIANCES ARE INCLUDED? WHAT IS THE REQUIRED LENGTH OF THE LEASE? HOW MANY PEOPLE LIVE IN THE RENTAL UNIT? IS LAUNDRY ON SITE? ARE THERE FUNCTIONING SMOKE DETECTORS (WHICH ARE LEGALLY REQUIRED FOR FIRE SAFETY)? DOES THE LANDLORD LIVE IN THE BUILDING?*

IF THE LANDLORD LIVES IN THE BUILDING, WILL YOU BE SHARING A KITCHEN OR BATHROOM WITH THE LANDLORD? PLEASE NOTE THAT IF YOU SHARE A KITCHEN OR A BATHROOM WITH THE LANDLORD THAT YOUR LEGAL RIGHTS WILL BE LIMITED, AND THE LANDLORD COULD ASK YOU TO LEAVE AT ANY TIME.

☐ SUBMIT YOUR APPLICATION.

IF YOU DECIDE THAT THE ACCOMMODATIONS ARE APPROPRIATE FOR YOU, FOLLOW THE APPLICATION PROCESS AS INSTRUCTED BY THE LANDLORD, USING YOUR OWN JUDGEMENT.

☐ IF APPLICABLE, SIGN A LEASE.

IF YOUR APPLICATION IS SUCCESSFUL, THE LANDLORD WILL MOST LIKELY REQUIRE YOU TO SIGN A LEASE. READ THE LEASE CAREFULLY, SIGN IT AND SEND IT BACK TO THE LANDLORD. THIS PROCESS CAN BE DONE IN PERSON OR ELECTRONICALLY. IF YOU OR THE LANDLORD ARE NOT SURE ABOUT HOW TO DO THIS, PLEASE EMAIL KENDRA AT INTERNATIONALTRANSITION@CONESTOGAC.ON.CA.

☐ PAY LAST MONTH'S RENT. (NOT IN CASH, BUT WITH E-TRANSFER, CHEQUE OR MONEY ORDER)

PAYING WITH E-TRANSFER THROUGH A BANK WILL REDUCE THE LIKELIHOOD OF BEING SCAMMED. RENTAL SCAMS OFTEN INVOLVE WIRE TRANSFERS OR CASH PAYMENTS. ENSURE THAT YOU RETAIN A COPY OF YOUR LEASE.

☐ ARRANGE A TIME TO PICK UP YOUR KEYS AND MOVE INTO THE UNIT.

Who's doing what? New Provincial Policy

Currently, the properties in study area that are 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.**

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

While the Planning Act requires municipalities to permit up to three units on a parcel of land, it is up to municipalities to establish the rules under which these additional units can be permitted (such as number of pedestrian entrances permitted, minimum lot width and area and setbacks)

What is Kitchener doing in response to Provincial Policy

Kitchener has been working on updating its by-law for a number of years.

For the **first additional unit**, the only additional requirement will be that there is only one pedestrian entrance.

For the **second additional unit** (which can be in main building or accessory building) some of the proposed rules developed by the City include:

- minimum lot area shall be 395 square metres;
- minimum lot width shall be 13.1 metres; and,
- minimum landscaped area is 20%

The above rules **can be applied in Lower Doon**, thereby permitting up to three units on a lot, provided all regulations are met and Ontario Building and Fire Codes can be satisfied.

Who's doing what? New Provincial Policy

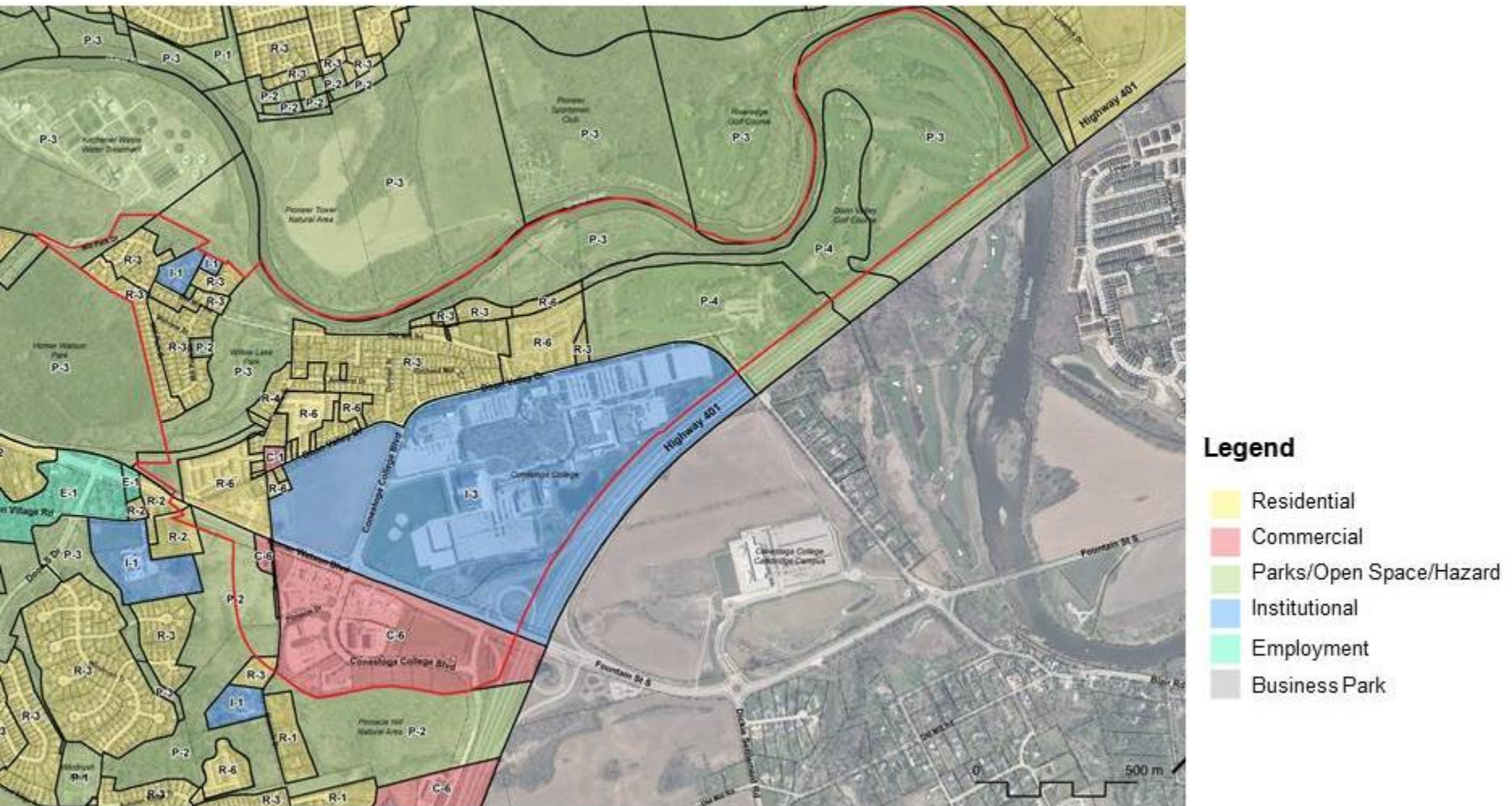
Ontario Regulation 299/19 under the Planning Act also states the following:

- A maximum of one parking space for each additional residential unit must be provided, which may be provided through tandem parking;
- Where a Zoning By-law requires no parking spaces for the primary residential unit, no parking spaces would be required for the additional residential units;
- An additional residential unit, where permitted in the Zoning By-law, may be occupied by any person, regardless of whether the primary unit is occupied by the owner of the property; and
- An additional residential unit, where permitted in the Zoning By-law, would be permitted without regard to the date of construction of the primary or ancillary building.

Lodging Houses

Lodging houses 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.



Lodging Houses

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.

Lodging Unit – means a room or set of rooms located in a lodging house or other dwelling designed or intended to be used for sleeping and living accommodation which:

- a) is designed for the exclusive use of the resident or residents of the unit;
- b) is not normally accessible to persons other than the residents or residents of the unit; and,
- c) does not have both a bathroom and kitchen for the exclusive use of the resident or residents of the unit.”

Options to consider

Manage housing

- Health/safety - behaviour
- Lodging house – By-law
- Licensing
- Fire/By-law

Establish new planning framework for housing, mixed use, place-making

College lands and Neighbourhood

Options to consider – Manage housing

DUPLEX and THIRD UNIT

Provincial policy mandates that Kitchener is to permit duplex and third unit, following the rules established by the municipality

LODGING HOUSE

Permit lodging houses in Lower Doon in order to enable licensing

Options to consider – Manage housing

IMPLEMENT RESIDENTIAL LICENSE

Standards

- Maximum number of bedrooms
- Bedrooms as a percentage of the entire unit

Compliance

- Meet zoning
- Proof of ownership
- Requirement for insurance
- Certifications of electrical, heat and air conditioning systems
- Pass fire and building inspection
- Mandatory smoke alarms and carbon monoxide detectors

(e.g. Oshawa, Waterloo, Hamilton)

- Post floor plans and escape plans
- Parking plan
- Regulations of storage of waste and recycling, the time bins can be placed at the curb and by which bins must be removed
- Register the number of occupants

Fees

Demerit Points

- License holder receive demerit points for violations and lose their license if they accumulate too many points

Publish licensed accommodation

Options to consider - Property

CONTINUE THE CURRENT PROTOCOL FOR PROPERTY STANDARDS, PROPERTY MAINTENANCE, FIRE CODE

- 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 of all 182 houses in Lower Doon
- College to list houses that are substandard on their housing webpage

Options to consider - Behaviour

CONTINUE THE CURRENT PROTOCOL TO MANAGE BEHAVIOUR

- By-law officers go door to door every fall
- Officers in Lower Doon every Friday and Saturday in the evening
September, October and April
- Host a Welcome Back BBQ
- Town and Gown Committee
- College information event on living off-campus
- Code of Conduct/Good Neighbour Guide for students living off-campus

Options to consider – new planning framework

- Identify locations for higher density housing in suitable locations along collector and arterial roads to enable the market to provide higher density housing close to the College
- Accommodate all options for providing housing
- Land use/housing policy
- Design guidelines

Today's meeting

Community workshop

Invited to share your thoughts on each one of the issues, in particular on the the solutions to address each issue.

Invited to ask questions and to have a conversation around each one of the issues

Will not have a wrap up. You are welcome to be on your way whenever you've shared your thoughts on the issue topics.

This input will help shape options for the Lower Doon Area that will be discussed at the second workshop planned for early April 2020

Workshop discussion on issues clustered into topics

PROPERTY with Tom Ruggle (Fire) and Mike Hudson (TPP)

- 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 with Gloria McNeil (Enforcement) and Craig Dumart (City)

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 discussion on issues clustered into topics

NEIGHBOURHOOD with Meaghan Rivard (Stantec) on Heritage and Michael Sraga (TPP)

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

MANAGING STUDENT HOUSING with Brandon Sloan (City) and Nick McDonald (TPP)

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

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Framework to discuss the issues

Issue:	
What we heard: 1. 2. 3. 4. 5.	
Desired Outcome:	
Possible Solutions <i>Manage housing</i>	<i>Land Use Planning</i>