

Lower Doon Secondary Plan Project

April 5, 2022

Community Check-in Engagement

Agenda

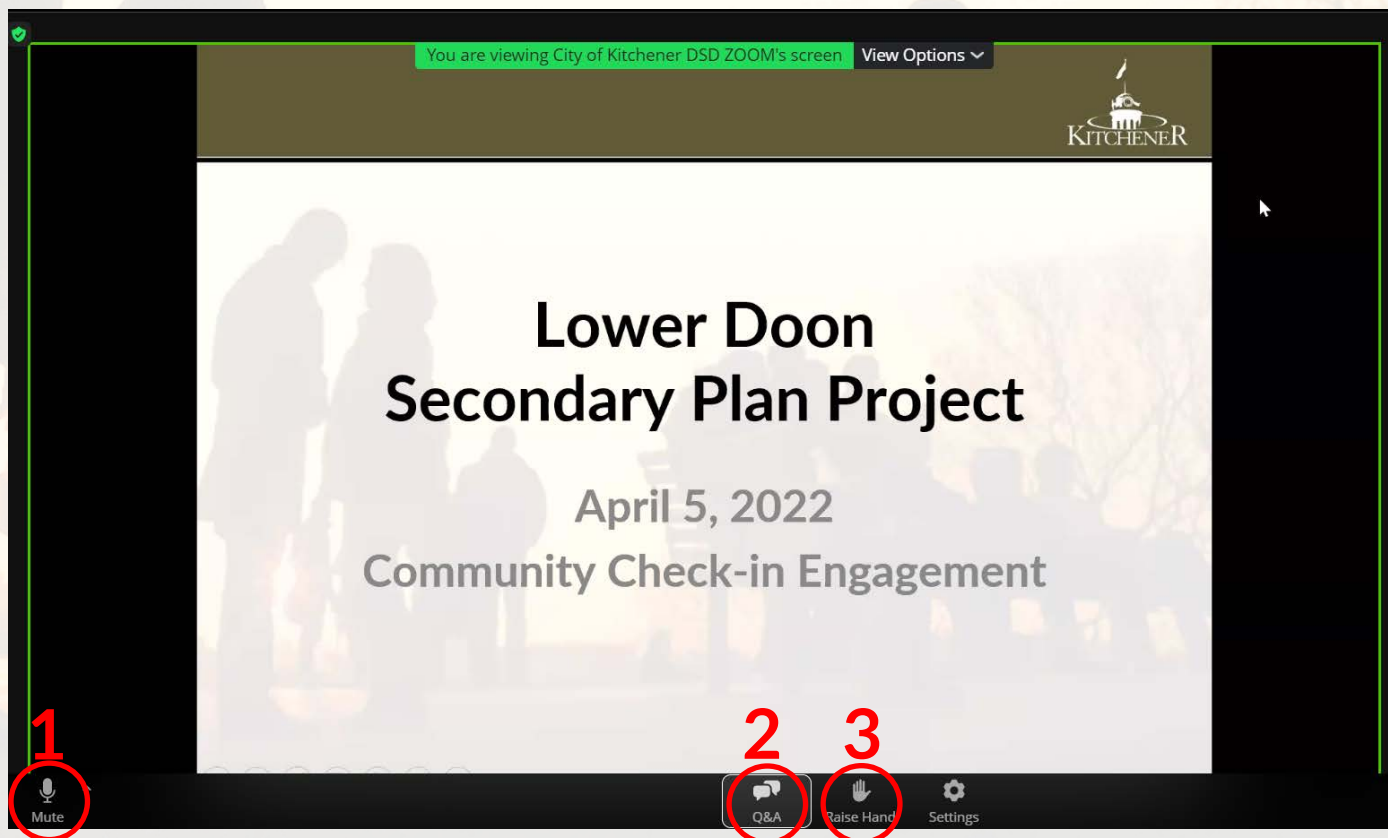


1. Staff Introductions
2. Opening Remarks from Councillor Michaud
3. Meeting Purpose
4. Lower Doon Land Use Study Overview
5. Project Timeline and Deliverables
6. City-Wide Lodging House By-law Review
7. Next Steps
8. Question and Answer Period

Meeting Protocol



1. All meeting participants will be muted during the presentation
2. You can also type your question in the Q&A box
3. Please raise your hand if you would like to ask a question



Meeting Purpose



Meeting Purpose

- Provide an overview of the Lower Doon Land Use Study
- Confirm sentiment of previously received community feedback
- Share the project timeline and key milestones
- Identify future community engagement opportunities

No decisions have been made yet regarding future land uses, zoning regulations, policies, or guidelines pertaining to Lower Doon.

Lower Doon Secondary Plan



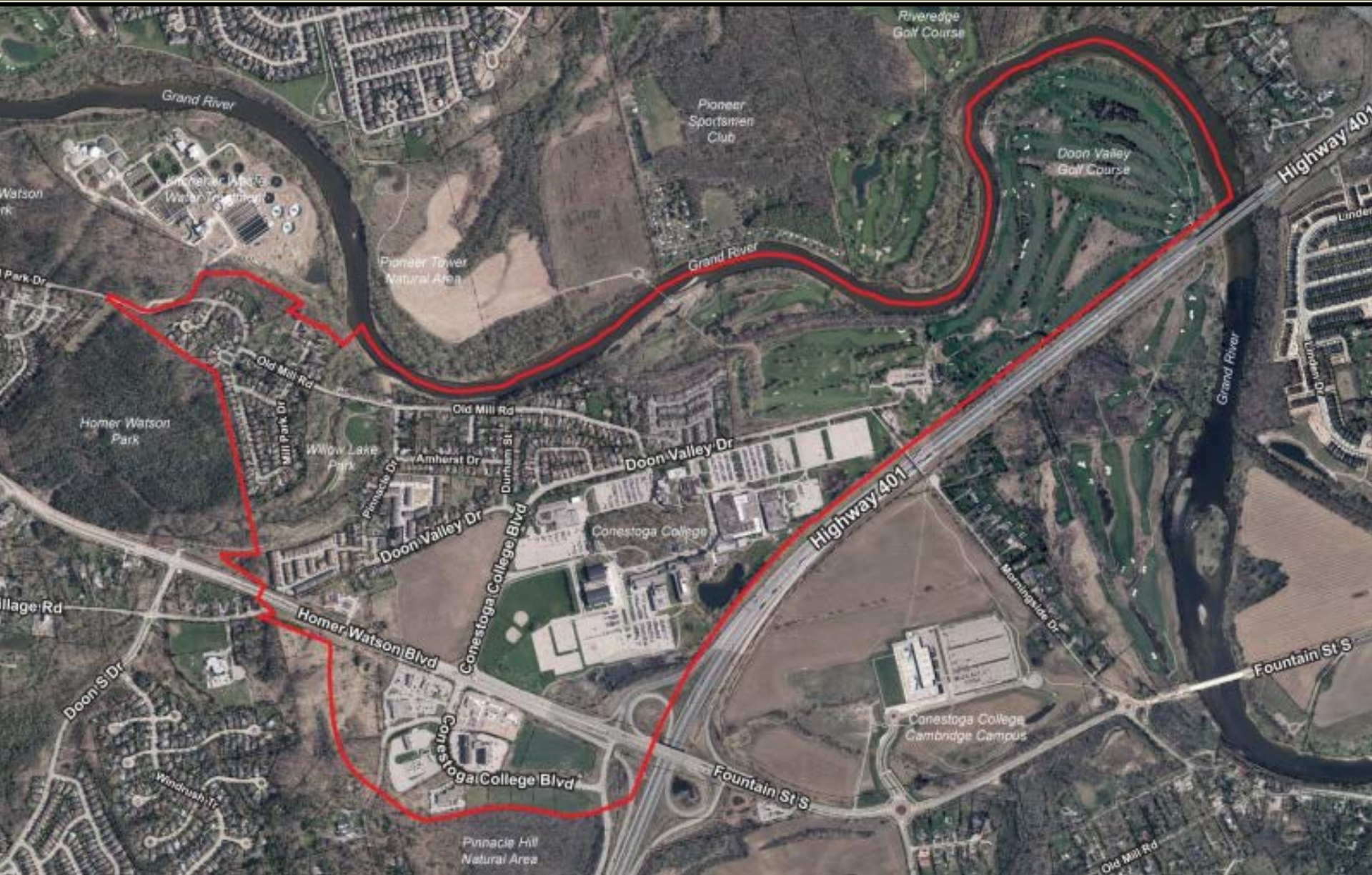
What is the purpose of this project?

The existing policies and regulations for Lower Doon were developed over 20 years ago, with some dating back to the late 1970s.

The Lower Doon Secondary Plan project will review and update the existing planning, including:

- Official Plan policies
- Zoning by-laws
- Urban Design Guidelines
- Cultural heritage policies/guidelines

Lower Doon at a glance



Lower Doon Land Use Study



Summary

- Reviewed current issues, zoning and land use designations and policies
- Examined the planning structure, land use mix and density for Lower Doon
- Made recommendations to update the Official Plan Policies, Zoning bylaw regulations and any other planning tools, as needed
- High-level identification of significant cultural heritage assets in Lower Doon
- City Council endorsed the recommendations of the Land Use Study in March 2021

Lower Doon Land Use Study



Community Engagement

- 20 one-on-one conversations held with residents and stakeholders (November & December 2019)
- Community Workshop #1 (February 3rd, 2020)
 - Two workshop timeslots provided
 - 100 attendees
- Community Workshop #2 (September 22, 2020)
 - Four virtual workshop timeslots provided
 - 55 attendees
- Community Workshop #3 (November 18, 2020)
 - Two virtual workshop timeslots provided
- Follow-up meetings (December 8, 2020)
 - Two meetings held attended by the Consultant Team and City staff

Lower Doon Land Use Study



Recommendations



Protect Heritage



Enhance the Supply of Housing



Enhance the Public Realm



Allow Lodging Houses



Prepare a Planning Framework



Role of the College



Oversee Property Standards



Role of Lower Doon Residents

Recommendations



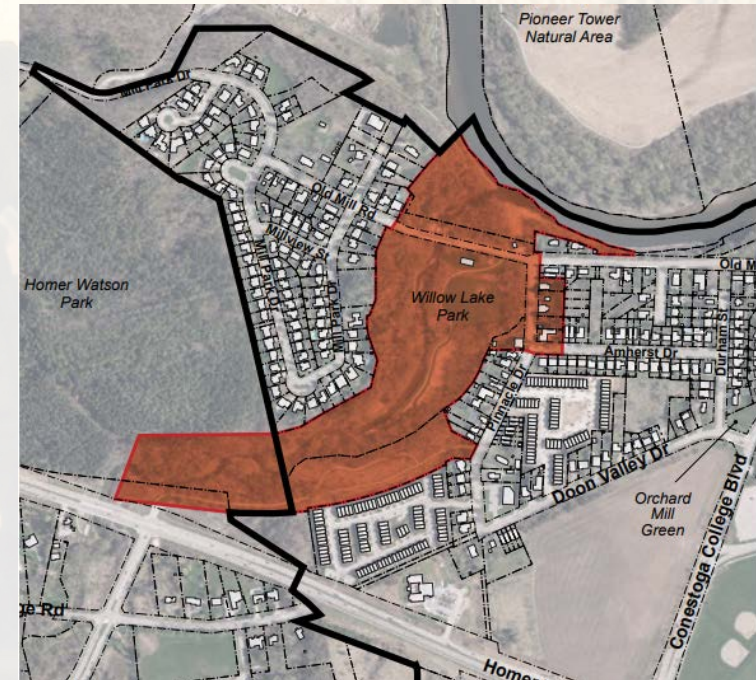
Protect Heritage

Recommendations

- Protect designated heritage properties
- Identify, protect, and celebrate additional heritage attributes, properties, and landmarks

City Next Steps

- Retain a heritage consultant to assist in the development of a Heritage Character Area (Upper Pinnacle Drive)
- Develop policies and guidelines to protect key heritage assets





Enhance the Supply of Housing

Recommendations

- Promote the development of purpose-built student housing
- Allow for a greater mix of housing types within Lower Doon and promote the development of higher density housing and/or mixed-use developments on vacant lands south of Homer Watson Boulevard

City Next Steps

- Identify opportunities to accommodate additional housing, specifically purpose-built student housing



Enhance the Public Realm

Recommendations

- Enhance the public realm by adding pedestrian amenities (e.g.: sidewalks, street furniture) and protecting street trees

City Next Steps

- Continue enhancement projects of the public realm
- Continue monitoring the health and condition of street trees



Allow Lodging Houses

Recommendations

- Update the licensing by-law and regulations for lodging houses
- Allow licensed lodging houses within Lower Doon

City Next Steps

- Complete the city-wide lodging house by-law review
- Seek Council approval for the updated city-wide lodging house by-law (early 2023)



Prepare a Planning Framework

Recommendations

- Identify a land use and design framework, including guidance for the development of vacant and underdeveloped lands
- Develop urban design guidelines for Lower Doon to ensure compatible development

City Next Steps

- Review land use designations, zoning regulations, and guidelines
- Develop draft demonstration plans



Role of the College

Recommendations

- Work with Conestoga College to proactively manage and address ongoing issues and opportunities, including preparing a “Code of Conduct/Good Neighbour Guide” for students living off-campus

City Next Steps

- Engage with Conestoga College throughout this project



Oversee Property Standards

Recommendations

- Continue to manage properties through existing City protocols (e.g.: Property Standards and Maintenance protocol, Kitchener Fire Department inspections)

City Next Steps

- Continue to manage properties through existing City protocols, in partnership with By-law enforcement
- Finalize the review and update of the City-wide lodging house by-law



Role of Lower Doon Residents

Recommendations

- Form a neighbourhood association in Lower Doon

What we heard



General themes of what we heard

- Property maintenance issues
- Overcrowded living conditions
- Traffic concerns along Conestoga College Boulevard
- Preservation of heritage assets and attributes

Resident Priorities



Please identify your top priority for what you feel is most important when developing the Lower Doon Secondary Plan

- Heritage
- Supply of Housing
- Public Realm
- Lodging Houses
- Property Standards

Project Timeline



Upcoming milestones and dates

2022

- Spring: Community check-in **WE ARE HERE**
- Spring-Winter: Background research & development of draft Secondary Plan materials

2023

- Winter: Draft Secondary Plan policies, zoning, urban design guidelines, demonstration concepts
- Winter-Spring: Community engagement regarding draft secondary plan materials
- Summer: Draft consolidated Secondary Plan
- Fall: Report to Council

Project Deliverables

Project deliverables:

- Community engagement summaries
- Draft official plan policies and land use designations
- Draft zoning regulations
- Draft Urban Design Guidelines for Lower Doon
- Upper Pinnacle Drive Heritage Character Area
- Report to Council

City-Wide Lodging House By-law Review

What are we reviewing?

- Licensing Services is the owner of the Lodging House By-law in the City of Kitchener
- By-law was last updated in 2005
- Language in by-law is outdated
- Zoning is being updated
- Want to review fees, number of licences, regulations
- Want to ensure that we strike a balance between easy for operators, safety for tenants, and the neighbourhood

Project Timeline



November 2021 – June 2022: Research Phase

- Staff will be reaching out to other municipalities to ask for their lodging house bylaws
- Look at regulations within our Lodging House by-law (number of bedrooms, locations, inspections, requirements)
- Meet with stakeholder groups
- Reviewing applications and requirements
- Review other legislation and types of rental bylaw (ex: AirBnB, residential care facility)

Project Timeline



July – December – Reviewing Results of Research Phase

December 2022 & January 2023

- Internal stakeholders
- External partners
- External agencies
- Committees
- Public Input

Project Timeline



January 2023 – Cost analysis

- Look at staffing model
- Create a cost analysis

January – March 2023 – Finalize

- Draft new by-law
- Standing committee & Council
- Move to implementation phase

Next Steps



- Prepare draft secondary plan materials (Spring-Winter 2022)
- Community engagement on the draft secondary plan materials (Winter - Spring 2023)

Staff Contact

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