

John Zunic

From: Alide Forstmanis [REDACTED]
Sent: Friday, May 12, 2023 2:05 PM
To: Secondary Plans (SM)
Subject: Re: Lower Doon Secondary Plan Land Use Implementation Project - Draft materials now available on EngageWR

Thank you John.

I participated in the first “workshop”, and asked you about the difference between “park” and “green space”. Is “green space” mainly flat, with no trees, only grass and “park” has trees, shrubs etc? Could either be used for future housing?

Look forward to your response.

Kindly,
Alide

--

Alide Forstmanis
[REDACTED]

On May 12, 2023, at 12:19, Secondary Plans (SM) <SecondaryPlans@kitchener.ca> wrote:

Hello,

The Lower Doon Secondary Plan Land Use Implementation Project hosted two “walkshops” and drop-in sessions on Wednesday May 10th, 2023. The draft materials that were shared this past Wednesday are now available for viewing and commenting on the [Lower Doon engagewr webpage](#).

Regards,

John Zunic

John Zunic (he/him), BES

Planner (Policy) | City of Kitchener

519-741-2200 Ext 7685 | TTY 1-866-969-9994 | Secondaryplans@kitchener.ca

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John Zunic

From: Carrie O'Brien <CObrien@drewloholdings.com>
Sent: Sunday, May 14, 2023 7:13 PM
To: Secondary Plans (SM)
Cc: George Bikas; Connor Turnecliff
Subject: Re: Lower Doon Secondary Plan - Drewlo Lands

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Natalie & John,

Following up on the email below.

We understand that recommendations of the completed Land Use study speak to encouraging high density residential on the lands south of Homer Watson – a significant chunk of which is owned by Drewlo Holdings.

We'd like to schedule a meeting to discuss. Please advise of a few dates/times that work for your team.

Regards,
Carrie

--

CARRIE O'BRIEN
Land Development Planner
Drewlo Holdings Inc.
<https://www.drewloholdings.com>
Office: 519-472-8200 x1077
Mobile: 226-926-5709



From: Carrie O'Brien <CObrien@drewloholdings.com>
Date: Wednesday, May 3, 2023 at 12:33 PM
To: "secondaryplans@Kitchener.ca" <secondaryplans@Kitchener.ca>
Cc: George Bikas <GBikas@drewloholdings.com>, Connor Turnecliff <cturnecliff@drewloholdings.com>
Subject: Lower Doon Secondary Plan - Drewlo Lands

Hi Natalie & John,

We just received notice for the community 'walkshop' next week.

As you are likely aware, Drewlo Holdings owns a decent chunk of land in the Lower Doon area, specifically the properties north and south of Conestoga College Blvd.

We thought that it may be more productive to meet over zoom to discuss the recommendations for the our lands, rather than taking up space at the community meetings next week. Let us know if that would be an option and we can arrange a virtual meeting.

Thanks,
Carrie

--

CARRIE O'BRIEN

Land Development Planner

Drewlo Holdings Inc.

<https://www.drewloholdings.com>

Office: 519-472-8200 x1077

Mobile: 226-926-5709



John Zunic

From: Robert MacFarlane - Zelinka Priamo Ltd. <robert.m@zpplan.com>
Sent: Tuesday, May 16, 2023 10:26 AM
To: Secondary Plans (SM)
Subject: RE: Lower Doon Secondary Plan Land Use Implementation Project - Draft materials now available on EngageWR

Hi John, wanted to get a better sense of next steps in the Lower Doon Secondary Plan project. Will the City be drafting new OP policy or zoning provisions, specific to Lower Doon, as part of this process?

Further, what is the expected timing to bring forward the OP Land Use Designation and Zoning Maps for consideration?

Thanks

Rob MacFarlane, MPL, MCIP, RPP
Senior Associate

Zelinka Priamo Ltd. – Land Use Planners

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robert.m@zpplan.com
www.zpplan.com

From: Secondary Plans (SM) <SecondaryPlans@kitchener.ca>
Sent: Friday, May 12, 2023 12:20 PM
To: undisclosed-recipients:
Subject: Lower Doon Secondary Plan Land Use Implementation Project - Draft materials now available on EngageWR

Hello,

The Lower Doon Secondary Plan Land Use Implementation Project hosted two “walkshops” and drop-in sessions on Wednesday May 10th, 2023. The draft materials that were shared this past Wednesday are now available for viewing and commenting on the [Lower Doon engagewr webpage](#).

Regards,

John Zunic

John Zunic (he/him), BES
Planner (Policy) | City of Kitchener
519-741-2200 Ext 7685 | TTY 1-866-969-9994 | Secondaryplans@kitchener.ca



John Zunic

From: Barb Thomas [REDACTED]
Sent: Wednesday, May 17, 2023 10:55 AM
To: Mayor; Christine Michaud; Garrett Stevenson; John Zunic
Cc: Louisa Stephenson; [REDACTED] [REDACTED] Daryl Howes-Jones; Randall Martin; heather.clemmer; [REDACTED] Jenny Keeler; Jerome James; LORI/RICK SCHULZ; Louise Doon Settlement; Valerie James; ron-teresa.feth; Mary Cunningham; Andrew Luis; klausie94; hdmm; [REDACTED] Ruthanne Thiessen; Al Cunningham; Jean Haalboom; Marg Rowell; susan kinzie; Barb Shakosky; scott Murray; [REDACTED] Janet Kunsch; Armin & Carol Froelich; Sharon Allamby; Rosie Annaliese; miss maggie; Paul Aquilina; Ella T. Nojd; SAROJ PATEL; Maurice Boughton; Amy Mueller; Sandor; Matthew Melnychuk; Raylee Bonnell; Michael Brisson; RM Reyno; Kanstantsin Kavaliou
Subject: Rezoning - Land Use Review of Lower Doon
Attachments: Draft Lower Doon Zoning Map - Zoning By-law 2019-051.pdf (689 KB) (pdf).webloc

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello Neighbours,

The first draft of the Lower Doon Secondary Plan was unveiled May 17. The Plan proposes that every property in Lower Doon, from the creek to the college (as well as a couple of properties adjacent to the church), be "upzoned" to permit multi residential buildings. This proposal is unique to Lower Doon and has not been applied to any other established neighbourhood in Kitchener.

The proposal can be found at the city's website <https://www.engagewr.ca/lowerdoon>. I have attached the proposed zoning map (below). A substantial majority of the properties are proposed to be rezoned Res 5. Res 5 zoning permits everything from single family homes to "stacked townhomes". Stacked townhomes are stacked on top of each other and back to front so that eight units could occupy a single lot. The backyard is paved for parking and a garbage bin. This is the preferred development type for Waterloo's Northdale Neighbourhood (see picture).





Homeowners will be incentivised to sell if a large multi-residential building with a paved backyard is built next door. Over time the multi-residential build is likely to dominate the neighbourhood just as happened in Northdale, Waterloo.

A minority of the properties in Lower Doon are proposed to be rezoned Res 4. Res 4 zoning permits up to four units on a lot. Most of the proposed Res 4 lots are too small to qualify for Res 5 zoning, but if a developer acquires two adjacent properties that developer could then ask for Res 5 zoning. There is no planning reason for the City to refuse such an application. Effectively the entire neighbourhood is proposed to be zoned Res 5 and the Northdale model will be in place.

Currently there is an application in the works to build stacked townhouses at 86 Pinnacle Drive. The development is to contain 16 units, 32 bedrooms and 23 parking places. The attached rendering shows how dramatically the streetscape will be forever altered. Res 5 zoning will permit the development to go ahead. Expect more to follow. The City Planners told us that nobody with Res 5 zoning has to build a multi unit building, but in Planning the maximum becomes the minimum i.e. no one will build four units when they can build eight. As well, developers are constantly requesting and being granted permission to build beyond the maximums set out in the zoning. We can also expect future requests to create fewer parking places than the bylaw requires resulting in parking woes on top of paved backyards.





The Proposal to apply Res 5 zoning is unique to Lower Doon. Throughout the balance of Kitchener, established neighbourhoods have been rezoned to Res 2 and Res 3 which do not permit stacked townhouses. Many established neighbourhoods also have height restrictions to help maintain the character of the neighbourhood. The proposed zoning will allow 3 stories and 11m in height. Currently there are only 2 stories in Lower Doon and 10.5 m in height. The extra .5m will allow for a basement bedroom storey just as is proposed at 86 Pinnacle.

While the College creates a demand for more housing in the neighbourhood, it should be noted that the college in a presentation to the City of Guelph in regards to a new satellite campus undertook to build student housing in Guelph. Even Doug Ford's Build More Homes legislation requires only a maximum of three units per lot.

Lower Doon was the first settlement in the Region and still has many homes that were built more than 150 years ago. Sadly planning staff did nothing to create a "complete community" as per the city's official plan taking that history into account. Instead it appears to be planning a "neighbourhood" of short term residents, large box like buildings and paved yards and not a community for all cross sections of the community.

Please take your opportunity to comment on the proposal. It is not written in stone and need not go ahead as proposed. Let them know what you think of and how you feel about the proposed zoning changes. https://www.engagewr.ca/lowerdoon?tool=brainstormer#tool_tab

Barbara Thomas
Randall Martin

John Zunic

From: Oliver Jahn [REDACTED]
Sent: Wednesday, May 17, 2023 6:39 PM
To: Secondary Plans (SM)
Subject: Re: Lower Doon Secondary Plan Land Use Implementation Project - Draft materials now available on EngageWR

Hello John,

When would you expect a report to Council with recommendations?

Regards
Oliver

Sent from my iPad

On May 12, 2023, at 10:19 AM, Secondary Plans (SM) <SecondaryPlans@kitchener.ca> wrote:

Hello,

The Lower Doon Secondary Plan Land Use Implementation Project hosted two “walkshops” and drop-in sessions on Wednesday May 10th, 2023. The draft materials that were shared this past Wednesday are now available for viewing and commenting on the [Lower Doon engagewr webpage](#).

Regards,

John Zunic

John Zunic (he/him), BES
Planner (Policy) | City of Kitchener
519-741-2200 Ext 7685 | TTY 1-866-969-9994 | Secondaryplans@kitchener.ca

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John Zunic

From: Andrew Luis [REDACTED]
Sent: Wednesday, May 24, 2023 1:37 PM
To: John Zunic
Subject: Lower Doon Secondary Plan Land Use Implementation Project- COMMENTS

Hi John,

I appreciate the City of Kitchener holding the walking tour on May 10th. The tour was informative and makes me proud about the area of Kitchener that i live in given its long history relating to early settlement of the area.

My one comment pertains to new developments within the area. I think that if the City of Kitchener is going to set a precedent by permitting 3 storey structures in what is a tight-knit area, I believe that any new building should contain numerous character traits and represents a design-build model that is reminiscent of older properties in the area.

I'd like to give kudos to the City of Kitchener for contracting out the Water Infrastructure building on Old Mill Road (we met just beside it on the walking tour). The building contains character which enriches the neighbourhood, blending in perfectly with the surrounding area.

My comment is that any new building and development applications in the Lower Doon area need to be constructed in a fashion that respects and represents the history of our community.

Thank you.

Andrew.

John Zunic

From: Bryan Cluthe [REDACTED]
Sent: Monday, June 26, 2023 2:52 PM
To: Secondary Plans (SM)
Subject: Lower doon

Afternoon,

My names Bryan Cluthe,

I've shared feedback regarding the project on engageWR and wanted to reach out to see if there was more I could do. I've grown up in the area my whole life and my grandfather Lawrence Cluthe owned what was willow Lake. There's references to protecting heritage and property standards and if you go to the area now it doesn't appear that's happening at all. Student rentals have started to destroy what is our beloved home and property standards have fallen. I can't see how three storey buildings would improve the area. Why isn't the city enforcing property standards now?

Thanks,

Bryan Cluthe

Sent from my iPhone

John Zunic

From: John Zunic
Sent: Thursday, August 10, 2023 4:16 PM
To: Secondary Plans (SM)
Subject: FW: Conestoga Students Inc. Lower Doon Land Use Submission - 07.31.2023
Attachments: CSI Lower Doon Land Use Comment Submission - 07.31.2023.pdf

John Zunic (he/him), BES
Senior Planner | City of Kitchener
519-741-2200 Ext 7685 | TTY 1-866-969-9994 | john.zunic@kitchener.ca



From: Justin McLaughlin <Jmclaughlin2@conestogac.on.ca>
Sent: Monday, July 31, 2023 3:05 PM
To: John Zunic <John.Zunic@kitchener.ca>
Cc: Nathan Barnett <Nbarnett@conestogac.on.ca>; Nelson Chukwuma <Nchukwuma@conestogac.on.ca>
Subject: Conestoga Students Inc. Lower Doon Land Use Submission - 07.31.2023

Hi John,

Please find attached CSI's comments on the Lower Doon Land Use's recommendations regarding the rezoning that is being proposed.

If there are any questions, please let us know!

Thanks,



[Conestoga Students Inc](https://www.conestogac.on.ca)

Justin McLaughlin *he/him*

Senior Manager, Advocacy
[1-548-889-2641](tel:1-548-889-2641)

Celebrating 50 Years Leading the Student Experience

Proud Member of the Canadian Alliance of Student Associations (CASA)

Experiencing an emergency or mental health crisis?
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Nelson Chukwuma
Conestoga Students Incorporated (CSI)
Room 2A106
299 Doon Valley Drive
Kitchener, Ontario
N2G4M4

July 31, 2023

John Zunic, Senior Planner
City of Kitchener
200 King Street West,
Kitchener, Ontario
N2G 4G7

RE: Support for Lower Doon Zoning Changes

Dear John Zunic,

On behalf of Conestoga Students Inc., the official student association of Conestoga College representing over 24,000 students, I would like to express our support for the recommendations presented in the Lower Doon Land Use report, particularly regarding zoning changes including additional dwelling units (up to 3), allowing for lodging houses, licensing requirements for lodging houses, and improving the availability of uses of the lands in Lower Doon to support gentle intensification.

As an organization that has been rooted in the Lower Doon community for 50 years, we have been one of many stakeholders who have worked to ensure students are welcomed and become respectful members of the community through initiatives such as the Town and Gown Committee, the creation of the Student Living Guide, tenant rights and responsibilities education, and more. Today, the Lower Doon community is a hub for students to settle and pursue postsecondary education, while living alongside long-term local community members.

As Conestoga College has grown its footprint in Lower Doon, students have not been able to find housing near the Doon campus due to the opposition of the local residents to any form of new development that is not a single-family detached dwelling. As this opposition has continued for years, compounded by a general lack of housing availability more broadly across the Region of Waterloo for both rental and market dwellings, we continue to encounter challenges in providing all persons in our communities with increased housing options. Neighbourhoods and communities should be developed to allow all community members to have options for where they want to live, and they should not be restricted to specific demographic groups. This includes ensuring a mix of residential dwellings, including single-family, semi-detached, townhome, and apartments, to create diverse communities with a range of housing types and prices, as these zoning changes support.

As such, we are pleased to see the recommendations presented in Lower Doon Land Use report, particularly regarding permitting additional dwelling units (up to 3), allowing for lodging houses, licensing requirements for lodging houses, and improving the availability of uses of the lands in Lower Doon to support gentle intensification.

Beginning with the permission of additional dwellings units, it is well known that there is a general lack of housing and rental availability not just in the Lower Doon area or even the City of Kitchener, but throughout the Region of Waterloo more broadly. By aligning with the provincial guidelines to safely allow for up to 3 dwelling units on a property, and as well as aligning with the rest of the similarly zoned areas within the city regarding duplexes/additional dwelling units, the number of available units can increase in a way that safely addresses the housing needs of students and other community members, while still respecting the heritage of the Lower Doon area.

Furthermore, by permitting lodging houses through these recommended zoning changes, we can begin to address safety concerns many students, particularly international students who often face barriers to finding safe housing or when reporting unsafe housing. Lodging houses often allow tenants to rent at a lower cost than a whole apartment or house, as costs like utilities are shared among numerous tenants, addressing concerns of affordability that are key for many students. CSI is also pleased to see a focus on house amenities, as opposed to “people zoning” regarding the permissibility of lodging houses. As outlined in the report, “people zoning” often disproportionately affects marginalized communities. By focusing on house amenities, we can ensure that tenants have safe lodgings that fit their needs, allowing for a gentle intensification of the Lower Doon area that is necessary to address the changing needs of the areas’ residents – student and non-student alike.

Also, we are delighted to see a recommendation regarding licensing for lodging houses, though we encourage the City of Kitchener to implement rental licensing more comprehensively throughout the city for various forms of rental units. This can address many concerns of both students and broader community members regarding everything from tenant safety to neighbourhood aesthetics. Rental licensing programs reduce the onus of reporting from tenants (a complaint’s-based system), and instead focus on the landlords, reducing landlord absenteeism and ensure that there are proactive and ongoing randomized inspection of rental properties to ensure no tenants experience violations of their rights and that unit upkeep, such as snow clearing and garbage, is dealt with in a timely manner.

Programs with limitations on the type of properties (I.e., using a lodging house only rental licensing program) can create loopholes and oversights that often leave a portion of tenants without the protections afforded in a licensing structure. Therefore, only a comprehensive licensing system, which sees all rental units in a given municipality require registration and licensing, can ensure tenant safety. Furthermore, any rental licensing program, whether it be comprehensive or property focused, should protect tenants first and foremost, through various methods such as constant updates, transitional housing, and more.

Costs of a licensing structure should strive to be revenue-neutral or even run a deficit for municipalities rather than generate surplus revenue. Licensing fee structures that are not prohibitive in price, offer a discounted rate to multi-unit property owners or landlords in good standing are effective means of ensuring property owner buy-in and preventing licensing costs from being passed down to tenants.

While rental licensing regimes may run up against heightened opposition by landlords and other stakeholders, there are similar, yet less invasive, programs to track properties for rent and keep prospective tenants informed. The Landlord Certification project in Montreal aims to reduce the risks to tenants of renoviction practices and predatory rent increases by creating a public, accessible tracking system of properties registered through the project.

Finally, the inclusion of changing some commercial lands to mixed use land is another welcomed improvement to the Lower Doon area. Ultimately, Lower Doon, like much of the City of Kitchener and the Region more broadly, is in need of increased housing supply. By moving currently commercial use only lands to mix use lands, we not only increase the availability of new housing supply, but also ensure that supply is near to other, commercial necessities. This mix use land designation can also work to decrease residents' carbon footprints as more necessities are within walking or active transportation distance.

CSI appreciates the heritage and beautification concerns of local residents, but believes the outlined recommendations strike a healthy balance to address the needs of the greater community. CSI hopes that the City of Kitchener will give the appropriate consideration to the need for increased, safe housing for diverse communities in the Lower Doon area and move forward with the proposed recommendations.

CSI appreciates the opportunity to submit our comments regarding this development and looks forward to continuing to work with stakeholders to improve housing availability and affordability in the community.

Sincerely,

A handwritten signature in cursive script that reads "Nelson Chukwuma".

Nelson Chukwuma
President

John Zunic

From: Carrie O'Brien <CObrien@drewloholdings.com>
Sent: Monday, July 31, 2023 6:41 PM
To: Secondary Plans (SM)
Cc: George Bikas; Connor Turnecliff
Subject: Lower Doon Secondary Plan - Drewlo Land Use Implementation Comments

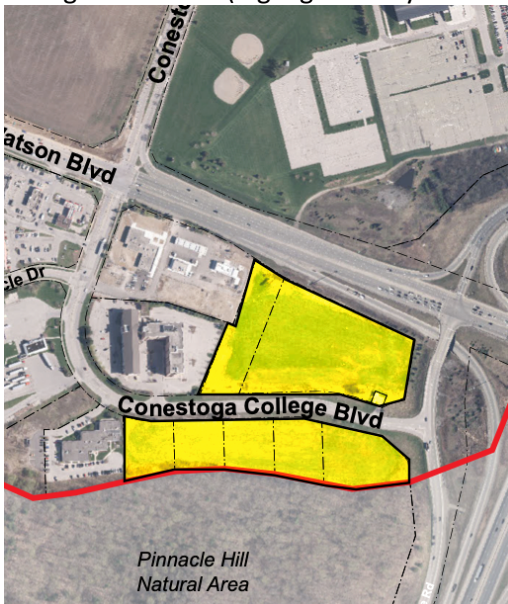
Follow Up Flag: Follow up
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You don't often get email from cobrien@drewloholdings.com. [Learn why this is important](#)

Hi Natalie & John,

Drewlo Holdings Inc. owns a significant portion of developable land within the Lower Doon area. We've had a chance to review the posted documents and would like to offer the following comments.

As a residential developer and purpose-built rental housing provider, we were excited to see that the Land Use Study recommended the preparation of a land use and urban design framework for the vacant lands south of Homer Watson Boulevard, abutting Conestoga College Boulevard. Particularly the development of higher density housing and/or mixed uses on the vacant lands south of Homer Watson. Drewlo Holdings Inc. owns 50, 60, 70, 80, 90, 73 and 81 Conestoga College Boulevard (highlighted in yellow on the snip below).



The [proposed Land Use schedule](#) would redesignate Drewlo lands from Commercial to Mixed Use. While we are supportive of the flexibility this will introduce for redevelopment, we would caution Staff that a Mixed Use designation may be planning for more retail/commercial than can be supported by the market.

The Official Plan indicates that “although residential development is permitted and encouraged within lands designated Mixed Use, it is not the intent of lands designated Mixed Use to lose the planned retail and commercial function to service surrounding neighbourhoods”. Given the significant amount of vacant commercial/retail space in the area and to better implement Recommendation #8 of the [2021 Lower Doon Land Use Study](#), we feel “Community Node” with a designation of “High Rise Residential” should be applied instead.

As you are aware, the lands are within a City Node, which are primarily planned for commercial and/or other institutional uses that have a regional and/or city-wide orientation. Where a City Node overlays a Mixed Use Land designation, the OP only permits the establishment of new retail commercial centres or expanding existing retail commercial centres, per policy 3.C.2.24. If the current proposal were passed, these lands would require a subsequent OPA to facilitate higher density housing.

We request the Secondary Plan adjust the Urban Structure to identify the areas as a Community Node, which permits commercial uses with a mix of residential and institutional uses to support and complete the surrounding community.

The High Rise Residential designation still permits a planned range of commercial uses (15.D.3.5) but will accommodate the higher density housing as the predominant land use - as was identified and recommended in the Land Use Study.

Policies of the Secondary Plan will need to support a higher FSR than generally permitted by Policy 15.D.3.23. Given proximity to Conestoga College, the 401 and future planned transit we suggest that maximum FSR is not required (as Homer Watson is a Planned Transit Corridor, the lands represent a future high transit trip generator).

The MIX-3 Zone proposed only accommodates developments at a medium density. We request that the RES-7 zone be considered instead to more accurately reflect the recommendations of the Land Use Study and our intended development. As indicated previously, we would request that the maximum FSR be removed. We also request that the Maximum Building Height/Storeys be increased to support development up to 25 storeys.

Land Use designation and Zoning that implements the intended vision for this area would allow Drewlo to move directly to Site Plan Consultation and Application, which would bring this development to market significantly faster. High density housing in this location has potential to address a lot of neighbourhood concerns regarding student housing, and will contribute to Kitchener's goal of 35,000 new units by 2031.

We're happy to schedule a meeting to discuss in more detail.

Regards,
Carrie

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CARRIE O'BRIEN

Land Development Planner

Drewlo Holdings Inc.

<https://www.drewloholdings.com>

Office: 519-472-8200 x1077

Mobile: 226-926-5709



Project: Lower Doon Secondary Plan Land Use Implementation Project

Ideas: What are your thoughts on the draft land use map? [2018-08-15 to 2023-10-10]

(Showing 7 of total 7)

No.	Contribution	Posted at
1	Idea: Allow 3&4 storey, mid-density in all residential areas	13 May 2023, 01:45 PM
2	Idea: If City sets precedent to permit 3 story bldgs, ensure new bldgs include heritage traits e.g. the City built water tower on Old Mill Road	24 May 2023, 01:21 PM
3	Idea: Don't build three story buildings in a heritage residential area. Description: One can only assume all of this is due to student housing, stop destroying the area and build these units on the institutional property on Conestoga Boulevard. This is absolutely insane.	14 Jun 2023, 05:36 PM
4	Idea: Since there is no walk way, Reduce the speed limit and make a bump. Cars goes fast and often dont stop during school bus stop.	15 Jun 2023, 03:42 PM
5	Idea: Allow multi dwelling units. Banning made worse without city approval more illegal and unsafe student living condition.	15 Jun 2023, 03:48 PM
6	Idea: Ridiculous Rezoning for the oldest neighbourhood in Kitchener. 2 storey max.	19 Jun 2023, 09:11 AM
7	Idea: Concerned that once again there is nothing for dogs in the re-zoning. Description: We need a small and large dog park, so our 4-legged family members can play without disrupting the lives of others.	26 Jun 2023, 05:15 PM