

Welcome to the Dundee Secondary Plan Public Engagement Meeting No.2

We are planning a new community in southwest Kitchener and we need your help!

This is a transformative opportunity to stitch existing and new communities together and enable the development of a complete, resilient, and connected community.



The Dundee Secondary Plan study area is located on privately owned land and within the Blair Creek and Cedar Creek Subwatersheds and is primarily agricultural land and natural heritage greenspace.



To learn more about the project and participate in the process visit www.engagewr.ca/dundeesecondaryplan or scan the QR code.

Integrated EA and Planning Process

The Dundee Secondary Plan is being completed as an Integrated Environmental Assessment (EA) under the *Environmental Assessment Act* and *Planning Act*.

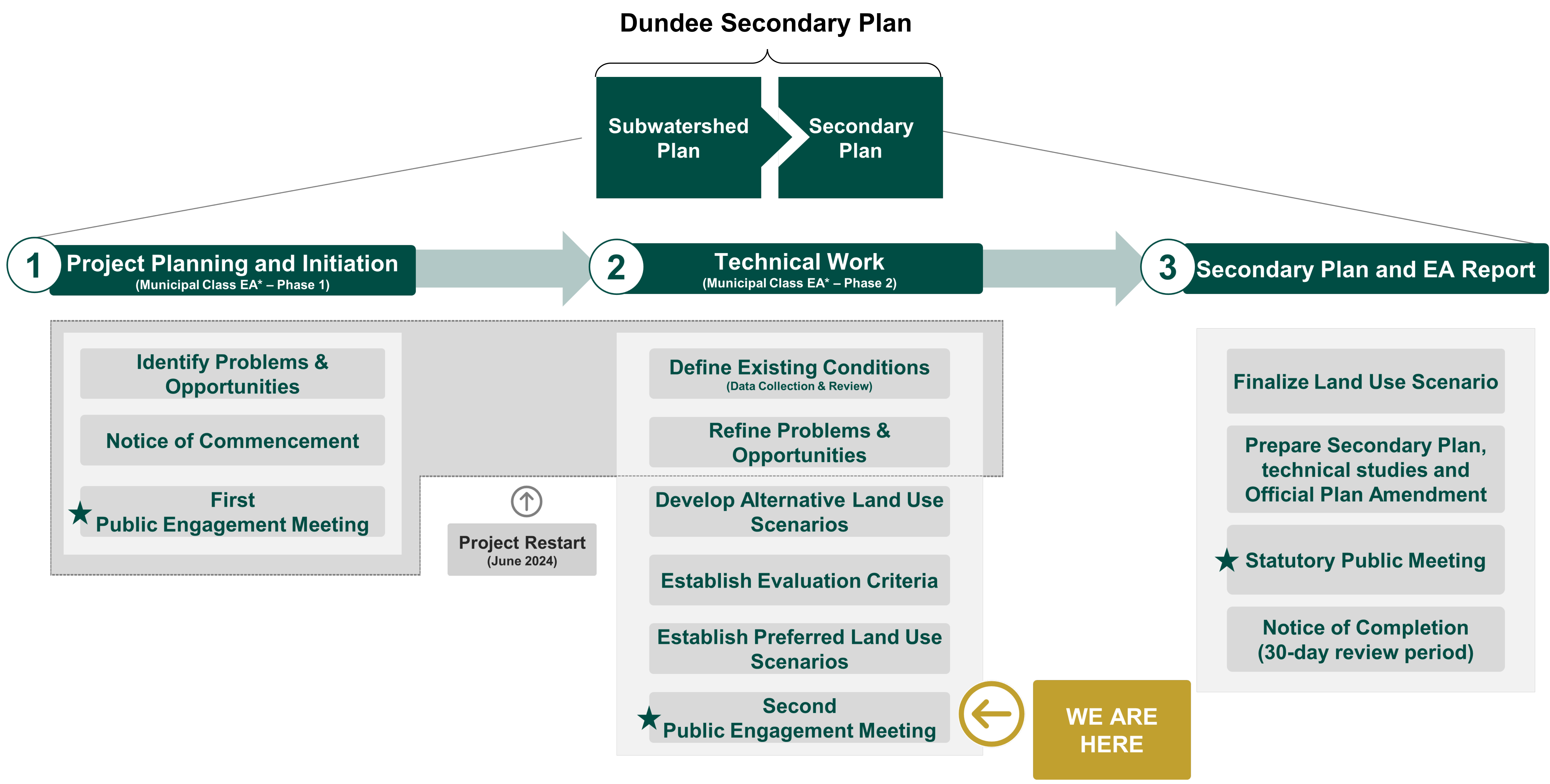
The following problem and opportunity statement has been developed to guide the process:

“The Dundee Secondary Plan will follow the *Environmental Assessment Act* and the *Planning Act* processes to shape development through a coordinated approach addressing growth, servicing, climate change, natural environment, cultural resources and connectivity in the new community”

Dundee Secondary Plan
will complete this part of the planning process



Integrated EA and Planning Process

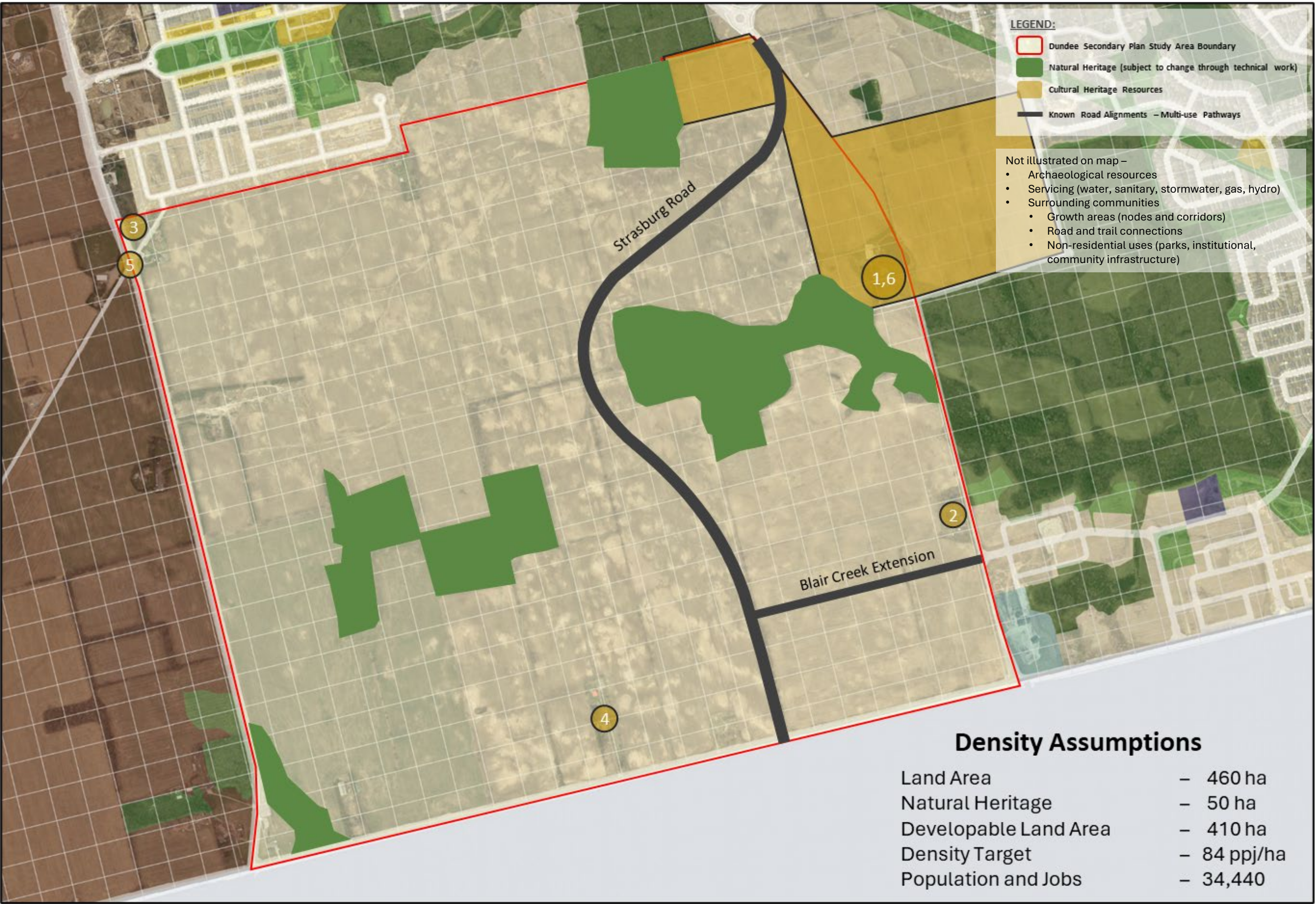


Note –

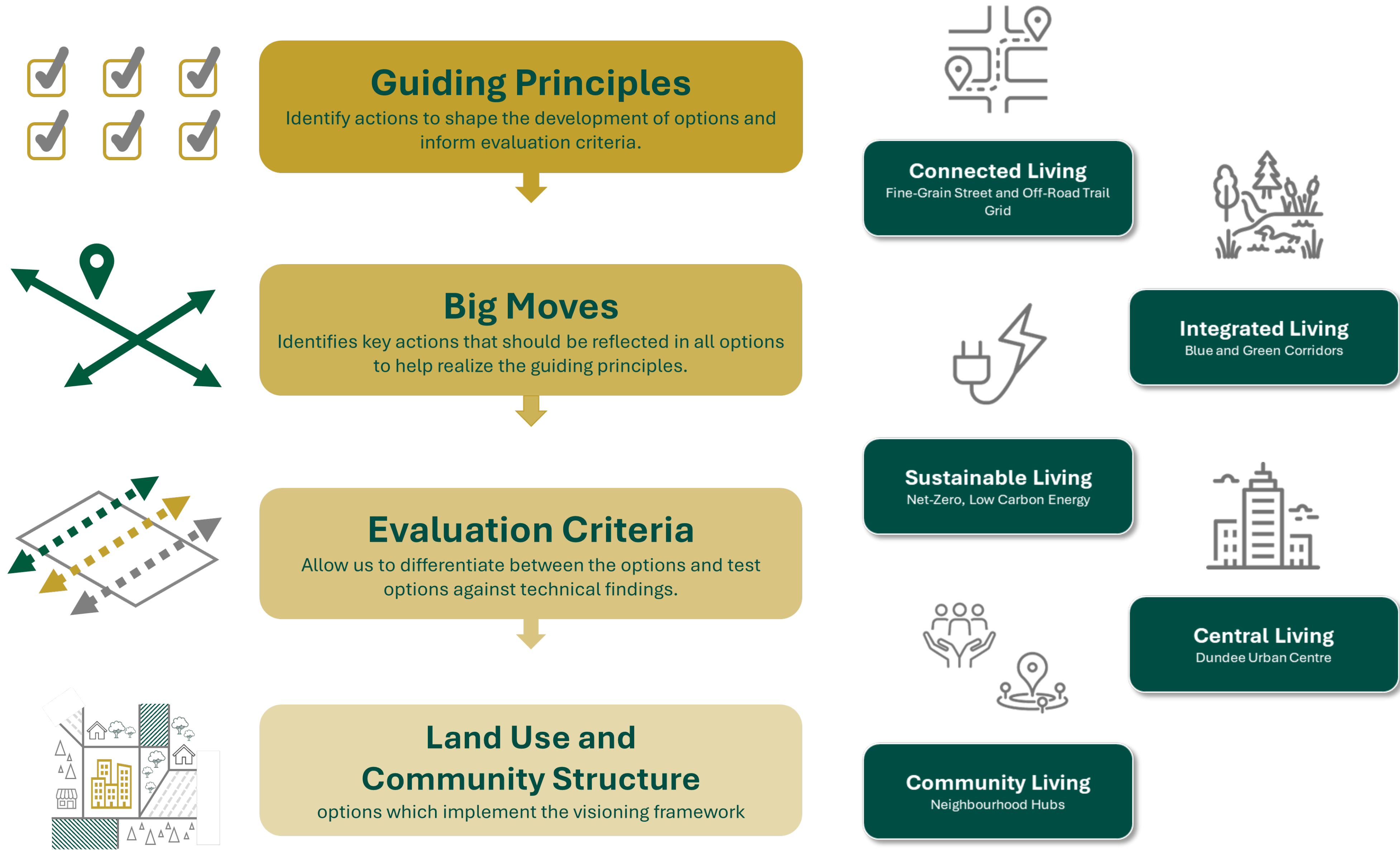
* This is a Municipal Class EA ‘Schedule B’ project. Schedule B projects require Phase 1 and 2 of the EA process.

Land Use Considerations

Existing conditions and development constraints

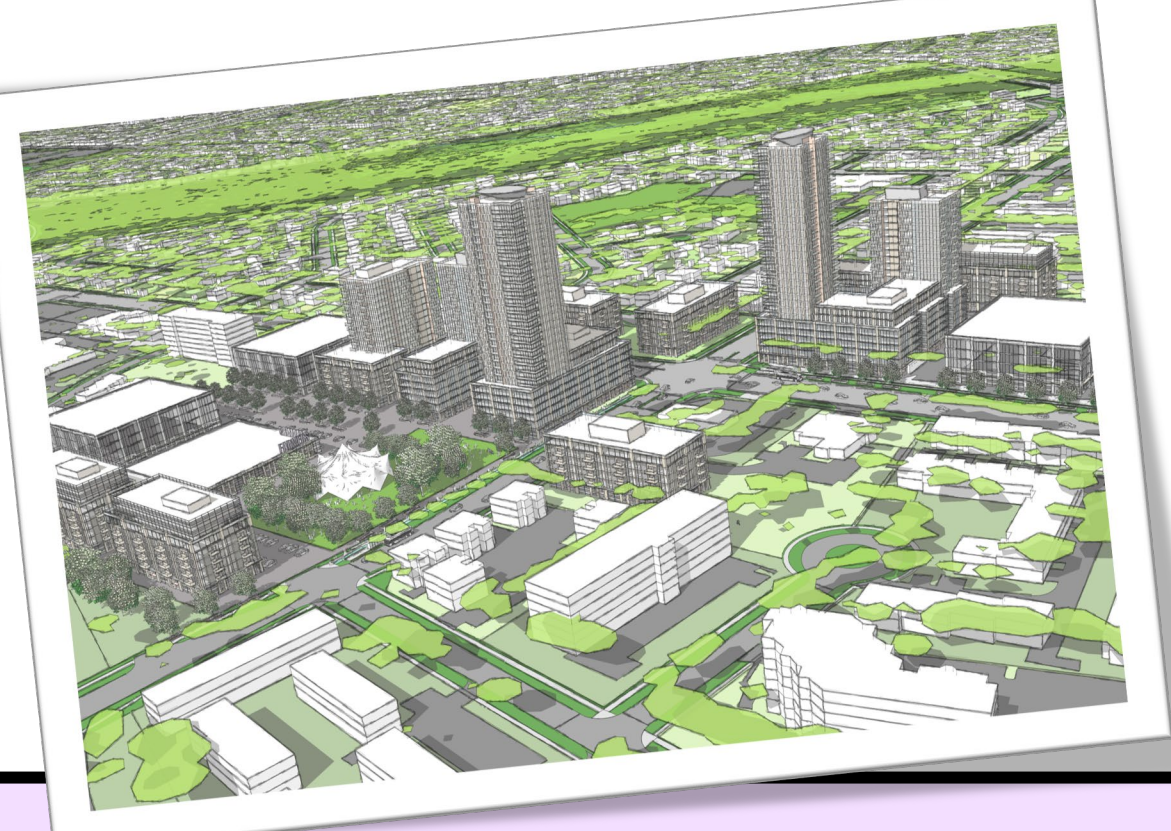
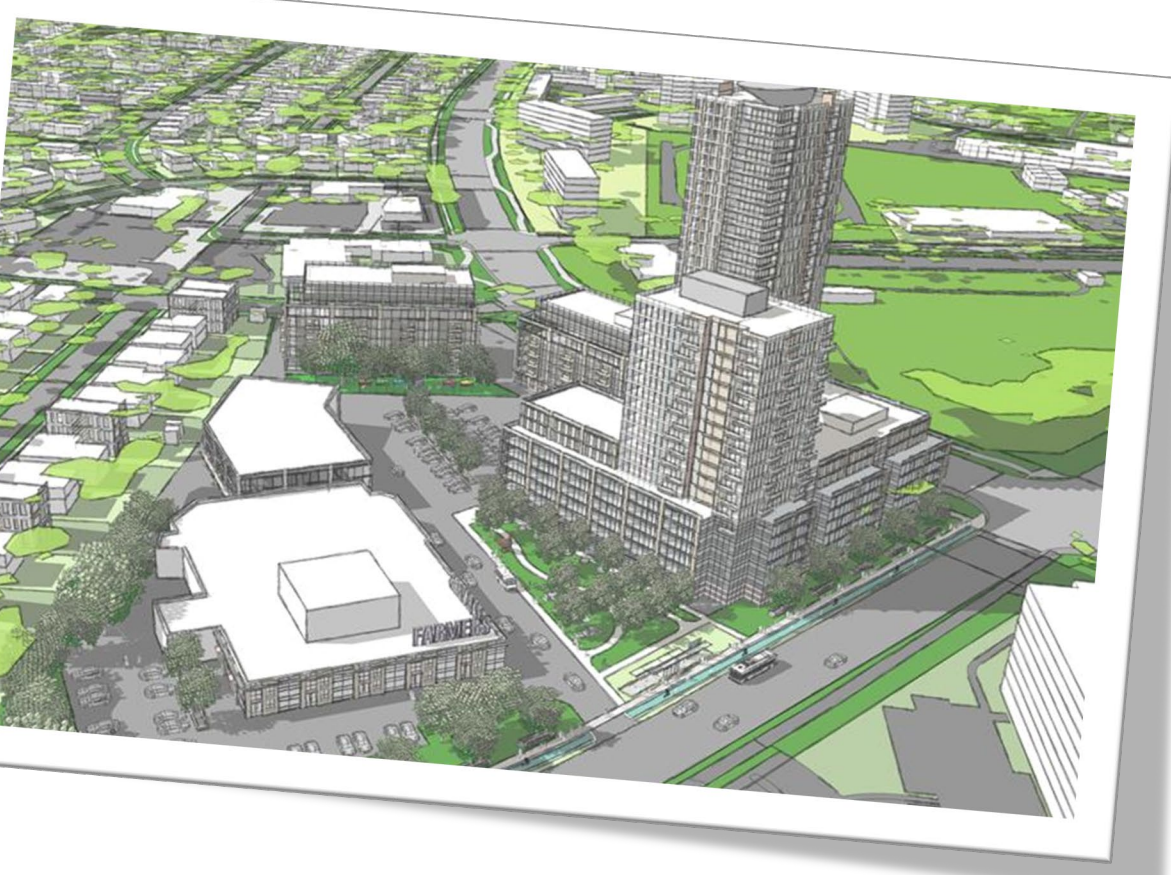


Visioning Framework, Guiding Principles and Big Moves



Land Use Typologies

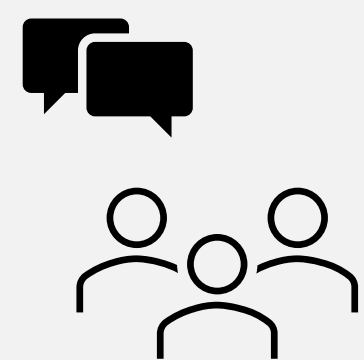


Low Density Residential	Medium Density Residential	High Density Residential	Dundee Urban Centre	Institutional
- Accommodate a range of low-density dwelling types (i.e. single detached, duplex, semidetached, street townhouse, cluster townhouse) on a range of lot sizes in low rise areas - RES-1 through RES-5 in our current Zoning By-law 	- Accommodate medium density dwelling types (cluster and stacked townhouses, medium rise multiple dwelling) and some complementary non-residential uses in medium rise residential areas - RES-6 in our current Zoning By-law 	- Accommodate high density dwelling types and a range of complementary nonresidential uses in high rise residential areas - RES-7 in our current Zoning By-law 	- A new core area which is a destination for Dundee and surrounding communities - Includes a range and mix of uses that enables and supports high(er) density - Includes community amenities and services, recreational facilities, arts and culture opportunities 	Range of institutional uses that are primarily of community scale such as educational establishments, community facilities, etc. 
Mixed-use	Commercial	Parks & Open Space Stormwater Management Facilities	Nodes / Corridors	Natural Heritage
- Accommodate a variety of uses such as retail, commercial, or institutional that are compatible within mixed use buildings and mixed-use developments - MIX-1 through MIX-3 in our current Zoning By-law 	A range of retail and service commercial uses catering to daily and weekly needs of surrounding neighbourhoods 	- Parks & Open Space: To provide a comprehensive and connected parkland and open space system - Stormwater management facilities including stormwater ponds and infiltration galleries that provide multiple ecological benefits and support water resource systems 	A range of uses including medium to high density residential, mixed use, and commercial 	Protects natural heritage features such as wetlands, woodlands, valleylands, etc. and their ecological functions 

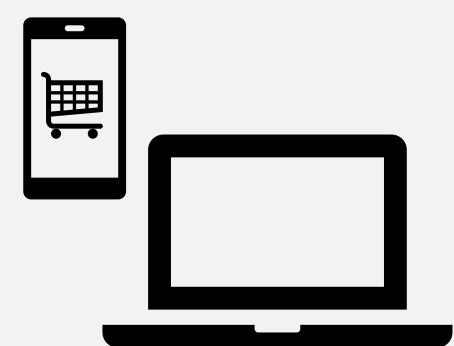
Public Engagement Meeting 1 Summary

What we heard...

- Interest in parks, trails, and opportunities for outdoor recreation for all
- Interest in housing that allows people to age in place
- Protection of natural heritage spaces
- Interest in the presence of new schools
- Questions about how the new community would influence the surrounding areas
- Interest in opportunities to resolve transportation and traffic concerns from the surrounding communities



- Approximately 40 participants attended the Public Engagement Meeting 1 on September 12, 2024

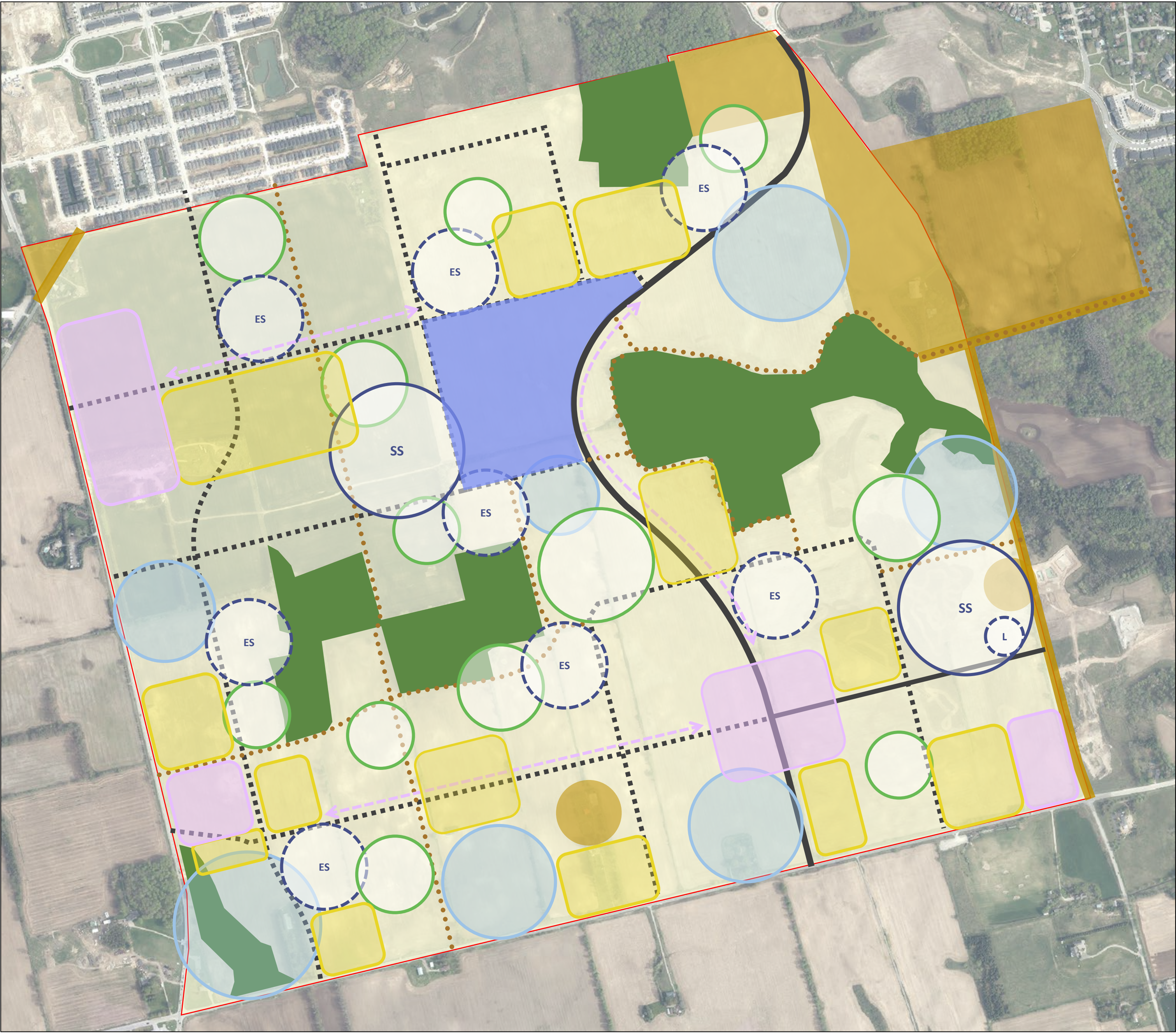


- Over 1,200 community members visited the Dundee Secondary Plan Engage Kitchener webpage

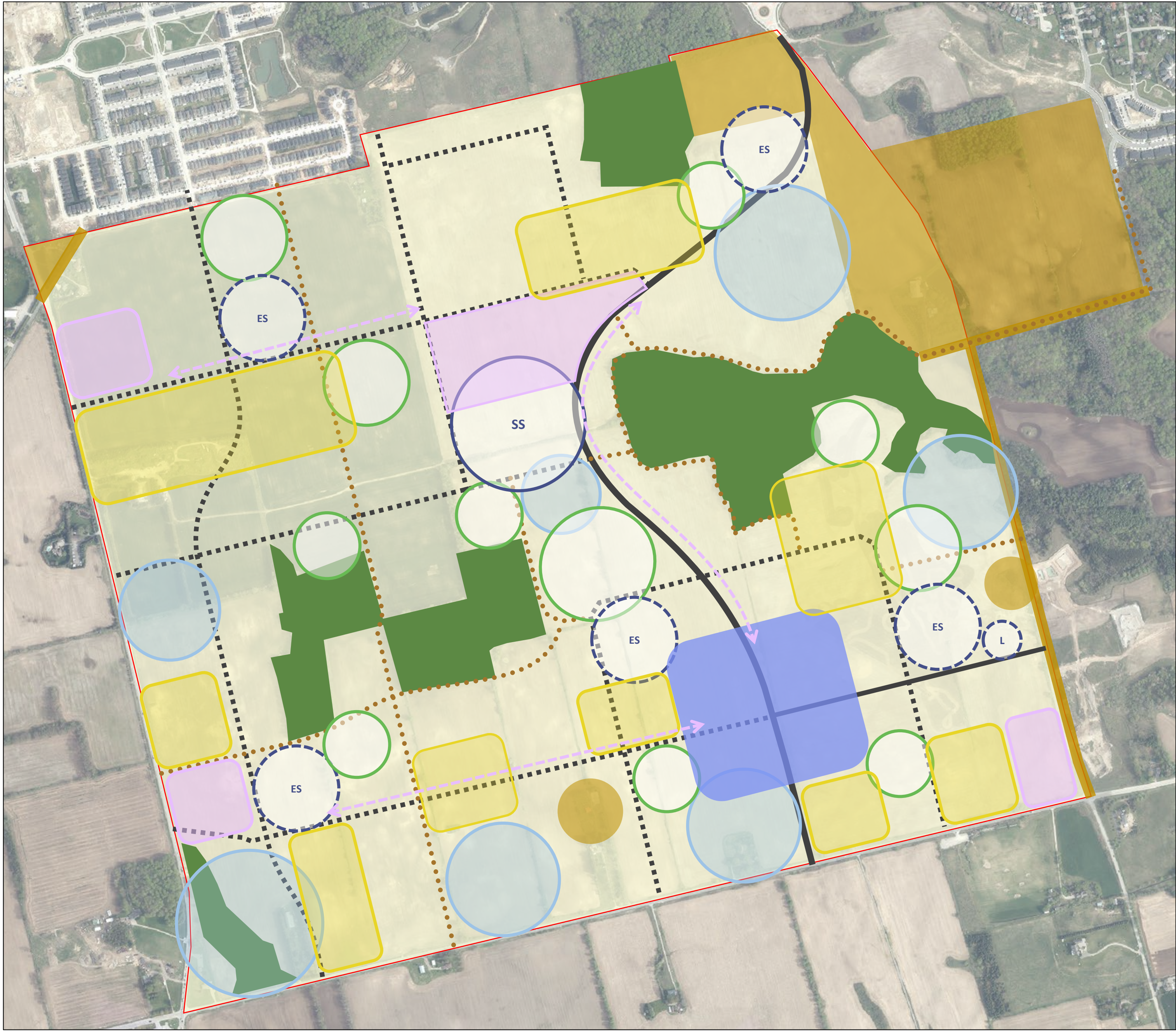


Land Use Scenarios

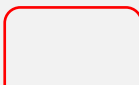
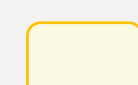
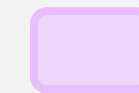
Land Use Scenario ‘A’



Land Use Scenario ‘B’



Note: (1) The scenarios depict approximate land use locations which are to be further refined through on-going technical work.
(2) Scenario A depicts the number of schools anticipated to serve the community. Scenario B illustrates the minimum number of schools to establish and support an active transportation network where additional school sites can be determined at the time of subdivision applications.

Legend:	 Dundee Secondary Plan Study Area Boundary	 Known Road Alignments	 Stormwater Management Facilities	 Dundee Urban Centre	 Low Density Residential
	 Natural Heritage (subject to change through technical work)	 Proposed Major Community Collector Roads	 Parks	 Nodes (Mixed-use, Commercial, High Density)	 Medium Density Residential
	 Cultural Heritage Resources	 Proposed Off-road Trails	 Elementary School (ES), Secondary School (SS), Library (L)	 Corridor (Mixed-use, Commercial, Medium to High Density)	



Connected Living



What does this mean?

This means building a grid-network of streets which prioritizes access to the community through active transportation and transit connections and deprioritizes the role of the private car.

Criteria	Considerations	Land Use Scenario 'A'	Land Use Scenario 'B'
Active Transportation Provides opportunities for and encourages walking, cycling and/or rolling.	Consider planned sidewalks and bike lanes as part of complete streets, off-road trails network, connections to natural heritage, length of blocks, distance between nodes, etc.		
Transit Supports convenient access to transit, roads that are transit-supportive and can integrate transit amenities.	Consider number of major intersections as proxy for transit stops, density and mix of use around potential transit stops, opportunity to expand service from/to surrounding communities.		
Overall Connectivity Supports movement of people and goods and efficient delivery of essential services.	Consider street pattern, a grid street network, location of nodes, impacts on vehicular traffic, impacts of potential through traffic on surrounding neighbourhoods, coordinated and cost-effective delivery of essential services (e.g., fire).		

Tell us what you think!

Place a sticky dot in the land use scenario which you think best achieves each category.



Integrated Living



What does this mean?

This means creating an integrated public realm, which includes important stormwater management areas, parks, and natural heritage features, which serve multiple purposes.

Criteria	Considerations	Land Use Scenario 'A'	Land Use Scenario 'B'
Parks / Public Spaces Provides a desirable amount and network of well-connected and usable park/public spaces that are adequately sized.	Consider the planned amount and size of parks, network and connections between these parks and other uses throughout the community.		
Stormwater Provides appropriate stormwater infrastructure that serves multiple ecological benefits and support water resource systems.	Consider locations where stormwater management can also serve multiple purposes, such as parks, recreational areas, and urban ecosystems.		
Natural Heritage System Protects and enhances the natural heritage system and promotes compatible development abutting features.	Consider if the existing natural heritage features are interconnected to work together to maintain and/or enhance biodiversity and ecological functions.		
Cultural Environment Protects built heritage, cultural heritage resources / landscapes, archaeological resources, and support and / or create opportunities to advance conservation objectives.	Considers if the cultural environment provides opportunities to understand, appreciate, and celebrate all cultures, including Indigenous.		

Tell us what you think!

Place a sticky dot in the land use scenario which you think best achieves each category.

What does this mean?

This means being innovative in how energy is supplied to this new community and exploring new technologies to reduce its long-term dependance on fossil fuels.

Criteria	Considerations	Land Use Scenario ‘A’	Land Use Scenario ‘B’
Community Design Promotes low energy use.	Consider orientation of streets and blocks enhancing passive solar gains, mix of uses and densities to reduce vehicle dependency, conserving existing built heritage resources, prioritizing local food options.		
Community Energy Supply Supports energy planning and generation including solar, geo-thermal or district energy systems.	Consider infrastructure planning/investment that supports a diverse energy mix, including renewable sources, and enhances grid capacity and reliability, while also considering the needs of various uses.		

Tell us what you think!

Place a sticky dot in the land use scenario which you think best achieves each category.

What does this mean?

This means fostering a new core area that supports higher densities and includes amenities and/or services which create a destination that people visit.

Criteria	Considerations	Land Use Scenario ‘A’	Land Use Scenario ‘B’
Urban Centre Is a destination 'hub' that is easily accessible and has a mix of uses, amenities, and/or services essential for community well-being, fostering social interaction, promoting physical activity, and enhancing the overall quality of life.	Consider location relative to the community and surrounding areas, ability to accommodate a variety of uses, amenities and/or services that cater to different interests and age groups, ability to support higher densities and transit.		

Tell us what you think!

Place a sticky dot in the land use scenario which you think best achieves each category.



Community Living



What does this mean?

This means creating focal points in every neighbourhood where people can gather, spend a morning, or access day-to-day services and amenities.

Criteria	Considerations	Land Use Scenario 'A'	Land Use Scenario 'B'
Neighbourhood Nodes Distinct and memorable areas act as visual and social anchors for a neighbourhood.	Consider the concentration of higher density residential, mixed-use, commercial, in close proximity to schools, community facilities, etc. that encourage frequent travel.		
Mix of Uses Provides a mix of uses to support the early introduction of transit, meet the day-to-day needs of residents and workers, and function as a complete community.	Consider adequacy of mix of uses (residential, commercial, mixed-use, schools, parks, community facilities etc.) supporting the principles of complete communities.		
Mix of Housing Types Provides a mix of housing types and tenure for all stages of life.	Consider mix of housing types with a minimum 30% residential units in forms other than single-detached, semi-detached and townhouses.		
Density Achieves appropriate densities to support transit and attract amenities, services, and businesses at desirable locations.	Consider overall community density and densities achieved at key locations within the community to support early transit introduction.		

Tell us what you think!

Place a sticky dot in the land use scenario which you think best achieves each category.

Next Steps and Staying in Touch



Thank you for attending today's public open house!

Following today's public engagement meeting, the Project Team will review all input received as we prepare for next steps in the process. Please provide your comments **by June 25**.

Next Steps

- Review all input received
- Finalize Secondary Plan and technical studies
- Present the Secondary Plan to Council and issue the Notice of Completion

Staying in Touch



Scan the QR Code to visit www.engagewr.ca/dundeesecondaryplan where you can view project materials and register to receive updates.

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