

Welcome to the Dundee Secondary Plan Public Engagement Meeting No.3

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*.

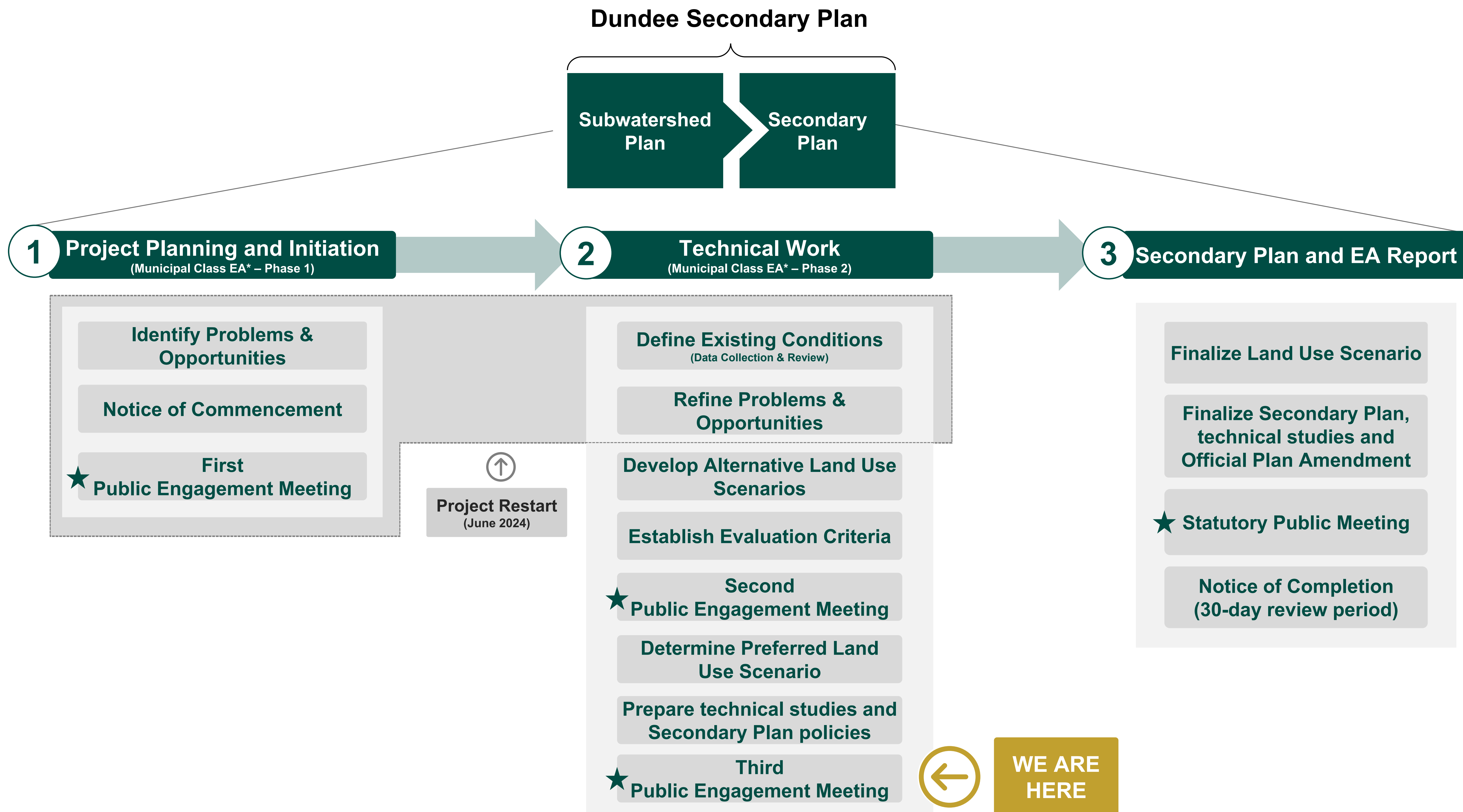
The following problem and opportunity statement has been developed to guide the process:

“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



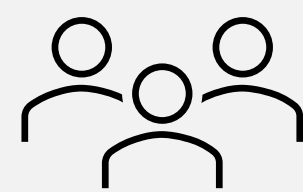
Note –

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

Public Engagement Meeting 2 Summary

What we heard...

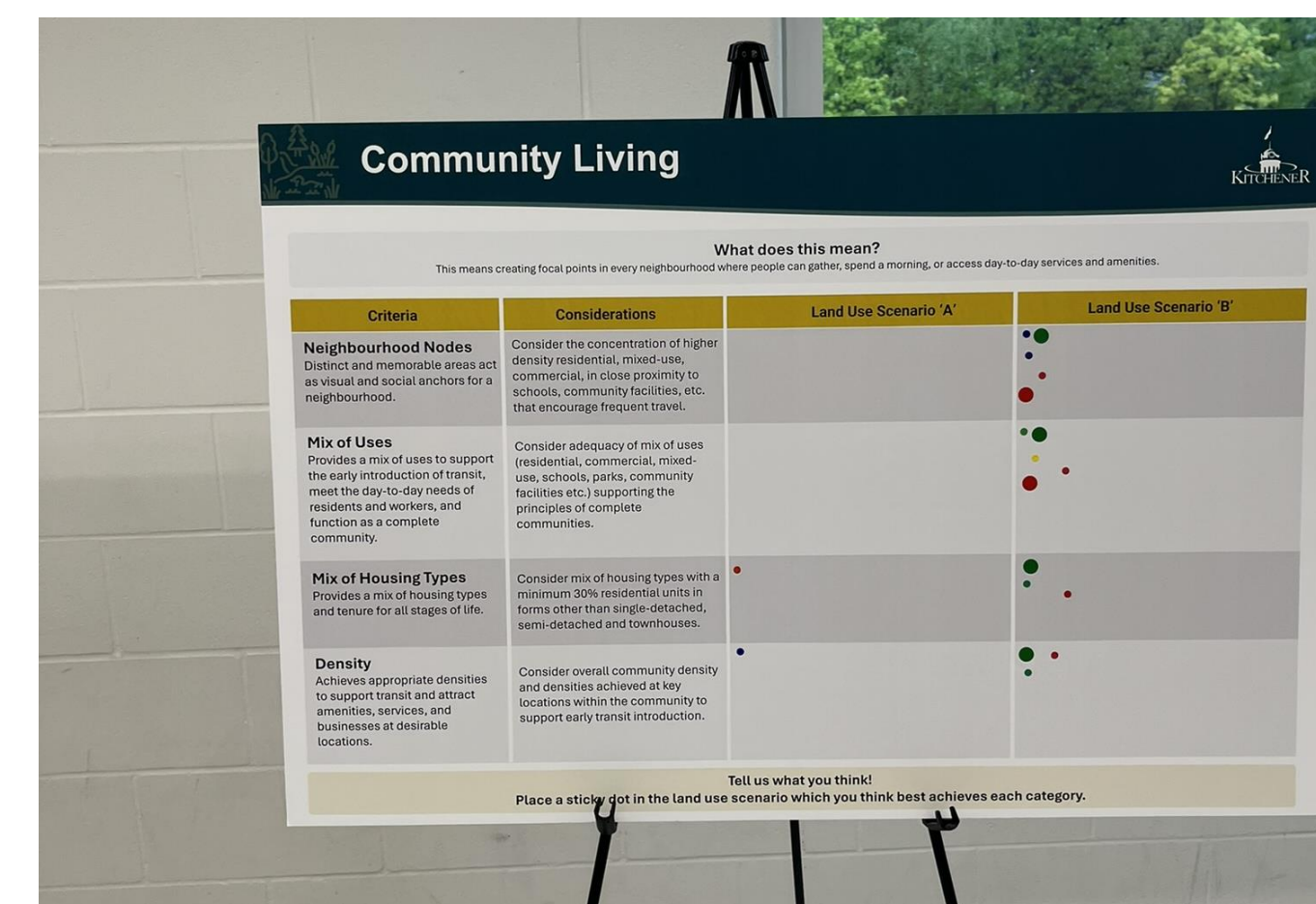
- Support for more medium-density, mixed-use, and high-density development, with less low-density residential housing
- Desire for connected green corridors linking parks, natural heritage areas, stormwater management facilities, and trail systems
- Interest in the presence of new schools
- Interest in opportunities to resolve transportation and traffic concerns from the surrounding communities
- Requests to identify institutional areas beyond the proposed school areas



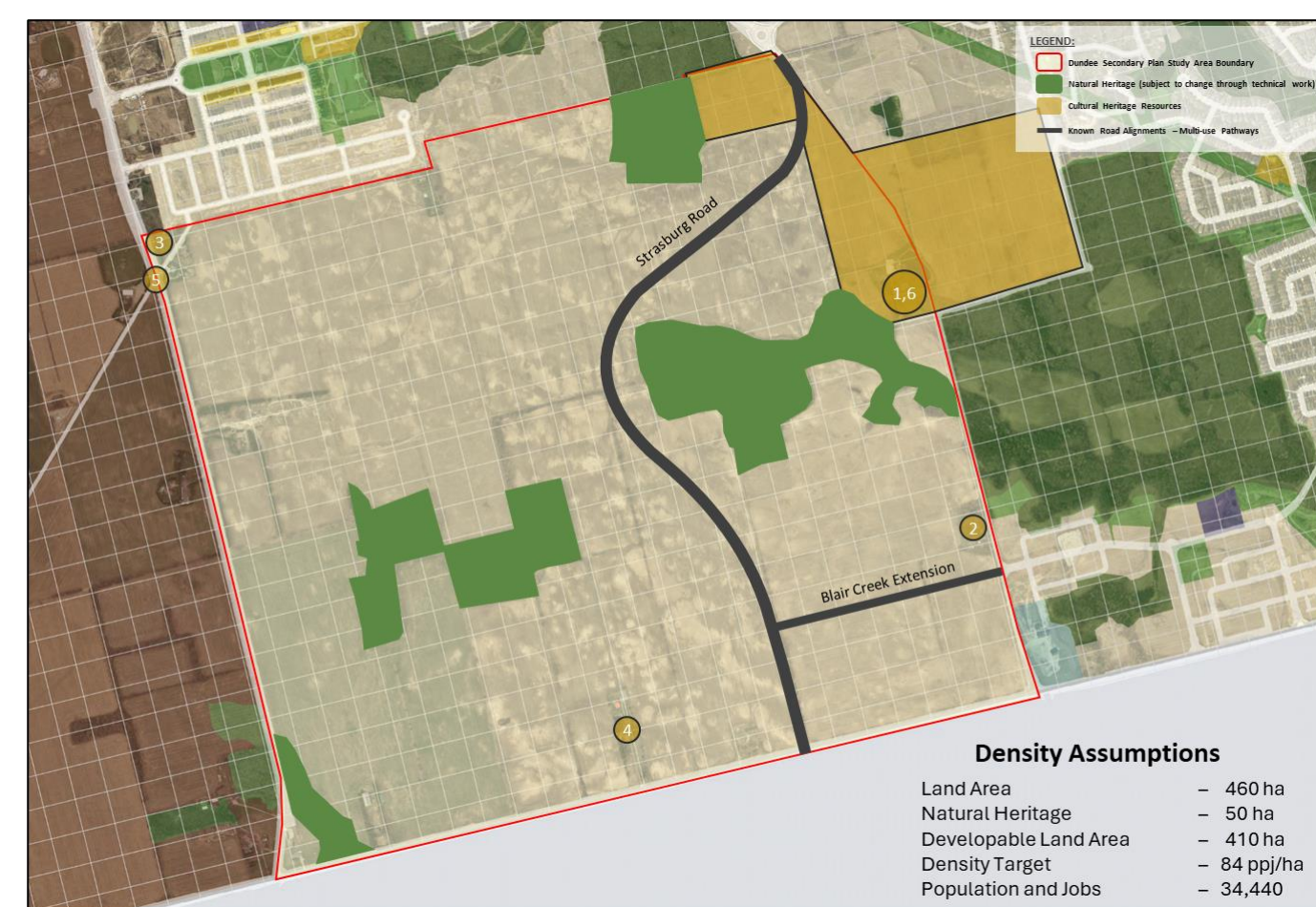
- Approximately 25 participants attended the Public Engagement Meeting 2 on May 28, 2025



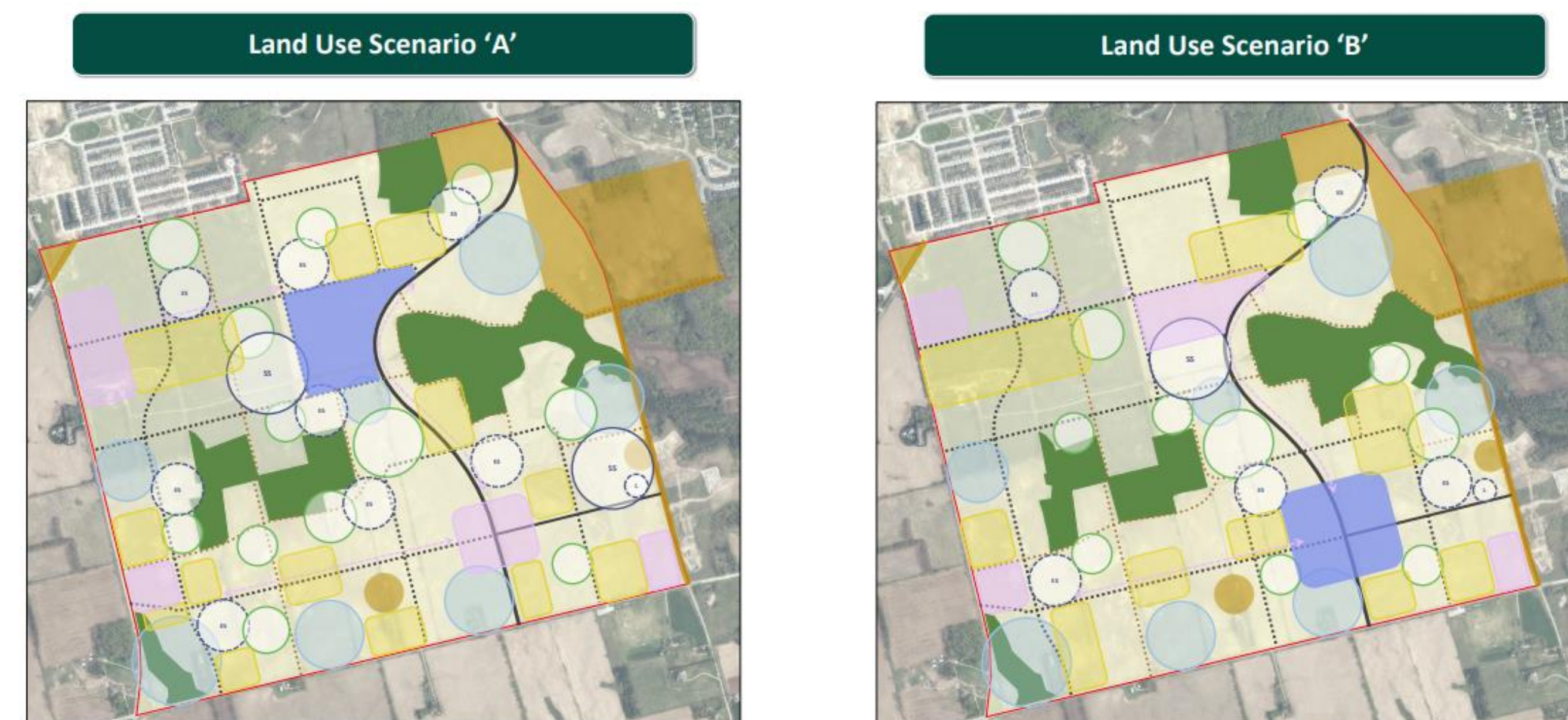
- Over 750 community members visited the Dundee Secondary Plan Engage Kitchener webpage



Developing the Preferred Land Use Scenario



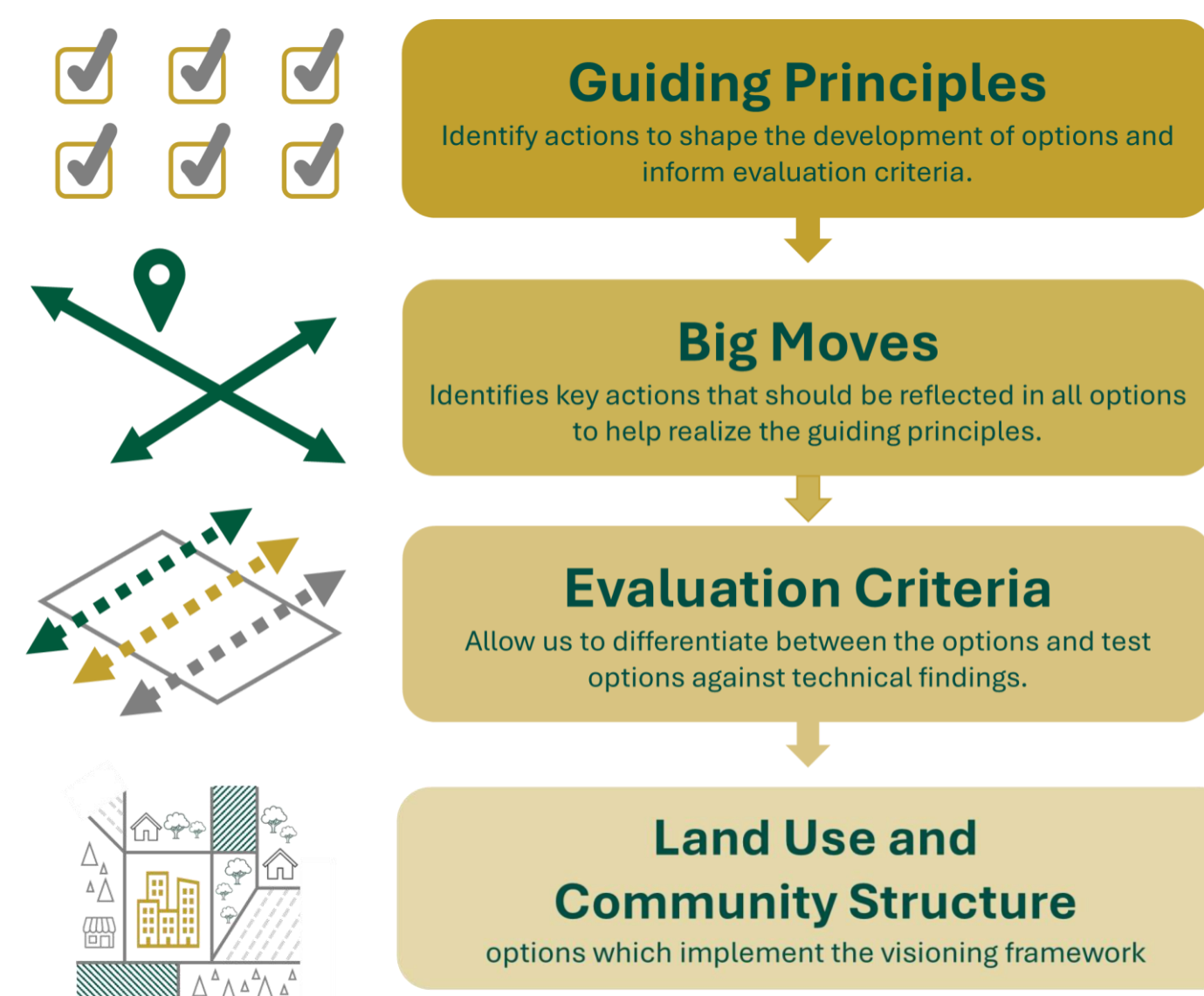
Existing conditions and development constraints



Draft Land Use Scenarios

Preferred Land Use Scenario

Visioning Framework, Guiding Principles and Big Moves



Evaluation

Big Moves	Criteria	Scenario A	Scenario B
 Connected Living Fine-Grain Street and Off-Road Trail Grid	Active Transportation	☑	
	Transit		☑
	Overall Connectivity		☑
 Central Living Dundee Urban Centre	Urban Centre		☑
 Community Living Neighbourhood Hubs	Neighbourhood Nodes	☐	☐
	Mix of Uses	☑	
	Mix of Housing Types	☐	☐
 Integrated Living Blue and Green Corridors	Density	☑	
	Parks / Public Spaces	☐	☐
	Stormwater Management	☐	☐
 Sustainable Living Net-Zero, Low Carbon Energy	Natural Heritage System	☐	☐
	Cultural Environment	☐	☐
	Community Design		☑
	Community Energy Supply	☐	☐

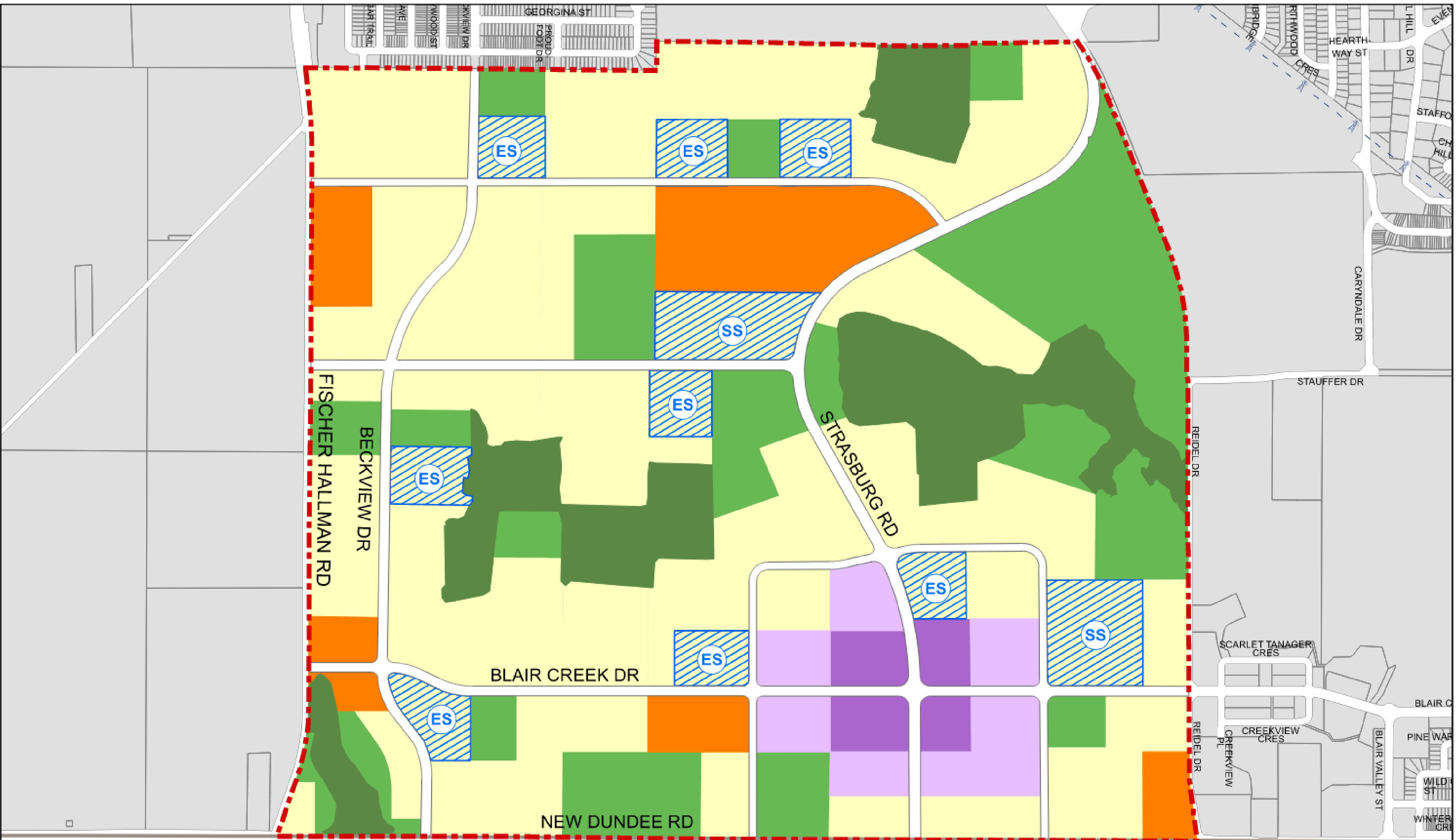
☑ Scored Higher
☐ Scored Equal

Preferred Land Use Scenario



CITY OF KITCHENER
official plan

Map E Dundee Secondary Plan Preferred Land Use Plan



Legend

Land Use

- Mixed Use A
- Mixed Use B
- Neighbourhood
- Commercial First
- Natural Heritage Conservation
- Open Space

Potential School Locations



Secondary Plan Boundary



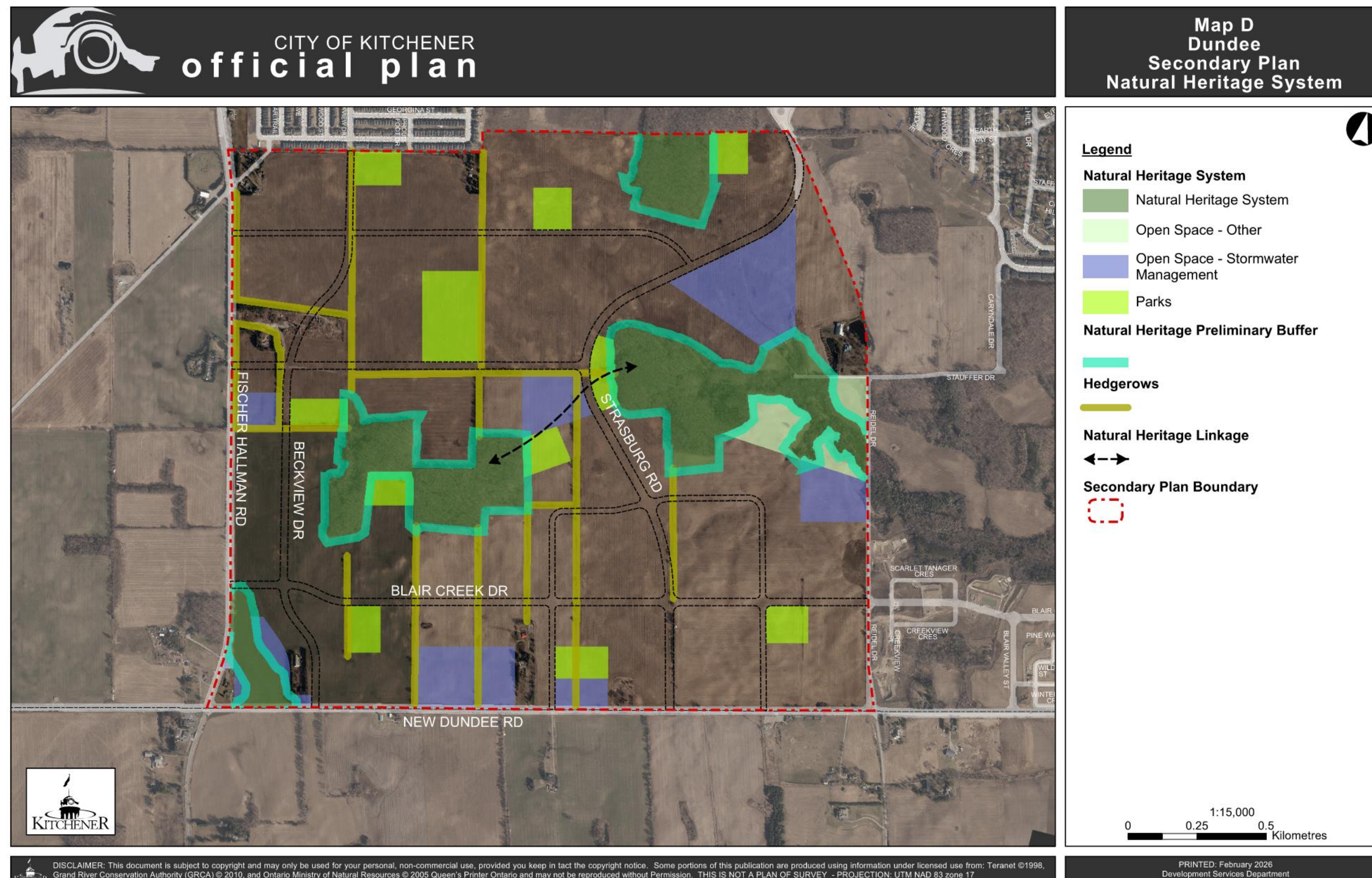
- ES Potential Elementary School
- SS Potential Secondary School

- - - Hydro Corridor

1:15,000
0 0.25 0.5 Kilometres



Potential Natural Heritage Impacts and Mitigation



Natural Heritage Mitigation Strategies and Measures

Strategies and measures intended to protect natural heritage (land and aquatic) features from potential development impacts by:

- **Natural Heritage Features:**
 - Planning applications adjacent to natural heritage features will require an Environmental Impact Study (EIS).
 - Recreational trails should avoid core features.
 - Stormwater management must integrate Low Impact Development (LID) techniques.
- **Buffers & Setbacks:**
 - Providing minimum physical setbacks from development.
 - Active buffer management (restoration, planting, monitoring).
 - Buffers should be enhanced with native vegetation and interpretive signage.
- **Linkage and Corridors**
 - Enhancement of ecological corridors utilizing development setbacks and buffers.
 - Roads should incorporate wildlife-friendly design (i.e., signage, fencing, lighting, wildlife crossings, landscaping).
- **Ecological Restoration:**
 - Target ecological restoration (i.e., woodlands, meadows, or constructed wetlands) in strategic locations such as schools, parks and green spaces to mitigate development impacts.
- **Biodiversity**
 - Increase the size of buffers where feasible.
 - Prioritize native and culturally significant plant species.
 - Control invasive species.
 - Promote bird-friendly design.
 - Promote salt reduction strategies.
 - Partner with schools and communities to support long term stewardship.

Potential Natural Heritage Impacts

- Habitat loss
- Loss of species and species diversity
- Disruption of hydrological inputs
- Fragmentation of ecological corridors
- Degradation of surface water and groundwater quality
- Degradation of air quality
- Degradation of soil quality
- Wildlife disturbance
- Decline in woodland health
- Reduced wildlife and habitat resilience

Potential Municipal Services Impacts

Sanitary Servicing

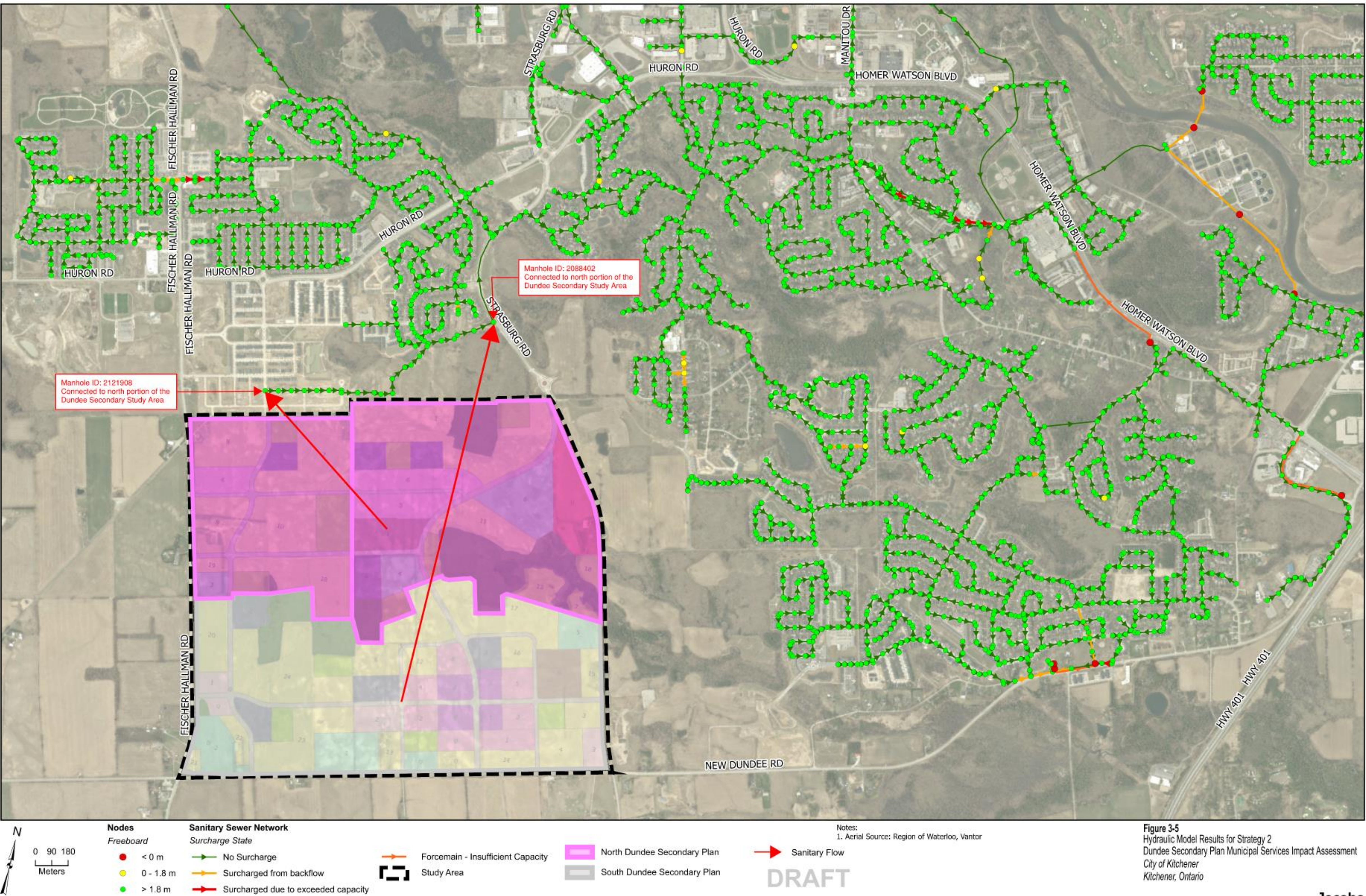
Current System

- Strasburg Sewershed (north): Closest infrastructure is a 525mm diameter gravity sewer located within the Broadacre Drive right-of-way.
- Doon South Sewershed (south): Closest infrastructure is a 525mm gravity sewer extending along Dodge Drive from New Dundee Road to Shaded Creek Drive. Catchment discharges to New Dundee SPS (rated capacity of 56 L/s).
- Kitchener WWTP has a rated capacity of 122,700 m³/d, of which 70% is committed to existing and future approved developments (not including this study area as of 2025).

Proposed System

Study Area generates an average day flow of 11,610 m³/d. Entire area is to be serviced by the Strasburg Sewershed, as follows:

- North half of the study area to be directed to the 525mm sewer on Broadacre Drive
- South half of the study area to be directed to a new SPS at the intersection of New Dundee Road and future Strasburg Road extension, with a forcemain constructed along Strasburg Road.



Potential Municipal Services Impacts

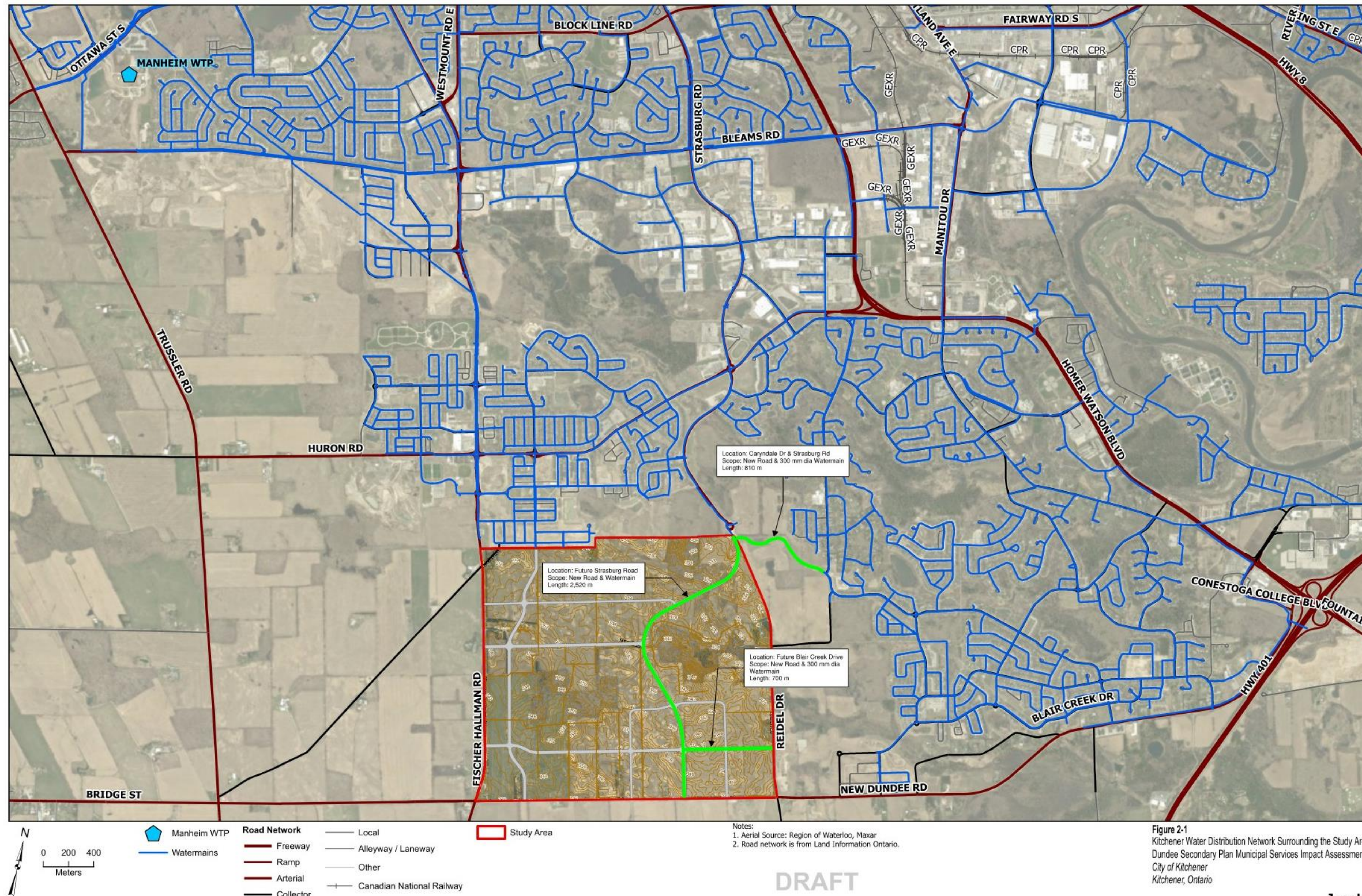
Water Servicing

Current System

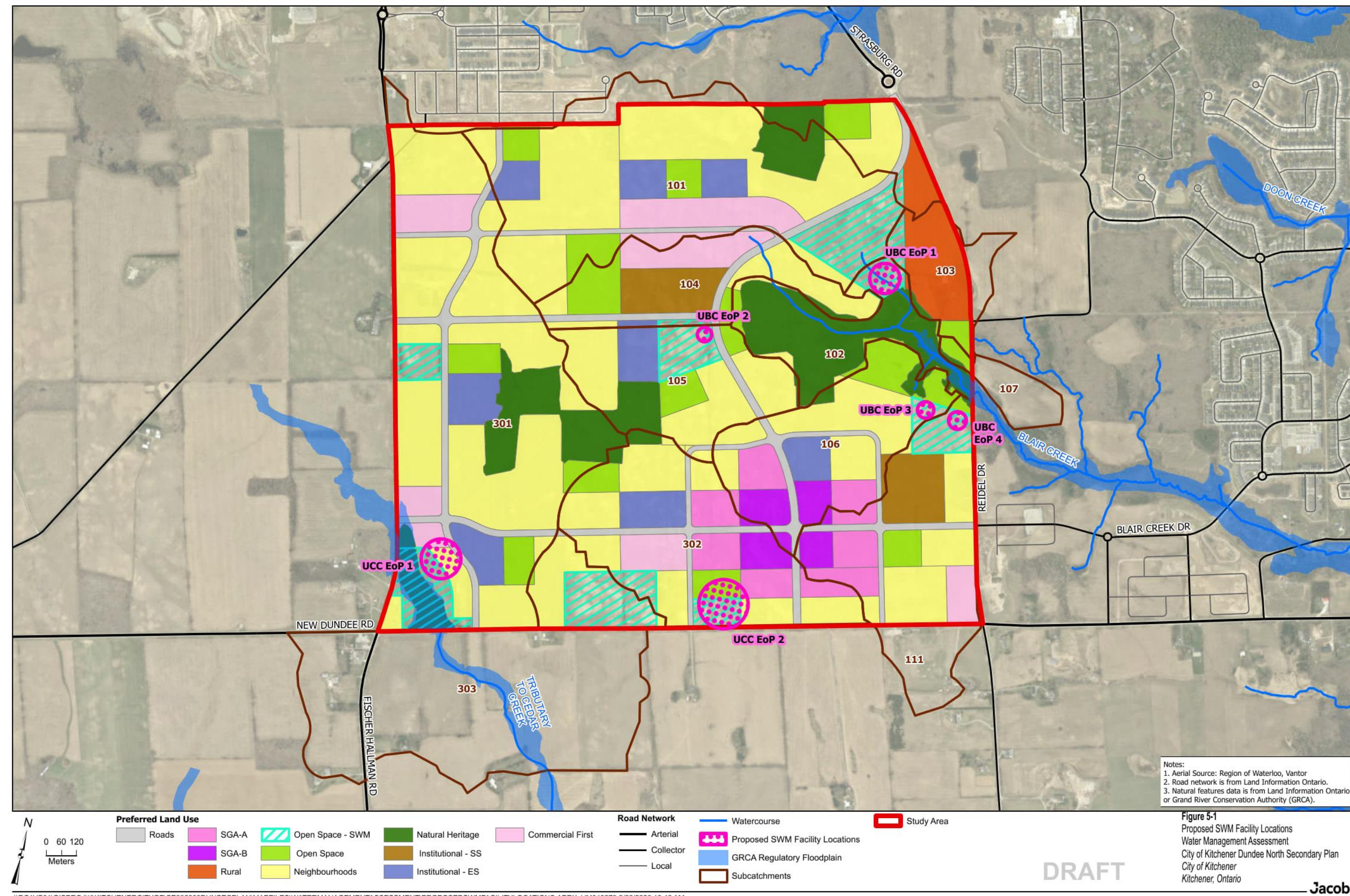
- Kitchener is supplied drinking water by the Integrated Urban System (IUS) that is owned and operated by the Regional Municipality of Waterloo. IUS has a maximum system capacity of 250,000 m³/d, of which 83% is committed to existing and future approved developments (not including this study area) as of 2025.
- Study area is bordered by 3 pressure zones: Zones 4 and 5 to the north and Zone 2W to the east.

Proposed System

- Majority of study area to be serviced by Zone 4 via a proposed watermain in the future Strasburg Road extension to New Dundee Road. This line will loop to Zone 2W through a zoning valve on the future Blair Creek Drive extension.
- Zone 5 can be serviced by the 450mm diameter watermain along Fischer Hallman Road and the 300mm watermain along Beckview Drive.



Potential Stormwater Management Impacts



Stormwater Management Strategy Implementation

- **Lot-level source controls:**
 - Confirm uptake targets and applicable measures for lot-level controls through future functional servicing and detailed design studies.
- **Centralized facilities:**
 - Facility layouts, sizing, and outlet controls will be refined through future servicing and design work.
- **Buffers and constraints:**
 - Confirm environmental buffers, setback requirements, and other physical constraints that influence the siting and applicability of SWM measures.
- **Winter maintenance and salt management:**
 - Implement salt management practices to protect surface water and groundwater resources.
- **Future technical refinement:**
 - Advance the conceptual SWM strategy through functional servicing and detailed design studies, including refinement of internal drainage routing, conveyance controls, and long-term operation considerations.

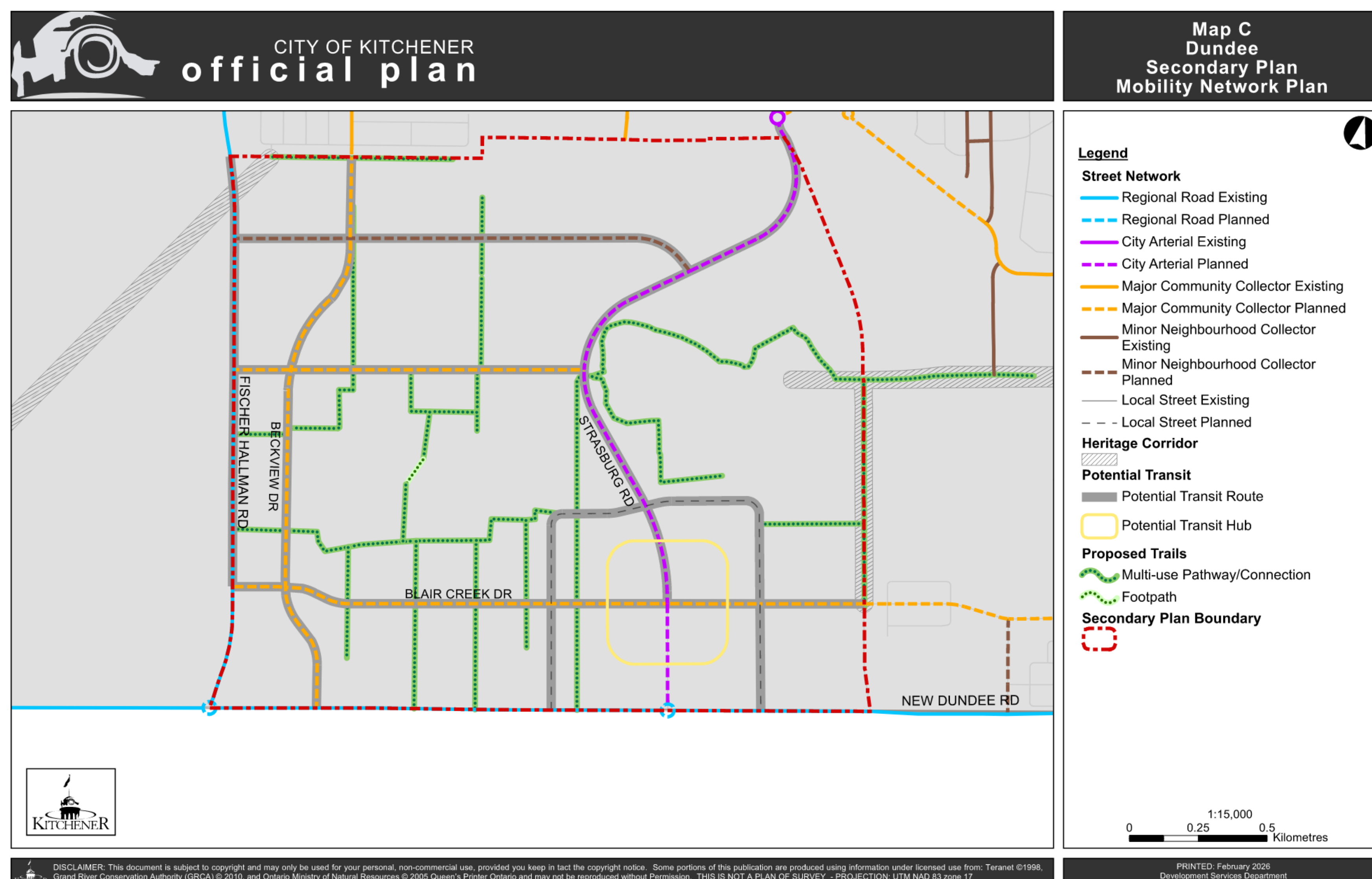
Conceptual Stormwater Management Strategy

- **Stormwater management will use a combined approach of:**
 - **Distributed source controls** (to reduce runoff and support groundwater recharge)
 - **Conveyance-based controls** (e.g., storm sewer routing, inlet controls)
 - **Centralized stormwater facilities** (for flow attenuation and water quality treatment before discharge)
- **The strategy aligns with stormwater management recommendations from the:**
 - **Upper Blair Creek Functional Drainage Study (FDS)**
 - **Upper Cedar Creek Subwatershed Study (SWS)**
 - **MECP and conservation authority guidance** for runoff management and downstream system protection

Potential Stormwater Management Strategy Impacts

- **The preferred controlled scenario:**
 - Shows a substantial reduction in peak flows and runoff volumes compared to existing conditions.
- **At key flow nodes (Blair Creek at Reidel Drive and New Dundee Road):**
 - Projected flows under the preferred controlled scenario are within the range of conditions previously assessed by the GRCA and do not introduce new regulatory flood risks at this stage. A
 - The SWM strategy achieves pre-development peak flow and water balance targets across the evaluated storm events.
- **The preferred land use plan for the Dundee Secondary Plan:**
 - Can be supported through a conceptual SWM strategy that is consistent with objectives previously established for the Blair Creek and Cedar Creek systems.

Transportation Recommendations



Transportation Network

- Prioritizing **grid-network of complete streets**
- Prioritizing **collector streets** to support transit through locating higher densities and mix of uses
- **Strasburg Road (south extension)** and **Blair Creek Drive (west extension)** will function as key corridors, connecting to the regional network via **Huron Road (north)** and **New Dundee Road (south)**.
- **Roundabouts** are proposed along New Dundee Road at **Strasburg Road** and **Fischer-Hallman Road** to manage traffic volumes, enhance safety, and support future residential growth.
- The area will be served by **four main transit corridors**:
 - Strasburg Road extension
 - Blair Creek Drive extension
 - Fischer-Hallman Road
 - A new east-west road
- **A denser network of trails** is proposed to shorten walking and cycling distances, improve neighbourhood connectivity, and enhance access to commercial areas.
 - **400-450 metres** (walking distance of 5 minutes) between major community **collector roads**
 - Block lengths of **200-250 metres**
 - Block depths of **50-60 metres**
- Arterial/collector roads will include sidewalks and cycle tracks as per Complete Streets cross-sections – providing **active transportation** options for all residents **within 400 metres**

Next Steps & 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 March 20**.

Next Steps

- Review all input received and finalize the Secondary Plan and technical studies
- Present the Secondary Plan to Council at a Statutory Public Meeting (Spring 2026)
- Issue Notice of Completion and initiate 30-day public review
- Address and respond to comments
- Complete the final project file and distribute for City review
- File the project files with MECP (Summer 2026)

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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