

CITY OF KITCHENER

DEPARTMENT OF DEVELOPMENT AND TECHNICAL SERVICES

PD 48/76

**LOWER DOON COMMUNITY
(SECONDARY) PLAN**

CONSOLIDATION APRIL 2004

Recommended by Committee of Council Dealing with Planning Matters:

February 21, 1977

Adopted by Kitchener City Council:

February 28, 1977

Regional Approval

March 24, 1977

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1.0 RESIDENTIAL

- 1.1 That save exceptional circumstances arising from constraints imposed by the location of existing structures, the majority of single family residential lots have a frontage of 50 feet or greater.
- 1.2 That two family residential (semi-detached or duplex) be permitted to develop only along Pinnacle Drive between Amherst and Doon Valley Drive, along Amherst Drive between Pinnacle Drive and Drummond Drive and along Doon Valley Drive between Pinnacle Drive and the southerly projection of Drummond Drive.
- 1.3 That townhouses, not exceeding two stories be permitted to develop only in the area bounded by Pinnacle Drive (closed), Homer Watson Boulevard and Schneider Creek.
- 1.4 That single family residential subdivision and zoning be permitted west of Schneider Creek within the area bounded by the Regional Municipality of Waterloo Agreement Forest, the Regional Floodline on Schneider Creek and the top of the bank along the Grand River, subject to the physical re-opening of Old Mill Road over Schneider Creek to provide secondary vehicular access to the area.
- 1.5 That efforts be made to preserve buildings and structures of historic or architectural value and that the Old Mill ruins, the Homer Watson House and other historic buildings be so designated at the time that such designation is made possible through City Council adoption of the appropriate implementing By-law under the Ontario Heritage Act.
- 1.6 That, all remaining lands designated as Low Density Residential in Lower Doon on the Map for Land Use in the City's draft Official Plan be restricted to single family residential development, except for institutional, educational, private club or recreation facility or other special commercial use required in conjunction with preservation of the Homer Watson House.
- 1.7 Notwithstanding Section 1.6, multiple dwellings may be permitted on lands municipally addressed as 3040 Old Mill Road provided such dwellings are compatible in form and height with the low density character of the neighbourhood.

2.0 COMMERCIAL – INDUSTRIAL

- 2.1 That commercial facilities in Lower Doon northeast of Homer Watson Boulevard permit office use in addition to local convenience uses at the northeast corner of Pinnacle Drive and Doon Valley Drive.

- 2.2 That service stations, garage, general repair, fabricating assembly, manufacturing and industrial storage or warehousing uses in Lower Doon northeast of Homer Watson Boulevard be prohibited.
- 2.3 That service commercial uses be permitted to develop within the area bounded by Homer Watson Boulevard, Pinnacle Drive, Highway 401 and the eastern slope of Pinnacle Hill in accordance with an approved plan of subdivision or site plan as part of a zone change application.

3.0 TRANSPORTATION

- 3.1 That a secondary means of vehicular access to Lower Doon be provided by the physical reopening of Old Mill Road over Schneider Creek, and further that any major change in the design of the structure across Schneider Creek be subject to the approval of the Grand River Conservation Authority and after the Lower Schneider Creek – Willow Lake Engineering Study has been completed and submitted for consideration. The closing of Wilson Avenue between Wabanaki Drive and Huron Road and the opening of Wabanaki Drive over Schneider Creek and further consideration be given to direct access to Conestoga College.
- 3.2 That the Homer Watson – Pinnacle Drive intersection design and operation will be resolved following results of the Regional Transportation Plan Review for this intersection.
- 3.3 That policy IV.10.xvi in the City's draft Official Plan be amended to read:

“Old Mill Road – Wilson Avenue will be a scenic road from Doon Valley Drive to Huron Road. Although the right-of-way will be extended for utilities, pedestrian and bicycle ways, no major widening or major changes will be made to the road as it presently exists.”
- 3.4 That the sharp curves in Wilson Avenue, north and west of Beck Street be removed or a new road alignment provided as part of the subdivision of abutting lands.
- 3.5 That Homer Watson Boulevard be recognized as a Regional Road having controlled access and backlogged development. Adjacent residential uses should be developed incorporating noise attenuation measures acceptable to the City of Kitchener and the Regional Municipality of Waterloo.
- 3.6 That provision be made for the eventual diversion of New Dundee Road to connect with the Homer Watson – Pinnacle Drive intersection. The timing of such diversion to be based on need and priority as established in the Regional Five Year Capital Expenditure Program.

- 3.7 That, upon resolution of the Homer Watson Boulevard – Pinnacle Drive intersection, consideration be given to closing the southwestern portion of Doon Valley Drive between Homer Watson Boulevard and Pinnacle Drive.
- 3.8 That a Block Plan be prepared for the area bounded by Pinnacle Drive, Old Mill Road, Durham Street and Amherst Drive, and further that Sydenham Street and Durham Street be closed at Old Mill Road with the development of cul-de-sacs having access to Amherst Drive with provision being made for necessary utility easements on the closed portions.
- 3.9 That the lands bounded by Pinnacle Drive, Amherst Drive, Durham Street and Doon Valley Drive be developed by the provision of a new local street extending westerly through the middle of the land and connecting Pinnacle Drive with Doon Valley Drive.
- 3.10 That Old Mill Road – Pinnacle Drive not be used as an access route for trucks proceeding to and from the City of Kitchener (Doon) Water Pollution Control Plant.

4.0 OPEN SPACE

- 4.1 That lands below the Regional Floodline on Schneider Creek and the Grand River, as well as lands comprising the steep hazard slopes along the Grand River, be dedicated to the City of Kitchener for public open space purposes at the time of subdivision approval.
- 4.2 That the lands comprising the steep hazard slopes along the Grand River and lands within fifty (50) feet of the top of the bank of the Grand River be reserved from construction of all buildings or structure except those structures necessary for construction and development of a walking or hiking trail.
- 4.3 That Pinnacle Hill be recognized as forming part of Environmentally Sensitive Policy Area #35 in the Regional Official Policies Plan and that the wooded slopes of Pinnacle Hill be reserved from development and transferred to the City of Kitchener for public open space purposes at the time of subdivision and zone change approval.
- 4.4 That the Doon Forest be recognized as forming part of Environmentally Sensitive Policy Area #31 in the Regional Official Policies Plan and as an existing Regional Agreement Forest Tract; and that before new residential development is permitted to develop abutting the Forest, provision be made for an adequate firebreak as determined by the Ministry of Natural Resources, as well as provision for the erection of a suitable chain link fence located along abutting property boundaries.

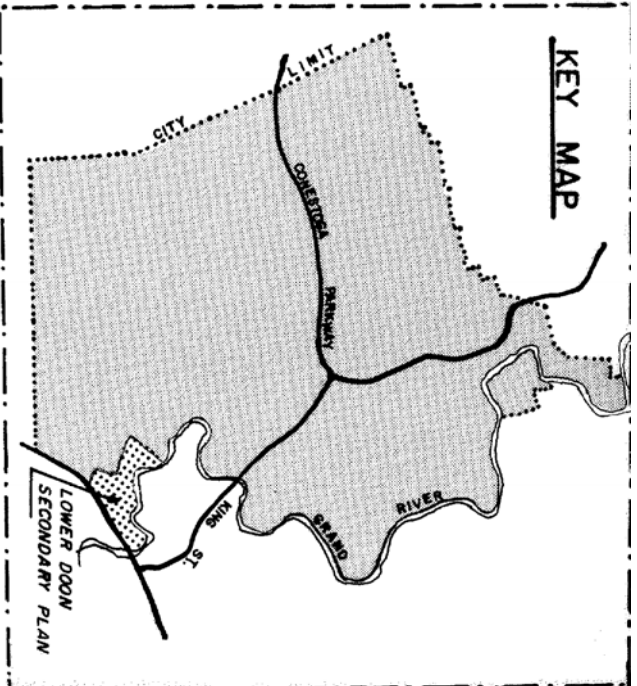
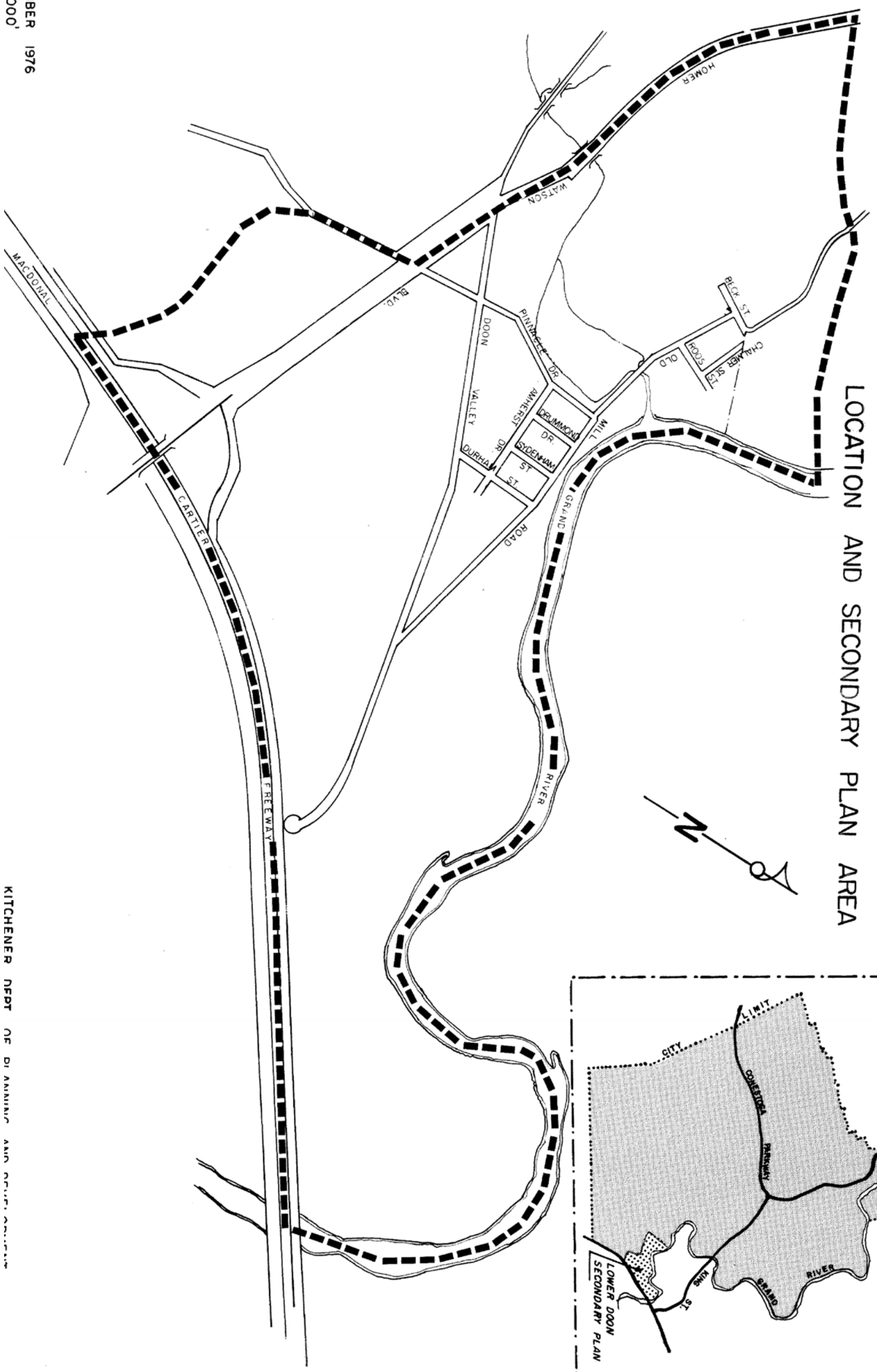
- 4.5 That a small park be provided between Old Mill Road and the top of the bank along the Grand River apposite Durham Street and that consideration be given to the development of a lookout over the Grand River in this vicinity.
- 4.6 That a strip of land of an adequate width for public open space purposes, be reserved from development above the Regional Floodline of the former Willow Lake and transferred to the City of Kitchener at the time of subdivision approval.
- 4.7 That, while recognizing that no commitment has been given by the Regional Municipality, consideration be given by that agency to exchange the abandoned rail right-of-way with privately held lands abutting the southern portion of the former Willow Lake.
- 4.8 That, as part of the engineering studies being undertaken on Schneider Creek below Huron Road, consideration be given to what change or improvement should be made to the former Willow lake section of Schneider Creek including an examination of the feasibility and desirability of filling the lake or of channelizing Schneider Creek in this location and developing the floodplain area as park land.
- 4.9 That provision be made for development of a community trail linking Homer Watson Park with the Doon Valley Golf Course in accordance with the Linked Open Space Report – December, 1972 and that planning standards and guidelines in the Kitchener Master Plan for Parks, Open Space and Recreation Facilities.
- 4.10 That the Doon Valley Golf Course be preserved as an integral part of the open space along the Grand River.

5.0 IMPLEMENTATION

- 14.1 That the above Secondary Plan Policies be adopted at this time by Resolution of Council as an Implementation Plan comprising interim policies to permit processing and approval of zone change application, severances, block plans and plans of subdivision for the Lower Doon area.

MAP A LOWER DOON SECONDARY PLAN:


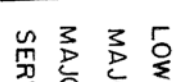
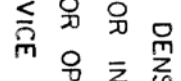
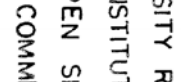
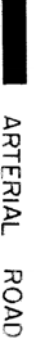
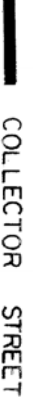

LOCATION AND SECONDARY PLAN AREA

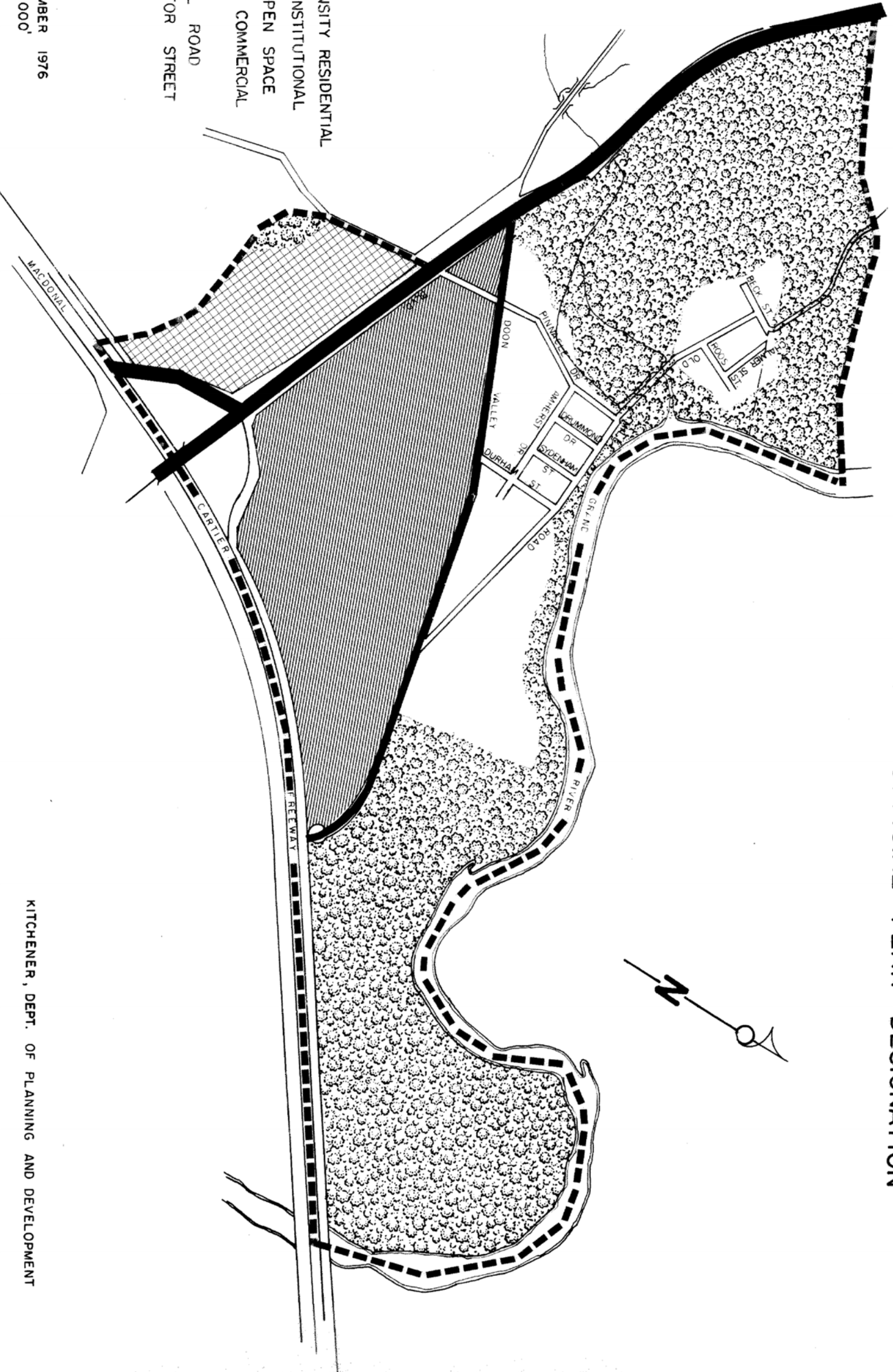


DATE: SEPTEMBER 1976
SCALE: 1" = 1000'

KITCHENER DEPT OF PLANNING AND DEVELOPMENT

MAP B LOWER DOON SECONDARY PLAN : OFFICIAL PLAN DESIGNATION

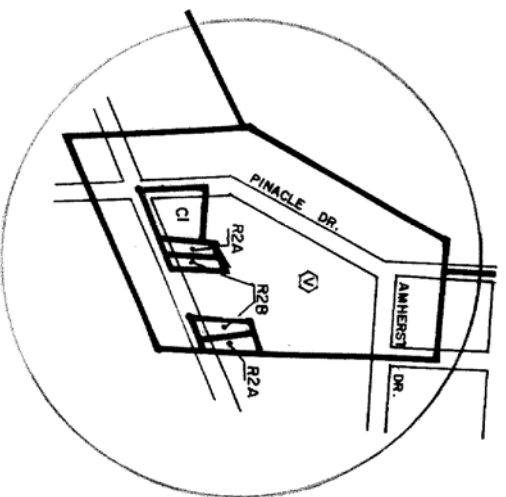
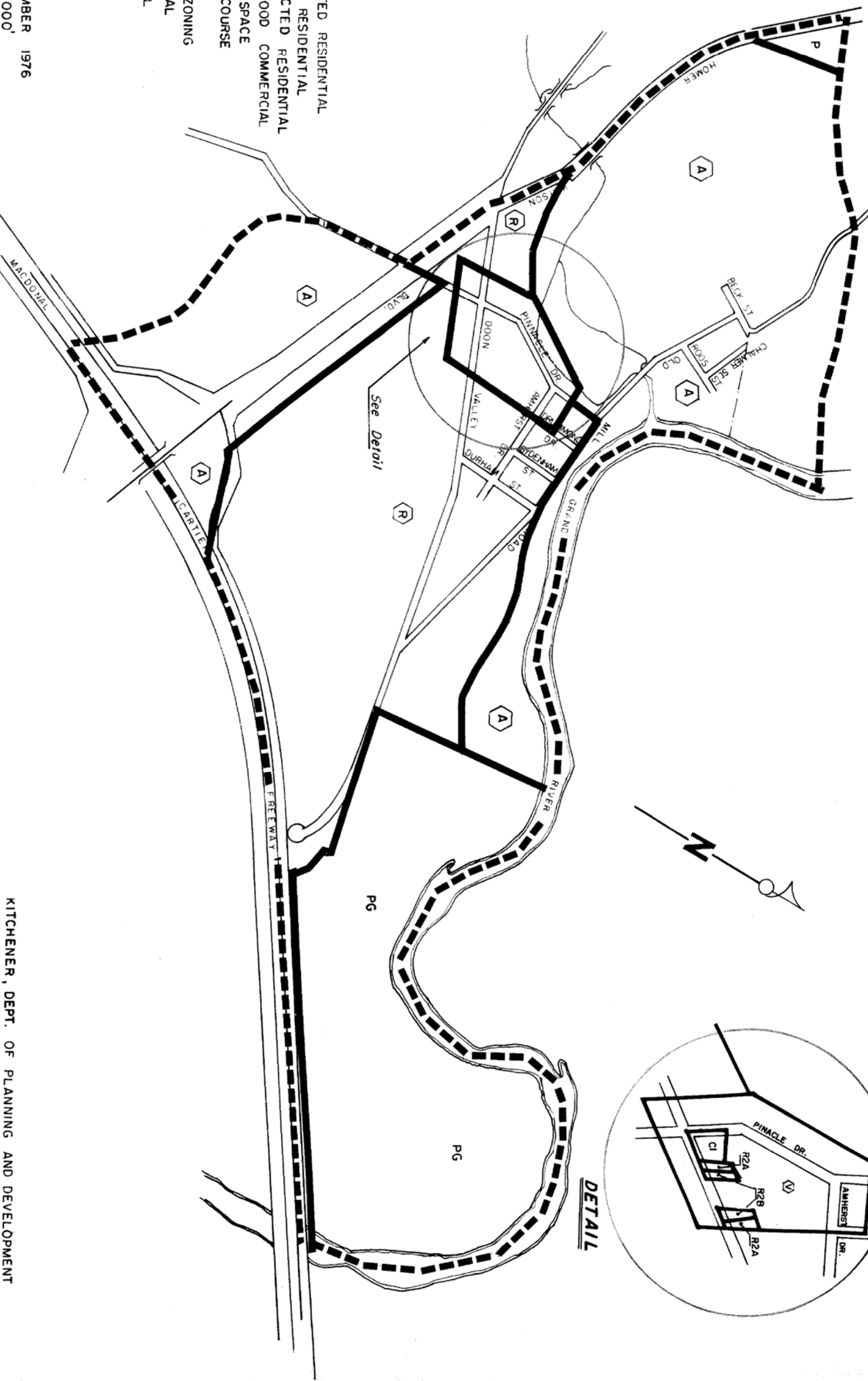
- LEGEND**
-  LOW DENSITY RESIDENTIAL
 -  MAJOR INSTITUTIONAL
 -  MAJOR OPEN SPACE
 -  SERVICE COMMERCIAL
 -  ARTERIAL ROAD
 -  COLLECTOR STREET
 -  LIMIT



DATE : SEPTEMBER 1976
 SCALE : 1" = 1000'

KITCHENER, DEPT. OF PLANNING AND DEVELOPMENT

MAP C LOWER DOON SECONDARY PLAN : EXISTING ZONING

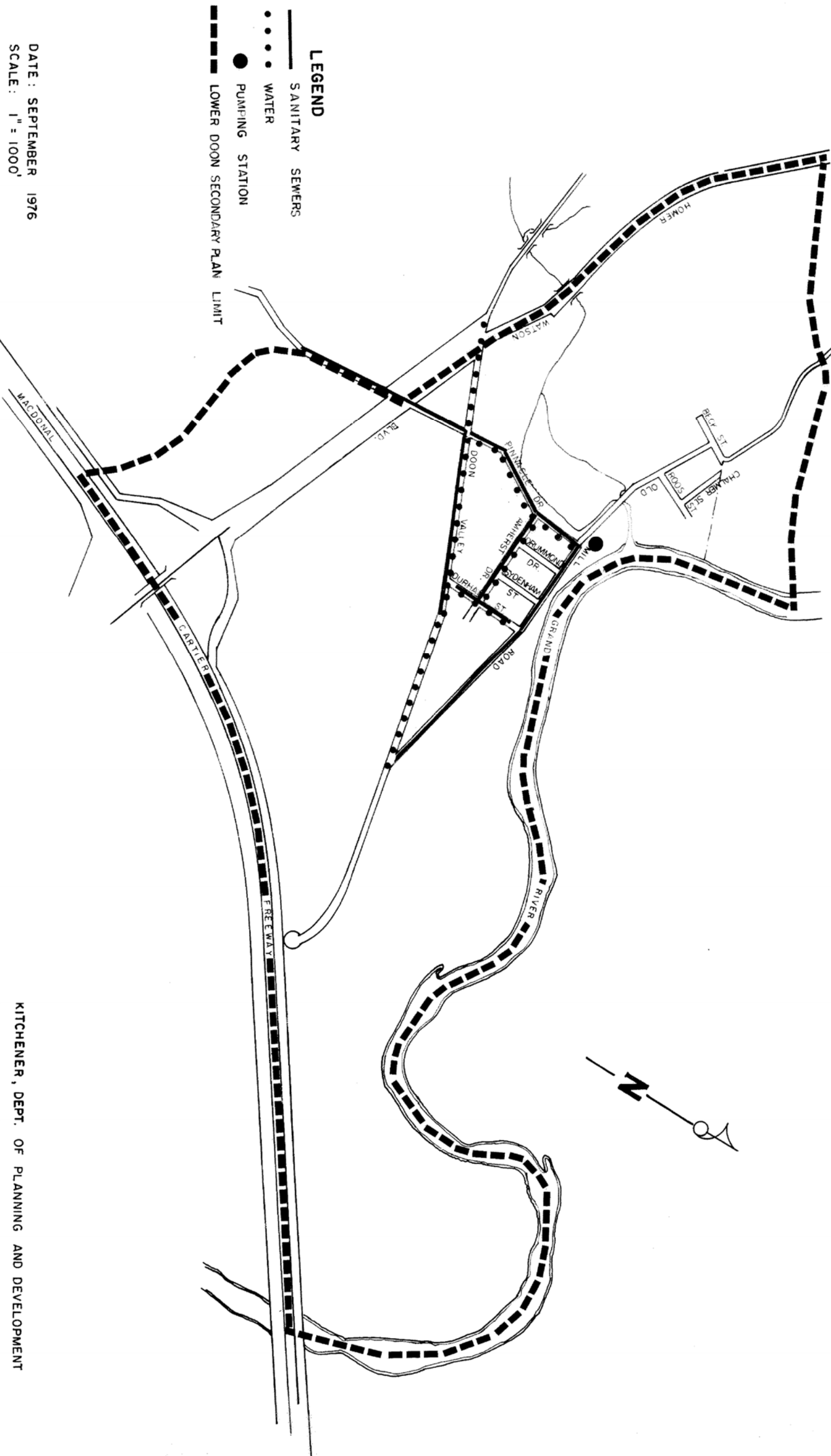


LEGEND

- R2 SEMIRESTRICTED RESIDENTIAL
 - R2A RESTRICTED RESIDENTIAL
 - R2B SEMIRESTRICTED RESIDENTIAL
 - CI NEIGHBOURHOOD COMMERCIAL
 - P PARK OPEN SPACE
 - PG PARK GOLF COURSE
- TOWNSHIP ZONING
- (A) AGRICULTURAL
 - (R) RESIDENTIAL
 - (V) VILLAGE

DATE: SEPTEMBER 1976
SCALE: 1" = 1000'

MAP D
LOWER DOON SECONDARY PLAN: MUNICIPAL SERVICING



LEGEND

- SANITARY SEWERS
- WATER
- PUMPING STATION
- LOWER DOON SECONDARY PLAN LIMIT

DATE: SEPTEMBER 1976
SCALE: 1" = 1000'

LOWER DOON SECONDARY PLAN

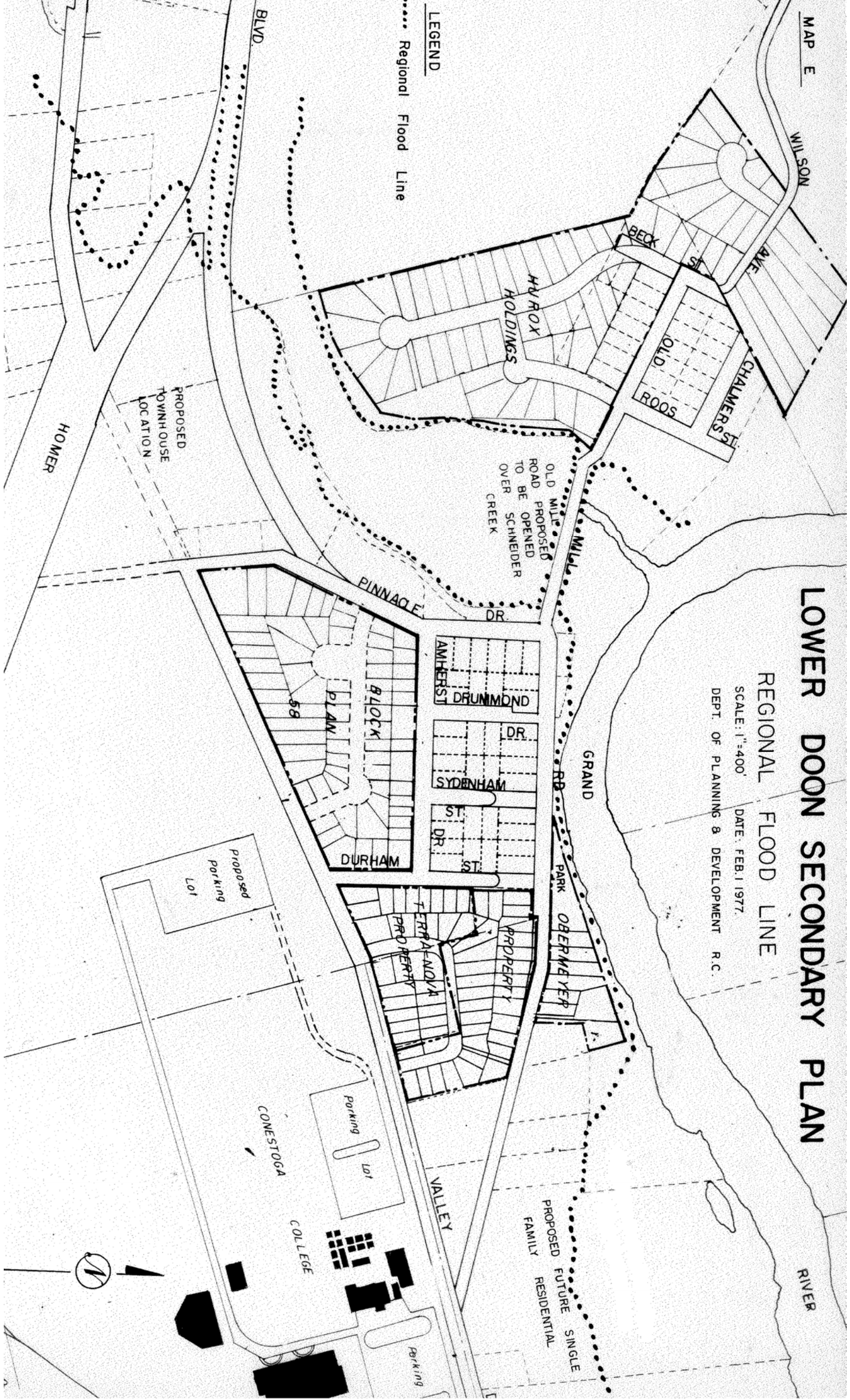
REGIONAL FLOOD LINE

SCALE: 1"=400'

DATE: FEB. 1977

DEPT. OF PLANNING & DEVELOPMENT R.C.

LEGEND
 Regional Flood Line



RIVER

WILSON AVE

CHALMERS ST

OLD ROOS

BECK ST

HOLDINGS

HYROX

OLD MILL PROPOSED ROAD TO BE OPENED OVER SCHNEIDER CREEK

MILL RD

PINNACLE DR

AMHERST DR

DRUMMOND DR

SYDENHAM ST

DURHAM ST

OBERMEYER PARK

TERRA NOVA PROPERTY

CONESTOGA COLLEGE

VALLEY RD

PROPOSED FUTURE SINGLE FAMILY RESIDENTIAL

BLVD

PROPOSED TOWNHOUSE LOCATION

HOMER

Proposed parking Lot

parking Lot

parking

