
A BETTER TENT CITY

LiVinci Planning + Design

Introduction

The Problem: Homelessness and Emergence of Tent Cities in Kitchener

The Solution: **A Better Tent City**

- Provide “unsheltered” individuals their own home within a small community to create a place for them to cultivate strong relationships and rehabilitate before fully integrating back into society
- Located on sites that have been lent by developers for a period of 2 to 3 years

The Team:

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Key Research Findings

Current Homelessness Initiatives

Regional Partnership

- Homelessness & Housing Umbrella Group
 - All in 2020 Campaign

Region of Waterloo

- Emergency Shelters
- Supportive Housing Program
- Portable Home-Based Support Program

City of Kitchener

- Affordable Housing Strategy
- Zoning Changes



Key Research Findings

Best Practices

Modular Homes

Homes for Heroes (Calgary, AB)



Source: CBC



Source: Homes for Heroes Foundation

Prefabricated/Garden Sheds

Tiny Homes (Lanark, ON)



Source: Community Supported Shelters

Conestoga Huts/Tiny Homes

Overnight Sleeping Centre (USA)

The Sites

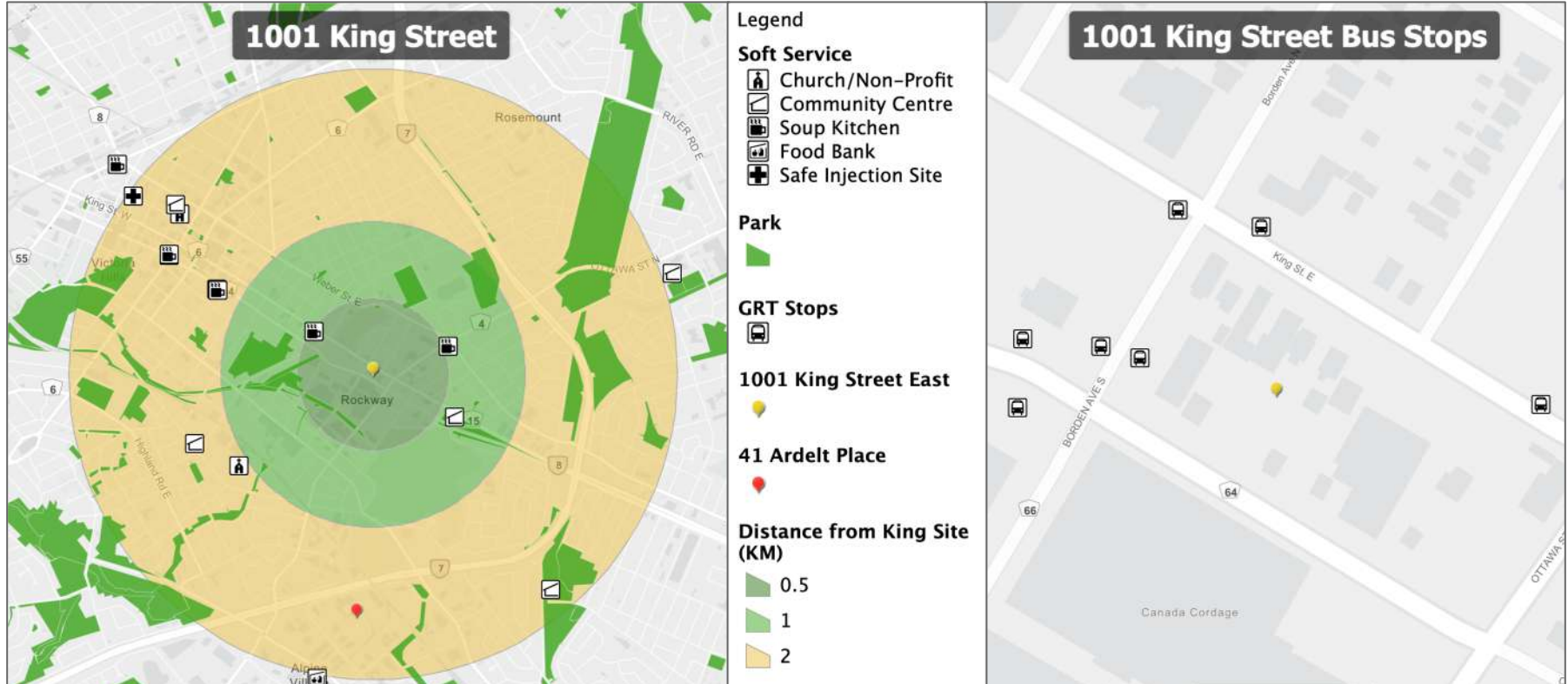
41 Ardelt Place



1001 King Street East



Site Suitability - 1001 King Street East



Planning Context

- Provincial Planning Policy:
 - Provincial Policy Statement, 2014
 - Provincial Policy Statement, 2020
- Regional Official Plan

“The Region supports the establishment of emergency shelters and other temporary accommodations for individuals and families across Waterloo Region”
(ROP, policy 3.A.9)

- City of Kitchener Official Plan: General Policies
- Zoning By-law 85-1

Housing Options:

“a range of housing types single-detached, semi-detached, additional residential units, and tiny homes. The term can also refer to a variety of housing arrangements and forms such as life lease housing, co-ownership housing, co-operative housing and affordable housing”
(PPS, 2020, summarized)

Planning Context - 41 Ardel Place

- City of Kitchener Official Plan (2014)
 - Land Use: Heavy Industrial
- Zoning By-law 85-1
 - Heavy Industrial (M4), with a Special Regulation (331R)
 - Permits one Dwelling Unit for the purposes of a caretaker or security guard
- Zoning By-law 2019-051
 - Heavy Industrial Employment (EMP-3)

Dwelling Unit:

“a room or suite which: (i) is located in a building; (ii) is occupied or designed to be occupied by a household as a single, independent and separate housekeeping establishment; (iii) contains both a kitchen and a bathroom used or designed to be used for the exclusive use of the occupants; and, (iv) has a private entrance leading directly from outside the building or from a common hallway or stairway inside the building”

(Zoning By-law 85-1)

Planning Context - 1001 King Street East

- King Street East Secondary Plan (1994)
 - Land Use: Mixed Use Corridor
- Zoning By-law 85-1
 - Mixed Use Corridor (MU-3), with a Special Regulation (544R)
 - Permits a Lodging House containing 9 or more residents
- Zoning By-law 2019-051
 - No implications

Lodging House:

“a dwelling unit containing one or more lodging units designed to accommodate four or more residents exclusive of the owner or primary occupant. The residents may share common areas of the dwelling other than the lodging units, and do not appear to function as a household”
(Zoning By-law 85-1)

Building Context

- The Ontario Building Code Act & The Ontario Building Code
 - Definition of a “building”
 - Part 9 of the Ontario Building Code
 - Exceptions: trailers
- Ontario Fire Code

Building:

“a building is defined as: (a) a structure occupying an area greater than 10 square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and servicing systems; (b) a structure occupying an area of 10 square metres or less that contains plumbing; (c) plumbing not located in a structure; or (d) structures designated in the building code”
(Ontario Building Code Act)

Site Design - Minimal Servicing Option



Capital Cost: \$169,520

Site Design - Medium Serving Option



Capital Cost: \$252,100

Site Design - Full Servicing Option



Capital Cost: \$375,560

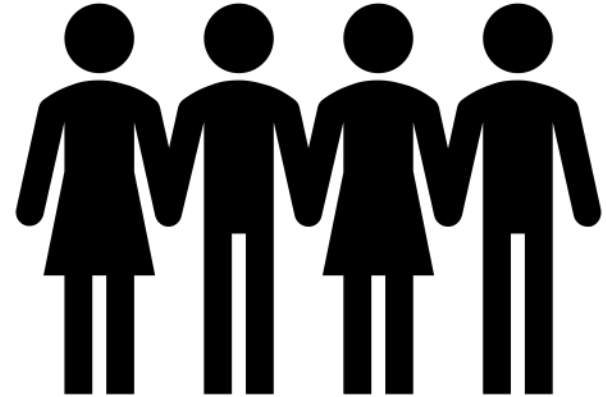
Site Function

- Focus on balance between the provision of privacy and space while being financially viable
 - Windows
 - Perimeter Parking
 - Clustered Dwellings
 - Degrees of Privacy
 - Gathering Spaces



Site Function

- "Up-Front" Share Purchase and Monthly Fee
- Create a place for residents to cultivate strong relationships and safe place to rehabilitate before reintegrating back into to society
 - Personal Helpful Home
 - Personal Garden
 - Rules on Visitors
 - Shared Amenities and Responsibilities



Overall Development Assessment

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none">● Provides quick relief to the growing housing affordability crisis● Temporarily permanent● Reduced construction costs and ongoing maintenance	<ul style="list-style-type: none">● Relies on land availability● Surrounding community's view on the project● Requires a screening process
<ul style="list-style-type: none">● Public and private agencies in Kitchener want to help● Sites in transition that are under-utilized● Connect residents with social services in the city	<ul style="list-style-type: none">● Securing future sites with overlapping timelines to ensure smooth transition● Street politics● Fine balance that needs to be met
OPPORTUNITIES	THREATS

Going Forward

RECOMMENDATIONS

- Development Incentives
 - Community Improvement Plans
 - Property Tax Exemptions
- Site Funding
 - Region of Waterloo
 - Capital Grants
 - Ontario Works Social Assistance



Summary

- Homelessness and Emergence of Tent Cities in Kitchener
- "Temporarily permanent"
- Creates a place for residents to cultivate strong relationships amongst neighbours and a sense of community
- Social capital and shared resources that help prevent someone from falling back into homelessness

Questions?

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