

EXECUTIVE SUMMARY

The late 1980s and early 1990s bore witness to the

appeared as the principles behind the 1993 Alternative Master Plan for the Cataraqui North Neighbourhood (see Map E-1) which replaced its predecessor the 1990 Master Plan for Cataraqui North (revised in 1991), which was based on conventional neighbourhood design.

Map E-1: The Cataraqui North Neighbourhood within thinod withaquiuiETroaqiuuiETr(b)uiuihn.1 117.14 330.0572 1230.05 Tm0.536 E1ETBT1

1. **Conformity Testing** – Examined 54 elements from the 1993 Alternative Master Plan to determine if the elements of the Plan were implemented;
2. **Document Analysis** - Determine mechanisms which allowed for non-conformity;
3. **Semi-Structured Interviews** – Conducted with ten stakeholders including: municipal planners, proponent planners, developers and an engineer who were involved in various stages of the implementation of the Cataraqui North Neighbourhood so that the



A 33% increase in street density which was partially responsible for more than doubling the neighbourhood residential density allowing for the wide variety of retail types that were proposed for the neighbourhood to be supported by local consumers.

A greater mix of land uses that would allow people to live and shop close to where they work reducing dependence on the automobile.

An almost equal proportion of medium and low density housing which could increase affordability within the neighbourhood and allow for aging in place providing services within walking distance for the elderly as well as young families.

A redesigned community “hub” with a variety of land uses ensuring that the community would retain its focal point even in the event of a school site not materializing.

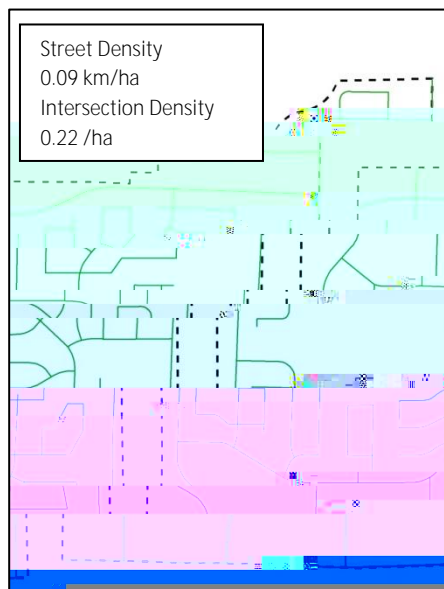
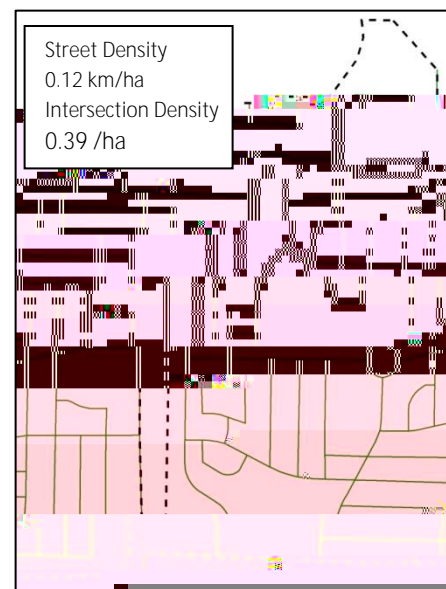


Figure E-4: (left) Street Density and Intersection Density Cataraqui North Master Plan (1991).

Figure E-5: (right) Street Density and Intersection Density for the Cataraqui North Alternative Master Plan (1993). Street density is increased by 33% and intersection density is increased by 77% over the Master Plan (1991).



The 1993 Alternative Master Plan for Cataraqui North contributed to New Urbanist planning in Canada. The designers of the plan put forth their best ideas and developed theories on the neighbourhood unit through the creation of this plan. Alternative Master Plan was received by Township planning staff with great excitement and quickly approved.

Unfortunately, the Cataraqui North Neighbourhood was not implemented in conformity with the principles set out in the 1993 Alternative Master Plan. Only 26% of the 54 recommendations made by the Alternative Master Plan were implemented, while 50% were not in conformity and 24% were in partial conformity (see Table E-1 and Figure E-6).

Important features of the Plan that were not implemented include:

- Only 7 of 9 connections to boundary roads were built. The proposed traffic dispersion model may not come to fruition and major streets may act as collector streets instead;
- Breaking from the proposed street grid network by implementing 13 culs-de-sac;

CATARAQUI NORTH, A CASE STUDY: KINGSTON'S EXPERIENCE WITH
THE IMPLEMENTATION OF A NEW URBANIST SECONDARY PLAN

Lessons learned from the implementation of the Cataraqui North Alternative Master Plan led to recommendations for medium-sized communities such as Kingston for the creation and implementation of secondary plans based on the theories of new urbanism:

1. Secondary planning should be a municipally driven process;
2. Municipalities should be leaders and champions of the neighbourhood planning process;
3. Various approval authorities and all affected municipal departments should be stakeholders in the planning process from the outset;
4. The approval of a secondary plan and architectural controls should occur simultaneously and not left to a later date;
5. Developer input in the creation of neighbourhood design guidelines to ensure buy-in;
6. Municipal first right of refusal for school sites not optioned by school boards;
7. Provisions for neighbourhood functionality if school sites do not materialize;
8. Flexible zoning utilized only in conjunction with other development controls;
9. Use prescriptive zoning to meet neighbourhood objectives;
10. Secondary plan mapping should be detailed;
11. Re-examination of secondary planning area when dramatic change to the neighbourhood is proposed; and
12. Broad discussions and analysis about the potential long-term effects that proposed zoning amendments may have on the functionality of the entire neighbourhood.

The recommendations from this research are particularly appropriate for the suburbs of the City of Kingston. They may also be useful for development of atypical or innovative secondary plans in small to medium-sized municipalities. However, the majority of the recommendations are only pertinent for the implementation of any type of secondary plan within a small to medium-sized municipality such as Kingston. The applicability of the recommendations becomes limited for larger municipalities or those that experience rapid growth.

The findings of this research are a first attempt to examine factors that affect the implementation of the vision of secondary plans. Further case study research is required in similar municipalities (small to medium with slower growth rates) as Kingston to replicate the findings of this research. Similar case study research is needed for larger municipalities and those experiencing rapid growth to determine whether these findings are appropriate for those situations.