

Downtown Kemptville Community Action Plan (DKCAP)

Engagement Overview

Stakeholder Engagement (November 15, 2020-January 15, 2021)

Area ►

- » Home Hardware to 43 (3)
- » Clothier-Prescott
- » College to 43

User ►

- » People looking to buy downtown properties: 55+ from more expensive markets, first-time homebuyers, working class 35-45 (since COVID)
- » Overnights: visiting family and friend, hospital stays, weddings, staycation
- » New homeowners not aware, long-time residents need to reconnect
- » Only come down with a specific purpose
- » Not a destination with multiple spots
- » Seniors
- » Would like to see: younger people, bike clubs, water traffic, capitalize on correctional facility workers/staff, day trippers from Ottawa

Local Perception ►

- » Resistance for different builds
- » Better connectivity for assets and amenities (parking, parks, waterfront, Prescott)
- » Love the little downtown but empty storefronts and lack of reason to go
- » Like to support local businesses and gems (Grahame's B&H, Home Hardware)
- » Off the radar for some new communities

- » Compare to more vibrant downtowns (Merrickville, Perth)

- » Limited hours and nothing open at night

Strengths ►

- » Developer community believes in potential
- » Waterfront if better utilized
- » Campus if better utilized and connected to downtown
- » Patio at Salamanders
- » History
- » People (entrepreneurs, volunteers, municipal staff, supporters)
- » Connected to Rail Trail

Barriers to Investment ►

- » Parking requirements for developments
- » Public parking – not enough connection/animation from Riverside, lack of signage/education, parking leases
- » Restrictive zoning, need to look at properties on case-by-case basis, allow R4 zoning, reduce setback requirements
- » Planning process and municipal staff
- » 25% affordable requirement, need big enough project to make that work, allow one build to be and then developer's other build to not be
- » Not enough people traffic, lack of theme/branding to draw right businesses
- » Under resourced BIA, expand to cover what we want BIA to be
- » Priority placed on 43
- » Unengaged/non-local property owners

Priorities ►

- » Remove development barriers (planning restrictions, poor process)
- » Infrastructure (water, wastewater) investment
- » Waterfront development
- » Vacant properties/areas (schools, triangle, 2 Prescott St.)
- » Property standards

Partners ►

- » Council
- » Staff
- » Developers
- » County
- » Rural dwellers
- » MP/MPP
- » Ontario by Bike
- » Property owners
- » BIA
- » RTO9
- » Trillium Foundation
- » Government agencies
- » Chamber of Commerce

Municipal Role ►

- » Zoning
- » Funding - CIP, prioritize downtown
- » Show support/excitement for development, at regional/other tables, to public (educate on DC exemption/tax revenue)
- » Provide data
- » Respect privacy
- » Connect Campus to downtown
- » Leverage partnership

Vision ►

- » Unique draw, diverse/eclectic businesses, destination
- » A place for events and meeting point, community hub
- » More people living there
- » Better connected – parking, parks, walkways, signage to get people where we want them to go
- » Open later/at night

Community Engagement (January 27-February 17, 2021)

Parking ►

- » No parking study needed
- » Better signage and information available
- » Examine CILP and parking requirement reductions for multi-unit residential builds
- » More centralized parking needed
- » Remove on-street parking and move to off-street lots
- » Parking study is needed and should be prioritized
- » Ensure CILP used for parking
- » Look at open option parking implemented in Edmonton

Municipal Assets ►

- » Improve informal walkways along the Kemptville Creek and sign
- » Connect north-end trails to downtown
- » Pedestrian bridge at Joseph Street

Affordable Housing ►

- » Very important and much needed
- » Investigate suitable properties and funding

Environmental Sustainability ►

- » How to protect biodiversity, encourage EV chargers, promote bike and foot traffic, improve energy efficiency, move towards zero carbon

Programming and Activation ►

- » Encourage more arts downtown
- » Support the BIA expansion to Rideau-Sanders
- » Attract more “touristy” businesses downtown
- » More events at Curry Park
- » More picnic tables and trees
- » Make the Kemptville Creek a destination (events, water activities)
- » Don't want to limit BIA expansion to Rideau-Sanders
- » How would BIA expansion affect properties not currently in the footprint

Planning and CIP Programs ►

- » Do not create one-contact or special DRT, limit bureaucracy
- » Remove 5-year eligibility requirement for Façade program
- » Want to see assistance for accessibility improvements
- » Would like to see BIA representatives review planning applications
- » Remove Building Fees Grant and put funds toward People Make the Place Grant
- » Make services friendlier and simpler, reduced DRT and one-contact service should help
- » Include design guidelines to encourage historic feel
- » Expand CIPA to include former KPS and proposed Kemptville Landing
- » Exclude North of Georgiana
- » TIERG should apply for entire assessment value
- » How will the programs work with affordable housing programs and capacity allocation
- » Consider United Counties road-widening provisions

