



## Planning & Strategic Initiatives Committee Agenda

Monday, December 2, 2024, 7:00 p.m. - 8:30 p.m.

Council Chambers

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

People interested in participating in this meeting can register online using the delegation registration form at [www.kitchener.ca/delegation](http://www.kitchener.ca/delegation) or via email at [delegation@kitchener.ca](mailto:delegation@kitchener.ca). Please refer to the delegation section on the agenda below for in-person registration and electronic participation deadlines. Written comments received will be circulated prior to the meeting and will form part of the public record.

The meeting live-stream and archived videos are available at [www.kitchener.ca/watchnow](http://www.kitchener.ca/watchnow).

\*Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.\*

Chair: Councillor P. Singh

Vice-Chair: Councillor D. Chapman

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### Pages

#### 1. Commencement

The Planning and Strategic Initiatives Committee will begin immediately following the Community and Infrastructure Services Committee meeting, at approximately 7:00 p.m.

#### 2. Disclosure of Pecuniary Interest and the General Nature Thereof

*Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared, please visit [www.kitchener.ca/conflict](http://www.kitchener.ca/conflict) to submit your written form.*

### 3. Consent Items

*The following matters are considered not to require debate and should be approved by one motion in accordance with the recommendation contained in each staff report. A majority vote is required to discuss any report listed as under this section.*

3.1 None.

### 4. Delegations

*Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. All Delegations where possible are encouraged to register prior to the start of the meeting. For Delegates who are attending in-person, registration is permitted up to the start of the meeting. Delegates who are interested in attending virtually must register by 5:00 p.m. on December 2, 2024, in order to participate electronically.*

4.1 None at this time.

### 5. Discussion Items

5.1 None.

### 6. Public Hearing Matters under the Planning Act (advertised)

*This is a formal public meeting to consider applications under the Planning Act. If a person or public body does not make oral or written submissions to the City of Kitchener before the proposed applications are considered, the person or public body may not be entitled to appeal the decision to the Ontario Land Tribunal and may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal.*

6.1	Inclusionary Zoning - Updated Market Analysis, DSD-2024-498	75 m	3
	<i>(Staff will provide a 10-minute presentation on this matter.)</i>		

### 7. Information Items

7.1	Planning Quarterly (Q4) Report, DSD-2024-481	43
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### 8. Adjournment

**Mariah Blake**  
**Committee Coordinator**

**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** December 2, 2024

**SUBMITTED BY:** Rosa Bustamante, Director of Planning and Housing Policy, 519-783-8929

**PREPARED BY:** Elyssa Pompa, Policy Planner, 519-783-8943

**WARD(S) INVOLVED:** 3, 9, 10

**DATE OF REPORT:** November 21, 2024

**REPORT NO.:** DSD-2024-498

**SUBJECT:** Official Plan Amendment OPA24/013/COK/EP and Zoning Bylaw Amendment ZBA24/028/COK/EP – Inclusionary Zoning

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## **RECOMMENDATION:**

That the City-initiated Official Plan Amendment OPA24/013/COK/EP for the purposes of updating Inclusionary Zoning policies within Protected Major Transit Station Areas be adopted, in the form shown in the Official Plan Amendment attached to Development Services report DSD-2024-498 as Attachment 'A' and accordingly forwarded to the Region of Waterloo for approval; and further,

That the City-initiated Zoning By-law Amendment ZBA24/028/COK/EP to amend Zoning By-law 2019-051 and Zoning By-law 85-1, be approved in the form shown in the Proposed By-law Amendment attached to Report DSD-2024-498 as Attachment 'B' and Attachment 'C' respectively.

## **REPORT HIGHLIGHTS:**

- The purpose of this report is to share findings of a report prepared by retained consultants ("NBLC") on local market conditions, including engagement with the development industry, as directed by Council.
- The key finding of this report is that refinements to the Official Plan and Zoning By-law are recommended by staff in consideration of the NBLC report, conversations with the development industry, and the City's commitment to doing its part to enable and deliver affordable housing.
- There are no financial implications arising from this report.
- Community engagement included presenting report findings with members of the development industry and Kitchener Development Liaison Committee.
- This report supports Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.

## EXECUTIVE SUMMARY:

As part of its approval of Inclusionary Zoning in March 2024, Council directed staff to provide an updated report on current market conditions, carry out further consultation with industry, and make a recommendation as to whether the policy should commence in 2025, or be delayed or adjusted. In response, Staff retained N. Barry Lyons Consultants (NBLC) to prepare a report that provided an updated analysis of local market activity. The findings of this report indicated the economic landscape for high-density residential development in Protected Major Transit Station Areas (PMTSAs) has become significantly more challenging compared to five years ago. Key indicators of this shift in market conditions include:

- Strong population growth in the region. However, recent federal policy changes may slow this growth;
- Rising interest rates and high construction costs have reduced the feasibility of new housing projects across Ontario;
- New condominium sales are sluggish due to compressed demand, with resale market offering more attractive options to homebuyers; and
- Despite low vacancy rates, rental prices have stagnated due to a record number of completions last year and the recent decrease in international student visas.

The report concluded that implementing Inclusionary Zoning policy now, as planned for January 2025, could further delay the recovery of the residential construction market at transit-oriented sites and exacerbate current challenges in delivering housing in these areas.

During discussions with the development industry, members expressed concerns regarding the timing of Inclusionary Zoning implementation, given current market conditions. In response to the results of the NBLC report, validated by the discussions with the development industry, and recognizing the ability to enable affordable housing units in the short-term as part the City's Housing Accelerator Fund initiatives (i.e., providing city-owned land for affordable housing; affordable housing grant pilot; strategic land acquisition), staff recommends Official Plan and Zoning Bylaw amendments that will see the implementation of affordable units through inclusionary zoning commence on January 1, 2026, rather than January 2025 as originally proposed.

## BACKGROUND:

On March 18, 2024, Council adopted [Official Plan Amendment 48](#), [Amendment 2024-068 to Zoning By-law by law 2019-051](#) and [Amendment 2024-069 to Zoning By-law 85-1](#) that introduced Inclusionary Zoning policies and provisions. In addition, Council directed that:

“The City will prepare a report to Council before the end of 2024, 2026, 2028 and 2030, on local market conditions, including engagement with the development industry, and provide a recommendation on whether the Minimum Percentage of Gross Leasable Residential Floor Area to be provided as *affordable dwelling units* should be imposed or increased in January the following year; and if any of the Protected Major Transit Station Areas should be reclassified with as a different Market Area in Table 3. This report will analyse factors such as market rents, condominium sale prices, presales and market unit absorption, financing costs, construction costs, building permits, construction starts and lands sales.”

## REPORT:

Staff retained N. Barry Lyons Consulting (NBLC) to conduct a Supplementary Market Assessment (“report”) analysing recent local market activity and conditions, and to engage further with the development community. The report highlighted changes to several factors that have reduced the financial feasibility of development in Protected Major Transit Station Area (PMTSA) including interest rates, market rents, condominium sales prices, number of presales, construction costs, building permits and construction starts.

The report findings demonstrate the market and economic context for investing in new high density residential development is markedly more challenging than it was five years prior, as measured by multiple key indicators:

- **Population Growth:** Kitchener-Waterloo-Cambridge has continued to see strong population growth, largely driven by non-permanent residents. Signals indicate that this growth could slow as a result of recent Federal policy announcements related to cuts and caps to permanent and non-permanent resident targets;
- **Development Feasibility:** Rising interest rates and a 92% increase in construction costs since 2017 have significantly reduced the feasibility of new housing projects, leading to limited new launches and building permits in 2024;
- **Condominium Market Trends:** New condominium sales are sluggish, with only 10% of units released in 2024 having been sold – largely attributed to compressed demand. Relative affordability and choice in the resale market has eroded the attractiveness of purchasing in a pre-construction project.
- **Rental Market Outlook:** Although vacancy rates remain low, rental price growth has been dampened by record-high completions in 2023 and a decrease in international student visas.

The report concluded that implementing Inclusionary Zoning policy now, as planned for January 2025 could further delay the recovery of the residential construction market at transit-oriented sites and exacerbate current challenges in delivering housing in these areas.

Currently, there is no compelling justification for reclassifying the submarkets from their current “prime”, “established”, or “emerging” classifications within PMTSAs due to the significant lack of active projects and land transactions in all submarkets. Although the timeline for market recovery remains uncertain, broader market fundamentals indicate there will likely be a return to a strengthened housing market over time.

## What We Heard

NBLC, along with staff from the cities of Kitchener, Waterloo, Cambridge, and the Region of Waterloo, met with representatives from the Waterloo Region Homebuilders Association and Build Urban on October 17<sup>th</sup> to share the results of the report. The discussions were productive and centered on policy development and implementation strategies. While some disagreed with the Inclusionary Zoning framework in principle, many members shared their concerns with implementation at this time given continued market challenges. A letter outlining their position is included as Attachment E.

Staff heard that current economic conditions pose significant challenges in the construction of new housing, with uncertainty into 2025. Many expressed concerns in the lack of ability to adjust margins on mid-to-high density condominium projects due to increased costs as the market has tapered off.

The development industry in attendance strongly recommended that Inclusionary Zoning policy be delayed a year or until the market improves. Staff also heard concerns that implementing Inclusionary Zoning policy in a challenging market could hinder the supply of new housing. It was also suggested that staff work with the development industry to establish numerical benchmarks that can be used to trigger when the policy would be implemented, paused or ramped up.

### **Planning Rationale**

The following section provides an analysis of applicable Provincial, Regional and local policies.

### **Planning Act, R.S.O. 1990, c. P.13 25:**

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (j) the adequate provision of a full range of housing, including affordable housing;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (n) the resolution of planning conflicts involving public and private interests;
- (p) the appropriate location of growth and development

The legislative authority for IZ is included within Planning Act sections 16(4-13); 16(24.1.2-24.1.3); 16(36.1.2); 34(11.0.6); 34(19.3-19.3.1); 35.2(1-9) and Ontario Regulation 232/18. In particular, the above-referenced sections:

- Prescribe that IZ policies must be preceded by an assessment report that includes specified content and analysis and must be updated every 5 years;
- Set out the prescribed content and details of IZ Official Plan policies and Zoning By-laws; and
- Require municipalities to report on IZ biennially.

These matters of provincial interest are addressed and are implemented through the Provincial Planning Statement, Regional Official Plan, and the City's Official Plan. The NBLC report that supports the proposed policy direction is based on current market conditions. Updates to the Inclusionary Zoning policy may be warranted in response to market and regulatory changes.

### **Provincial Planning Statement, 2024**

On August 19, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement, 2024 (PPS, 2024) which is the new integrated province-wide land use planning policy document. The PPS, 2024 replaces the Provincial Policy Statement, 2020

and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, with a singular Provincial Planning Statement which came into effect on October 20, 2024.

The PPS, 2024 provides policy direction on matters of provincial interest related to land use planning and development. Section 2.2.1b) of the 2024 PPS promotes all types of residential intensification, and sets out a policy framework for sustainable, healthy, livable, and safe communities.

The PPS, 2024 promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting public health, and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The staff recommendation of delaying the commencement of the Inclusionary Zoning policy, supports the PPS by maintaining opportunities for residential development, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types.

### **Region of Waterloo Official Plan, 2010**

The Region of Waterloo Official Plan stipulates that growth be directed to the Built Up Area to make better use of infrastructure that can assist in transitioning the Region into an energy efficient, low carbon community. Section 2 of the Regional Official Plan directs by requiring Area Municipalities to plan for a range of housing forms, tenures and affordability to satisfy the various physical, social and economic needs of existing and future residents.

- 2.3                      Promote Transit Oriented Development with a diverse mix of land uses, housing types and open spaces in close proximity to each other.

Delaying the commencement of the Inclusionary Zoning policy encourages an appropriate mix of market-based residential dwelling types. The staff recommendation is consistent with the Region of Waterloo Official Plan by continuing to encourage an appropriate mix of housing types.

### **Kitchener Official Plan, 2014**

The City of Kitchener provides the vision for long-term land use for Kitchener. This is further articulated and implemented through the guiding principles, goals, objectives, and policies set out in the Plan. The vision strives to build a safe, complete, and healthy community. Official Plan policies 4.C.1.55-57 set out an approach to monitoring and adjusting the IZ policies.

- 4.C.1.55              The *City* shall prepare an assessment report a minimum of every 5 years, in accordance with the Provincial requirements, for the purpose of determining whether any Inclusionary Zoning policies in this Plan should be amended.

- 4.C.1.56 The *City*, together with the *Region*, shall monitor the impact of Inclusionary Zoning on the *affordable* housing supply and will prepare and make publicly available a report every two years in accordance with Provincial requirements. The report will contain information including:
- a) the number of *affordable dwelling units*;
  - b) the types of *affordable dwelling units*;
  - c) the location of the *affordable dwelling units*;
  - d) the range of household incomes for which the *affordable dwelling units* were provided;
  - e) the number of *affordable dwelling units* that were converted to units at market value; and
  - f) the proceeds (if any) that were received by the municipality from the sale of *affordable dwelling units*.

The *City* may initiate amendments to these policies in response to the findings of this report in advance of the 5-year assessment report update.

- 4.C.1.57 The City will prepare a report to Council before the end of 2024, 2026, 2028 and 2030, on local market conditions, including engagement with the development industry, and provide a recommendation on whether the Minimum Percentage of Gross Leasable Residential Floor Area to be provided as *affordable dwelling units* should be imposed or increased in January the following year; and if any of the Protected Major Transit Station Areas should be reclassified with as a different Market Area in Table 3. This report will analyse factors such as market rents, condominium sale prices, presales and market unit absorption, financing costs, construction costs, building permits, construction starts and lands sales.

Policy 4.C.1.57 sets out the process for Inclusionary Zoning biennial reports on local market housing conditions and recommendations and potential policy adjustments in response to these findings. This report to Council fulfills this requirement for 2024.

Staff continue to place critical importance on externally communicating the long-term intent of the policy so that the development community and landowners can consider Inclusionary Zoning as part of their purchase decisions and minimize impacts on market housing. Staff’s recommendation includes a change to the date of implementation from January 2025 to January 1, 2026 in the Official Plan (shown in Table 1 in this report).

**Table 1. Revised date of Inclusionary Zoning Set-Aside Requirements proposed in the Official Plan**

Market Area	Protected Major Transit Station Area	Minimum Percentage of Gross Leasable Residential Floor Area to be provided as affordable dwelling units by date of building permit issuance			
		<del>2025-2026</del>	2027-2028	2029-2030	2031+



Prime	<ul style="list-style-type: none"> <li>• Central</li> <li>• Victoria Park and Kitchener City Hall</li> <li>• Queen and Frederick</li> </ul>	2%	2-3%	2-4%	5%
Established	<ul style="list-style-type: none"> <li>• Grand River Hospital</li> <li>• Kitchener Market</li> <li>• Borden</li> <li>• Mill</li> </ul>	1%	1-2%	1-3%	5%
Emerging	<ul style="list-style-type: none"> <li>• Block Line</li> <li>• Fairway</li> <li>• Sportsworld</li> </ul>	0%	0-1%	0-2%	5%

Directing growth towards Protected Major Transit Station Areas to enhance vibrancy and leverage investment in the ION LRT are key objectives of the Official Plan. The Inclusionary Zoning policy seeks to balance the objective of increasing the supply of affordable housing with market feasibility to ensure continued viability of residential development. The program is designed to function in response to market changes and grounded in maintaining market viability. Where market conditions improve or decline, the City shall adapt the IZ program accordingly, at the biennial monitoring reports or at the time of the five-year municipal Inclusionary Zoning Assessment Report.

## Planning Conclusion

The staff recommendation has regard for matters of Provincial interest, is consistent with the Provincial Planning Statement (2024) and the Region of Waterloo Official Plan, implements the objectives and policies of the Kitchener Official Plan and represents good planning.

Shifting the commencement of the Inclusionary Zoning policy to January 1, 2026 provides an opportunity for staff and municipal team to adequately assess market viability of Inclusionary Zoning and provide a more fulsome analysis and engagement with the broader community and development industry.

Inclusionary Zoning policy is one of nine Housing Accelerator Fund (HAF) initiatives the City of Kitchener is committed to implementing as part of its contribution agreement with the Canadian Mortgage and Housing Corporation (CMHC). Through other HAF initiatives, City Staff are now administering a grant program for non-profits that will support the development of at least 260 units of affordable housing and is working with non-profits to develop affordable housing on three City-owned sites, resulting in the creation of at least 105 new units of affordable housing. The HAF agreement also commits the City to acquiring new land for affordable housing. The current contribution agreement requires that the City demonstrate that implementing IZ policies has resulted in the creation of 21 new affordable dwelling units over the course of the program period. There may be an opportunity to request that these units be reallocated to another HAF initiative and still achieve the overall number of HAF incentivized units that are required by September 2026.

2024 saw a continued slowdown in housing development in Kitchener. As of September 2024, the City has achieved 59% of the identified Housing Pledge target. Although designed to function in response to market changes and grounded in maintaining market viability, it is important to reiterate the critical importance on the long-term intent of the Inclusionary Zoning policy. The Staff recommended IZ policy, together with addressing Council's direction to frequently monitor and adjust the requirements as market conditions evolve, in consultation with the development industry, will allow not only the City of Kitchener, but the Region of Waterloo as a whole, display a commitment to using the policy tools within our jurisdiction to deliver on affordable housing objectives.

## **STRATEGIC PLAN ALIGNMENT:**

This report supports **Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.**

## **FINANCIAL IMPLICATIONS:**

None.

## **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting.

The statutory public meeting was advertised in the Waterloo Record on November 8, 2024, EngageWR and an email notice of the meeting was sent to all parties who had previously expressed interest in the project.

CONSULT – Staff from cities of Kitchener, Waterloo, Cambridge, and the Region of Waterloo met with representatives from the Waterloo Region Homebuilders Association and Build Urban on October 17. Kitchener staff also met with members of the Kitchener Development Liaison Committee on October 18.

## **PREVIOUS REPORTS/AUTHORITIES:**

- [DSD -20- 006](#) Affordable Housing Strategy Phase 2: Housing Needs Assessment
- [DSD -20- 150](#) Inclusionary Zoning for Affordable Housing: Background and Fiscal Impact Analysis
- [DSD -2022- 281](#) Growth Related Funding Tools — Cumulative Impact Assessment
- [DSD -2022- 501](#) Bill 23 More Homes Built Faster Act — Kitchener Comments
- [DSD -2023- 071](#) Inclusionary Zoning for Affordable Housing: Status Update
- [DSD -2023- 258](#) Inclusionary Zoning — Policy and Implementation Directions
- [DSD -2024-029](#) Official Plan Amendment OPA23/015/ K/TD and Zoning Bylaw Amendment ZBA23/ 027/ K/ TD — Inclusionary Zoning
- [DSD-2024-111](#) Official Plan Amendment and Zoning By-law Amendment, DSD-2024-029 and Follow-up Report
- [Provincial Planning Statement, 2024](#)
- [Planning Act, R.S.O. 1990](#)
- [Residential Tenancies Act, 2006](#)

- [Housing Services Act, 2011](#)
- [Regional Official Plan, 2010](#)

**COAUTHORS:** Tim Donegani, Senior Planner, City of Kitchener  
Michelle Lee, Executive Officer to the CAO, City of Waterloo  
Douglas Stewart, Senior Planner – Affordable Housing, City of Waterloo  
Judy Maan Miedema, Principal Planner, Region of Waterloo  
Matt Blevins, Senior Planner – Reurbanization, City of Cambridge

**REVIEWED BY:** Natalie Goss, Manager, Policy and Research

**APPROVED BY:** Justin Readman, General Manager of Development Services

**ATTACHMENTS:**

Attachment A – By-law to amend the Official Plan  
Attachment B – Proposed Bylaw to amend Zoning By-law 2019-51  
Attachment C – Proposed By-law to amend Zoning By-law 85-1  
Attachment D – 2024 Supplementary Market Assessment by NBLC  
Attachment E – Build Urban and WRHBA Joint Letter

AMENDMENT NO. X TO THE OFFICIAL PLAN  
OF THE CITY OF KITCHENER

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CITY OF KITCHENER

AMENDMENT NO. X TO THE OFFICIAL PLAN  
OF THE CITY OF KITCHENER

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CITY OF KITCHENER

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APPENDICES

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APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – December 2, 2024
APPENDIX 3	Minutes of the Meeting of City Council – December 16, 2024

## AMENDMENT NO. X TO THE OFFICIAL PLAN OF THE CITY OF KITCHENER

### **SECTION 1 – TITLE AND COMPONENTS**

This amendment shall be referred to as Amendment No. X to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive.

### **SECTION 2 – PURPOSE OF THE AMENDMENT**

The purpose of this Official Plan Amendment is to modify Inclusionary Zoning policies that will permit the City to require affordable housing units in new developments to be included as part of other housing development within Protected Major Transit Station Areas (“PMTSAs”).

The amendment is to modify the commencement of Inclusionary Zoning date of building permit issuance from 2025 to January 1, 2026.

### **SECTION 3 – BASIS OF THE AMENDMENT**

Section 16(4)-16(13) of the Planning Act provides that municipal Official Plans may contain policies authorizing Inclusionary Zoning by requiring the inclusion of affordable housing units within buildings containing other residential units. These sections along with Ontario Regulation 232/18 outline the required processes and prescribed content of Official Plan policies authorizing Inclusionary Zoning. The requirements have been met in the preparation of this amendment.

The amendment is to modify the commencement of Inclusionary Zoning date of building permit issuance from 2025 to January 1, 2026.

This Official Plan amendment has regard for matters of provincial interest, is consistent with and conforms to the Provincial Planning Statement (2024) and the Region of Waterloo Official Plan as amended.

### **SECTION 4 – THE AMENDMENT**

The City of Kitchener Official Plan is hereby amended as follows:

The year “2025” be replaced with the year “2026” in Table 3: Inclusionary Zoning Set-Aside Requirements.

Advertised in The Record – November 8, 2024

## NOTICE OF PUBLIC MEETING

proposing changes to Inclusionary Zoning  
requirements in protected major transit station areas

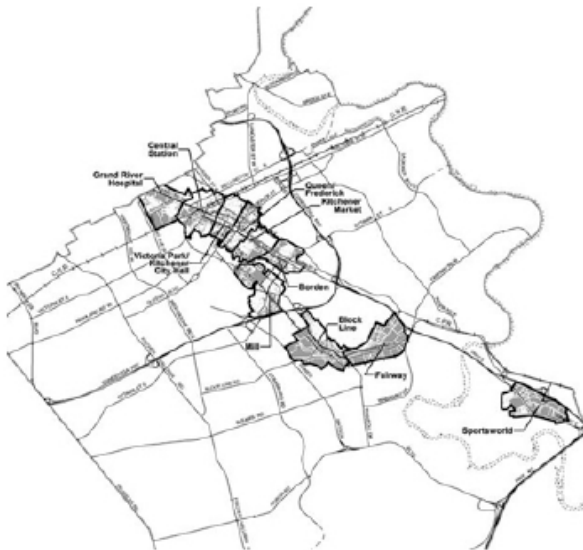


### Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **December 2, 2024**

Location: **Council Chambers,  
Kitchener City Hall  
200 King Street West  
or Virtual Zoom Meeting**



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- Watch a meeting

**Elyssa Pompa, Planner (Policy)**  
[elyssa.pompa@kitchener.ca](mailto:elyssa.pompa@kitchener.ca)  
519.783.8943

To learn more visit:  
**[www.engagewr.ca/  
inclusionary-zoning](https://www.engagewr.ca/inclusionary-zoning)**

The City of Kitchener will present a report to Kitchener Council on local market conditions and provide a recommendation to Council that Inclusionary Zoning commence in 2026.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives  
Committee – December 2, 2024





BY-LAW NUMBER XXX  
OF THE  
CORPORATION OF THE CITY OF KITCHENER  
(Being a by-law to amend By-law 2019-051 known as the  
Zoning By-law 2019 for the City of Kitchener – Inclusionary  
Zoning)

WHEREAS it is deemed expedient to amend By-law 2019-051;

NOW THEREFORE the Council of the Corporation of the City of Kitchener  
enacts as follows:

1. Section 4.3 c) of By-law Number 2019-051 is amended to add the portions of the below text that are highlighted in grey and delete portions of the below text with a strikethrough:

“xi) The portion of any *development* that has received a ‘shell’ building permit prior to January 1, ~~2025~~ 2026.”

2. This By-law shall become effective when Official Plan Amendment No. xx (Inclusionary Zoning Update), comes into effect pursuant to Section 24(2) of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

PASSED at the Council Chambers in the City of Kitchener this       day of       ,  
2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

BY-LAW NUMBER xxx  
OF THE  
CORPORATION OF THE CITY OF KITCHENER  
(Being a by-law to amend By-law 85-1 known as the Zoning  
By-law for the City of Kitchener – Inclusionary Zoning)

WHEREAS it is deemed expedient to amend By-law 85-1;

NOW THEREFORE the Council of the Corporation of the City of Kitchener  
enacts as follows:

1. Section 5.34 c) of By-law Number 85-1 is amended to add the portions of the below text that are highlighted in grey and delete portions of the below text with a strikethrough:

“xii) The portion of any development that has received a ‘shell’ building permit prior to January 1, ~~2025~~ 2026.”

2. This By-law shall become effective when Official Plan Amendment No. xx (Inclusionary Zoning Update), comes into effect pursuant to Section 24(2) of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

PASSED at the Council Chambers in the City of Kitchener this       day of       , 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# 2024 Residential Market Update

*IZ policy review for Municipal Partners:  
Kitchener, Waterloo & Cambridge*

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NBLC

October 2024

# Demographic Overview

## Kitchener-Waterloo-Cambridge

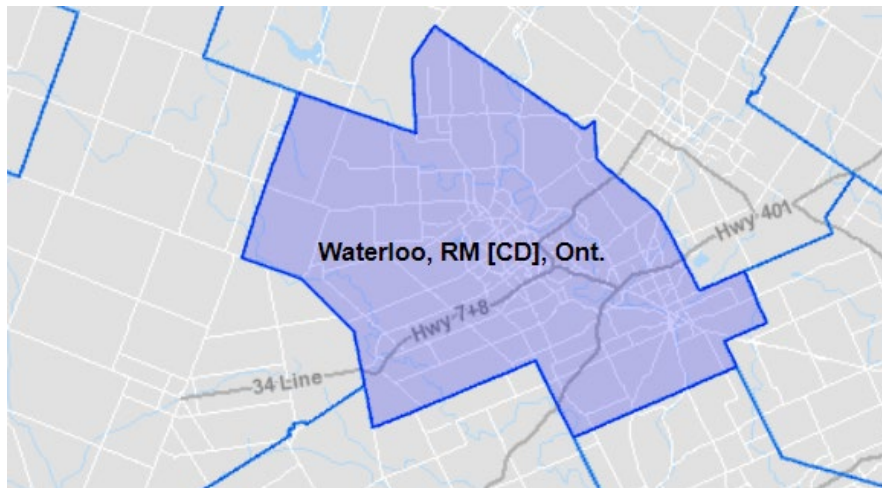
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# Demographics: Population Growth

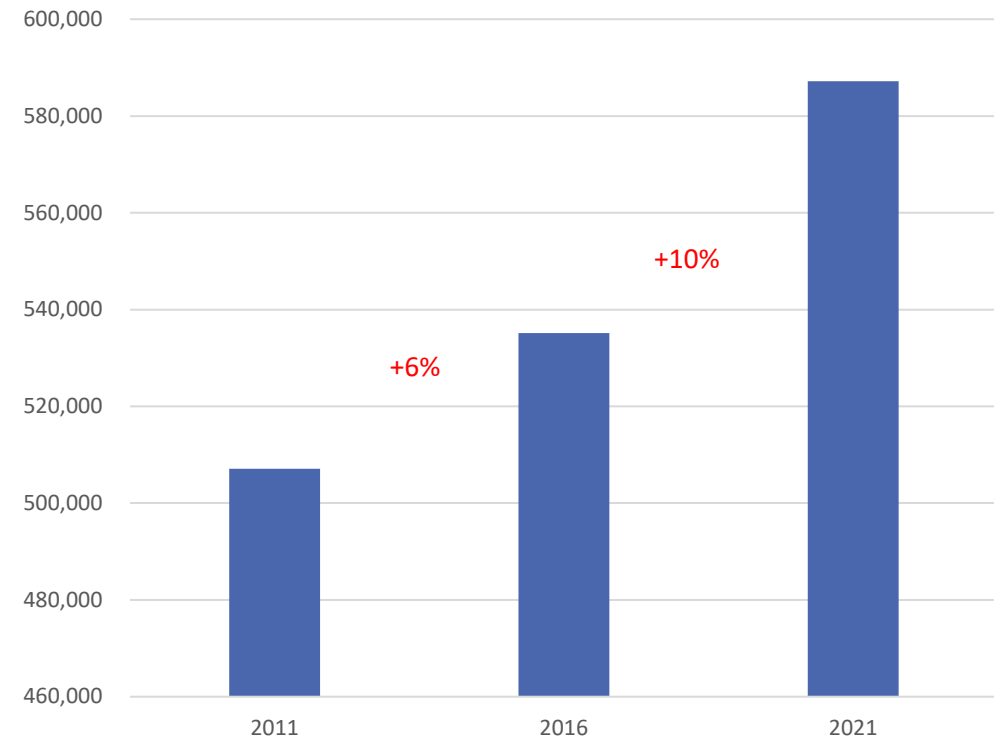
## Rapid Population Growth in Recent Years

**Strong Population Growth Recorded:** Between the 2016 and 2021 Census Period, the population of the Waterloo Census Division (CD) rose 10% (52,000+ persons), well above the 4.6% growth rate in the City of Toronto and 5.8% in Ontario.

**Why?** Strong tech industry, proximity to Toronto, post-secondary institutions, and immigration fuel Kitchener-Waterloo's population growth.



**Population Growth: Waterloo Census Division**  
2011 - 2021



Data source: Statistics Canada

# Demographics: Population Growth

## Non-Permanent Residents Driving Population Growth

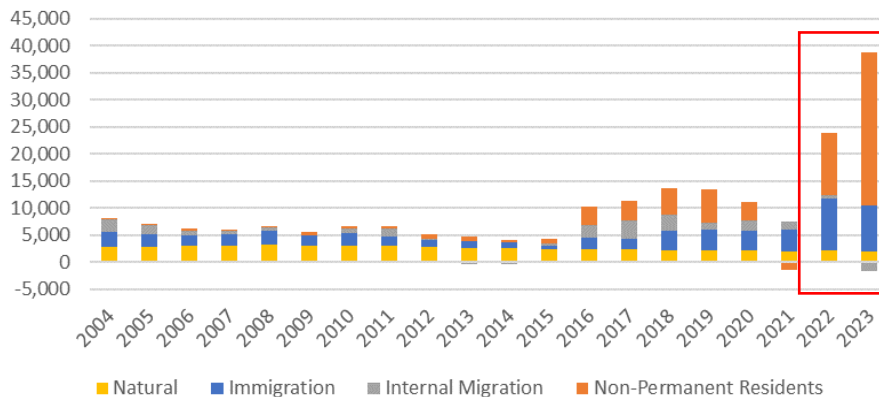
**Population Growth Pre-COVID:** The Waterloo CD population growth before 2020 was driven by immigration, internal migration, non-permanent residents (NPRs), and natural increase. Growth was significantly higher from 2016 to 2020 compared to the previous decade.

**Impact of COVID-19:** The pandemic caused a sharp decline in population growth in 2021, especially among non-permanent residents, largely due to the decrease in international post-secondary students.

**Post-Pandemic Recovery:** In 2023, the Waterloo CD saw record-high population growth, with 8,580 immigrants and 28,175 non-permanent residents, surpassing pre-COVID figures. Internal migration, however, fell below the 10-year average.

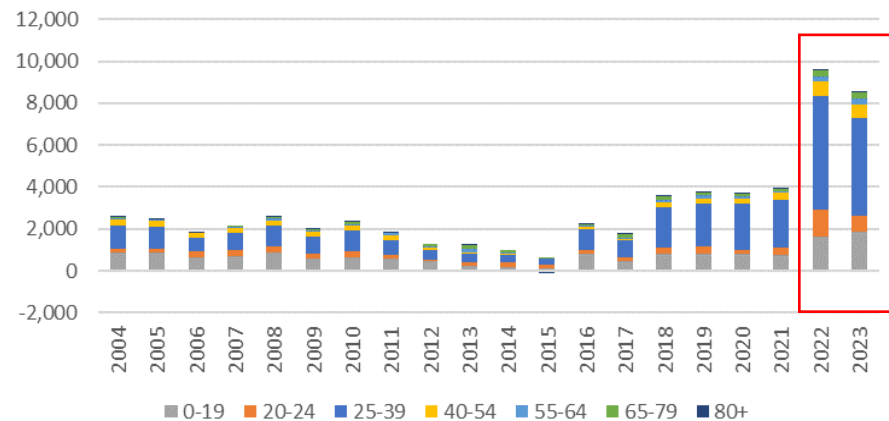
**Changes to come:** Notwithstanding this growth, very recent Federal announcements could have a meaningful impact on the trajectory of population growth in the near term. Canada's 2025–2027 Immigration Levels Plan is expected to result in a marginal population decline of 0.2% in both 2025 and 2026 before returning to a population growth of 0.8% in 2027.

Components of Population Growth  
Waterloo Census Division: 2004 to 2023



Data source: Statistics Canada

Immigration by Age  
Waterloo Census Division: 2003 to 2022



Data source: Statistics Canada

# Residential Market Overview

## Kitchener-Waterloo-Cambridge

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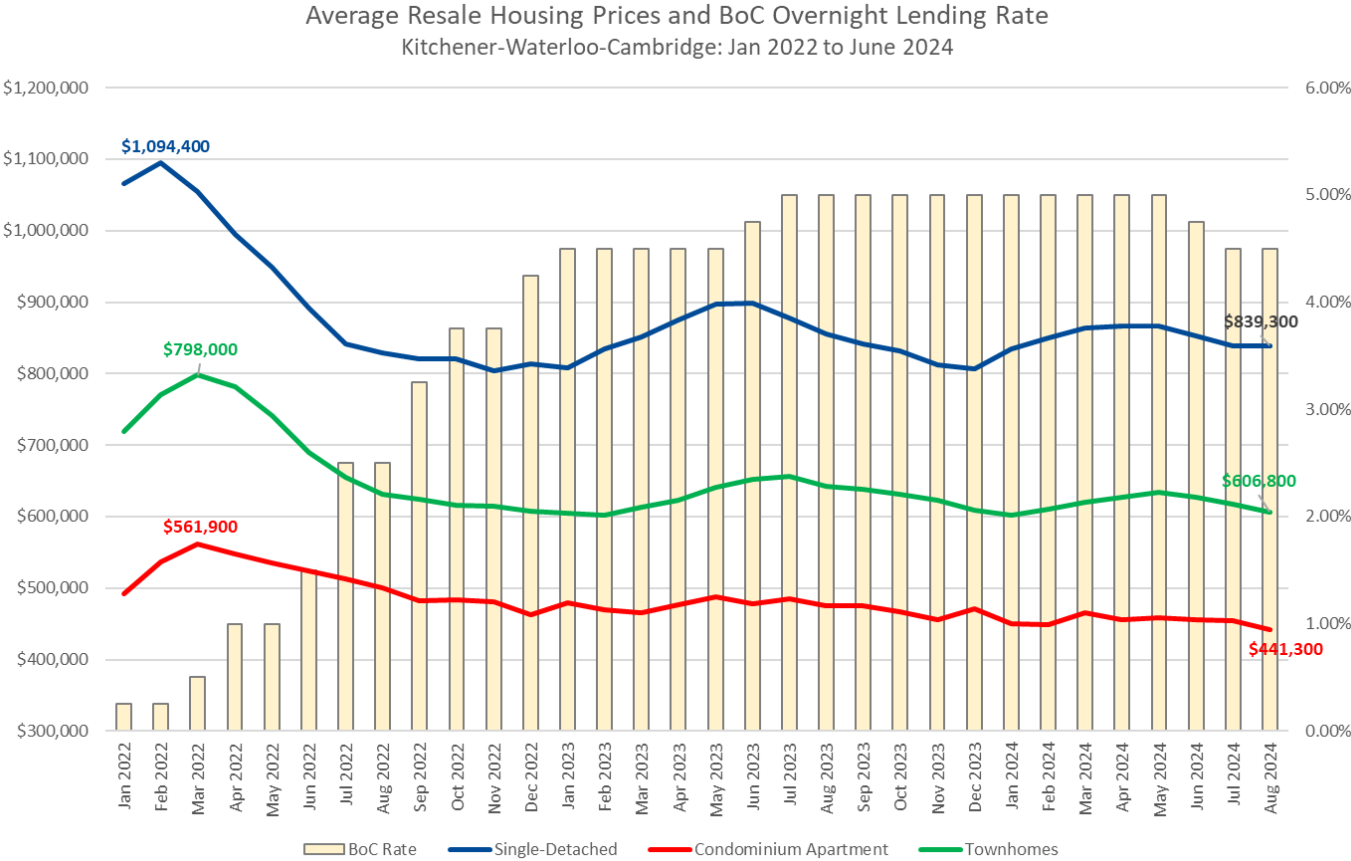
# Residential Market Overview

## Interest Rates Had Substantive Impact on Demand

**Impact of Interest Rate Hikes:** The Bank of Canada raised interest rates seven times in 2022 and three times in 2023, leading to higher borrowing costs and a decline in housing prices in KWC—single-detached homes, condos, and townhomes fell by 27-30% between early 2022 and June 2024.

**Effect on New Development:** Higher interest rates (borrowing costs) and weaker new sale demand has eroded feasibility of new projects.

**Recent Rate Reductions:** The Bank of Canada lowered the overnight rate to 4.75% in June 2024, followed by another reduction in July and again in October. However, both the new and resale market have yet to recover and the timeline for a rebound remains uncertain.



Data source: CREA, Bank of Canada

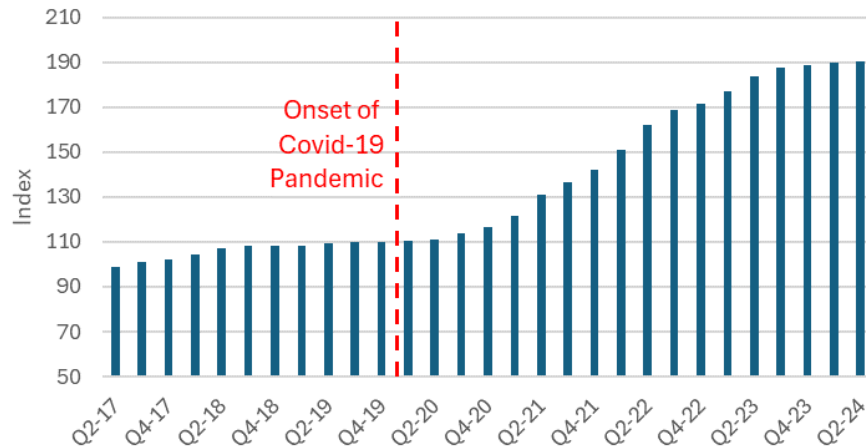
# Residential Market Overview

## Rising Construction Costs Across Ontario

**Post-Pandemic Surge:** After a period of relative stability, hard construction costs surged by 18% in 2021, 24% in 2022, and 13% in 2023, driven by supply chain disruptions, material costs, skilled labor shortages, and rising borrowing costs.

**Broader Impact:** Construction costs are 92% higher than in 2017, affecting housing development feasibility across Ontario, including KWC, with limited expectations for a return to pre-pandemic costs.

Residential Building Construction Price Index  
Toronto CMA: Q2-2017 to Q2-2024



Data source: Statistics Canada



# Apartment Market Context

## Impacts of Rising Costs and Falling Demand

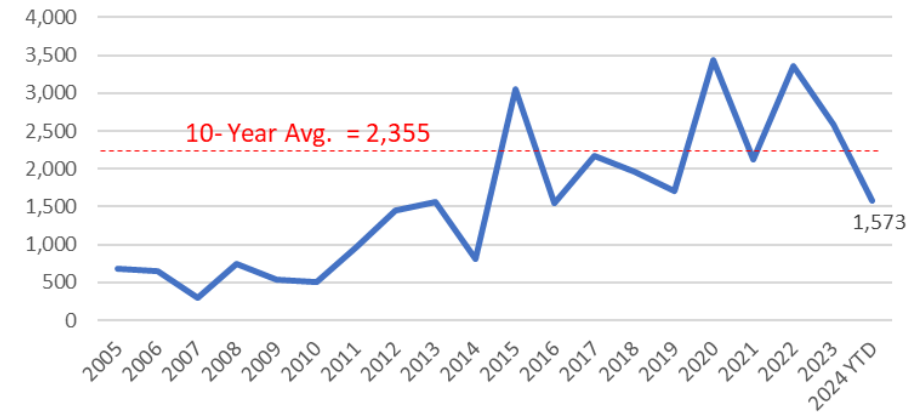
As of 2023, apartment starts began to trend downwards in KWC; largely a function of suppressed demand and broader economic challenges that have eroded development feasibility.

During 2023, there was a record high level of apartment completions for both condominium and rental tenure in KWC, totaling 2,171 condo completions and 1,397 rental completions. These completions have contributed to softness in the market, adding new supply and choice to both the private rental and resale market.

As construction starts decline, completions are expected to taper off in the coming years. Combined with anticipated population growth, this will present challenges for meeting demand in future years.

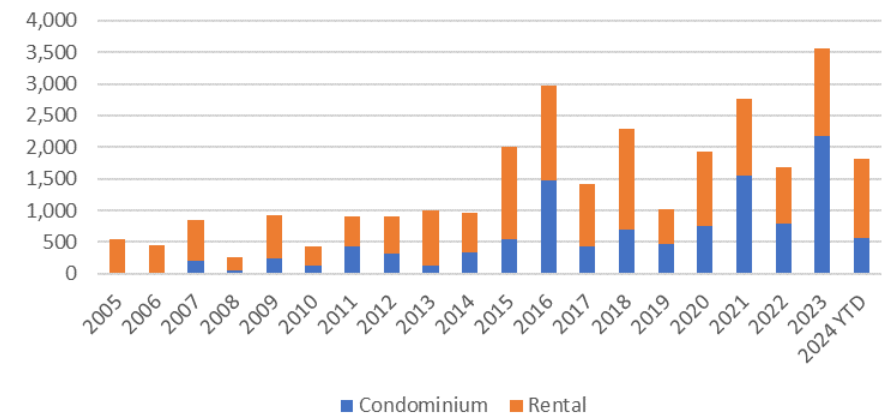
Historical Apartment Starts

KWC: 2004-2023



Apartment Completions by Tenure

KWC: 2004 to 2023



Data source: CMHC

# Apartment Market Overview

## Kitchener-Waterloo-Cambridge

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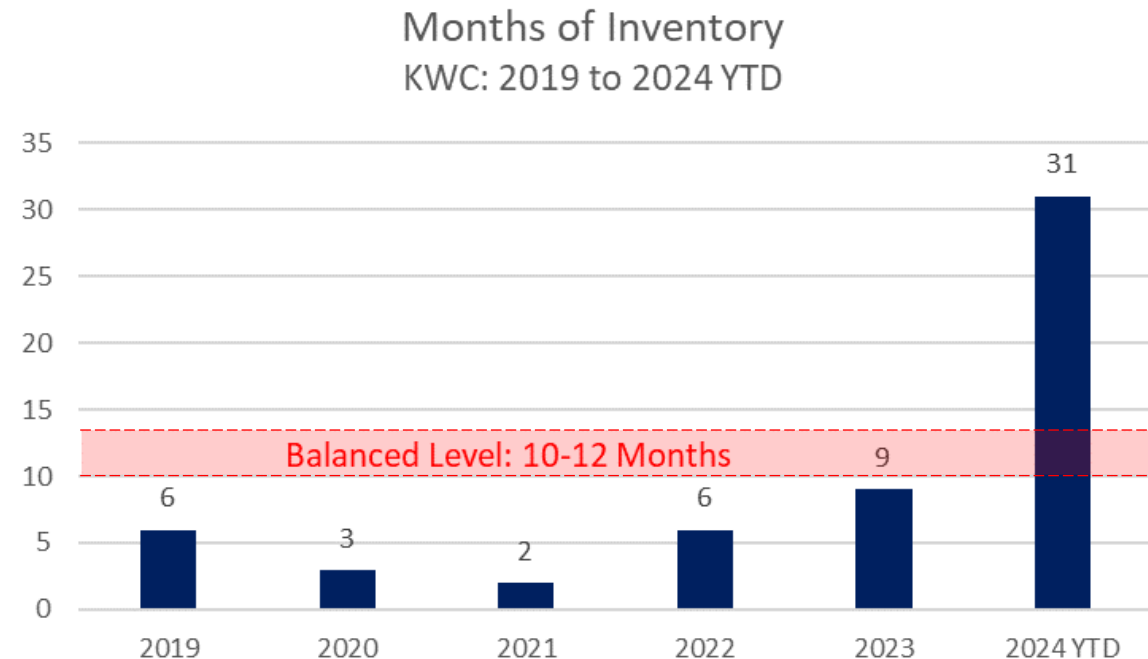
# New Condominium Apartment Market

## Sluggish Absorption in 2024

During the 12-month period to August 2024, the KWC market had just under 2,500 active unsold condominium units, representing 31 months of supply, about three times-higher than a balanced level of 10-12 months.

Between 2019 and 2023, the market generally had less than 10 months of unsold supply.

This significant increase in available units throughout pre-selling and recently completed projects with standing inventory highlights a major shift in market conditions.



Data source: Altus Data Studio



# New Condominium Apartment Market

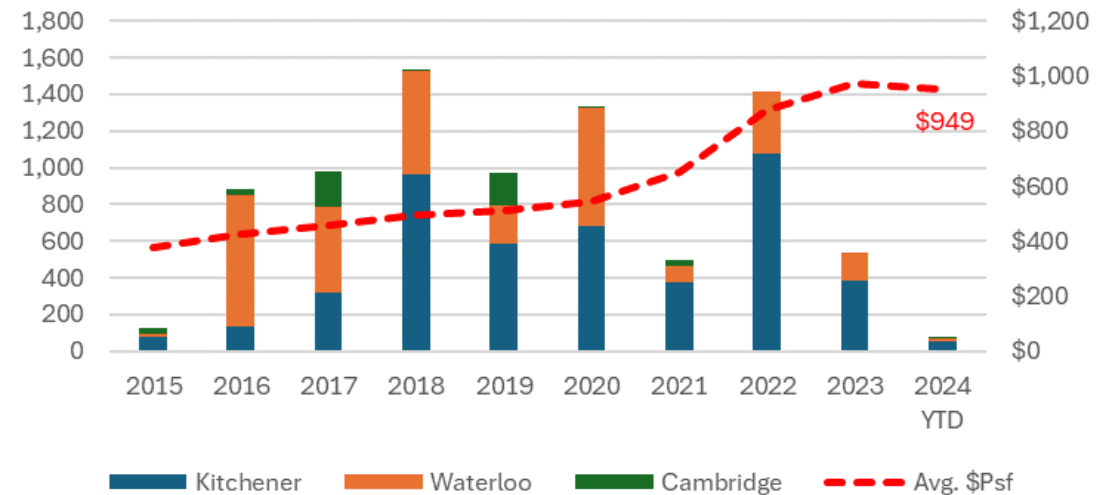
## Soft Market Conditions in 2024

New condominium apartment sales in KWC have significantly declined since 2022, reflecting dampened demand and rising construction costs across the region. There were only 80 sales recorded during the first three quarters of 2024, down from 539 sales in 2023, and 1,412 in 2022.

The average price-per-square-foot (PSF) peaked in 2023, averaging \$973 psf, dropping to \$949 psf during 2024 YTD.

The pre-construction condominium market in KWC has been heavily reliant on investors, but rising purchase prices and carrying costs have made investment units less profitable. High purchase prices, interest rates and a glut of recent completions have put investors on the sidelines until market conditions improve.

Average Sales Vs Average PSF (\$)  
KWC: 2015 to 2024 YTD



Data source: Altus Data Studio

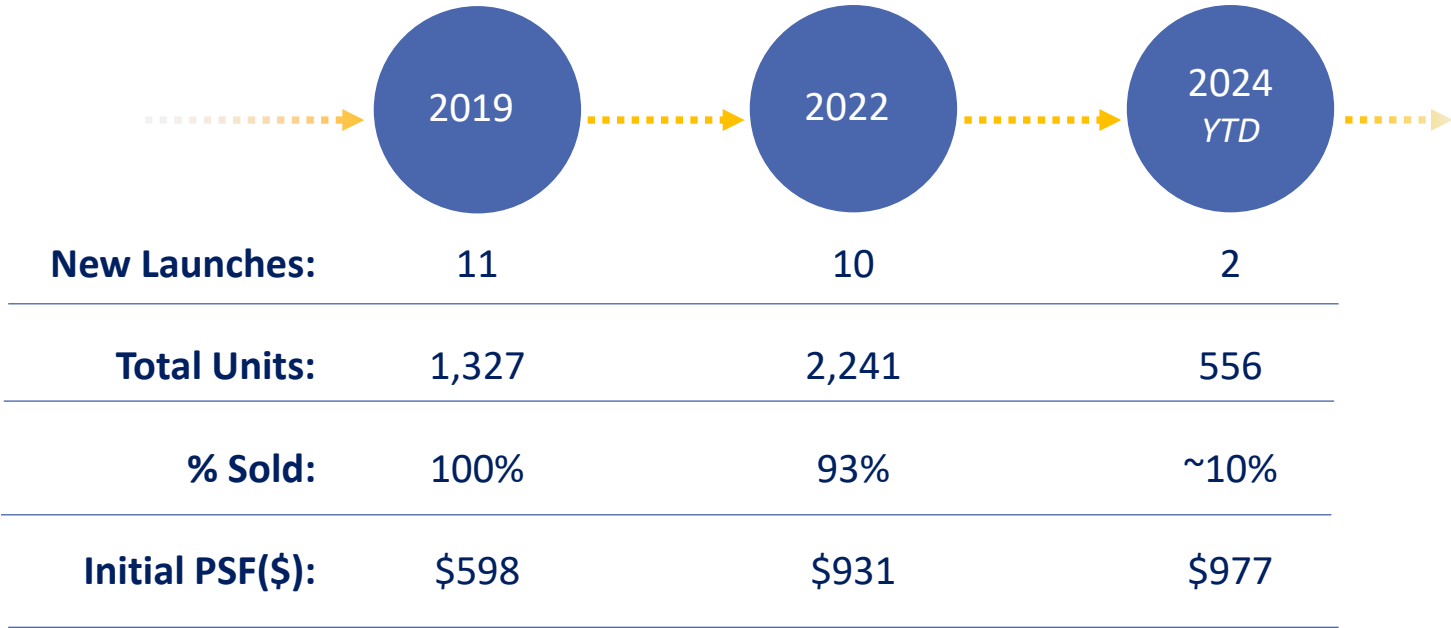
# New Condominium Apartment Market

## Spotlight on Condo Launch Activity

Despite average pricing trending upwards, there have been few new condominium project launches in 2024.

High initial pricing across 2024 project launches are not indicative of demand, as sales have been very slow. However, developers will be reluctant to adjust pricing for reasons related to financial viability and market confidence.

The prices being sought at recent launches reflect what is required from a pro forma standpoint to support a viable project. However, with 556 new units launched in 2024, only about 10% of these units have sold. This dynamic suggests that market demand is not currently available at pricing approaching \$1,000 per square foot.



*Data source: Altus Data Studio*

# Resale Condominium Apartment Market

## Soft Market Conditions

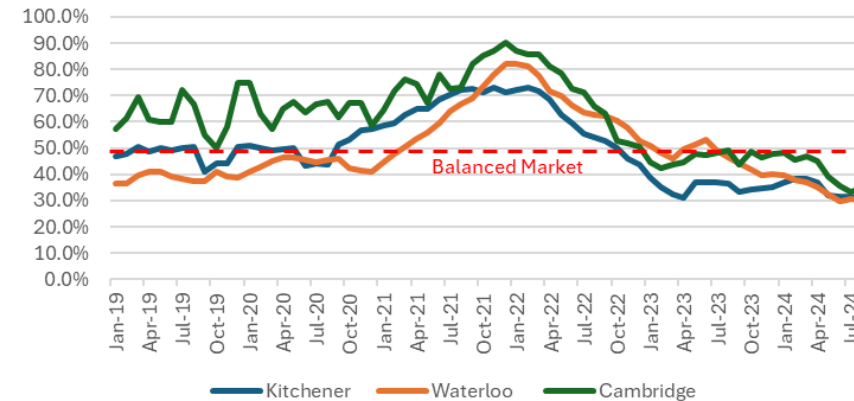
The resale apartment market in KWC peaked in early 2022, prior to monetary policy changes to curb persistent post-pandemic inflation. Following aggressive interest rate hikes, the resale market steadily declined throughout the summer of 2024.

During 2022, the average sales-to-new-listings ratio surged to 70-90%, but by July 2024, it had dropped to 30-40%, well below the balanced market threshold of 50%.

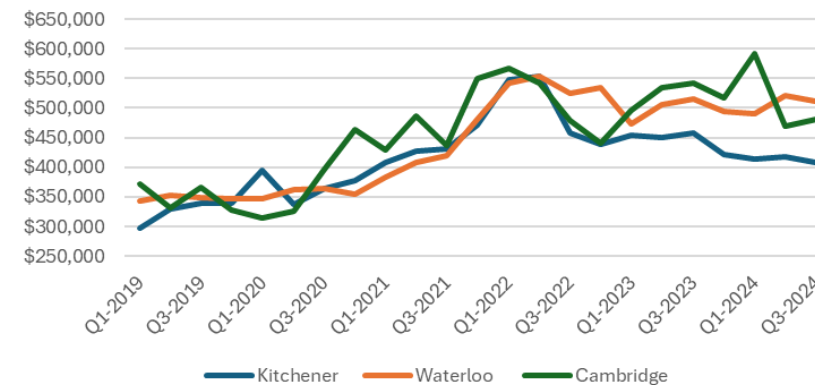
Average prices for resale apartments fell from a peak of approximately \$550,000 during Q1-2022, to \$467,000 during Q3-2024, representing a price decline of approximately 15%.

With a large number of recent new apartment completions and softness in the resale market, there is little incentive for prospective purchasers to consider a new pre-construction unit at pricing well above that of a recently constructed resale unit.

Historical Sales-To-New-Listings  
KWC: 2019 to 2024 YTD



Avg. Resale Price for Condominium Apartments  
KWC: Q1-2019 to Q3-2019



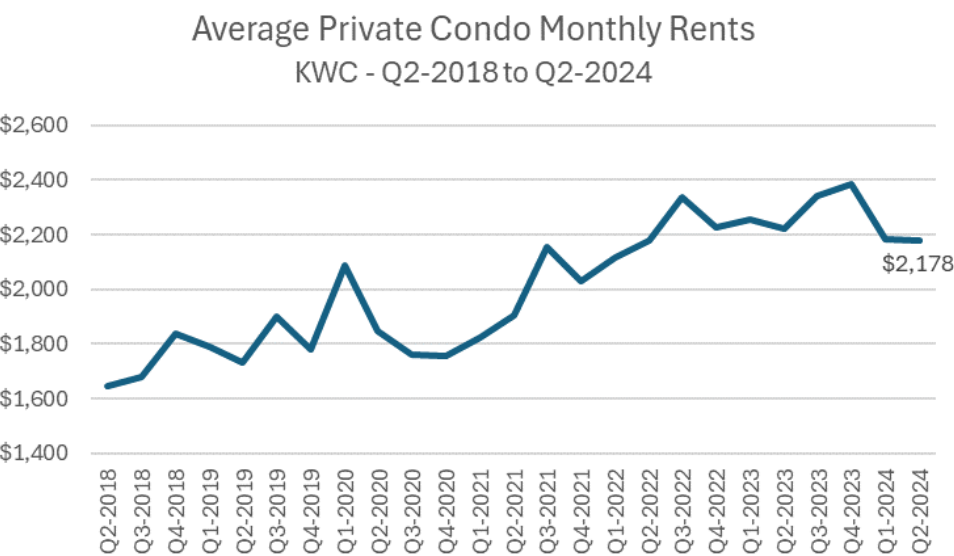
Data source: TRREB



# Rental Apartment Market

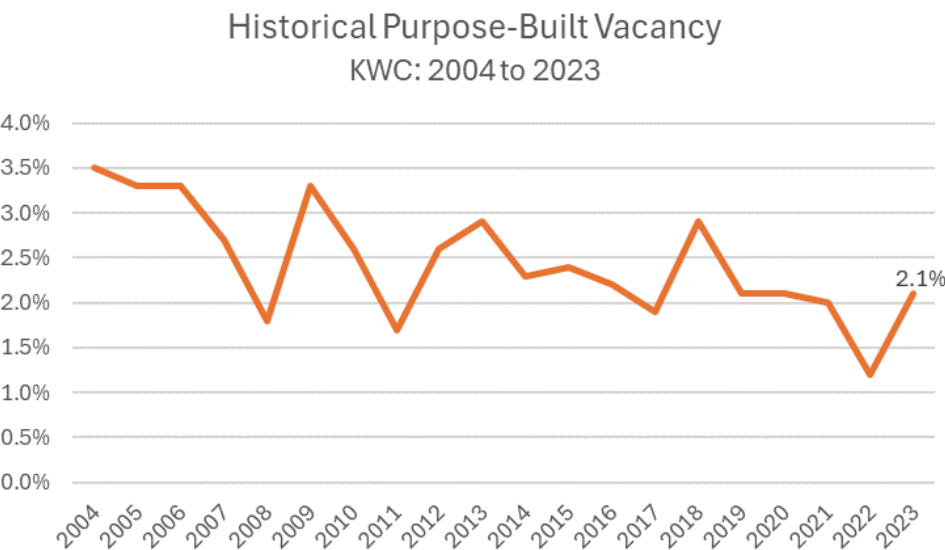
## Average Rents Dampened in 2024

After hitting a peak in Q4-2023, average rents in KWC began to soften leading to Q2-2024. This softening was largely a function of record-high apartment completions during 2023 which increased supply coupled with weakened demand due to a decline in international student permits.



Data source: CMHC

The rental market has historically remained tight, with a vacancy rate generally below a balanced level of 3-5% between 2004 and 2023.



Data source: CMHC

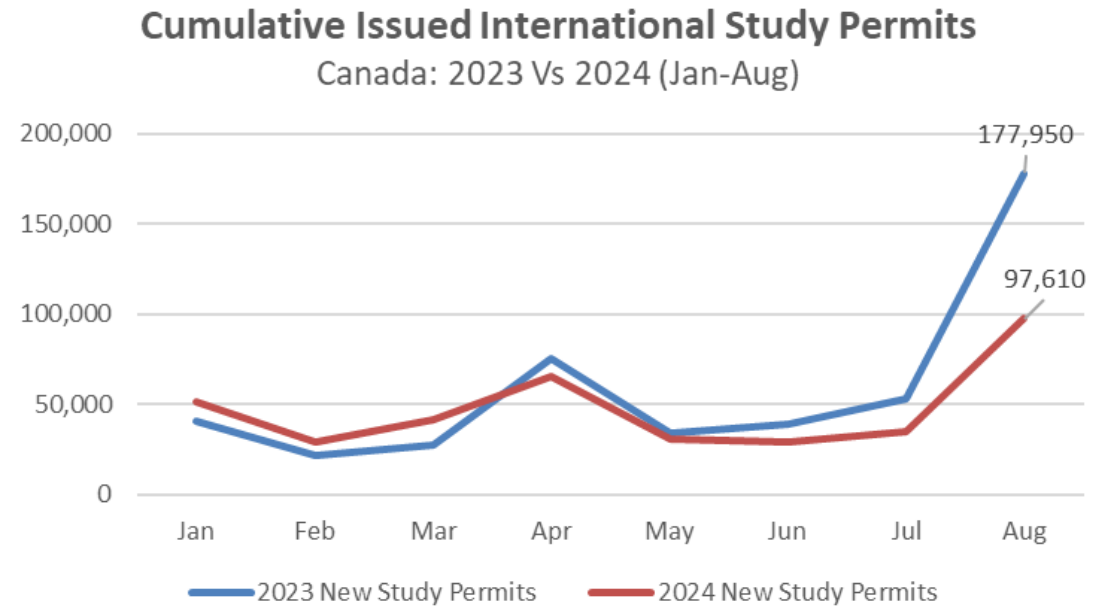
# Rental Apartment Market

## Recent Sharp Decline in International Study Permits

Recent data shows a significant decline in Canadian international study permits ahead of the September 2024 school year. By August 2024, total permits reached 97,610, a 45% decrease from 177,950 in the same period in 2023. This drop correlates with stricter financial requirements and government-imposed institutional capacity limits.

Effective January 1, 2024, study permit applicants were required to demonstrate they had \$20,635 in funds, in addition to covering their first year of tuition and travel costs. This was an increase from the previous threshold of \$10,000, which had remained unchanged since the early 2000s. The update aimed to better reflect the rising cost of living and prevent students from facing financial hardship upon arrival in Canada.

While the decline in international student permits may soften rental demand in the near term, KWC still faces tight rental market conditions. The region continues to experience population growth, low vacancy rates, and sustained demand from other tenant groups, such as young professionals and domestic students.



Data source: Statistics Canada

# Land Transaction Activity

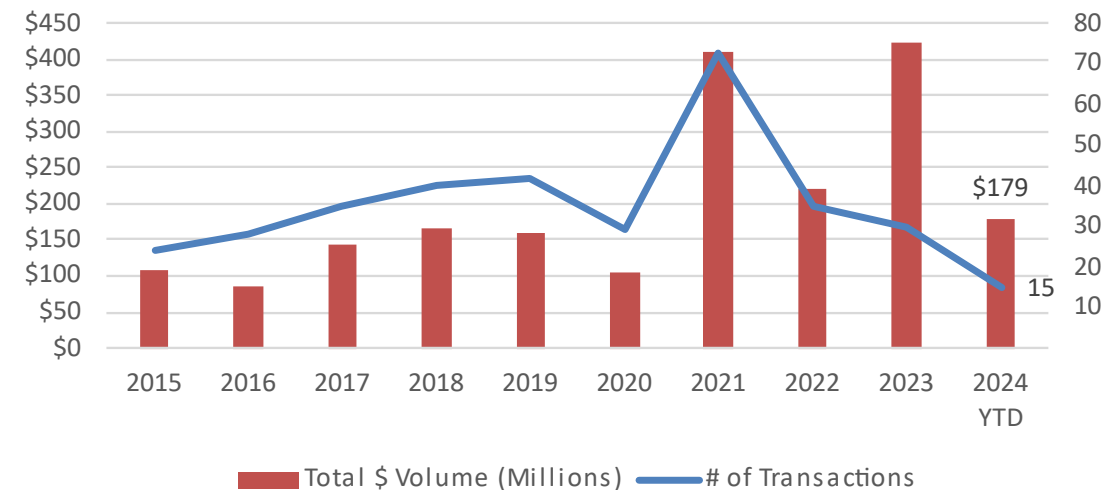
## Residential Land Sale Activity Trending Downwards

The frequency of residential land transactions in Kitchener-Waterloo-Cambridge (KWC) peaked in 2021, with 73 transactions totaling \$410 million in sales volume. Since then, market softness has led to a reduction in overall investment within the market.

A general slowing in land acquisition activity speaks to overall market confidence and availability of investment capital to place in new apartment developments. Rising costs have constrained the feasibility of most new developments, making it more difficult to acquire land at the prices that vendors would have previously commanded. From a proforma perspective, the confluence of softening demand and rising construction costs has put downward pressure on land value.

Examining transactions occurring to date throughout 2024, the largest transactions by dollar volume have occurred in suburban locations away from the ION LRT corridor where IZ policies would not be a factor in future development plans.

Residential Land Transactions by Year  
KWC: 2015 to 2024 YTD



Data source: Altus Data Studio

# Summary & IZ Implications Kitchener-Waterloo-Cambridge

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# Market Summary

## Challenges Affecting Today's Apartment Market

**Population Growth:** Kitchener-Waterloo-Cambridge (KWC) has continued to see strong population growth, largely driven by non-permanent residents. Signals indicate that this growth could slow as a result of recent Federal policy announcements related to cuts and caps to permanent and non-permanent resident targets.

**Development Feasibility:** Rising interest rates and a 92% increase in construction costs since 2017 have significantly reduced the feasibility of new housing projects, leading to limited new launches and building permits in 2024.

**Condominium Market Trends:** New condo sales are sluggish, with only 10% of units released in 2024 sold – largely attributed to compressed demand. Relative affordability and choice in the resale market has eroded the attractiveness of purchasing in a pre-construction project.

**Rental Market Outlook:** Although vacancy rates remain low, rental price growth has been dampened by record-high completions in 2023 and a decrease in international student visas.





# Considerations for IZ Implementation

## The Economic Context has Shifted

NBLC's initial IZ assessment report was completed in 2019/20, a period in which the high-density market was strengthening on a year-over-year basis and market momentum demonstrated some capacity to absorb inclusionary housing without adversely impacting market rate supply.

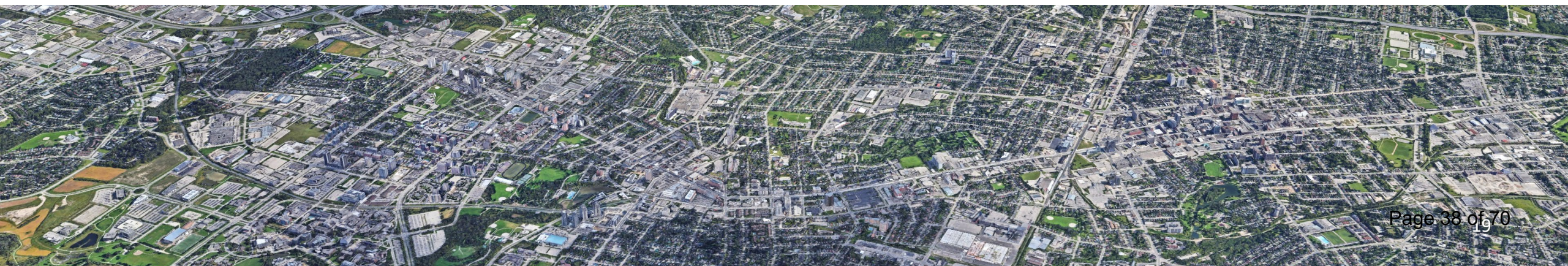
This 2024 review of market conditions demonstrates that across multiple key indicators, the market and economic context for investing in new high density residential development is markedly more challenging than it was five years prior.

Unless an IZ policy was coupled with offsetting measures, the policy – which at its core substitutes market revenue with a measure of affordability – would likely delay the recovery of transit-oriented sites

and exacerbate current challenges in delivering market-rate housing in these areas.

At present, there is no market rationale for reclassifying submarkets along the ION corridor given the overall dearth of actively marketing projects and land transaction activity. While the timing for market recovery is unknown, broader market fundamentals do suggest that there is likely to be a return to strength, over time.

For these reasons, we would not suggest that IZ policies be abandoned altogether. It also remains critical that market participants price IZ into their investment decisions.





# Considerations for IZ Implementation

## Reframing a Policy Response

A range of policy choices remain available to reframe IZ policies within the current economic environment. Generally, it is our view that the timeline for IZ's implementation should be extended until favorable market dynamics return to the region, unless offsetting measures are introduced in the near term to allow for improved project performance.

Given current market fundamentals, the granting of additional density will not be a powerful offset in the short term. We also understand the Partners have eliminated parking minimums and taken strong steps to improve development approval timelines. Offsetting measures would therefore require some form of financial incentive to offset the impact of providing affordable housing until market feasibility improves.

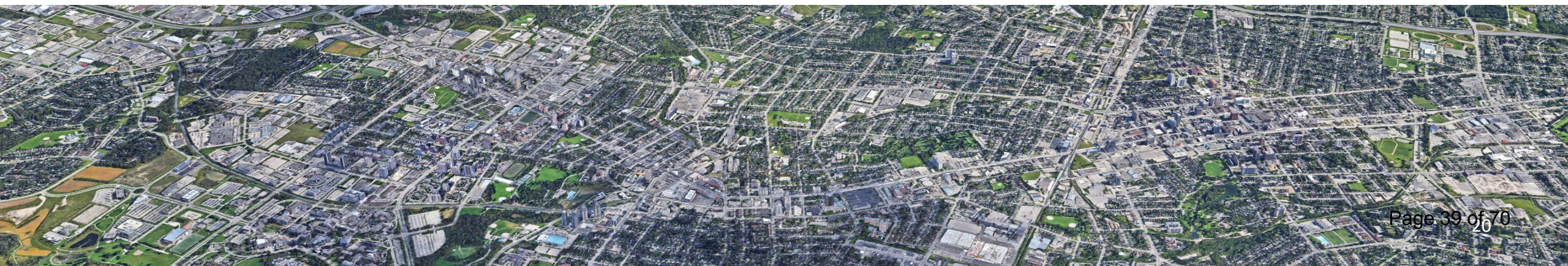
As the Partners look to reframe IZ policies and update supporting technical work, key high-density market indicators to monitor as part of policy planning include, among others:

- New pre-sales / pre-leasing activity
- Absorption rates and pricing
- Interest rates
- Construction costs

In monitoring market variables, it is important to note that these dynamics are interrelated. For instance, falling interest rates alone may not trigger a market rebound if hard construction costs remain elevated and population growth stagnates.

In general terms, we would look to see signals of returned market strength and viability throughout new market-rate projects in order to suggest that there might also be capacity to include below-market units.

After all, without economically viable market-rate developments, affordable units cannot not be delivered via an IZ policy.





Disclaimer: The findings, conclusions and recommendations contained in this analysis have been prepared based on both primary and secondary data sources. NBLC makes every effort to ensure that data is correct but cannot guarantee its accuracy. It is also important to note that it is not possible to document all factors or account for all changes that occur in the future and influence the viability of a real estate development project.

NBLC assumes no responsibility for losses sustained as a result of implementing any recommendation provided in this analysis. This analysis has been prepared for the purposes of preliminary review and is not to be relied upon or used for any other purposes, or by any other party, without prior written authorization from N. Barry Lyon Consultants Limited.





October 23, 2024

City of Kitchener  
City of Waterloo  
City of Cambridge  
Region of Waterloo

Attention: Tim Donegani, Douglas Stewart, Matthew Blevins, Judy Maan Miedema

**RE: INCLUSIONARY ZONING POLICY FRAMEWORK AND IMPLEMENTATION**

To Whom It May Concern:

The Waterloo Region Home Builders Association (WRHBA) and Build Urban are writing to follow up on our meeting with our municipal policy leaders on October 17, 2024.

We respectfully request a deferral of the proposed Inclusionary Zoning (IZ) policy implementation until at least December 2025. Additionally, we suggest scheduling a meeting next year for an update before finalizing an official implementation date.

We recognize that the market environment was significantly different when this policy was first conceived, and there was potential for it to deliver affordable housing in Major Transit Station Areas (MTSAs). As an industry, we fundamentally agree that everyone deserves a place to live that they can afford. However, this is a broader societal issue that should not be solely imposed on a specific subset of the population, particularly those trying to enter the housing continuum.

As demonstrated in the NBLC report presented during our meeting, the fundamental economics of building high-density developments along MTSA are razor-thin. A single market alteration can render financial proformas unfeasible. With 556 units currently on the market and only a 10% purchase rate, it is clear that policies should incentivize this market segment rather than penalize it.

The WRHBA has previously opposed this policy for several reasons, including its potential to hinder growth, the inequity of applying it to those only a few steps up the housing continuum, and the significant fluctuations in market conditions that occur quarterly, or even monthly.



Broader societal issues contributing to this situation include Ontario's withdrawal from affordable housing initiatives three decades ago, the lingering economic impact of COVID-19, and the mismatch between housing supply and demand due to mass immigration and rigid planning policies.

We urge you to reconsider this policy with these factors in mind. At this moment, implementing a policy that does not achieve its intent—delivering affordable housing—seems premature. As one of your municipal planners aptly noted, "any percentage of 0 units is still 0 affordable units." By deferring the policy, we can explore solutions that address the concerns outlined above and develop a framework that aligns with both market realities and the community's broader needs.

We appreciate the time and effort that has gone into formulating this policy and to address our concerns. We remain committed to collaborating with our municipal partners to provide diverse housing options in a timely manner.

Respectfully submitted,

Joseph Puopolo  
Co-chair, Build Urban

Marie Schroeder  
Executive Officer, WRHBA

CC: City Clerks Offices, Regional Clerks Office  
WRHBA Board of Directors & Member Companies

**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** December 2, 2024

**SUBMITTED BY:** Rosa Bustamante, Director of Planning and Housing Policy / City Planner, 519-741-2200 ext. 7319  
Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

**PREPARED BY:** Rosa Bustamante, Director of Planning and Housing Policy / City Planner, (519) 783-8929  
Natalie Goss, Manager Policy & Research, 519-783-8933  
Janine Oosterveld, Manager Customer Experience & Project Management, 519-783-8942  
Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

**WARD(S) INVOLVED:** All

**DATE OF REPORT:** November 18, 2024

**REPORT NO.:** DSD-2024-481

**SUBJECT:** Quarterly Report (Q4) - Planning and Housing Policy Division & Development and Housing Approvals Division - Significant Planning Applications, Policy Projects, Affordable Housing Projects, and Housing Pledge Update

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**RECOMMENDATION:**  
For information.

**REPORT HIGHLIGHTS:**

- The purpose of this report is to provide an update of significant development applications, policy projects, affordable housing projects and significant projects to streamline and remove barriers as well as our housing pledge update. Not all work that is currently being undertaken by the Planning and Housing Policy & Development and Housing Approvals Divisions is captured in this report, rather a snapshot of significant work is captured.
- Planning staff provide a quarterly update report every March, June, September, and December of each year of all current significant development applications. It is important to be providing greater transparency on significant development applications with the community and Council.
- The key findings of this report include:
  - Since signing the Housing Pledge in March 2023, Kitchener Council has approved Official Plan Amendment and/or Zoning By-law Amendment applications for projects which propose 15,184 dwelling units (43.3% of housing pledge), Planning staff have issued final site plan approval for 5,000 dwelling units and building staff have issued building permits for 4,850 dwelling units.
  - Five initiatives associated with the Housing Accelerator Fund (HAF) have received a Council decision: Growing Together, Inclusionary Zoning, Enabling 4 Units, the Affordable Rental and Co-op Housing Incentives Pilot Program, and endorsement of

the land transaction to donate a City-owned parcel at River Road and Ottawa Street North for affordable owner occupied units. The other four initiatives are underway with various milestones anticipated over the coming months.

- In this last quarter, significant work has advanced on the District Energy Business Case, an update to Inclusionary Zoning, and Kitchener 2051.
- Kitchener's affordable housing incentives grant program is actively supporting several projects.
- Extensive work continues to streamline development approvals, meet provincially mandated timelines and support excellent customer service with the current priority as site plan folder updates to prepare for the public portal.
- There are no financial implications with this report.
- Community engagement is undertaken for each development application and project, which varies for each.
- This report supports the delivery of core services.

## **REPORT:**

Since December of 2021, Planning staff have provided a quarterly update report every March, June, September, and December of all current significant development applications. This report, and future quarterly reports, will also include the following:

- Progress and next steps for Kitchener's Housing Accelerator Fund initiatives;
- Progress and next steps for major planning policy projects;
- A summary of development applications that include affordable housing;
- Updates on significant initiatives to remove barriers and streamline processes to support the development of housing;
- Housing Pledge reporting - Development application data required to be reported under a new Provincial regulation – Ontario Regulation 73/23 – Municipal Planning Data Reporting.

It is important to be providing greater transparency on significant development applications with the community and Council. Attached to this report, the Significant Planning Applications Quarterly Report (Q4 2024) provides a summary of the current Planning applications under review at the time of the preparation of this report (Attachment A).

The current significant development applications section includes Subdivision, Official Plan Amendment, and Zoning By-law Amendments that have not received final approval. These are the bulk of the applications that Planning staff consult with the community on an application specific basis. Significant development applications include property specific proposals as well as new greenfield communities (subdivisions). Additional details on the development applications can be found using the online mapping tool available at [www.kitchener.ca/planningapplications](http://www.kitchener.ca/planningapplications).

## **Kitchener's Housing Accelerator Fund Initiatives**

In November 2023 Kitchener received \$42.4 million as part of the Federal government's Housing Accelerator Fund to help deliver more affordable housing in our community. Nine action plan initiatives are part of Kitchener's Housing Accelerator Fund and they include the delivery of:

- Growing Together West: planning framework updates in Kitchener's western protected major transit station areas;
- Growing Together East: planning framework updates in Kitchener's eastern protected major transit station areas;
- Growing Together West Inclusionary Zoning;
- Affordable Housing Construction Offset on City-Owned Lands Incentive
- Not-for-Profit Affordable Rental and Co-op Housing Incentive Pilot;
- Enabling 4 Units – additional dwelling unit implementation;
- Strategic land acquisition and supporting infrastructure;
- A climate adaptation plan as an input into Kitchener's new Official Plan; and,

- A housing needs assessment

Attachment B provides a description of each initiative, current status, next steps and target completion.

## **Major Planning Projects**

There are currently 12 planning projects underway or that have been recently completed spanning a wide range of topics. These include:

- Comprehensive Zoning By-law Review
- High Performance Development Standards
- Housing for All implementation
- Kitchener 2051 - New Official Plan
- Review of Provincial legislation, policies and plans
- Tree Conservation Tools Review
- Urban Design Manual Review
- Hidden Valley Secondary Plan
- Growing Together (Major Transit Station Area) Planning Framework review – West MTSAs and East MTSAs
- Dundee Secondary Plan
- Inclusionary Zoning
- District Energy Business Case

Attachment C provides a description of each project, current status, next steps, and target completion.

## **Development Applications – Affordable Housing**

With a strong focus on the housing crisis, this report also includes a summary of 2024 current projects that include affordable housing that are either under review, received approvals this year to start construction or are under construction. To address provincial directives, streamline development approvals and support excellent customer service, the report also provides an update on significant process improvements underway in 2024 (Attachment D).

## **Housing Pledge Reporting**

As part of the More Homes for Everyone Act, 2022 (Bill 109), the Planning Act was amended to give the Minister of Municipal Affairs and Housing the authority to require municipalities to report information on planning matters (Section 64). On April 6 2023, the Province implemented [Ontario Regulation 73/23 - Municipal Planning Data Reporting](#) requiring Ontario's largest and fastest-growing municipalities, which includes the City of Kitchener to report development application information on a quarterly basis (as per Schedule 2 of the regulation) and additional information on an annual basis (as per Schedule 3 of the regulation).

The City's quarterly report data includes the following development application types:

- Official Plan Amendments,
- Zoning By-law Amendments,
- Site Plan Applications,
- Minor Variances,
- Land Severances (Consents),
- Plan of Subdivisions,
- Plan of Condominiums,
- Community Infrastructure and Housing Accelerator Orders, and
- Minister's Zoning Orders

The report data must include the following:

- application identifiers (application ID and address);
- application details, as applicable (date application submitted, date application deemed complete, application status, date of decision, date of adoption/passing, date of registration, number of new residential units if registered);
- heritage information for the subject property as applicable (listed under section 27 (3) of the Ontario Heritage Act, designated to be of cultural heritage value or interest, subject to easement or covenant under section 37 of the Ontario Heritage Act, within a heritage conservation district area); and,
- appeal information if applicable (third party appeal, type of appeal, date of appeal, date of appeal decision).

The data gathered by the Province is being used to measure progress towards various Housing Supply Action Plan commitments and will also provide the information needed to support informed, evidence-based decisions around housing and planning policy. The regulation also complements the Province's initiative of developing standards and achieving consistency for exchange of data required for development applications.

The City of Kitchener has submitted quarterly development application data to the Province since June 2023. The Q3 2024 quarterly planning data reports to the Province are attached to this report (Attachment E).

### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

### **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting.

CONSULT – Significant development application specific engagements are undertaken for Official Plan Amendment, Zoning By-law, and Subdivision applications. Engagement includes mailing postcards to property owners and occupants of all buildings within 240 metres of the subject lands, publishing a newspaper notice when the application is first circulated and when the statutory public meeting is scheduled, as well as informal community meetings including Neighbourhood Meetings and/or site walks. A large plain language sign is also posted on the property.

For planning policy projects, community engagement plans are developed and implemented to ensure fulsome, tailored engagement occurs early and throughout each project at a level commensurate with the scope of the project.

### **PREVIOUS REPORTS/AUTHORITIES:**

There are no previous reports/authorities related to this matter.

**APPROVED BY:** Justin Readman – General Manager, Development Services

**ATTACHMENTS:**

- Attachment A – Significant Planning Applications Quarterly Report (Q4 2024)
- Attachment B – Housing Accelerator Fund Projects (Q4 2024)
- Attachment C – Significant Planning Projects (Q4 2024)
- Attachment D – Affordable Housing and Significant Streamlining Projects (Q4 2024)
- Attachment E – Provincial O.Reg 73/23 Q3 Quarterly Planning Data Report

**Current Significant Development Applications****Subdivision (SA), Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA)****WARD 1**

<b>26 STANLEY AVENUE &amp; 31 SCHWEITZER STREET</b>	
<b>Proposal:</b> A Draft Plan of Vacant Land Condominium to develop the vacant lands containing 62 semi-detached and 51 townhouse dwelling units. Each dwelling unit area will have a garage and driveway and there are 47 surface visitor parking spaces. Surface parking, amenity area, and private roadway comprise the common element areas.	
File Number: 30CDM-24215	Description: A vacant land plan of condominium consisting of semi-detached and townhouse dwellings.
Application Type: CD	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/19/S/BB	Description: To rezone the lands from R-4 and R-5 in By-law 85-1 to RES-5 in By-law 2019-051.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: May 31, 2022. October 15, 2024
Owner: Newo Holdings Limited	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: The subdivision application was withdrawn and a vacant land plan of condominium is now proposed. A second Neighbourhood Meeting was held on October 15, 2024 outlining the revised proposal. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

**WARD 5**

<b>ROCKCLIFFE DR (FREURE SOUTH)</b>	
<b>Proposal:</b> A new community with 471 new residential units including single detached, street townhouses & multiple dwellings. Parkland open space & stormwater management facilities are also proposed.	
File Number: OP16/001/R/KA	Description: To change the designation of the easterly portion of land to high rise residential, designate a future park area as open space, and to adjust the limits of wooded areas designated as open space.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZC16/009/R/KA	Description: To change the zoning from Restricted Business Park (B-2) to residential and natural heritage conservation zones.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: 30T-16201	Description: The plan of subdivision includes single detached, street townhouses & multiple dwellings along with parkland open space & stormwater management facilities.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: TBD
Owner: FREURE DEVELOPMENTS LIMITED	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: No update. Archeological assessment work continues.	



### **WARD 3 New Application(s)**

<b>4611 KING STREET EAST</b>	
<b>Proposal:</b> The Owners are proposing a mixed-use development with a total of 726 dwelling units, 1,242 square metres of office space and 650 square metres of retail space. The Proposed Development consists of two towers (A & B) (25 & 30 Storeys) situated atop of a 7-storey podium connecting the towers. A range and mix of unit typologies are provided, including one-bedroom, one-bedroom plus den, two-bedroom, and three-bedroom. The Proposed Development includes a total of 501 vehicular parking spaces (surface-level and underground) and 404 bicycle parking spaces.	
File Number: OPA24/012/K/ES	Description: The Official Plan Amendment proposes to change the land use designation from 'Commercial' to "High Rise Residential".
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/024/K/ES	Description: The Zoning By-law Amendment proposes to change the Zoning from 'Arterial Commercial' (COM-3) to 'Mixed Use Three' (MIX-3) and add a site-specific provision for development standards.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: October 16, 2024
Owner: LJM Developments	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

<b>808 &amp; 836 COURTLAND AVE E</b>	
<b>Proposal:</b> A mixed-use development containing 3 high-rise residential towers (22, 27 and 30 storeys), situated on a shared podium (977 dwelling units). The podium contains commercial uses (532.1m <sup>2</sup> ). 509 parking spaces and 733 bicycle parking spaces are proposed.	
File Number: OPA24/011/C/AP	Description: The Official Plan Amendment is proposing the change the land use designation from Commercial and General Industrial Employment to High Density Residential with a Site Specific Policy to permit a Floor Space Ratio of 7.0.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/023/C/AP	Description: The Zoning By-law Amendment proposes to change the zoning from C-6, 1R, 73R, 76U & M-2, 29R (By-law 85-1) to RES-7 with a Site Specific Provision to permit restaurant and retail use, reduce certain setbacks, allow a Floor Space Ratio of 7.0, increase the maximum building height to 102.6 metres / 30 storeys, and add certain design-related regulations (By-law 2019-051).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: October 23, 2024
Owner: 808 Courtland GP Inc.	Applicant: Zehr Group
Update Since Last Quarterly Report: New Application. This application has been circulated and Planning staff are accepting and reviewing comments.	

## **WARD 8**

<b>400 WESTWOOD DR</b>	
<b>Proposal:</b> To demolish the existing house and create four new lots for single detached dwellings.	
File Number: ZBA21/012/W/ES	Description: To rezone the developable portion of the lands to site specific Residential Four (R-4).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: January 13, 2022
Owner: NASIR BROMAND, ZAKIA BROMAND	Applicant: IBI GROUP
Update Since Last Quarterly Report: No update. A Neighbourhood Meeting was held with the community on January 13, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

## **WARD 9**

<b>50 BORDEN AVE S</b>	
<b>Proposal:</b> a mixed-use development consisting of two towers (57 storeys and 51 storeys in height) having 1,224 dwelling units and 7,240 m2 of commercial and institutional space.	
File Number: OPA23/004/B/KA	Description: Site-specific regulations propose a Floor Space Ratio (FSR) of 16.1, a reduced rear yard setback, and a parking reduction to permit 618 parking spaces
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/008/B/KA	Description: Site-specific regulations propose a Floor Space Ratio (FSR) of 16.1, a reduced rear yard setback, and a parking reduction to permit 618 parking spaces
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: June 6, 2023
Owner: Woodhouse Investments Inc	Applicant: IBI Group
Update Since Last Quarterly Report: No update. This application has been circulated and Planning staff are accepting and reviewing comments.	

**WARD 10**

<b>22 WEBER ST W</b>	
<b>Proposal:</b> A 19-storey multiple residential building with 162 units, including 25 barrier free units. A total of 24 parking spaces are proposed at grade.	
File Number: OPA20/005/W/JVW	Description: The applicant is now proposing to amend the designation to High Density Commercial Residential with a Special Policy Area in order to permit a floor space ratio (FSR) of 7.8.
Application Type: OPA	Status: Under appeal
File Number: ZBA20/013/W/JVW	Description: The subject lands are currently zoned Commercial Residential Three (CR-3) in Zoning By-law 85-1. The applicant is proposing the same base zone with site specific special regulations to permit; an increase in height to 19 storeys, an increase in Floor Space Ratio to 7.8, To require a minimum ground floor façade height of 4.5m, to reduce the required minimum landscaped area required from 10% to 8%, to reduce front and rear yard setbacks, and to reduce the required on-site parking to 24 spaces, including 8 visitor parking spaces.
Application Type: ZBA	Status: Under appeal
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: Sept. 8, 2021 & March 3, 2022.
Owner: 30 DUKE STREET LIMITED	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: Another Case Management Conference has been scheduled for October 30, 2024. A hearing has been scheduled for April 14 – May 6, 2025.	

## Current Housing Accelerator Fund Projects Quarter 4, 2024 Update

**CITY-WIDE**

<b>Affordable Housing Construction Offset on City-owned Lands</b>	
<b>Description:</b> This initiative involves looking for new opportunities to provide lands for below-market rental and ownership housing and working directly with affordable housing providers to access the lands and collaborate on the delivery of affordable or supportive housing projects.	
Current Status: <b>IN PROGRESS</b>	In April 2024, Council agreed to donate a property at 1035 Ottawa St to be used as part of the Build Now Initiative and achieve at least 63 units for affordable home ownership. Staff are reviewing the City's land inventory to determine additional viable opportunities to support this initiative.
Next Steps:	Staff plan to bring a report to Council on potential options in Q4 2024.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: 2026

<b>Affordable Rental &amp; Co-op Housing Incentive Pilot Program</b>	
<b>Description:</b> With the support of Kitchener's Housing Accelerator Fund, this project aims to establish a financial incentives pilot program to assist with the predevelopment costs of building new not-for-profit affordable rental and co-op housing units.	
Current Status: <b>IN PROGRESS</b>	In April 2024, Council approved this grant program which formally launched in June 2024. The first 5 projects have been approved totalling 140 units, with \$1.4M now allocated.
Next Steps:	There are currently 2 applications in progress. Staff are preparing additional external communications to ensure that there is strong uptake for the program.
Project Lead: Oluseyi Ojurongbe – Project Manager	Target Completion: Q3 2026 Conclusion of the pilot program

<b>Enabling 4 Units</b>	
<b>Description:</b> In response to Council's motion at the October 16, 2023 Council meeting, staff are undertaking a review of zoning bylaw amendments that would enable up to four units on a lot which currently permit a single detached, semi-detached or street fronting townhouse dwelling for a Council decision in Q1 2024.	
Current Status: <b>COMPLETE</b>	On March 25, 2024, Council approved an Official Plan amendment and Zoning By-law amendment to enable 4 units as-of-right city-wide which is now in effect. With the support of the Housing Accelerator Fund, a staff working team undertook an implementation strategy that included streamlining processes, and fall education and awareness campaign that included a Guide to Addition Dwelling Units coupled with a social media campaign, information webinars and a pop-up Planning and Building service counter at the Kitchener Farmers Market. The Guide and webinar are available on the City's website: <a href="http://www.kitchener.ca/ADUs">www.kitchener.ca/ADUs</a>
Next Steps:	This project is now complete. Staff will continue to monitor building permit applications and seek ways to support uptake of these units through streamlining processes and public education and awareness.
Project Lead: Katie Anderl – Project Manager	Completed in Q3 2024 (including post-decision implementation)

<b>Strategic Land Acquisition and Supporting Infrastructure</b>	
<b>Description:</b> This initiative will involve acquiring lands for the purposes of affordable housing development with a focus on lands within the major transit station areas and working with affordable housing providers to collaborate on the delivery of affordable housing and necessary related community infrastructure.	
Current Status: <b>IN PROGRESS</b>	Staff are reviewing potential opportunity sites that would satisfy the criteria for affordable housing projects.
Next Steps:	Staff will bring a report to Council on potential land acquisition opportunities in Q4 2024.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: Q4 2024

<b>Climate Adaptation Plan</b>	
<b>Description:</b> This initiative includes the development of a climate adaptation plan that will be used in the short term to inform land use policy updates for the next Official Plan.	
Current Status: <b>IN PROGRESS</b>	The project team has been established as part of the Official Plan project and consultants have been retained. The project team is working closely with the retained consultants to complete this initiative.
Next Steps:	The project team will continue to work closely with the retained consultants throughout 2024 and 2025 to complete this initiative.
Project Lead: Janine Oosterveld – Manager, Customer Experience and Project Management	Target Completion: Q2 2026

<b>Housing Needs Assessment</b>	
<b>Description:</b> This initiative includes the preparation of a Housing Needs Assessment for the City of Kitchener which will be used to inform housing-related initiatives and land use policy updates for the next Official Plan.	
Current Status: <b>IN PROGRESS</b>	The project team has been established as part of the Official Plan project and consultants have been retained to help deliver this work.
Next Steps:	The project team will work closely throughout 2024 and 2025 to advance work on this initiative.
Project Lead: Lucas Van Meer-Mass – Senior Planner (Housing)	Target Completion: Q4 2025

**WARD 1** – There are no Ward 1 specific projects at this time.

**WARD 2** – There are no Ward 2 specific projects at this time.

### **WARD 3**

<b>Growing Together East (Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the Block Line, Fairway, and Sportsworld Major Transit Station Areas.	
Current Status: <b>IN PROGRESS</b>	Community engagement occurred throughout the summer. An RFQ process for consultant services on noise, transportation and market analysis is underway.
Next Steps:	Engage consultants for technical aspects of work to inform recommended land use and zoning.
Project Lead:	Target Completion: Q2 2025

## Growing Together East (Major Transit Station Area) Planning Framework Review

Adam Clark – Senior Urban Designer  
(Architecture & Urban Form)

**WARD 4** – There are no Ward 1 specific projects at this time.

**WARD 5** – There are no Ward 2 specific projects at this time.

**WARD 6** – There are no Ward 1 specific projects at this time.

**WARD 7** – There are no Ward 2 specific projects at this time.

**WARD 8** – There are no Ward 1 specific projects at this time.

## WARDS 9 & 10

### Growing Together West (Protected Major Transit Station Area) Planning Framework Review

**Description:** Comprehensive review and update of land use, zoning, and urban design guidelines for the 7 Major Transit Station Areas west of the Conestoga Expressway.

**Current Status:**  
**COMPLETE** Council approved Official Plan and Zoning By-law amendments for Growing Together West in March 2024. The Official Plan amendments have been approved by the Region of Waterloo. The Zoning By-law amendment for the Protected Major Transit Station areas is under appeal.

**Next Steps:** Implement the Region's modifications to Official Plan Amendment 49. A hearing to consider a motion to dismiss the appeal was held in September 2024 and staff are waiting a decision of the Ontario Land Tribunal.

**Project Lead:**  
Adam Clark – Senior Urban Designer  
(Architecture & Urban Form) With Council's approval in March 2024, the City of Kitchener's portion of work on Growing Together West is complete.

### Inclusionary Zoning

**Description:** Inclusionary Zoning can be used to require new, multi-unit housing developments to include affordable units. The Region, Kitchener, Waterloo, and Cambridge are coordinating their approach to implementing inclusionary zoning within MTSAs. A portion of this work is being funded through the Provincial Streamline Development Approvals Funding. This work is being coordinated with Growing Together.

**Current Status:**  
**COMPLETE** A consultant was retained to update market analysis for Inclusionary Zoning. The Inclusionary Zoning Official Plan amendment has been approved by the Region.

**Next Steps:** Staff will undertake an economic conditions assessment and report back to Council by Q4 2024.

**Project Lead:**  
Tim Donegani – Senior Planner Target Completion: Q4 2024

**CITY WIDE**

<b>Comprehensive Zoning By-law Review</b>	
<b>Description:</b> Review of Kitchener's Zoning By-law 85-1. Approved in phases with the latest phase (residential zones) being approved in 2022. Final phase includes specific properties previously deferred.	
Current Status: <b>ONGOING</b>	Zoning updates since 2023 have focused on Major Transit Station Areas which is occurring through Growing Together.
Next Steps:	Final phase includes specific properties previously deferred and specific geographies. Some geographies require additional land use study which is occurring through Kitchener 2051 – Official Plan update.
Project Lead: TBD	Target Completion: 2025/26

<b>High Performance Development Standards</b>	
<b>Description:</b> Establish a harmonized high performance development standard for new development, partnering with municipalities in Waterloo Region, under the leadership of WR Community Energy.	
Current Status: <b>ONGOING</b>	Initial engagement took place this spring and summer including staff, development industry, Climate Change and Environment Committee, and the community to formally launch the project and inform the discussion draft to be made available by the end of the year.
Next Steps:	Engagement on the discussion draft will occur early in 2025 to refine and development draft standards.
Project Lead: Janine Oosterveld, Manager Customer Experience & Project Management	Target Completion: 2025

<b>Housing for All Implementation</b>	
<b>Description:</b> Kitchener Housing for All Strategy was approved in 2020 and identifies actions for the City to address homelessness and housing issues in Kitchener.	
Current Status: <b>ONGOING</b>	An update was provided to Council on the progress of Housing for All action items in March 2022. Throughout 2024 the following was accomplished: <ul style="list-style-type: none"> <li>• Council approval of a Rental Replacement By-law</li> <li>• Renewal of the Lived Expertise Working Group for an additional 2 years</li> <li>• Initiation of a housing needs assessment</li> <li>• Council approval of city-wide permissions for lodging homes</li> <li>• The initiation of a Not-for-Profit Affordable Rental &amp; Co-op Housing Incentive Program</li> <li>• Progress on developing partnerships with non-profit affordable housing providers through the strategic acquisition of lands for affordable housing projects with the support of the federal Housing Accelerator Fund (HAF)</li> </ul>
Next Steps:	In 2025 the focus will be on advancing work on a housing needs assessment, that will work towards the Housing for All priority 7 of filling data gaps; and inform Housing for All 2.0, an inclusionary zoning assessment, and Kitchener 2051. 2025 will also see the development of Housing for All 2.0.
Project Lead: Lucas Van Meer-Maas	Target Completion: 2025+ for Housing for All implementation.

<b>Partial Housing Accelerator Fund Initiative - Kitchener 2051 - New Official Plan</b>	
<b>Description:</b> A comprehensive review of Kitchener's Official Plan to, among other things, align with changes in Provincial legislation, policies, and plans and the Region of Waterloo's Official Plan Amendment No. 6.	
Current Status: <b>ONGOING</b>	<p>The following was accomplished through Kitchener 2051 in 2024</p> <ul style="list-style-type: none"> <li>• A community working group, that is guiding engagement for Kitchener 2051 was established. Monthly meetings commenced in September.</li> <li>• Early engagement with equity-deserving community leaders and key city staff was completed to inform the project's community engagement plan.</li> <li>• A public launch was held on October 5<sup>th</sup> on Gaukel Block with over 1,200 people participating.</li> <li>• 5 teams of consultants were retained for technical studies and to facilitate community engagement.</li> <li>• Advancement of all technical studies occurred.</li> </ul>
Next Steps:	<p>In 2025 work will advance on:</p> <ul style="list-style-type: none"> <li>• Development of and engagement on different ways Kitchener can accommodate its growth to 2051.</li> <li>• Development of and engagement on a draft new Official Plan.</li> <li>• Continued dialogue with Indigenous treaty partners.</li> <li>• Continuation of a speaker's series.</li> </ul>
Project Lead: Tim Donegani – Senior Planner John Zunic – Senior Planner	Target Completion: 2026

<b>Provincial legislation, policies, plans review</b>	
<b>Description:</b> A significant number of Provincial legislative and policy changes have occurred throughout 2022 and 2023. The Planning Division has formally added this review to their workplan due to the significant time and resources that have been required to review changes and provide comments.	
Current Status: <b>ONGOING</b>	<p>Since the September 2024 quarterly report the following Provincial legislative and policy changes were posted and reviewed by planning and other staff:</p> <ul style="list-style-type: none"> <li>• Additional Residential Units – updates to regulations</li> <li>• Enabling the use of Pay-on-Demand Surety Bonds</li> </ul>
Project Lead: Planning Management Team	Target Completion: N/A

<b>Tree Conservation Tools Review – Phase 2</b>	
<b>Description:</b> With Council's approval of Kitchener's tree canopy target in January 2022, Council directed staff to review existing tree conservation processes within the City to explore opportunities for strengthened measures. This work includes a review of Kitchener's Tree Bylaw and Tree Conservation Bylaw, tree planting requirements within the Development Manual, and Tree Management Policy.	
Current Status: <b>ONGOING</b>	<p>Development of the work plan for phase 2 is complete and focuses on improvements to both public and private tree management tools. An information report is being shared with Council during the December committee of council cycle.</p> <p>Community engagement on Kitchener's public tree by-law occurred throughout October and staff are reviewing the feedback.</p>
Next Steps:	At this time it is anticipated that an updated public tree by-law will be presented to Council for their consideration in Q1 2025. Additionally, staff continue to review tree conservation tools that can and do apply to private properties. Community and stakeholder engagement is



Tree Conservation Tools Review – Phase 2	
	expected to commence in early 2025 with updated private tree conservation tools (e.g., Tree Conservation By-law; Tree Management Policy) presented to Council for their consideration in Q3 2025.
Project Lead: Gaurang Khandelwal – Planner (Policy)	Target Completion: 2024/2025

Urban Design Manual Review – Part C	
<b>Description:</b> A comprehensive review of Kitchener’s Urban Design Manual which has been occurring in phases. The last phase was approved in 2019. Final phase includes the urban design standards (Part C).	
Current Status: <b>ONGOING</b>	Internal review of existing standards to understand opportunities for improvement.
Next Steps:	Draft updates to urban design standards and stakeholder engagement.
Project Lead: Gaurang Khandelwal – Planner (Policy)	Target Completion: 2024/2025

**WARD 1** – There are no Ward 1 specific projects at this time.

**WARD 2** – There are no Ward 2 specific projects at this time.

### **WARD 3**

Hidden Valley Secondary Plan	
<b>Description:</b> Development of updated land uses and Official Plan policies, including technical studies to inform them to implement the land use master plan approved by Council in 2019.	
Current Status: <b>IN PROGRESS</b>	Technical studies have been finalized. Staff are working towards a recommended land use and zoning framework for Hidden Valley for Council’s consideration.
Next Steps:	Statutory public meeting and Council consideration of land use and zoning changes.
Project Lead: Carrie Musselman – Senior Environmental Planner	Target Completion: Q1 2025

Housing Accelerator Fund Initiative - Growing Together East (Major Transit Station Area) Planning Framework Review	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the Block Line, Fairway, and Sportsworld Major Transit Station Areas.	
Current Status: <b>TO COMMENCE Q2 2024</b>	Consultant services have been retained for noise, transportation and market analysis studies.
Next Steps:	Preliminary draft land use will be available for community and stakeholder engagement.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q2 2025

### **WARD 4 and WARD 5**

Dundee Secondary Plan	
<b>Description:</b> Development of a new secondary plan (land use, transportation, natural heritage system, complete community) for lands in south-west Kitchener. The project will also fulfill the requirements for an environmental assessment and will recommend infrastructure to service the area.	

<b>Dundee Secondary Plan</b>	
Current Status: <b>ONGOING</b>	A public information center was held on September 12 to engage with the community about the Dundee Secondary Plan.
Next Steps:	City staff will continue to work with landowners to advance work for lands within southwest Kitchener. A full community, stakeholder, and Indigenous engagement process is occurring.
Project Leads: Carrie Musselman – Senior Environmental Planner Gaurang Khandelwal – Planner (Policy)	Target Completion: Q2/Q3 2025

**WARD 6** – There are no Ward 6 specific projects at this time.

**WARD 7** – There are no Ward 7 specific projects at this time.

**WARD 8** – There are no Ward 8 specific projects at this time.

#### **WARDS 9 & 10**

<b>Housing Accelerator Fund Initiative - Growing Together West (Protected Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the 7 Major Transit Station Areas west of the Conestoga Expressway.	
Current Status: <b>ONGONG</b>	Council approved Official Plan and Zoning By-law amendments for Growing Together West in March 2024. The Official Plan amendments have been approved by the Region of Waterloo. The Zoning By-law amendment for the Protected Major Transit Station areas is under appeal.
Next Steps:	Implement the Region's modifications to Official Plan Amendment 49. A hearing to consider a motion to dismiss the appeal was held in September 2024. A decision is pending.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	With Council's approval in March 2024, city of Kitchener's portion of work on Growing Together West is complete.

<b>Housing Accelerator Fund Initiative - Inclusionary Zoning</b>	
<b>Description:</b> Inclusionary Zoning can be used to require new, multi-unit housing developments to include affordable units. The Region, Kitchener, Waterloo, and Cambridge are coordinating their approach to implementing inclusionary zoning within MTSAs. A portion of this work is being funded through the Provincial Streamline Development Approvals Funding. This work is being coordinated with Growing Together.	
Current Status: <b>ONGOING</b>	Staff have retained NBLC to update a market assessment. A report with recommended modifications to Kitchener's Inclusionary Zoning framework will be considered by Council in December.
Next Steps:	In continued coordination with the cities of Cambridge and Waterloo, and Region of Waterloo, an Inclusionary Zoning Assessment will be completed in 2025.
Project Leads: Tim Donegani – Senior Planner Elyssa Pompa - Planner	Target Completion of Council report back – Q4 2024 Target Completion of Inclusionary Zoning Assessment - 2025

<b>District Energy Business Case</b>	
<b>Description:</b> Pre-feasibility study endorsed by Council in 2020. Current phase of work includes conducting detailed technical and financial feasibility to connect new/existing public and private buildings in downtown to a system primarily powered by geothermal energy.	

District Energy Business Case	
Current Status: <b>ONGOING</b>	Direction for the next phase of development of the district energy business case will be considered in December.
Next Steps:	Pending Council's authorization of next steps, continued advancement of district energy will occur throughout 2025.
Project Lead: Tim Donegani – Senior Planner	Target Completion: Q4 2024

## 2024 Active Affordable Housing Development Status

<b>Address and applicant</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Status</b>	<b>City incentives</b>
83-97 Victoria St N, The Working Centre	44	44	Under construction	Project manager Planning and building application fees waived
82 Wilson Ave, Region of Waterloo	123 (existing)	32 (net increase)	Under construction	Planning and building application fees waived
49 Queen St N, Indwell Community Homes and St. Peter's Lutheran Church	41	41	Under construction	Planning and building application fees waived
137 Queen St S, St Paul's Lutheran Church	57	21	Clearing conditions of site plan approval, shoring permit issued, Committee of Adjustment application approved	Project manager Planning and building application fees waived
210 Duke St E, Knossos Housing	100	40	Final site plan approval issued, foundation permit issued, full building permit under review	Project manager Planning and building application fees waived
47 Charles St. E House of Friendship	160	160	Clearing conditions of site plan approval	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
15-105 Mooregate Cres Region of Waterloo	378	378	Clearing conditions of site plan approval	Project manager Planning and building application fees waived
878 Frederick St KW Habilitation Services	18	18	Clearing conditions of site plan approval, building permit under review	Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
59 Franklin St N Eleven Housing Corp.	55	22	Site Plan approval granted, building permit pending	NFP Affordable Rental and Co-op Housing Incentive
<b>Total New Units:</b>	<b>853</b>	<b>756</b>		

## Projects to Streamline Development Approvals

Site Plan folder updates
<b>Description:</b> Updating the file management software (AMANDA) for site plan applications to continue process improvements and prepare for the public portal which will allow applicants to submit applications, make payment and monitor progress.
<b>Current Status:</b> Underway A multi-disciplinary team of development review staff are working with the technology project manager to identify workflow improvements to integrate into folder updates.
<b>Next Steps:</b> The working team is testing folder updates. Once testing is complete, the updated folders will go live for use on site plan applications with updated procedures and training to support staff.
<b>Project Lead:</b> Oluseyi Ojurongbe, Project Manager (Planning)
<b>Completion date:</b> Q4 2024

Official Plan Amendment Applications

Application ID				Application Address Information				Application Details				Heritage Information				Appeal Information			
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Date Official Plan Amendment Adopted (if applicable) (yyyy-mm-dd)	Listed in a register under section 27 (3) of the Ontario Heritage Act?	Designated to be of cultural heritage value or interest?	Subject to an easement or covenant under the Ontario Heritage Act s.37?	Within a heritage conservation district area?	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)		
OP18/006/G/IGS	161	GEHL PL	N2G 3W5	2018-08-10	2018-10-05	Application Approved	2023-06-26	2024-07-15	No	No	No	No	No						
OPA24/003/L/AP	15	LAURENTIAN DR	N2E 1C1	2024-01-10	2024-01-10	Application Approved	2024-04-29	2024-07-03	No	No	No	No	No						
OPA24/004/V/ITD	200	VICTORIA ST S	N2G 2B9	2024-03-20	2024-03-20	Application Approved	2024-03-25	2024-07-23	No	No	No	No	No						
OPA24/006/W/ITS	1082	WILSON AVE	N2C 1J3	2024-05-09	2024-05-15	Application Approved	2024-06-26		No	No	No	No	No						
OPA24/007/K/NG		CITY INITIATED		2024-05-23	2024-05-23	Application Approved	2024-06-24	2024-08-01	No	No	No	No	No						
OPA24/008/K/ES	2980	KING ST E	N2A 1A9	2024-05-28	2024-05-28	Application Approved	2024-09-30		No	No	No	No	No						
OPA24/009/COK/CM		CITY INITIATED		2024-07-05	2024-07-05				No	No	No	No	No						
OPA24/010/COK/MR		CITY INITIATED		2024-06-13	2024-06-13				No	No	No	No	No						
OPA24/011/C/AP	808	COURTLAND AVE E	N2C 1K3	2024-07-15	2024-09-17				No	No	No	No	No						
OPA24/012/K/ES	4611	KING ST E	N2P 2G2	2024-06-30	2024-08-30				No	No	No	No	No						
OPA23/003/V/CD	97	PARK ST	N2G 1M5	2023-03-27	2023-03-31	Application Approved	2023-06-26	2024-09-24	No	No	No	No	No						

Zoning Bylaw Amendment Applications

Application ID	Application Address Information			Application Details					Heritage Information				Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Date Zoning By-Law Amendment Passed (if applicable) (yyyy-mm-dd)	Listed in a register under section 27 (3) of the Ontario Heritage Act	Designated to be of cultural heritage value or interest?	Subject to an easement or covenant under the Ontario Heritage Act s.37?	Within a heritage conservation district area?	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
ZBA24/011/W/TS	1082	WILSON AVE	N2C 1J3	2024-05-09	2024-05-15	Application Approved	2024-08-26	2024-08-26	No	No	No	No	No				
ZBA24/013/F/BB	75	FIRST AVE	N2C 1N3	2024-05-28	2024-05-28	Application Approved	2024-08-26	2024-08-26	No	No	No	No	No				
ZBA24/014/K/ES	2980	KING ST E	N2A 1A9	2024-05-28	2024-05-28	Application Approved	2024-09-30	2024-09-30	No	No	No	No	No				
ZBA24/018/T/TS	9	TURNER AVE	N2B 2C8	2024-07-22	2024-07-24				No	No	No	No	No				
ZBA24/019/T/ES	60	TRUSSLER RD	N2N 0A9	2024-07-12	2024-07-12				No	No	No	No	No				
ZBA24/020/COKMR		CITY INITIATED		2024-08-13	2024-08-14				No	No	No	No	No				
ZBA24/021/V/AP	169	VICTORIA ST S	N2G 2B8	2024-06-14	2024-08-13				No	No	No	No	No				
ZBA24/022/K/ES	864	KING ST W	N2C 1E8	2024-08-08	2024-08-08				No	No	No	No	No				
ZBA24/023/C/AP	808	COURTLAND AVE E	N2C 1K3	2024-07-15	2024-07-15				No	No	No	No	No				
ZBA24/024/K/ES	4611	KING ST E	N2P 2G2	2024-08-30	2024-08-30				No	No	No	No	No				

**Site Plan Applications**

Application ID	Application Address Information			Application Details				Appeal Information			
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Was the application appealed to the Ontario Land Tribunal or Local Appeal Body?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
SP23/026/S/ES	2385	SHIRLEY DR	N2B 3X4	2023-02-28	2023-03-21	Application Approved	2024-07-23	No			
SP23/080/W/KA	122	WEBER ST W	N2H 3Z9	2023-12-07	2023-12-11	Application Approved	2024-09-23	No			
SP24/036/K/AA	812	KING ST W	N2G 1E8	2024-04-08	2024-04-15	Application Approved	2024-07-16	No			
SP24/043/H/AA	2420	HOMER WATSON BLVD	N2P 2R6	2024-05-08	2024-05-17	Application Approved	2024-09-25	No			
SP24/045/W/AP	540	WESTFOREST TRAIL	N2N 3J4	2024-05-17	2024-06-04	Application Approved	2024-07-19	No			
SP24/051/T/ES	167	THALER AVE	N2A 1R4	2024-05-29	2024-05-29	Application Approved	2024-08-02	No			
SP24/057/C/BB	63	COURTLAND AVE E	N2G 2T6	2024-06-25	2024-06-25	Application Approved	2024-08-22	No			
SP24/058/D/TS	138	DUKE ST E	N2H 1A7	2024-06-25	2024-07-04	Application Approved	2024-09-23	No			
SP24/059/S/SH	131	SHOEMAKER ST	N2E 3B5	2024-07-02	2024-07-05	Application Approved	2024-09-26	No			
SP24/060/M/SB	5	MICHAEL ST	N2G 1L7	2024-07-11	2024-07-11	Application Approved	2024-09-23	No			
SP24/061/K/AA	3570	KING ST E	N2A 2W1	2024-07-08	2024-07-08	Application Approved	2024/08/30	No			
SP24/062/F/AA	666	FAIRWAY RD S	N2C 1X3	2024-07-17	2024-09-05	Application Under Review		No			
SP24/063/E/TS	525	ERINBROOK DR	N2E 3M8	2024-07-25	2024-07-25	Application Approved	2024-09-04	No			
SP24/065/J/TS	179	JANSEN AVE	N2A 12L8	2024-07-25	2024-08-01	Application Approved	2024/08/19	No			
SP24/066/R/SH	250	RIVERBEND DR	N2B 2E9	2024-07-12	2024-08-21	Application Under Review		No			
SP24/067/M/BB	535	MANITOU DR	N2C 1L8	2024-08-09	2024-09-05	Application Under Review		No			
SP24/068/P/AA	18	PINE ST	N2H 5Z8	2024-08-12	2024-08-12	Application Approved	2024/09/30	No			
SP24/070/D/ES	136	DOON VALLEY DR	N2P 1B2	2024-08-14	2024-09-10	Application Under Review		No			
SP24/071/F/ES	369	FREDERICK ST	N2H 2P1	2024-08-22	2024-08-22	Application Under Review		No			
SP24/072/R/ES	27	RIVERVIEW PL	N2B 3X6	2024-08-23	2024-09-09	Application Under Review		No			
SP24/073/B/AA	68	BRECKENRIDGE DR	N2B 2N9	2024-08-26	2024-08-26	Application Under Review		No			
SP24/074/F/AP	70	FERGUS AVE	N2A 2H2	2024-09-26	2024-09-10	Application Under Review		No			
SP24/075/M/ES	425	MORGAN AVE	N2A 4J1	2024-09-04	2024-09-04	Application Under Review		No			
SP24/076/G/ES	186	GEHL PL	N2G 3W5	2024-09-03		Application Under Review		No			
SP24/077/G/ES	186	GEHL PL	N2G 3W5	2024-09-03		Application Under Review		No			
SP24/079/B/BB	420	BRIDGEPORT RD	N2K 1P1	2024-09-09	2024-09-09	Application Under Review		No			



**Minor Variance Applications**

Application ID	Application Address Information			Application Details			Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Was the application appealed to the Ontario Land Tribunal or Local Appeal Body?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
A 2024-052	250	FREDERICK ST	N2H 2N1	2024-05-14	Variance Refused	2024-07-16	No				
A 2024-053	224	COUNTRYSTONE CRES	N2N 3S1	2024-05-31	Variance Granted	2024-07-16	No				
A 2024-054	124	WOOLWICH ST	N2K 1S4	2024-06-07	Variance Granted	2024-07-16	No				
A 2024-055	71	KINGSBURY DR	N2A 2L9	2024-04-06	Variance Granted	2024-07-16	No				
A 2024-056	359	HIGHLAND RD W	N2M 3C6	2024-06-06	Variance Granted	2024-07-16	No				
A 2024-057	176	WOOLWICH ST	N2K 1S6	2024-06-18	Variance Granted	2024-07-16	No				
A 2024-058	175	HOFFMAN ST	N2M 3N2	2024-07-03	Variance Granted	2024-08-20	No				
A 2024-059	15	STRANGE ST	N2G 1P8	2024-07-03	Variance Granted	2024-08-20	No				
A 2024-060	95	BRUNSWICK AVE	N2H 4E7	2024-07-11	Variance Granted	2024-08-20	No				
A 2024-061	25	PALACE ST	N2E 3M6	2024-07-15	Variance Granted	2024-08-20	No				
A 2024-062	40	PALACE ST	N2E 3Z4	2024-07-15	Variance Granted	2024-08-20	No				
A 2024-063	908	CHAPEL HILL CRT	N2R 0P4	2024-07-08	Variance Granted	2024-08-20	No				
A 2024-064	67	KIMBERLY CRES	N2E 1C8	2024-07-12	Variance Granted	2024-08-20	No				
A 2024-065	570	FREDERICK ST	N2B 2A6	2024-07-12	Variance Granted	2024-09-17	No				
A 2024-066	1180	UNION ST	N2H 6K2	2024-07-12	Variance Granted	2024-08-20	No				
A 2024-067	1180	UNION ST	N2H 6K2	2024-07-12	Variance Granted	2024-08-20	No				
A 2024-068	22	WOODFERN CRT	N2E 1H4	2024-05-03	Variance Granted	2024-09-17	No				
A 2024-069	68	WEST ACRES CRES	N2N 3G8	2024-08-02	Variance Granted	2024-09-17	No				
A 2024-070	47	HUGO CRES	N2M 3Z3	2024/08/01	Variance Granted	2024/09/17	No				
A 2024-071	509	WILSON AVE	N2C 2M4	2024/07/26	Variance Granted	2024/09/17	No				
A 2024-072	565	TOPPER WOODS CRES	N2P 2Y3	2024/06/06	Variance Granted	2024/09/17	No				
A 2024-073	109	EDGEHILL DR	N2P 2C6	2024/08/01	Variance Granted	2024/09/17	No				
A 2024-074	177	ESSON ST	N2L 2A2	2024/08/08	Variance Granted	2024/09/17	No				
A 2024-075	96	WOOD ST	N2G 2H8	2024/08/01	Under Review						
A 2024-076	332	CHARLES ST E	N2G 2P9	2024/08/21	Variance Granted	2024/09/17	No				
A 2024-077	525	HIGHLAND RD W	N2M 3W9	2024/07/29	Variance Granted	2024/09/17	No				
A 2024-078	15	DELLROY AVE	N2A 2S2	2024/08/08	Variance Granted	2024/09/17	No				
A 2024-079	15	DELLROY AVE	N2A 2S2	2024/08/16	Variance Granted	2024/09/17	No				
A 2024-080	92	RIVER RD E	N2B 2G2	2024/06/28	Under Review						
A 2024-081	236	MARGARET AVE	N2H 4J5	2024/08/23	Under Review						
A 2024-082	685	FREDERICK ST	N2B 2B3	2024/08/29	Under Review						
A 2024-083	361	WESTMEADOW DR	N2N 3R3	2024/09/03	Under Review						
A 2024-084	18	PINE ST	N2H 5Z8	2024/09/04	Under Review						
A 2024-085	62	GAGE AVE	N2G 2E2	2024/09/06	Under Review						
A 2024-086	1295	BLEAMS RD	N0B 2H0	2024/09/18	Under Review						
A 2024-087	211	LANCASTER ST W	N2H 4T9	2024/08/16	Under Review						
A 2024-088	130	EDMUND RD	N2H 1J8	2024/09/06	Under Review						
A 2024-089	132	EDMUND RD	N2H 1J8	2024/09/06	Under Review						

**Land Severance (Consent) Applications**

Application ID	Application Address Information			Application Details					Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Date Notice Given (if applicable) (yyyy-mm-dd)	Was the application appealed to the Ontario Land Tribunal or Local Appeal Body?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
B 2024-013	1188	FISCHER HALLMAN RD	N2E 0B7	2024-05-30	2024-06-17	Consent Given	2024-07-16	2024-07-26	No				
B 2024-014	267	DUMFRIES AVE	N2H 2E7	2024-06-03	2024-06-20	Consent Given	2024-07-16	2024-07-26	No				
B 2024-015	82	YORK ST	N2G 1T7	2024-06-07	2024-06-20	Consent Given	2024-07-16	2024-07-26	No				
B 2024-016	176	WOOLWICH ST	N2K 1S6	2024-06-07	2024-06-20	Consent Given	2024-07-16	2024-07-26	No				
B 2024-017	135	GATEWAY PARK DR	N2P 2J9	2024-07-10	2024-07-22	Under Review							
B 2024-018	135	GATEWAY PARK DR	N2P 2J9	2024-07-10	2024-07-22	Under Review							
B 2024-019	250	SHIRLEY AVE	N2B 2E1	2024-06-25	2024-07-22	Consent Given	2024-08-20	2024-08-30	No				
B 2024-020	573	GUELPH ST	N2H 5Y2	2024-07-09	2024-07-22	Consent Given	2024-08-20	2024-08-30	No				
B 2024-021	62	GAGE AVE	N2G 2E2	2024-07-09	2024-07-22	Consent Given	2024-08-20	2024-08-30	No				
B 2024-022	1180	UNION ST	N2H 6K2	2024-07-12	2024-07-24	Consent Given	2024-08-20	2024-08-30	No				
B 2024-023		RIDGEMOUNT ST	N2P 2N7	2024-08-16	2024-08-20	Consent Given	2024-09-17	2024-09-27	No				
B 2024-024	525	HIGHLAND RD W	N2M 3W9	2024-07-29	2024-08-20	Consent Given	2024-09-17	2024-09-27	No				
B 2024-025	15	DELLROY AVE	N2A 2S2	2024-08-16	2024-08-20	Consent Given	2024-09-17	2024-09-27	No				
B 2024-026	211	LANCASTER ST W	N2H 4T9	2024-06-19	2024-09-18	Under Review							
B 2024-027	130	EDMUND RD	N2H 1J8	2024-09-06	2024-09-18	Under Review							
B 2024-028	132	EDMUND RD	N2H 1J8	2024-09-06	2024-09-18	Under Review							

Plan of Subdivision Applications																		
Application ID		Application Address Information			Application Details					Heritage Information				Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Date Plan of Subdivision Registered (if applicable) (yyyy-mm-dd)	# Registered, Number of New Residential Lots	Listed in a register under section 27 (3) of the Ontario Heritage Act?	Designated to be of cultural heritage value or interest	Subject to an easement or covenant under the Ontario Heritage Act s.37?	Within a heritage conservation district area?	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)

Plan of Condominium Applications

Application ID	Application Address Information			Application Details						Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Decision (if applicable) (yyyy-mm-dd)	Date Condominium Declaration and Description Registered (if applicable) (yyyy-mm-dd)	If Registered, Number of New Residential Condo Units	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
30CDM-23201 - WCP 795	183	VICTORIA ST N	N2H 5C5	2023-01-17	2023-01-17	Plan of Condominium Given	2023-05-01	2024-09-04	7					
30CDM-23209	24	McIntyre Place	N2R 1H7	2023/12/11	2023/12/11	Plan of Condominium Given	2024-08-07							
30CDM-24205	455-509	Mill Street	N2G 2Y5	2024/03/08	2024/09/10	Plan of Condominium Given	2024-09-10							
30CDM-24206	10	South Creek Drive	N2P 2R3	2024/03/20	2024/03/20	Plan of Condominium Given	2024-08-29							
30CDM-24207	1001	King Street East	N2G 2N1	2024/04/30	2024/09/10	Plan of Condominium Given	2024-09-10							
30CDM-24209	1198	FISCHER HALLMAN RD	N2R 1P5	2024-04-16	2024-04-17	Plan of Condominium Given	2024-09-06							
30CDM-24210	15	DELLROY AVE	N2A 2S2	2024-05-02	2024-05-02	Plan of Condominium Given	2024-09-10							
30CDM-24212	17	Peter Street	N2G 3J5	2024/07/02	2024/07/02	Plan of Condominium Given	2024-08-29							
30CDM-24213	15	PALACE ST	N2E 1H7	2024-07-30	2024-07-30									
30CDM-24214	387	KING ST E	N2J 2Z4	2024-08-28	2024-08-28									
30CDM-24215	26	STANLEY AVE	N2K 1C5	2024-09-16	2024-09-16									

**Community Infrastructure and Housing Accelerator (CIHA) Orders**

Order Issued Date (yyyy-mm-dd)	Amending Order Issued Date (yyyy-mm-dd)	Have any planning applications been made for the lands subject to this order?	If Yes, please provide the application number(s)	Has a building permit been issued for this order?

**Minister's Zoning Orders**

Order Number	Amending Order Number (if applicable)	Have any planning applications been made for the lands subject to this order?	If Yes, please provide the application number(s)	Has a building permit been issued for this order?