



Planning & Strategic Initiatives Committee Agenda

Monday, March 17, 2025, 7:00 p.m. - 7:30 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 or via email at 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.

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

Pages

1. Commencement

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 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 Demolition Control Application - DC25/001/C/AA, 153 Courtland Avenue East, DSD-2025-092

3.2 Demolition Control Application - DC25/002/C/AS, 101 Clive Rd, DSD-2025-107, DSD-2025-107

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Any recommendation arising from this matter will be considered at a Special Council meeting later this same date.

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 March 17, 2025, in order to participate electronically.

4.1 None at this time.

5. Discussion Items

5.1 Kitchener 2051 - Evaluating Approaches to Growth, DSD-2025-084

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(Staff will provide a 5-minute presentation on this matter.)

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

6.1 Official Plan Amendment Application OPA24/014/L/BB, Zoning By-law Amendment Application ZBA24/030/L/BB, 288-292 Lawrence Avenue, S&S Stemco Inc. c/o Scott Stemerding, DSD-2025-034

While notice of this matter was provided, this item is no longer intended to come forward, and will not be considered this date. Staff anticipate that it will be scheduled for an upcoming Planning and Strategic Initiatives Committee meeting, and further notice will be provided.

7. Information Items

7.1 Housing for All Update, DSD-2025-103

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7.2 Kitchener 2051 - Engagement on Approaches to Growth, DSD-2025-091

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7.3 Kitchener Growth Management Strategy: Annual Monitoring Report 2024, DSD-2025-101

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7.4 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, DSD-2025-089

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8. Adjournment

Mariah Blake
Committee Coordinator

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Garrett Stevenson, Director, Development and Housing Approvals Division, 519-783-8922

PREPARED BY: Arwa Alzoor, Planner, 519-783-8903

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: February 25, 2025

REPORT NO.: DSD-2025-092

SUBJECT: Demolition Control Application DC25/001/C/AA
153 Courtland Avenue East

RECOMMENDATION:

That Demolition Control Application DC25/001/C/AA requesting permission to demolish a single detached dwelling at 153 Courtland Avenue East, BE APPROVED.

REPORT HIGHLIGHTS:

- The purpose of this report is to outline a request to be approved by Council to demolish an existing Single Detached Dwelling located at 153 Courtland Avenue East.
- The key finding of this report is that staff support the demolition of the Single Detached dwelling as the By-law Enforcement Division is requesting demolition and Heritage Planning Staff have issued a Heritage Demolition Permit for the site.
- The financial implications are that the cost of the demolition will be invoiced to the property owner. If the invoice is not paid, the costs will be added to the property tax roll as a priority lien.
- Community engagement included the information posted to the City's website with the agenda in advance of the Council/Committee meeting. All property owners within 30 metres of the subject property will receive notice of the demolition control application for information purposes immediately following Council approval.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department has received an application to demolish an existing Single Detached Dwelling at 153 Courtland Avenue East.

The subject property is located in the Mill Courtland Woodside Park area, between Cedar Street South and Madison Avenue South on Courtland Avenue East. The existing building is in extremely poor condition and is currently vacant.

The property is designated as 'Strategic Growth Area A' on Map 3 – Land Use in the City's 2014 Official Plan. It is zoned 'Residential Five Zone (R-5)' under Zoning By-law 85-1 and 'Strategic Growth Area One Zone (SGA-1)' under Zoning By-law 2019-51 (currently under appeal).

The purpose of this application is to permit the demolition of the existing dwelling due to persistent by-law violations and ongoing complaints. As no resolution has been achieved, and repair costs are excessive, By-law Enforcement has determined that demolition is the most economical course of action.

Additionally, the property is designated under the Ontario Heritage Act. Heritage Planning staff have reviewed the proposed demolition and have no objections and a Heritage Permit Application for demolition was issued in October 2024.

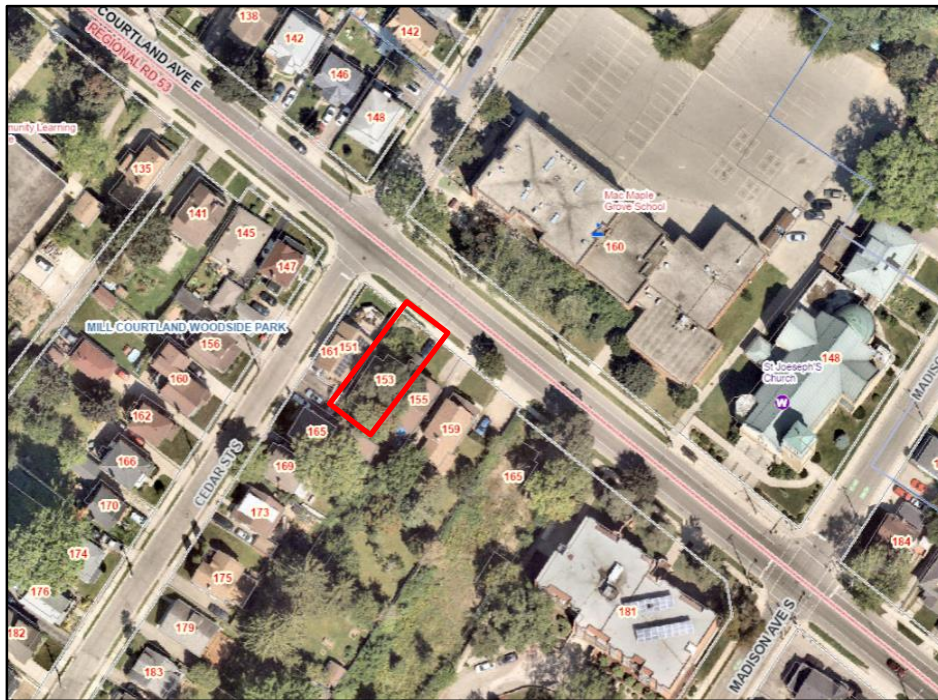


Figure 1: Location Map

REPORT:

Staff advise that the By-law Enforcement Division is proposing to demolish the unoccupied property due to the deterioration of the property, the costs of demolition are significantly less than the cost of the required repairs, and staff do not have 'right of entry' into the dwelling unit to complete the required repairs.

By-law Enforcement staff first received a complaint regarding the deteriorating exterior condition of the subject property in May 2020. In response, an inspection was conducted, leading to the issuance of an Order to Comply in June 2020. The order identified several

deficiencies requiring repair or replacement, including cladding, soffits, fascia boards, and windowsills. The deadline for compliance lapsed on July 15, 2020, with the property owner failing to complete the required work. While staff acknowledge that the COVID-19 pandemic may have posed challenges to meet the deadline, no corrective action was ever taken.

By-law Enforcement staff took further steps to bring the property into compliance. However, during this process, structural concerns were identified. In November 2023, the property owner granted permission for an interior inspection, which confirmed that a structural analysis was necessary before any exterior repairs could proceed.

In March 2024, By-law Enforcement staff received a Structural Condition Assessment prepared by Tacoma Engineers (dated April 4, 2024). The assessment concluded that the required exterior repairs could not be completed without addressing significant structural issues, which would ultimately necessitate a full rebuild of the building. Given this finding, By-law Enforcement staff proceeded to obtain cost estimates to bring the property into compliance.

By-law Enforcement staff are proposing to demolish the single-detached dwelling to comply with the original Order to Comply, which requires that the building either be repaired or demolished. Approval of this application will result in the property becoming a vacant lot.

Demolition Control Considerations

The property is located within the City's Demolition Control Area, as defined in the City's Demolition Control By-law. The demolition control provisions under Section 33 of the Planning Act are intended to:

- Prevent the premature loss of viable housing stock and the creation of vacant parcels of land.
- Protect the appearance, character, and integrity of residential neighborhoods and streetscapes where no redevelopment is planned.
- Prevent the premature loss of municipal property assessment.
- Retain existing dwelling units until redevelopment plans have been considered and approved.
- Ensure that redevelopment occurs in a timely manner, where proposed.

Heritage Considerations

As the property is designated under the Ontario Heritage Act, a Heritage Permit Application for demolition was required and was obtained in October 2024. The permit approval was based on the property being in an advanced state of deterioration, making repairs impractical and significantly more costly than demolition.

Regulatory Requirements

Under Sections 15.1 to 15.8 of the Building Code Act, the By-law Enforcement Division is required to:

- Obtain quotes for both the repair and demolition of buildings that do not comply with the Property Standards By-law.

- Proceed with the lowest quote to bring the property into compliance.

Since the demolition will result in the loss of a dwelling unit without an approved plan for redevelopment (such as a Building Permit, Zoning Occupancy Certificate, or Site Plan), a Council decision is required in accordance with the City's Demolition Control Policy.



Photo 1: Exterior Facing Courtland Ave



Photo 2: Front Elevation



Photo 3: Rear Elevation



Photo 4: Side Elevation

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 and the agenda have been posted to the City's website in advance of the Council / Committee meeting. Immediately following council approval, all property owners within 30 metres of the subject properties will receive notice of the demolition control application for information purposes.

PREVIOUS REPORTS/AUTHORITIES:

- City of Kitchener's Demolition Control By-law
- Zoning By-law 85-1 & 2019-051
- Official Plan, 2014
- *Ontario Heritage Act, 2022*
- *Building Code Act, 1992*

REVIEWED BY: Tina Malone-Wright, Manager, Development Approvals, Development and Housing Approvals Division

APPROVED BY: Justin Readman – General Manager, Development Services

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Garrett Stevenson, Director, Development and Housing Approvals Division, 519-783-8922

PREPARED BY: Adiva Saadat, Planner, 519-783-7658

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: March 5, 2025

REPORT NO.: DSD-2025-107

SUBJECT: Demolition Control Application – DC25/002/C/AS – 101 Clive Rd – DSD-2025-107

RECOMMENDATION:

That Demolition Control Application DC25/002/C/AS requesting permission to demolish a two-storey single detached dwelling at 101 Clive Road, BE APPROVED.

REPORT HIGHLIGHTS:

- The purpose of this report is to outline a request to be approved by Council to demolish an existing single detached dwelling located at 101 Clive Road.
- The key finding of this report is that staff support the demolition of existing two storey dwelling as Habitat for Humanity (Owner) intends to redevelop the property with a multiple residential development consisting of 24 dwelling units within two buildings in accordance with the conditionally approved site plan SP22/014/C/ES.
- There are no financial implications as there is no impact to the capital or operating budget.
- Community engagement included the information posted to the City's website with the agenda in advance of the Council/Committee meeting. All property owners within 30 metres of the subject property will receive notice of the demolition control application for information purposes immediately following Council approval.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department has received an application requesting the demolition of an existing single detached dwelling addressed as 101 Clive Road.

The subject property is located on the north-east side of Clive Road and Fairmount Road. It is in the Eastwood neighbourhood which is primarily comprised of low-rise residential

uses. It is identified as 'Community Areas' on Map 2 – Urban Structure and is designated 'Low Rise Residential' on Map 3 – Land Use Designation in the City's 2014 Official Plan. The property is zoned 'Low Rise Residential Five Zone (RES-5)' in Zoning By-law 2019-051.

The applicant is proposing to demolish the existing multiple dwelling to allow for future construction of multiple residential development consisting of 24 dwelling units within two buildings.



Location Map – 101 Clive Road

REPORT:

Habitat for Humanity has requested that the current unoccupied two storey dwelling be demolished in order to prepare the site for future residential development, which will provide an overall increase of 23 units (24 new units, one unit demolished), parking spaces, landscaped areas, and amenity space including a playground. A site plan application has been conditionally approved to facilitate the proposed development.

The intention of the demolition control is to retain the existing housing stock for interim use prior to redevelopment. However, the existing dwelling has been vacant for over two years and is currently in poor repair condition. Therefore, it is not suitable for occupancy.

Staff do not have concerns with the demolition of the existing two storey dwelling as it is the intention of Habitat for Humanity to redevelop the lot with new multiple residential developments.

Since the demolition will result in the loss of a dwelling unit without an approved plan for redevelopment (Building Permit for redevelopment), a Council decision is required in accordance with the City's Demolition Control Policy.

Demolition Control Considerations

The property is located within the City's Demolition Control Area, as defined in the City's Demolition Control By-law. The demolition control provisions under Section 33 of the Planning Act are intended to:

- Prevent the premature loss of viable housing stock and the creation of vacant parcels of land.
- Protect the appearance, character, and integrity of residential neighborhoods and streetscapes where no redevelopment is planned.
- Prevent the premature loss of municipal property assessment.
- Retain existing dwelling units until redevelopment plans have been considered and approved.
- Ensure that redevelopment occurs in a timely manner, where proposed.

The property is not designated under the Ontario Heritage Act and is not adjacent to any cultural heritage resources. Heritage Planning has no concerns with the application.



Figure 1: View of the Existing Dwelling at 101 Clive Road

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 and the agenda have been posted to the City's website in advance of the Council / Committee meeting. Immediately following council approval, all property owners within 30 metres of the subject properties will receive notice of the demolition control application for information purposes.

PREVIOUS REPORTS/AUTHORITIES:

- City of Kitchener's Demolition Control By-law
- Zoning By-law 2019-051
- Official Plan, 2014

APPROVED BY: Justin Readman – General Manager, Development Services

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Rosa Bustamante, Director, Planning & Housing Policy/City Planner,
(519) 783-8929

PREPARED BY: John Zunic, Senior Planner, Policy & Research, 519- 783-8952
Tim Donegani, Senior Planner, Policy & Research, (519) 783-8932

WARD(S) INVOLVED: All Wards

DATE OF REPORT: March 7, 2025

REPORT NO.: DSD-2025-084

SUBJECT: Kitchener 2051 – Evaluating Approaches to Growth

RECOMMENDATION:

That the Community Parameters and Technical Evaluation Criteria as presented in Report DSD-2025-084 be used to inform continued community and collaborator engagement on Kitchener 2051 and approaches to growth.

REPORT HIGHLIGHTS:

- The purpose of this report is to seek Council's endorsement of the draft Community Parameters and Evaluation Criteria which will be used to support upcoming community engagement and technical analysis.
- There are no financial implications arising from this report.
- Kitchener 2051 includes a robust 4-phase community engagement process that builds on the Strategic Plan. The Kitchener 2051 Community Working Group, alongside other Council, community, and collaborator input has helped to shape Community Parameters and Technical Evaluation Criteria which will form the basis of community engagement in Spring 2025 as part of evaluating different approaches to growth.
- 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.**

BACKGROUND:

The History of Growth Management in Kitchener

Kitchener has a long history of responsible growth management dating back to the 1960s, when our population of 100,000 residents was forecasted to double in 20 years. The “Kitchener 2000 – A Regional Concept” was completed in 1964 to stage development in a “logical economic means” that would “closely relate to the financial ability for the City to provide infrastructure”. This set the stage for what was known as the “Staging of Development” process for coordinating new subdivision growth in Kitchener.

In the early 2000s, the Staging of Development process evolved to the “Kitchener Growth Management Strategy” to forecast growth to 2031, including strategies for managing growth within the existing built-up area of the City (i.e., infill and intensification). The Kitchener Growth Management Strategy remains in place today, and at regular intervals, a Growth Management Plan is created to prioritize and align development approvals with infrastructure and complete community objectives. Additionally, an annual growth management monitoring report has been prepared each year since 2010 that provides a snapshot of Kitchener’s growth and its achievements toward provincial growth targets, including the Annual Growth Monitoring Report for 2024 (DSD-2025-101) that is being presented to Council on March 17, 2025.

Looking Ahead

As Kitchener grows to become a city of up to 450,000 residents by 2051 (reflecting an average annual growth rate of 1.5 per cent), a new Official Plan is needed. A new Official Plan will guide where people live and work and shape the way that neighbourhoods evolve and change over time. It will be ambitious and intentional as we plan for the Kitchener of 2051 and set the stage for the next iteration of growth management planning in the City.

On February 10, 2025, a Council Strategic Session ([DSD-2025-061](#)) was held to present the Community Values and seek Council’s input on the draft Big Ideas and Focus Areas which will help shape Kitchener’s new Official Plan.

This Report is being brought forward to Council alongside “Engaging on Approaches to Growth (Kitchener 2051)” (DSD-2025-091).

REPORT:

Studying Approaches to Growth

Kitchener 2051 will inform where and how we grow from a range of perspectives, including the environment, the economy, infrastructure capacity, and fostering complete communities. Two technical studies will:

- **Confirm** the number of residents and jobs to plan for in 2051.
- **Inform Where and how** Kitchener will grow to accommodate the forecasted population and jobs.

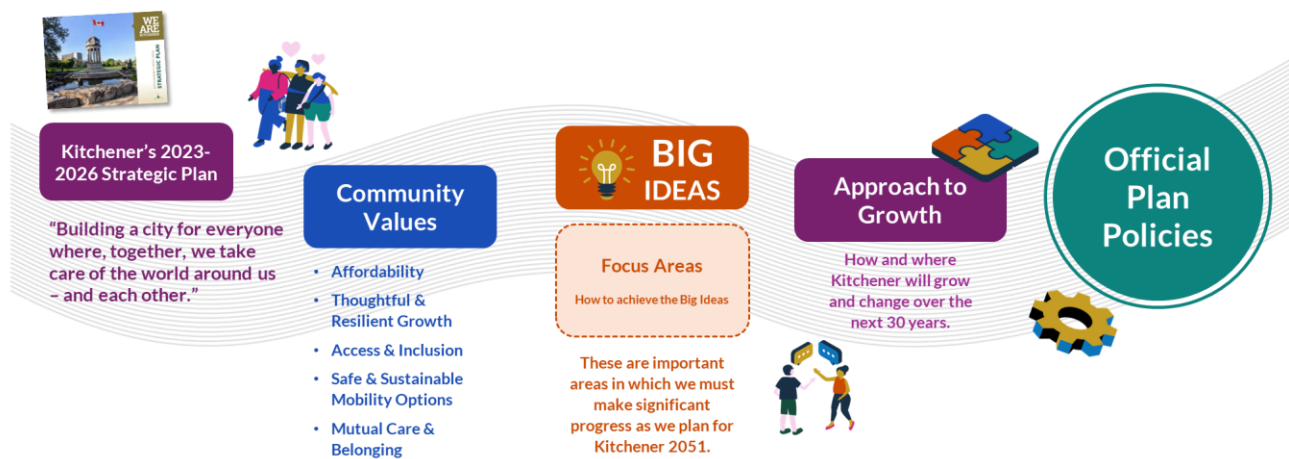
The “Population and Employment Forecast Study” prepared by Watson & Associates has confirmed the population and employment forecasts set out in the Regional Official Plan, finding that Kitchener is expected to grow to a population of 446,000 residents (reflecting an average annual growth rate of 1.5 per cent, much less than what has occurred on an annual basis in recent years).

The “Growth Scenarios Study” being undertaken collaboratively between City staff, with support from Dillon Consulting, CIMA+, and Watson & Associates, will determine where and how we will grow to accommodate this growth. This Study includes technical analyses related to transportation, water, wastewater, and financial implications to inform decisions about how and where we grow.

Evaluating Approaches to Growth

Determining the preferred approach to growth – which will be the key driver of the new Official Plan, will be shaped by multiple inputs, including:

- **Community Parameters** – informed by the Community Values, Kitchener 2051 Community Working Group input, and best / emerging practices, Community Parameters will help facilitate conversations with the community about trade-offs and opportunities about how and where Kitchener will grow in the future.
- **Technical Evaluation Criteria** – informed by the Kitchener 2051 technical studies and modelling, Technical Evaluation Criteria will enable analysis of each approach to growth and identification of opportunities or constraints needing to be addressed.
- **Council Direction & Cross-Divisional Staff Priorities** – informed by regular and ongoing engagement.



The evaluation process is anticipated to result in a preferred approach to growth which reflects a composite of all three of the approaches, refined based on the evaluation process. The evaluation process may also identify policy interventions which are required.

The approaches to growth which will be evaluated are introduced in “Engaging on Approaches to Growth (Kitchener 2051)” DSD-2025-091.

Engaging on Approaches to Growth

Community Parameters

Community Parameters will help facilitate conversations with the community about trade-offs and opportunities related to how and where Kitchener will grow in the future. The Community Parameters are not intended to be exhaustive or lead someone towards a 'preferred' approach to growth but rather to understand the community's priorities. Feedback from the community will be considered in the development of a preferred composite approach to growth.

They will serve as the basis for the upcoming Phase 3 community and collaborator engagement activities, including an interactive workshop and speaker series event (as detailed in DSD-2025-091). The activities will present information and gamify the Community Parameters in a manner that requires attendees to balance trade-offs in important city building decisions.

The Community Parameters have been prepared with direct input and collaboration with the Kitchener 2051 Community Working Group and informed by the Community Values. The Community Parameters are outlined below:

- It is important that I have access to shops and services that serve my neighbourhood, like places to buy groceries or grab a coffee, within a short walk, roll, or bike ride from home.
- It is important that I be able to live in my neighbourhood throughout different stages of life.
- It is important that I live near transit routes that come frequently enough to not have to check a schedule during the week.
- It is important that I live near trails with year-round access.
- It is important that I have park or natural area within a short walk from home.
- It is important that we find ways to add new trees as we grow.
- It is important that every neighbourhood include spaces to work, shop, gather, and build community.
- It is important that there are places throughout the city beyond Downtown where I can enjoy community events and local arts and culture.
- It is important that there are good job opportunities within a short walk, roll, bike, or transit ride from home.

Technical Evaluation Criteria

Concurrently, the Project Team and Consultants will be evaluating each approach to growth through a series of technical evaluation criteria (Attachment A). The technical evaluation criteria will include the following considerations:

- Climate Adaptation and Mitigation (e.g., tree canopy impacts)
- Social Planning (e.g., proximity to existing amenities and community facilities)
- Housing (e.g., support for a mix of housing types)
- Transportation (e.g., road network capacity, proximity to trails)

- Water and Wastewater Infrastructure (e.g., capacity in existing water and wastewater distribution networks)
- Financial Implications (e.g., costs to expand municipal infrastructure)
- Complete Communities & Economy (e.g., shops, jobs, non-residential uses, industry, institutional uses)
- Natural Heritage System (e.g., proximity of residents to natural areas)
- Parks and Open Space (e.g., access to parks, sports fields)

The Community Parameters and Technical Evaluation Criteria will be used to inform continued community and collaborator engagement on Kitchener 2051 and approaches to growth.

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:

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. Regular project updates are posted to Engage Kitchener

CONSULT and COLLABORATE – Kitchener 2051 includes a robust 4-phase community engagement process that builds on the Strategic Plan. The Kitchener 2051 Community Working Group, alongside other Council, community, and collaborator input has helped to shape Community Parameters and Technical Evaluation Criteria which will form the basis of community engagement in Spring 2025 as part of evaluating approaches to growth.

Collaboration on Kitchener 2051 is occurring regularly with the Community Working Group (CWG). The CWG includes a diverse group of individuals that represent the demographics of Kitchener (and look like the Kitchener of tomorrow). The CWG is learning about what the City needs to consider through a new Official Plan and collaborating with staff and consultants to meaningfully shape all aspects of the plan.

PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- Provincial Planning Statement, 2024
- [DSD-2024-077](#) – Building a Connected City Together: New Official Plan Launch
- [DSD-2025-061](#) – Council Strategic Session – Kitchener 2051

REVIEWED BY: Natalie Goss, Manager, Policy & Research

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Technical Evaluation Criteria

Attachment A

Technical Evaluation Criteria

Support Kitchener's economy

- 1-1 Protects or enhances the Regional Employment Areas (identified in ROPA 6) and supports the longevity of these areas for continued job growth
- 1-1 Provides opportunities to support a range of employment uses to accommodate demand
- 1-3 Enables job growth outside of defined employment areas, helping the city adapt to the future of work
- 1-4 Supports a better balance of jobs and housing across the City to reduce long distance and automobile-based commuting and greenhouse gas emissions
- 1-5 Minimizes congestion on truck routes

Protect and enhance the Natural Heritage System

- 2-1 Protects and conserves or enhances the connected natural heritage system
- 2-2 Provides for development patterns which take advantage of nature-based solutions to climate change mitigation and adaptation (e.g., prevent flooding, sequestration of carbon)
- 2-3 Protects the City's ground water and surface water features, including significant ground water recharge areas
- 2-4 Enables easy access to parks
- 2-5 Protects and preserves the urban tree canopy

Be future focused

- 3-1 Facilitates a range of housing options aligned with the City's housing needs to achieve up to 450,000 residents by 2051
- 3-2 Optimizes the use of existing and planned water/wastewater infrastructure
- 3-3 Optimizes the use of existing and planned road infrastructure
- 3-4 Reduces costs of new infrastructure
- 3-5 Minimizes long-term operations and maintenance costs
- 3-6 Optimizes the use of existing and planned hospitals and long-term care facilities
- 3-7 Optimizes the use of existing and planned schools, parks, and sports fields
- 3-8 Optimizes the use of existing and planned libraries and community centres
- 3-9 Optimizes the use of existing and planned retail food uses

- 3-10** Minimizes carbon emissions through support for a variety of built forms, compact growth and intensification
- 3-11** Maximizes the energy efficiency associated with the built environment
- 3-12** Maximizes energy efficiency associated with transportation activities
- 3-13** Maximizes energy efficiency associated with building heating/cooling activities
- 3-14** Provides an opportunity for alternate energy opportunities, such as district energy
- 3-15** Addresses risk and vulnerability of the built environment to extreme weather and changing climate patterns, including heat, precipitation and flooding/property damage
- 3-16** Influences household energy costs and vulnerability to energy system change
- 3-17** Enables opportunities for renewable energy generation
- 3-18** Requires a shift in mode share beyond what is being planned for

Plan for change across the city

- 4-1** Supports the objective of enabling development of additional neighbourhood retail and grocery store uses.
- 4-2** Accommodates growth with the city's most situationally vulnerable areas

Greater integration of places, systems, and networks

- 5-1** Allows for easy access to public transit
- 5-2** Allows for growth to be efficiently serviced by expansions to the transit network
- 5-3** Allows for easy access to places of work via public transit
- 5-4** Allows for easy access to frequent public transit
- 5-5** Maximizes access to active transportation routes
- 5-6** Minimizes vehicle kilometres traveled
- 5-7** Supports multi-modal access and connectivity outside of the City and to other regions
- 5-8** Provides access to commercial areas

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Rosa Bustamante, Director, Planning and Housing Policy/City Planner, 519-783-8929

PREPARED BY: Lucas Van Meer-Mass, Senior Planner (Housing), 519-783-8949

WARD(S) INVOLVED: All Wards

DATE OF REPORT: March 7, 2025

REPORT NO.: DSD-2025-103

SUBJECT: Housing for All Update

RECOMMENDATION:

For Information.

REPORT HIGHLIGHTS:

- The purpose of this report is to provide an update on the status of *Housing for All* (2020) actions and highlight the ways that Kitchener has established itself as Ontario's leader in innovative and advanced housing policy and planning.
- All 44 *Housing for All* actions have been completed or substantially progressed.
- Staff continue to work on implementing the *Housing for All* action items, alongside Housing Accelerator Fund initiatives, and preparing a new Official Plan, which will focus on, among other things, housing supply, choice, and affordability.
- 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.

BACKGROUND:

In 2020, very few area municipalities in Ontario had housing strategies. Kitchener was forward-thinking in its ambition to establish an housing strategy and set out a list of priorities and action items to create meaningful change in areas related to housing. As an area municipality, Kitchener has found creative ways to support and contribute to the provision of housing and it has seized as many opportunities as possible to provide solutions to the housing affordability crisis. Kitchener intentionally prioritized housing with its first housing strategy, *Housing for All (HFA)* which was approved by Council in 2020. *HFA* is Kitchener's comprehensive strategy to realize the right to housing and help make housing affordable using the tools and resources available to a local municipality. It is also Kitchener's commitment to addressing matters related to housing

supply, affordability, and inequity. *HFA* contains seven key priority areas and 44 actions, all of which have either been accomplished or significantly advanced in the intervening years (See Attachment A for the status of all 44 actions).

Through *HFA*, City staff have supported the development of numerous supportive housing projects, launched an innovative collaboration with people who have the lived experience of homelessness through the Lived Expertise Working Group, and completed significant policy and by-law amendments that support existing and new affordable housing, including development fee waivers for affordable housing, a Rental Replacement By-Law, and as-of-right permissions for lodging homes across the city.

Alongside *HFA*, the City has undertaken a complementary series of initiatives targeted at private market housing development. Achieved in part under the CMHC’s Housing Accelerator Fund program, these include the six-time award-winning planning framework for Kitchener’s Major Transit Station Areas (Growing Together); an Inclusionary Zoning framework; and city-wide permissions for 4 units as of right.

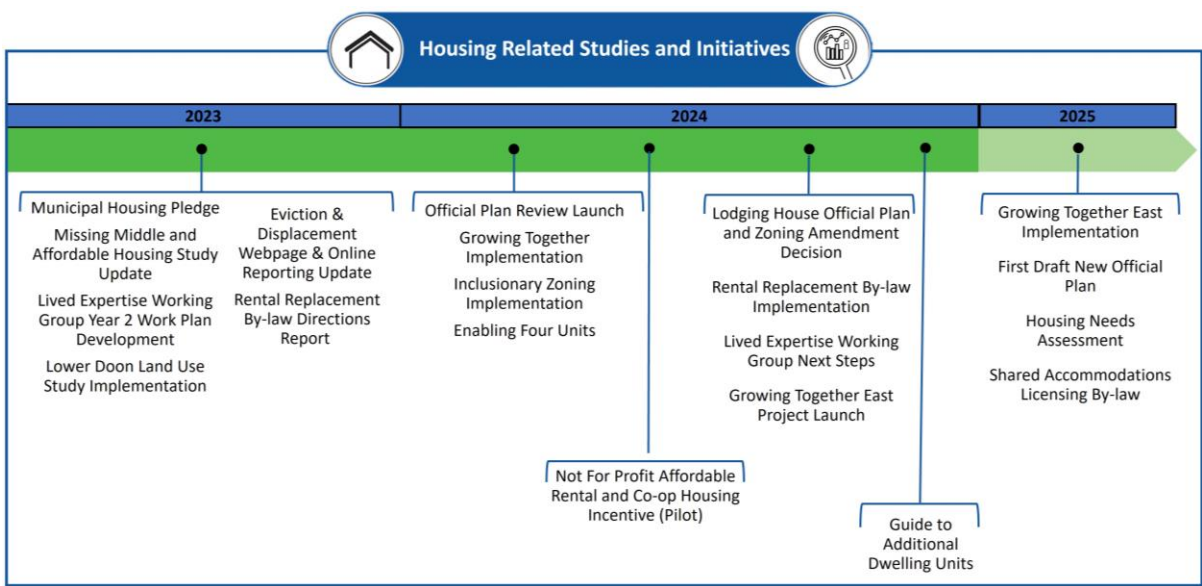


Figure 1 City of Kitchener's Housing-Related Initiatives

These efforts have been bolstered by Provincial policies and incentives aimed at increasing housing supply, such as the Building Faster Fund and [the Municipal Housing Pledge](#). Federal programs like the Rapid Housing Initiative and the Housing Accelerator Fund have further supported these efforts by prioritizing the growth of affordable and supportive housing.

REPORT:

Since the approval of *HFA* in December 2020, Kitchener has redefined what is possible for area municipalities in housing policy. With Council’s leadership and staff’s determined commitment, all 44 of the actions in *HFA* have been advanced. This report

summarizes what has been achieved under *HFA* and related housing work and recognizes the City's accomplishments, setting the stage for the next phase of the City's work.

Building a Strong Housing Policy Framework

- Crafted an effective balance between the promotion of high-quality development (through initiatives such as Growing Together), efficient approvals processes, and measures designed to protect and promote affordability (such as the Rental Replacement By-Law and Inclusionary Zoning).
- Established a transformative, bold and balanced planning framework for transit-oriented development through Growing Together in Kitchener's major transit station areas (MTSAs).
- Implemented city-wide permissions for four residential units as of right, significantly expanding housing options.
- Developed an Inclusionary Zoning framework that will require affordable homes within Kitchener's protected major transit station areas.
- Enacted a Rental Replacement By-law to protect tenants and preserve affordable housing stock.
- Established as-of-right permissions for lodging homes across the city where other residential uses are allowed.

Advancing Equity and Lived Expertise

- Established and extended the Lived Expertise Working Group (LEWG) pilot, ensuring that individuals with first-hand experience of housing precarity and homelessness have an opportunity to share their insights into housing policy development and decision-making.
- Developed an online resource of information for tenants that is hosted on the City's website and an online eviction survey in collaboration with LEWG to collect data and inform housing policy.
- The LEWG informed the development and implementation of Kitchener's Rental Replacement By-law.
- Members of the LEWG shared stories about their experiences through a photo exhibition, storytelling theater, and a LEWG video that highlighted the importance of lived expertise in housing decisions.

Expanding Affordable and Supportive Housing

- Facilitated the creation of over 184 supportive homes in Kitchener with an additional 84 in development.
- Partnered with non-profits and developers to maximize the use of City-owned land for affordable housing, including three upcoming projects.
- Supported projects such as YWKW Block Line (41 supportive housing units and 10 affordable housing units), Indwell St. Mark's redevelopment, and Habitat for Humanity initiatives.

Enhancing Development Approvals and Incentives

- Created an affordable housing concierge service to streamline approvals for non-profit and affordable housing developments.
- Waived development fees for non-profits and introduced a Not-for-profit affordable rental and co-op housing incentive grant that will distribute \$5.2 million in seed funding grants for non-market housing development.

The Housing Accelerator Fund and Kitchener 2051

In 2024, Kitchener further intensified its efforts to advance housing-related initiatives and ensure that Kitchener continues to be a leader in addressing housing challenges for all residents. City staff have leveraged the funding opportunities resulting from the Housing Accelerator Fund program, which is set to distribute an estimated \$2.9 million in 2025 and \$42.4 million over the course of the program's 4-year lifespan.

Highlights of Kitchener's Housing Accelerator Fund program include:

- Enabling city-wide permissions for four residential units as of right with a how-to guide and public campaign to support the uptake and adoption of additional units.
- Leveraging funding to acquire strategic parcels of land to land bank for future affordable housing opportunities.
- Partnerships with Kitchener Housing Inc. and Habitat for Humanity Waterloo Region to develop approximately 105 units of affordable housing on City-owned land.
- The launch of the Not-for-profit Affordable Rental and Co-op Housing Incentive, which is set to distribute \$5.2 million over the course of the program's lifespan.
- The successful passage of the Growing Together West planning framework and Inclusionary Zoning framework and considerable progress on Growing Together East.

City Staff are also advancing work on a *Housing Needs Assessment (HNA)* in support of the development of the Kitchener 2051 Official Plan. Early findings of the *HNA* confirm that, despite the City's many successes, persistent and emerging challenges related to housing equity remain in Kitchener. The early findings highlight that access to housing in Kitchener is shaped not only by supply constraints but also by systemic inequities, affordability gaps, and barriers faced by priority populations for housing need—including seniors, racialized communities, Indigenous peoples, persons with disabilities, and low-income renters. The assessment further emphasizes that housing affordability must be considered in the broader context of community well-being, infrastructure planning, and economic resilience.

Housing for All 2.0

To ensure that the new Official Plan being developed through Kitchener 2051 is informed by the current state of the housing landscape (e.g., housing policy at other orders of government), and given that 2025 marks 5 years since the approval of

Kitchener's first housing strategy, staff are proposing to commence work on Housing for All 2.0 which will build on the successes of *HFA*. It will be a focused update to complement and integrate with existing work occurring through the Kitchener 2051 including the Housing Needs Assessment.

Housing for All 2.0 is intended to provide a better understanding of available policy tools within the Ontario legal framework, build and strengthen relationships with community collaborators, and identify any additional opportunities to support the construction of affordable housing led by non-profits and community groups. Over the next year, staff will conduct a detailed assessment of the local housing landscape (including housing providers and available funding streams). This work will, where appropriate, inform recommendations for Kitchener's new Official Plan and ensure that the City's housing policies remain effective, forward-thinking, and responsive to community needs

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:

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. Additionally, the *HFA* actions status was shared with Kitchener's Lived Expertise Working Group in March.

PREVIOUS REPORTS/AUTHORITIES:

COR-2022-104 - Housing for All Program Update – 2022 Year in Review
DSD-2024-277 -Housing for All Strategy Lived Expertise Working Group Next Steps
DSD-20-214 – Housing for All – City of Kitchener Housing Strategy
DSD-20-108 – Draft Housing Strategy
DSD-20-034 – Council Strategy Session – Affordable Housing Issues and Options
DSD-20-006 – Affordable Housing Strategy Phase 2: Housing Needs Assessment
DSD-19-135 – Affordable Housing Strategy – Work Program Overview

REVIEWED BY: Natalie Goss, Manager, Policy & Research

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – *Housing for All* Actions Status

Attachment A – Housing for All Actions Status

	Action	Status	Description
Priority 1: Human Rights Based approach to housing			
1	Address Nimbyism	Substantially complete/ ONGOING	Over the past several years, City staff have been working with community members on several community working groups related to the DTK Vision, and Kitchener 2051 (Official Plan update) to collaborate and co-write visions and policies to guide future direction of the city as it grows. In addition to the community working groups, staff have been conducting outreach to equity denied groups through land use planning initiatives including Kitchener 2051 and Growing Together. A series of information tools (videos, planning 101) were completed, promoted on social media and made available online.
2	Develop and promote fact-based research	Substantially complete/ ONGOING	Since 2022 the City's Lived Expertise Working Group (LEWG) has been working collaboratively with staff on developing and sourcing fact-based research. The LEWG was instrumental in co-developing an online eviction survey that is currently housed on the City's website which provides the City with more information regarding evictions in the city.
3	Ensure that the right to housing informs and is responsive to climate change	ONGOING	Through the Kitchener 2051 Climate and Energy Study, greenhouse gas mitigation modelling will be undertaken to assess growth scenarios that allocate growth and development across the City, including projected housing growth, out to the year 2051 in keeping with the City's population and employment forecasts. The modelling work will quantify the impacts of each distinct growth scenario against key climate performance indicators, including greenhouse gas emissions, energy consumption by fuel type, energy expenditures, air pollution, and the social cost of carbon.
4	Provide sufficient resources to realize the right to housing	ACHIEVED	A permanent Senior Planner for Housing has been hired. The Planning and Housing Policy's Project Management section also supports affordable housing projects through the delivery of the City's affordable housing incentives for not-for-profit developers including a fee waiver program for rental projects and grant funding for rental and co-op housing to offset up-front costs that advance projects to building permit. Additionally, this section provides concierge service to navigate projects through development approvals to mitigate delays and support project timelines.
5	Collaborate with the Shift on a 2-year pilot project to localize implementation of housing as a human right	ACHIEVED	The Shift worked in collaboration with the City of Kitchener throughout 2021 on a framework for establishing housing as a human right.

Priority 2: Commitment to Lived Experience Collaboration			
6	Recognize and treat those in need of housing or related social benefits as experts in what is required and able to positively inform the outcome of decision-making processes	ACHIEVED	Established in 2022 as a two-year pilot through collaboration with the Social Development Centre, the City established the Lived Expertise Working Group (LEWG) to ensure that housing policies and decisions are directly informed by those with lived experience. Recognizing its value in shaping more inclusive and responsive housing solutions Council extended the pilot for an additional two years in June 2024.
7	Ensure knowledge of rights and provide access to relevant information and sufficient time to consult	ACHIEVED	
8	Ensure meaningful participation in the design, implementation and monitoring of housing policies & decisions	ACHIEVED	
9	Work with community organizations, like the Social Development Centre to proactively identify and eliminate socio-economic barriers to participation	ACHIEVED	
10	Create and implement a two-year pilot project for staff to work with and learn from a Lived-Experience Working Group on addressing housing issues in the city, to gain advice on strategy implementation and monitor progress	ACHIEVED	
Priority 3: Help End Homelessness			
11	Set Targets: Facilitate the creation of 450 units of new supportive housing. This includes approximately: <ul style="list-style-type: none">60 housing units for youth70 housing units for women170 housing units for men	TARGET ACHIEVED/ONGOING	The Region's Building Better Futures dashboard indicates that there have been 452 new supportive homes added and occupied across the Region. Additionally, there are 142 new supportive homes under development. In Kitchener, there have been 188 supportive homes completed with an additional 84 in progress.

	<ul style="list-style-type: none"> • 50 housing units for people with acute concurrent mental health and addiction challenges • 100 units for people with cognitive challenges 		
12	Provide leadership in providing 2 city sites to match 2 regional sites in Kitchener for supportive housing	ACHIEVED	The YWKW supportive housing project at Block Line on city-owned land includes 41 units of supportive housing that are currently occupied. A Request for Proposals for a City-owned property on Wellington Street has been issued for supportive/affordable housing.
13	Advocate for the Region and local municipalities to provide sites for diverse types of supportive housing across the region and for appropriate supports from Ontario Health Teams	ONGOING	The City continues to work with the Region and local municipalities on housing initiatives and coordination.
14	Advocate for ShelterCare to gain a permanent home	ACHIEVED	ShelterCare has found a new home in the City of Waterloo and has successfully received \$8.5M from the Provincial Government.
15	<p>Work with the Region and operators to facilitate development of:</p> <ul style="list-style-type: none"> • OneROOF supportive housing for youth • YWCA supportive housing for women • A transition plan for A Better Tent City to move to an alternate location and provide innovative supportive housing that meets 	ACHIEVED	All projects listed here have been completed with varying levels of support from the City.

	<p>resident's need</p> <ul style="list-style-type: none"> • Indwell redevelopment of St. Marks Church for supportive housing • Housing for people in encampments, in shelters and leaving homelessness 		
16	Advocate for the Region to address encampments incorporating a human rights-based approach	ONGOING	This will be an iterative process with no definitive end. City staff have been part of a pan-Regional working group focused on updating encampment protocols. Additionally, City staff are part of The Region's Plan to End Chronic homelessness Co-Creator's group.
17	Support the Region and Service Providers to improve and enhance the quality of people centered information and Coordinated Access System to gain further insight into the diverse types of supportive housing needed	ONGOING	Through engagement with the Regional Plan to End Chronic Homelessness, continued work with LEWG, and the forthcoming Housing Needs Assessment, the City has remained engaged in understanding the different types of supportive housing required by local residents.
Priority 4: Help secure community, affordable rental and affordable ownership housing			
18	Facilitate development of Kitchener's share of options for households on the community housing waiting list	ONGOING	Through the support of non-profit affordable housing development and a planning framework that allows for the development of all forms of housing, the City has supported the creation of a wide range of housing options. Through the Housing Needs Assessment and resulting Official Plan, the City will continue to emphasize housing options across the housing spectrum.
19	Identify city lands suitable for others to develop for affordable housing and seek to incorporate community housing, below market rental and below market ownership units	ACHIEVED	Beginning with the YWKW Block Line development, the City has continued to engage with non-profits to develop and support affordable housing on City-owned lands, most recently with three forthcoming projects on City lands. Staff have reviewed city owned lands that are suitable for housing.
20	Pilot 2 city sites involving community housing in proximity to transit/major transit station areas	ACHIEVED	The City has supported the development of affordable housing on City-owned property through the donation of property to Habitat for Humanity KW Region (River/Ottawa) and the YWCA Block Line development.

21	Help connect Kitchener's experienced non-profit housing sector with developers, through partnerships and creative solutions, to make the needed substantive and long-lasting changes to help make housing more affordable	ACHIEVED / ONGOING	The City continues to dialogue with the non-profit housing sector and private developers on collaboration opportunities.
Priority 5: Advocacy			
22	Jointly develop a Region/City Charter to ensure collaboration and opportunities to identify and address housing challenges in Kitchener	ONGOING	City staff are part of The Region's Plan to End Chronic homelessness Co-Creator's group which provides an ongoing opportunity for continued collaboration.
23	Request the Region of Waterloo, in collaboration with local municipalities, non-profit housing, support, and philanthropic organizations and the private sectors, to develop a funding strategy to end homelessness through a reimagined shelter, supportive and community housing plan.	ONGOING	The City was a recipient of the Housing Accelerator Fund program through CMHC which contains multiple projects related to affordable housing. City Staff are also currently working with the Region on the implementation and monitoring of the Plan to End Chronic Homelessness.
24	Jointly advocate for Provincial and Federal funding for housing for community building, sustainability and economic recovery, including: <ul style="list-style-type: none"> House of Friendship seeking 2 sites and funding for the ShelterCare integrated health and transitional housing concept (80 units) and for supportive housing project (60 units) 	ACHIEVED / ONGOING	The City has supported the following: <ul style="list-style-type: none"> House of Friendship has received funding and a permanent location in the City of Waterloo for ShelterCare. Staff continue to work with the House of Friendship on other transitional and supportive housing projects. the YWKW in the Block Line project is complete and occupied the Working Centre in the Water Street development is in progress The City continues to explore opportunities for Kitchener Housing Inc. to create new community housing OneROOF has developed supportive housing units on their Sheldon site A Better Tent City was successfully relocated Habitat for Humanity Waterloo Region has secured a city property for affordable housing development.

	<ul style="list-style-type: none"> • YWCA-KW seeking a site and funding for approximately 50 one-bedroom units of affordable supportive housing for women • The Working Centre to acquire and renovate a second site (Water Street 2.0) and add 40 units of housing to their portfolio • Kitchener Housing Inc (KHI) seeking a site and working in partnership with a developer to create new community housing and to purchase buildings to preserve affordable housing • OneROOF has a Roof's proposal to develop approximately 58 units of supportive housing for youth who are homeless on their site • A Better Tent City moving e to an alternate location with innovative supportive housing that meets resident's needs • Waterloo Region Habitat for Humanity seeking sites for affordable home ownership 		<ul style="list-style-type: none"> • The Indwell St. Mark's redevelopment is occupied. Additionally, the city continues to work with Indwell on more projects • The City assisted Menno homes in securing funding for a development on Lancaster Street • KW Habilitation was one of the first recipients of Kitchener's Not-for-profit affordable rental and co-op housing incentive pilot. Through this grant program, KW Habilitation is proceeding with a new development. • Reception House was also successful in its construction of a new Refugee Services Hub. • Thresholds Homes and Supports has completed 2 supportive housing projects and are currently working on a 3rd. • KW Urban Wigwam project was successful in developing an affordable housing site. Other aspects of this proposal remain ongoing. • The City is assessing the use of institutional sites for residential uses through its ongoing work on Kitchener 2051.
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	<ul style="list-style-type: none"> • Indwell St Mark's Redevelopment and 2-3 more sites in Kitchener for approximately 120 to 180 supportive housing units • Menno Homes seeking funding to complete project under development • Habilitation seeking funding for a supportive housing project • Reception House Waterloo Region seeking a site and funding for the development of a Refugee Services Hub. • Thresholds Homes and Supports is seeking to develop 2 supportive housing sites • KW Urban Native Wigwam is seeking to develop a site for unites of affordable housing • John Howard Society Waterloo-Wellington seeking funding for a full-time staff to help develop a housing strategy/model • Church and Religious Institutions within the City have expressed interest in redeveloping their surplus lands to accommodate 		
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	<p>affordable housing and need capital funds and development expertise</p> <ul style="list-style-type: none"> • Private Sector Affordable Housing developers have expressed interest in developing more affordable housing units, but face barriers around acquiring sites and capital funds. 		
25	<p>Request the Region to revise its Housing and Homelessness Plan to further incorporate local municipal input based on local needs identified through the City's Needs Assessment and continue to develop future plans in collaboration with local municipalities, non-profit housing and service providers, philanthropic organizations and the private sector.</p>	ACHIEVED / ONGOING	<p>The City continues to support the Region's Plan to End Chronic Homelessness and actively collaborate with multiple non-profit organizations in support of affordable housing. Additionally, the City is currently updating its Housing Needs Assessment.</p>
26	<p>Request (through AMO) that the Government of Ontario develop and adopt a provincial housing strategy including measurable targets and sufficient funds for ending homelessness and ensuring access of all Ontarians, including those of limited income, to housing of an adequate standard without discrimination. It should also take into consideration the needs of Indigenous people, LGBTQ</p>	ACHIEVED / ONGOING	<p>Since 2020, Council has passed the following advocacy motions:</p> <ul style="list-style-type: none"> • On October 5, 2020, Council requested that the Province reinstate the Planning Act provisions enabling a municipality to apply Inclusionary Zoning provisions within its entire jurisdiction, or at minimum, enable Inclusionary Zoning along Major Transit bus routes throughout the City, rather than only in Major Transit Station Areas (MTSAs). In March 2024, Council approved an inclusionary zoning framework for Kitchener within its MTSAs as is currently permitted under Provincial law. • On October 18, 2021, Council passed a resolution to take additional and meaningful steps to address the ever-increasing problem of "Renovictions" and that the motion be sent to the Association of Municipalities of Ontario, the Premier of Ontario, the Ministry of Municipal Affairs and housing, the Region of Waterloo and

	people, people with disabilities including mental illness, women experiencing domestic violence, lone parents, immigrants and newcomers and other people living in poverty or with low incomes.		<p>other Municipalities in Ontario for their consideration and possible endorsement.</p> <ul style="list-style-type: none"> • On September 25, 2023, Council called on the Provincial Government to double current social assistance rates for ODSP and OW recipients to reflect the cost of living and to tie these new rates to inflation so that people can afford to live a dignified life in the Province of Ontario. • On September 25, 2023, Council called on the Provincial Government to support Feed Canada's recommendation to stop the clawbacks meaning OW and ODSP will allow recipients their first \$1000 earned without penalty and to exempt benefits such as CPP, WSIB, EI and the upcoming CDB from clawbacks as well. • On January 30, 2023, Council directed staff to provide recommendations on how the City can support the transitioning of displaced residents including the review of rental replacement by-laws in Ontario. In June 2024 Council approved a Rental Replacement By-law for the City. • On October 16, 2023, Council directed staff to propose a zoning by-law amendment that would permit "as -of -right" permissions for up to four (4) residential units on a property wherever zoning permits single detached, semi-detached or street townhouse dwelling units on sufficient lot sizes and report back to Council in Q1 2024. In March 2024 Council approved Official Plan and Zoning By-law amendments to enable 4 residential units are across the City. • On August 26, 2024, Council resolved that the Province amend the Residential Tenancies Act on matters related to vacancy control and rent control and strengthening process requirements for evictions
27	<p>Report to Council on the feasibility and implications of the following potential policies:</p> <ul style="list-style-type: none"> • Inclusionary Housing Policy and implementing Zoning Bylaw (Underway) • Lodging House Policy and implementing Zoning Bylaw (Underway) • Parking Waiver Policy and implementing Zoning Bylaw for 	ACHIEVED	<ul style="list-style-type: none"> • The City has passed Inclusionary Zoning policies and by-laws and in the process of determining their implementation date. • A Lodging House Review was completed, and zoning and Official Plan changes are now in place permitting lodging homes city-wide. • Parkland dedication no longer required for affordable housing development in accordance with Provincial legislation • The City passed a Rental Replacement By-Law providing compensation to displaced tenants and preserving the stock of affordable housing. • A new Community Improvement Plan focused on housing provision is Currently being explored.

	<p>affordable housing developments (Underway)</p> <ul style="list-style-type: none"> • Parkland Dedication Waiver Policy for affordable housing developments (Underway) • Tenant Assistance Policy and implementing Bylaw to mitigate impacts from redevelopment of rental apartments on current tenants, including consideration of developers providing advanced notice and assistance to residents including relocation plans • Community Improvement Plan for affordable housing 		
28	Continue improving the development approvals process with input from the development industry and the community	ACHIEVED / ONGOING	The City has made tremendous strides in streamlining its development approvals process. This work is ongoing and iterative. Additionally, 2 project manager positions have been created whose mandate is to provide a concierge service for development applications that contain affordable housing.
29	Consider fast tracking non-profit and affordable housing developments through city processes	ACHIEVED	The City now provides a concierge service for non-profit and affordable housing development proposals that assists proponents through the development process.
30	Continue the fee waiver policy for non-profit organizations and consider expanding its application to affordable housing units provided in private sector development applications	ACHIEVED	The fee waiver remains in effect.

31	Consider establishment of an Affordable Housing Reserve Fund to support affordable housing initiatives	ACHIEVED	A reserve fund was established, funding projects such as the affordable housing grant program, which has provided \$2.6 million towards non-profit grants.
32	Develop a strategy for the use of city lands for affordable housing and play a leadership role in advancing innovative mixed housing communities, as a model for other Canadian communities to replicate.	ACHIEVED	A land acquisition and disposition strategy has been developed and is part of Kitchener's Housing Accelerator Fund initiatives.
33	Assess the feasibility of including affordable housing in the development of new or redeveloped City facilities, e.g. community centres.	ONGOING	The City continues to explore opportunities for incorporating affordable housing on city owned sites, including community centers.
34	Request the Region to prioritize collaborative determination and designation of Major Transit Station Areas in the Regional Official Plan	ACHIEVED	The boundaries of Kitchener's protected major transit station areas were delineated through the Region's Official Plan - Regional Official Plan amendment 6. These same boundaries were established in Kitchener's Official Plan through Growing Together including land uses for 7 of the PMTSAs.
35	Request the Region and School Boards to consider reviewing with the City the feasibility and implications of reducing the Regional and School Board shares of Development Charges for affordable housing development	ACHIEVED	Provincial legislation requires the collection of education development charges for all housing development. Further, due to changes in Provincial legislation, development charges are not collected by the Region for affordable housing developments.
36	Request Region to consider feasibility and implications of funding for growth related (future) affordable housing developments in creating development charge policies	ACHIEVED	Due to changes in Provincial legislation, development charges are not collected for affordable housing developments.
37	Provide regular updates to Council, the public and staff on housing needs assessments	ACHIEVED / ONGOING	A housing needs assessment is in progress through Kitchener 2051.

38	Provide regular public reports on the success and challenges in implementing <i>Housing for All</i>	ACHIEVED	A progress report on <i>Housing for All</i> was provided in March 2022. Additionally, quarterly reports are provided through the planning divisions on all planning initiatives, including <i>Housing for All</i> , development applications, affordable housing applications/initiatives, and the Housing Accelerator Fund initiatives.
39	Undertake additional work to assess housing needs for: <ul style="list-style-type: none"> • Indigenous people • LGBTQ+ community • People earning the minimum wage • People who are homeless – especially for people with mental health and addiction challenges • People with disabilities with low to moderate incomes • Recent immigrants • Seniors, especially those in rental housing or requiring care. (The population aged 65 years and older increased by 35% from 2006 to 2016 and is expected to almost double (increase by 94%) by 2041. • Single parents • Students and youth 	ONGOING	The City has placed considerable emphasis on the development of a Housing Needs Assessment that examines housing need through the lens of different identities. This work has commenced as part of Kitchener 2051.
40	Track and monitor renovictions, where tenants are displaced from their homes	ACHIEVED	Rental Replacement By-law now provides the City with a legal mechanism to require tenant compensation where existing occupied residential rental units are demolished. Additionally, the City, in collaboration with the LEWG developed an online eviction survey where residents can self report their experiences with eviction.
41	Use City's Social Media Platforms to engage and inform the public on addressing housing issues in the city.	ACHIEVED	Kitchener continues to use its social media platforms and EngageKitchener platform to share information with and have conversations with the community about housing matters. Specifically, conversations about housing occurred through Growing Together and are occurring through Kitchener 2051.

42	Develop an annual work plan to implement <i>Housing for All</i> including timing and responsibilities, to be used to inform annual budgets	ACHIEVED	Staff provided regular updates to Council on the progress of <i>Housing for All</i> and continues to inform Council about progress on other housing related initiatives such as the Housing Accelerator Fund on a quarterly basis.
43	Recommend an annual operating amount to support housing initiatives	ACHIEVED	An operating budget has been established for the implementation of <i>Housing for All</i> and housing related initiatives. Additionally, a Senior Planner for Housing position was created to support housing initiatives.
44	Provide staffing to support implementation of the Affordable Housing Strategy	ACHIEVED	A full time permanent Senior Planner (Housing) position was created in 2024.

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Rosa Bustamante, Director, Planning & Housing Policy/City Planner, (519) 783-8929

PREPARED BY: John Zunic, Senior Planner, Policy & Research, (519) 783-8952
Tim Donegani, Senior Planner, Policy & Research, (519) 783-8932

WARD(S) INVOLVED: All Wards

DATE OF REPORT: March 7, 2025

REPORT NO.: DSD-2025-091

SUBJECT: Kitchener 2051 – What We Heard in Fall 2024 and Upcoming Engagement on Approaches to Growth

RECOMMENDATION:

For information.

REPORT HIGHLIGHTS:

- The purpose of this report is to highlight community and collaborator engagement that has occurred throughout Phases 1 and 2 of Kitchener 2051, including key takeaways and findings. Additionally, this report outlines community and collaborator engagement that will occur as part of the “Growth Scenarios Study” introduced as part of DSD-2025-084.
- There are no financial implications arising from this Report.
- Kitchener 2051 includes a robust 4-phase community engagement process that builds on the Strategic Plan. Kitchener 2051 is moving into the third phase of engagement starting in March 2025 as outlined in this report.
- 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.**

BACKGROUND:

As Kitchener grows to become a city of up to 450,000 residents by 2051 (reflecting an average annual growth rate of 1.5 per cent, lower annual growth than what has been experienced over the past few years), a new Official Plan is needed. A new Official Plan will

guide where people live and work and shape the way that neighbourhoods evolve and change over time. It will be ambitious and intentional as we plan for the Kitchener of 2051.

On February 10, 2025, a Council Strategic Session ([DSD-2025-061](#)) was held to present the Community Values and seek Council's input on the draft Big Ideas and Focus Areas which will help shape Kitchener's new Official Plan.

This Report is being brought forward to Council alongside Report DSD-2025-084 "Evaluating Approaches to Growth (Kitchener 2051)".

REPORT:

Community and Collaborator Engagement

Through meaningful community and collaborator engagement, the new Official Plan and elements of the planning process such as data analysis, forecasting, and the work of policy experts, will be anchored in and shaped by the voices and experiences of those who live, work, and play here.

What We Heard in Phases 1 and 2

Phase 1 of Kitchener 2051 engagement was focused on developing the engagement approach, gaining a deeper understanding of community demographics, building relationships, and enhancing collaboration between City staff undertaking other city-building initiatives. Staff had conversations with representatives from Conestoga Students Inc., the Coalition of Muslim Women of Kitchener-Waterloo, the Kitchener-Waterloo Multicultural Centre, as well as Kitchener's Equity and Anti-Racism Advisory Committee and Lived Expertise Working Group, amongst others. This early foundational work prepared the Project Team to foster productive discussions, integrate diverse perspectives, and create a transparent and inclusive process in the Community Engagement Plan.

A call for applications to join the Kitchener 2051 Community Working Group was put out in July 2024, with over 140 applications being received. Applications were carefully reviewed by community members and City staff, with 32 residents being selected to join. The CWG meets monthly with City staff and consultants supporting Kitchener 2051 which provides opportunities to learn about city planning, shape the project process and outcomes, generate ideas based on personal experiences, and act as champions for the project in their communities. To-date, the CWG has helped identify community groups to engage with, shape Community Parameters, and inform key messages around approaches to growth.

Phase 2 of Kitchener 2051 engagement was focused on publicly launching the project in a big way, sharing information on the role of a new Official Plan with the community, and seeking input and ideas on how the changes unfolding in our community over the next 25 years can benefit everyone.

A "What We Heard Report" (Attachment A) has been prepared by Urban Strategies – the Kitchener 2051 community engagement consultant, to summarize the extensive

engagement completed and input received to-date. Kitchener 2051 has taken bold steps to reach new audiences, equity denied communities, and residents from all wards of the city including:

- Hosting a day-long Gaukel Block Party launch event in October which was attended by over 1,200 residents who shared their ideas and aspirations through game-based learning throughout the day;
- Hosting 7 Community Working Group Meetings, and finding opportunities for members to support community engagement by attending events in their neighbourhood;
- Holding 20 additional engagement opportunities City-wide with the community and collaborators, including advisory committee meetings, one-on-one meetings with community groups, and industry meetings;
- Starting the Kitchener 2051 Speaker Series, with the first event being hosted in collaboration with KW Habilitation to discuss topics around ability and mobility, attended by over 100 community members;
- Receiving over 1,300 comments, ideas, and survey responses; and
- Promoting Kitchener 2051 on the cover of the “Kitchener Life” magazine, which is sent to over 60,000 households, and reaching an additional 20,000 residents via social media, posters, and radio advertisements.

Distilled from the thoughts, ideas, and suggestions gathered during Phase 2, the Community Values illustrate a shared desire for a future Kitchener that is equitable, connected, and resilient, with a deep sense of care for its people and environment.

What's to Come in Phase 3

Building on what was shared and heard in Phases 1 and 2, Phase 3 will focus on conversations about approaches to growth through a series of Community Parameters and sharing the Big Ideas and Focus Areas. Key components of Phase 3 engagement include:

- Continued monthly conversations with the Community Working Group;
- Continued dialogue with First Nations;
- Launching the Community Conversation Kits; and
- Hosting interactive in-person and online community engagement and the second event in the Kitchener 2051 Speaker Series.

Phase 3 of engagement will communicate where changes have been made to the process and connecting what we learned to the development of new content in the introduction of Big Ideas and Focus Areas (DSD-2025-084) and Approaches to Growth.

During the Council Strategic Session on February 10, 2025 ([DSD-2025-061](#)), members of Council shared comments as they related to the Big Ideas and Focus areas, as well as general comments for consideration in the new Official Plan. Attachment B provides responses to many of the questions raised during the Council Strategic Session.

Conversation Kits

Accessible and interactive Conversation Kits will introduce and gather feedback on the Big Ideas and Focus Areas through community-led discussions facilitated by members of the Community Working Group and other communities in Kitchener. These kits aim to build knowledge, provide opportunities for community connection, and generate ideas and conversations about the directions of Kitchener's new Official Plan. The Community Conversation Kits will be available digitally online and in-print at City facilities.

Approaches to Growth Engagement & Speaker Series Event

An interactive and engaging public event is being designed to have conversations about Kitchener's future and approaches to growth. This will begin with the second Speaker Series session that will get the audience thinking about Kitchener's future and about the types of disruptions and opportunities that exist as we write a new Official Plan. Following the speaker, the event will continue with activities based on the Community Parameters to help attendees better understand the trade-offs and opportunities that need to be considered as we plan for growth.

Three approaches to growth (Attachment C) as well as the community parameters will be the focus of the conversations held at this in-person engagement event, as well as a parallel engagement online. As outlined in report DSD-2025-085, the community parameters will be used by participants to understand the community's priorities. The input gathered at this event as well as online, together with all input gathered to date, and technical studies/evaluation will be considered by the Project Team in developing a recommended composite approach to growth.

Modelling Approaches to Growth

To enable the assessment of different ways of distributing housing and job growth, the City undertook a modelling exercise to evaluate three potential approaches to growth. Attachment C details the approach to developing these models, including the background and core assumptions.

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:

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

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

PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- Provincial Planning Statement, 2024
- DSD-2024-077 – Building a Connected City Together: New Official Plan Launch
- DSD-2025-061 – Council Strategic Session – Kitchener 2051

REVIEWED BY: Natalie Goss, Manager, Policy & Research

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Kitchener 2051 Phases 1 and 2 What We Heard Report

Attachment B – Reporting Back on the February Council Strategic Session

Attachment C – Approaches to Growth Brief



Kitchener 2051 Phase 1 & 2 What We Heard Report

February 2025

Prepared by Urban Strategies for the City of Kitchener





Territorial Acknowledgement

The City of Kitchener is situated on the traditional territory of the Chonnonton, Anishinaabeg and Haudenosaunee People's. We recognize our responsibility to serve as stewards for the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep-rooted traditions of the diverse First Nations, Metis and Inuit in Kitchener today.

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Section 1 Introduction



1.1 Kitchener 2051 Overview

The City of Kitchener is preparing a new Official Plan (OP) – known as Kitchener 2051. An OP is a document that shapes the way our City grows and develops. A Provincial law called the Planning Act sets out what an OP can do, including:

- Directing growth and change, mostly related to how land and buildings are used;
- Guiding decisions on land use, development, transportation, physical and community infrastructure, and more;
- Implementing the City’s vision, established through the Strategic Plan; and
- Providing direction for implementing tools like the Zoning By-law.

The existing City of Kitchener Official Plan was adopted in 2014 and has positively shaped growth and development across the City over the last decade. A new OP is needed now to respond to current and future conditions and trends. Kitchener is growing fast and facing city-building challenges like the housing crisis, pedestrian and cyclist deaths and injuries, inequity, climate change, social isolation and how to pay for aging infrastructure and City services. The City is also presented with opportunities like new mobility technologies, a young and highly skilled workforce, strong neighbourhoods and communities, a rich and diverse culture, and a growing desire for urban connection.

Kitchener 2051 will address conformity with Provincial policy and legislation and the Region of Waterloo Official Plan, alongside recently completed plans for the City, such as Housing for All, Places & Spaces, and Cycling & Trails Master Plan, to set out a forward-thinking and contemporary City-wide policy framework.

Kitchener 2051 is about the people who call Kitchener home today and in the future.

That includes Indigenous people, newcomers, longtime residents, business owners and entrepreneurs. It’s about our community today but also about the people who are not yet here. Like the young people who will grow old in our community, the family looking to move to Kitchener, or the student who will call our community home after graduation. Kitchener 2051 looks at how we move around the City and the places in between. It is about what we will need to do together to grow, adapt, and succeed as a resilient and complete city.

Kitchener 2051 needs to consider a full range of perspectives to ensure that the OP reflects the needs of all. This includes communities often underrepresented in these processes, like equity-seeking communities, renters, and people who have experienced homelessness, poverty and housing precarity.

Along the way, we will learn from the community as we shape an OP that reflects who we are, what we value, and the Kitchener we can become.

1.2 Kitchener 2051 Process Timeline

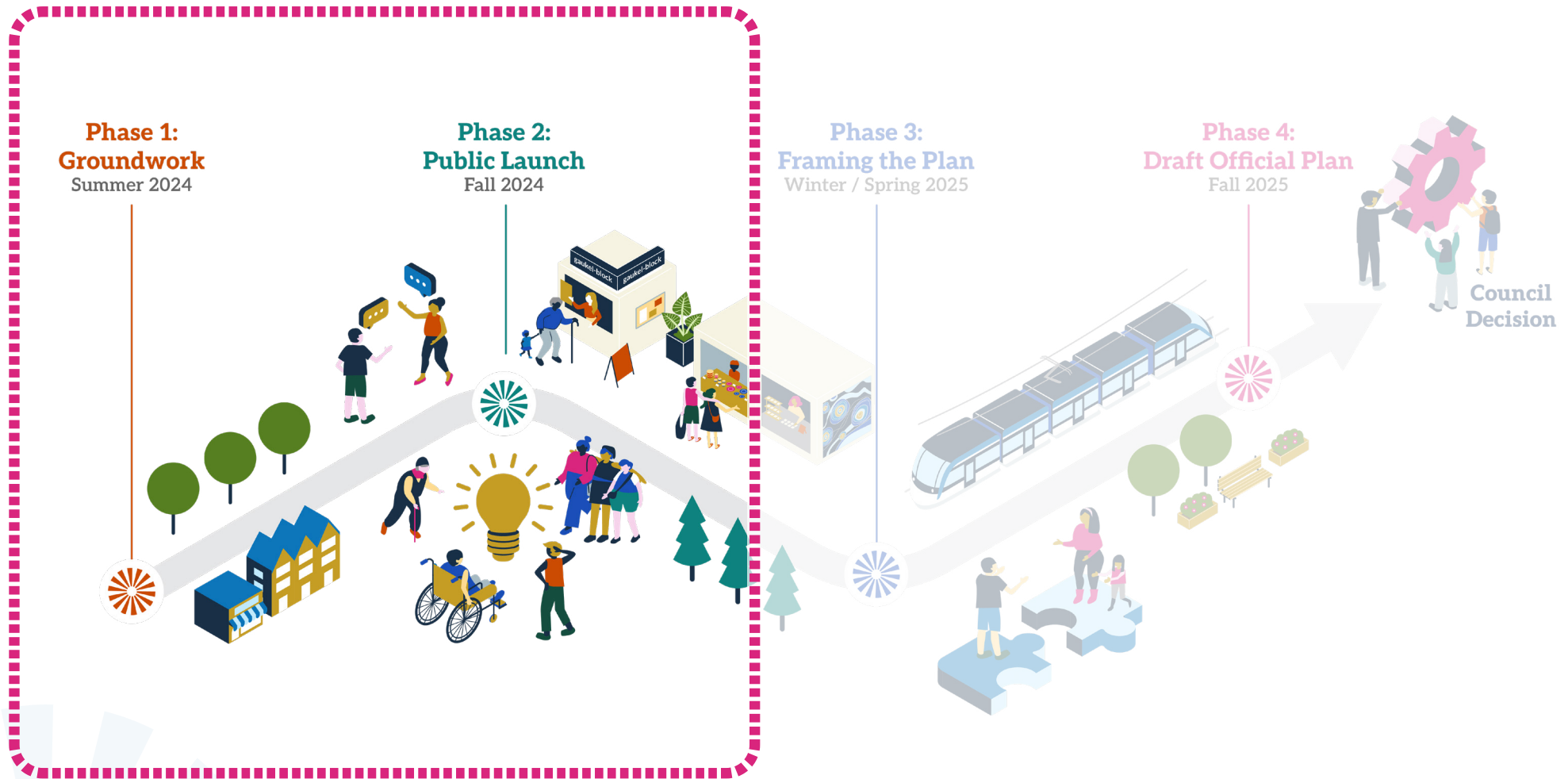


Figure 1: Illustration showing the Kitchener 2051 timeline - by phase. Phases 1 and 2, the focus of this report, are highlighted.

1.3 About this Report

This **Phase 1 and 2 What We heard Report** outlines the engagement goals, objectives, values, and approaches guiding the Kitchener 2051 process, as well as the engagement opportunities provided between June and December 2024. It also summarizes the feedback and key learnings that emerged during the first two phases of the process.

Phase 1: Groundwork, conducted between June and August 2024, was a pre-engagement phase centred around audience identification and mapping, process design, objective and approach setting, and strategy development.

Phase 2: Public Launch, conducted from September to December 2024, was used to introduce the process and the four key themes to the broader community. The Public Launch phase provided 21 engagement opportunities designed to gather high-level input, ideas, and aspirations from the public and interest holders about Kitchener's future.

What follows is an overview and summary of key findings gathered through multiple engagement channels, including, pre-engagement interviews, community working group sessions, a public launch event, workshops with industry leaders and subject matter experts, advisory committee and community presentations, a speaker series event, and through online engagement (online survey, interactive mapping, and visioning tools) and social media.

First Nations and Local Indigenous community engagement is being undertaken in a separate, yet parallel process, with the intention to build stronger relationships with First Nations Rights Holders, those with historical and continued interests in the lands and waters of the City of Kitchener, and local Indigenous community members.

Engagement with Six Nations of the Grand River First Nation and Mississaugas of the Credit First Nation follow consultation and accommodations protocols established by each respective Nation and will not be included in this document. It is important to keep these processes separate to respect the understanding that the First Nations are Rights Holders, and their involvement is uniquely positioned as such.

Engagement with the Local Indigenous community will be summarized and included in future 'What We Heard' reports completed at the end of each phase.

Section 2

Engagement Overview

In February 2024, Kitchener City Council directed staff to initiate the work on a new Official Plan, founded on engagement principles to guide how community members and collaborators would be included in the process. These principles were then used as a starting point for the Kitchener 2051 Community Engagement Strategy (CES). The CES:

- outlines the project background, overall engagement goals, objectives, and values guiding the process;
- identifies the different audiences who will be engaged throughout the process; and
- provides a high-level plan, timeline, and approaches for how the City will engage with each audience.



2.1 Overall Engagement Goals & Objectives

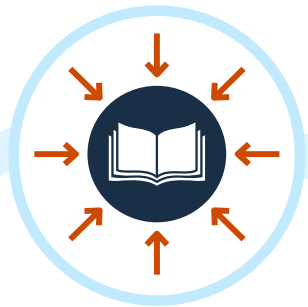
The overarching goal of Kitchener 2051's engagement strategy is:

“

Through meaningful engagement, the new Official Plan and elements of the planning process such as data analysis, forecasting, and the work of policy experts, will be anchored in and shaped by the voices and experiences of those who live, work, and play here.

”

To help achieve this goal, five overarching engagement objectives were developed:



1

Provide meaningful opportunities and seek substantive input to help shape the OP



2

Build awareness and capacity for informed engagement



3

Build trusting relationships



4

Strive for equity and representation



5

Elicit a broad range of ideas and go deep on the interesting ones

2.2 Overall Engagement Values

Guiding all Kitchener 2051 engagement are 5 key values:

1. Inclusive

This means sound engagement practices that are welcoming and accessible for all, providing safer and appropriate opportunities for community members to express their views and share ideas.

2. Equitable

This means reducing barriers for those who may have challenges to participation and including those outside traditionally recognized structures and processes.

3. Respectful

This means listening first and engaging from a place of regard and intention, and valuing lived / living experience and community expertise.

4. Meaningful

This means being clear and transparent about what we're engaging on – what is open to change / input and what is not.

5. Responsive

This means engaging with community members in ways they'd like to be engaged and being open to feedback on methods to meet their needs / interests.



2.3 Phase 1 Engagement Goals & Objectives

The goal for Phase 1: Groundwork was to:

“

Establish a strong foundation for a successful planning process.

”

Phase 1: Groundwork Objectives:

- 1. Define the Engagement Approach**
Finalizing the Community Engagement Strategy, Indigenous Engagement Plan, and Project Schedule to ensure a clear, inclusive, and well-coordinated approach;
- 2. Understand Our Community**
Identify and map key audiences, interest holders and collaborators to tailor engagement activities effectively and prepare for meaningful participation in Phase 2;
- 3. Build Partnerships**
Select and onboard a representative Community Working Group to provide diverse perspectives and help shape the conversation from the outset; and
- 4. Enhance Collaboration**
Work closely with other City departments and related initiatives to identify opportunities for alignment, efficiency, and shared learning.

This foundational work ensured that as we moved into broader engagement, we were well-prepared to foster productive discussions, integrate diverse perspectives, and create a transparent and inclusive process.

2.4 Phase 2 Engagement Goals & Objectives

The goal for Phase 2: Public Launch was to:



Understand what matters most to the public, including core issues - and how we can move forward in drafting a new Official Plan that plans for change which benefits all.



Phase 2: Public Launch Objectives:

1. Publicly launch Kitchener 2051 with all audiences, with a priority to engage rightsholders first.
2. Build broad awareness of the Kitchener 2051 process and its key components with all audiences.
3. Educate audiences on the role of the new OP in the larger policy ecosystem (Provincial, Regional, other municipal strategies and policy documents) and how it will help the City achieve other civic objectives (Transportation Master Plan, Places and Spaces, etc.).
4. Seek meaningful and substantive input, ideas and feedback on the new OP and its key components, which have been organized under four key themes derived from the City's 2023-2026 Strategic Plan and include:
 - A **Connected City**: how we move and how we grow;
 - A **Thriving City**: how we live and ensure a prosperous future for all;
 - A **Green City**: how we care for the earth and each other; and
 - A **Caring City**: how we come together to plan and build for individual and collective wellbeing.
5. Encourage participation from a broad cross section of the public through a mix of engagement approaches and tactics and by creating welcoming, accessible opportunities to engage with a focus on communities who have traditionally been pushed to the margins.
6. Ensure that input gathered is visibly woven into the technical work led by the project team and its associated consultancies.
7. Report back on how their input influenced the process and its outputs.
8. Begin building relationships with a large pool of interested people who will continue to participate in this process and future civic processes.

2.5 Phase 2 Engagement Approach

A key priority of the Phase 2 engagement approach was to provide information about the OP, its components, and its role in the larger planning and policy ecosystem in an accessible way. To achieve this, we broke the content into 4 key topic areas - and structured engagement materials and opportunities around them.

This approach allowed participants to engage in a scalable way – offering opportunities to learn about and provide input on as many (or as few) as they were interested in, at a level of detail that was right for them.

A Connected City...



is about how we move and how we grow. Elements of the Official Plan that relate to this theme include the transportation system, and our urban structure which defines where we grow.

A Green City...



is about how we plan for the planet and our resiliency. Elements of the Official Plan that relate to this theme include natural heritage and environmental management, parks and open spaces, and natural hazards.

A Thriving City...



is about how we create vibrant communities for all. Elements of the Official Plan that relate to this theme include housing, economy, community facilities, arts and culture, and heritage.

A Caring City...



is about how we plan for community wellbeing. This theme is related to every aspect of the Official Plan. It's about embedding equity and inclusion into everything we do in hopes that we can all feel a sense of belonging in our City.

2.6 Engagement by the Numbers

Between July and December 2024, there were over 21 opportunities to engage during Phases 1 and 2 of the Kitchener 2051 process, reaching over 2,000 members of the community.



21 opportunities
to engage in-person and online



308
Online Survey Responses



1,200+ attendees
at the Public Launch Event



699 comments
collected at the Launch Event



Presentations to
9 City Advisory Committees



215 comments
on the in-person and digital maps



102 attendees
at the first Speaker Series Event



4
Community Working Group Meetings



Section 3

Summary of Phase 1 & 2 Engagement Opportunities



3.1 Phase 1: Pre-Engagement

Pre-engagement is the critical foundation setting stage in a project that helps the team establish clear project objectives, timelines, communications and engagement approaches and project messaging. Investing time in pre-engagement helps foster trust, reduces opportunities for misinformation, and set the stage for meaningful engagement that leads to well-informed decision-making.

During this phase, the Kitchener 2051 team worked closely with staff from other City departments, community partners, and decision makers to identify key project audiences, assess community concerns, aspirations, dynamics and potential barriers to engagement – with a focus on equity-seeking communities who have been historically left out of, or pushed to the margins of traditional planning processes. This foundational work helped with refinements to engagement approaches, tactics, and tools outlined in the Phase 2 Engagement Plan – ensuring that Phase 2 engagement was accessible, equitable, and responsive.

Interviews with Key Partners (External) – Spring & Summer 2024

During the Phase 1 pre-engagement phase, the project team conducted interviews with key external partners and collaborators to: share information about the Kitchener 2051 process, help foster community relationships, and to identify audiences, community concerns, and potential engagement opportunities and gaps. External partners and collaborators engaged during this phase included Conestoga Students Inc., KW Habilitation, the Lived Expertise Working Group, Kitchener Youth Engagement Network, Coalition of Muslim Women of Kitchener-Waterloo, and the Kitchener-Waterloo Multicultural Centre.

Interviews with Key Partners (Internal) – Spring 2024

The project team also conducted interviews with key City staff from across multiple departments to share information about the Kitchener 2051 process, learn about recent City initiatives, processes, and outcomes, and to identify potential audiences, community concerns, dynamics, and engagement gaps.

Project Engagement Webpage Launch – Summer 2024

A dedicated project engagement webpage (www.engagewr.ca/kitchener2051) was launched on June 26th, 2024. This page introduces the Kitchener 2051 process, provides background information and materials, and shares news, updates, and opportunities to be involved in the process. The page also hosts online engagement tools used to gather public ideas, concerns, and feedback. These tools offer an alternative method of engagement for those unable to attend in-person events, those with additional

ideas to share, or those who prefer to participate asynchronously/online. The webpage had 15,714 views¹ by 9,801 unique visitors² between June 26th and November 26th, 2024.

- 1 The number of times a page is loaded or reloaded, regardless of whether the user was already on the page or came from an external page
- 2 The number of unique browsers that visit a site.

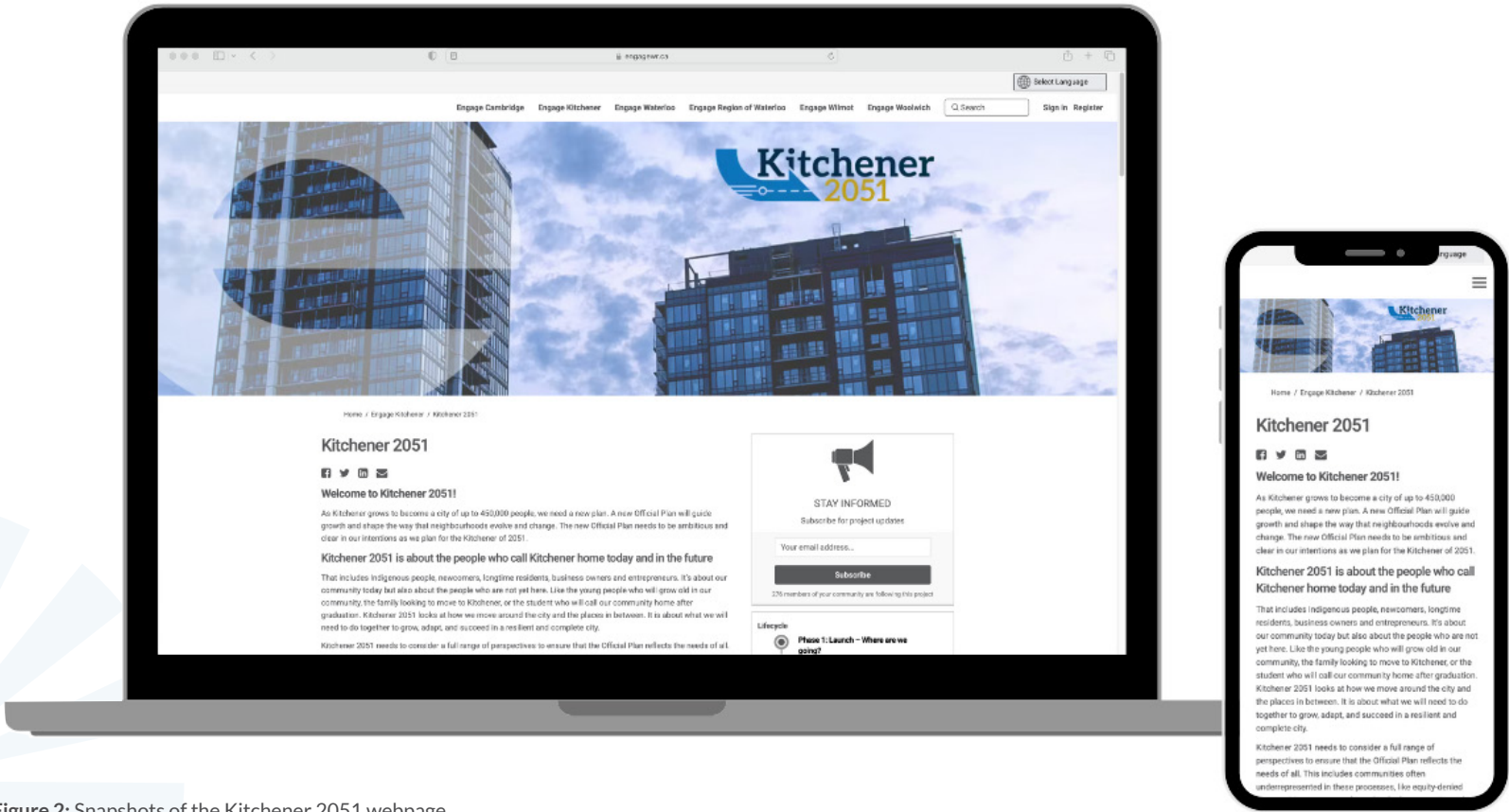


Figure 2: Snapshots of the Kitchener 2051 webpage.

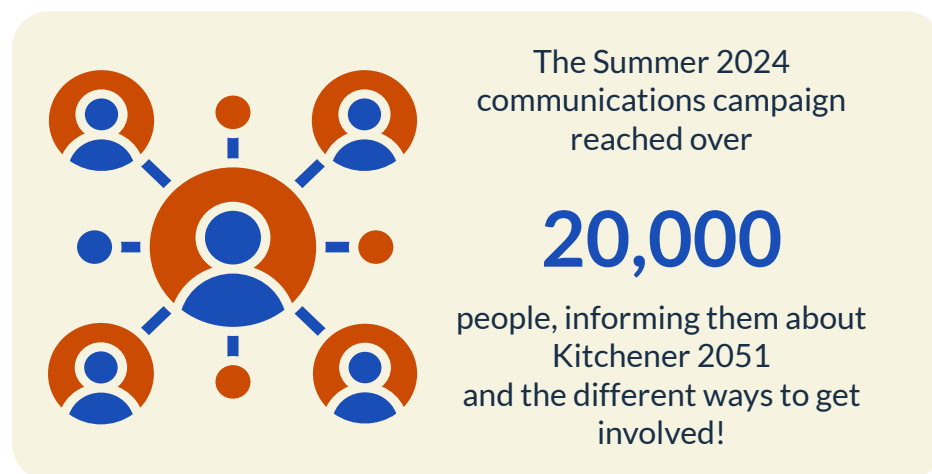
Phase 1- Online Engagement - Ideas Wall

The online ideas wall was launched with the project webpage to spark early discussion and help build awareness about Kitchener 2051. Two questions were posed through the tool, which was open for comments from July to October 2024.

This activity asked participants two questions:

- *What brings you joy in your community?*
- *What are the biggest challenges facing Kitchener?*

Participants could submit their responses by submitting them on a digital 'sticky note'. Participants were also able to up-vote or comment on other people's ideas. 288 people visited the ideas tool, 44 ideas were submitted, 198 up-votes were cast, and 33 comments were left.



Kitchener 2051 Community Working Group

In July 2024, the City of Kitchener put out a call for applications for the Kitchener 2051 Community Working Group (CWG), a community-led, staff-supported group made up of community volunteers intended to represent a dynamic mix of voices, perspectives, and experiences from across all wards of the City. The call for applications was made via the project website, a press release, a radio interview with the Mayor, City social media channels, chalk art along trails, and posters in community centres and libraries, resulting in the submission of over 140 CWG applications. In August 2024, a panel of community members and City staff carefully reviewed the applications and selected the final group of 32 CWG representatives.

Throughout the Kitchener 2051 process the CWG will meet monthly with City staff and project consultants to deepen their understanding of city-building, planning, and the bounds of influence on process and outcomes. Other opportunities to help shape the process include:

- helping identify city-building challenges, generate ideas, and craft solutions based on personal experiences and by reviewing documents and technical reports provided by staff;
- helping guide and participate in community engagement by providing advice on the Community Engagement Plan;
- reviewing ideas and insights shared by the community to ensure they're considered in the drafting of the new Official Plan;
- sharing reflections about their experiences, expertise, and desires for their neighbourhoods and the City as a whole;
- acting as champions for this project as ambassadors in their respective communities; and
- and reporting back to City Council on the group's progress at key points in the process.

3.2 Phase 2: Public Launch

Advisory Committee Presentations - Fall 2024

Between August and December 2024, the project team presented to and gathered input from 8 City Advisory Committees including the Active Transportation & Trails Advisory Committee; Equity & Anti-Racism Advisory Committee; Compass Kitchener Advisory Committee; Economic Development Advisory Committee; Arts & Culture Advisory Committee; Mayor's Advisory Council for Kitchener Seniors; Kitchener Youth Action Council; and the Lived Expertise Working Group.



Figure 3: Kitchener 2051 presentation and activity with the Compass Kitchener Advisory Committee.

Kitchener 2051 Block Party - Saturday October 5th

The Kitchener 2051 Block Party marked the public launch of the Kitchener 2051 process. Held on the Gaukel Block, between Charles Street and Joseph Street, this drop-in style, open-to-everyone event presented information about Kitchener 2051, introduced the four key themes, and provided interactive opportunities for guests of all ages to provide input, feedback and to share their ideas for the future.



Figure 4: Block Party Welcome Station activity.

The Block Party was organized around the four key themes, with each theme set up in a dedicated area, or 'station', on Gaukel Block. Each station included interactive information panels and theme-specific activities designed to gather input in new and creative ways. Each station provided space for community and City partners to share information, gather input on related initiatives, or provide services that aligned with the corresponding theme. City staff were able to engage with the community on four city-building projects in one event.

To encourage participation at each station, event 'stamp books' were handed out at the Welcome Station - and stamps were given

when guests participated in a station activity. Once all stamps were collected, guests could trade their completed stamp books in for a treat.

The Block Party was promoted through a wide range of channels including paid and organic social media, on the cover of the Kitchener Life magazine (distributed to 60,000 households), radio ads, and direct invitations to community groups and neighbourhood associations. Music, art, food-trucks, interactive displays and engagement activities helped create a fun, dynamic, and high-energy atmosphere. Over 1200 people attended the Block Party between 11am and 6pm.



Figure 5: Block Party Thriving City Mural Station



Figure 6: Participants at the Block Party event.

A Connected City

To introduce 'A Connected City', a set of information panels was presented. This provided an overview of the theme and its elements, transportation, mobility and growth, by sharing key background information, highlighting related City policy and directions, and offering an interactive opportunity to share what **'a connected city that benefits everyone could look and/or feel like'**.

Staff from the City's active transportation team had an interactive booth set up to share information about and gather feedback on the Wayfinding and Branding for Walking, Cycling and Rolling initiative, and volunteers from Red Raccoon Bike Rescue, a local not-for-profit, were set up providing free bike tune-ups for Block Party attendees at the event.



Figure 7: Block Party participants at the Connected City station.

How We Grow Map Activity

To help participants to explore the connections between how we move and how we grow, a large-scale, 10'x15' vinyl map of the City was developed and set-up at the event. Participants were asked to identify locations throughout the City where new growth could be focused by placing stickers on the map to show where new housing, parks and open spaces, shops, services and amenities, community facilities, and jobs should go. Stickers for new housing were scaled to the map size and reflected a range of built forms,

like the approach taken through the Growing Together project. The map did not provide specific constraints for where stickers should be placed, or not placed, to allow for open conversations with community about where growth and development should occur within the City. For example, participants placed many buildings in locations along the Grand River floodplain which are not developable, but which may broadly indicate a desire for a stronger connection and access to the river and natural areas.



Figure 8: Block Party participants placing stickers on the How We Grow map.



Figure 9: Block Party participants placing stickers on the How We Grow map.

A Thriving City

To introduce 'A Thriving City', a set of information panels was presented. This provided an overview of the theme and its elements, housing, liveable neighbourhoods, economic prosperity, and cultural vibrancy, by sharing key background information, highlighting related City policy and directions, and offering an interactive opportunity to share what **'a thriving city that benefits everyone could look and/or feel like'**.

Local food trucks were set up at the Thriving City station, along with a DJ Booth and outdoor dining area. The City provided free meal vouchers from the food trucks for the first 400 Block Party participants to visit each of the theme area stations.



Figure 10: Block Party participants at the Thriving City station.

Block Party Collaborative Board Game

A collaborative board game was developed to help participants understand the opportunities, challenges, and trade-offs that arise when planning for a 'complete community'. In the game, players are tasked with collaboratively creating a complete community by placing cards representing different uses (housing, parks, shops,



Figure 11: A group playing the Block Party boardgame.

jobs) on the game board. Complicating this task, is that each player is working towards a 'secret' objective (e.g. culturally vibrant, family-friendly, sustainable, employment focused) forcing players to problem solve, compromise, and collaborate to achieve the best possible outcome.



Figure 12: Photo of the Block Party boardgame in action.

Thriving City Mural

A large-scale 30' collective mural painting activity was set-up along the side of a shipping container for participants of all ages to paint their vision(s) of Kitchener in 2051.



Figure 13: Photo of the Thriving City Mural at the Block Party.

A Green City

To introduce 'A Green City', a set of information panels was presented. This provided an overview of the theme and its elements, sustainability, climate resilience, green energy, and parks and open spaces, by sharing key background information, highlighting related City policy and directions, and offering an interactive opportunity to share what **'a green city that benefits everyone could look and/or feel like'**.

Staff from the City's Parks and Cemeteries team had an interactive station set up at the new Gaukel Parkette on the north side of Charles Street to share information and gather input on the ongoing Places and Spaces project.

City staff also set up a hands-on water table activity with materials provided by the Waterloo Wellington Children's Groundwater Festival, a local not-for-profit that educates the community about the importance of groundwater.



Figure 14: Block Party participants taking part in the Climate Pledge activity.

Climate Pledge Tree

Participants were asked to make a personal climate pledge by writing something they could personally do towards addressing climate change, sustainability, or increasing community resiliency on a leaf cut out of seed paper. The seed paper leaves were then hung on a large plywood tree for others to read and be inspired by. The seed paper leaves will be planted in the spring. 248 Climate Pledges were shared at the event.



Figure 15: Photo of the Climate Pledge Tree.

Upcycled City

The Upcycled City activity offered a hands-on collaborative building activity using recycled materials, including cardboard boxes, tubes, egg-cartons, and plastic containers. Participants of all ages were asked to help build their ideal City by creating homes, shops, community facilities, parks, City infrastructure,



Figure 16: Photo of the completed Upcycled City.

public spaces, and other elements of a complete community out of recycled materials. As each piece was created, they were placed on a vinyl base map representative of a typical Kitchener neighbourhood – resulting in a collaboratively designed ‘complete’ cardboard community.



Figure 17: Children painting their Upcycled City creations.

A Caring City

To introduce 'A Caring City', a set of information panels was presented. this provided an overview of the theme and its elements, community well-being, social connectivity and belonging, inclusion, equity, and reconciliation, by sharing key background information, highlighting related City policy and directions, and offering an interactive opportunity to share what **'a caring city that benefits everyone could look and/or feel like'**.



Figure 18: Participants at the Caring City Station at the Block Party.

Your Voice, Your City - Speakers Corner

A Speakers Corner was set up inside one of the Gaukel Block shipping containers. Outfitted with a video-camera, stool and backdrop, this activity was designed as a way for participants to share their thoughts, stories, and ideas on camera. Participants could choose to be filmed sharing their idea or story, or they could write their idea on a speech bubble shaped whiteboard and have a photo taken. Video and images captured at the Speakers Corner will be used to create a short video that will be used throughout the Kitchener 2051 process to help build awareness.



Figure 19: Screenshots from the Speaker Series video activity.

Community Pantry

A community pantry was set up at the Caring City station as a mutual care resource for event participants offering non-perishable food items and fresh produce. Participants were able to donate to or take from the pantry during the event as desired. Items remaining at the end of the event were donated to the Waterloo Region Food Bank and Community Fridge.



Figure 20: Snapshot of the Community Pantry Information Panel

Phase 2 Online Engagement

Survey Tool: Kitchener 2051 City-Wide Survey

The City-wide survey deployed on the City’s engagement page introduced the Kitchener 2051 process, offered an overview of the 4 key project themes, and provided an opportunity for the public to provide high-level input on priorities and ideas related to the overall process and each of the four theme areas.

540 people started the survey, and 306 completed surveys were submitted.

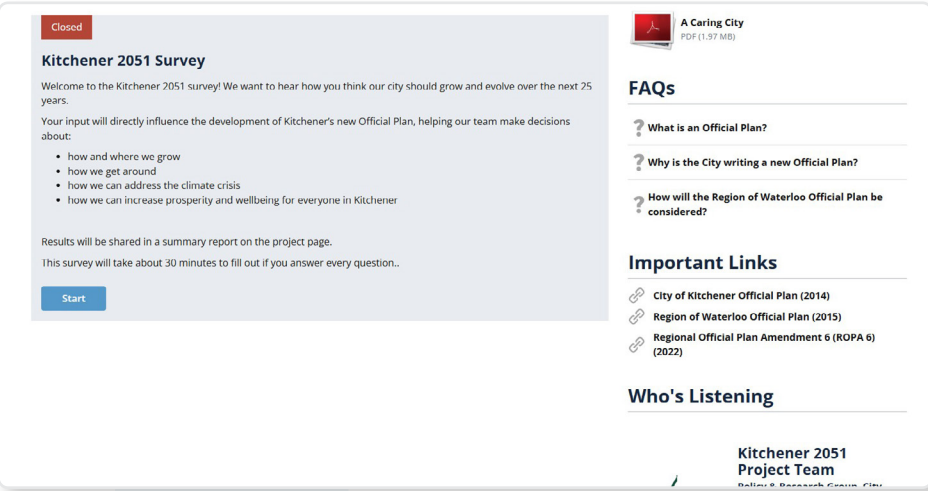


Figure 21: Snapshot from the City-wide Online Survey.

Places Tool: Where We Grow Mapping Activity

Mirroring the large-scale physical mapping activity offered at the Block Party, this online activity asked participants to drop different coloured pins on a map of the City to identify potential locations for future growth – helping to illustrate where new homes, offices, parks and open spaces, local-serving shops, services and amenities, community facilities, and employment and manufacturing uses should be located. Beyond placing a pin, participants had to provide commentary explaining their decision and could up-vote others’ suggestions.

258 people visited the mapping activity, 215 pins were placed with commentary, and 2 up-votes were cast. The input gathered from this activity is shown alongside the How We Grow Map Activity from the Block Party.

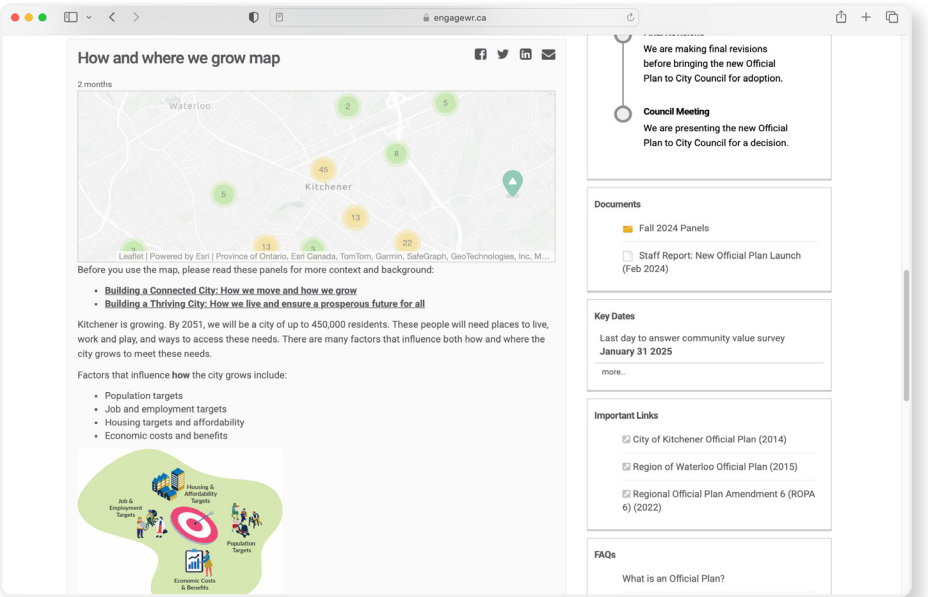


Figure 22: Snapshot of the How We Grow Places Tool.

Ideas Tool: Climate Pledge

Mirroring the climate pledge activity offered at the Block Party, this online activity asked participants to share their personal and/or household commitments towards mitigating climate change, increasing community resiliency, and/or integrating sustainability practices into their everyday lives by submitting them on a digital 'sticky note'. 49 people visited the climate pledge, 3 pledges were submitted, 2 up-votes were cast, and 1 comment was left.

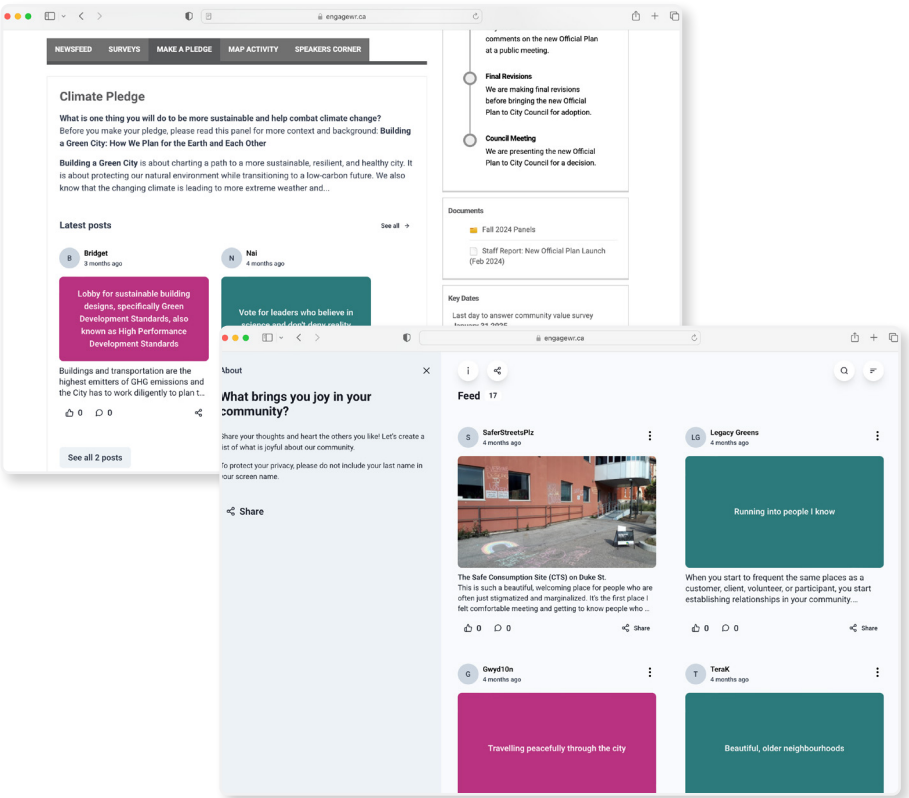


Figure 23: Snapshot of the Climate Pledge Ideas Tool.

Stories Tool: Speakers Corner

Mirroring the 'Your Voice, Your City' Speakers Corner activity offered at the Block Party, this online activity asked participants to share personal thoughts, anecdotes, and/or stories about community care, resilience, and aspirations for Kitchener into the future. 16 people visited the stories tool, and 3 stories were shared.

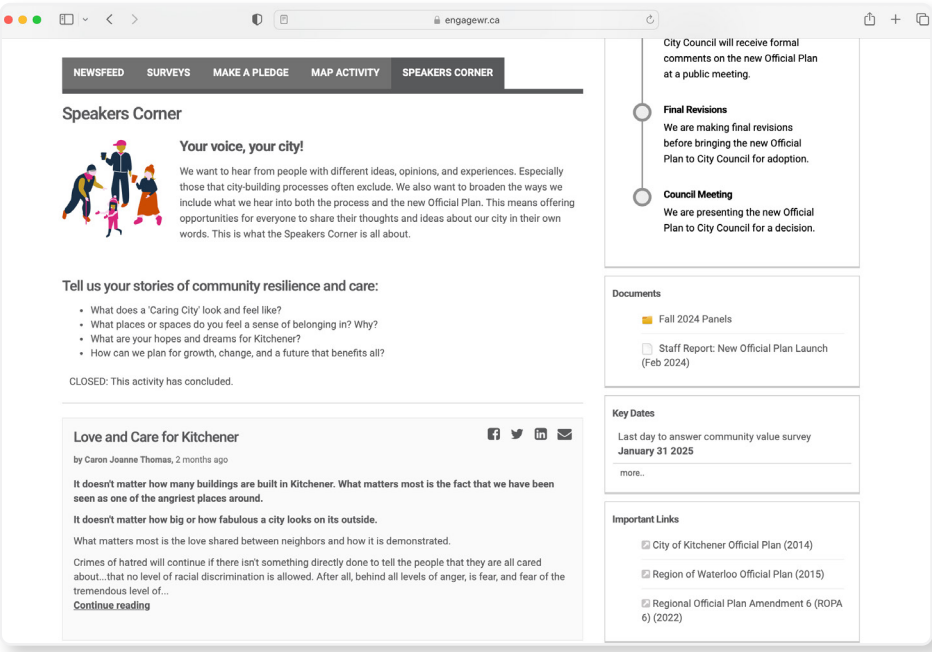


Figure 24: Snapshot of the Speakers Corner Stories Tool.

Speaker Series Event #1 – Ability & Mobility (A Connected & Caring City)

On November 19, 2024, the City of Kitchener hosted the first event in a 3-part Speaker Series designed to provide an engaging forum for subject matter experts and local community members to share diverse perspectives and lived/living experiences related to the 4-key themes. Each event will cover a different topic inspired by two of the project themes – in a variety of conversational formats.

Event #1 was a panel discussion moderated by Olivia Curtis, the City's Inclusion Services Coordinator, exploring the themes of A Connected City and A Caring City exploring these themes through the lenses of ability, mobility, neurodiversity, mental health, and equity. Panelists included Dr. Samantha Biglieri, a professor whose research explores planning issues related to aging, living with dementia, disability and accessibility; Dr. Robin Mazumder, an

environmental neuroscientist with a focus on how urban design impacts individual, community, and societal well-being; and Kathleen Vanderlinden, a local resident diagnosed with vascular dementia and early onset Alzheimer's disease at 54. Kathleen is also a co-researcher on several projects including the 'Dementia-Capable Communities Waterloo Region' project; and Simon Garcia, a local resident and frequent public transportation user.

Attendees had an opportunity to share their thoughts on an interactive panel and ask questions of the presenters. 109 people attended the event. The City partnered with KW Habilitation to identify community members interested in joining the panel, co-design the discussion, and promote the event.



Figure 25: Speaker Series panelists on stage.



Figure 26: Director of Planning and Housing Policy, Rosa Bustamante, opening the Speaker Series Event.

Technical Study Workshops

Non-Residential Workshops #1 & #2

On October 10, 2024, collaborators from the non-residential sector, including developers, owners and operators of non-residential developments (including mixed-use, office, retail, industrial, and employment), attended one of two invitation-only virtual workshops to learn about the Kitchener 2051 process and to provide input on a series of sector-specific questions.

In Workshop #1, participants discussed the opportunities, challenges, and locational considerations related to mixed-use, office and retail development in Kitchener, and provided input on potential additions and/or refinements to the new Official Plan that could help the sector deliver mixed-use, office, and retail development in the City.

In Workshop #2, participants discussed the same topics and provided input on the same questions, with a focus on industrial and employment use development.

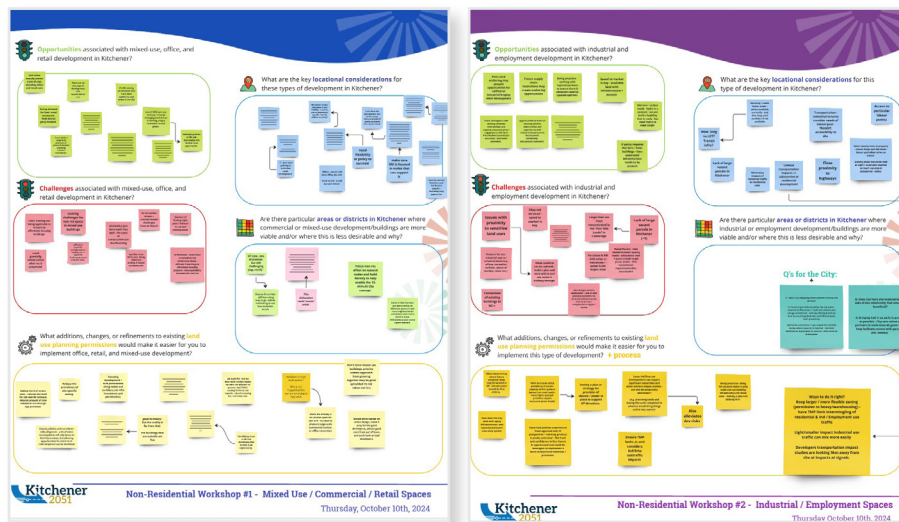


Figure 27: Snapshots of the online Miro Workspaces from the Non-Residential Workshops.

Climate & Energy Workshop #1

On December 17, 2024, subject matter experts and collaborators from the climate, resilience and green building sectors, including developers, builders, academics, researchers, and community leaders attended a virtual workshop to learn about the Kitchener 2051 process and to provide input on a series of sector-specific questions.

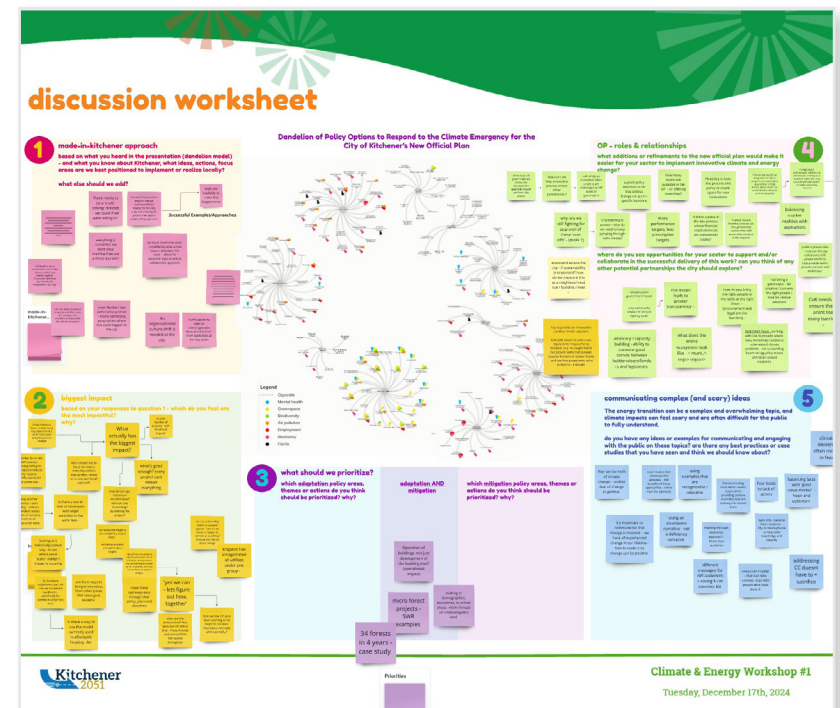


Figure 28: Snapshot of the online Miro Workspace from the Climate & Energy Workshop #1.

Section 4

What We Heard



During Phase 2, over 2,200 open ended comments, ideas, and suggestions were gathered at events, meetings, workshops, and through online engagement opportunities. This input, along with the quantitative data gathered through the survey and Block Party, was used to develop the Community Values (see Section 6), which will be used to help shape the early policy directions and approaches to growth that will be introduced and explored in Phase 3: Framing the Plan.

Methodology

All open-ended responses gathered during in-person events and via the online tools was transcribed (when necessary), coded, analyzed and summarized. Coding open-ended responses involves reading through each comment and assigning a primary (and secondary, if necessary) 'code' or theme. Similarly coded responses are then grouped together and analyzed to help identify patterns, overarching themes, as well as shared ideas and sentiments.

Closed-question, or quantitative responses from both the in-person events (interactive information panels) and online tools (e.g. multiple choice, ranking, and Likert scale survey questions) were calculated and converted to chart form where possible.

Responses that were vulgar, or illegible were given a code of N/A and not included in the results.

Important note on data inclusion:

In alignment with the Kitchener 2051 project objective of fostering an inclusive and respectful engagement process, comments which contained offensive, harmful, or inappropriate language, or comments targeting individuals or groups, have been omitted from this summary. This ensures that the outcomes reflect the shared values and priorities of our community.

Presentation of Results

'What we Heard' will be presented under the four theme areas - A Connected City, A Thriving City, A Green City, and A Caring City, with theme-based content separated into two categories:

- **In-Person** – a synthesis of feedback and ideas gathered during in-person events, meetings, and workshops; and
- **Online** – a high-level synthesis of feedback and ideas gathered through the online survey, online engagement tools, and via social media.

What We Heard Summary

A Connected City

A Connected City prioritizes safe, accessible transportation options, including separated bike lanes, wider sidewalks, and roads designed to reduce conflicts. While over 60% of Kitchener residents rely on cars, there is strong interest in sustainable alternatives—but convenience, distance, and time savings remain key factors in mode choice. Support for transit-oriented growth highlights the need for compact, mixed-use development near transit to make walking, biking, and public transit more practical. Residents also emphasized the need for reliable, well-maintained infrastructure, including better sidewalks, cycling facilities, and transit service. By investing in safe, efficient, and competitive alternatives, Kitchener can reduce car dependency and create a more accessible, sustainable city.

A Thriving City

A Thriving City prioritizes safe, accessible, and vibrant public spaces, including parks, greenspaces, and community hubs where residents of all ages, abilities, and incomes can connect. While almost 70% of Kitchener residents plan to stay in their neighborhoods long-term, one in five remain uncertain, suggesting that improvements could enhance livability and retention. Housing emerged as the most urgent priority, with strong support for diverse, affordable options that accommodate different needs and life stages. A top priority is access to everyday essentials—especially grocery stores—within a short walk, roll, or bike ride,

along with cafés, small-scale retail, and health services, reflecting a strong desire for walkable, complete communities. Residents also emphasized the importance of green spaces, tree canopy preservation, and well-maintained public areas that support active transportation and gathering. These findings highlight the need for a balanced approach that prioritizes housing, local amenities, and inclusive, connected public spaces.

A Green City

A Green City prioritizes vibrant, accessible, and interconnected green spaces, parks, naturalized areas, and tree-lined streets and green corridors that link neighborhoods. To reduce greenhouse gas emissions, residents support expanding the tree canopy, increasing parks and green spaces, and promoting energy-efficient buildings that generate clean energy. Other key strategies include improving walking and cycling routes and advancing transit-oriented development to reduce car dependency. Respondents also emphasized the importance of sustainable building practices, renewable energy adoption, and active transportation infrastructure. Many also advocated for policies that limit urban sprawl, prioritize climate-resilient infrastructure, improve stormwater management, and promote local food systems to enhance climate resilience. These findings highlight strong community support for nature-based solutions, sustainable development, and long-term strategies that balance urban growth with environmental responsibility.

A Caring City

A Caring City prioritizes diverse, safe, affordable, and accessible housing solutions, alongside low-barrier access to healthcare, social supports, and mobility options. Most respondents feel a sense of belonging in Kitchener, trust their community, and believe in collective action to improve wellbeing. Respondents emphasized that belonging is closely tied to housing stability, safe mobility, employment, and green spaces. Over 40% identified affordable housing as the most critical action the City can take to strengthen belonging, followed by support for cultural and community programs, inclusive public spaces, and better access to City services. Many called for intentional action to address homelessness, immigration, mental health, and addiction to ensure all residents feel welcome and supported. These findings highlight the need for a holistic approach that fosters inclusivity, connection, and equitable access to essential services.

Overall Direction

When asked where the City of Kitchener should focus its efforts when developing the new Official Plan, survey results showed strong alignment on key priorities, with survey respondents expressing clear support for initiatives that promote well-being, affordability, and housing. Promoting community well-being received the highest level of support, with 91% of respondents either strongly or somewhat agreeing. Similarly, keeping costs affordable (89%) and creating more affordable housing options (87%) were strongly endorsed, reflecting a shared community vision for fostering social and economic inclusivity and creating vibrant, connected neighbourhoods.

While there was broad support for many priorities, some areas saw more varied opinions. For example, making it easier to get around without a car and reducing climate change impacts received strong overall support but also included higher proportions of neutral or disagreeing responses, reflecting differing perspectives on these topics. Similarly, ensuring fair access to housing, parks, and community services garnered significant agreement but also revealed areas for further dialogue. These results suggest the community values a balanced approach that integrates economic, social, and environmental goals while addressing diverse needs. Moving forward, these insights can guide the City in refining its focus areas and ensuring the Official Plan reflects the community's shared vision.

4.1 A Connected City

In-Person Engagement

Input gathered from Block Party participants responding to the question **'What does a Connected City that benefits everyone look and feel like?'** focused on five main topics (in order of frequency):

- Prioritizing active transportation;
- Enhanced public transit;
- Equity & access;
- Thoughtful planning & design; and
- Parking.



Figure 29: A volunteer from Red Raccoon Bike Rescue providing free bike repairs at the Block Party.

Block Party participants shared that *A Connected City that benefits everyone prioritizes an expanded active transportation network with safe and connected infrastructure including separated bike lanes, wider, well-lit sidewalks, paths and trails, and roads designed to minimize conflicts between different user groups.*

There was a strong call for improved public transit service, with a focus on affordability, frequency (including weekend GO Transit service) and improved connections to key destinations within the City, throughout the region, and beyond. Many participants wanted to see expansion or improvements along critical bus routes as well as expansion of the ION line.

Participants also expressed a strong desire for the new Official Plan to prioritize equitable access to spaces, services, and mobility options in the community. Many stressed the importance of removing both physical and financial barriers through the inclusive design of buildings and public spaces, and the provision of low- or no-cost spaces, services, amenities, and mobility options for vulnerable populations. To help in these efforts, participants stressed the importance of engaging directly with vulnerable and equity-seeking communities to better understand their needs as plans and policies are developed.

Many comments emphasized the need for more accessible, affordable, and safe housing options for all, alongside creating walkable neighborhoods where essential services like groceries, schools, and libraries can be accessed without a private vehicle. Suggestions including locating increased density at transit hubs and making streetscapes more inviting and comfortable - with trees and green spaces and designing buildings that connect better with sidewalks to create a more welcoming and walkable environment.



Figure 30: A Connected City interactive information panels on display at the Block Party - 174 comments were captured on the panel during the event.

Several participants envisioned a future car-light Kitchener, that could be realized by downsizing roads and implementing measures such as parking management and car-use charges in the downtown core. Conversely, a small number of participants offered suggestions encouraging more (free) parking downtown to support local businesses.

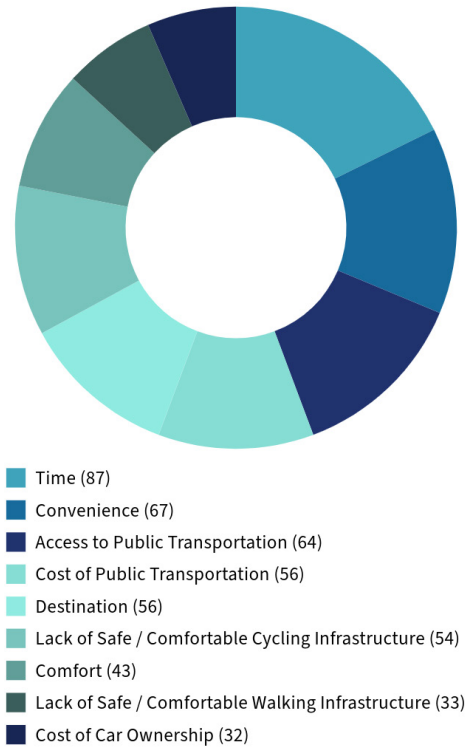


Figure 31: Results of the Block Party interactive voting activity for A Connected City asked which factors most influenced their transportation mode choice, participants ranked time and convenience as the strongest influences, with access to public transit, distance to the destination, and cost of public transit rounding out the top five.

How We Grow Mapping Activity

Key themes that surfaced through the How We Grow Mapping Activity (in-person and online) included the following:

A strong **desire to see new and enhanced parks and open space opportunities within and close to Downtown Kitchener** – including the conversion of surface parking lots to park space and adding car-free or car-light areas throughout downtown creating opportunities for public plazas and programmable spaces for outdoor dining, events, festivals, and informal gathering.

A clearly articulated **need for new community facilities, cultural spaces, transit and active transportation infrastructure**, with a desire to see new community centres, recreation facilities, sports fields, courts, and play areas, enhanced walking, cycling, and transit infrastructure (e.g. secure bike parking, wider sidewalks, safer crossings, and park & rides), in both Kitchener's new and/or fastest growing neighbourhoods.

Showed an **opportunity for more shops, services, and amenities in areas around the City**, including in west Kitchener, and along popular trails (e.g. Iron Horse Trail) and near parks and greenspaces, encouraging people to grab a coffee or a meal to enjoy in a local park, or to run errands while walking, rolling, or cycling.

There is **strong support for more housing options** including low-rise infill (e.g. townhouse), mid-rise, and mixed-use development throughout the City and higher-density forms within the City's major transit station areas. Much attention was focused on several key locations, including the area near Conestoga College, in new suburbs, and on sites that currently do not have homes, such as golf courses, vacant sites, shopping centres, and surface parking lots.

"Downtown is begging for more public space. Car-free areas, public plazas, double-width sidewalks everywhere. Right now this is seemingly built for cars instead of people."

"Convert Rockway golf course into public green space and add low/medium density housing around it."

"This whole section of the plaza should have the former Target demolished and be replaced with higher density housing with a park"



Figure 32: Block Party participants providing input on the large scale How We Grow Map.

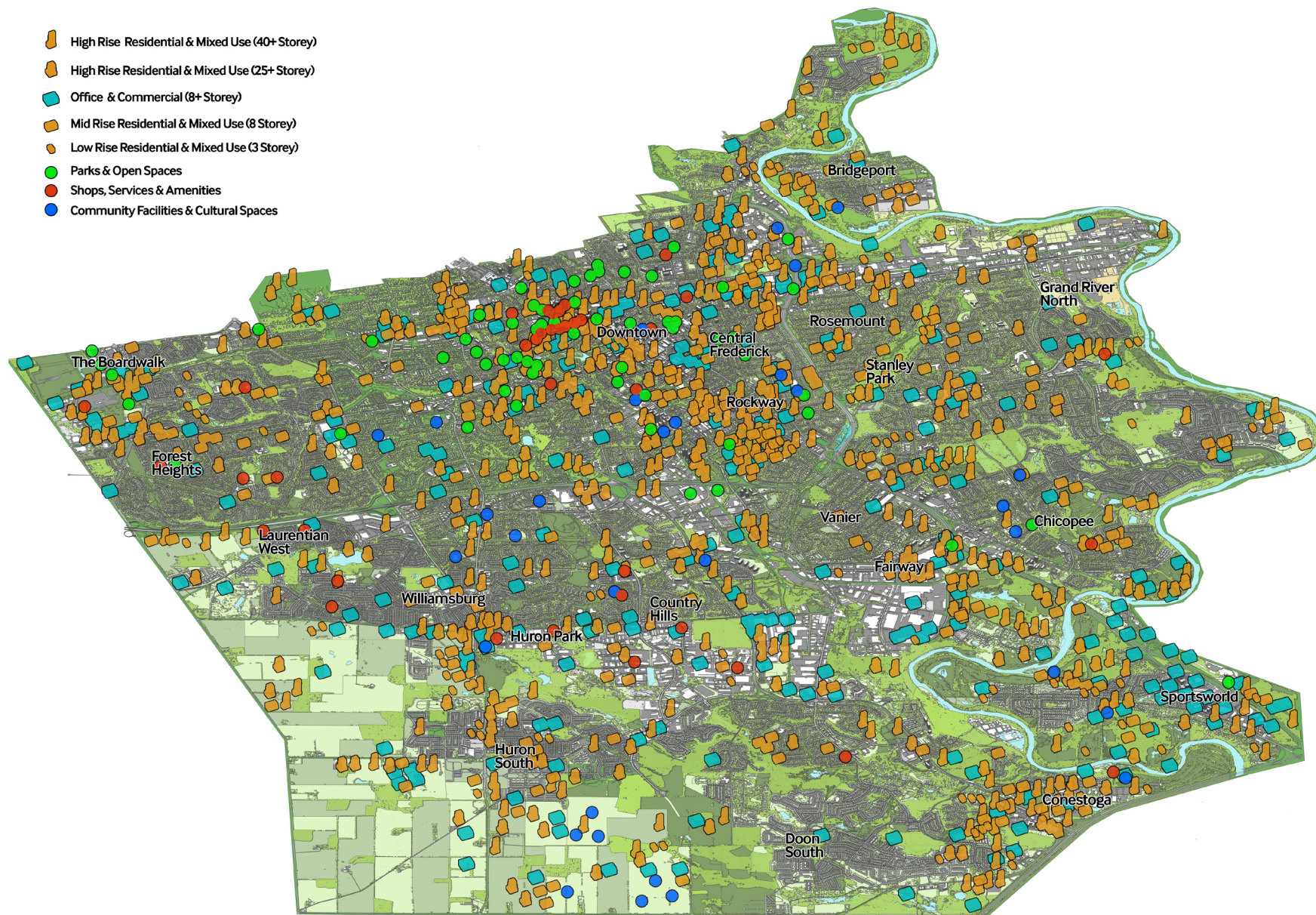


Figure 33: Diagram showing inputs received through the in-person and online How and Where We Grow Mapping activities.

Online Engagement

City-wide Survey

When asked how they currently travel around the City and what factors most influence their mode choices, respondents shared the following:

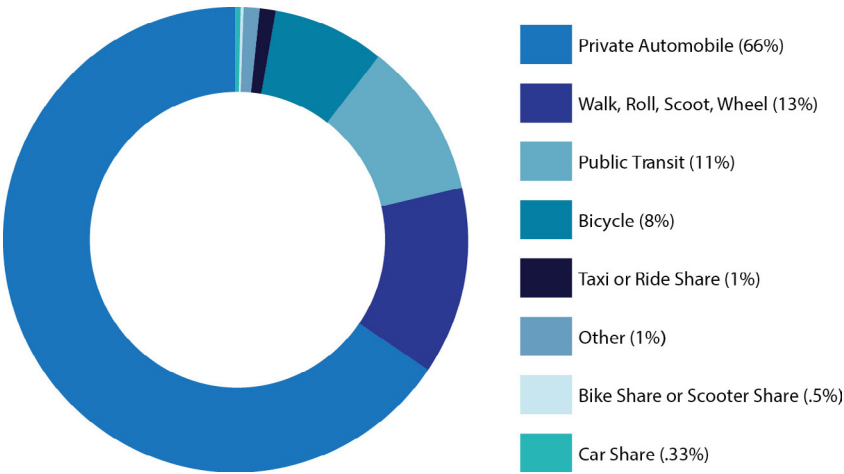


Figure 34: % responses to the survey question - How do you travel around Kitchener most often?

Kitchener residents continue to rely heavily on private automobiles (66% list their car as primary mode of transportation), but there is clear interest in exploring more sustainable transportation options. Convenience, distance to destination, and time savings, were identified as the top factors influencing decisions around mode-choice, highlighting the importance of efficiency and accessibility when encouraging shifts to more sustainable transportation modes such as transit, cycling, walking, and rolling.

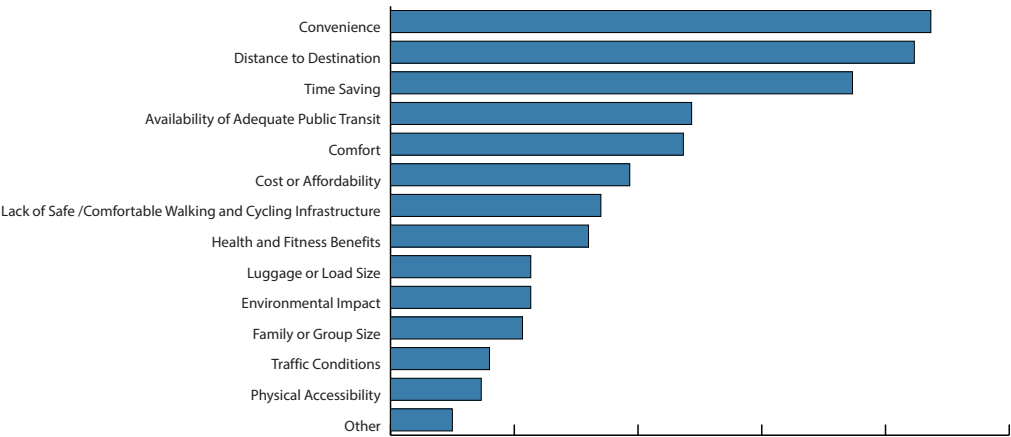


Figure 35: What are the most important factors influencing your choice of transportation mode?

The strong support for transit-oriented growth and active transportation investments demonstrates that residents see thoughtful land use planning and infrastructure improvements as key to reducing car dependency. While financial incentives were a lower priority, they could still play a role in shifting transportation habits. To encourage sustainable transportation, the City must improve the reliability and convenience of alternatives, ensuring that walking, biking, and transit are safe, efficient, and competitive with driving.

When asked to rank different ways the City could encourage sustainable transportation use respondents provided the following:

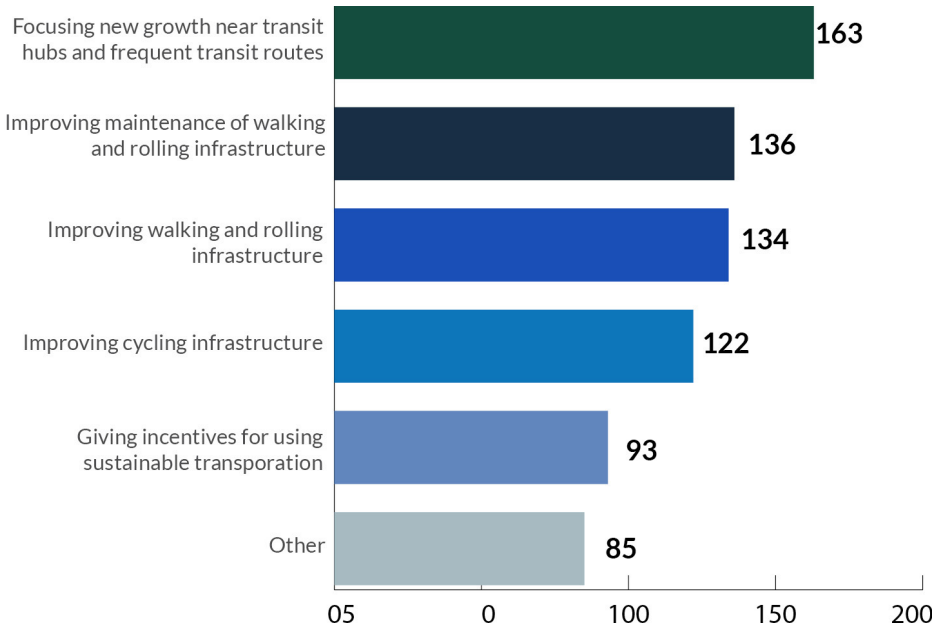


Figure 36: What do you think the City could do to encourage more people to choose a more sustainable form of transportation?

Relationship between Land Use and Transportation:
The top-ranked priority—focusing new growth near transit hubs, reinforces the connection between growth and sustainable mobility, suggesting that residents recognize that compact, mixed-use development near frequent transit can make walking, biking, and public transit more practical, reducing the need to drive a car.

Transportation Infrastructure Improvements are Critical:
There was strong support for transportation infrastructure improvements that prioritize the comfort, accessibility, and safety of all road users. This included improving sidewalks, paths, trails, and cycling facilities; improving maintenance and snow removal; and providing safer, more comfortable plazas, sidewalks and crossings. The emphasis on maintenance, lighting, landscaping, and overall comfort shows that safety and accessibility play a significant role in whether people choose to walk, bike, or use other active transportation.

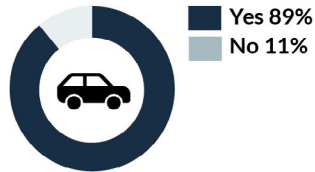
Public Transit Needs to Be More Reliable and Convenient:
While not a ‘priority’ offered for ranking, comments provided under the category of “other” highlighted significant concerns about the reliability, frequency, and accessibility of public transit in Kitchener. Calls for better inter-city transit, off-peak and weekend service, and integration with cycling infrastructure indicate that for many residents, transit is not currently a viable or attractive alternative to driving.

Balancing Incentives and Disincentives:
Residents not only want better infrastructure and services but also policy changes that make sustainable transportation the easier choice. Suggestions like increasing parking fees to fund transit, offering incentives such free or reduced transit fares or rebates for not owning a car, and prioritizing mixed-use development near transit reflect a willingness to explore different incentives and disincentives as tools to help shift transportation habits.

Snapshot of Usage and Satisfaction by Mode Type

Private Vehicle, Carshare, Taxi or ride-share

In the last 5 years, have you travelled in Kitchener by Private Vehicle, Carshare, Taxi or ride-share?



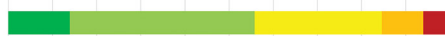
How does it feel travelling in Downtown Kitchener by car?



How does it feel travelling on major City roads by car?



How does it feel travelling in your neighbourhood by car?



How does it feel travelling to other cities by car?



Figure 37: The majority of respondents feel neutral or positive about driving everywhere - with stronger feelings of positivity felt when driving in their neighbourhood.

Bike, e-bike, and Scooter

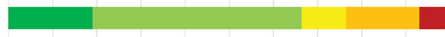
In the last 5 years, have you travelled in Kitchener by bike, e-bike, or scooter?



How does it feel travelling in Downtown Kitchener by bike, e-bike, or scooter?



How does it feel travelling in your neighbourhood by bike, e-bike, or scooter?



How does it feel travelling on major City roads by bike, e-bike, or scooter?



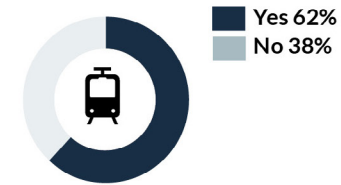
How does it feel travelling to other cities by bike, e-bike, or scooter?



Figure 38: Respondents have positive or neutral feelings when cycling or scooting downtown or in their neighbourhoods. and feel unhappy or very unhappy on major roads, and traveling to other cities.

Public Transit

In the last 5 years, have you travelled in Kitchener by Public Transit?



How does it feel travelling in Downtown Kitchener by transit?



How does it feel travelling on major City roads by transit?



How does it feel travelling in your neighbourhood by transit?



How does it feel travelling to other cities by transit?



Figure 39: Respondents generally have positive or neutral feelings about taking transit, except when taking transit from Kitchener to other cities - where the majority feel unhappy or very unhappy.

Walking or Rolling

In the last 5 years, have you travelled in Kitchener by walking or rolling?



How does it feel travelling in Downtown Kitchener by walking or rolling?



How does it feel travelling in your neighbourhood by walking or rolling?



How does it feel travelling on major City roads by walking or rolling?



Figure 40: Respondents generally feel positive when walking or rolling downtown or in their neighbourhood but have negative feelings when traveling along major city roads.

4.2 A Thriving City

In-Person Engagement

Input gathered from in-person event participants responding to the question **‘What does a Thriving City that benefits everyone look and feel like?’** focused on five main topics:

- Community spaces & social infrastructure;
- Mobility;
- Housing for all;
- Local economic development & employment; and
- Community health & well-being.



Figure 41: Block Party Mural Activity.

Block Party participants shared that *A Thriving City that benefits everyone prioritizes safe, accessible, and vibrant public spaces, with parks, greenspaces, gathering places, and community hubs where residents of all ages, abilities, and income levels can come together.* Ideas shared at the event emphasized the need for inclusive design and accessible, 4-season, multipurpose community spaces that are accessible year-round – including spaces for winter activities, cultural events, and informal gatherings.

Participants underscored the important role of public spaces in fostering a sense of belonging and connection, particularly for those from marginalized and equity-seeking communities. Participants shared a strong desire for more walkable and bikeable neighbourhoods serviced by affordable, and frequent public transit that connects efficiently to key destinations in the City, surrounding region, and beyond.

Participants also envisioned housing solutions that prioritized affordability and providing a variety of housing options, including more mixed-use development, missing middle housing, and supportive housing for vulnerable populations. Small-scale, local-serving shops, services and amenities were identified as an essential component of a thriving community as were sustainable, living-wage jobs near transit and where people live.

Safe and equitable access to health and social services, including urgent care clinics, mental health support, and safe consumption sites, were identified as key priorities for community health and well-being. Additionally, there was a strong desire to see cleaner, safer, and healthier neighborhoods, with improved maintenance and waste management protocols, as well as better lighting and design in parks, plazas, sidewalks, and trails.



132 Grocery & Produce Stores



104 Health & Wellness Services



95 Cafes & Restaurants



76 Arts & Cultural Spaces



74 Plazas & Gathering Spaces



66 Small Scale Retail



45 Corner Stores



19 Financial Services



Figure 42: Results of the Block Party interactive voting activity asking which amenities they would like to have within a short walk, roll, or cycle from their home - answers shown by number of votes.

Figure 43: A Thriving City interactive information panels on display at the Block Party - 136 comments were captured on the panel during the event.

Block Party! Collaborative Boardgame

The Block Party! Collaborative boardgame was designed to replicate the objectives, decisions, barriers, and trade-offs that are faced when planning for complete communities. In the game, players were each given a secret objective (housing, employment, mobility, and sustainability targets) and were then tasked with creating a complete community by taking turns placing different types of housing, shops, services, parks, open spaces, jobs, and community facilities onto the gameboard – all while advancing their competing objectives.

After they finished the game, the players were asked the following questions:

- Did you meet your secret objective – and if so, how hard was it to achieve?
- What do you like about the neighborhood you created, and what would you improve?
- Would you like to live in this neighbourhood? Why or why not?

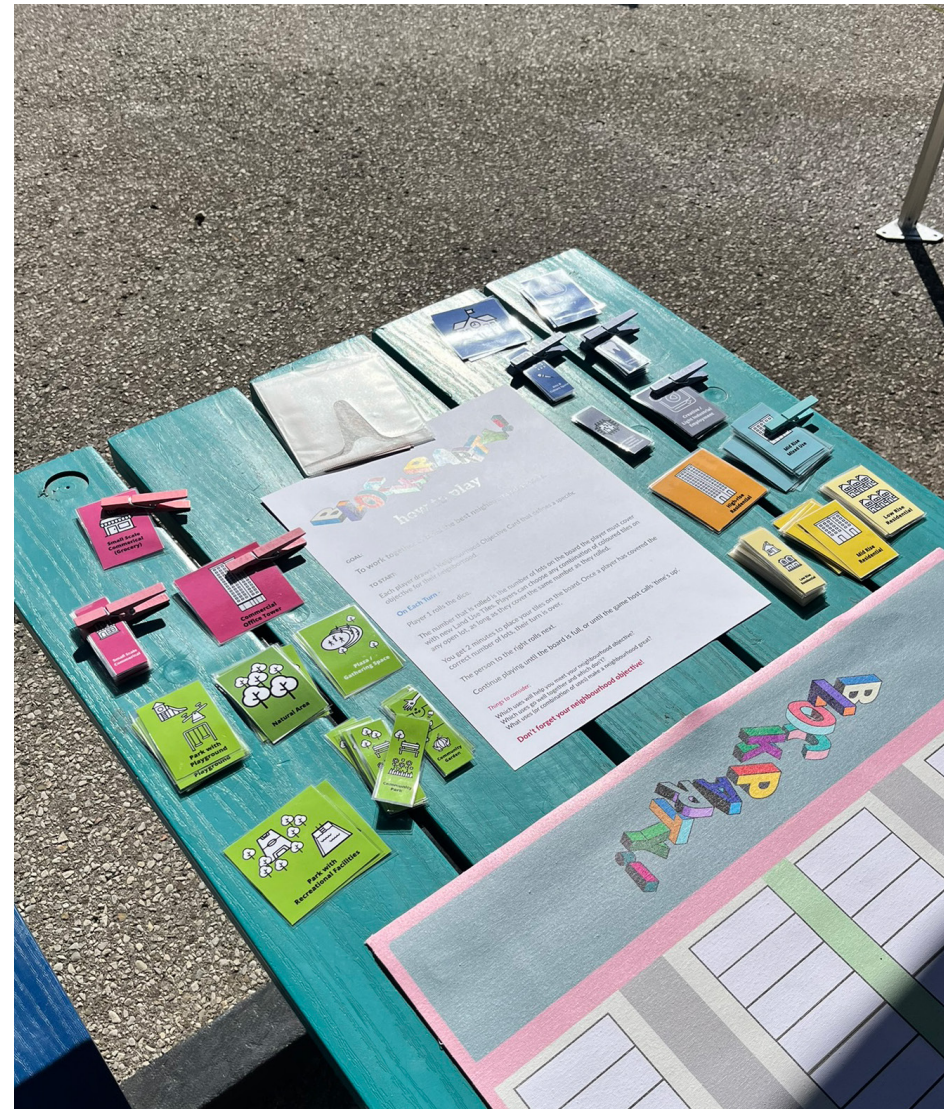


Figure 44: Block Party boardgame set-up.

Key Takeaways:

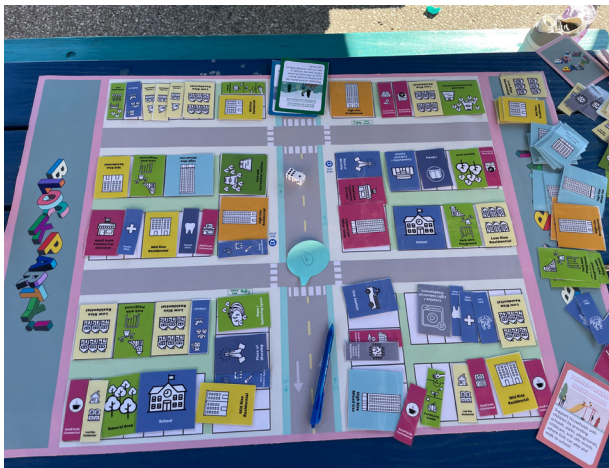
- Even when satisfied with a game's outcome, many participants were still able to identify areas of improvement or gaps that could be filled to better meet all residents' needs. Commonly identified improvements included:
 - A more deliberate inclusion of arts and cultural spaces;
 - Additional community-supporting services; and
 - Rethinking community layouts to improve social and physical connectivity.
- The games revealed a consistent desire by players to find the right balance of mixed-use development and green space - with most players preferring outcomes where green spaces, natural areas and residential uses were seamlessly integrated;
- Players also favoured game outcomes that offered jobs near transit service, and those that co-located family-supportive uses (schools, libraries, parks, community centres) close to residential uses;
- Game outcomes that prioritized active transportation and public transit helped players envision the potential to enhance walkability and livability by reducing reliance on private vehicles;
- Many players found it difficult to create communities that adequately reflected diverse cultures and demographics, especially when tasked with advancing unrelated objectives; and
- Many participants, while happy with how they met their objectives, shared a real concern that the communities they were creating would be unaffordable to the average Kitchener resident.



Figure 45: Group of players taking turns playing the Block Party boardgame.

Game Snapshot #1:

In this game, players focused on creating a family-oriented, walkable community with a balance of jobs and housing. They said they would like to live there because of the proximity to amenities, green spaces, and jobs. Suggestions for improvement included more diverse places to dine and socialize.



Game Snapshot #2:

In this game, players expressed a need for more mixed-use buildings, better transit access, and more arts and culture spaces, jobs, community services, and small-scale retail choices. They also expressed skepticism on whether the housing in their community, as designed, would be affordable.



Game Snapshot #3:

In this game, players focused on culture, employment, housing, and sustainability while creating their community. They were generally enthusiastic about the prospect of living in this community, however, their reflections on what could be improved included more eldercare, healthcare services, and more diverse leisure and recreation opportunities.



Figure 46: Snapshots of 3 of the completed gameboards from the Block Party event - each illustrating a different outcome.

Non-residential Technical Study Workshops

Jobs and economic prosperity are key components of A Thriving City. In order to better understand some of the more technical aspects related to these, two invitation-only virtual workshops were held with designers, owners, and operators including mixed-use, office, retail, industrial, and employment development. These workshops were designed to share information about Kitchener 2051, the technical work being completed as part of the process, and to gather sector-specific input and ideas related to the technical work underway.

Non-residential Workshop #1: Mixed-use, Office, and Commercial Uses

Workshop #1 participants emphasized the need for the City to continue to leverage Kitchener's permissive zoning framework—particularly the progress made through Growing Together—to ensure that policy isn't limiting opportunities for non-residential development. Participants felt that simplifying zoning by reducing the number of zones and/or permitting a broader range of uses in each zone could help streamline the development application process and minimize the need for site-specific amendments.

Participants shared that while there is no shortage of potential development sites in the City, there remains a misalignment between demand for commercial/retail or office space on the ground floor of buildings and actual market demand. Rather than relying solely on city-wide policy permissions, participants felt that City efforts should focus on encouraging mixed-use development in nodes and centers that can support it. To reinforce this idea, they shared that the Kitchener-Waterloo area is a growing target for national retail and service commercial investment because of its emerging sub-markets and distinct neighborhoods. Participants felt that these areas of opportunity should be identified in the Official Plan.

When asked how the new Official Plan could better support non-residential development, workshop participants felt it was essential for the plan to foster vibrant neighborhoods and centers with a strong sense of place, such as Williamsburg Town Centre. This could be achieved by requiring non-residential development to prioritize urban design, placemaking, and local character enhancement.

Non-residential Workshop #2: Industrial & Employment Uses

Workshop #2 participants identified the potential for new opportunities to bring production back to local markets, driven by market shifts, geopolitical changes, and post-COVID supply chain disruptions, which could lead to an increased demand for industrial space as a key opportunity related to industrial and employment land development in Kitchener. It was noted that Kitchener's inventory of larger, available and developable sites is limited which poses a challenge to industrial developers.

Participants shared that proactive pre-zoning of employment lands could help accelerate investment but offered that similar forward-thinking approaches may be needed to help address and alleviate the burden (time, resources) caused by the required environmental and ecological impact studies. Additionally, cities that maintain strong, ongoing relationships with local First Nations experience smoother development processes and better project outcomes, making meaningful engagement an important consideration for industrial clients looking for development locations.

Participants identified site servicing—especially a reliable power supply—as a major factor in attracting high-quality employment uses. Delays in getting power infrastructure online can make or break investment decisions, emphasizing the need for close collaboration between the City and local utility providers to ensure system capacity can meet needs (short, medium, and long-term).

Transportation access is another critical factor for determining where businesses will locate, as employers prioritize locations where workers have easy transportation options including access to quality, reliable transit and easy highway access. Land use conflicts also present challenges, with industrial landowners facing pressure from non-industrial uses located in industrial areas such as recreation facilities and places of worship. Participants also stressed the need for proactive planning, particularly through the Official Plan and Transportation Master Plan, to minimize land use and traffic conflicts.

Additional Meetings

City staff held additional one-on-one meetings with Economic Development staff, school boards, the Kitchener Public Library, and Economic Development Advisory Committee to inform the non-residential study.

Online Engagement

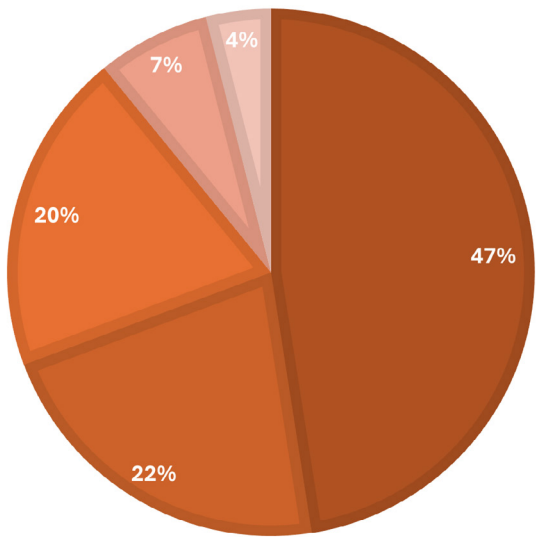
City-wide Survey

When asked if they plan on staying in their neighbourhoods and which shops, services or amenities they would like to have within a short walk, roll or cycle of their home, respondents shared the following:

Most residents feel connected to their neighbourhoods, with the majority (69%) seeing themselves staying long-term. However, 1 in 5 (20%) residents remain uncertain, which may suggest that neighbourhood improvements could enhance livability and influence folks to stay longer term.

When asked which amenities they would like to have close to home, many identified having access to everyday essentials—particularly grocery and produce stores—within a short walk, roll, or bike ride from home as critical. Cafés, small-scale retail, and health and wellness services were also highly desired, highlighting an interest in walkable, complete communities.

‘Other’ responses highlighted the desire for policies that enable more local-serving businesses within residential areas including community-focused spaces and businesses that prioritized local needs over corporate interests - advocating instead for small, independent, neighbourhood-serving stores. Other suggestions included requiring community amenities such as libraries, parks, and recreation centers to be equitably distributed throughout the City. Respondents also highlighted the need for neighbourhood spaces that support physical activity for children and youth with a focus on unstructured outdoor experiences, as the current model of organized sports often requires travel which can be inaccessible to families and promotes car dependency.



■ Very likely ■ Likely ■ Not sure ■ Unlikely ■ Very unlikely

Figure 47: Responses when asked if they plan on staying in their neighbourhood - responses reflected the number of votes per option.

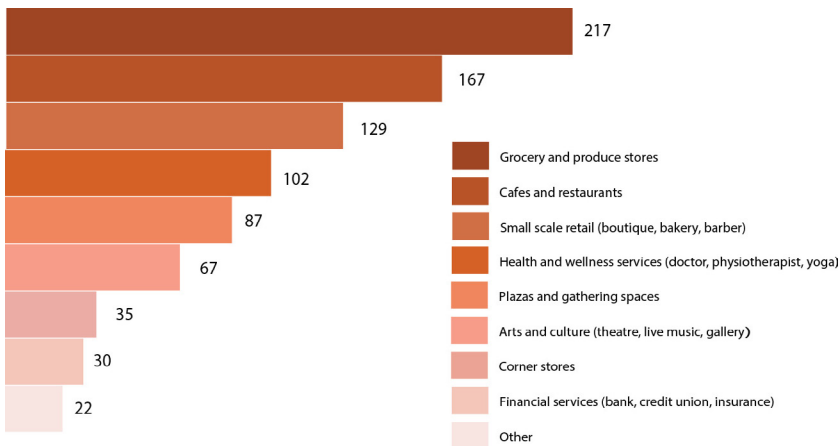


Figure 48: Responses when asked which shops, services or amenities they would like to have within a short walk, roll or cycle of their home.

When asked what would make their neighbourhoods even better, respondents shared the following:

Housing emerged as the most urgent priority, with strong support for a range of affordable options and diverse housing types that accommodate different life stages, needs, and household compositions. Beyond housing, respondents emphasized the importance of green spaces, tree canopy preservation, and public areas that support both active transportation and community gathering. Local-serving retail, including grocery stores and pharmacies, was also highlighted as a critical need, particularly in underserved areas.

While community and recreational facilities received moderate support, public safety and affordability were recurring concerns. Many advocated for policy measures such as rent control and non-market housing models to prevent displacement. Additionally, respondents expressed a desire for well-maintained, inviting public spaces. These findings underscore the need for a balanced approach that prioritizes housing while ensuring communities remain vibrant, green, connected, and inclusive.

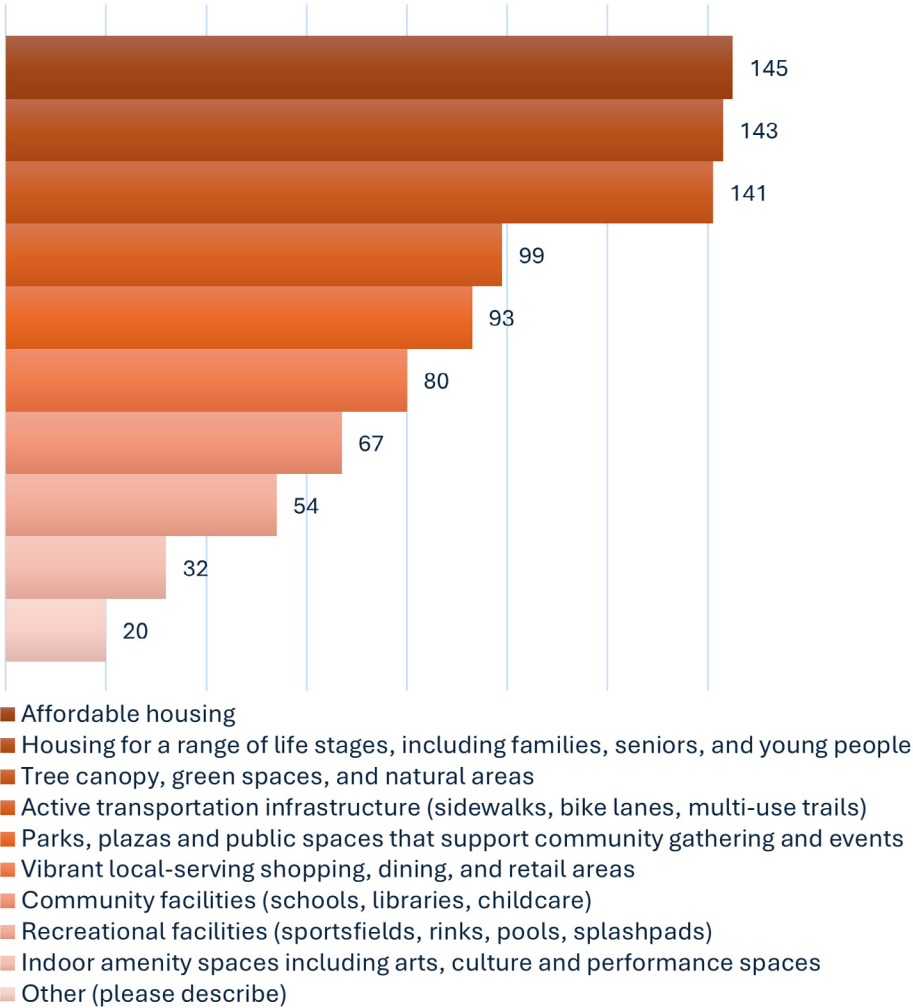


Figure 49: Responses when asked to rank the top three things that would make their neighbourhoods even better - responses reflect the number of votes per option.

4.3 A Green City

In-Person Engagement

Input gathered from in-person event participants responding to the question **‘What does a Green City that benefits everyone look and feel like?’** focused on five main topics:

- green spaces and tree canopy;
- active transportation;
- sustainability and climate action;
- housing and density; and
- community and equity.



Figure 50: Photo of the Upcycled City's main street.

Block Party participants shared that *A Green City that benefits everyone prioritizes vibrant, accessible, and interconnected green spaces, with tree-lined streets, parks, naturalized areas, and green corridors that connect neighborhoods.* Ideas shared at the event included expanding the tree canopy to provide shade, creating more urban trails and green spaces in low-income areas, and preserving natural habitats to promote biodiversity and long-term sustainability. Participants also highlighted the need to better integrate natural systems into urban environments, including stormwater management, green roofs, and restored ecosystems.



Figure 51: Photo of Upcycled City participants painting their creations.

Participants shared a strong desire for safer and more robust active transportation infrastructure. Enhanced cycling and walking networks, protected bike lanes, safer walking routes, and improved transit services were all seen as critical elements to reducing car dependency and improving overall mobility in the City. Calls for more integrated transit options, free or deeply affordable public transit, and better transit connections within and beyond the City were recurring priorities.



Figure 52: A Green City Station - 88 comments were captured on the interactive panel during the event.

Sustainability and climate action emerged as growing community concerns, with participants advocating for greener building practices, enhanced waste reduction and composting programs, and the reduction of emissions through better transportation options and improved infrastructure. Participants emphasized the need for long-term environmental planning, including banning natural gas in new development, promoting renewable energy, and managing air quality through tree planting and green buffers in urban areas. Collaboration with and learning from Indigenous leadership and embedding sustainability in daily life were also highlighted as essential for long-term community resilience.

Participants also envisioned housing solutions that balanced density, affordability, and sustainability. Calls for mixed-use zoning, complete communities, and prioritizing residential development near transit and essential services were prevalent, alongside suggestions to curb suburban sprawl. Participants wanted to see housing policy that aligns with environmental goals, including promoting intensification to preserve green space and reduce carbon emissions.

Finally, fostering equity and community connection within the community was identified as a key priority. This included the desire for accessible public spaces, urban farms, and programs that support marginalized and equity-seeking groups. Many participants highlighted the importance of exploring anti-colonial approaches to planning and development, advocating for more meaningful collaboration with Indigenous leaders and knowledge keepers, and the integration of Indigenous perspectives into both policy and practice.

Climate Pledge Activity

There were 248 climate pledges made by participants at the Block Party. The pledges demonstrated a commitment to addressing the climate crisis and integrating sustainability practices into their everyday lives.



The most common climate pledge themes were:

- Sustainable Transportation
- Reducing, Reusing & Recycling
- Energy Conservation
- Trees, Plants, and Greenspaces



Figure 53: Left: Photo of the Climate Tree with seed paper Climate Pledges. Right: Close-up images of the Climate Pledges.

Sustainable Transportation:

Many participants pledged to walk, bike or take transit more frequently, with some setting targets or parameters to help encourage the shift – including making commitments to walk or bike instead of drive for all trips under a certain distance or all trips to certain destinations (school, work, farmer's market); and setting monthly walking or cycling distance goals (e.g., bike at least 120km a month between May and October) or mode split goals (e.g., committing to using sustainable modes for 50% of all personal travel).

Other commitments included advocating for improved transit infrastructure in the community and encouraging friends and family members to use public transit or bike instead of driving.

Reducing, Reusing, and Recycling:

Participants pledged to reduce waste and improve recycling practices, by avoiding single-use plastics, recycling properly at home, school, work and in public places, and committing to reduce packaging waste by limiting online shopping and using reusable bags, containers, and jars for shopping, eating, and food storage.

Energy Conservation:

Participants pledged to conserve energy by turning off lights, appliances, and electronics when not in use; keeping heating temperatures lower in winter and using fans instead of air conditioning in summer; transitioning to energy-efficient appliances; using rain barrels to water gardens instead of municipal water; and switching to public transit or walking to reduce reliance on fossil-fuel-powered vehicles.

Trees, Plants, and Greenspaces:

Pledges related to enhancing the urban ecosystem included commitments to plant trees and steward their growth, supporting pollinators by planting native plants in gardens, yards, on boulevards, and on currently paved areas; transforming lawns into sustainable, regenerative and/or edible landscapes with shade trees and wildflowers; and advocating for more greenspaces in the community.

Figure 54: Summary of Key Climate Pledge Themes.

Online Engagement

City-wide Survey

When asked to prioritize ways the City could best address greenhouse gas emissions, respondents shared the following:

Survey participants identified expanding the tree canopy, designing energy-efficient buildings that generate as much clean energy as they use, and increasing parks and green spaces as their top priorities for reducing greenhouse gas emissions. These findings suggest strong support for nature-based solutions and sustainable building practices as key climate mitigation actions. Other highly ranked strategies included improving walking and cycling routes with better connections to transit, supporting energy transitions such as electrification, and working with other levels of government on shared climate initiatives.

Beyond these ranked priorities, respondents emphasized the importance of compact, transit-oriented development to reduce emissions by decreasing car dependency. Many supported policies that promoted mixed-use development, allowing homes, jobs, and daily needs to be located closer together. Encouraging sustainable building practices—was another recurring theme, with a focus on energy-efficient construction and the adoption of renewable energy systems. Additionally, respondents highlighted the role of active transportation infrastructure and better transit services in reducing reliance on private vehicles. Preserving and expanding green spaces, and encouraging tree planting and urban gardening, were also seen as an essential approach to supporting climate resilience at the local level.

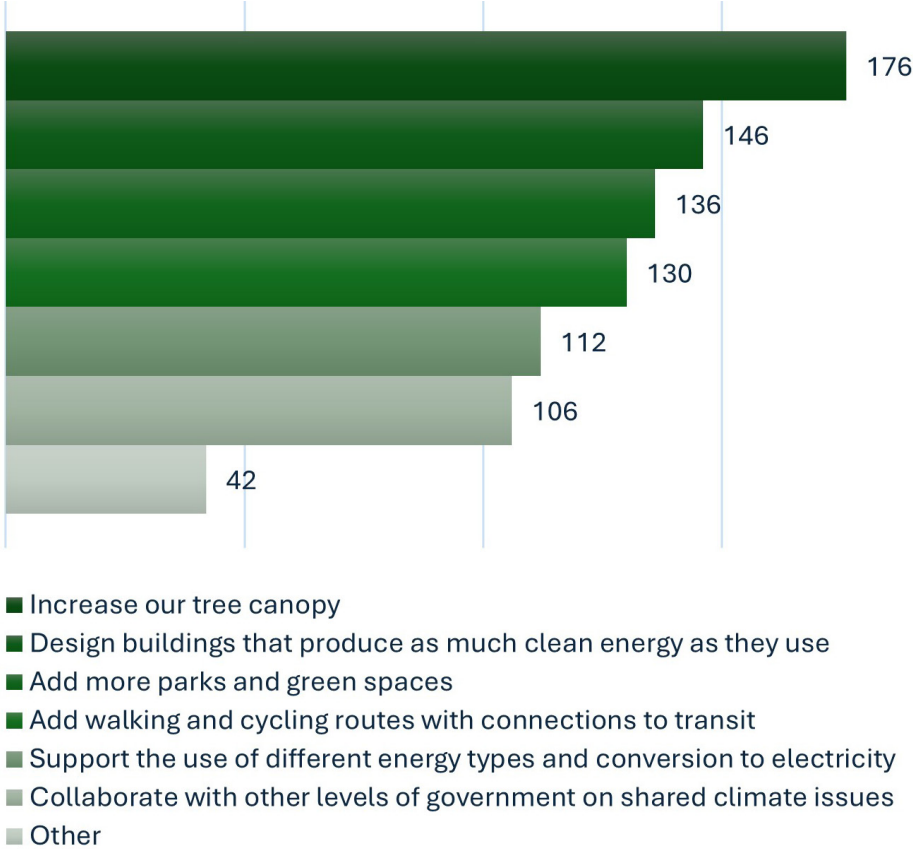
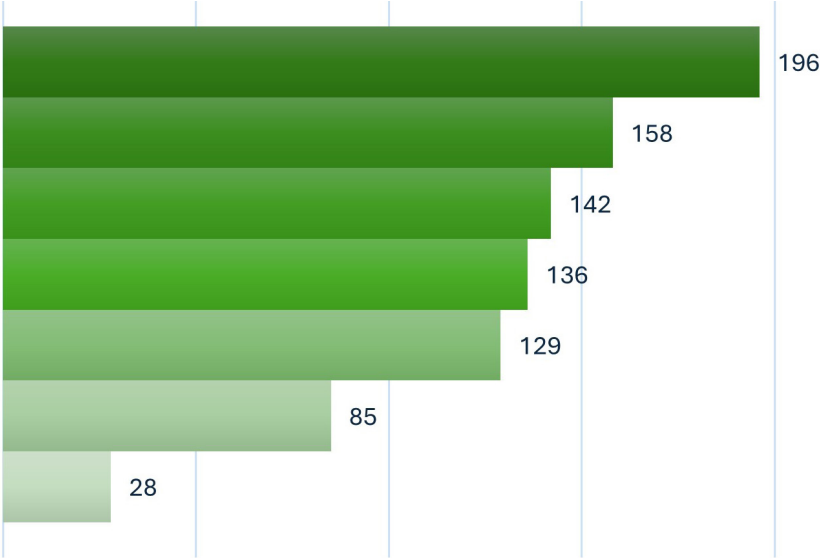


Figure 55: Chart of survey responses when asked to rank the top three ways the City could best address Greenhouse Gas Emissions - responses reflect the number of votes per option.

When asked which actions the City should take to adapt to warmer, wetter, wilder weather, respondents shared the following:

Survey participants identified climate-resilient infrastructure as the top priority for adapting to extreme weather, with strong support for designing buildings, roads, and storm sewers to withstand severe weather events. Other high-ranking actions included planting native and drought-tolerant species and expanding the City’s tree canopy, highlighting the importance of nature-based solutions in managing climate impacts. Restoring streams and strengthening collaboration with other levels of government were also seen as viable strategies, alongside increasing access to food programs to support community resilience.

Beyond these priorities, respondents emphasized the need for broader, longer-term strategies such as protecting and expanding tree canopy and green spaces and reducing impermeable surfaces to improve stormwater management. Sustainable infrastructure and proactive emergency planning were also highlighted as crucial measures to help mitigate risks from extreme weather events such as flooding and heatwaves. Additionally, promoting local food systems through policies that support gardening and urban agriculture was seen as a way to enhance food security while reducing emissions from food transport. Finally, many respondents called for policies that limit urban sprawl and encourage more compact, transit-oriented development to preserve farmland, reduce infrastructure costs, and enhance overall climate resilience.



- Design buildings, roads, and storm sewers for severe weather events
- Plant native and drought tolerant plants
- Collaborate with other levels of government on shared climate issues
- Increase our tree canopy
- Restore our streams
- Create programs and services to support access to food
- Other (please describe)

Figure 56: Chart of survey responses when asked to rank the top three actions the City could take to adapt to warmer, wetter, wilder, weather - responses reflect the number of votes per option.

Climate & Energy Technical Study Workshop

Climate and energy are key components of A Green City – and to better understand some of the more technical aspects related to these, an invitation-only virtual workshops was held with key interest holders, collaborators and subject matter experts, including designers, builders, owners, operators, and developers of sustainable (net-zero, LEED, Passive Haus) developments, academics, researchers, and sustainability leaders. The workshop was designed to share information about Kitchener 2051, the technical work being completed as part of the Climate & Energy Study, and to gather sector-specific input and ideas related to the technical work underway.

Climate & Energy Workshop

The workshop focused on the need for flexibility in processes and policies to foster innovation in addressing climate change and energy challenges. Participants emphasized the importance of setting performance targets rather than prescriptive ones, allowing for adaptability and creativity in achieving goals. The conversation highlighted the necessity of balancing market realities with aspirations, and the role of the City of Kitchener as a facilitator in removing barriers and streamlining processes across jurisdictions and sectors.

Participants also encouraged the City to explore new opportunities for collaboration between the public and private sectors, emphasizing the need for a multi-solving approach to addressing interconnected issues like carbon impact, climate readiness, and the housing crises at the same time. The conversation also highlighted the importance of fostering a shift in the organizational culture within the City to encourage progressive ideas and help build partnerships. Additionally, the need for clearer pathways to achieve climate goals was discussed, with participants encouraging the City to act as convenor - bringing together interest holders, collaborators and experts. The idea of an ‘innovation sandbox’ was proposed – with the City offering a ‘pilot site’ with relaxed regulations to encourage innovation, experimentation and cross-sector problem-solving. Overall, the workshop called for a holistic approach to climate action, leveraging incentives and resources from various levels of government and sectors.

4.4 A Caring City

In-Person Engagement

Input gathered from in-person event participants responding to the question **‘What does a Caring City that benefits everyone look and feel like?’** focused on five main topics:

- Safe;
- Affordable & inclusive housing;
- Community health and social support;
- Safe, accessible, and green community spaces; and
- Transportation & mobility, and social connection & equity.



Figure 57: Participants getting their stamp books stamped at the Block Party.

Block Party participants shared that *A Caring City that benefits everyone prioritizes diverse housing solutions that are safe, affordable, and accessible; low- or no-barrier access to health and social supports, mobility options.* Participants envisioned a city where everyone’s basic needs are met and where everyone feels seen, heard, and valued within their community.

Participants emphasized the urgent need for more housing supply, including “missing middle” options, transitional housing, and tiny homes for the City’s most vulnerable populations, as well as planning policies that maximize the number of affordable units available. Participants also expressed strong support for a housing-first approach to address homelessness and highlighted the importance of wrap-around services for precariously housed individuals.

Equitable and low barrier access to community health & social supports was identified as a critical community priority. This includes low- or no-barrier access to healthcare services such as family doctors, mental health supports, and harm reduction initiatives (e.g. safe consumption sites).

Enhanced transportation & mobility infrastructure and options again emerged as a key theme, with participants sharing a strong desire for safer and more integrated active transportation networks; affordable and accessible public transit (including expanded LRT service and connectivity); and intentional traffic safety measures - reflecting the community’s vision for inclusive and sustainable mobility options.

Calls for cleaner, well-maintained public amenities—such as more public washrooms, water fountains, and food security resources like community fridges and edible food gardens—reflected the community’s desire to help meet fellow residents’ basic needs through mutual care and support. Participants shared their desire for vibrant and accessible parks, green spaces, urban forests, and gathering places where all residents can find respite and connect with each other.

Finally, participants emphasized the importance of social connection and equity, calling for more programs and initiatives that engage and support marginalized and equity-seeking groups. A Caring City was described as one that fosters kindness and belonging through inclusive events, community-driven programs, and equitable access to services and amenities.

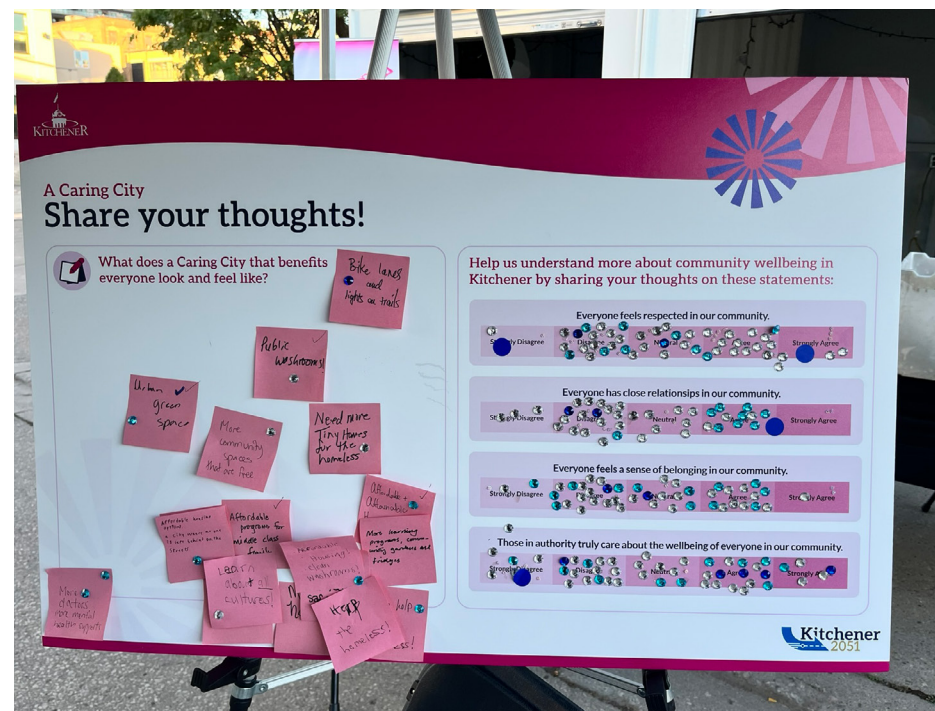


Figure 58: A Caring City interactive information panel on display at the Block Party - 240 comments were captured on the panel during the event.

Speaker Series Event

Early in the process, we realized that the connections between the themes was an integral part of the conversations that we were having in community – particularly when it came to A Caring City and its core elements. The first Speaker Series event, Ability & Mobility (A Connected & Caring City), was designed to help amplify these connections and provide a venue for the community to come together to listen to, learn from, and challenge each other as we look towards a collective future that benefits everyone.



Figure 59: Speaker Series Panelists & Moderator.

When asked how we can build a Caring City & plan for growth that benefits all, participants responded:

Building a Caring City and planning for growth in a way that benefits everyone will require thoughtful planning and design; the prioritization of walking, rolling, cycling, and public transit; and a collaborative, cross-jurisdictional/region-wide approach to solving complex city-building problems.

Participants envision a future that includes innovative planning policies and approaches; opportunities for growth that reflect existing community character and values; medium-density housing designed to promote social connectivity; transportation infrastructure that prioritizes moving people, not just cars; safe, connected transportation network that accounts for people of all ages and abilities – including planning for movement and end of trip facilities / storage for bikes, strollers, walkers, wheelchairs, scooters, wagons, and other mobility devices; and better policy alignment and clarity related to roles, responsibilities, and jurisdiction between the City and Region.

Panel Discussion and Q&A

Panelists and audience members shared personal experiences and anecdotes related to mobility, growth and community connection. Many shared examples of having to overcome invisible barriers daily – providing an important reminder that spaces, buildings, and streets that are perceived as ‘accessible’ by many can pose challenges to some in our community. This includes crosswalks that do not provide enough time for all users to cross, ramps designed to meet aesthetic needs before access needs; ‘accessible’ building entrances that lead to interior corridors or the rear of buildings; and poorly maintained sidewalks, roads, and paths that can pose serious safety hazards.

Some spoke about challenges faced by those without access to personal vehicles, particularly when coupled with a lack of access to frequent or reliable transit. These challenges can impede individuals’ ability to participate in community events, access services, and exercise autonomy. Others shared thoughts related to conscious community building, including a desire to see spaces across the City geared towards specific demographics, while also welcoming everyone. Several participants questioned how to preserve a sense of community, while anticipating a growing number of new neighbors. Some proposed that planning through human-centred design could help preserve a sense of belonging while making room for new people, homes and amenities.



Figure 60: Panelist Kathleen speaking to the audience.



Figure 61: Panelist, Simon, speaking to the audience.

Online Engagement

City-wide Survey

When asked to share their thoughts about community wellbeing in Kitchener, respondents shared the following:

The majority of respondents shared that they feel respected in the community, trust others in the community, feel that they contribute to the wellbeing of others in the community, and feel a sense of belonging.

An overwhelming majority (86% of respondents) agreed with the statement “Our community can do more with everyone together than we could individually” - reinforcing the sentiments of community care, equity, and social cohesion heard consistently throughout Phase 2 engagement.

“Make it easier to walk and bike for work, services, and leisure. You meet people and greet them face to face. This is a powerful way to feel connected, and grow a sense of belonging.”

“Zoning laws and other bylaws must change to support community-building projects such as urban gardens, community art spaces/murals, etc. Additionally, the design and layout of new buildings needs to form beautiful and cohesive spaces in which people would want to gather.”

When asked what the most important action the City could take to ensure all residents feel a sense of belonging would be, respondents shared the following:

Affordable housing emerged as the most important action the City could take to foster a sense of belonging, with 44% of respondents identifying it as the top priority. Additional support for cultural and community programs was the next most significant action, followed by creating more inclusive public spaces and improving access to City services. These findings highlight the strong link between safe and stable housing, social connection, and inclusivity in the community.

Respondents reinforced that belonging is deeply tied to broader quality-of-life factors, including access to housing, safe and sustainable mobility options, stable employment, and green spaces. Many called for the City to ensure everyone has access to neighbourhoods where walking and cycling are safe, natural spaces are protected, and housing is both accessible and affordable. Additionally, there was a strong emphasis on the City taking intentional steps to address growing tensions related to homelessness, immigration, mental health and addiction, ensuring that all residents feel welcome and supported.

4.5 Tying it all together

The survey responses to the question **“What does a Connected, Green, Thriving, and Caring City that benefits everyone look and feel like? Share your vision with us”** reflect a diverse range of ideas and visions for the future, but all share a foundation of common community values.

Safe, affordable, and accessible housing for all was a central theme that emerged. Respondents envisioned a city where all residents, regardless of income, can live comfortably and maintain a sense of community. As one respondent shared, **“It would include a variety of housing types in all neighbourhoods so that we have a better chance of facilitating complete communities with people from different socioeconomic backgrounds, not only people that can afford [single family] homes. We would support the most affordable housing options by investing money and using City-owned land to leverage into affordable housing.”**


Many responses highlighted the need to prioritize access & inclusion – ensuring that everyone, regardless of age, ability, income level or status, has access to critical services, programs and resources including culturally appropriate childcare, health and mental health care, fair wages for care workers, and low- or no-barrier access to resources for marginalized populations. This is

underscored by calls ensuring **“all residents have access to timely, truly affordable, culturally sensitive resources.”**

Similarly, safe & sustainable mobility emerged as a key priority, with numerous calls for affordable, frequent public transit and enhanced active transportation infrastructure. A commenter envisioned a future where, **“Every neighbourhood has interconnected parks and trails allowing people to access other neighbourhoods. Every home is just 2-3 blocks from a GRT bus stop or ION station.”**

Equally significant is the emphasis on thoughtful & resilient planning and growth with many imagining a walkable, bike-friendly city with fewer cars, more trees, interconnected greenspaces, alongside vibrant spaces for cultural events, local businesses, and recreational activities. Many responses highlighted the connection between community wellbeing and environmental health – **“envisioning the restoration of natural ecosystems and creating a city connected by trails”**. While many had aspirational visions of the future, concerns were shared about the pace of growth, changing demographics, and local government response to the housing crisis, homelessness, public safety and decreased civic engagement.





The theme of mutual care & belonging was also a recurring theme. Respondents envision a future Kitchener where everyone prospers, and no one is left behind - with one respondent sharing **“I’d like Kitchener to be a place in which people help each other - I want us to find ways to support the unhoused population without imposing patriarchal notions of “aid” that do not consider the voices of the people we are helping...”** and other stating that they would like to live in a city where **“everyone is provided the assistance they need to feel respected and feel they are part of the community. This would benefit everyone in our community.”**

These common community values illustrate a shared desire for a future Kitchener that is equitable, connected, and resilient, with a strong commitment for its people and environment.

Section 5

Community Values



5.1 Community Values

Distilled from the thoughts, ideas, and suggestions gathered during Phase 2, the following community values illustrate a shared desire for a future Kitchener that is equitable, connected, and resilient, with a strong commitment for its people and environment:

Affordability

We know that affordability and the rising cost of living are major challenges. Housing costs are rising across the entire housing continuum, along with food, energy, and transportation expenses. Many Kitchener households are feeling these pressures and are struggling to cover basic needs, leading some to question if they can afford to stay in the City. Kitchener 2051 is an opportunity to plan a city where everyone, regardless of income, can live, work, and play.

Access & Inclusion

It is important to provide equitable access throughout Kitchener's neighbourhoods to public spaces, parks, shops, jobs, and community facilities and programs. Kitchener 2051 is an opportunity to ensure safe, low-barrier, and equitable access to these places for all.

Thoughtful & Resilient Growth

Where and how we grow requires thoughtful balancing of current issues, such as the housing crisis, climate emergency, and an aging population, with a focus on the future. Kitchener 2051 should reflect how city building topics, like housing, transportation, climate and aging populations, are all connected - and require a thoughtful and coordinated problem solving approach.

Safe & Sustainable Mobility Options

Where we live, work, and play and the distance in between has significant impacts on how we move around the city. Kitchener 2051 should focus on safe and sustainable ways to get around for pedestrians, cyclists, transit users, and drivers throughout the city and beyond.

Mutual Care & Belonging

Imagine a city where everyone prospers and no one is left behind. Kitchener 2051 should establish a new model of equitable, compassionate, and caring city building where, together, we take care of each other and the world around us.

5.2 Conclusion

One thing we heard consistently throughout Phase 2 engagement was that the theme of A Caring City was too important and cross-cutting to be considered in isolation. It was clearly articulated that the theme and its core elements - equity, inclusion, and belonging - needed to be thoughtfully integrated into each of the three other themes.

In response, Phase 3 engagement will be structured around the themes of A Connected City, A Thriving City and A Green City, with the elements of A Caring City, running across each.

The Community Values, which align closely with Kitchener's 2023-2026 Strategic Plan goals, will be carried forward as a touchstone into Phase 3 of Kitchener 2051 - where the aspirational visions of Phase 1 and 2 turn into actions.

Phase 3 of Kitchener 2051 will explore the big ideas, early policy directions and the different approaches to growth that will help us realize our vision of a future Kitchener where everyone prospers, feels a sense of belonging, and no one is left behind.

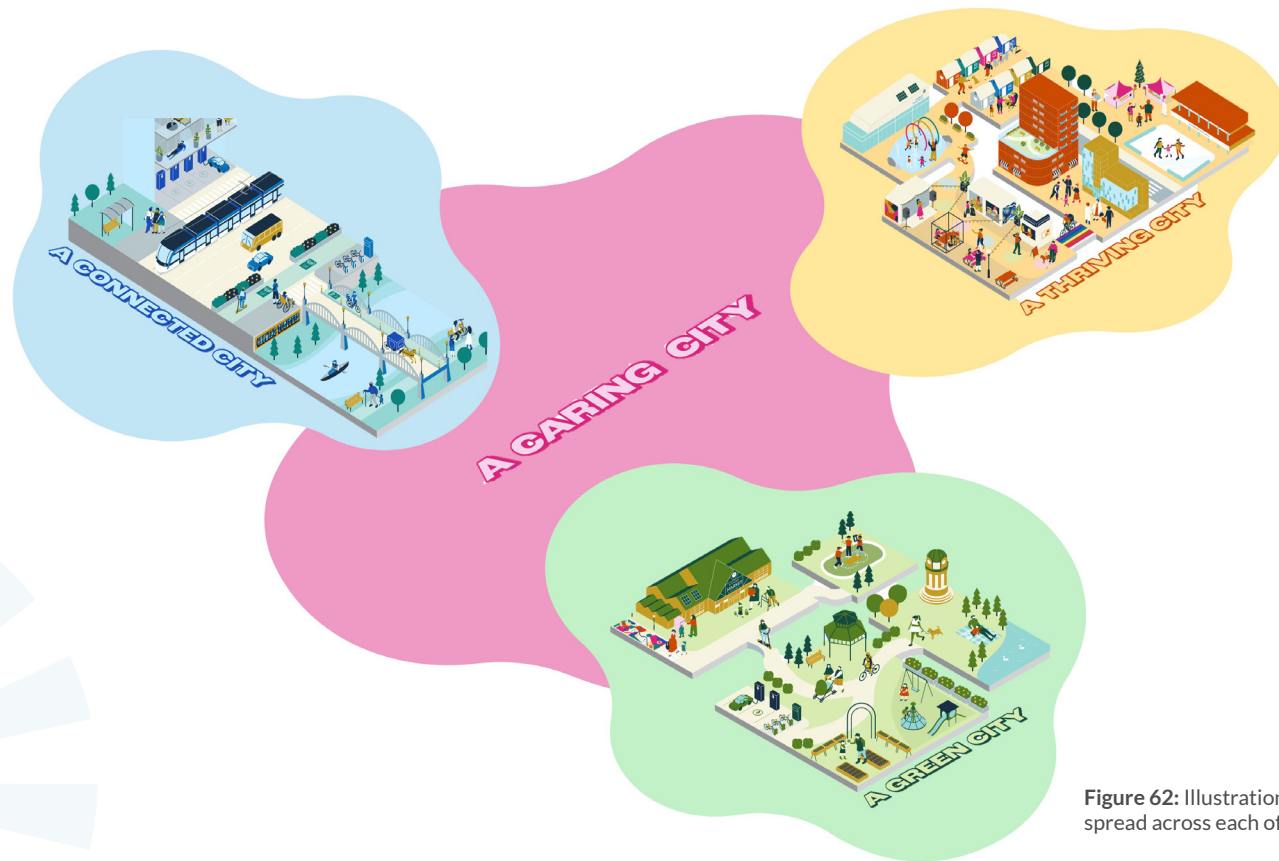
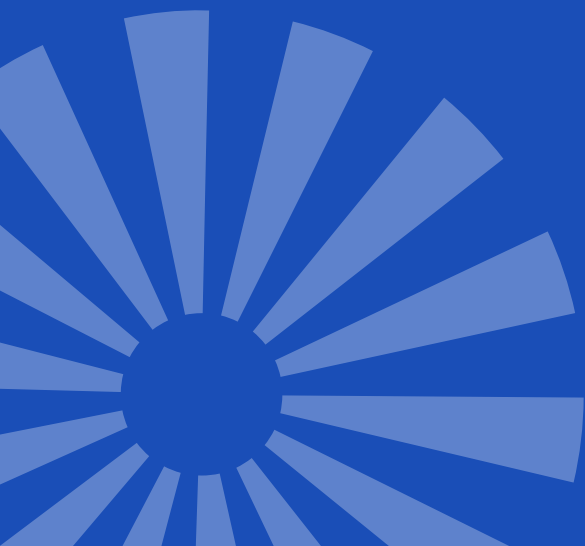


Figure 62: Illustration showing A Caring City spread across each of the other themes.





Reporting Back on the February Council Strategic Session

Question / Comment Summary	City Staff Response / Action
<p>How can the new Official Plan consider changing family demographics (e.g., multi-generational households)?</p>	<ul style="list-style-type: none"> • The Housing Needs Assessment will explore ways to expand housing choice for Kitchener's forecasted population growth.
<p>The Big Ideas and Focus Areas should reflect the following topics:</p> <ul style="list-style-type: none"> • Innovation • Emerging Technologies (e.g., artificial intelligence) • Human Connection 	<ul style="list-style-type: none"> • City staff have refined and will continue to refine the Big Ideas and Focus Areas which will form part of the upcoming "Conversation Kits" in Phase 3 community engagement. • The forthcoming new "Transportation and Mobility Plan" project includes scope to consider emerging transportation technologies.
<p>How is the new Official Plan considering market trends such as e-commerce?</p>	<ul style="list-style-type: none"> • The "Non-Residential Uses Technical Study" has analyzed trends in the market and retail landscape and provided policy recommendations that allow the city and developers to respond to topics like e-commerce.
<p>How can the Official Plan address matters such as transit and environmental initiatives which are the responsibility of other orders of government?</p>	<ul style="list-style-type: none"> • While transit service is delivered by other orders of government (e.g., Provincial, Regional) and private-sector providers, the Official Plan can direct new growth to locations best served by transit today and in the future.

Question / Comment Summary	City Staff Response / Action
	<ul style="list-style-type: none"> • The Official Plan can reflect our commitment to building A Green City alongside other corporate initiatives and commitments (e.g., tree canopy targets, stormwater management initiatives etc.).
<p>How can the Official Plan enable flexibility in developing different housing types in neighbourhoods? Is there an opportunity to review minimum lot sizes through the Official Plan?</p>	<ul style="list-style-type: none"> • The Official Plan will explore ways to increase housing diversity in neighbourhoods. • Future projects, such as comprehensive Zoning By-law reviews following completion of the new Official Plan, can explore a wide range of lot and building requirements which shape development.
<p>How can the Official Plan address gaps in shops and retail offerings in existing neighbourhoods?</p>	<ul style="list-style-type: none"> • The Non-Residential Study as part of Kitchener 2051 has studied gaps in non-residential uses across the city, and the new Official Plan will set out policies to address these gaps.
<p>How can the Official Plan support the introduction of new facilities such as hotels and convention centres?</p>	<ul style="list-style-type: none"> • The Non-Residential and Growth Scenarios Studies are exploring ways that Kitchener can grow to accommodate the needs of our evolving community, including new urban centres.



Approaches to Growth Brief

Winter 2025

Policies in our new Official Plan will guide how Kitchener continues to grow into the future. The following brief summarizes the approaches to growth that have been tested to help us understand how best to accommodate the City's future population. The intent of this work is not to choose one approach over the other, but to understand the benefits and impacts of each, to help best evolve the City's plan for Kitchener in 2051.

The Opportunity

Just as they always have, Kitchener's neighbourhoods are growing to meet the changing needs of our community members, both existing and new. Responsible, equitable strategies to accommodate growth will lead to a more vibrant, sustainable Kitchener with more to offer to more people, including homes for all, and shops, services and community spaces that can meet all our needs.



Directing most of our future growth toward a mix of uses in already built-up areas of the city will help limit sprawl and protect farmland and natural areas, make public transit more accessible to more people, create more opportunities to shop locally, and allow people to spend more time in more vibrant spaces in all our neighbourhoods.

It will enable more housing choice, with the goal of providing a home within every neighbourhood that meets the needs of anyone or any family among our diverse and diversifying community.

Did you know?



The Kitchener 2051 Approaches to Growth build on the work of the Growing Together project for Kitchener's Major Transit Station Areas – the areas surrounding the ION Light Rail Transit line. Growing Together prioritizes housing supply and choice in low, mid and high-rise forms, with carefully designed regulations to ensure that all kinds of housing are viable. It also broadly enables a mix of uses in all zones to bring more shops and services to all neighbourhoods, helps boost new small businesses, and creates more opportunities for innovation. Kitchener 2051 is exploring ways to apply lessons learned through Growing Together to other areas of the city outside of our Major Transit Station Areas.



How will Kitchener accommodate projected growth?

Kitchener is forecasted to grow by approximately 150,000 residents and 57,000 new jobs by 2051.

Prior to the early 2000s, the city focused on growing outwards in new suburbs. Starting in the early 2000s, City Planners created the “Kitchener Growth Management Strategy” to shape growth within the existing built-up area. This informed the City of Kitchener’s 2014 Official Plan which focuses on new growth in “nodes” such as major intersections or commercial areas, and along “corridors” being streets served by transit. The City is exploring ways to complement this approach by allowing different types of housing growth and directing civic investment in other parts of the city. This will support more complete communities for current and future residents.



Through community engagement, we have heard about important **community values** such as affordability, thoughtful & resilient growth, and mutual care & belonging. Through our **technical analysis**, we have learned that there are changes that we need to make to how and where we grow to foster complete communities, where residents are never far from places to pick up groceries, grab a coffee, or meet up with friends.



The proposed approaches to growth

To enable us to assess different ways of distributing housing and job growth, the city undertook a modelling exercise to be able to evaluate three potential approaches to growth. Each approach includes the same core assumptions:

Core Assumptions	What does this mean?
Maintain Growth within the Existing Urban Area Boundary	<ul style="list-style-type: none">• Growth to 2051 is planned within our existing urban area boundary.• Plan for new and more compact greenfield development, primarily within Southwest Kitchener.• Direct at least 60% of new growth to already built-up areas.
Be Future Focused	<ul style="list-style-type: none">• Accommodate a future population of 450,000 residents by 2051.
Plan for Change Across the City	<ul style="list-style-type: none">• Plan for change across the city's neighbourhoods in ways that support current and future residents by dispersing 5,000 units of future residential growth broadly throughout Kitchener's existing low-rise neighbourhoods.
Greater Integration of Places, Systems, and Networks	<ul style="list-style-type: none">• Plan for significant growth within our Major Transit Station Areas by carrying forward the Growing Together planning framework.• Connect more people and jobs to mobility networks such as transit and complete streets.
Conserve and Protect the Natural Heritage System	<ul style="list-style-type: none">• Protect and enhance our natural areas including greenspaces and waterways, by carrying forward the natural heritage and floodway mapping.
Support Kitchener's Economy	<ul style="list-style-type: none">• Protect existing and plan for new jobs by assuming 15% growth in jobs within Kitchener's employment areas.• Foster economic development by supporting job growth outside of employment areas.



The following describes how each approach to growth was developed and its key features that make it unique.

All three approaches would accommodate the same number of residents and jobs by 2051 and continue to protect important areas such as industrial parks, natural areas, and parks.

Supporting Transit Approach

Approach

What if your local retail strip plaza could be transformed into a neighbourhood hub? This would mean new buildings with more housing and jobs, new restaurants and shops, and more of the things you need and want, closer to where you live. It also means new public spaces for you to spend your time outside of your home or job, connect with your neighbours, and attend local events and celebrations.

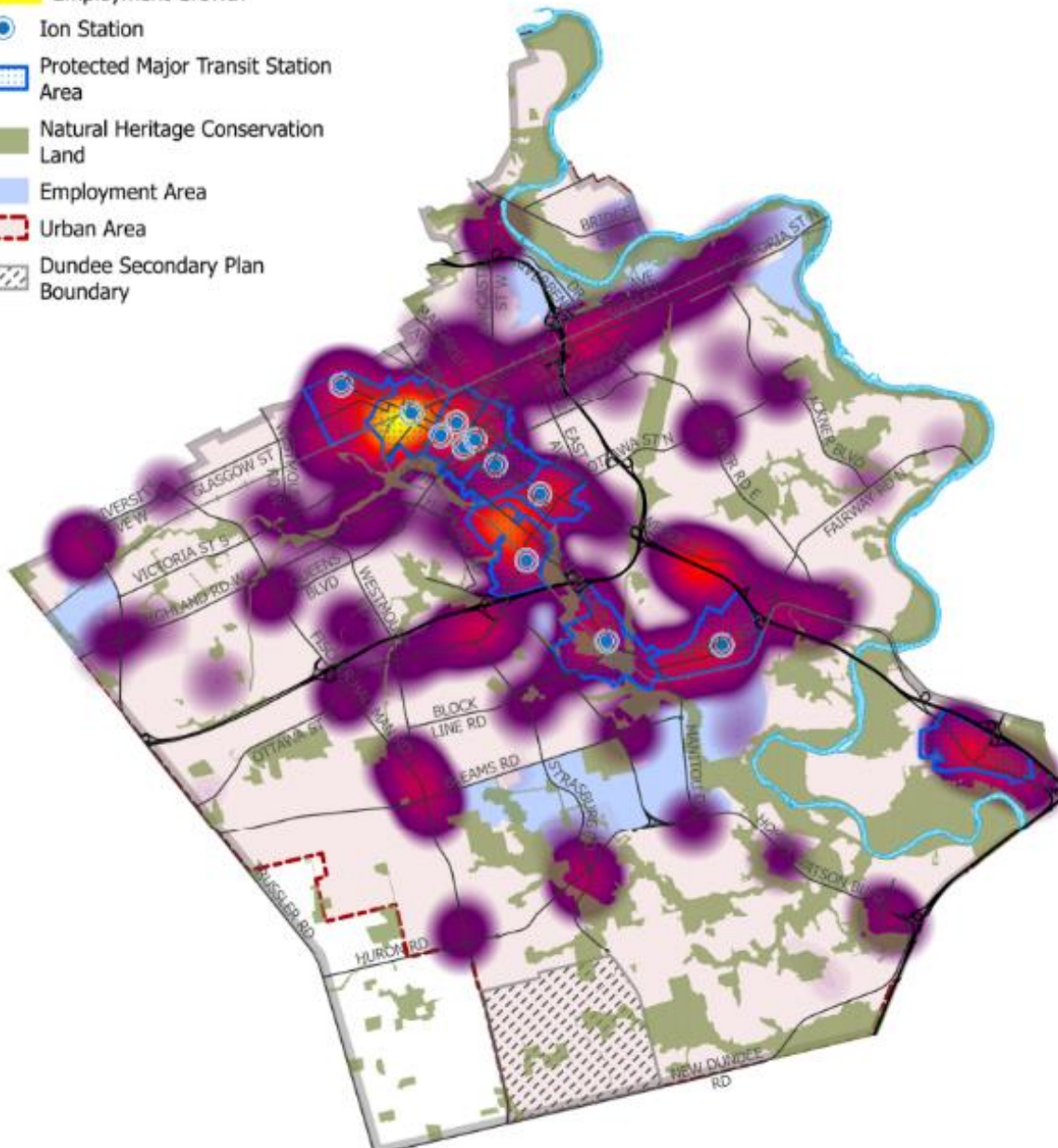
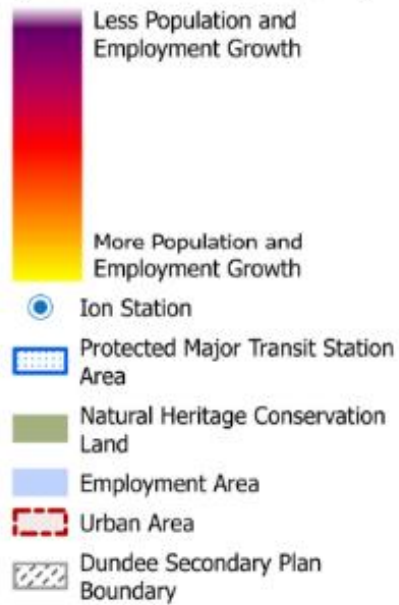
It means access to frequent and reliable public transit for new and existing residents that connects you to other neighbourhood hubs, downtown Kitchener, and beyond. You can easily connect to a network of bike routes and trails, for all ages and abilities.

Key Features

This approach would:

- Emphasize growth generally within the City's existing Mixed-Use Nodes & Corridors structure from the 2014 Official Plan.
- Update development permissions within these Nodes & Corridors to promote more housing supply and choice, support a greater variety of uses, and better match what is being built today.
- Continue to encourage low-density commercial properties to evolve over time into higher-density neighbourhood focal points.

Supporting Transit (Nodes and Corridors)





New Urban Centres Approach

Approach

What if you could spend time on a new main street in Stanley Park? And another in Country Hills? And one in Forest Heights? This approach brings new urban centres to different areas of the city. It is similar to the 'Supporting Transit' approach but would concentrate more growth within a smaller number of specific locations.

It means adding more housing and jobs around important existing amenities such as community centres and parks, so that more people have more equitable access to parks, libraries and community centres. It would focus investment in these amenities, benefiting everyone who uses them. It would help unlock tools for new affordable housing opportunities in more areas of Kitchener.

Key Features

This approach focuses on growth within new urban centres, generally at the intersections of:

- Ottawa St. N. & River Rd. E.
- Strasburg Rd. & Block Line Rd.
- Highland Rd. W. & Fischer-Hallman Rd.

These areas were chosen based partially on their capacity to grow, as well as their proximity to important community features such as parks, trails, frequent transit (e.g., iXpress routes), schools, community centres and libraries.

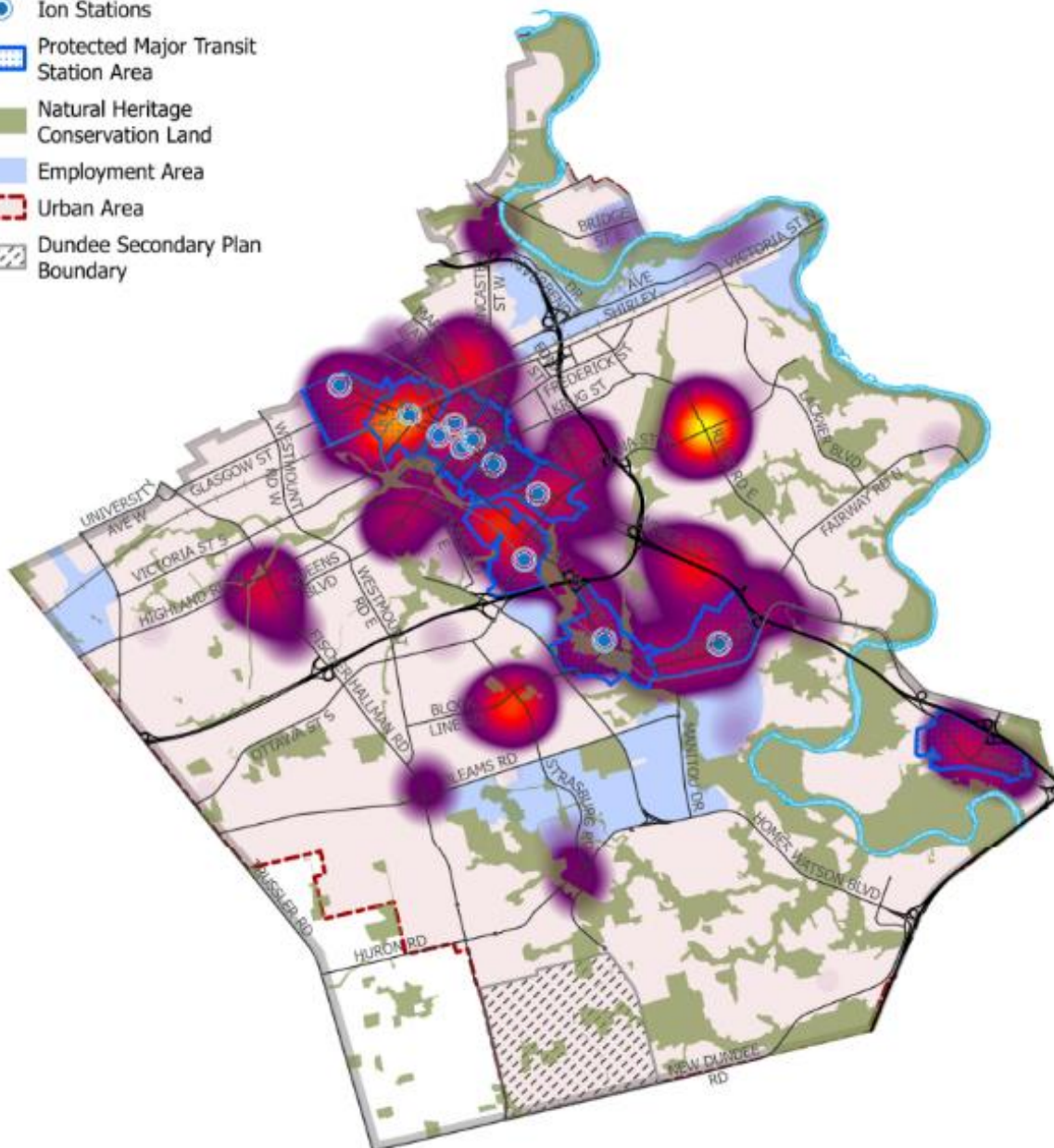
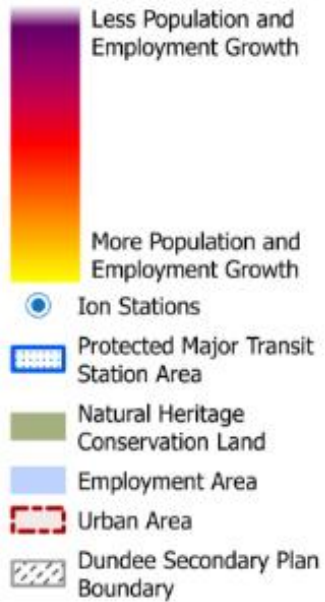
This approach also examines growth in transit-supportive neighborhoods on the periphery of Kitchener's Major Transit Station Areas, generally within Kitchener's central neighbourhoods north and west of the expressway and in growing main streets already seeing new mixed-use development, such as near Weber St. E. and Franklin St. N.

Did you know?



The City is also completing a separate project to plan for a new community in Southwest Kitchener, known as the Dundee Secondary Plan. The Secondary Plan will provide a road map for new urban uses over the long-term such as homes, parks, natural areas, shops, and schools – connected by trails, transit, streets, and sustainable infrastructure. As part of the Dundee Secondary Plan, an additional new urban centre is being envisioned to benefit this growing part of Kitchener.

New Urban Centres





Evolving Neighbourhoods Approach

Approach

What if a diversity of homes, shops and services were found more evenly throughout Kitchener's neighbourhoods? This approach adds different types of homes, as well as jobs, shops and services to all areas of Kitchener, with rather than concentrating growth in specific centres or nodes.

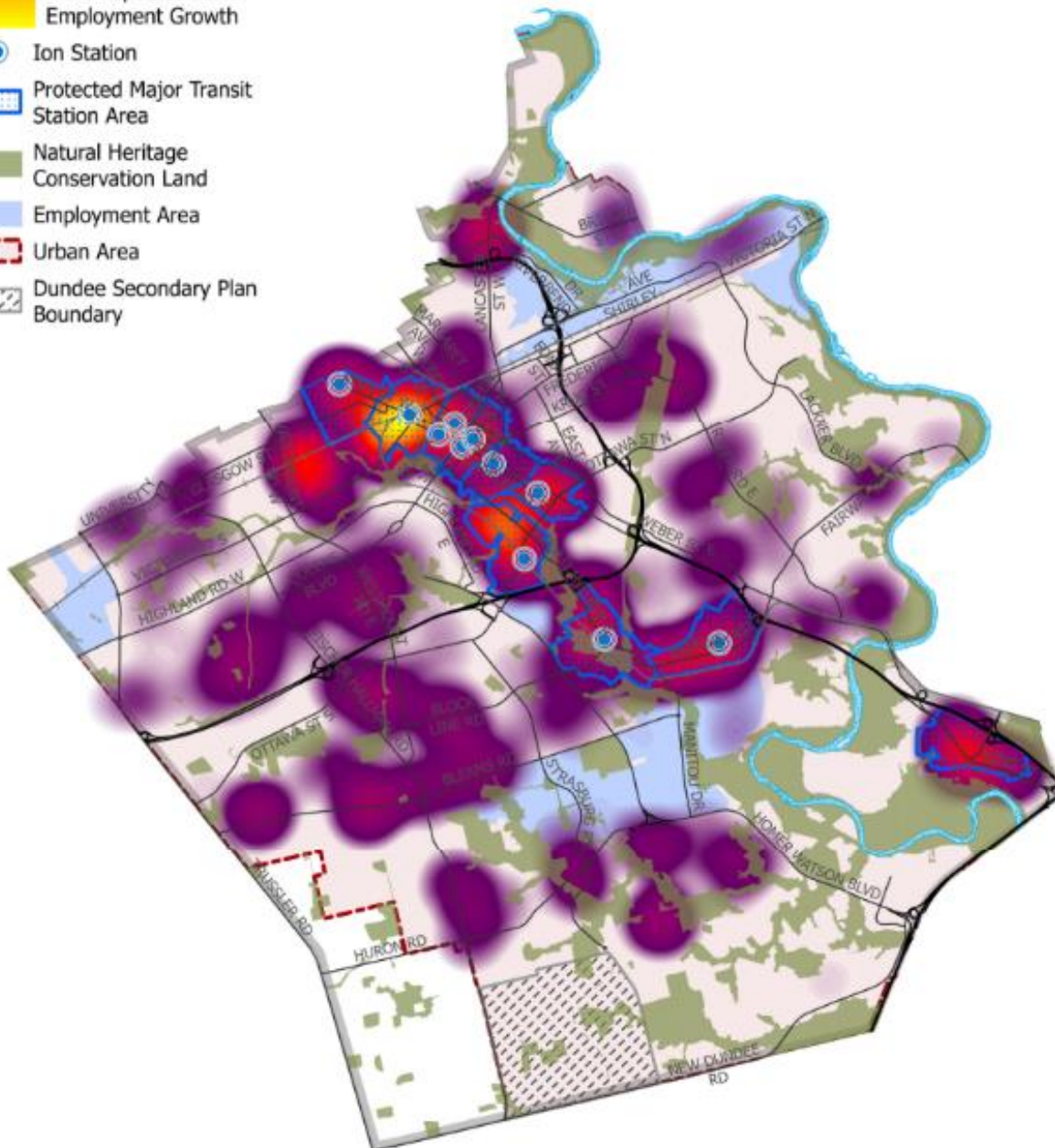
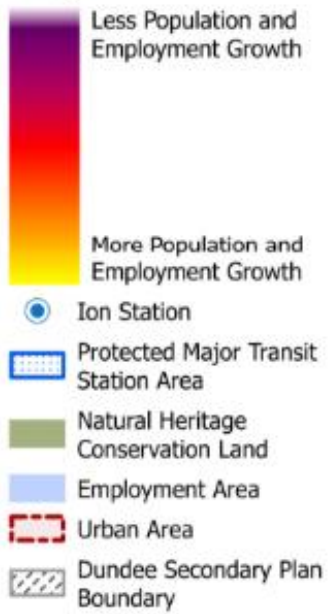
It means that all of Kitchener's neighbourhoods will add some more housing options for all types of families and all stages of life, making it possible to meet their needs within any neighbourhood they choose, and to stay their neighbourhood long term. It means future generations will have more equitable access to more homes across all neighbourhoods, but also a greater number of existing parks, schools, and community resources.

Key Features

This approach enables growth on properties within neighbourhoods where it can fit comfortably from a built-form perspective and without the need to assemble too many lots to make a new building happen. Examples include:

- Allowing places of worship to develop with a mix of uses. These often have large surface parking lots and can offer opportunities to add affordable or supportive housing.
- Small commercial plazas.
- Wider and/or deeper residential lots that back onto parks, open spaces, natural areas, school grounds and other non-residential properties, which provide greater opportunities to achieve built-form transition.

Evolving Neighbourhoods



REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Rosa Bustamante, Director, Planning and Housing Policy/City Planner, 519-783-8929

PREPARED BY: Gaurang Khandelwal, Planner (Policy), 519-783-8937

WARD(S) INVOLVED: ALL

DATE OF REPORT: February 25, 2025

REPORT NO.: DSD-2025-101

SUBJECT: Kitchener Growth Management Strategy: Annual Monitoring Report 2024

RECOMMENDATION:

For Information

REPORT HIGHLIGHTS:

- The purpose of this report is to highlight key growth trends in the City in 2024, track the developable land supply and measure progress against density and intensification targets.
- The key findings of this report are that:
 - Although the Province is yet to confirm housing starts for 2024, it appears that Kitchener has achieved at least approximately 95% of the provincially assigned 2024 housing starts target under the Building Faster Fund.
 - Kitchener is on track to achieve the municipal housing target of 35,000 new units by 2031. In 2024, City Council has approved 3,916 units through site specific applications and staff issued final site plan approval of 1,624 units.
 - Growth remained strong in the last year with 2,558 dwelling units created.
 - A broad range of housing types were developed in 2024 with 67% as multiple dwelling types (86% of multiple dwelling units were in the form of low to mid rise buildings – representing 58% of the total units created), and 33% in single-detached, semi-detached, townhouses, duplex, triplex and detached additional dwelling types.
 - Kitchener is on track to contribute towards, and in some years exceed, its minimum annual intensification target of 60%, with 57% of residential growth within the Built-up area in 2024.
 - With comprehensive updates to land uses and zoning within Kitchener's protected major transit station areas through Growing Together West and as of right permissions for 4 units in residential areas across Kitchener as well as future opportunities to accommodate growth through land use changes as part of Kitchener 2051: Kitchener's new Official Plan, and ongoing secondary planning

work in the Dundee area of southwest Kitchener, there continues to be sufficient opportunities to accommodate planned residential growth to 2051.

- There are no financial implications arising from this report.
- Community engagement included posting the report on City's website with the agenda in advance of the Council / Committee meeting. In addition, the monitoring report information will be presented to the Kitchener Developers Liaison Committee in March.
- This report supports the delivery of core services.

BACKGROUND:

The purpose of this report is to provide Committee and Council with the Kitchener Growth Management Strategy: Annual Monitoring Report 2024 (Monitoring Report). The Monitoring Report is an action item of the 2009 Kitchener Growth Management Strategy (KGMS), which requires tracking of the general supply of land and the achievement of intensification and density targets on an annual basis.

REPORT:

The KGMS provides a long-term framework for planning where and how future residential and employment growth should occur in Kitchener. To ensure that growth contributes positively to the quality of life, the KGMS coordinates the provision of infrastructure and services with new development.

The KGMS introduced a number of goals, one of which was to develop and facilitate an ongoing growth management program to manage growth-related change in an effective and co-ordinated manner (Goal 6). One of the action items of this goal is to prepare an annual monitoring report to track the supply of development opportunities and the achievement of intensification and density targets. Monitoring reports have been prepared since 2010.

This is the 15th edition of the Monitoring Report and reflects the recent changes to Provincial legislation and to the Regional Official Plan (ROP) (i.e., ROP amendment 6). It includes statistics for Protected Major Transit Station Areas and other primary intensification areas that were established in Kitchener's 2014 Official Plan. This report also tracks progress towards the City of Kitchener's [housing pledge](#) that was approved in response to a request from the Minister of Municipal Affairs and Housing, on March 20, 2023 supporting the building of 35,000 homes in Kitchener by 2031.

Highlights of the 2024 Monitoring Report are:

Municipal Housing Targets

- Kitchener's Housing Pledge is 35,000 new housing units between March 2023 and 2031.
- Council approved development applications for 3,916 units in 2024, a cumulative total of 24,414 units have received Council approvals since 2022.
- Building permits were issued for 2,558 units in 2024, accounting for a total of 8,846 units since 2022.
- The Province's evaluation of the housing target is based on new housing and additional residential unit starts as provided by the Canada Mortgage and Housing Corporation (CMHC) and the new or upgraded beds in long-term care homes as provided by the Ministry of Long-Term Care. Kitchener's annual housing starts target, under the Building Faster Fund is 2,917 for 2024. Although the Province is

yet to confirm housing starts for 2024, it appears that Kitchener has achieved at least approximately 95% of the provincially assigned 2024 housing starts target under the Building Faster Fund.

- Kitchener has set the stage to achieve and potentially exceed its 2031 housing target through its planning approvals, efficient processes, investments in supporting infrastructure and updates to its planning framework.

Residential Development Rates

- The number of new dwelling units created in 2024 (2,558) is the second lowest figure in the last five years (2020-2024) after 2022 (2,303). This was expected given the state of not only the local but national and global economy.
- 67% (1,715) of the new residential units in 2024 were in the form of multiple dwellings. This was a considerable decrease compared to that in 2023 of 77% (3,068) of the new residential units in the form of multiple dwellings.
- 1,477 multiple dwelling units created in 2024 were in the form of low to mid rise multiple dwellings, representing about 58% of the total new units created.
- 594 duplex dwelling units were created in 2024, higher than the last five year average of 500 duplex dwelling units. The number of triplex dwelling units has also increased from 29 units in 2023 to 40 units in 2024.
- 22 permits were issued for Detached Additional Dwelling Units (also referred to as backyard homes) in 2024, a slight decrease compared to 2023 (27 permits) but indicating a steady increase in the last four years (2021-2024) since detached Additional Dwelling Units were first permitted in 2021.

Development within Built Up Area and Designated Greenfield Area

- Building permits issued for new residential units within the Designated Greenfield Area continue to provide a varied and balanced supply of dwelling types.
- The number of multiple dwelling building permits issued in the Built-Up Area exceed those that were issued within the Designated Greenfield Area. This is expected as higher density multiple dwellings are focused within intensification areas (e.g., Protected Major Transit Station Areas, nodes, and corridors).
- The residential intensification level (new residential construction that occurs within the Built-up Area) saw a dip in 2024 (57%). In contrast, the residential intensification level saw a spike in 2023 (69%).
- The City's 5-year average residential intensification level is 57%, which continues to be an indication that the City is on track to contribute towards, and in some years exceed, its intensification target of 60%.

Urban Growth Centre (UGC) Density

- The estimated density of the Urban Growth Centre (UGC) is 220 residents and jobs per hectare. Kitchener is on track to achieve the City's Official Plan minimum density target of 225 residents and jobs per hectare by 2031.

Protected Major Transit Station Area (PMTSA) Density

- Of Kitchener's 10 PMTSAs, the Queen and Frederick PMTSA is currently estimated to have a density of 194 residents and jobs per hectare, exceeding its minimum density target of 160 residents and jobs per hectare.

- All of Kitchener's PMTSAs will be well positioned to achieve the prescribed minimum density targets based on the current or updated zoning through the Growing Together project.

Capacity for Growth

- The City continues to have the potential to accommodate its allocated employment growth to 2051 within its urban area.
- With comprehensive updates to land uses and zoning within Kitchener's protected major transit station areas through Growing Together West and as of right permissions for 4 units in residential areas across Kitchener as well as future opportunities to accommodate growth through land use changes as part of Kitchener 2051: Kitchener's new Official Plan, and ongoing secondary planning work in the Dundee area of southwest Kitchener, there continues to be sufficient opportunities to accommodate planned residential growth to 2051.

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. In addition, monitoring report information will be presented to the Kitchener Developers Liaison Committee in March.

PREVIOUS REPORTS/AUTHORITIES:

- DTS-09-011 Kitchener Growth Management Strategy
- 2010-2024 Annual Monitoring Reports and Biennial Plans available at <https://www.kitchener.ca/en/strategic-plans-and-projects/growth-management.aspx>

REVIEWED BY: Natalie Goss, Manager, Policy and Research
Tim Donegani, Senior Planner

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS: Attachment A – Kitchener Growth Management Strategy (KGMS)
Annual Monitoring Report 2024

Kitchener Growth Management Strategy

Annual Monitoring Report 2024

EXECUTIVE SUMMARY

In 2009, Kitchener approved its Growth Management Strategy (KGMS). Kitchener is expected and planned to accommodate a relatively significant amount of residential and employment growth by 2051. The City has also been assigned a housing target by the Province to achieve the building of 35,000 homes in Kitchener by 2031 – known as Kitchener’s municipal housing pledge. As part of tracking progress on Kitchener’s housing pledge, the Province requires municipal planning data to be reported on a quarterly and annual basis.

Kitchener tracks and monitors specific growth data in a dynamic manner. A snapshot of the data is contained within this report.

The results of the 2024 growth management data continue to be encouraging.

Kitchener has set the stage to achieve and potentially exceed its 2031 housing target through its planning approvals, efficient processes, investments in supporting infrastructure and updating to our planning framework. Building these housing units falls primarily to the private sector. While the number of housing starts is yet to be confirmed by the Province, it appears that at least approximately 95% of the housing target was met in 2024. However, economic and market headwinds put the achievement of the City housing starts in the next couple of years in question.

The number of residents and jobs per hectare (RJs/ha) in the Urban Growth Centre (Downtown) is 220 RJs/ha, surpassing the provincially mandated minimum target of 200 RJs/ha by 2031, and approaching the City’s higher Official Plan minimum target of 225 RJs/ha by 2031. Further, the estimated density of the Queen and Frederick Protected Major Transit Station Area is 194 RJs/ha, exceeding its density target of 160 RJs/ha.

The City’s 2024 intensification level and the 5-year average intensification level is 57% indicating that the City is on track to contribute towards, and in some years exceed, the minimum intensification target of 60%.

In 2024, building permits were issued for a total of 2,558 new residential units. 86% of new multiple dwelling units developed in 2024 were in the form of low to mid rise multiple dwellings - a substantial increase compared to that in 2023 (32%). Although the development of duplex dwelling units and detached ADUs has declined in 2024 compared to 2023, the development of triplexes has seen an increase.

It is anticipated that the City’s growth management program, including the strategy, framework and dynamic tracking and monitoring system, will be updated in future years to reflect changes to provincial legislation and the City’s new Official Plan.

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1 EVOLUTION OF GROWTH MANAGEMENT

In the 1960s, population growth and expectations for the future in Kitchener were soaring. The population of 100,000 was expected to more than double in 20 years. Kitchener proactively undertook and participated in several long-range studies aimed at guiding the future growth of Kitchener and the surrounding area.

One of these studies from 1964 entitled, *Kitchener 2000 – A Regional Concept*, suggested an approach for a 'Staging of Development' program. It was thought that given the predicted rapid growth, a logical economic means for developing the city was needed that would closely relate to the financial ability of the City to provide infrastructure services for an area. Following work on a new Official Plan in 1968, annual Lot Levies Reports were prepared. This report coordinated the provision of engineering services with the timing of approving new subdivisions. At the time, the annual Council-approved report led the way as an effective tool for managing growth and after several years the process became known as the 'Staging of Development'. The Staging of Development paved the way for coordinating subdivision growth in Kitchener. It was nearly 30 or more years later that many other municipalities in Ontario implemented a formal staging program.

As with all processes, the need to evolve arises. After 40 years, the growth management landscape significantly changed. Kitchener became part of a provincial Growth Plan for the Greater Golden Horseshoe. The Regional Municipality of Waterloo (the Region) adopted a Regional Growth Management Strategy (RGMS). Social, environmental and economic objectives became more complex. These changes saw the Staging of Development program evolve and make way for the new Kitchener Growth Management Strategy (KGMS), along with its implementation tools.

Approved by Kitchener Council in 2009, the KGMS provides a framework for planning where and how future residential and employment growth can be accommodated in Kitchener while positively contributing to the City's quality of life. The KGMS worked alongside the Growth Plan for the Greater Golden Horseshoe, 2006 (the Growth Plan, 2006) which was in effect at that time and the RGMS. One of the goals (Goal 6) of the KGMS introduced an ongoing growth management program to manage growth-related change in an effective and coordinated manner. A biannual Kitchener Growth Management Plan (KGMP) and an annual Growth Management Monitoring Report (Monitoring Report) were identified as important components for the growth management program.

The KGMP establishes priority levels for development and infrastructure projects for each growth area within the City. It includes the prioritization and allocation of resources towards completing initiatives that are required to move lands from the draft approval stage to registration, construction and developing complete communities.

The Monitoring Report, historically, has tracked the supply of development, and the achievement of intensification and density targets for Kitchener. Monitoring Reports

have been prepared and presented to Council and the development industry since 2010. The previous Monitoring Report iterations are available on the [City's Growth Management webpage](#). These Monitoring Reports have included a summary of *Planning Act* applications, residential development rates within the delineated Built-up Area (BUA) and the Designated Greenfield Area (DGA), and potential capacity to accommodate growth in the City.

Kitchener has been on the leading edge with respect to the ability to track and monitor specific growth data in a dynamic manner. As part of Kitchener's ongoing growth management program the intent is to continually refine the data, improve the dynamic capabilities and provide information to help support numerous corporate studies and infrastructure projects.

The Province implemented [Ontario Regulation 73/23 - Municipal Planning Data Reporting](#) in April of 2023 and further amended it in January of 2025. The regulation complements the Province's initiative of developing standards and achieving consistency for the reporting of data required for development applications. The City of Kitchener is required, under this regulation, to report *Planning Act* application information on a quarterly basis and additional information on an annual basis. The City of Kitchener has submitted quarterly *Planning Act* application data to the Province for each quarter in 2024.

The provincial legislation and the regional planning landscape have significantly changed in the last year. In May 2024, Bill 162, Get it Done Act reinstated modifications to Regional Official Plan Amendment 6 which included additional lands in southwest Kitchener to the urban area. A new Provincial Planning Statement (PPS), 2024 came into effect on October 20, 2024, integrating both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the Growth Plan, 2020). Further, the Region became an upper-tier municipality without planning responsibilities as of January 1, 2025. The Regional Municipality of Waterloo Official Plan (the Regional Official Plan) in effect is now deemed to be part of Kitchener's Official Plan as per Section 70.13 (2) of the Act, until the time City revokes or amends it to provide otherwise. These changes have and will continue to influence how the City plans, manages, and monitors growth.

This is the 15th edition of the Monitoring Report and reflects the recent changes to provincial legislation and to the Regional Official Plan (ROP). It includes statistics for Protected Major Transit Station Areas and other primary intensification areas that were established in Kitchener's 2014 Official Plan. This report also tracks progress towards the City of Kitchener's [housing pledge](#) that was approved in response to a request from the Minister of Municipal Affairs and Housing, on March 20, 2023 supporting the building of 35,000 homes in Kitchener by 2031.

2 MUNICIPAL HOUSING TARGET

In October 2022, the Minister of Municipal Affairs and Housing provided individual housing targets for 29 municipalities across Ontario and requested that each municipality submit a municipal housing pledge to the Province. 21 additional municipalities were assigned housing targets in 2023 as part of Ontario's plan to build at least 1.5 million homes by 2031.

On March 20, 2023, the City of Kitchener approved a housing pledge supporting the building of 35,000 homes in Kitchener by 2031. Further annual targets were assigned as each municipality's proportion of the overall 1.5 million housing goal and applying that proportion against province-wide annual targets. Table 1 summarizes the annual and overall housing target for Kitchener. These targets are independent from the intensification and density targets in the former Growth Plan and the new PPS.

Table 1. Annual Housing Target for the City of Kitchener

Target	2023	2024	2025	2026 & beyond	Total by 2031
Province	110,000	125,000	150,000	175,000	1,500,000
City of Kitchener	2,567	2,917	3,500	4,083	35,000

Note – No housing targets have been assigned for 2022. However, the overall housing target of 35,000 for Kitchener is from 2022 to 2031.

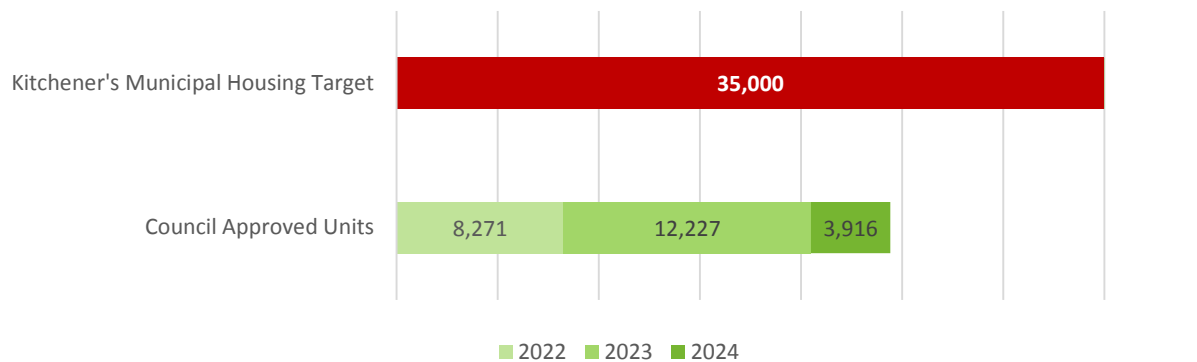
2.1 TRACKING PROGRESS ON KITCHENER'S MUNICIPAL HOUSING TARGET

2.1.1 COUNCIL APPROVED UNITS

Plan of subdivisions, Official Plan amendments, Zoning By-law amendments, and Part Lot Control applications require approval by Council. The number of units that are approved by Council indicate how many units are anticipated to be built in future years. It is important to note that there is a time lag between Council approval and actual development of units. The length of time it takes to get from Council approval to the start of construction varies dramatically and is highly influenced by market conditions.

Figure 1 compares the municipal housing target with the number of units that Council has approved since 2022. In 2022, Council approved 37 applications with a total of 8,271 units. In 2023, Council approved 65 applications with a total of 12,227 units. In 2024, Council approved 55 applications with a total of 3,916 units. A cumulative 24,414 units have been approved since 2022. This accounts for approximately 70% of Kitchener's municipal housing target.

Figure 1. Kitchener's Municipal Housing Target and Council Approved Units, since 2022



2.1.2 RESIDENTIAL DEVELOPMENT RATES

Figure 2 illustrates the total number of new units for which building permits were issued annually from 2010 to 2024 and a 5-year moving average. In 2024, building permits were issued for a total of 2,558 new residential units. This was a decrease compared to 2023. The 5-year moving average, although steadily grown over the years, has also declined last year.

Figure 2. Annual Residential Development Rates in Kitchener, 2010-2024

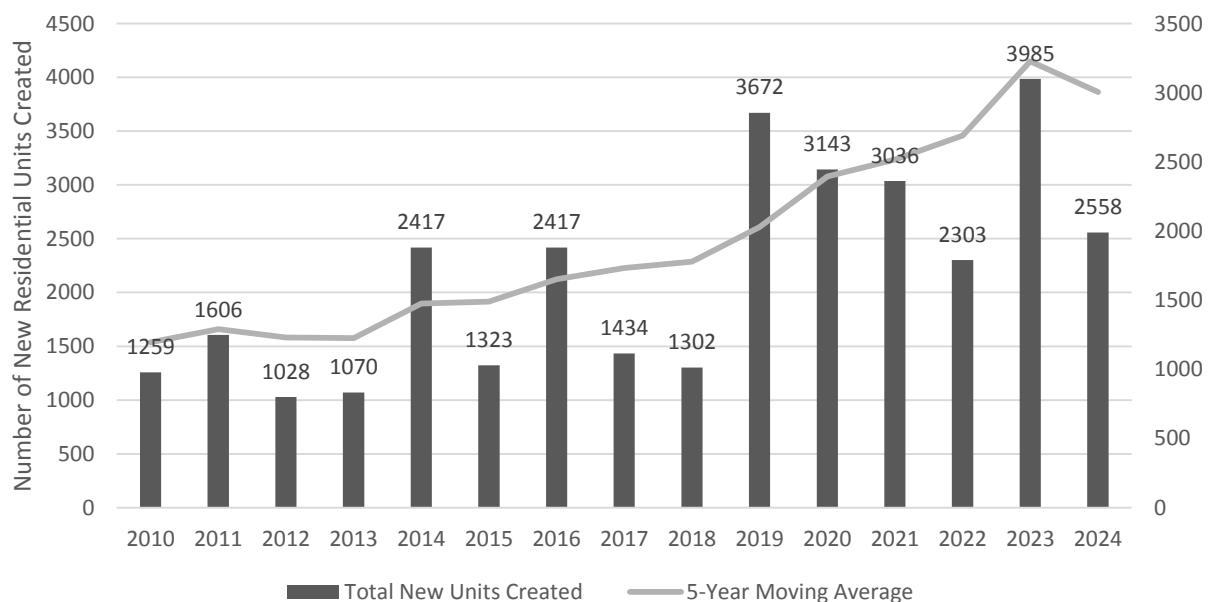


Table 2 provides the number of new units for which building permits were issued by the type of dwelling in 2023 and 2024 and the average of the last 5-years (2020-2024). The development of single detached, semi-detached street townhouse and cluster townhouse dwellings has been steady since since 2023. The development of

townhouses (both street townhouse and cluster townhouse) has been low in the last two years. Although the development of duplex dwelling units and detached ADUs has declined in 2024 compared to 2023, it is still higher than the 5-year average. The development of triplexes has seen an increase. 2024 has been slow for development of multiple dwellings compared to 2023 which a record year for the number of multiple dwelling units for which building permits were issued.

Table 2. Annual Residential Development Rates by Dwelling Type, 2023-2024

Dwelling Type	Number of New Residential Units Created		
	2023	2024	5-year average
Single Detached	148	131	365
Semi-Detached	7	8	22
Street Townhouse	18	15	141
Duplex ¹	688	594	500
Triplex ¹	29	40	20
Fourplex ^{1,2}	-	33	-
Detached ADU ¹	27	22	17
Cluster Townhouse	0	0	27
Multiple Dwellings ^{2,3}	3,068	1,715	1,910
Total New Units	3,985	2,558	3,005

Notes:

1. In association with single detached, semi-detached and street townhouse dwelling types
2. Fourplexes have been reported as multiple dwellings in the previous years
3. Includes stacked townhouse dwellings

A further breakdown of multiple dwellings is illustrated in Table 3. In 2024, building permits for nine (9) mid rise multiple dwellings were issued with a total of 1,002 units. This was up from four (4) mid rise multiple dwellings with a total of 420 units issued in 2023. The predominant form of housing created in 2024 was low to mid rise multiple dwellings representing approximately 86% of the total multiple dwelling units for which building permits were issued for. There was only one (1) high rise multiple dwellings for which building permit was issued with a total of 202 units in 2024.

Table 3. Annual Residential Development Rates for Multiple Dwellings, 2023-2024

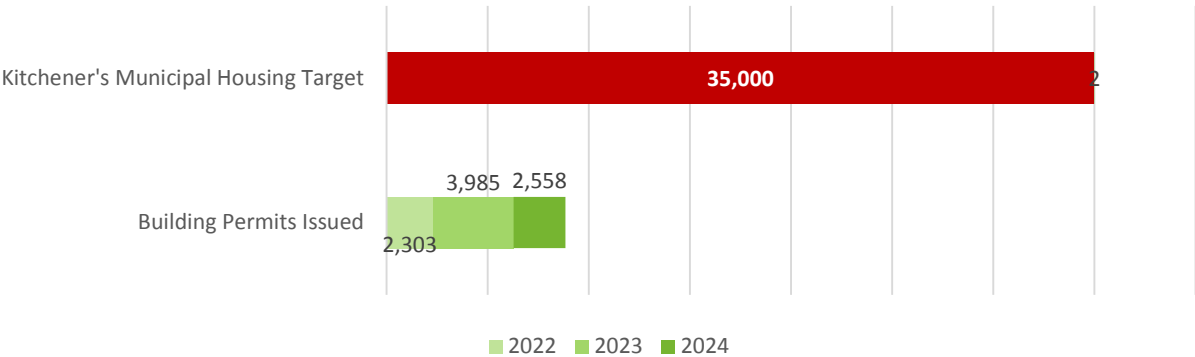
Dwelling Type	Number of New Residential Units Created	
	2023	2024
Stacked Townhouse	423 (14%)	434 (25%)
Low Rise Multiple (3 storeys or fewer)	121 (4%)	41 (2%)
Mid Rise Multiple (4 to 8 storeys)	420 (14%)	1,002 (59%)
High Rise Multiple (9 storeys or higher)	1,906 (62%)	202 (12%)
Additions/Conversions	198 (6%)	36 (2%)
Total Multiple Dwellings	3,068	1,715

Notes:

- (value) represents percentages of column totals

Figure 3 compares the municipal housing target with the number of units for building permits issued since 2022. In 2022, building permits were issued for 2,303 units. In 2023, building permits were issued for 3,985 units. In 2024, building permits were issued for 2,558 units. Building permits have been issued for a total of 8,846 units since 2022. This accounts for 25% of Kitchener’s municipal housing target.

Figure 3. Kitchener’s Municipal Housing Target and Building Permits Issued, since 2022

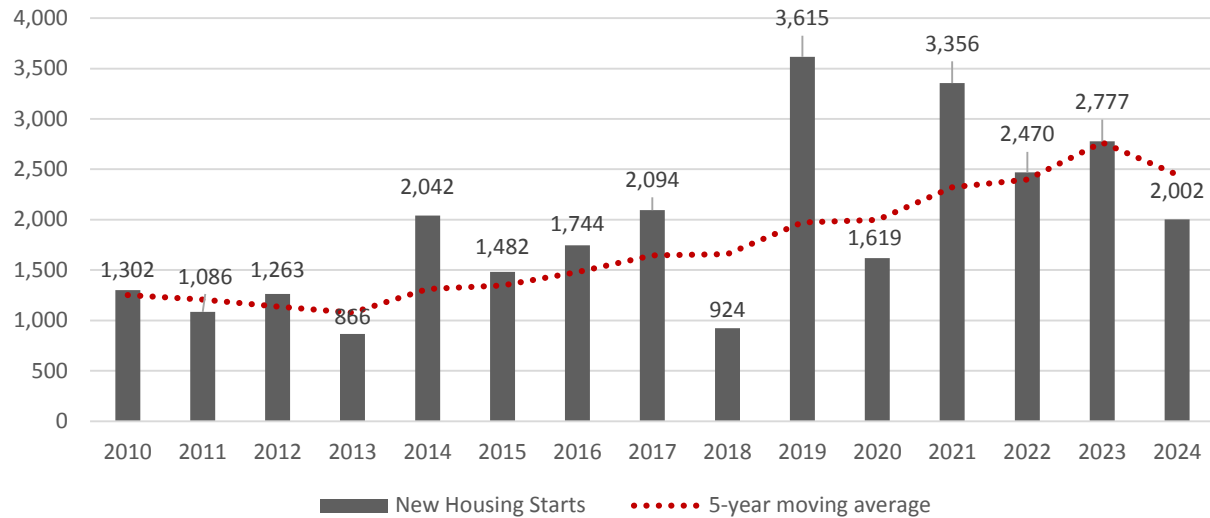


2.1.3 PROVINCIAL EVALUATION OF THE HOUSING TARGET

The Province evaluates performance against the housing targets based on housing starts and additional residential units (for example, laneway, garden and basement suites) as provided by the Canada Mortgage and Housing Corporation (CMHC); and other institutional housing types (such as long-term care beds) as provided by the Ministry of Long-Term Care, created in a given calendar year. CMHC defines a housing start as the beginning of construction work on a building. This is usually when the concrete has been poured for the footings or basement.

Figure 4 illustrates the number of new housing starts annually since 2010 and 5 year moving average. The trend generally follows the number of building permits that are issued in Kitchener.

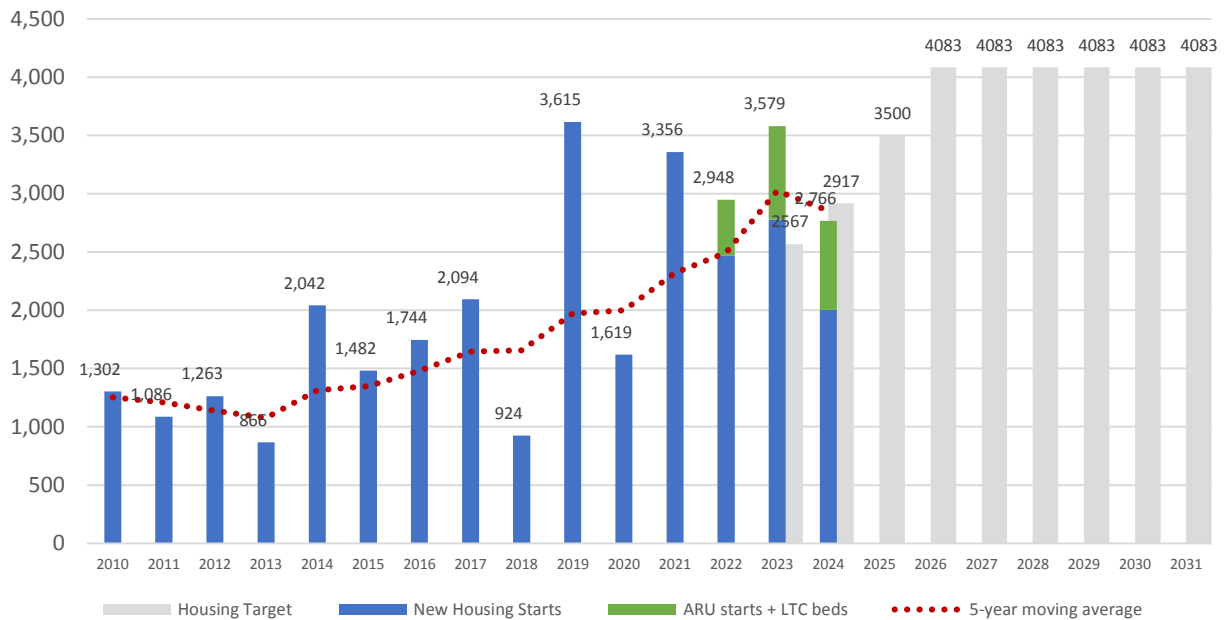
Figure 4. New Housing Starts as per CMHC, 2010-2024



To evaluate performance against the municipal housing target, the Province has started reporting a cumulative number of additional residential units (ARUs - this is similar to Kitchener's nomenclature of additional dwelling units and duplexes) and new or upgraded beds in long-term care homes. These have not been reported and are not available for the years prior to 2022.

Figure 5 illustrates new housing starts from 2010 to 2024, ARU starts and long-term care beds in 2022 to 2024, a 5-year moving average of total units, and annual housing targets from 2023 to 2031. A multi-year average provides a better indication of progress towards the housing target. The compounded annual growth rate of the 5-year moving average for a 5 year period (2010 to 2024) is 7%. Kitchener exceeded its 2023 assigned housing target by 39%. While the number of housing starts in 2024 is yet to be confirmed by the Province, it appears that at least approximately 95% of the assigned housing target was met in 2024. This indicates that Kitchener is on track to achieve and potentially exceed its assigned housing target and receive provincial Building Faster Fund.

Figure 5. New Housing and ARU Starts, Long-term Care Beds, and Annual Housing Target for Kitchener, 2010-2031

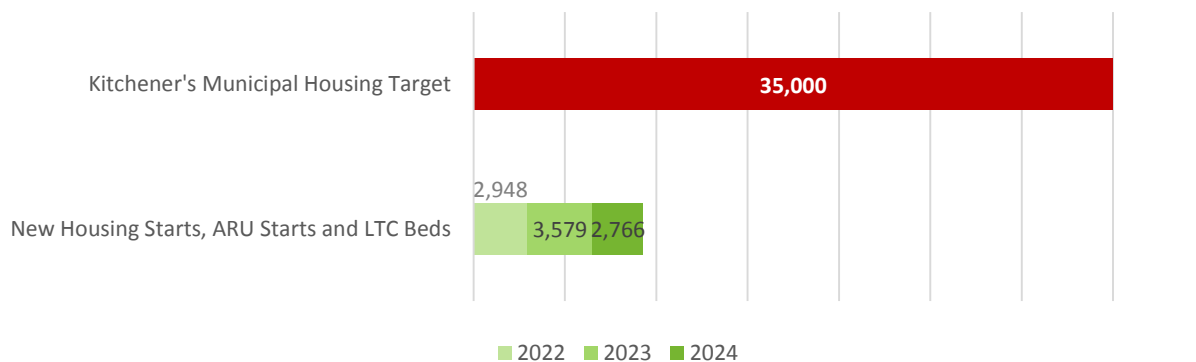


Notes:

- Total units in the figure above includes number of new housing and ARU starts as provided by CMHC, and new or upgraded beds in long-term care homes as provided by the Ministry of Long-Term Care for 2022 and 2023 only. ARU starts and new or upgraded beds in long-term care homes is not available for years prior to 2022.

Figure 6 illustrates Kitchener's progress towards its provincially assigned housing target of 35,000 by 2031. Since 2022, Kitchener has seen a total of 9,293 units created, which includes new housing starts as reported by CMHC, additional residential units, and new or upgraded beds in long-term care homes. This represents approximately 26.5% of the housing target. 25,707 units are needed to meet the housing target by 2031, an average of approximately 3,672 units every year.

Figure 6. Kitchener's progress towards the Municipal Housing Target, 2024

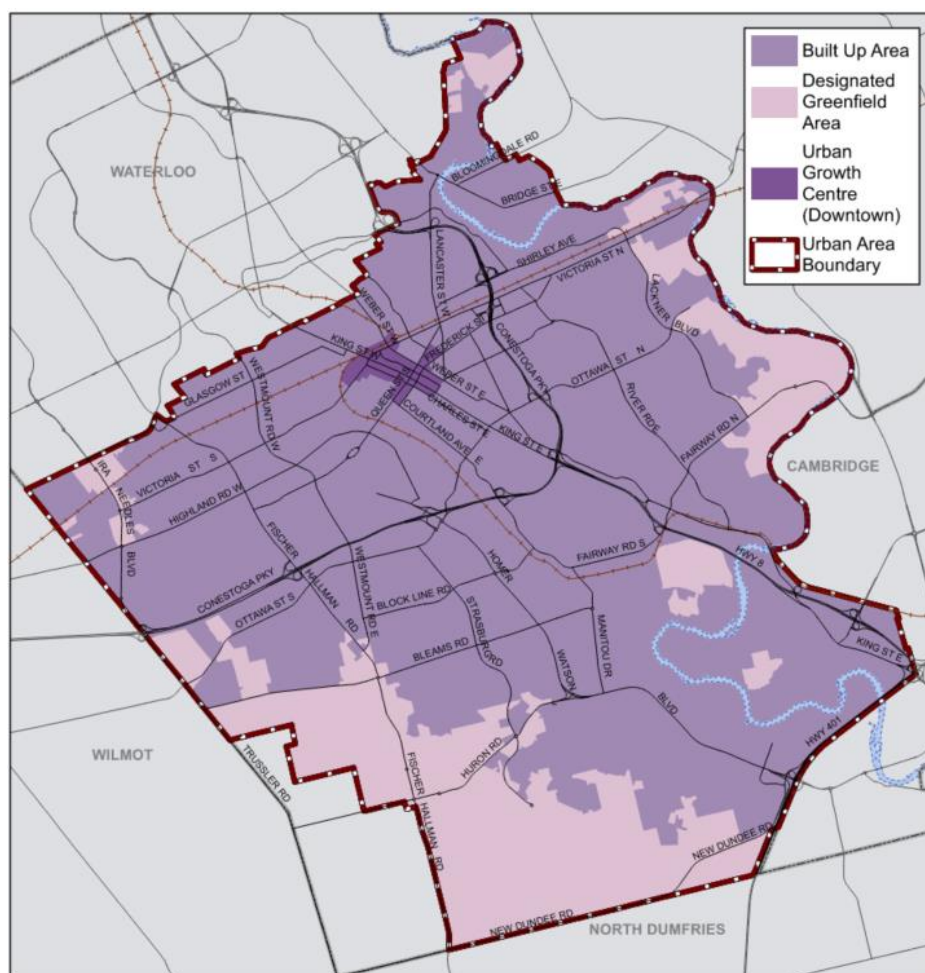


3 GROWTH FORECASTS & TARGETS

3.1 INTENSIFICATION TARGETS

The Growth Plan, 2006 defined the limits of the Region's Urban Area, including the delineated Built-Up Area (BUA), and the Designated Greenfield Area (DGA). Figure 7 shows the Urban Area Boundary, the BUA, and the DGA for Kitchener. It should be noted that in May 2024, Bill 162, Get it Done Act reinstated modifications to the Regional Official Plan Amendment 6. This included an expansion of Kitchener's Urban Area Boundary and DGA. Figure 7 reflects these modifications.

Figure 7. Urban Area Boundary, Built-up Area, and Designated Greenfield Area for Kitchener



The Built-up Area (BUA) represents the lands that were developed with urban uses as of 2006 and does not change year over year. Lands within the BUA have been used to implement and measure minimum residential intensification targets. Intensification refers to the development of a property, site or area at a higher density than currently exists. The residential intensification targets have been a key component to create more compact development patterns, promote energy

efficiency, provide a greater variety of housing options, and better integrate transit and land use planning.

Kitchener's residential intensification targets have changed overtime since they were first introduced through the 2006 Growth Plan as a Region of Waterloo intensification target. Kitchener's current minimum residential intensification target, established through the Region's Official Plan amendment number 6 (ROPA 6), is 60%.

It should be noted that the PPS 2024 does not carry forward the concepts of BUA, the DGA, and the Urban Growth Centre. Further, there are no minimum residential intensification targets established in the PPS 2024. Kitchener's current Official Plan includes these concepts. The PPS 2024 does not preclude planning authorities from establishing intensification targets. The intensification target as established through ROPA 6 is in effect.

3.1.1 INTENSIFICATION LEVEL PROGRESS

Annual residential development rates by dwelling type in the BUA and DGA are indicated for 2023 and 2024 in Table 4. The intensification level in 2023 was 69% and in 2024 was 57%. The City expects to see "spike" (such as in 2023) and "dip" (such as in 2024) years with respect to intensification levels as the timing of multiple dwelling developments can affect the reported development rates in a given year for a municipality the size of Kitchener. As we have seen in recent years, when there is a substantial number of multiple dwelling units created in the BUA, the City's intensification level is higher.

Table 4. Annual Residential Development Rates in the BUA and DGA by Dwelling Type, 2023 and 2024

Dwelling Type	2023			2024		
	DGA	BUA	Total	DGA	BUA	Total
Single Detached	137	11	148	125	6	131
Semi-Detached	4	3	7	0	8	8
Street Townhouse	18	0	18	15	0	15
Duplex ¹	356	332	688	264	330	594
Triplex ¹	0	29	29	0	40	40
Fourplex ^{1,2}	-	-	-	0	33	33
Detached ADU ¹	1	26	27	0	22	22
Cluster Townhouse	0	0	0	0	0	0
Multiple Dwellings ^{2,3}	732	2,336	3,068	708	1,007	1,715
Total New Units (3)	1,248 (31%)	2,737 (69%)	3,985 (100%)	1,112 (43%)	1,446 (57%)	2,558 (100%)

Notes:

1. In association with single detached, semi-detached and street townhouse dwelling types
2. Fourplexes have been reported as multiple dwellings in the previous years
3. Includes stacked townhouse dwellings

Figure 8 illustrates the historic annual intensification levels and 5-year average intensification levels for the City. A multi-year average provides a better

understanding, for growth monitoring purposes, of whether the City is on track to achieve the required intensification level. This continues to indicate that the City is on track to contribute towards, and in some years exceed, the minimum intensification target of 60%.

Figure 8. Annual Residential Intensification Levels, 2010-2024

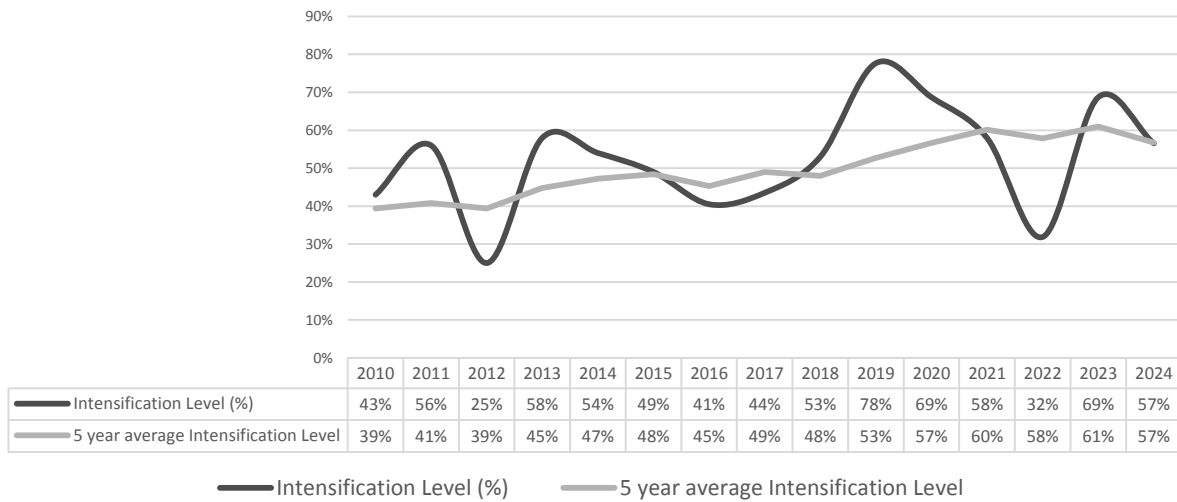
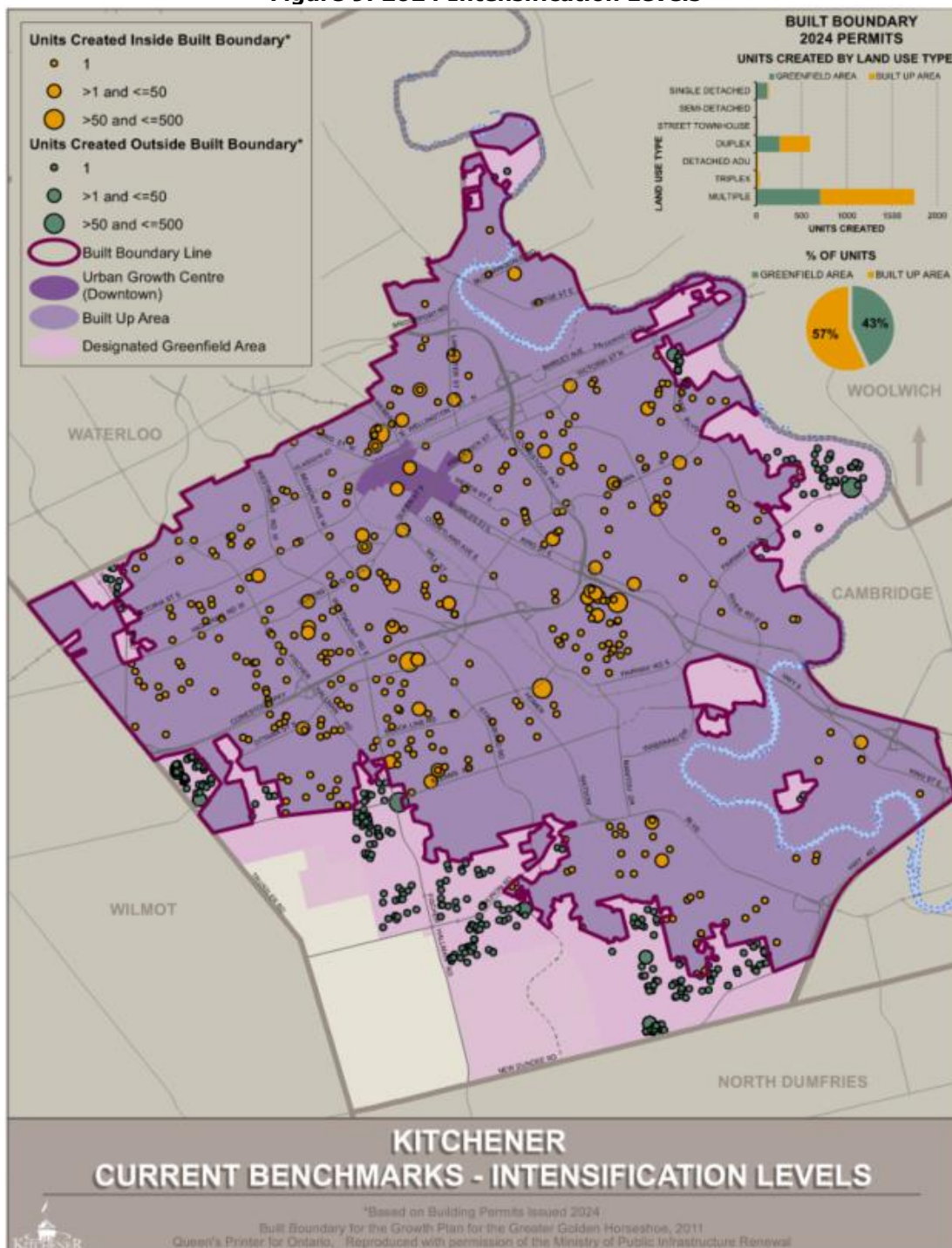


Figure 9 illustrates the location of new units created in 2024 within Kitchener's BUA, DGA and built boundary line. The figure shows that location of new units created in 2024 were spread out across the BUA and the DGA.

Figure 9. 2024 Intensification Levels



3.2 DENSITY TARGETS

Kitchener’s Official Plan establishes a density target of 55 residents and jobs combined per gross hectare for areas serving primarily a residential function and 40 residents and jobs combined per gross hectare for areas serving primarily an employment function within the Designated Greenfield Area (DGA). Designated greenfield area (DGA) are lands within the urban area but outside of delineated built-up areas that are designated for development and are required to accommodate forecasted growth. Through ROPA 6, the minimum DGA density target for Kitchener and the Region have been revised to 65 and 59 residents and jobs combined per gross hectare by 2051, respectively (Table 5).

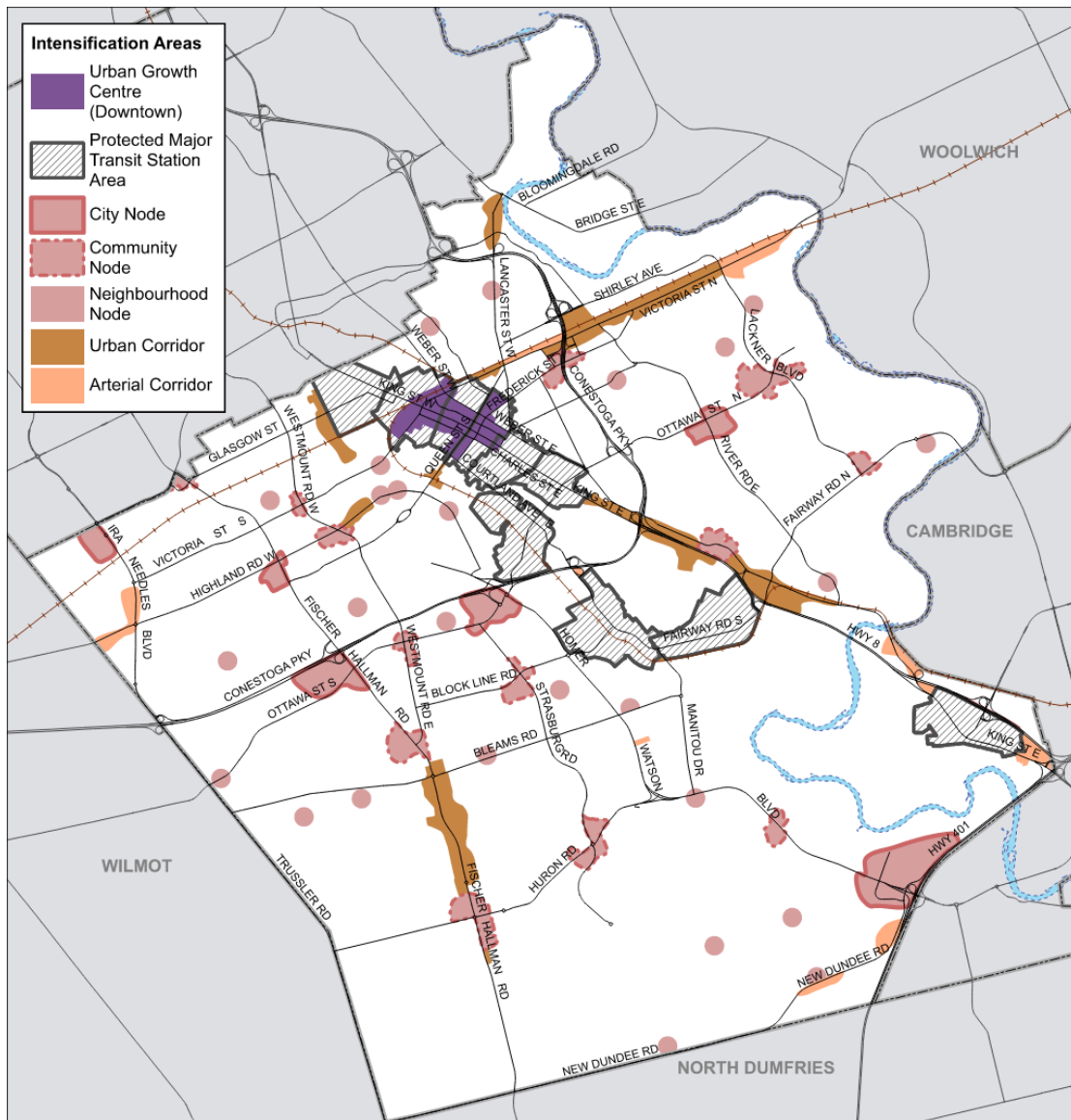
Table 5. Minimum DGA Density Target, Kitchener and Region of Waterloo DGA

	Minimum Density Target (residents and jobs combined per gross hectare)
Kitchener DGA	65
Region of Waterloo	59

It is to be noted the PPS 2024 does not establish minimum density targets for DGA but rather encourages large and fast-growing municipalities, including Kitchener, to plan for a target of 50 residents and jobs combined per gross hectare in designated growth areas.

Intensification areas are identified throughout the City in both the BUA and the DGA as key locations where growth is to be focused. Kitchener’s primary intensification areas include the Urban Growth Centre (UGC), Protected Major Transit Station Areas (PMTSA’s), City Nodes, Community Nodes, and Urban Corridors. The Secondary intensification areas include Neighbourhood Nodes, Arterial Corridors and other site-specific opportunities. Figure 10 shows the primary and secondary intensification areas.

Figure 10. Intensification Areas in Kitchener, Kitchener Official Plan 2014



The Growth Plan, 2020 provided a minimum density target of 200 residents and jobs combined per hectare to be achieved for Kitchener's UGC (Downtown) by 2031. Although the Regional Official Plan notes the same density for Kitchener's UGC (Downtown) as the Growth Plan, the Kitchener Official Plan sets a minimum density target of 225 residents and jobs combined per gross hectare. The PPS 2024 did not maintain the concept of an UGC and therefore does not establish a minimum density target for Kitchener's UGC.

The Growth Plan, 2020 has further established a minimum density of 160 residents and jobs combined per hectare for PMTSA's that are served by light rail transit or bus rapid transit, as is the case in Kitchener. There is no timeline associated with density

targets for PMTSA's. The density targets established for PMTSA's are carried forward in the PPS 2024. ROPA 6 sets the same minimum target for all of the PMTSA's in Kitchener except for the Block Line PMTSA which is to achieve a minimum density target of 80 residents and jobs combined per hectare. Table 6 summarizes the minimum density targets established for the UGC and the PMTSA's in Kitchener.

Table 6. Minimum Density Targets for Urban Growth Centre and Protected Major Transit Station Areas

	Minimum Density Target (residents and jobs combined per gross hectare)
UGC – Downtown Kitchener (by 2031)	225
PMTSAs (no timing noted)	NA
Grand River Hospital	160
Central Station	160
Victoria Park and Kitchener City Hall	160
Queen plus Frederick	160
Kitchener Market	160
Borden	160
Mill	160
Block Line	80
Fairway	160
Sportsworld	160

3.2.1 TRACKING GROWTH IN INTENSIFICATION AREAS

3.2.1.1 Existing Measures

Table 7 quantifies the existing number of dwelling units, residents, non-residential floor area, jobs and density measure (residents and jobs per hectare) for the primary intensification areas within Kitchener's BUA and DGA. The non-residential floor area and job estimates have not been adjusted to account for changes in office and work from home trends brought on by the COVID-19 pandemic. The Region has undertaken a workplace count survey in 2024 and it is expected that the results from this survey (unavailable at the time of writing this report) will inform updates to the non-residential floor area and job estimates that reflect pandemic related changes to employment.

Interest in residential development has remained robust. The estimated density of the Urban Growth Centre (UGC), Queen and Frederick PMTSA, and Victoria Park and Kitchener City Hall PMTSA is 220 RJs/ha, 194 RJs/ha, and 137 RJs/ha respectively in 2024. The Queen and Frederick PMTSA has already met its density target of 160 RJs/ha.

Table 7. Existing Measures for Primary Intensification Areas

Type of Area	Land Area (ha)	Units	Residents	Non-residential Floor Area (m ²)	Jobs	Residents and Jobs / ha
Urban Growth Centre ^{1,2}	107	5,169	8,349	841,264	15,233	220
PMTSAs	715	14,523	29,460	1,685,926	25,189	76
Grand River Hospital	84	1,621	3,474	203,964	3,964	88
Central Station ²	68	1,235	2,646	278,132	3,456	89
Victoria Park and Kitchener City Hall ²	59	2,040	3,791	502,413	4,311	137
Queen and Frederick ²	45	2,160	4,29	164,523	4,588	194
Kitchener Market	49	1,463	3,138	58,385	838	81
Borden	51	537	1,236	105,864	1,181	48
Mill	89	1,131	2,736	161,240	1,000	42
Block Line	99	1,803	3,484	46,193	717	42
Fairway	92	2,342	4,286	101,782	2,913	78
Sportsworld	79	191	540	63,430	2,220	35
City Nodes	165	792	1,451	63,604	3,248	28
Community Nodes	234	3,868	6,933	87,665	3,813	46
Urban Corridors	280	2,143	4,026	248,338	6,636	38
Total for Primary Intensification Areas²	1,394	21,326	41,869	2,085,533	38,886	58

Notes:

1. UGC Data is provided by the Region based on Census, building permit and workplace count statistics. Job estimate for the UGC is for 2021 and is based on Census 2016. The estimate has not been adjusted because of accuracy concerns for employment data with Census 2021 undertaken during Provincial lockdown.
2. Boundary for the Urban Growth Centre overlaps with the boundary of the Central Station, Victoria Park and Kitchener City Hall, and the Queen plus Frederick PMTSA boundaries. Therefore, Urban Growth Centre data has not been included in the subtotal for primary intensification areas.

3.2.1.2 Capacity for New Growth

Table 8 explores the estimated potential for accommodating new development within the primary intensification areas based on existing zoning only.

The primary intensification areas are well positioned with the existing zoning in place to accommodate some of the projected growth in Kitchener. New development applications and land use/zoning reviews such as the Growing Together project and on-going secondary planning work will continue to refine the planning framework and add to the capacity to accommodate growth in these areas.

Table 8. Additional Capacity Measures for Primary Intensification Areas**50% Scenario**

The maximum amount of development permitted in the as-of-right zoning represents the City's total capacity to accommodate growth given current planning tools. It is anticipated that only some parcels within intensification areas will be redeveloped within the short or medium term for a variety of reasons. Some parcels will be developed at lower densities than the maximum permitted by zoning. Still others will receive zoning by-law amendments to exceed these maximums. In order to account for these factors, this report evaluates 50% of the maximum permitted by zoning as a reasonable estimate or proxy of opportunities for growth. As-of-right zoning permissions do not include any changes to zoning proposed through Growing Together project as it is under appeal.

Type of Area	Land Area (ha)	Units	Residents	Non-residential Floor Area (m ²)	Jobs	Residents and Jobs / ha
Urban Growth Centre ¹	107	1,811	3,200	233,936	9,216	116
Major Transit Station Areas ²	715	12,065	22,614	824,915	27,128	70
Grand River Hospital	84	1,394	2,554	76,317	2,893	65
Central Station ¹	68	1,608	3,069	142,058	4,867	116
Victoria Park and Kitchener City Hall ¹	59	1,148	2,073	52,229	3,306	91
Queen plus Frederick ¹	45	945	1,894	124,370	4,295	138
Kitchener Market	49	1,104	1,970	59,130	1,946	80
Borden	51	1,593	2,848	102,123	2,980	115
Mill	89	2,158	3,981	32,122	1,879	66
Block Line	99	1,332	2,511	143,397	2,959	55
Fairway	92	390	1,012	18,703	695	19
Sportsworld	79	393	703	74,465	1,308	26
City Nodes	165	4,011	7,193	603,950	12,874	122
Community Nodes	234	9,026	16,686	655,141	17,937	148
Urban Corridors	280	5,150	9,526	395,065	10,097	70
Total for Primary Intensification Areas¹	1,394	30,251	56,019	2,479,071	68,036	89

Notes:

1. Boundary for the Urban Growth Centre overlaps with the boundary of the Central Station, Victoria Park and Kitchener City Hall, and the Queen plus Frederick PMTSA boundaries. Therefore, Urban Growth Centre data has not been included in the subtotal for primary intensification areas.
2. Additional capacity measures for MTSA's do not account as-of-right zoning permissions through the Growing Together project as it is under appeal.

Table 9 provides an account of the total number of dwelling units, residents, non-residential floor area, jobs and density measure (residents and jobs per hectare) for the primary intensification areas within Kitchener's BUA and DGA.

Given the additional opportunities for redevelopment, based on existing zoning, there is capacity and potential to accommodate more people and jobs within Kitchener's primary intensification areas.

The UGC is well positioned to achieve its density target of 225 residents and jobs per hectare. Further, six (6) PMTSAs (Central Station, Victoria Park and Kitchener City Hall, Queen plus Frederick, Kitchener Market, Borden, and Block Line) are also well positioned to meet the prescribed minimum density targets based on the current zoning. However, four (4) PMTSAs (Grand River Hospital, Mill, Fairway, and Sportsworld) may not be able to achieve their prescribed density target of 160 residents and jobs per hectare. These estimates are based on current zoning and do not take into account the zoning framework for the PMTSAs through the Growing Together project. Growing Together West has been approved but is not yet in effect and at this time Council's consideration of updated land use and zoning for Growing Together East is expected in early Q2 2025. When new zoning regulations come into effect, the City will be well positioned to meet or exceed its minimum density targets for all of the PMTSAs.

Other primary intensification areas do not have assigned density targets but add considerable population and employment to contribute to Kitchener's growth allocation.

Table 9. Total Measures (Existing + Additional Capacity) for Primary Intensification Areas

Type of Area	Land Area (ha)	Units	Residents	Non-residential Floor Area (m ²)	Jobs	Residents and Jobs / ha
Urban Growth Centre ¹	107	6,980	11,549	1,075,200	24,449	336
Major Transit Station Areas ²	715	26,588	52,074	2,510,841	52,317	146
Grand River Hospital	84	3,015	6,028	280,281	6,858	153
Central Station ¹	68	2,843	5,715	420,190	8,323	205
Victoria Park and Kitchener City Hall ¹	59	3,188	5,864	554,642	7,616	228
Queen plus Frederick ¹	45	3,105	6,023	288,893	8,883	332
Kitchener Market	49	2,567	5,108	117,515	2,784	160
Borden	51	2,130	4,085	207,987	4,161	162
Mill	89	3,289	6,717	193,362	2,880	108
Block Line	99	3,135	5,994	189,590	3,676	97
Fairway	92	2,732	5,298	120,485	3,608	97
Sportsworld	79	584	1,243	137,895	3,528	61
City Nodes	165	4,803	8,645	667,554	16,122	150
Community Nodes	234	12,894	23,618	742,806	21,750	194
Urban Corridors	280	7,293	13,552	643,403	16,733	108
Total for Primary Intensification Areas¹	1,394	51,577	97,888	4,564,604	106,922	147

Notes:

1. Boundary for the Urban Growth Centre overlaps with the boundary of the Central Station, Victoria Park and Kitchener City Hall, and the Queen plus Frederick PMTSA boundaries. Therefore, Urban Growth Centre data has not been included in the subtotal for primary intensification areas.
2. Additional capacity measures for MTSA's do not account as-of-right zoning permissions through the Growing Together project as it is under appeal.

3.3 ESTIMATED LAND SUPPLY

The estimated land supply for Kitchener is a total of the potential capacity within the primary or secondary intensification areas, and the potential supply from registered, draft approved and in-circulation subdivisions. As development moves from raw land through the development approvals stage and eventually to construction, the land supply estimates become more accurate.

Table 10 illustrates that the City's land supply includes a potential capacity of approximately 45,810 dwelling units and 2.97 million square metres of non-residential floor space.

The estimated supply of dwelling units and non-residential floor space is further anticipated to increase once zoning is updated based on land use/zoning reviews such as the Growing Together project comes into effect and on-going secondary planning work. Timing of development from the estimated supply of units, however, is influenced by many factors including infrastructure timing, landowner priorities and market forces.

Table 10. Estimated Land Supply (capacity of lands within the urban area boundary)

Type of Area	Units	Residents	Non-residential Floor Area (m ²)	Jobs
Primary Intensification Areas	30,251	56,019	2,479,071	68,036
Secondary Intensification Areas	5,768	10,318	416,017	7,152
Plan of Subdivisions - Registered	5,502	14,250	158,479	2,016
Plan of Subdivisions - Draft Approved	3,236	7,009	168	168
Plan of Subdivisions - In Circulation	1,053	2,522	-	-
Total	45,810	90,118	3,053,735	77,372

3.4 POPULATION AND EMPLOYMENT ALLOCATION

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the Growth Plan, 2020) provided population and employment forecasts for all upper-tier and single-tier municipalities in the Greater Golden Horseshoe area (GGH). The growth forecasts are further allocated to area municipalities by the Region.

The Region's and Kitchener's population and employment allocation as per Regional Official Plan Amendment No. 6 (ROPA 6), is identified in Table 11. Kitchener is forecast to grow to 409,200 people and 170,500 jobs by 2051 representing an increase of about 52 percent and 54 percent respectively between 2021 and 2051. Population and employment forecasts are being updated as part of City of Kitchener's new Official Plan. These forecasts will be used as the basis for planning and managing growth to 2051.

Table 11. Population and Employment Forecasts Allocation

Notes:

	Population		Employment	
	2021	2051	2021	2051
City of Kitchener	269,100	409,200	111,000	170,500
Other Area Municipalities	347,900	513,800	191,000	299,500
Region of Waterloo	617,000	923,000	302,000	470,000

1. Population figures in this table show census-based population plus four percent under coverage. As such, it does not include university and college students who temporarily reside in the Region (either in student residences or other accommodation) to study at post-secondary institutions.
2. All population and employment in this table represent mid-year figures.

Table 12 compares the current population and employment capacity with the population and employment allocations provided by the Region of Waterloo. Kitchener's 2024 mid-year population estimated by the Region is now 283,606 with approximately 2,700 more people than reported in mid-year 2023. Table 12 also estimates that the City has an existing supply/capacity of developable land to accommodate more jobs than the 2051 employment allocation by the Region. However, it shows that there is a shortfall with respect to 2051 population allocation by the Region.

As previously discussed in this report, the estimated capacity for Kitchener is based on existing zoning. It does not include zoning updates anticipated through land use / zoning reviews such as the Growing Together West project (under appeal), Growth Together East (Council consideration expected early Q2 2025) and on-going secondary planning work. Further, this report is based on intensification areas established as per the 2014 Official Plan that uses a 2031 planning horizon. There is sufficient zoned capacity to meet the City's 2031 population forecast of 319,500. Additionally, updated planning permissions will occur as part of Kitchener's new Official Plan project: Kitchener 2051, and ongoing secondary planning work in the Dundee area of southwest Kitchener and Hidden Valley. This ongoing work will ensure that there are sufficient opportunities to accommodate planned residential growth within the urban area boundary to 2051.

Table 12. Population Allocation vs. Estimated Capacity

	Population	Employment
Existing ¹	283,606	108,234
Capacity	90,118	77,372
Total	373,724	185,606
2051 Allocation	409,200	170,500
Difference (shortfall)	(35,476)	15,106

Notes:

1. Unofficial interim population and employment estimate as of mid-year 2024, Region of Waterloo

4 CONCLUSION

Kitchener has set the stage to achieve and potentially exceed its 2031 housing target through its planning approvals, efficient processes, investments in supporting infrastructure and updating to our planning framework. Building these housing units falls primarily to the private sector. While the number of housing starts is yet to be confirmed by the Province, it appears that at least approximately 95% of the housing target was met in 2024. However, economic and market headwinds put the achievement of the City housing starts in the next couple of years in question.

In 2024, building permits were issued for a total of 2,558 new residential units. A broad range of housing types have been developed in 2024 with 67% as multiple dwelling types (86% of multiple dwelling units were in the form of low to mid rise buildings – representing 58% of the total new units), and 33% in single-detached, semi-detached, townhouses, duplex, triplex and detached additional dwelling types. Although the development of duplex dwelling units and detached ADUs has declined in 2024 compared to 2023, the development of triplexes has seen an increase.

The City's 2024 intensification level and the 5-year average intensification level is 57% indicating that the City is on track to contribute towards, and in some years exceed, the minimum intensification target of 60%.

The number of residents and jobs per hectare (RJs/ha) in the Urban Growth Centre (Downtown) is 220 RJs/ha, surpassing the provincially mandated minimum target of 200 RJs/ha by 2031, and approaching the City's higher Official Plan minimum target of 225 RJs/ha by 2031. Further, the estimated density of the Queen and Frederick Protected Major Transit Station Area is 194 RJs/ha, exceeding its minimum density target of 160 RJs/ha.

It is anticipated that the City's growth management program, including the strategy, framework and dynamic tracking and monitoring system, will be updated in future years to reflect: changes to provincial legislation; and, the City's new Official Plan. With updates to land uses and zoning within Kitchener's protected major transit station areas, land use reviews that will occur as part of Kitchener's new Official Plan, and ongoing secondary planning work in the Dundee area of southwest Kitchener and Hidden Valley, there continues to be sufficient opportunities to accommodate planned residential and employment growth to 2051.

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: March 17, 2025

SUBMITTED BY: Rosa Bustamante, Director of Planning and Housing Policy / City Planner, 519-783-8929
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: March 3, 2025

REPORT NO.: DSD-2025-089

SUBJECT: Quarterly Report (Q1) - Planning and Housing Policy Division & Development and Housing Approvals Division - Significant Planning Applications, Policy Projects, Affordable Housing Projects, and Housing Pledge Update

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, and 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 15,386 dwelling units (43.96% of housing pledge), Planning staff have issued final site plan approval for 5,034 dwelling units and building staff have issued building permits for 5,432 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.

- The Affordable Rental and Co-op Housing Incentives Pilot Program has awarded \$1.4 million in funding among five projects to date.
- 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 and preparation 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, 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 (Q1 2025) 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.

Kitchener's Housing Accelerator Fund Initiatives

In November 2023 Kitchener was awarded \$42.4 million, payable in 4 annual installments, 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, 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 MTSA and East MTSA
- Dundee Secondary Plan
- Inclusionary Zoning

Attachment C provides a description of each project, 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 the 2025 current projects that include affordable housing, that are either under review, have 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 2025 (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). In January 2025, the province amended Ontario Regulation 73/23 introducing new reporting requirements, including a new quarterly summary report (as per Schedule 4 of the regulation) which is required to be posted and maintained on a municipality's website for five years.

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 withdrawal, date of decision, date of adoption/passing, date of registration, number of suggested future residential units/lots);
- 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 Q4 2024 quarterly planning data reports to the Province are attached to this report (Attachment E).

On an annual basis, each year by March 31st, Kitchener is required to report geospatial data for the following areas:

- Strategic Growth Areas
- Employment Areas
- Employment Area conversions
- Major Transit Station Area boundaries
- Settlement Area boundaries, and
- Designated Serviced Land Supply

This information will be submitted to the Province as required and new reporting requirements will be reflected in quarterly and annual reports for 2025.

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 (Q1 2025)
- Attachment B – Housing Accelerator Fund Projects (Q1 2025)
- Attachment C – Significant Planning Projects (Q1 2025)
- Attachment D – Affordable Housing and Significant Streamlining Projects (Q1 2025)
- Attachment E – Provincial O.Reg 73/23 Q4 2024 Quarterly Planning Data Report

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

WARD 1

26 STANLEY AVENUE & 31 SCHWEITZER STREET	
Proposal: 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 2 New Application

468 TRUSSLER RD	
Proposal: A three and a half storey building containing 16 dwelling units. Access to the development is proposed off Arlington Boulevard, which will lead to a surface parking area containing a total of 8 parking stalls.	
File Number: OPA24/016/A/BB	Description: To permit a Floor Space Ratio (FSR) of 0.84.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/031/A/BB	Description: To rezone the subject lands from 'RES-2' to 'RES-5' with site-specific regulations to allow a multiple dwelling (stacked townhouses) with an interior side yard setback of 2.34 metres, a FSR of 0.84 and 8 parking spaces inclusive of visitor.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: February 5, 2025
Owner: 2597316 ONTARIO CORP	Applicant: K. Smart Associates
Update Since Last Quarterly Report: This is a new application and is under review.	

WARD 3

808 & 836 COURTLAND AVE E	
Proposal: 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 (532.1m2). 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 5

ROCKCLIFFE DR (FREURE SOUTH)	
Proposal: 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 5 New Application

468 TRUSSLER RD	
Proposal: To remove Official Plan policies and Zoning By-law regulations which requires Minimum Distance Separation (MDS) standards from a nearby equestrian centre to permit the lands to be developed with low rise multiple residential development.	
File Number: OPA24/015/T/AP	Description: To delete Specific Policy Area 24 and associated Site Specific Policy 15.D.12.24, which says, "Any development within the identified area will comply with the Minimum Distance Separation Formulae for any equestrian facility located west of Trussler Road in Wilmot Township."
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/010/T/AP	Description: An application for a Zoning By-law Amendment has been received to remove Holding Provision 30H which require MDS compliance related to odours generated by the nearby equestrian centre.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: TBD
Owner: Activa Holdings Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This is a new application and is under review.	

WARD 8 New Application

288 – 292 LAWRENCE AVE	
Proposal: A 3-storey multiple dwelling with 18 units and 18 parking spaces	
File Number: OPA24/014/L/BB	Description: An Official Plan Amendment is required from General Industrial to Mixed Use along with changing the Urban Structure from Industrial Employment to a Neighbourhood Node
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA24/030/L/BB	Description: To amend the zoning from EMP-1 (177) to MIX-1 with a site-specific regulation to allow 1 parking space per unit inclusive of visitor parking.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: January 9, 2025
Owner: MSEE INC.	Applicant: Up Consulting Ltd.
Update Since Last Quarterly Report: This is a new application and is under review.	

WARD 9

50 BORDEN AVE S	
Proposal: 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

22 WEBER ST W	
Proposal: 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: A hearing has been scheduled for April 22 – May 6, 2025.	

WARD 10 New Applications

20 VICTORIA MARIE COURT (VICTORIA COMMON)	
Proposal: The final phase of the 'Victoria Common' development, consisting of 3 towers, with building heights of 21, 33, and 35 storeys (maximum 110m). The proposal would add approximately 1,151 dwelling units, ranging from studios to 3-bedroom units. A Floor Space Ratio of 5.21 is proposed for the subject lands, which would result in 2.0 FSR for the overall development. An outdoor, linear amenity space of approximately 1,737m ² is proposed, along with 1,747m ² of indoor amenity space across the subject lands. Predominantly underground parking is proposed.	
File Number: OPA25/001/V/AP	Description: To amend the existing Specific Policy Area that applies to the subject lands.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number:	Description: To amend the existing Site Specific Provision that applies to the subject lands
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: March 25, 2025
Owner: i2 Developments (Victoria Common) Inc.	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: This is a new application. A neighbourhood information meeting is planned for March 25, 2025. This application has been circulated and Planning staff are accepting and reviewing comments.	

924-944 KING STREET EAST	
Proposal: A high-density, mixed-use development with 341 dwelling units, two commercial units, and a height of 28-storeys.	
File Number: ZBA25/001/K/EW	Description: To amend the Zoning By-law from Mixed Use Corridor (MU-2) to Mixed Use Corridor (MU-3) with site specific provisions in Zoning By-law 85-1, or amend from SGA-2 to SGA-3 in Zoning By-law 2019-051 should it come into force and effect during the review process. Site-specific provisions are requested for an increased Floor Space Ratio, increased height, parking requirement reduction, and rear yard setback.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Evan Wittmann	Neighbourhood Meeting Date: February 19, 2025
Owner: 1000100206 and 1000187534 Ontario Inc..	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: This is a new application. This application has been circulated and Planning staff are accepting and reviewing comments.	

Current Housing Accelerator Fund Projects Quarter 1, 2025 Update

CITY-WIDE

Affordable Housing Construction Offset on City-owned Lands	
Description: 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: IN PROGRESS	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. In late 2024, Council agreed to lease a parcel of land on Wellington Street to a non-profit housing provider.
Next Steps:	Staff plan to bring a report to Council on next steps in Q2 2025.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: 2026

Affordable Rental & Co-op Housing Incentive Pilot Program	
Description: 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: IN PROGRESS	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

Enabling 4 Units	
Description: 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: COMPLETE	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: www.kitchener.ca/ADUs
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)

Strategic Land Acquisition and Supporting Infrastructure	
Description: 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: IN PROGRESS	Staff are reviewing potential opportunity sites that would satisfy the criteria for affordable housing projects.
Next Steps:	Staff will continue to explore potential land acquisition opportunities.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: Ongoing

Climate Adaptation Plan	
Description: 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: IN PROGRESS	As part of the Official Plan project, 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

Housing Needs Assessment	
Description: 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: IN PROGRESS	The project team has been established as part of the Official Plan project and consultants have been retained to help deliver this work. The project team has worked closely with consultants to advance work on this initiative.
Next Steps:	The final report is expected to be delivered in support of the Official Plan in Q2 2025.
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

Growing Together East (Major Transit Station Area) Planning Framework Review	
Description: 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: IN PROGRESS	Draft land use and zoning were tabled for community and collaborator conversations in February 2025.
Next Steps:	An Official Plan and Zoning By-law amendments will be considered by Council for decision in April 2025.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q2 2025

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:	Staff continue to work with the appellant on the matters under appeal.
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 MTSA's. 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	In December Council approved an amendment to the Official Plan and Zoning By-law to commence Kitchener's inclusionary zoning framework in 2026 rather than 2025. Council also directed that staff report back by the end of 2025 on the economic conditions in Kitchener including whether any refinements on specific inclusionary zoning parameters should be adjusted.
Next Steps:	In continued coordination with the cities of Cambridge and Waterloo, and Region of Waterloo, an updated economic assessment including any refinements on specific inclusionary zoning parameter will occur throughout 2025.
Project Lead: Tim Donegani – Senior Planner	The scope of work for this HAF initiative is complete. Council directed staff to do further work outside the HAF initiative with a report back by the end of 2025.

CITY WIDE

Comprehensive Zoning By-law Review	
Description: 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: PAUSED	Zoning updates since 2023 have focused on Major Transit Station Areas which is occurring through Growing Together.
Next Steps:	As the only areas that remain in Zoning By-law 85-1 include geographic specific areas that require a land use review which is occurring through Kitchener 2051 – Official Plan update, a new comprehensive zoning by-law review will occur post decision on Kitchener 2051.
Project Lead: TBD	Target Completion: 2026/27

High Performance Development Standards	
Description: 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: ONGOING	Engagement on the discussion draft including staff, development industry, Climate Change and Environment Committee, and the community is underway (February/March).
Next Steps:	Refining the draft standard based on engagement with the next phase of engagement later this year.
Project Lead: Janine Oosterveld, Manager Customer Experience & Project Management	Target Completion: 2025

Housing for All Implementation	
Description: 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: ONGOING	An information report on the status of the Housing for All Strategy action items is being presented to committee of Council on March 17 th . This report also includes an overview of the scope of work of Housing for All 2.0.
Next Steps:	Work will advance on Housing for All 2.0. Additionally, staff are working towards reports back to Council on Kitchener's Rental Replacement By-law, and "renovictions" by-laws for June 2025.
Project Lead: Lucas Van Meer-Maas	Target Completion: 2025+ for Housing for All implementation.

Partial Housing Accelerator Fund Initiative - Kitchener 2051 - New Official Plan	
Description: 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: ONGOING	<p>The following was accomplished through Kitchener 2051 in Q1 2025</p> <ul style="list-style-type: none"> • The community working group met in January and February to learn and share thoughts and feedback on the draft big ideas and focus areas • Community pop ups at community centers occurred in January throughout the city with a focus on reaching equity denied groups • A strategic session of Council was held to hear from Council on the draft big ideas and focus areas • All technical studies are nearing completion

Partial Housing Accelerator Fund Initiative - Kitchener 2051 - New Official Plan	
Next Steps:	<p>In 2025 work will continue to advance on:</p> <ul style="list-style-type: none"> • Development of and engagement on different ways Kitchener can accommodate its growth to 2051. • Development of and engagement on a draft new Official Plan. • Continued dialogue with Indigenous treaty partners. • Continuation of a speaker's series.
Project Lead: Tim Donegani – Senior Planner John Zunic – Senior Planner	Target Completion: 2026

Provincial legislation, policies, plans review	
Description: 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: ONGOING	There were no Provincial legislative and policy changes posted as of the date of this report that required the review/comment by planning staff.
Project Lead: Planning Management Team	Target Completion: N/A

Tree Conservation Tools Review – Phase 2	
Description: With Council's approval of Kitchener's tree canopy target in January 2022, Council directed staff to review existing tree conversation 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: ONGOING	Development of updates on Kitchener's Public Tree By-law.
Next Steps:	At this time it is anticipated that an updated public tree by-law will be presented to Council for their consideration in Q2 2025. Additionally, staff continue to review tree conservation tools that can and do apply to private properties. Conversations with the community about the tools available to and currently used by Kitchener are planned for Q2/Q3 2025. Updates to private tree tools is expected to be presented to Council in Q4 2025.
Project Lead: Gaurang Khandelwal – Planner (Policy)	Target Completion: 2024/2025

Urban Design Manual Review – Part C	
Description: 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: ONGOING	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: Post Kitchener 2051

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	
Description: 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: IN PROGRESS	An Official Plan and Zoning By-law amendment were considered by Committee of Council in January 2025 and was subsequently deferred for a decision to May 2025.
Next Steps:	Staff will be reporting back to Committee of Council by May 2025 on the matters raised through the deferral.
Project Lead: Carrie Musselman – Senior Environmental Planner	Target Completion: Q2 2025

Housing Accelerator Fund Initiative - Growing Together East (Major Transit Station Area) Planning Framework Review	
Description: 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: IN PROGRESS	Draft land use and zoning were tabled for community and collaborator conversations in February 2025.
Next Steps:	An Official Plan and Zoning By-law amendments will be considered by Council for decision in April 2025.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q2 2025

WARD 4 and WARD 5

Dundee Secondary Plan	
Description: 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.	
Current Status: ONGOING	City staff continue to work with landowners to advance a new land use planning framework for lands within southwest Kitchener. A full community, stakeholder, and Indigenous engagement process is occurring.
Next Steps:	Draft land use scenarios are in progress and community conversations are planned for Q2 2025.
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

Housing Accelerator Fund Initiative - 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: Staff continue to work with the appellant on the matters under appeal.

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.

Housing Accelerator Fund Initiative - 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 MTSA's. 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:
IN PROGRESS In December Council approved an amendment to the Official Plan and Zoning By-law to commence Kitchener's inclusionary zoning framework in 2026 rather than 2025. Council also directed that staff report back by the end of 2025 on the economic conditions in Kitchener including whether any refinements on specific inclusionary zoning parameters should be adjusted.

Next Steps: In continued coordination with the cities of Cambridge and Waterloo, and Region of Waterloo, an updated economic assessment including any refinements on specific inclusionary zoning parameter will occur throughout 2025.

Project Leads:
Tim Donegani – Senior Planner
Elyssa Pompa - Planner Target Completion: Q4, 2025 (report back per Council's direction beyond HAF initiative)

2025 Active Affordable Housing Development Status

Address and applicant	Total Units	Affordable Units	Status	City incentives
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, Committee of Adjustment application approved	Project manager Planning and building application fees waived
878 Frederick St KW Habilitation Services	18	18	Building permit issued, under construction	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
667 Victoria St S Thresholds Homes and Supports	30	30	Site Plan application under review	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
1035 Ottawa St N Habitat for Humanity	71	71	Committee of Adjustment application approved	Project manager, HAF City property donation

887 Frederick St Beyond Housing	20	20	Site Plan application under review	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
Total New Units:	974	877		

Projects to Streamline Development Approvals

Site Plan folder updates
Description: 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.
Current Status: Underway Updated site plan folders in use internally went live as of December 2024. A multi-disciplinary team of development review staff are working with the technology project manager to identify workflow improvements to integrate into folder updates.
Next Steps: Review module to allow external agencies to provide comments and sign-offs under development. Final phase with public portal integration to be completed in 2025.
Project Lead: Oluseyi Ojurongbe, Project Manager (Planning)
Completion date: Q4 2025

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)
OPA24/006/W/TS	1082	WILSON AVE	N2C 1J3	2024-05-09	2024-05-15	Application Approved	2024-08-26	2024-11-06	No	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	2024-10-15	No	No	No	No	No	No			
OPA24/013/COK/EP		CITY INITIATED		2024-11-05	2024-11-05	Application Approved	2024-12-16		No	No	No	No	No	No			
OPA24/014/L/BB	288	LAWRENCE AVE	N2M 1Y4	2024-11-21	2024-11-15	Under Review			No	No	No	No	No	No			
OPA24/015/T/AP	468	TRUSSLER RD	N2E 0C9	2024-11-21	2024-11-21	Under Review			No	No	No	No	No	No			
OPA24/016/A/BB	44	ARLINGTON BLVD	N2A 2G9	2024-11-21	2024-12-30	Under Review			No	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)
ZBA24/017/M/CD	328	MILL ST	N2M 3R7	2024-06-24	2024-06-24	Application Approved	2024-10-21	2024-10-21	No	No	No	No	No	No			
ZBA24/018/T/TS	9	TURNER AVE	N2B 2C8	2024-07-22	2024-07-24	Application Approved	2024-10-21	2024-10-21	No	No	No	No	No	No			
ZBA24/019/T/ES	60	TRUSSLER RD	N2N 0A9	2024-07-12	2024-07-12	Application Approved	2024-11-18	2024-11-18	No	No	No	No	No	No			
ZBA24/021/V/AP	169	VICTORIA ST S	N2G 2B8	2024-06-14	2024-08-13	Application Approved	2024-11-18	2024-11-18	No	No	No	No	No	No			
ZBA24/022/K/ES	864	KING ST W	N2G 1E8	2024-08-08	2024-08-08	Application Approved	2024-11-18	2024-11-18	No	No	No	No	No	No			
ZBA24/025/K/KA		CITY INITIATED		2024-10-16	2024-10-16	Under Review			No	No	No	No	No	No			
ZBA24/026/K/KA		CITY INITIATED		2024-10-16	2024-10-16	Application Approved	2024-12-02	2024-12-02	No	No	No	No	No	No			
ZBA24/027/O/BB	20	OTTAWA ST N	N2H 0A4	2024-10-18	2024-10-18	Under Review			No	No	No	No	No	No			
ZBA24/028/COK/EP		CITY INITIATED		2024-11-05	2024-11-05	Application Approved	2024-12-16	2024-12-16	No	No	No	No	No	No			
ZBA24/029/M/KA	105	MOOREGATE CRES	N2M 2E9	2024-11-15	2024-11-15	Application Approved	2024-12-02	2024-12-02	No	No	No	No	No	No			
ZBA24/030/L/BB	288	LAWRENCE AVE	N2M 1Y4	2024-11-15	2024-11-15	Under Review			No	No	No	No	No	No			
ZBA24/031/A/BB	44	ARLINGTON BLVD	N2A 2G9	2024-11-21	2024-12-30	Under Review			No	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)
SP23/032/T/TZ	360	TRILLIUM DR	N2E 2K6	2023-02-22	2023-04-11	Application Approved	2024-11-12	No			
SP24/012/W/AA	160	WEBSTER RD	N2C 2E6	2024-01-18	2024-02-06	Application Approved	2024-10-30	No			
SP24/071/F/ES	369	FREDERICK ST	N2H 2P1	2024-08-22	2024-08-22	Application Approved	2024-10-15	No			
SP24/073/B/AA	68	BRECKENRIDGE DR	N2B 2N9	2024-08-26	2024-08-26	Application Approved	2024-10-22	No			
SP24/080/K/AS	2960	KINGSWAY DR	N2C 1X1	2024-10-01	2024-10-10	Application Under Review		No			
SP24/081/P/AA	15	PALACE ST	N2E 1H4	2024-10-15	2024-10-15	Application Under Review		No			
SP24/082/F/KA	1955	FISCHER HALLMAN RD	N2R 1R3	2024-10-11	2024-10-25	Application Approved	2024/12/20	No			
SP24/083/S/AA	134	SHANLEY ST	N2H 5P5	2024-10-28	2024-10-31	Application Approved	2024/12/13	No			
SP24/084/P/AA	40	PALACE ST	N2R 3Z4	2024-10-22	2024-10-22	Application Under Review		No			
SP24/087/K/AA	120	KING ST W	N2G 1A6	2024-10-25	2024-10-25	Application Approved	2024/12/19	No			
SP24/088/W/AS	132	WOOLWICH ST	N2K 1S4	2024-10-31	2024-10-31	Application Approved	2024/12/16	No			
SP24/089/C/TS	107	COURTLAND AVE E	N2G 2T9	2024-11-05	2024-11-05	Application Under Review		No			
SP24/090/A/ES	995	AMAND DR	N2R 1L9	2024-11-04	2024-11-04	Application Under Review		No			
SP24/091/K/AS	300	KING ST E	N2G 2L3	2024-11-15	2024-11-15	Application Approved	2024-12-16	No			
SP24/092/P/AA	25	PALACE ST	N2E 3M6	2024-11-19	2024-11-19	Application Under Review		No			
SP24/093/H/AS	50	HOLBORN DR	N2A 3Z2	2024-11-15	2024-11-15	Application Under Review		No			
SPF24/096/F	37	FORWELL RD	N2B 0A8	2024-12-10	2024-12-10	Application Under Review		No			
SPF24/095/W	1157 & 1175	WEBER ST E	N2A 1C1	2024-12-10	2024-12-10	Application Under Review		No			
SPF24/094/F	1940	FISCHER HALLMAN RD	N2R 0R2	2024-12-02	2024-12-02	Application Under Review		No			
SP24/085/J/BB	135-161	JACKSON AVE	N2H 3P3	2024-10-30	2024-10-30	Application Under Review		No			
SP24/086/M/BB	191	MORGAN AVE	N2A 2M4	2024-11-05	2024-11-05	Application Under Review		No			
SPB24/097/K	2880	KING ST E	N2A 1A7	2024-12-27	2024-12-27	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 2024-080	92	RIVER RD E	N2B 2G2	2024-06-28	Variance Granted	2024-10-15					
A 2024-081	236	MARGARET AVE	N2H 4J5	2024-08-23	Variance Granted	2024-10-15					
A 2024-082	685	FREDERICK ST	N2B 2B3	2024-08-29	Variance Granted	2024-10-15					
A 2024-083	361	WESTMEADOW DR	N2N 3R3	2024-09-03	Variance Granted	2024-10-15					
A 2024-084	18	PINE ST	N2H 5Z8	2024-09-04	Variance Granted	2024-10-15					
A 2024-085	62	GAGE AVE	N2G 2E2	2024-09-06	Variance Granted	2024-10-15					
A 2024-086	1295	BLEAMS RD	N2R 1P7	2024-09-18	Variance Granted	2024-10-15					
A 2024-087	211	LANCASTER ST W	N2H 4T9	2024-08-16	Variance Refused	2024-10-15					
A 2024-088	130	EDMUND RD	N2H 1J8	2024-09-06	Variance Granted	2024-10-15					
A 2024-089	132	EDMUND RD	N2H 1J8	2024-09-06	Variance Granted	2024-10-15					
A 2024-090	386	WAKE ROBIN CRES	N2E 3L6	2024-10-11	Appealed	2024-11-19	Yes	No	Appeal of Decision - Subsection 45(12)	2024/12/31	
A 2024-091	32	BURGETZ AVE	N2A 0B6	2024-10-11	Variance Granted	2024-11-19					
A 2024-092	34	BURGETZ AVE	N2A 0B6	2024-10-11	Variance Granted	2024-11-19					
A 2024-093	36	BURGETZ AVE	N2A 0B6	2024-10-11	Variance Granted	2024-11-19					
A 2024-094	38	BURGETZ AVE	N2A 0B6	2024-10-11	Variance Granted	2024-11-19					
A 2024-095	29	THE CRESTWAY	N2P 2J2	2024-10-11	Variance Granted	2024-11-19					
A 2024-096	165	FAIRWAY RD N	N2A 2N4	2024-10-11	Under Review						
A 2024-097	593	EPHRAIM ST	N2B 2C7	2024-10-11	Variance Granted	2024-11-19					
A 2024-098	153	EIGHTH AVE	N2C 1S5	2024-10-11	Variance Granted	2024/11/19					
A 2024-099	165	COURTLAND AVE E	N2G 2V2	2024-10-11	Variance Granted	2024/11/19					
A 2024-100	100	ST GEORGE ST	N2G 2T3	2024-10-11	Variance Granted	2024/11/19					
A 2024-101	102	ST GEORGE ST	N2G 2T3	2024-10-11	Variance Granted	2024/11/19					
A 2024-102	104	ST GEORGE ST	N2G 2T3	2024-10-11	Variance Granted	2024/11/19					
A 2024-103	106	ST GEORGE ST	N2G 2T3	2024-10-11	Variance Granted	2024/11/19					
A 2024-104	70	RUTHERFORD DR	N2A 1P7	2024-10-11	Variance Granted	2024/11/19					
A 2024-105	74	RUTHERFORD DR	N2A 1P7	2024-10-11	Variance Granted	2024/11/19					
A 2024-106	73	FOURTH AVE	N2C 1N9	2024-10-11	Variance Granted	2024/11/19					
A 2024-107	15	MOOREGATE CRES	N2M 2E9	2024/11/01	Variance Granted	2024/12/10					
A 2024-108	42	WENDY CRES	N2A 3T6	2024/11/01	Variance Granted	2024/12/10					
A 2024-109	25	SANDSPRINGS CRES	N2E 2C6	2024/11/01	Variance Granted	2024/12/10					
A 2024-110	171	OTTERBEIN RD	N2B 0A8	2024/11/01	Variance Granted	2024/12/10					
A 2024-111	124	CEDAR ST S	N2G 3L9	2024/11/01	Variance Granted	2024/12/10					
A 2024-112	578	GUELPH ST	N2H 5Y4	2024/11/01	Appealed	2024/12/10	Yes	No	Appeal of Decision - Subsection 45(12)	2024/12/23	
A 2024-113	1838	TRUSSLER RD	N2R 1S5	2024/11/01	Variance Granted	2024/12/10					
A 2024-114	98	WEBER ST E	N2H 1C7	2024/11/01	Variance Granted	2024/12/10					
A 2024-115	217	LANCASTER ST E	N2H 1N5	2024/11/01	Variance Granted	2024/12/10					
A 2024-116	221	LANCASTER ST E	N2H 1N5	2024/11/01	Variance Granted	2024/12/10					
A 2024-117	225	LANCASTER ST E	N2H 1N5	2024/11/01	Variance Granted	2024/12/10					
A 2024-118	229	LANCASTER ST E	N2H 1N5	2024/11/01	Variance Granted	2024/12/10					
A 2024-119	233	LANCASTER ST E	N2H 1N5	2024/11/01	Variance Granted	2024/12/10					
A 2025-001	535	MANITOU DR	N2C 1L8	2024/12/20	Under Review						
A 2025-002	72	STRANGE ST	N2G 1R3	2024/12/20	Under Review						
A 2025-003	126	HIGHLAND RD W	N2M 3B8	2024/12/20	Under Review						
A 2025-004	240	CHAPEL ST	N2H 2V2	2024/12/20	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 2024-017	135	GATEWAY PARK DR	N2P 2J9	2024-07-10	2024-07-22	Consent							
B 2024-026	211	LANCASTER ST W	N2H 4T9	2024-06-19	2024-09-18	Provisionally Given	2024-12-10	2024-12-20					
						Consent Refused	2024-10-15	2024-10-25					
B 2024-027	130	EDMUND RD	N2H 1J8	2024-09-06	2024-09-18	Consent							
						Provisionally Given	2024-10-15	2024-10-25					
B 2024-028	132	EDMUND RD	N2H 1J8	2024-09-06	2024-09-18	Consent							
						Provisionally Given	2024-10-15	2024-10-25					
B 2024-029	62	FOURTH AVE	N2C 1N8	2024-10-11	2024-10-11	Consent							
B 2024-031	829	STIRLING AVE S	N2M 3K4	2024-10-11	2024-10-11	Provisionally Given	2024-11-19	2024-11-29					
						Under Review							
B 2024-032	75	OTTERBEIN RD	N2B 0A8	2024-10-11	2024-10-11	Consent							
						Provisionally Given	2024-11-19	2024-11-29					
B 2024-033	75	OTTERBEIN RD	N2B 0A8	2024-10-11	2024-10-11	Consent							
						Provisionally Given	2024-11-19	2024-11-29					
B 2024-036	73	FOURTH AVE	N2C 1N9	2024-10-11	2024-10-11	Consent							
						Provisionally Given	2024-11-19	2024-11-29					
B 2024-037	135	GATEWAY PARK DR	N2P 2J9	2024/11/01	2024/11/01	Consent							
B 2024-039	120	KEEWATIN AVE	N2B 3P6	2024/11/01	2024/11/01	Provisionally Given	2024-12-10	2024-12-20					
B 2024-040	120	KEEWATIN AVE	N2B 3P6	2024/11/01	2024/11/01	Under Review							
						Under Review							
B 2024-041	217	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
						Provisionally Given	2024-12-10	2024-12-20					
B 2024-042	221	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
						Provisionally Given	2024-12-10	2024-12-20					
B 2024-043	225	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
						Provisionally Given	2024-12-10	2024-12-20					
B 2024-044	229	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
						Provisionally Given	2024-12-10	2024-12-20					
B 2024-045	233	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
						Provisionally Given	2024-12-10	2024-12-20					
B 2024-046	221	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
						Provisionally Given	2024-12-10	2024-12-20					
B 2024-047	217	LANCASTER ST E	N2H 1N5	2024/11/01	2024/11/01	Consent							
B 2025-001	284	DUKE ST E	N2H 1B5	2024/12/06	2024/12/06	Provisionally Given	2024-12-10	2024-12-20					
						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)	If 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)	
30T-14201 - 58M-724	186	GEHL PL	N2G 3 W5	2014-12-08	2014-12-08	Plan of Subdivision Given	2020-02-14	2024-12-16	278										
30T-07205 - 58M-725	780	HURON RD	N2R 1R3	2007/11/28	2007/11/28	Plan of Subdivision Given	2009-08-06	2024-12-20	1										

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-16203 - WCP 650	242	KEHL ST	N2M 3V2	2016-07-14	2016-07-14	Plan of Condominium Given	2016-11-29	2024-11-25	18.00					
30CDM-22209 - WCP 805	146	TRAFALGAR AVE	N2A 1Z7	2022-06-23	2022-06-24	Plan of Condominium Given	2023-11-16	2024-12-23	52.00					
30CDM-23203 - WCP 788	175	TARTAN AVE	N2R 0T6	2023-03-21	2023-05-04	Plan of Condominium Given	2024-01-03	2024-10-10	54.00					
30CDM-25202	25	WELLINGTON ST S	N2G 2E6	2024-12-10	2024-12-20									
30CDM-24211 - WCP (awaiting WCP number)	2-56, 21-39 & 630-690	BENNINGER DR	N2E 0J4	2024-06-05	2024-06-05	Plan of Condominium Given	2024-07-31	2024/10/16	27.00					
30CDM-25201		132 WOOLWICH ST	N2K 1S4	2024/10/14	2024/10/14									
30CDM-23207 - WCP 802	15	STAUFFER WOODS TRAIL	N2P 2P4	2023-11-07	2023-11-07	Plan of Condominium Given	2024/02/12	2024/12/11	24.00					

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?