

Growing Together Workshop

Setting the Context

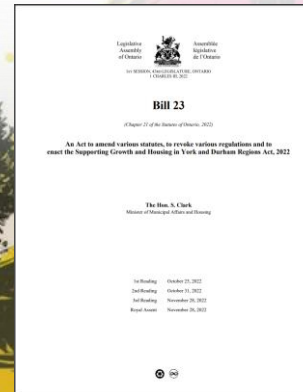


A Quick History

- The Growing Together project is the continuation of our ongoing planning review process that began with the Planning Around Rapid Transit Stations (PARTS) and advanced through the Neighbourhood Planning Review (NPR) project.



- This work builds upon PARTS and NPR while also responding to new direction from the province, implementing the updated Regional Official Plan, and addressing new and emerging City priorities.



Let's Go Back A Bit Further

- 2005 - Ontario Legislature passed the Places to Grow Act and the Greenbelt Act
- 2012 – Region of Waterloo approved the ION Light Rail Transit (LRT)
- 2013 – City of Kitchener launched the PARTS project
- 2018 – Implementation of the PARTS Plans began through the NPR process
- 2022 – Regional Official Plan (ROP) is updated
- 2022 – Province introduces significant legislative changes
- **Today – PARTS and NPR implementation work is now advancing through *Growing Together***



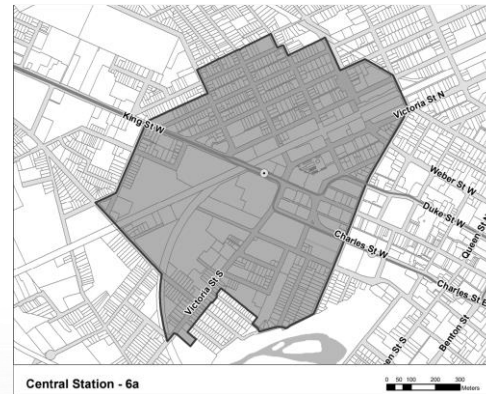
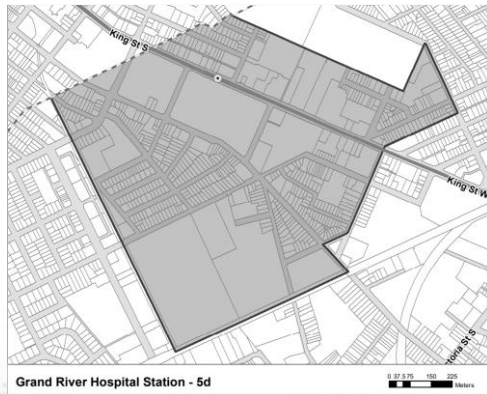
What Are These Changes?

- The **Province** has:
 - Assigned Kitchener a growth target for 35,000 new units by the end of 2031, part of a provincial target for 1.5 million new homes in Ontario.
 - Limited inclusionary zoning to Major Transit Station Areas only. Inclusionary zoning allows cities to require affordable housing as part of new development.
 - Removed density bonusing from the Planning Act, which Kitchener relied on to guide growth in our Downtown.
- Additional direction from the province on MTSAs is expected throughout 2023 and beyond.



What Are These Changes?

- The **Region** has:
 - Finalized the boundaries for Kitchener's Major Transit Station Areas. (examples below).
 - Created new policies that require us to plan for '*missing middle*' housing.



“Over 60 percent of the region's new residential growth will occur within the delineated built-up areas of the cities and townships through intensification. Much of this growth will be directed to a series of strategic growth areas serviced by transit, and the balance will occur in existing neighbourhoods through gentle density and a broader range of missing middle housing options.” Region Official Plan

“Missing Middle Housing; Multiple unit housing including, but not limited to multiplexes, stacked townhouses, apartments and other low-rise housing options.” Region Official Plan

What Are These Changes?

- The **City** has:
 - Been impacted by a housing affordability crisis.
 - Declared a climate emergency (June 2019).
 - Begun exploring a downtown district energy system.
- Additional direction through the upcoming strategic plan and other city initiatives will be informing our work as well.



What Do These Changes Mean?

- Aligning Growing Together with these changes will ensure that our work meets provincial and regional requirements. This ensures we can access tools and opportunities available to us within MTSAs.
- We have created this workshop to re-engage with the community and explore what these changes mean.
- We will follow these workshops with updated draft materials in the following months that take the following into consideration:
 - The key directions, technical considerations and public input that form the PARTS Plans
 - The draft materials and public feedback that form the NPR Project to date
 - Public input from these workshops
 - New objectives and technical considerations brought by these changes

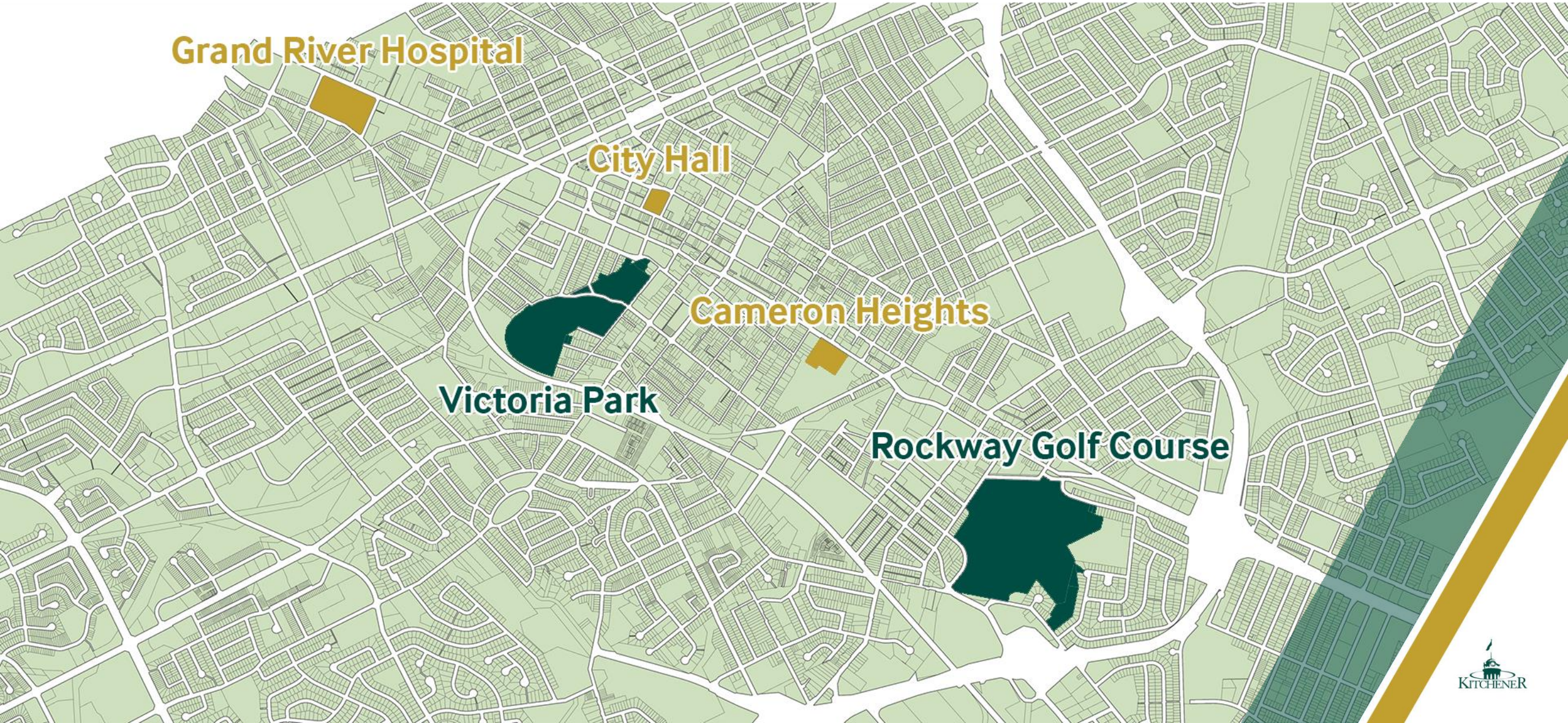


What Are Kitchener's MTSAs?

- There are 10 MTSAs in Kitchener
- *Growing Together* focuses on the following **7** MTSAs:
 - Grand River Hospital Station
 - Central Station
 - Victoria Park & Kitchener City Hall Station
 - Frederick & Queen Station
 - Kitchener Market Station
 - Borden Station
 - Mill Station
- Downtown Kitchener, or the Urban Growth Centre, is fully contained within these MTSAs



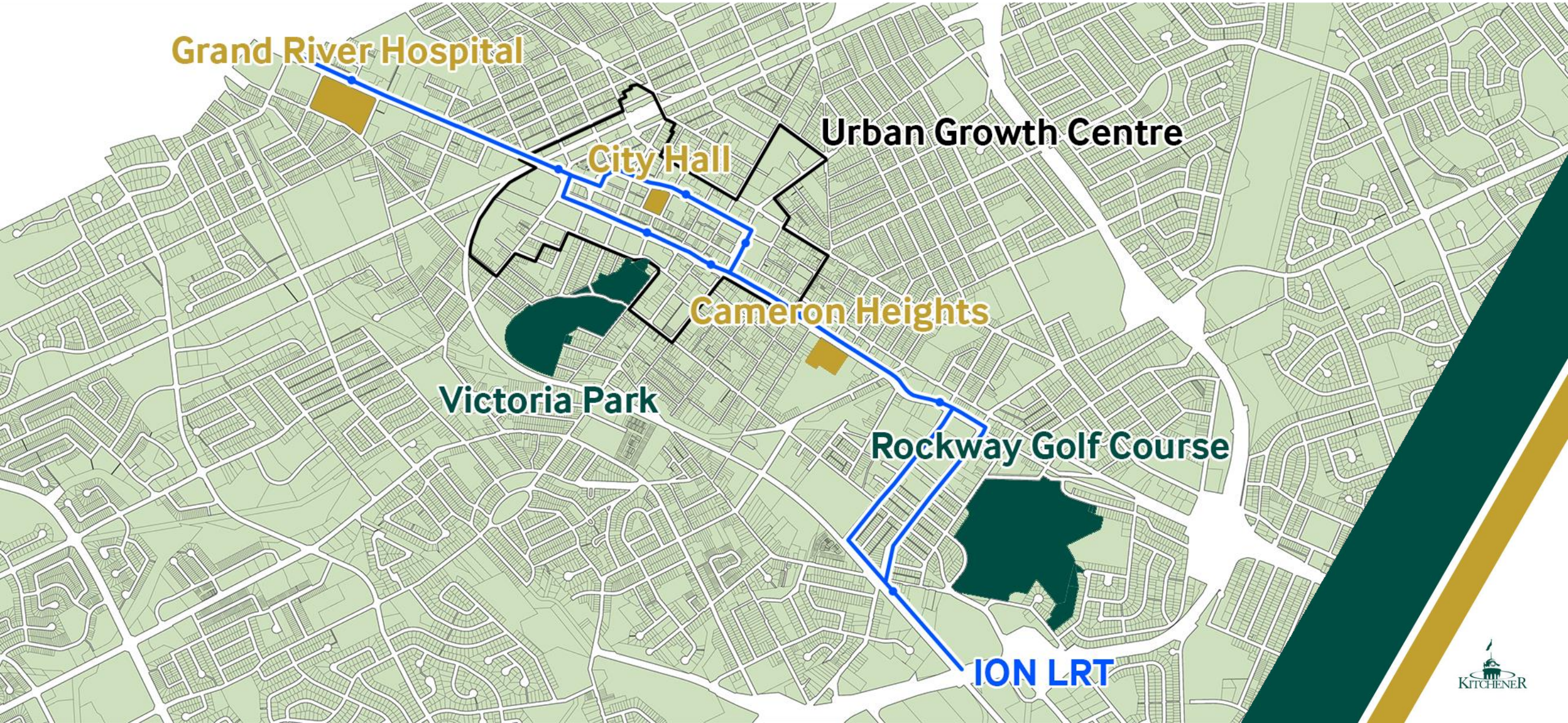
What Are Kitchener's MTSAs?



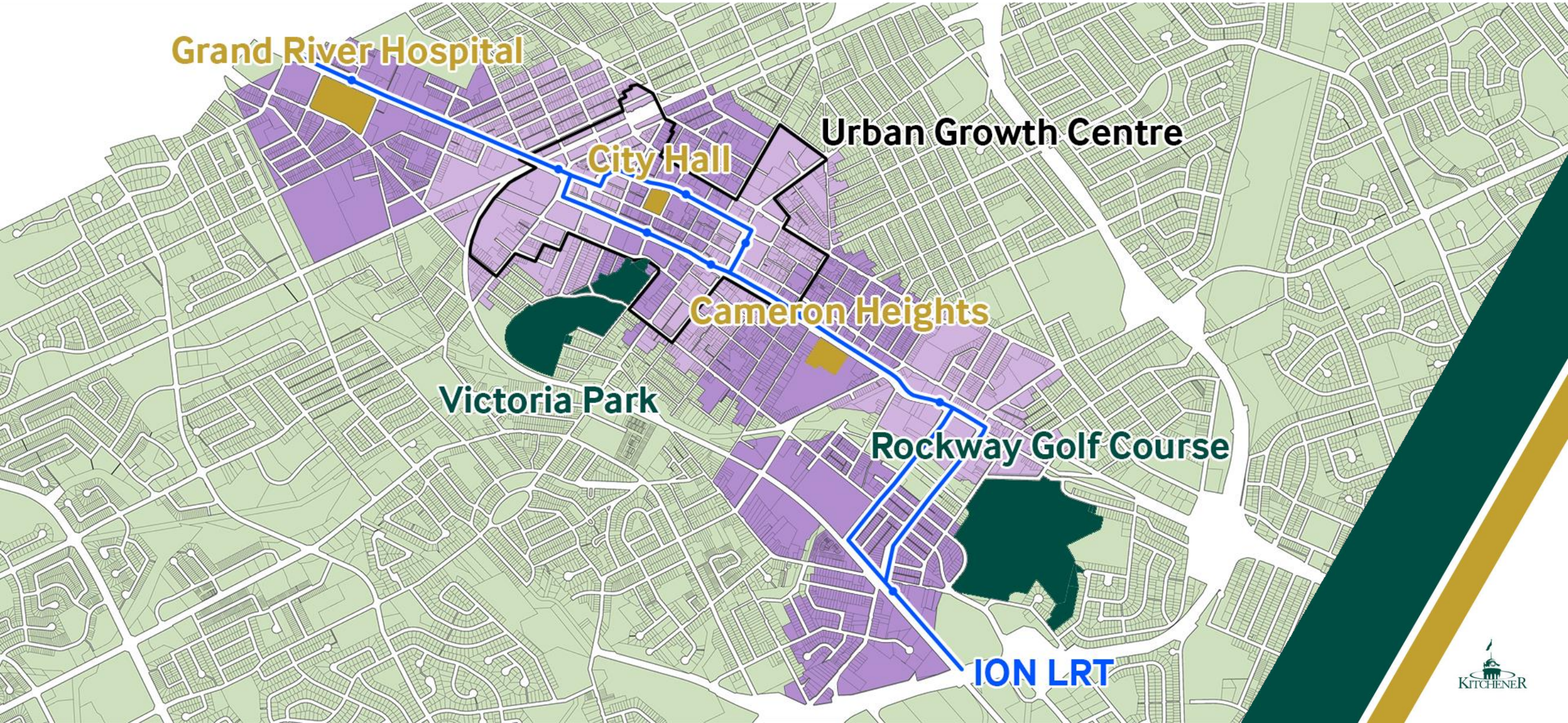
What Are Kitchener's MTSAs?



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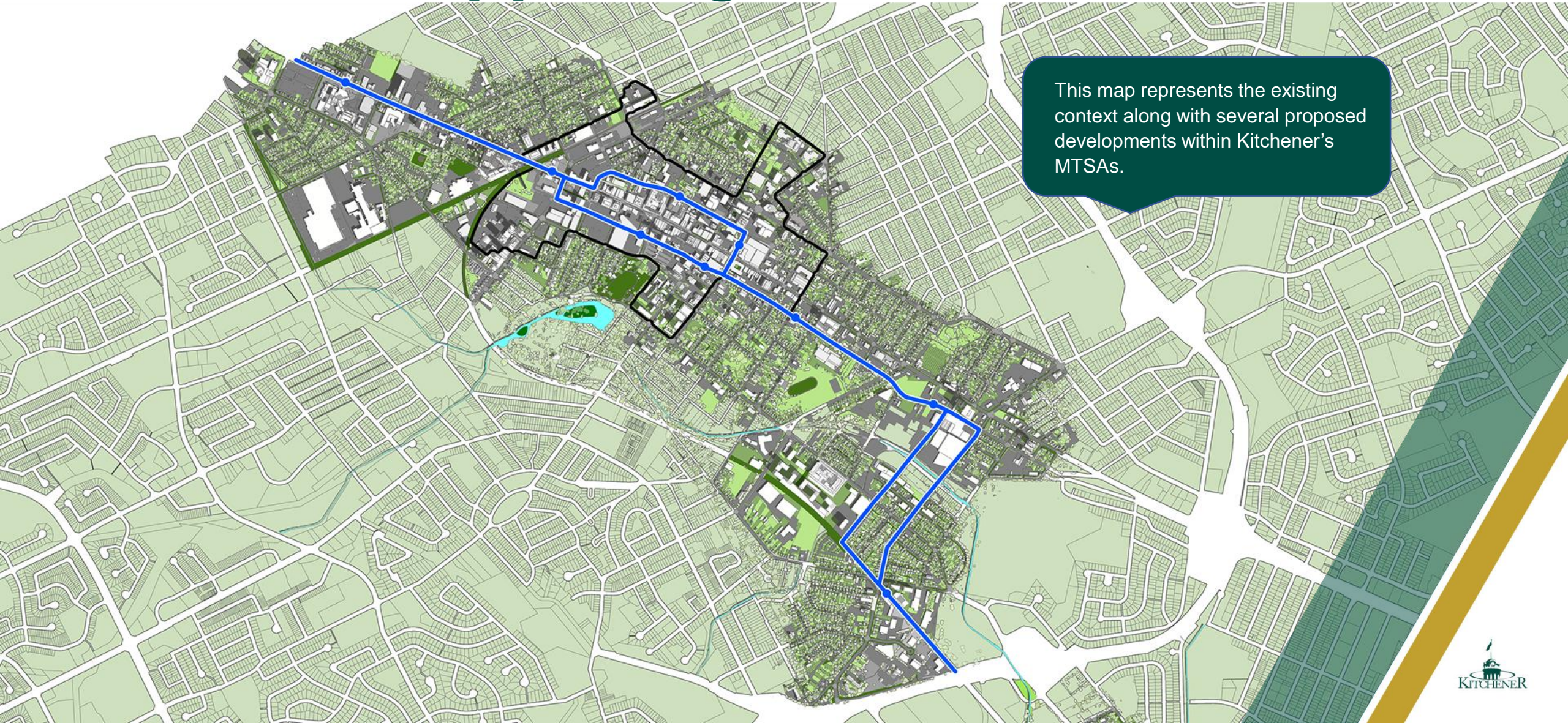


What's Happening In Our MTSAs?

- Our MTSAs will be growing and changing over time;
 - Growth is directed to MTSAs by provincial, regional and city policy.
 - This helps protect farmland and natural areas while still creating much needed housing for the people of Kitchener.
 - Intensifying around transit allows more people to meet more of their daily needs without relying on a personal vehicle, which is critical in meeting our climate change goals.
 - Intensifying already built-up and serviced areas can help ensure the long-term financial health of Kitchener, to keep property taxes low and service levels high.
 - There is a housing supply and affordability crisis that is making it difficult for moderate and low-income people to live in Kitchener.

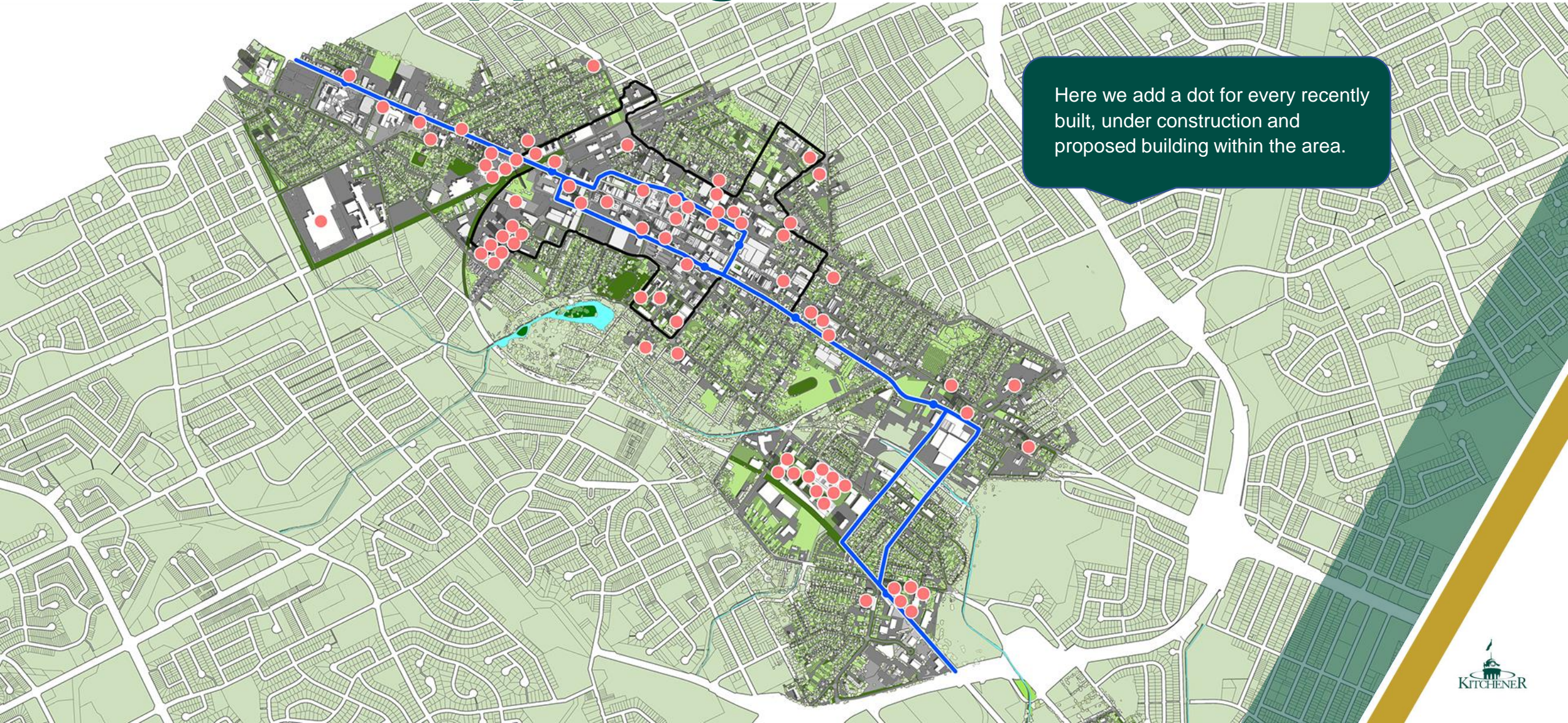


What's Happening In Our MTSAs?



This map represents the existing context along with several proposed developments within Kitchener's MTSAs.

What's Happening In Our MTSAs?



What's Happening In Our MTSAs?



This 'blob' represents a best fit around these buildings, showing that development has mostly taken place along the ION LRT line and within the Urban Growth Centre.

The Workshop

❑ Let's Break the Ice!

- We will be asking you three questions to get the conversation started.

❑ Workshop Scenario | Housing Choice

- Place buildings representing 18,000 new housing units on the model.
- This amount of new housing units in the MTSAs is consistent with Provincial and Regional policy that directs growth to existing built up areas and along rapid transit corridors.
- This is an amount of growth consistent with the City of Kitchener's Municipal Housing Pledge targeting 35,000 new units by the end of 2031.
- These buildings are a mix of low, medium and high-rise housing.



Let's Break The Ice!



Place pink paper squares on your favourite things in our MTSA's. This could include your favourite;

- Building, new or old, big or small
- Park, street or public space
- Place to visit (museums, libraries, performance venues, etc.)
- Place to shop (restaurants, cafes, shops, salons, etc.)



Let's Break The Ice!



If you could live anywhere within Kitchener's MTSAs, where would it be? Use the green paper squares to show us, and consider;

- It doesn't have to be within an existing building or a certain type of building
- It doesn't have to be where you currently live, if you live here already





Things to Keep in Mind

- Try to focus broadly on where you'd like to see low, medium and high-rise growth.
- Try not to concentrate your time on specific properties.
 - These workshops help identify how different scales of development can be distributed in MTSA's but they will not directly determine land use or zoning on a site-by-site basis.
 - Kitchener's MTSA's will need to continue to grow far beyond a 2031 timeline.
- There is no 'one answer' to how Kitchener's MTSA's will develop.



Next Steps

- ❑ The Workshop Scenario is captured and translated into our digital smart model
 - The digital model gives us instant access to data on densities, unit counts, people, jobs and more.
 - It lets us align your feedback with technical considerations to create complementary community informed and data driven outcomes.
- ❑ Draft direction on land use and zoning will be posted in the coming months
 - All materials will be posted on engawr.ca/growingtogether



Thank You!

FAQ

Q Can this much housing be built in Kitchener's MTSAs by 2031?

A We are obligated to plan to meet the provincial target of 35,000 homes by the end of 2031, and it is also important that Kitchener's MTSAs have the potential to continue to grow for many decades to follow. This exercise lets us explore a growth scenario based on well researched targets. However, the amount of housing built and the timing of when it is built, is subject to many complex conditions and considerations.

Q Why these 'typical' buildings and not others?

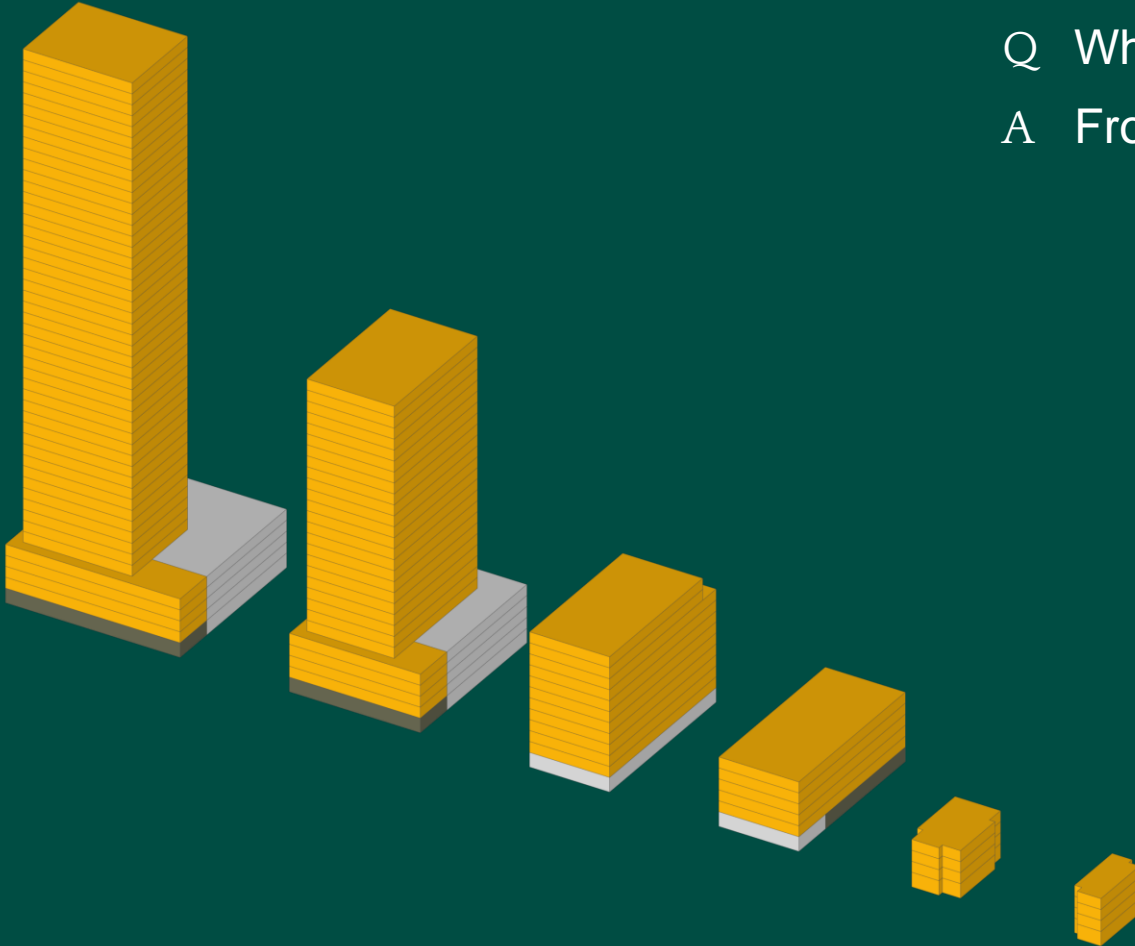
A These buildings represent a range of real-world typologies that can and are being built in Kitchener's MTSAs. We want this exercise to be as realistic as possible.

FAQ

Q What do the 'typical' buildings represent?

A From left to right;

- 35-45 storeys, 400-500 units
- 20-30 storeys, 200-300 units
- 12 storeys, 100 units
- 6 storeys, 60 units
- 3 storeys, 12 units
- 3 storeys, 6 units



FAQ

Q Why this distribution of high-rise, mid-rise and low-rise buildings?

A We have analyzed all recent and proposed development within MTSAs and found that 83% of all units are in high-rise form, 16% are in mid-rise form, and 1% are in low-rise form.

- To meet our missing middle objectives, and to work toward a greater range of housing choice, we have adjusted those numbers to 75% high-rise, 20% mid-rise, and 5% low-rise for the Workshop Scenario.