

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: September 18, 2023

SUBMITTED BY: Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319

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WARD(S) INVOLVED: ALL

DATE OF REPORT: September 6, 2023

REPORT NO.: DSD-2023-401

SUBJECT: Planning 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 streamlining projects as well as our housing pledge update. Not all work that is currently being undertaken by the Planning Division 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 9359 dwelling units, Planning staff have issued final site plan approval for 2790 dwelling units, and building staff have issued building permits for 1073 dwelling units.
 - Significant progress has been made on several major planning policy projects in 2023. Community Engagement has occurred on several projects including Growing Together, Inclusionary Zoning. Lower Doon Land Use Implementation Study, and the Downtown Vision. Work on the Missing Middle and Affordable Housing Study has been completed as well as phase 1 of the Tree Conservation Tools Review.
 - Since the beginning of 2023, Kitchener's affordable housing incentives have supported six projects which will total 179 new affordable housing units.
 - Extensive work continues to streamline development approvals, meet provincially mandated timelines and support excellent customer service including a public portal for development applications, an online booking system for planning meetings, and

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establishing procedures to implement the delegating the removal of holding provisions and other minor amendments to the Director of Planning.

- There are no financial implications with this report.
- Community engagement is undertaken for each development application and project, which varies for each.
- This report supports the delivery of core services.

REPORT:

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

- Progress and next steps for major planning policy projects;
- A summary of development applications that include affordable housing;
- Updates on significant development review process improvements;
- 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 (Q3 2023) provides a summary of the current Planning applications under review at the time of the preparation of this report (Appendix 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.

There are currently 16 planning policy projects underway or that have been recently completed spanning a wide range of topics. These include:

- Comprehensive Zoning By-law Review
- Housing for All implementation
- Enabling Missing Middle and Affordable Housing Study
- Official Plan review
- Review of Provincial legislation, policies and plans
- Rental Housing, Eviction and Displacement Study
- Tree Conservation Tools Review
- Urban Design Manual Review
- Hidden Valley Secondary Plan
- Growing Together (Major Transit Station Area) Planning Framework review – West MTSAs and East MTSAs
- Lower Doon Land Use Implementation Study
- Dundee North Secondary Plan
- Belmont Village Urban Corridor Study
- Downtown Kitchener Vision
- Inclusionary Zoning
- District Energy Business Case

Appendix B provides a description of each project, current status, next steps, and target completion.

With a strong focus on the housing crisis, this report also includes a summary of 2023 current projects that include affordable housing that are either under review or received approvals this year to start 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 2023 (Appendix C).

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](#). The regulation applies to Ontario's largest and fastest-growing municipalities (listed under Schedule 1 of the regulation), including the City of Kitchener. The City of Kitchener is required, under this regulation, 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).

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

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

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

The report data must include the following:

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

Additional planning information to be reported annually includes geospatial data for: areas identified as strategic growth areas; areas subject to intensification targets; employment areas and

employment area conversions; major transit station area boundaries; and, settlement area boundaries.

The data gathered by the Province can be 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 Province has prepared additional guidance material, including a detailed user guide and sample templates to support municipalities with the reporting requirements. The format of submissions include structured tables (for quarterly reporting) and machine-readable geospatial data (for annual reporting).

The City of Kitchener has submitted quarterly development application data to the Province for Q1 (from January 1 to March 31, 2023) and Q2 (from April 1 to June 31, 2023). The Q1 and Q2 quarterly planning data reports to the Province are attached to this report.

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 (Q3 2023)
- Attachment B – Significant Policy Projects (Q3 2023)
- Attachment C – Affordable Housing and Significant Streamlining Projects (Q3 2023)
- Attachment D – Provincial O.Reg 73/23 Q1 and Q2 Quarterly Planning Data Reports