

**Current Significant Policy Projects Quarter 3, 2023 Update**

**CITY WIDE**

<b>Comprehensive Zoning By-law Review</b>	
<b>Description:</b> Review of Kitchener’s Zoning By-law 85-1. Approved in phases with the latest phase (residential zones) being approved in 2022. Final phase includes specific properties previously deferred and specific geographies (i.e. Rosenberg).	
Current Status: <b>IN PROGRESS</b>	Zoning updates in 2023 have focused on Major Transit Station Areas which is occurring through Growing Together.
Next Steps:	Final phase includes specific properties previously deferred and specific geographies (i.e. Rosenberg Secondary Plan).
Project Lead: TBD	Target Completion: 2024/25

<b>Housing for All Implementation</b>	
<b>Description:</b> Kitchener Housing for All Strategy was approved in 2020 and identifies actions for the City to address homelessness and housing issues in Kitchener.	
Current Status: <b>IN PROGRESS</b>	<p>An update was provided to Council on the progress of Housing for All action items in March 2022.</p> <p><b>Lived Expertise Working Group</b> In March 2023, Planning Division staff took carriage over the continued implementation and began working with the Lived Expertise Working Group. A report on year 2 of the LEWG’s pilot program was deferred by Council in June 2023.</p> <p><b>Lodging Homes</b> Staff re-commenced working with the Housing for All Lodging Homes subcommittee to continue work on recommended updates to the Official Plan and Zoning By-law.</p>
Next Steps:	<p><b>Lived Expertise Working Group</b> Continued work with the LEWG on a year 2 work plan. Staff are considering necessary updates to the Growth Management Annual Monitoring Report to, among other things, report on affordable housing related data.</p> <p><b>Lodging Homes</b> Official Plan and Zoning By-law amendments to Council for consideration in Q4 2023 coordinated with updates to Kitchener’s Licensing By-law for Lodging Homes</p>
Project Lead: Natalie Goss/Garett Stevenson	Target Completion: 2023 for Lodging Homes; 2024 for LEWG pilot program; 2025+ for Housing for All implementation.

<b>Enabling Missing Middle and Affordable Housing Study</b>	
<b>Description:</b> With the support of Provincial Streamline Development Approvals Funding, The Enabling Missing Middle and Affordable Housing Study advanced work on Kitchener's Housing for All Strategy but also was used to inform Growing Together on how to enable an increased supply of missing middle housing typologies. This study also explored tools and incentives for affordable housing.	
Current Status: <b>COMPLETE</b>	Council considered the final report in April 2023 and directed that staff use the findings to inform the Growing Together project and future updates to the Official Plan and Zoning By-law city-wide anticipated to be completed no later than 2026. Financial incentives for missing middle and affordable housing will be further explored once information on Bill 23 affordable and attainable housing is made available.
Next Steps:	Implementation of missing middle findings in Growing Together with an anticipated decision by Council in Q4 2023.
Project Lead: Tim Donegani	Target Completion: N/a

<b>Official Plan Review</b>	
<b>Description:</b> A comprehensive review of Kitchener's Official Plan to, among other things, align with changes in Provincial legislation, policies, and plans and the Region of Waterloo's Official Plan Amendment No. 6.	
Current Status: <b>TO COMMENCE Q1 2024</b>	Project planning is underway to determine necessary background and technical studies, scope of work, and timelines.
Next Steps:	In accordance with the Planning Act, hold a Special Meeting of Council to get early input from Council, community and stakeholders on what revisions may be required to the Official Plan in Q4 2023/Q1 2024.
Project Lead: TBD	Target Completion: 2026

<b>Provincial legislation, policies, plans review</b>	
<b>Description:</b> A significant number of Provincial legislative and policy changes have occurred throughout 2022 and 2023. The Planning Division has formally added this review to their workplan due to the significant time and resources that have been required to review changes and provide comments.	
Current Status: <b>ONGOING</b>	<p>Since Spring of 2022 staff have reviewed and provided comments, either through reports to Council or administratively through the Director/Interim Director of Planning on the following matters:</p> <ul style="list-style-type: none"> <li>• Bill 109 (More Homes for Everyone Act, 2022), Bill 23 (More Homes Built Faster Act, 2022), Bill 13 (Supporting People and Businesses Act, 2021), Bill 97 (Helping Homeowners Protecting Tenants Act, 2023).</li> <li>• Municipal Housing Pledge.</li> <li>• Ontario Regulations related to additional dwelling units, Inclusionary Zoning, natural hazards.</li> <li>• Updates to the Ontario Wetland Evaluation System.</li> <li>• Proposed Provincial Planning Statement.</li> </ul>
Next Steps:	As of the date of this report there are no open ERO postings related to planning matters that require the submission of comments. Staff will monitor on an ongoing basis.
Project Lead: Planning Management Team	Target Completion: N/A

<b>Rental Housing, Eviction and Displacement Study (NEW to workplan in 2023)</b>	
<b>Description:</b> In January 2023 Council directed that staff look at tools that are within Kitchener's jurisdiction with respect to rental replacement and other tools and advocacy opportunities for the transitioning of displaced residents.	
Current Status: <b>ONGOING</b>	In June 2023 staff provided an update to Council on this work and shared that a draft website to share resources and sources of information on rental displacement and evictions and a survey has been prepared to collect information from tenants who have been or will be evicted from their rental units because of the landlord's intent to demolish, renovate, convert, or occupy their rental unit. These draft materials will be discussed with the LEWG at upcoming meetings following which they will be posted and shared. Additionally, a consultant has been retained to better understand the financial feasibility of a rental replacement by-law.
Next Steps:	Continue conversations with LEWG on draft materials. Work with the consultant on the financial feasibility of a rental replacement by-law. Report to Council in December 2023 on options and opportunities for Kitchener to advance work in this area.
Project Lead: Richard Kelly-Ruetz	Target Completion: Q4 2023

<b>Tree Conservation Tools Review</b>	
<b>Description:</b> With Council's approval of Kitchener's tree canopy target in January 2022, Council directed staff to review existing tree conservation processes within the City to explore opportunities for strengthened measures. This work includes a review of Kitchener's Tree Bylaw and Tree Conservation Bylaw, tree planting requirements within the Development Manual, and Tree Management Policy.	
Current Status: <b>Phase 1 – COMPLETE</b> <b>Phase 2 – ONGOING</b>	In April 2023, staff presented Council with the results of the review of tree conservation processes in Kitchener and other select municipalities. Council authorized a second phase work to further evaluate specific enhancement opportunities to existing tools and processes. Work planning for phase 2 is underway.
Next Steps:	Develop a comprehensive work plan for phase 2 including a community and stakeholder engagement plan.
Project Lead: Gaurang Khandelwal	Target Completion: 2024+

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

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

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

### WARD 3

<b>Hidden Valley Secondary Plan</b>	
<b>Description:</b> Development of updated land uses and Official Plan policies, including technical studies to inform them to implement the land use master plan approved by Council in 2019.	
Current Status: <b>IN PROGRESS</b>	Series of consultants retained to undertake technical work related to transportation and noise, water, cultural heritage, and the natural heritage system.
Next Steps:	Complete technical studies to inform draft land uses.
Project Lead: Richard Kelly-Ruetz	Target Completion: Q1/2 2024

<b>Growing Together (Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the Block Line, Fairway, and Sportsworld Major Transit Station Areas.	
Current Status:	N/A
<b>TO COMMENCE Q1/2 2024</b>	
Next Steps:	To commence work on project planning once Growing Together for the 7 MTSA's west of the Conestoga Expressway is complete.
Project Lead: TBD	Target Completion: 2024/25

### WARD 4

<b>Lower Doon Land Use Implementation Study</b>	
<b>Description:</b> Review of existing secondary plan and updates to Official Plan policies, cultural heritage policies/guidelines, and zoning to implement the land use study (2021) recommendations.	
Current Status: <b>IN PROGRESS</b>	Draft land use, zoning, and cultural heritage implementation shared with community and stakeholders in May 2023. Comment period on drafts closed mid-August.
Next Steps:	Official Plan and Zoning By-law amendments to Council for consideration in Q4 2023.
Project Lead: John Zunic	Target Completion: 2024/25

### WARD 5

<b>Dundee North Secondary Plan</b>	
<b>Description:</b> Development of a new secondary plan (land use, transportation, natural heritage system, complete community) for lands in south-west Kitchener. The project will also fulfill the requirements for an environmental assessment and will recommend infrastructure to service the area.	
Current Status: <b>IN PROGRESS</b>	In April 2023 the Province issued a decision on Regional Official Plan Amendment 6 which added additional land in south-west Kitchener to Kitchener's urban area. Staff are considering the opportunities and implications of the additional land added, which is adjacent to Dundee North, on the ongoing Dundee North Secondary Plan.
Next Steps:	Work with Region of Waterloo staff to understand the context of the Provincial decision to determine options for next steps for Dundee North and adjacent new urban lands.
Project Lead: Carrie Musselman/Richard Kelly-Ruetz	Target Completion: TBD

**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

<b>Belmont Village Urban Corridor Study</b>	
<b>Description:</b> Study to review planning policies and guidelines and understand community and stakeholder perspectives on the same to identify improvements to better align with the vision and role of Belmont Avenue as an urban corridor. To be implemented through the Official Plan review.	
Current Status: <b>COMPLETE</b>	Community engagement was completed in Fall 2022 and included a pop up at the Bestival, several walkshops, virtual drop-in sessions, conversations with Neighbourhood Associations, and conversations with businesses.
Next Steps:	Consider input as part of Official Plan review which is anticipated to include a comprehensive review of the policy framework for Kitchener's intensification areas (i.e. nodes and corridors).
Project Lead: John Zunic	Target Completion: Community engagement complete. Implemented through Official Plan review 2024-2026.

## WARDS 9 & 10

<b>Downtown Kitchener Vision</b>	
<b>Description:</b> Development of a new, community-led vision for downtown Kitchener. Includes a defined set of principles that will be used to shape, direct and build context for future decision-making in the downtown core.	
Current Status: <b>IN PROGRESS</b>	An update report was provided to Council in August 2023 which also sought Council's input on a draft vision and set of principles. Council's input builds on the community's input that will be considered by the Downtown Community Working Group in Fall 2023.
Next Steps:	Council consideration of a Downtown Community Working Group recommended vision and set of principles in Q4 2023.
Project Lead: Darren Becks/Natalie Goss	Target Completion: Q4 2023

<b>Growing Together (Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the 7 Major Transit Station Areas west of the Conestoga Expressway.	
Current Status: <b>IN PROGRESS</b>	Community engagement on a draft approach to growth and change occurred in Spring 2023. Council workshop on the same in April 2023. An update report was provided to Council in June 2023. Community and stakeholder engagement on draft land use/zoning principles occurred from June to August 2023.
Next Steps:	Draft Official Plan and Zoning By-law amendments for community and stakeholder input. Official Plan and Zoning By-law amendments to Council for consideration in Q4 2023.
Project Lead: Adam Clark	Target Completion: Q4 2023

<b>Inclusionary Zoning</b>	
<b>Description:</b> Inclusionary Zoning can be used to require new, multi-unit housing developments to include affordable units. The Region, Kitchener, Waterloo, and Cambridge are coordinating their approach to implementing inclusionary zoning within MTSAs. A portion of this work is being funded through the Provincial Streamline Development Approvals Funding. This work is being coordinated with Growing Together.	
Current Status: <b>IN PROGRESS</b>	Preliminary directions for an Inclusionary Zoning framework were presented to Council in June 2023. Staff are obtaining input from stakeholders and community on the preliminary directions. Consultant direction is being sought on the financial implications of different set aside rates as per Kitchener and Waterloo Council's directions.
Next Steps:	Official Plan and Zoning By-law amendments to Council for consideration in Q4 2023.
Project Lead: Tim Donegani	Target Completion: Q4 2023

<b>District Energy Business Case</b>	
<b>Description:</b> Pre-feasibility study endorsed by Council in 2020. Current phase of work includes conducting detailed technical and financial feasibility to connect new/existing public and private buildings in downtown to a system primarily powered by geothermal energy.	
Current Status: <b>IN PROGRESS</b>	A series of consultants has been retained to conduct pre-feasibility work which is nearing completion.
Next Steps:	Update to Council to obtain direction for next steps.
Project Lead: Tim Donegani	Target Completion: Q4 2023