

Current Significant Policy Projects Quarter 4, 2023 Update

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 and specific geographies (i.e., Rosenberg).	
Current Status: IN PROGRESS	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

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: IN PROGRESS	<p>An update was provided to Council on the progress of Housing for All action items in March 2022.</p> <p>Lived Expertise Working Group In March 2023, Planning Division staff took carriage over the continued implementation and began working with the Lived Expertise Working Group. In September 2023 Council endorsed the LEWG's year 2 work program.</p> <p>Lodging Homes In October 2023 Council considered updates to the Official Plan and Zoning By-law that would permit lodging houses across the city where other residential uses are permitted. This matter was deferred to allow it to be considered together with in progress updates to the Lodging House (Licensing) By-law in early 2024.</p>
Next Steps:	<p>At this time, pending resource capacity, a second update on Housing for All actions items is anticipated in 2024.</p> <p>Lived Expertise Working Group Since September, staff have been working with LEWG to advance work on Kitchener's Rental Housing Eviction and Displacement Study.</p> <p>Lodging Homes Continued work with Licensing Services to coordinate updates to the Official Plan and Zoning By-law as well as updates to the Lodging House (Licensing) By-law for Council's consideration in Q1 2024.</p>
Project Lead: Natalie Goss/Garett Stevenson	Target Completion: 2024 for Lodging Homes; 2024 for LEWG pilot program; 2025+ for Housing for All implementation.

Official Plan Review	
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: TO COMMENCE Q1 2024	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 Q1 2024.
Project Lead: Tim Donegani	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	<p>Since the September 2023 quarterly report Planning Staff have worked with Corporate Planning staff to provide responses on the following matters:</p> <ul style="list-style-type: none"> • Bill 134, <i>Affordable Homes and Good Jobs Act</i>, which proposes to amend the definitions for both affordable rental and affordable ownership housing for the purpose of exempting these units from municipal development charges.
Next Steps:	As of the date of this report there is one open ERO posting, Proposed changes to the Ontario Heritage Act and O.Reg 385/21 with respect to certain alteration requests. Planning staff are working with Corporate Planning staff on a response by the December 3, 2023, deadline.
Project Lead: Planning Management Team	Target Completion: N/A

Rental Housing, Eviction and Displacement Study (NEW to workplan in 2023)	
Description: 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: ONGOING	<p>In June 2023 staff provided an update to Council on this work. A website and survey have been prepared with input from the LEWG 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.</p> <p>Planning staff have been working with a consultant to better understand the parameters, opportunities and implications of a Rental Replacement By-law.</p>
Next Steps:	Report to Council in December 2023 on options and opportunities for Kitchener to advance work in this area.
Project Lead: Natalie Goss/Garett Stevenson	Target Completion: Q4 2023

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	In April 2023, 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

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	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

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	Series of consultants retained to undertake technical work related to transportation and noise, water, cultural heritage, and the natural heritage system.
Next Steps:	Technical studies are anticipated to be completed in early Q1 2024 to inform draft land uses.
Project Lead: Richard Kelly-Ruetz	Target Completion: Q2 2024

Growing Together (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: TO COMMENCE Q2 2024	N/A
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: 2025

WARD 4

Lower Doon Land Use Implementation Study	
Description: 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: COMPLETE	In October/November 2023 Council considered and adopted/approved amendments to the Official Plan and Zoning By-law for Lower Doon.
Next Steps:	None at this time. Additional work may be required pending the Region of Waterloo's approval of the Official Plan amendment.
Project Lead: John Zunic	Completion Date: November 6, 2023

WARD 5

Dundee North 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: IN PROGRESS	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. Further, in October and November 2023 the Provincial Minister of Municipal Affairs and Housing signaled a reversal of the April decision pending input from the Region of Waterloo and Kitchener's Mayor.
Next Steps:	Continue to work with Region of Waterloo staff and landowners of the affected lands to understand the context of the Provincial decision and recent direction.
Project Lead: Carrie Musselman	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 – There are no Ward 8 specific projects at this time.

WARDS 9 & 10

Downtown Kitchener Vision	
Description: 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: COMPLETE	In October/November 2023 Council considered and approved the Downtown Community Working Group recommended vision and set of guiding principles for Downtown.
Project Lead: Darren Becks/Natalie Goss	Completion Date: November 6, 2023

WARDS 9 & 10

Growing Together (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: IN PROGRESS	Community engagement on the draft Official Plan and Zoning By-law launched in early November 2023. Engagement continues throughout November and includes in person office hours and a pop up at the Kitchener Market. Full details on the community engagement events and materials are available on the Growing Together engage page .
Next Steps:	Official Plan and Zoning By-law amendments to Council for consideration in Q1 2024.
Project Lead: Adam Clark	Target Completion: Q1 2024

Inclusionary Zoning	
Description: Inclusionary Zoning can be used to require new, multi-unit housing developments to include affordable units. The Region, Kitchener, Waterloo, and Cambridge are coordinating their approach to implementing inclusionary zoning within MTSAs. A portion of this work is being funded through the Provincial Streamline Development Approvals Funding. This work is being coordinated with Growing Together.	
Current Status: IN PROGRESS	Staff are continuing to obtain 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 Q1 2024.
Project Lead: Tim Donegani	Target Completion: Q1 2024

District Energy Business Case	
Description: 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: IN PROGRESS	Consultant work on pre-feasibility has been completed. In November 2023 Council directed work on the next steps for district energy.
Next Steps:	Staff will proceed with the next phase of work as directed by Council.
Project Lead: Tim Donegani	Target Completion: Q1/2 2024