

Attachment F - Kitchener Lot Analysis

The following presents a review and analysis of lots in Kitchener, undertaken with the objective of understanding how many additional lots will be eligible for up to 4 units with the proposed zoning regulations. The analysis is based on MPAC parcel fabric data available to City of Kitchener and extracted as of November 9, 2023.

Summary

- 28,575 lots are currently eligible for up to 3 units, representing 46% of the total lots or 48% of lots with single detached, semi-detached or street townhouse dwellings.
- 41,451 lots will become eligible for up to 4 units, representing 67% of the total lots or 69% of lots with single detached, semi-detached or street townhouse dwellings.
- 11,937 additional lots with single detached dwelling, 658 additional lots with semi-detached dwelling, and 281 additional lots with street townhouse dwelling unit will become eligible for up to 4 units.

Lots in Kitchener

- Total number of **lots** in Kitchener (includes parks, utilities such as pumping stations, reserve for roads, etc., institutional, commercial etc. that may have 0 units) – 67,590
- Total number of **lots** in Kitchener, excluding lots having 0 units – 62,194
- Total number of **units** in Kitchener – 109,974
- 96% of the lots are either single detached, semi-detached or street townhouse dwellings, with single detached dwellings accounting for about 80% of the lots in Kitchener (Figure 1).

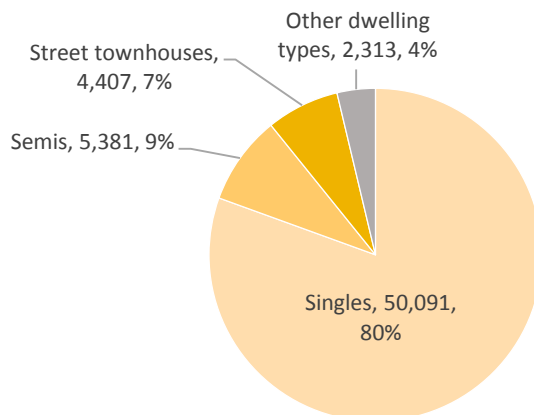


Figure 1. Total number of lots in Kitchener by type of dwelling with a minimum of 1 unit

- Of the single detached, semi-detached and street townhouse dwellings, majority have only 1 unit on the lot.
- About 55,905 properties in Kitchener (90% of the total lots in Kitchener) have only 1 dwelling unit, about 3,380 properties have 2 dwelling units and about 555 properties have 3 dwelling units as shown in Figure 2.

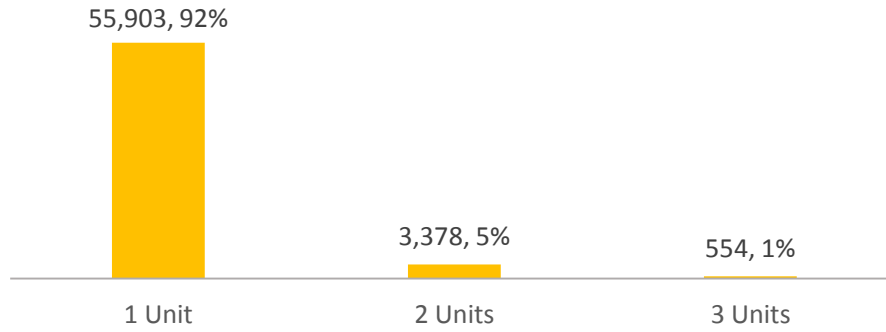


Figure 2. Number of lots by total number of units on a lot for single detached, semi-detached and street townhouse dwelling

Eligibility for 3 Units on a lot in Kitchener

- Up to 3 units on a lot are permitted where a single detached, semi-detached or street townhouse dwelling is a permitted use, subject to regulations.
- Existing regulations for 3 units require a minimum lot width that is greater of that required by the zone or 13.1 m and minimum lot area that is greater of that required by the zone or 395 m².
- A total of 28,575 lots are currently eligible for up to 3 units based on existing regulations of minimum lot width and lot area. This represents approximately 48% of lots with single detached, semi-detached or street townhouse dwellings (Figure 3).

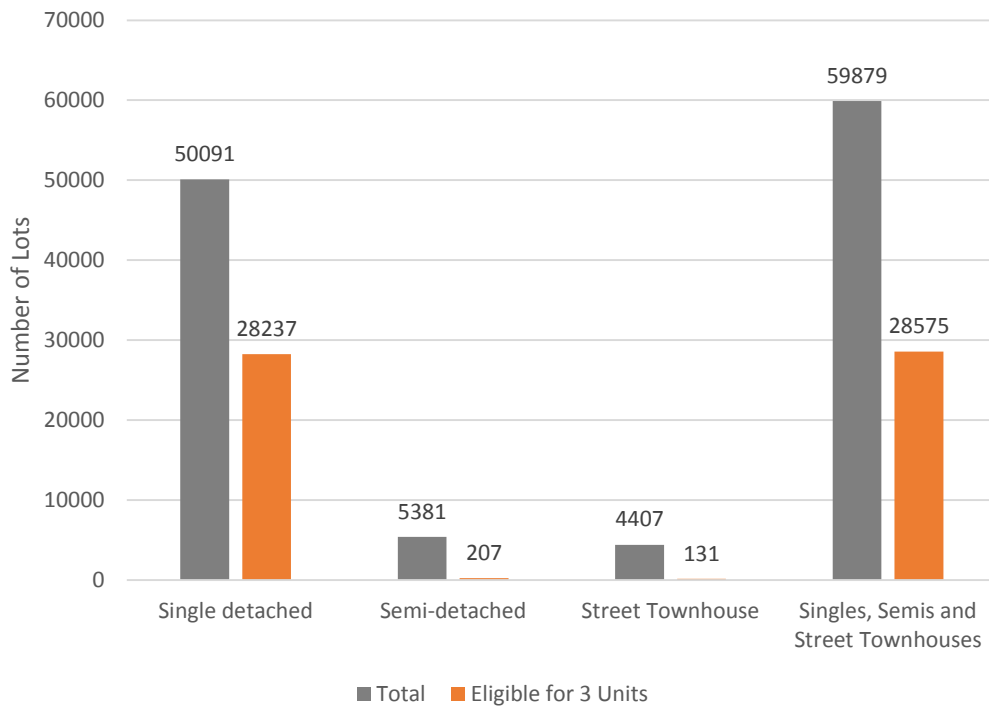


Figure 3. Lot eligibility for up to 3 units based on current regulations for lot area and lot width

Suitability for 4 Units on a Lot in Kitchener

- Proposed regulations include a minimum lot width and lot area required by the zone and dwelling type, except when the lot is outside of an MTSA boundary, 800 m of an LRT station, and Central Neighbourhood area where a minimum lot width of 10.5 m and lot area of 360 m² is required.
- A total of 41,451 lots in Kitchener will become eligible for up to 4 units based on the proposed regulations. This would represent approximately 69% of lots with single detached, semi-detached or street townhouse dwellings (Figure 4).
- Single detached dwellings will continue to have the greatest potential for up to 4 units, with approximately 80% of the lots with single detached dwellings becoming eligible for up to 4 units.

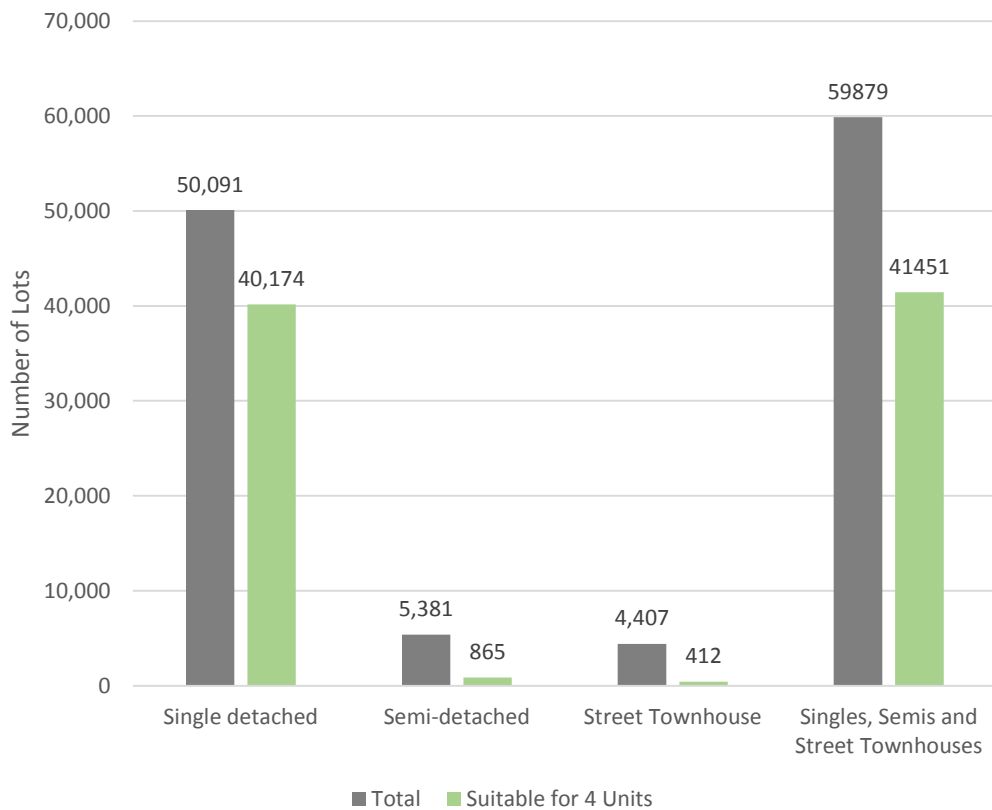
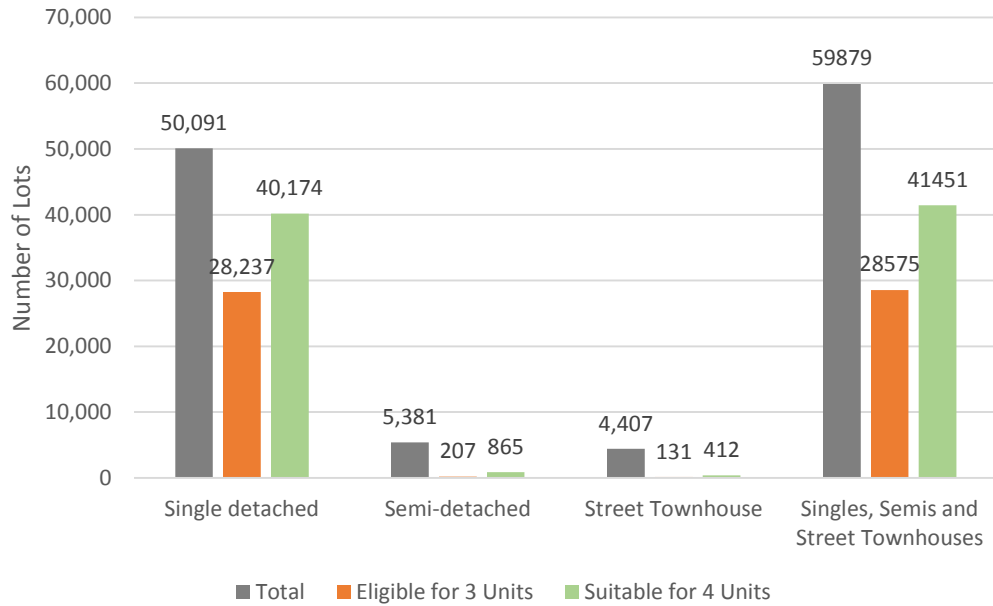


Figure 4. Lot suitability for up to 4 units based on proposed regulations for lot area and lot width

3 Units vs. 4 Units Eligibility

- With the proposed regulations, an additional 12,876 lots will become eligible for up to 4 units. This is in addition to the 28,575 lots that are currently eligible for up to 3 units and will be eligible to add a fourth unit (Figure 5).

Figure 5. Total lots, Lots eligible for 3 units, and Lots suitable for 4 units by dwelling type



	Lots with Single Detached Dwellings	Lots with Semi-Detached Dwellings	Lots with Street Townhouse Dwellings	Total
Number of lots with up to 3 units permitted based on current regulations	28,237 (56%)	207 (4%)	131 (3%)	28,575 (48%)
Number of lots with up to 4 units permitted based on proposed regulations	40,174 (80%)	865 (16%)	412 (9%)	41,451 (69%)
Additional lots that permit up to 4 units	11,937	658	281	12,876

Note – (value) denotes percentage of total lots of the dwelling type

Lot Width and Lot Area Analysis

Limitations

1. Parcels subject to Zoning By-law 85-1 are excluded, assuming that majority of properties are subject to and will eventually be brought into Zoning By-law 2019-051 through the Growing Together project with zoning that allows for more density. However, the exclusions applied also rule out some of the newer subdivisions such as those in the Rosenberg Secondary Plan that are subject to Zoning By-law 85-1.
2. Parcels with RES zoning in Zoning By-law 2019-051 that are 'developed' and have a 'frontage' as noted in MPAC data have been included. As a result, many multiple dwelling type properties (including those with cluster townhouses and stacked townhouses) have been excluded.
3. Lot frontage is taken as a proxy for lot width (means the horizontal distance between the side lot lines of a lot measured at the required minimum front yard setback).
4. Parcels with multiple zones may lead to double counts and totals not adding up.
5. Parcels with multiple zones may skew minimum and average numbers.
6. Condo ownership has not been excluded and may skew minimum and average numbers, particularly for low-rise RES zones.
7. Special use regulations that permit higher density forms of housing have not been accounted for.

Low Rise Residential designation

- Total number of **lots** that are designated low rise in the Official Plan or any Secondary Plan (includes low rise conservation, low rise multiple), excluding MTSAs – 53,082
- Total number of **units** that are designated low rise in the Official Plan or any Secondary Plan (includes low rise conservation, low rise multiple), excluding MTSAs – 68,228

RES (Zoning Bylaw 2019-051) zoned lots

- Total number of **lots** that have a RES zoning under ZBL 2019-051 and are identified as developed per MPAC - 52,138 (approximately 77.1% of the total lots)
- Majority of the RES zoned lots are zoned RES-2 (38.6%) and RES-4 (35.6%), followed by RES-3 (11.5%) and RES-5 (12%) as shown in Figure 6.

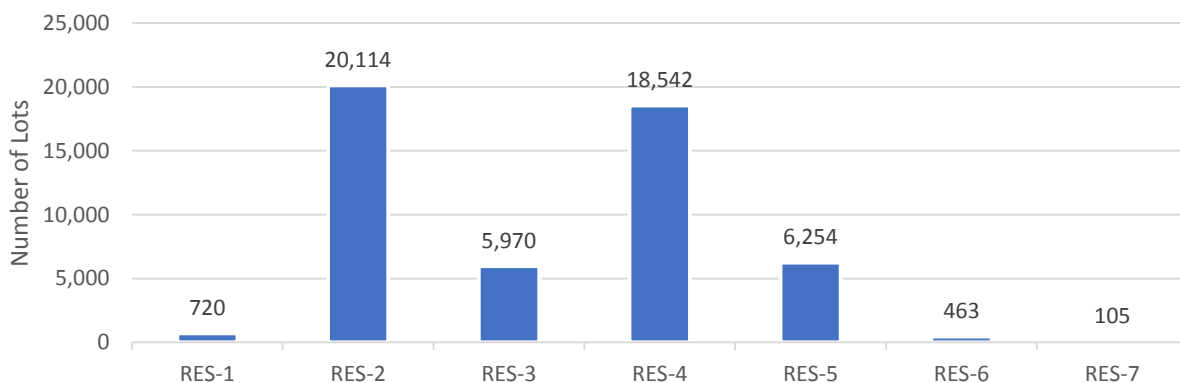


Figure 6. Number of Lots in RES zones

Low Rise RES (ZBL 2019-051) zoned lots

- RES-1 to RES-5 zones are low-rise residential zones, and encompass over 76.3% of total lots in Kitchener.
- As-of-right permissions for single detached, semi-detached, street townhouse, and 4-unit multiple dwellings –
 - Single detached dwelling is permitted in RES-1, RES-2, RES-3, RES-4, RES-5 zones
 - Semi-detached dwelling is permitted in RES-3, RES-4, RES-5 zones
 - Street townhouse dwelling is permitted in RES-4 (maximum of 4 units), RES-5 (maximum of 8 units)
 - 4 unit multiple dwelling is permitted in RES-4 (maximum of 4 units) and RES-5 zones
- Majority of the low-rise RES zoned lots, 48,741 or 72.1% of all lots in Kitchener, only have 1 existing unit on the lot (Figure 7).

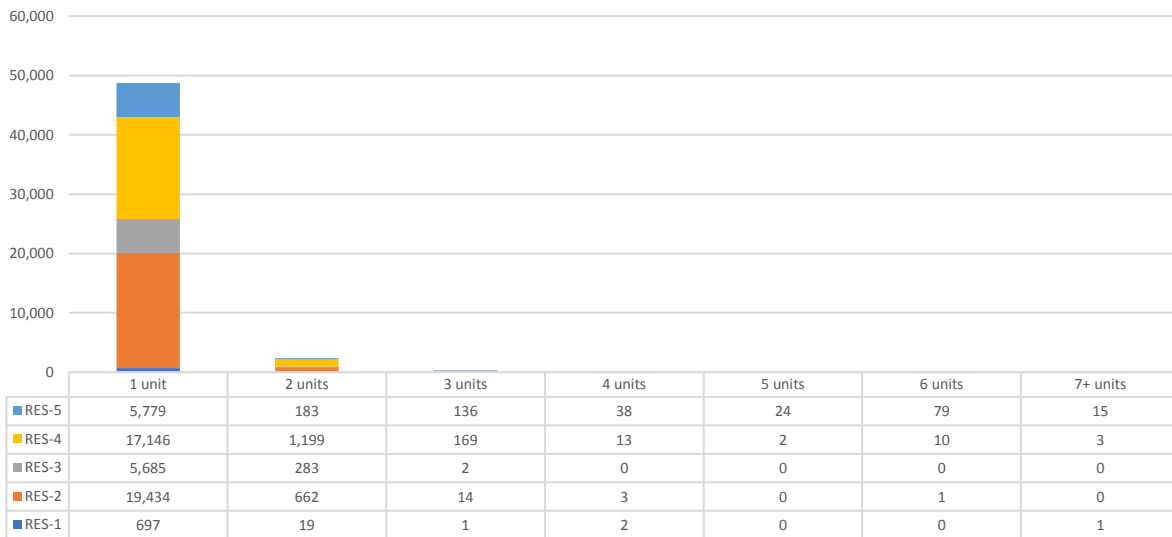


Figure 7. Number of Lots by Number of Units on a Lot and RES Zone

Note:

1. There may be lots in zones that may not permit a certain number of units as-of-right as these may be zoned with site specific regulations or may be legal non-conforming. For example - RES-4 zone permits a multiple dwelling with maximum of 4 units. However, the data captures 15 lots with more than 4 units. This may be attributed to legal non-conforming status or site specific zoning permitting higher number of units.
2. The analysis also excludes lots with '0' frontage as noted in the MPAC parcel data. As a result, many multiple dwelling type properties (including those with cluster townhouses and stacked townhouses) have been excluded. This exclusion impacts the number of 4 or more units noted in the data, particularly for RES-5 zone.

Lot Area Analysis – by RES Zone (low rise) and Number of Units

- The average lot area typically increases with the number of units on a lot (Figure 8).
- There is not a significant difference in the average lot size for 1 unit and 2 units on a lot. This can be attributed to no minimum lot area requirements for 2 units.
- For 3 units on a lot, the difference from 1 or 2 units on a lot is about 20% more (from 560 m² for 1 or 2 units to 680 m² for 3 units).

- For 4 units on a lot in the low-rise RES zones, the average lot size is 900 m² across 56 lots. This may be attributed to larger lot size requirements currently for 4-unit dwelling being considered a multiple dwelling.



Figure 8. Number of Lots by Zone and Number of Units on a Lot, and Average Lot Area by Zone and Number of Units on a Lot

Lot Area Analysis – By Type of Dwelling (Existing)

- Existing single detached dwellings in RES-1 to RES-5 Zones
 - Majority single detached dwellings are on lots with more than 395 m² area (current requirement for 3 units on a lot) – at least 80% of 40,129 lots (32,103 lots) have an area of more than 399 m² (Table 1).

Table 1. Lot Area Percentile Analysis for Existing Single Detached Dwellings in RES-1 to RES-5 Zones

	RES-1	RES-2	RES-3	RES-4	RES-5	RES-1 to RES-5 combined
Number of Lots	690	19,402	5,604	12,894	1,539	40,129
Min. Lot Area per ZBL 2019-051 (m²)	929	411	288	235	235	NA
10th percentile (m²)	965	472	371	292	284	335
20th percentile (m²)	1,105	507	390	320	300	399
25th percentile (m²)	1,170	519	400	331	312	428
30th percentile (m²)	1,253	537	408	343	327	458
40th percentile (m²)	1,477	573	424	379	377	488
50th percentile (m²)	1,811	612	449	420	425	531
60th percentile (m²)	2,098	649	475	463	457	578
70th percentile (m²)	2,382	699	512	511	501	629
75th percentile (m²)	2,595	732	538	542	540	664
80th percentile (m²)	3,021	774	566	579	576	704
90th percentile (m²)	4,523	921	660	675	696	853

Note – Percentile means the value below which a certain percentage of the data in a data set is found. For example, 20th percentile value means that 20% of the data is below that value.

	Below 360 m ²
	Above 360 m ²

- Existing semi-detached dwellings in RES-3 to RES-5 Zones
 - Over 40% of lots with semi-detached dwellings (1,944 lots) have an area of more than 383 m² (Table 2).

Table 2. Lot Area Percentile Analysis for Existing Semi- Detached Dwellings in RES-3 to RES-5 Zones

	RES-3	RES-4	RES-5	RES-3 to RES-5 combined
Number of Lots	79	4,186	550	4,859
Min. Lot Area as per ZBL 2019-051 (m²)	260	210	210	NA
10th percentile (m²)	313	258	244	258
20th percentile (m²)	335	281	258	281
25th percentile (m²)	342	293	274	292
30th percentile (m²)	347	306	280	305
40th percentile (m²)	348	325	305	324
50th percentile (m²)	360	353	334	350
60th percentile (m²)	384	386	360	383
70th percentile (m²)	390	418	384	417
75th percentile (m²)	404	430	401	426
80th percentile (m²)	432	449	420	446
90th percentile (m²)	459	538	530	536

Note – Percentile means the value below which a certain percentage of the data in a data set is found. For example, 20th percentile value means that 20% of the data is below that value.

	Below 360 m ²
	Above 360 m ²

- Existing street townhouse dwellings in RES-4 and RES-5 Zones
 - Majority of lots containing street townhouse dwellings in the RES-4 to RES-5 zones have a lot area of less than 360 m² (Table 3).

Table 3. Lot Area Percentile Analysis for Existing Street Townhouse Dwellings in RES-4 and RES-5 Zones

	RES-4	RES-5	RES-4 and RES-5 combined
Number of Lots	102	3,460	3,467
Min. Lot Area as per ZBL 2019-051 (m²)	148	135	NA
10th percentile (m²)	258	171	171
20th percentile (m²)	290	176	176
25th percentile (m²)	302	181	182
30th percentile (m²)	302	187	187
40th percentile (m²)	306	199	200
50th percentile (m²)	343	215	216
60th percentile (m²)	371	239	241
70th percentile (m²)	402	264	270
75th percentile (m²)	454	282	287
80th percentile (m²)	493	307	310
90th percentile (m²)	544	389	388

Note – Percentile means the value below which a certain percentage of the data in a data set is found. For example, 20th percentile value means that 20% of the data is below that value.

	Below 360 m ²
	Above 360 m ²

Lot Width Analysis - by Type of Dwelling (Existing)

- Existing single detached dwellings in RES-1 to RES-5 Zones
 - Substantial number of lots containing single detached dwellings in the RES-1 to RES-5 zones have a lot width of more than 13.1 m (current requirement for up to 3 units), with at least 60% having a lot width of more than 13.4 m (Table 4).
 - 80% of lots have a lot width of more than 11 m.
 - In the RES-4 and RES-5 zone, lesser proportion (around 60%) have a lot width of more than 10.5 m

Table 4. Lot Width Percentile Analysis for Existing Single Detached Dwellings in RES-1 to RES-5 Zones

	RES-1	RES-2	RES-3	RES-4	RES-5	RES-1 to RES-5 combined
Number of Lots	690	19,402	5,604	12,894	1,539	40,129
Min. Lot Width* as per ZBL 2019-051 (m2)	24	13.7	10.5	9	9	NA
10th percentile (m2)	22.0	13.0	10.7	9.1	8.7	9.2
20th percentile (m2)	24.3	13.8	11.3	9.1	9.1	11.0
25th percentile (m2)	24.4	14.3	11.7	9.2	9.2	11.9
30th percentile (m2)	24.9	15.0	12.1	9.5	9.4	12.2
40th percentile (m2)	27.5	15.2	12.2	10.4	9.8	13.4
50th percentile (m2)	30.5	15.8	12.2	11.6	11.3	14.3
60th percentile (m2)	35.4	16.8	12.7	12.2	12.2	15.2
70th percentile (m2)	40.2	18.3	13.4	13.7	13.5	16.2
75th percentile (m2)	41.0	18.4	13.7	14.6	14.4	16.8
80th percentile (m2)	43.7	19.3	13.9	15.2	15.2	18.2
90th percentile (m2)	53.6	21.3	16.2	16.8	16.8	20.1

* Minimum lot width noted are for interior lots, corner lots have a greater lot width requirement.

Note – Percentile means the value below which a certain percentage of the data in a data set is found. For example, 20th percentile value means that 20% of the data is below that value.

	Less than 10.5 m
	More than 10.5 m

- Existing semi-detached dwellings in RES-3 to RES-5 Zones
 - Majority of lots with a semi-detached dwelling do not qualify with current lot width requirement of 13.1 m for 3 units (Table 5).
 - 90% of lots have a lot width of less than 10.7 m.

Table 5. Lot Width Percentile Analysis for Existing Semi- Detached Dwellings in RES-3 to RES-5 Zones

	RES-3	RES-4	RES-5	RES-3 to RES-5 combined
Number of Lots	79	4,186	550	4,859
Min. Lot Width as per ZBL 2019-051 (m2)	9.3	7.5	7.5	NA
10th percentile (m2)	9.1	7.5	6.9	7.4
20th percentile (m2)	9.6	7.7	7.5	7.6
25th percentile (m2)	9.9	7.9	7.5	7.9
30th percentile (m2)	9.9	8.3	7.6	8.1
40th percentile (m2)	10.0	8.8	7.6	8.7
50th percentile (m2)	10.7	9.1	7.9	9.1
60th percentile (m2)	10.7	9.1	8.4	9.1
70th percentile (m2)	10.9	9.2	8.8	9.2
75th percentile (m2)	11.5	9.3	9.1	9.3
80th percentile (m2)	12.0	9.6	9.1	9.6
90th percentile (m2)	13.4	10.7	10.4	10.7

Note – Percentile means the value below which a certain percentage of the data in a data set is found. For example, 20th percentile value means that 20% of the data is below that value.

	Less than 10.5 m
	More than 10.5 m

- Existing street townhouse dwellings in RES-4 and RES-5 Zones
 - Majority of lots with a street townhouse dwelling do not qualify with current lot width requirement of 13.1 m for 3 units (Table 6).
 - 90% of lots have a lot width of less than 10.4 m.

Table 6. Lot Width Percentile Analysis for Existing Street Townhouse Dwellings in RES-4 and RES-5 Zones

	RES-4	RES-5	RES-4 and RES-5 combined
Number of Lots	102	3,460	3,467
Min. Lot Width as per ZBL 2019-051 (m2)	6	5.5	NA
10th percentile (m2)	7.4	5.5	5.5
20th percentile (m2)	9.0	5.5	5.5
25th percentile (m2)	9.0	5.5	5.5
30th percentile (m2)	9.0	5.6	5.6
40th percentile (m2)	9.1	6.1	6.1
50th percentile (m2)	9.3	6.1	6.1
60th percentile (m2)	10.4	6.5	6.7
70th percentile (m2)	11.1	7.6	7.9
75th percentile (m2)	11.1	8.1	8.2
80th percentile (m2)	11.2	8.3	8.6
90th percentile (m2)	13.3	9.6	10.4

Note – Percentile means the value below which a certain percentage of the data in a data set is found. For example, 20th percentile value means that 20% of the data is below that value.

	Less than 10.5 m
	More than 10.5 m