

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: Wednesday, November 29, 2023 12:56 PM
To: Katie Anderl
Subject: Enabling Four Units Everywhere (OPA/ZBA)

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Good afternoon Katie,

Thank you for circulating Bell Canada on the City of Kitchener's OPA and ZBA. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



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From: Shaun Wang <shaun.wang@enovapower.com>
Sent: Thursday, December 14, 2023 11:24 AM
To: Katie Anderl
Cc: Gaurang Khandelwal; Arwa Alzoor; Greig Cameron
Subject: RE: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

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Katie,

In Kitchener, the City allows up to 3 units per residential property (i.e. 3 Units Everywhere). It can be either a triplex building or duplex building with a detached backyard small unit.

Our current service requirement: “one hydro service connection with multiple meters (ganged) allowed”.

There will be only one service connection from hydro owned transformer to the property (ESA requirement, one service per property).

The customer can install one ganged multiple-meter base (typically 2-4 meters) at the connection point thus each unit can be individually metered/billed.

To enable the 4 units Everywhere project, we should be OK without changing the current hydro connection requirement.

Regards,

Shaun Wang P.Eng. | Manager of System Planning and Customer Connections

Enova Power Corp

301 Victoria St. South, Kitchener, ON N2G 4L2

Office Number: 519-745-4771 x6312

shaun.wang@enovapower.com | enovapower.com

From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: Monday, December 11, 2023 10:47 AM
To: Greig Cameron <greig.cameron@enovapower.com>; Shaun Wang <shaun.wang@enovapower.com>
Cc: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Arwa Alzoor <Arwa.Alzoor@kitchener.ca>
Subject: FW: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

Some people who received this message don't often get email from katie.anderl@kitchener.ca. [Learn why this is important](#)

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Good morning,

I wanted to reach out to you directly on the City of Kitchener's Enabling 4 Units Everywhere project to see if you had any comments or feedback. Through this project we are looking at creating zoning regulations that would allow up to 4 dwelling units on a residential lot.

Over the last few years we have seen incremental increases in homeowners duplexing, triplexing and adding tiny homes, and wanted to get your thoughts on how this has been going – and if there is anything that we need to consider as we create regulations for 4 units.

I'd be happy to chat by phone, or arrange for a teams call if there is anything you would like to discuss or feel is important for us to be aware of as we create regulations.

Thanks!
Katie

Katie Anderl

Project Manager - Planning | Planning Division | City of Kitchener
519-741-2200 x7987 | TTY 1-866-969-9994 | katie.anderl@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Thursday, November 16, 2023 11:27 AM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Howard Chang (SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

Please see attached. City staff can reference AMANDA folders 23-126057 & 23-126060. Comments or questions should be directed to **Katie Anderl**, Project Manager (katie.anderl@kitchener.ca; 519-741-2200 x7987). A post circulation meeting will be scheduled for November 29th and meeting invites will be sent to those who should attend.

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca

From: Sylvie Eastman
Sent: Tuesday, February 20, 2024 4:17 PM
To: Katie Anderl
Cc: David Paetz; Khaled Abu-Eseifan; Tammer Gaber; Gaurang Khandelwal
Subject: RE: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

Hi Katie. We currently upsize main in 3 different circumstances:

1. Capacity Projects. In 2020 a list of ~10 "Capacity Projects" were approved to be constructed over ~10yrs to address low pressure in the Bridgeport area. These are upsizing significant mains near the pressure regulating stations and/or heading towards Bridgeport. These projects have their own budget, but we do the work with the same resources (i.e. internal and contract staff) as the Gas Pipelines projects, so we manage all gas projects on a portfolio basis.
2. New Services. In some cases there is insufficient capacity in the main to accommodate a new service, so the main needs to be upsized. This doesn't happen very often.
3. Replacement Projects. Every year I do some "Replacement Projects" under the Gas Pipelines budget. There are a few ways a project can end up on my potential replacement list, and once on the list the projects are prioritized based on a number of factors.
 - a. Conflict. If the road authority (i.e. City of Kitchener Engineering, Region of Waterloo, or Ministry of Transportation Ontario) identifies that existing infrastructure is in conflict with proposed work, then I have to replace/relocate the stuff that is in conflict.
 - b. Concern Raised by Staff. If KU staff (normally corrosion technologist or C&M supervisor) indicates that the main is in poor condition.
 - c. Road Reconstruction. If the road is being reconstructed (i.e. is on capital forecast for City or Region), then I look at the records and prioritize it based on a number of factors. Depending on other priorities, I might replace up to about half of the gas mains on streets that are being reconstructed.

If the main is being replaced, then I check to see if I think upsizing is warranted. Some circumstances might be:

- i) The pressure loss (per the model) is very high,
- ii) The main appears to be a chokepoint between two larger mains, or
- iii) I am aware that densification is desired in the area (e.g. near LRT).

Thanks, Sylvie (she/her)
519-498-9553

From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: Tuesday, February 20, 2024 2:51 PM
To: Sylvie Eastman <Sylvie.Eastman@kitchener.ca>
Cc: David Paetz <David.Paetz@kitchener.ca>; Khaled Abu-Eseifan <Khaled.Abu-Eseifan@kitchener.ca>; Tammer Gaber <Tammer.Gaber@kitchener.ca>; Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Subject: RE: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

Hi Sylvie,

Thanks for the comments and sorry for the delayed reply. We are currently putting together our report for Council consideration at the end of March.

With respect to your questions:

We cannot predict what the uptake will be, however we expect it will be incremental, especially at first. This has been our experience with ADU's so far.

With respect to ongoing upgrades to the system and upsizing – do you monitor the system to see where there may start to be improvements needed? I wonder if this is a next step that would need to be considered in terms of expansion and growth?

Lots with additional dwellings are not permitted to be severed. However if a severance was proposed it would have to go through a planning act process and there would be a full review/report and separate service connections would be required for each new lot.

There are no changes proposed reductions to building setbacks.

Thanks,
Katie

From: Sylvie Eastman <Sylvie.Eastman@kitchener.ca>

Sent: Wednesday, November 29, 2023 1:51 PM

To: Katie Anderl <Katie.Anderl@kitchener.ca>

Cc: David Paetz <David.Paetz@kitchener.ca>; Khaled Abu-Eseifan <Khaled.Abu-Eseifan@kitchener.ca>; Tammer Gaber <Tammer.Gaber@kitchener.ca>

Subject: RE: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

Hi Katie. A few comments. David normally deals with new business and gas modelling so he may have additional comments.

1. Do we have any idea what the actual intensification will be? Likely there will be more intensification in certain areas (e.g. downtown and along LRT), have these been delineated? For example, if all single residential addresses quadrupled the number of units and residents, this would be a 400% increase and existing gas mains (along with water, sewer, etc) would be undersized. However, if actual uptake was only ~5% this would be a 20% increase and given each person is likely to use less gas in future (through more efficient appliances, partly or entirely switching to electric, etc) I don't think we would see a significant difference.
2. If mains need to be upsized to accommodate the growth, how will these projects be funded? We handle this for gas with our Conditions of Service, and if a main has to be upsized due to a large development (e.g. huge multi-residential development), the cost is charged back to the proponent. However, this won't work if the main needs to be upsized because of 100 smaller developments happening over a period of years. What if the first 99 developments are ok and then the 100th pushes the main into being inadequate, how would we go after the previous 99 people? Will we collect funds at the application stage and set it aside to fund upsizing services in aggregate? If we don't end up upsizing services for a certain period of time would we give money back, and how would we manage that? If we don't charge the people who are intensifying their properties but instead fund it out of overall rates, is it fair for all ratepayers to effectively subsidize these projects, particularly since the people adding the units presumably would be profiting from rent etc?
3. Are we planning to allow/encourage the properties to be subdivided? If so, then we will probably need a lot of easements for gas services. Unlike water & sewers, the gas service piping in private property is owned by KU up to the meter set. We have never worried about getting an easement for services on private property because the services were installed at the property owner's request. However, if we will have a bunch of properties that are not immediately next to a road right-of-way then services would have to go through a third party property and would need an easement. This would also necessitate a maintenance program to inspect easements on a regular basis for code compliance (e.g. no structures on top of gas piping etc).
4. Are we planning to change setbacks to allow more space for construction? Excavating right to the lot line could undermine utilities within the public right-of-way. Shallow utilities (gas, hydro, telecoms) are often close to the property line.
5. Not related to gas, but just checking you have considered multiple aspects of additional on-street parking and consulted with relevant stakeholders. This isn't just a matter of whether street parking would provide the additional spots needed for the 3 additional dwelling units, but also:
 - a. Garbage collection. Based on my personal experience, garbage is not collected if a vehicle is parked on the street (i.e. if the truck can't drive immediately next to the garbage). If you want to maintain garbage

collection, this would need to be worked out in the Region's garbage collection contract and I don't know if additional costs would apply. If you don't want to maintain the current garbage collection program, again you would need to work out with the Region what the new program would look like.

- b. Snow plowing and leaf pickup.
- c. Emergency services (i.e. can fire trucks fit down the street if people are parked on both sides). If you need to make residential streets 1-way to allow more space for parking, how will this impact emergency response times?
- d. Construction & maintenance services. Would additional on-street parking limit access by repair crews? This is probably a question for Tammer Gaber

Thanks, Sylvie (she/her)
519-498-9553

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Thursday, November 16, 2023 11:27 AM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; GRCA - Planning (<planning@grandriver.ca> <planning@grandriver.ca>); Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Howard Chang (<SChang@regionofwaterloo.ca> <SChang@regionofwaterloo.ca>); Region - Planning (<PlanningApplications@regionofwaterloo.ca> <PlanningApplications@regionofwaterloo.ca>); Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; UW-WUSA (Feds) (<pres@wusa.ca> <pres@wusa.ca>); WCDSB - Planning (<planning@wcdsb.ca> <planning@wcdsb.ca>); WRDSB - Board Secretary (<elaine_burns@wrdsb.ca> <elaine_burns@wrdsb.ca>); WRDSB - Planning (<planning@wrdsb.ca> <planning@wrdsb.ca>)
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Christine Kompter

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From: Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>
Sent: Wednesday, December 20, 2023 2:19 PM
To: Katie Anderl
Subject: Enabling Four Units Everywhere - Zoning By-law Amendment ZBA23/035/K/KA, Official Plan Amendment OPA23/020/K/KA
Attachments: Kitchener-4_Units_Everywhere_grca_comments-20231220.pdf

Hi Katie,

Please find attached GRCA's comments on the above noted proposed amendments.

Thank you,
Chris

Chris Foster-Pengelly, M.Sc.
Assistant Supervisor of Resource Planning
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2319
Toll-free: 1-866-900-4722
Email: cfosterpengelly@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)



December 20, 2023

via email

Katie Anderl, Project Manager
Planning Division, City of Kitchener
200 King Street West
Kitchener, ON, N2G 4G7

**Re: Zoning By-law Amendment ZBA23/035/K/KA
Official Plan Amendment OPA23/020/K/KA**

Dear Katie Anderl,

The Grand River Conservation Authority (GRCA) is in receipt of the draft official plan / zoning by-law amendments (OPA/ZBA) as part of the City initiated 'Enabling Four Units Everywhere,' received by GRCA staff November 16, 2023.

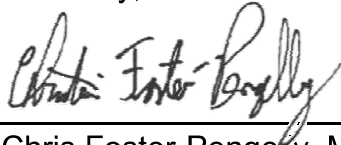
GRCA has reviewed this proposal under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

The GRCA understands that the proposed OPA/ZBA would permit 4 dwelling units on any lot that would permit a single-detached dwelling, semi-detached dwelling or street fronting townhouse dwelling. Based on our review of the circulation notice, we have the following comments:

1. While we recognize that it is not how the Official Plan and Zoning Bylaw are currently structured, we recommend that the OPA/ZBA highlights the creation of additional dwelling unit(s) as being restricted / made conditional on meeting natural hazard requirements, by directly noting that they are subject to the applicable natural hazard sections of the OP (6.C.2) and zoning bylaw (17.2.1 / 17.2.2).

We trust this information is of assistance. If you have any questions or require additional information, please contact the undersigned at 519-621-2763 ext. 2319 or cfosterpengelly@grandriver.ca.

Sincerely,

A handwritten signature in black ink, reading "Chris Foster-Pengelly". The signature is written in a cursive style and is positioned above a horizontal line.

Chris Foster-Pengelly, M.Sc.
Assistant Supervisor of Resource Planning
Engineering and Planning Services

From: Lenore Ross
Sent: Wednesday, December 20, 2023 4:30 PM
To: Katie Anderl
Subject: RE: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)
Attachments: OPA ZBA Comments NEW PD By-law.docx

Hi Katie,

Attached are comments for Zoning By-law Amendment ZBA23/035/K/KA and Official Plan Amendment OPA23/020/K/KA.

Regards,

Lenore

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Thursday, November 16, 2023 11:27 AM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Howard Chang (SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

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Christine Kompter

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City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: City Wide
Owner: various
Application: ZBA23/035/K/KA and OPA23/020/K/KA

Comments Of: Parks and Cemeteries – Design and Development
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519-741-2200 ext 7427

Date of Comments: Nov 29 2023

- I plan to attend the meeting (questions/concerns/comments for discussion)
 No meeting to be held
 I do NOT plan to attend the meeting (no concerns)
-

1. Documents Reviewed:

OPA/ZBA Circulation letter dated November 16 2023

2. Proposed changes:

The City of Kitchener is proposing to amend Official Plan Policies and Zoning By-laws 85-1 and 2019-051 to permit up to 4 dwelling units on any lot that would permit a single-detached dwelling, semi-detached dwelling or street fronting townhouse dwelling. Four units could be configured in many different ways including but not limited to:

- Renovating and/or adding onto an existing single detached, semi-detached or street-fronting townhouse dwelling so there are 4 units.
- Demolishing and building a new purpose-built 4-unit multiple dwelling.
- Renovating/adding an addition onto an existing single detached, semi-detached or street-fronting townhouse to convert to three units and adding a detached additional dwelling unit (tiny home).
- Permitting two units in a detached Additional Dwelling Unit (tiny home).

3. Comments & Issues:

Residential Intensification and Tree Assets / Tree Canopy Coverage

It is recognized that the provision of additional housing and residential intensification is a key Corporate and Council priority. However, the City of Kitchener 2023-2026 Strategic Plan also highlights *some* of the competing and conflicting interests that are relevant to the proposed OPA and ZBA including the Corporate Climate Action Plan 2.0, implementing the tree canopy target plan and implementing actions from parks master plan. The negative impacts to municipally owned tree assets and the reduction in local and city-wide tree canopy coverage is of significant concern to Parks and Cemeteries and if the proposed OPA and ZBA changes proceed, zoning regulations and other bylaw changes should be implemented *concurrently* to minimize the impacts to existing tree assets and to adequately offset / mitigate negative impacts to tree canopy targets and climate implications.

Zone Change / Official Plan Amendment Comment Form

Adequate financial compensation or required mitigation for loss of municipal tree assets should be formalized and updated to reflect true asset value and current replacement costs. Staff review, inspection and certification times should be considered in these costs and process options. Zoning bylaw regulations should be included to require fewer parking spaces; establish maximum numbers of parking spaces and/or driveway area; limit driveway width changes and curb cut increases to sites where tree infrastructure is not impacted; and limit front yard building expansions where there are existing tree assets.

The loss of trees and canopy on private development lands or in shared private ownership as a result of residential intensification also has a direct relationship to both overall tree canopy targets and to climate initiatives and different zoning regulations, bylaw changes and tree planting strategies are required to address this issue.

Application forms should be updated and clearly outline owner responsibilities with respect to private, shared and municipal trees including required consent and possible consequences.

Parkland Dedication and 4-units as of right

The current Parkland Dedication Policy allows an exemption for ADU's (currently defined through the Official Plan and the Zoning Bylaws as 3 units /property) and the Parkland Dedication Policy and Bylaw 2022-101 do not explicitly state a number of ADU's permitted.

The Planning Act through the More Homes Built Faster Act changes allows that there will be no Parkland Dedication required for up to and including 3 Additional Dwelling Units. The fourth unit, under Provincial regulations, would be subject to Parkland Dedication. Municipal policies/bylaws can exempt the 4th unit (or any threshold or type of units for that matter). Bylaw 2022-101 is under appeal and cannot be revised until the appeals have been resolved. If the 4th unit is considered as an ADU, no amendment is required to either the Bylaw or Policy document to implement the 4-unit ADU change. If the 4th -unit is considered as a multiple dwelling, a change to Bylaw 2022-101 and the Park Dedication Policy would likely be necessary unless an additional section is included in the Policy to reduce/exempt all residential development with 4 units or fewer. **Legal Services may have additional commentary.**

Regardless of the manner in which the additional 4th unit is categorized through zoning and definitions (ADU vs. multiple dwelling), if the Parkland Dedication reduction is extended to a 4th residential unit threshold, there will be a loss of revenue to the City and to available park acquisition and development funding specifically. This will reduce the ability of the City to provide new and/or enhanced park facilities for residents and to implement actions identified in the City of Kitchener 2023-2026 Strategic Plan such as implementing the Parks Master Plan, Parkland Acquisition Strategy and the Grand River Park strategy.

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Wednesday, January 3, 2024 1:53 PM
To: Katie Anderl
Cc: Planning; Waterloo Region District School Board (planning@wrdsb.ca); Lauren Agar
Subject: Enabling Four Units Everywhere

You don't often get email from jennifer.passy@wcdsb.ca. [Learn why this is important](#)

Good afternoon Katie,

Thank you for the time to meet with you and other staff and agencies about the proposed policy framework which would support four dwelling units on any lot that would permit a single-detached dwelling, semi-detached dwelling or street fronting townhouse dwelling.

We are supportive of the city's initiative to establish opportunities for the development of affordable housing options. As shared during our call on November 29, 2023, the board's primary interest in this matter relates to the impact of additional dwelling units on student accommodation. It is unclear how many residential lots in the city could support four dwelling units, or the number of units which may be created based on evidence from other jurisdictions.

The board continues to collect future residential unit data needed to support our accommodation planning efforts throughout the region. Based on the significant infill and intensification occurring throughout the city, it would be helpful to receive additional information related to the assumptions on number of units and locations where these policies would support more units. Similar information has been requested as it relates to the city's Growing Together policies.

Together, these policy initiatives may be transformational creating opportunities for more affordable housing. However for the school board, the implications are currently unknown. With increasing enrolment pressures throughout the city, more data will assist the board with projections and advocacy for capital funding to support this growth.

Thank you for considering our comments and requests for further information.

Sincerely,

Jennifer

Jennifer Passy, BES, MCIP, RPP

Manager of Planning

Waterloo Catholic District School Board

Phone: 519-578-3677, ext. 2253

Cell: 519-501-5285

Note: The offices of the WCDSB are closed on Fridays throughout the summer.



**Waterloo Catholic
District School Board**

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From: WRDSB Planning <planning@wrdsb.ca>
Sent: Wednesday, December 20, 2023 11:51 AM
To: Katie Anderl
Cc: Planning; Jennifer Passy
Subject: Re: [Planning] Circulation for Comment - Enabling Four Units Everywhere (OPA/ZBA)

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Katie Anderl
Project Manager - Planning
City of Kitchener
katie.anderl@kitchener.ca

December 20, 2023

**Re: Zoning By-law Amendment ZBA23/035/K/KA
Official Plan Amendment OPA23/020/K/KA
Enabling Four Units Everywhere
City of Kitchener**

Dear Katie,

The Waterloo Region District School Board (WRDSB) has reviewed the City's proposal to amend Official Plan Policies and Zoning By-laws 85-1 and 2019-051 to permit up to four (4) dwelling units 'as-of-right' on any lot that would permit a single-detached dwelling, semi-detached dwelling or street fronting townhouse dwelling units on sufficient lot sizes. The WRDSB offers the following comments:

As discussed during our call on November 29, 2023, the WRDSB's primary interest in this proposal relates to the impact on student accommodation. Therefore, we encourage the City to include schools and student accommodation in the "additional considerations" list (slide 6 of the presentation).

We acknowledge that with this proposal and the City's "Growing Together" project, infill and intensification potential within the City may be transformational. The implications of these changes on school accommodation are currently unknown. We continue to collect data to support our long-term accommodation plan; therefore, we would appreciate any additional information the City can supply related to:

- The number and location of lots with the conditions (i.e., sufficient lot size) to allow for four units
- The number of units this could potentially add over time to the City
- Any modelling or assumptions the City has created to determine the potential for uptake (e.g., the conditions in which developing four units on a lot is economically feasible, where the City has servicing capacity, etc.)

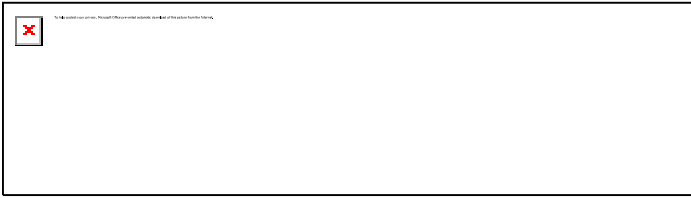
Should these amendments pass, this information will be critical for the WRDSB to advocate for sufficient student accommodation capital to support the growth of the school-aged population within the City/Region. Furthermore, parkland and open space are challenges in more dense areas of the City. We have concerns regarding the adequate provision of parkland to support the number of future residents, which may result in unsanctioned use of school property during school hours, as we have experienced in other areas of the Region.

Thank you for the opportunity to provide comments on this work. We request to be circulated on any future materials related to this project. Please feel free to contact us to discuss any of our comments further.

Sincerely,



Lauren Agar
Senior Manager of Planning
T: 519-570-0003 ext. 4596



cc: Jennifer Passy, Manager of Planning, Waterloo Catholic DSB

On Thu, 16 Nov 2023 at 11:26, Christine Kompter <Christine.Kompter@kitchener.ca> wrote:

Please see attached. City staff can reference AMANDA folders 23-126057 & 23-126060. Comments or questions should be directed to **Katie Anderl**, Project Manager (katie.anderl@kitchener.ca; 519-741-2200 x7987). A post circulation meeting will be scheduled for November 29th and meeting invites will be sent to those who should attend.

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7

519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



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From: Niall Melanson <Niall.Melanson@kitchener.ca>
Sent: Wednesday, March 6, 2024 2:50 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: RE: Enabling Four Units - DSD-2024-066.docx

Hello Katie

I can advise that on behalf of Engineering I was consulted on regarding the OPA23/020/K/KA for the purpose of permitting up to 4 dwelling units on lots which permit a single detached dwelling, semi-detached dwelling or street-townhouse dwelling. I also took part in a community engagement meeting where Engineering specific topics were discussed. I have reviewed the Staff Report relevant engineering sections and can support the direction and recommendations.

Engineering can recommend that long term monitoring of our sanitary, stormwater and water distribution networks continue in order to maintain the functionality of that infrastructure.

Thank you.

Niall Melanson, C.E.T.
Project Manager, Development Engineering, City of Kitchener
niall.melanson@kitchener.ca, 519-741-2200 x 7133
200 King St. W., Kitchener, ON N2G 4G7

From: Nick Gollan <Nick.Gollan@kitchener.ca>
Sent: Monday, March 11, 2024 4:35 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Cc: Bu Lam <Bu.Lam@kitchener.ca>
Subject: RE: draft report DSD-2024-066 Additional Dwelling Units

Hi Katie,

This email confirms that I've reviewed the draft report and participated in discussions regarding sanitary and stormwater servicing for additional dwelling units. I agree with and support the recommendations of the report, noting that, pending the results of the Integrated Sanitary Master Plan, we may be bringing recommendations forward in the future to pause additional development in certain areas where the necessary servicing capacity is not available.

Kind regards,

Nick Gollan, C.E.T. (he/him)

Manager, Planning and Programs | Sanitary and Stormwater | City of Kitchener
519-741-2200 ext. 7422 | TTY 1-866-969-9994 | nick.gollan@kitchener.ca

From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: Friday, March 8, 2024 2:11 PM
To: Nick Gollan <Nick.Gollan@kitchener.ca>
Subject: draft report

This version includes the section that you had previously reviewed. Its under the March 25 PSIC agenda in escribe if you wish to see any of the appendices

Thanks!

Katie

Katie Anderl

Project Manager - Planning | Planning and Housing Policy – Development Services Department | City of Kitchener
519-741-2200 x7987 | TTY 1-866-969-9994 | katie.anderl@kitchener.ca



From: Tim Benedict
Sent: Tuesday, March 12, 2024 7:47 AM
To: Katie Anderl
Cc: Gaurang Khandelwal
Subject: RE: 4 units project - final comments

Over the past four months Building has been engaged with Planning staff around the potential of adding additional dwelling units (up to 4 units) to many residential properties in Kitchener. We regularly meet with the Kitchener Development Liaison Committee as well as joining Planning at one of their industry/public engagement sessions on January 31, 2024. The building industry welcomed the proposed changes and provided feedback which Planning has addressed while balancing neighbourhood concerns. The Building Division feels like the proposed regulations give the option for many different types of built form and look forward to working with industry and residents in adding much needed additional dwelling units throughout the City of Kitchener.

Regards

Tim Benedict, CET, CBCO (he/him)
Manager | Building Division | City of Kitchener
519-741-2200 x 7645 | TTY 1-866-969-9994 | tim.benedict@kitchener.ca

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From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: Monday, March 11, 2024 11:35 AM
To: Tim Benedict <Tim.Benedict@kitchener.ca>
Cc: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Subject: RE: 4 units project - final comments

Hi Tim,

Here is the final draft of the report – and I can also send the by-laws if you wish to review those as well. They are also in escribe

Thanks,
Katie

From: John Lubczynski <JLubczynski@regionofwaterloo.ca>
Sent: Tuesday, March 12, 2024 1:09 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Cc: Alyssa Bridge <ABridge@regionofwaterloo.ca>
Subject: Regional Letter of Support - Kitchener's Enabling Four Units Initiative

You don't often get email from jlubczynski@regionofwaterloo.ca. [Learn why this is important](#)

Hi Katie,

Attached is our letter of support regarding the City's Enabling Four Units initiative.

Thanks very much for consulting with us on this important project. Please reach out if you have any questions.

Regards,
John

John Lubczynski, MPI., MCIP RPP
Senior Planner
Planning, Development and Legislative Services
Regional Municipality of Waterloo
150 Frederick Street, 8th Floor
Kitchener ON Canada N2G 4J3
Tel. 519-575-4532
JLubczynski@regionofwaterloo.ca



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John Lubczynski - 519-575-4532

File: ZBA23/035/K/KA
OPA23/020/K/KA

March 12, 2024

Katie Anderl
Project Manager (Planning)
DSP Department - Planning & Housing Policy Division
Kitchener City Hall, 6th Floor
200 King Street West, P.O. Box 1118
Kitchener ON N2G 4G7

Dear Ms. Anderl:

**Re: City of Kitchener's Enabling Four Units Initiative
Zoning By-law Amendment - ZBA23/035/K/KA and
Official Plan Amendment - OPA23/020/K/KA**

Thank you very much for the opportunity to comment on the City of Kitchener's Enabling Four Units initiative. Regional staff have been actively participating in your consultation process and would like to offer the following letter of support.

This initiative seeks to permit up to four dwelling units on any lot that allows a single-detached dwelling, semi-detached dwelling or street fronting townhouse dwelling, subject to regulations. The additional units could be located in existing buildings, additions to new buildings, or new buildings in the backyard. The proposal would also permit the construction of a new purpose-built residential building on a lot having up to four dwelling units.

We commend the City for undertaking this important project to build more homes in existing low-rise residential areas. This work will spur gentle intensification and help meet the growing demand for new housing across the city. It will also increase housing options, including more rentals, affordable and attainable units, and housing close to schools, public transit and other community services to accommodate the needs of all households. This initiative will not only help generate new housing supply, it will also lead to more equitable and inclusive communities.

As you may recall, Regional Council adopted Regional Official Plan Amendment No. 6 (ROPA 6) in August 2022. This amendment came into effect in April 2023 following its approval by the Minister of Municipal Affairs and Housing.

ROPA 6 strengthens and modernizes the ROP in several key areas, including climate action, equity and inclusion, and supporting the development of “missing middle” housing in our communities. If implemented, the City’s Enabling Four Units initiative would directly support the achievement of all these policy goals.

In particular, permitting up to four units on a residential lot would directly conform to, and implement the policy direction set out in ROP Policy 2.D.5.1, which states:

2.D.5.1 Area municipalities will establish policies in their official plans and implementing zoning by-laws, to permit *missing middle housing* on a residential lot located within an Urban Area or Township Urban Area.

Under the ROP, “missing middle housing” refers to a range of multiple unit housing including, but not limited to multiplexes, stacked townhouses, apartments, and other low-rise housing options. If approved, the City’s proposed four units initiative would directly align with this policy by targeting the smaller end of the missing middle housing spectrum, which the City has referred to as the “missing little”.

In closing, thank you again for consulting with us, and we look forward to collaborating with the City on the implementation of this initiative moving forward. Please reach out to us if you have any questions.

Yours truly,



John Lubczynski, MCIP, RPP
Senior Planner

cc. Alyssa Bridge, Region of Waterloo