

Attachment C – Significant Planning Projects (Q1 2024)

Current Significant Planning Projects Quarter 1, 2024 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.	
Current Status: IN PROGRESS	Zoning updates in 2023 and 2024 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.
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 Staff are currently working with the Lived Expertise Working Group on their year 2 work plan.</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 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 Staff are currently working with the Lived Expertise Working Group on their year 2 work plan which is focused on providing input on a Rental Replacement By-law and Kitchener’s new Official Plan process. Staff are also in the early stages of assessing and determining next steps for lived expertise on Kitchener’s housing related matters.</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 Q2 2024.</p>
Project Lead: Natalie Goss – Manager Policy & Research Garett Stevenson – Director Development and Housing Approvals	Target Completion: 2024 for Lodging Homes; 2024 for LEWG pilot program; 2025+ for Housing for All implementation.

Partial Housing Accelerator Fund Initiative - New Official Plan	
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: IN PROGRESS	A report was considered by committee of council on February 26 th that included a statutory special meeting of Council to launch work on developing a new Official Plan for Kitchener. Council and the community had an opportunity to provide input on the scope of the Official Plan at the special meeting of Council. The Official Plan project will include several technical background studies in addition to a fulsome engagement process. Full details of the Official Plan work program are within the February 26, 2023 report. Two of the technical studies, the housing needs assessment, and the climate adaptation plan, are initiatives under Kitchener's Housing Accelerator Fund. The new Official Plan project is a Strategic Plan priority.
Next Steps:	Staff are developing consultant terms of reference, and an engagement and communications plan to guide the new Official Plan work. A community working group is expected to be established in Q2 2024.
Project Lead: Tim Donegani – Senior Planner John Zunic – Senior Planner	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	Since the December 2023 quarterly report Planning Staff have worked with Corporate Planning staff to provide responses on the following matters: <ul style="list-style-type: none"> • Modernizing Environmental Assessment for Municipal Infrastructure • Bill 162, <i>Get It Done Act</i>, which proposes, among other things, to amend the <i>Official Plan Adjustments Act</i> from 2023 that will expand Kitchener's urban boundary within southwest Kitchener aligning with ministerial modifications to the Region of Waterloo's Official Plan enacted on April 11, 2023 and Kitchener Council's motion from November 27, 2023.
Next Steps:	Staff comments will be provided on the above through Corporate Planning staff.
Project Lead: Planning Management Team	Target Completion: N/A

Rental Housing, Eviction and Displacement Study	
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	In December 2023 staff provided an update to Council on this work outlining legal tools available to Kitchener in the area of eviction and displacement. At that time Council directed staff to prepare a rental replacement by-law and engage with the development industry and community stakeholders on it.

Rental Housing, Eviction and Displacement Study	
	<p>In early 2024 a “renting in Kitchener” website was launched to share resources and sources of information on rental displacement and evictions and an online eviction survey was launched 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>Staff have prepared a workplan for developing a rental replacement by-law and are currently obtaining a better understanding of this tool through conversations with staff at the cities of Mississauga, Toronto and Oakville – the only 3 other municipalities in Ontario with this type of by-law.</p>
Next Steps:	Prepare the principles of a draft rental replacement and supporting changes to other by-laws like demolition control and a rental replacement by-law implementation guide for conversations with the development industry and community stakeholders.
Project Lead: Natalie Goss – Manager Policy & Research Garett Stevenson – Director Development and Housing Approvals	Target Completion: Q2 2024

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 – Planner (Policy)	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 – Planner (Policy)	Target Completion: 2024

Green Development Standards	
Description: A harmonized Green Development Standard across all urban and rural local area municipalities in Waterloo Region.	
Current Status: ONGOING	Background research and review of existing policies and standards to identify gaps and opportunities for a harmonized green development standard.
Next Steps:	Preparation for community and industry engagement.

Green Development Standards	
City Project Lead: Janine Oosterveld – Manager, Customer Experience and Project Management with WR Community Energy leading the project	Target Completion: 2025

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 nearing completion. Community engagement on draft land uses targeted for April/May 2024.
Project Lead: Carrie Musselman – Senior Environmental Planner	Target Completion: Q2 2024

Housing Accelerator Fund Initiative - 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: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	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. In March 2024 the Official Plan amendment was approved by the Region of Waterloo. The Zoning By-law amendment is currently under appeal.
Next Steps:	None at this time.
Project Lead: John Zunic – Senior Planner	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.	

Dundee North Secondary Plan	
Current Status: IN PROGRESS	<p>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. Kitchener Council provided input to the Minister in November 2023 recommending that the April 2023 decision remain which would have the effect of adding additional lands in southwest Kitchener to the city's urban area. In February 2024 the Province tabled Bill 162, <i>Get It Done Act</i>, which proposes, among other things, to amend the <i>Official Plan Adjustments Act</i> from 2023 that will expand Kitchener's urban boundary within southwest Kitchener aligning with ministerial modifications to the Region of Waterloo's Official Plan enacted on April 11, 2023 and Kitchener Council's motion from November 27, 2023.</p> <p>City staff have been working with the landowners in the Dundee North and southwest Kitchener area on advancing work on this Secondary Plan.</p>
Next Steps:	City staff will continue to work with landowners, and pending a decision on Bill 162, will advance work for lands within southwest Kitchener. A full community, stakeholder, and Indigenous engagement process will occur
Project Lead: Carrie Musselman – Senior Environmental Planner Gaurang Khandelwal – Planner (Policy)	Target Completion: Q2/Q3 2025

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

Housing Accelerator Fund Initiative - Growing Together (Protected 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: REPORT FOR DECISION	A report was considered by committee of council at a statutory public meeting on January 29, 2024 where staff recommended a new planning framework for these 7 protected major transit station areas. This matter was deferred to the March 18 Council meeting with a direction to staff to have further dialogue with those that delegated at the statutory public meeting. Throughout February and early March meetings were held with landowners and their consultants as well as the community to better understand concerns and share information. A supplemental report will be considered by Council on March 18 th .
Next Steps:	Staff are currently preparing the supplemental report.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q1 2024

Housing Accelerator Fund Initiative - 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:
REPORT FOR DECISION

A report was considered by committee of council at a statutory public meeting on January 29, 2024 where staff recommended an inclusionary zoning framework for Kitchener's protected major transit station areas. This matter was deferred to the March 18 Council meeting with a direction to staff to have further dialogue with those that delegated at the statutory public meeting. Throughout February and early March meetings were held with those that delegated which were members of the Waterloo Region Homebuilders Association and members of Build Urban. A supplemental report will be considered by Council on March 18th.

Next Steps: Staff are currently preparing the supplemental report.

Project Lead: Target Completion: Q1 2024
Tim Donegani – Senior Planner

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: Target Completion: Q1/2 2024
Tim Donegani – Senior Planner