

# Inclusionary Zoning in Kitchener

*Council Meeting  
March 18, 2024*



# Supplemental Engagement

- Opportunity for continued dialogue with development industry that focused on
  - Information sharing
  - Better understanding of concerns
  - Working collaboratively on moving an IZ framework forward

# Commitments

- Clear and detailed Official Plan policies on IZ market analysis and process
- A path forward on achieving 5% set aside in Official Plan policy
- A zoning by-law amendment that establishes an initial set aside rates and a future amendment process to grow from there
- Frequent monitoring in collaboration with the development industry and community

# The opportunity

- We have one legislative tool to require affordable units in PMTSAs – now is the time to use it
- Every strong building permit year that passes is a lost opportunity to secure affordable housing
- Our IZ approach is flexible and premised on frequent monitoring with the opportunity for adjustments based on the evolution of market conditions