

Delegation on Inclusionary Zoning as proposed by staff report DSD-2024-029

Hal Jaeger

March 18, 2024

Management of the cost of IZ on developers

When was land purchased?

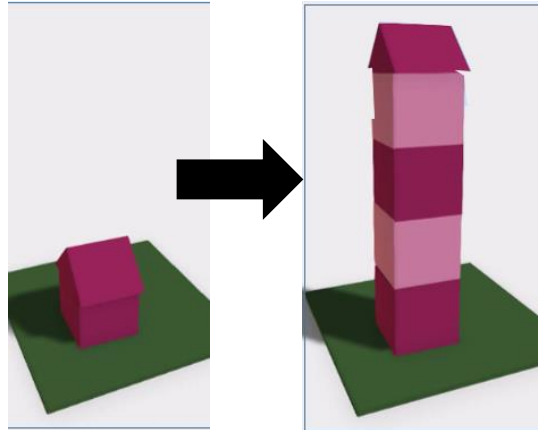
Before IZ

Phase-In Period



OR

Up-Zoning



After IZ

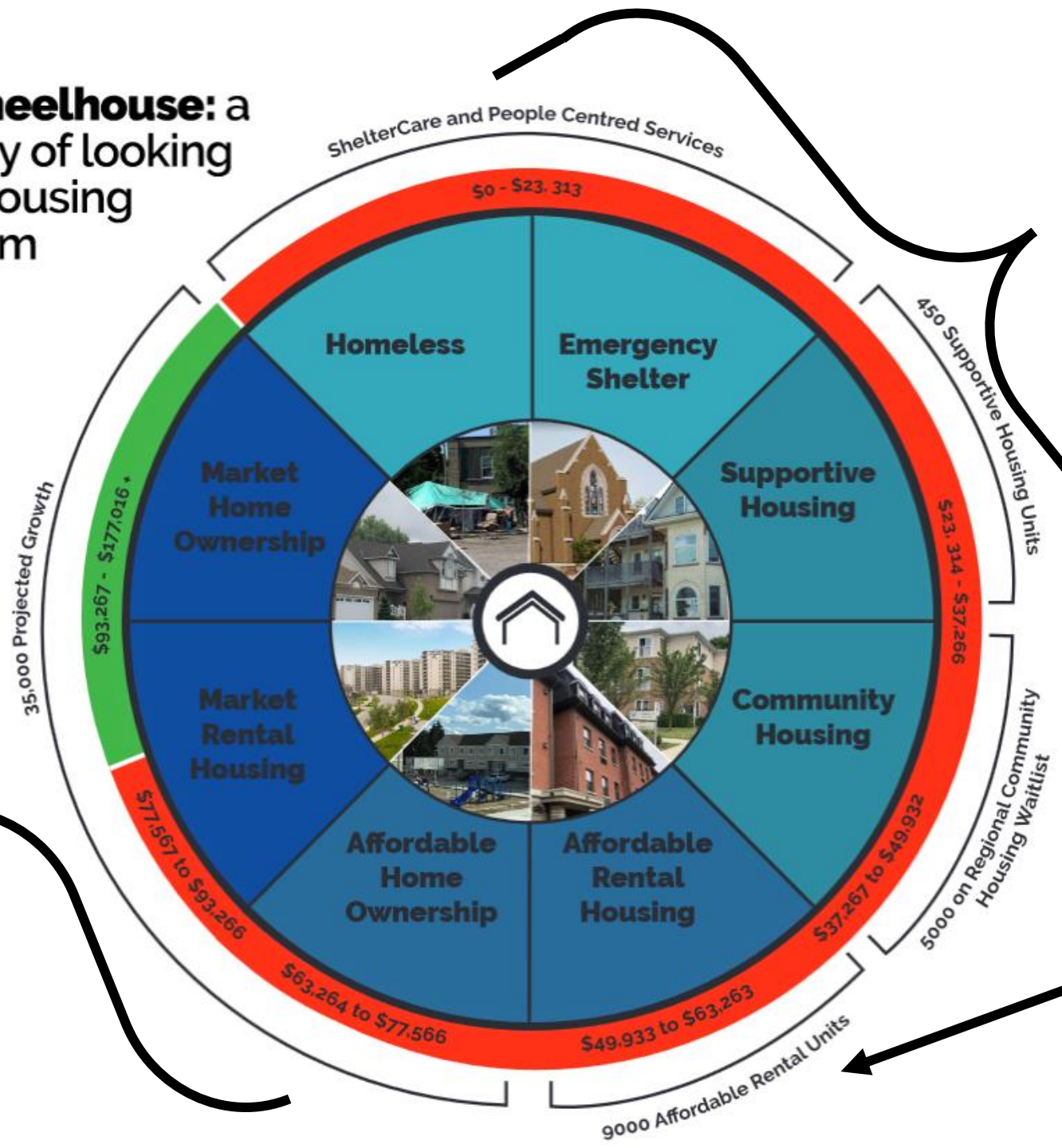


Developer purchases land at reduced cost

Municipal, Provincial and Federal Discounts

- Affordable Housing Parkland Dedication Fee Exemption
- Affordable Housing Development Charge Fee Exemption
- Provincial Development Charge discounts for Purpose Built Rentals
- Removal of HST on Purpose Built Rental Construction
- Federal Rental Construction Financing Initiative Loan Program

The Wheelhouse: a new way of looking at the housing continuum



Public Funding

Market Pricing

Inclusionary Zoning

Modified from P. 8, Kitchener Housing for All Strategy

IZ Due Diligence

- Province limited IZ programs via Regulation 232/18
- Province approved our MTSAs as eligible for IZ
- Complete outside consultant-led study on the viability of an IZ program
- Planning staff from Kitchener, Cambridge, Waterloo and Waterloo Region all scrutinized the program and jointly recommend it for implementation

*Let's
Bring More
Affordable Housing
to Kitchener on
March 18th, 2024!*



Petition to Support Inclusionary Zoning

We, the undersigned, call upon the City of Kitchener to implement Inclusionary Zoning to the full extent permitted by law immediately, or, if that is not acceptable to Council, to at least the standards provided for by Staff Report DSD-2024-029.

Staff Report

Development Services Department



www.kitchener.ca

Planning and Strategic Initiatives Committee

June 10, 2019

Alain Pinard, Director, Planning, 519-741-2200 ext. 7319

Karen Cooper, Manager, Strategic and Business Planning,
519-741-2200 ext. 7817

Brandon Sloan, Manager, Long Range & Policy Planning,
519-741-2200 ext. 7648

All

May 30, 2019

DSD-19-134

Affordable Housing Strategy – Work Program Overview

June 2019



Housing Needs Assessment



**Inclusionary zoning stakeholder
information sharing**



**Draft inclusionary zoning market
market impact study**



Policy and program development



Under review



Presentations to city councils



**Official Plan and Zoning By-Law
amendments**



CITY OF KITCHENER
Housing Needs Assessment

January 2020



Affordable Housing Strategy



Housing Needs Assessment



**Inclusionary zoning stakeholder
information sharing**



**Draft inclusionary zoning market
market impact study**



Policy and program development



Under review



Presentations to city councils



**Official Plan and Zoning By-Law
amendments**

Bill 23, More Homes Built Faster Act, 2022

[Clark, Steve](#) *Minister of Municipal Affairs and Housing*

Current status: Royal Assent received. Statutes of Ontario 2022, chapter 21

Discount, rental housing development

(1.1) In the case of rental housing development, the amount determined under subsection (1) shall be reduced in accordance with the following rules:

1. A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent.
2. A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent.
3. A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.



N. Barry Lyon Consultants Ltd.

Memorandum

To: City of Waterloo
City of Kitchener
City of Cambridge
Region of Waterloo

From: N. Barry Lyon Consultants Limited

Date: September 22, 2022

RE: Inclusionary Zoning Development Model Update
User Manual

The Cities of Cambridge, Kitchener, Waterloo & Region of Waterloo

Evaluation of Potential Impacts of an Affordable Housing Inclusionary Zoning Policy

April 2020