

Growing Together

Supplemental Engagement

- Prepared a suite of additional materials in graphic form to help communicate the principles of Growing Together.
- February 29th community open house with about 30 in attendance.
- 14 meetings with landowners, members of the development industry and consultants about site specific matters.

Staff evaluated 56 total submissions

- **55%** of submissions **were supported** with a change in recommendation.
- **22%** of submissions resulted in an indirect change, or a change was not needed to address the request, or the requested change was not legal or within the scope of the project.
- **23%** of submissions could **not be supported**.

Clarifications

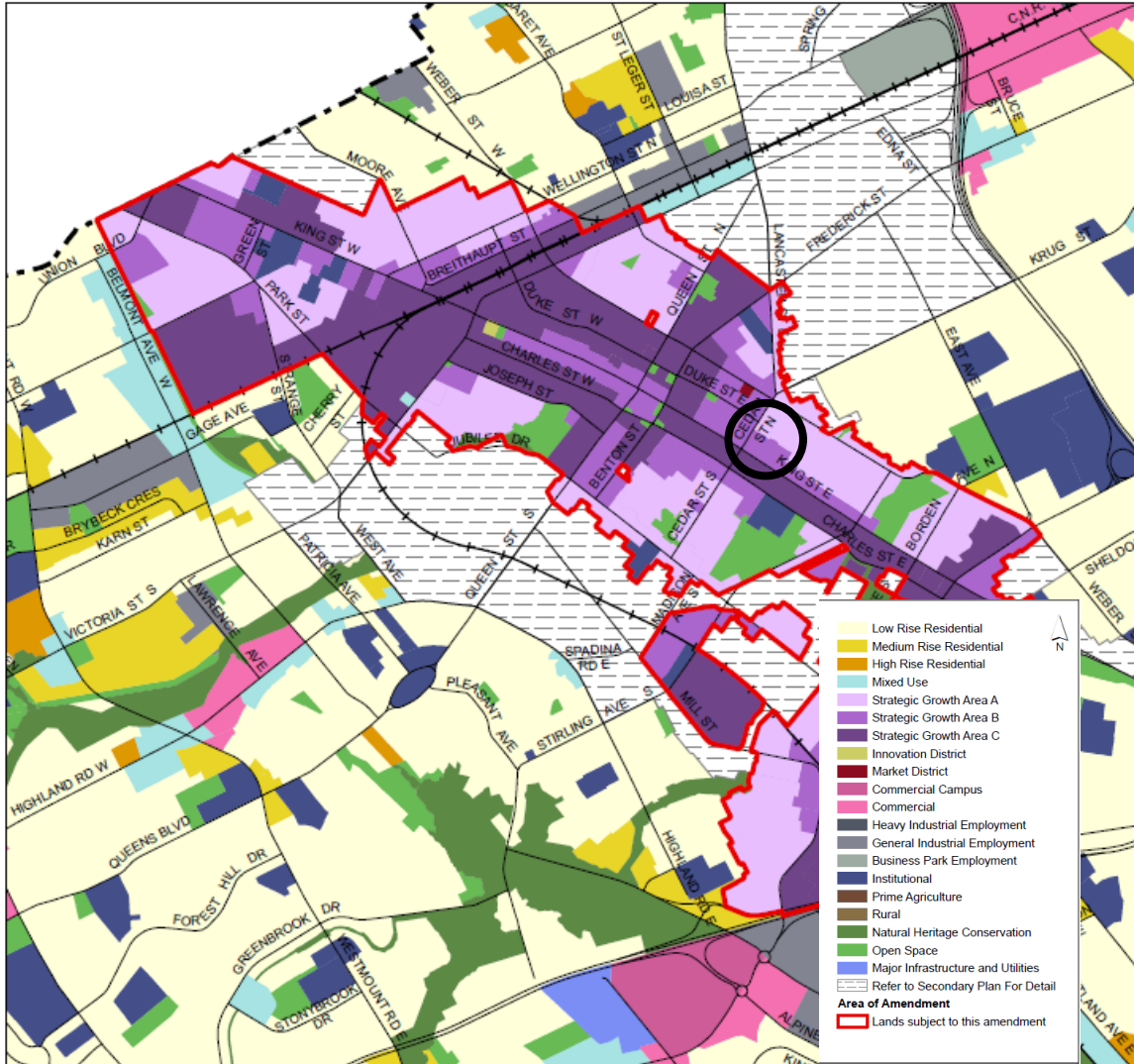


Table 6-5: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

Regulation	SGA-3 & SGA-4
For Entire Building	
Minimum lot width	30.0m(1)
Minimum lot area	1,500m ²
Minimum yard setback	3.0m
Minimum building base height	3 storeys
Maximum building base height	6 storeys
Minimum floor space ratio	2.0
Maximum building height in the SGA-3 zone	25 storeys
Minimum street line ground floor building height	4.5m
Minimum façade openings	10%
Minimum street line façade openings	20%
For Storeys 7-12	
Minimum lot width	30.0m
Minimum lot area	1,500m ²
Minimum front and exterior side yard setback	6.0m
Maximum building length	60.0m(3)
Maximum floor plate area	2,000m ² (4)

(3) Where a building does not exceed 12 storeys in height, the maximum building length shall be 70m.

(4) Where a building does not exceed 12 storeys in height, the maximum floor plate area shall be 2,800m².

Clarifications continued

Radiating Vibrancy

DTK pulses with a positive energy that makes it feel alive – from workdays to date nights and every moment in between. It's not just about lively programming; it's about people, places and spaces that hum with purpose. In DTK, sustainable streetscapes blend familiar landmarks with deliberate new designs. Independent shops and restaurants flourish alongside well-known brands in DTK. It's the place where world-class cultural institutions leave lasting impressions. It's where innovation takes root. It's where learning never stops, work feels welcoming and creativity flows naturally. At its core, DTK is more than a desirable destination. It's an unmistakable feeling that even if something awesome isn't happening right this minute, it's just around the corner.

Cultivating Connection

In DTK, people routinely bump into someone they know well or someone they'd like to get to know better. From solo excursions to group events, DTK fuels shared experiences that leave a lasting impression. DTK prioritizes pedestrians while making sure smart transportation choices abound. It's the place where accessibility is never an add-on but baked in from the start. In DTK, everyone can easily get where they need to go, within and beyond the core. DTK is the place to recall fond memories and make new ones. It's where planning draws from rich roots to fortify the future. It's where creating thoughtful public spaces is at the forefront, not an afterthought. It's where being green isn't a talk track, it's a natural choice. It's the place where people form those magnetic bonds that keep drawing them back to the heart of the city.

Belonging

People feel seen in DTK. The Downtown community respects and accepts every person for who they are. DTK provides the comforting feeling that they are meant to be here. Whether simply passing time or on a mission to get things done, DTK makes it easy for people to find support for their goals and acknowledgement of their progress. Working and living in DTK is not an either/or proposition. Housing is deliberately designed for the diverse majority, not the privileged few. DTK embraces a mix of residents who seek security and take care of their neighbours.

Growing Together Is...

Ambitious

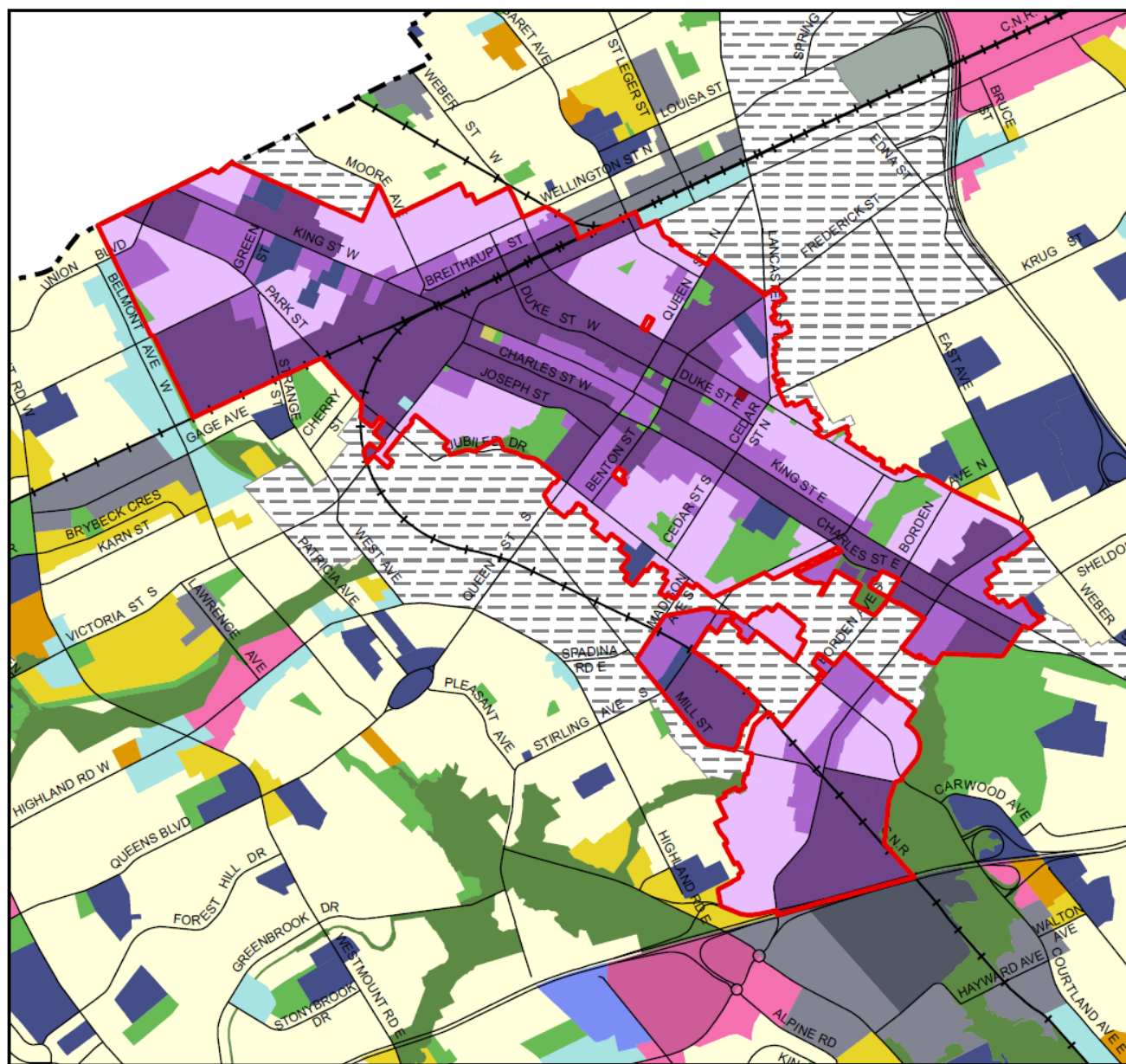
Bold and balanced

Collaborative



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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE**



- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- Strategic Growth Area A
- Strategic Growth Area B
- Strategic Growth Area C
- Innovation District
- Market District
- Commercial Campus
- Commercial
- Heavy Industrial Employment
- General Industrial Employment
- Business Park Employment
- Institutional
- Prime Agriculture
- Rural
- Natural Heritage Conservation
- Open Space
- Major Infrastructure and Utilities
- Refer to Secondary Plan For Detail
- Area of Amendment**
- Lands subject to this amendment



SCHEDULE 'B'



REVISED:

OFFICIAL PLAN AMENDMENT OPA23/016/K/JZ

APPLICANT: CITY OF KITCHENER

SCALE 1:30,000

ZONING BY-LAW AMENDMENT ZBA23/028/K/JZ

CITY OF KITCHENER

DATE: MARCH 11, 2024

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
OPA23016KJZ_MAP3
.mxd



The Most Housing-Forward Planning Framework in Canada

SGA zoning envelopes in orange. Other cities' densest zones in blue. Various real Kitchener buildings in grey.

*Approved, Unbuilt

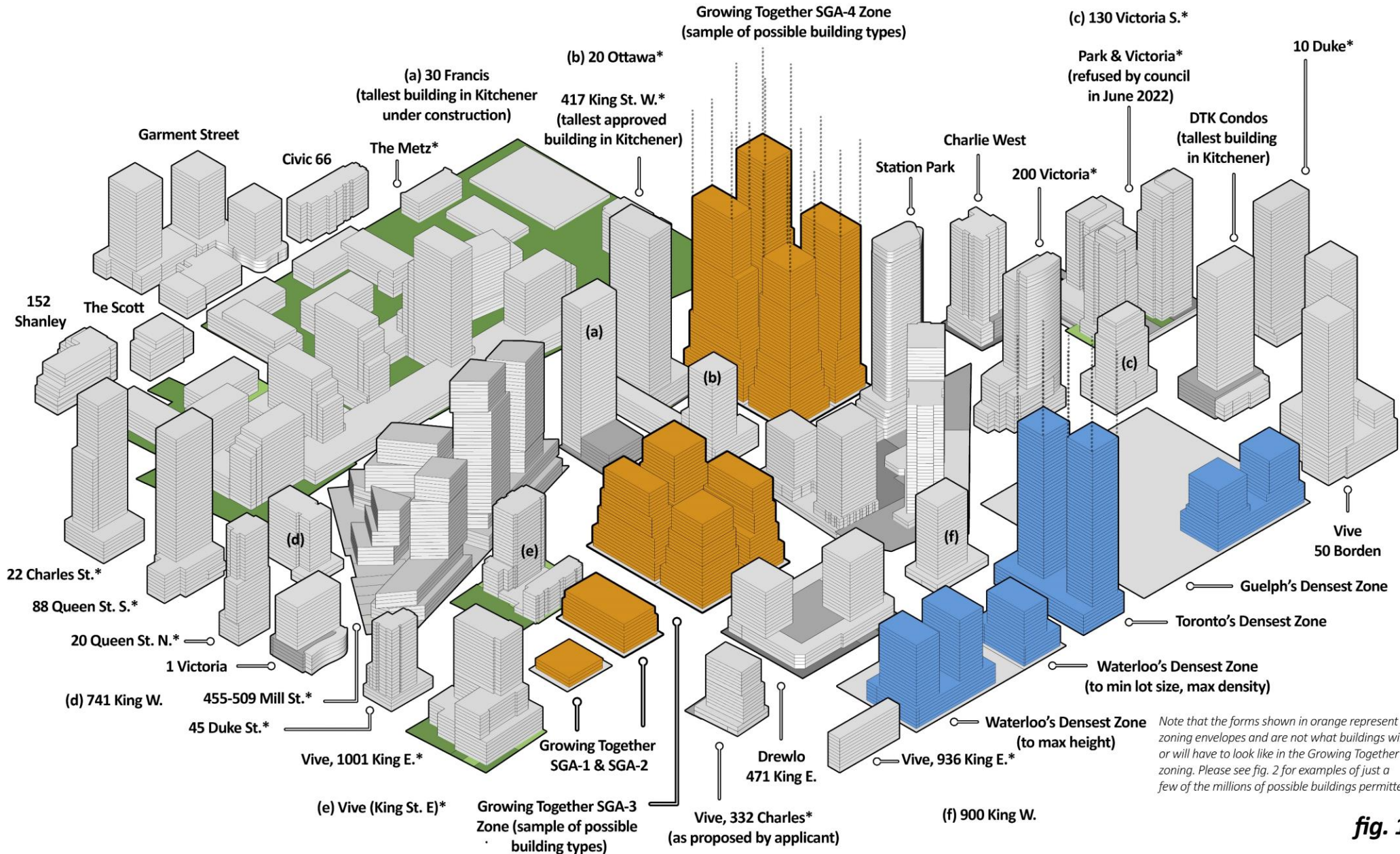


fig. 1

The Most Flexible Planning Framework in Canada

All of these building forms, and *millions more*, are possible. This is more variety than any other city in Canada.

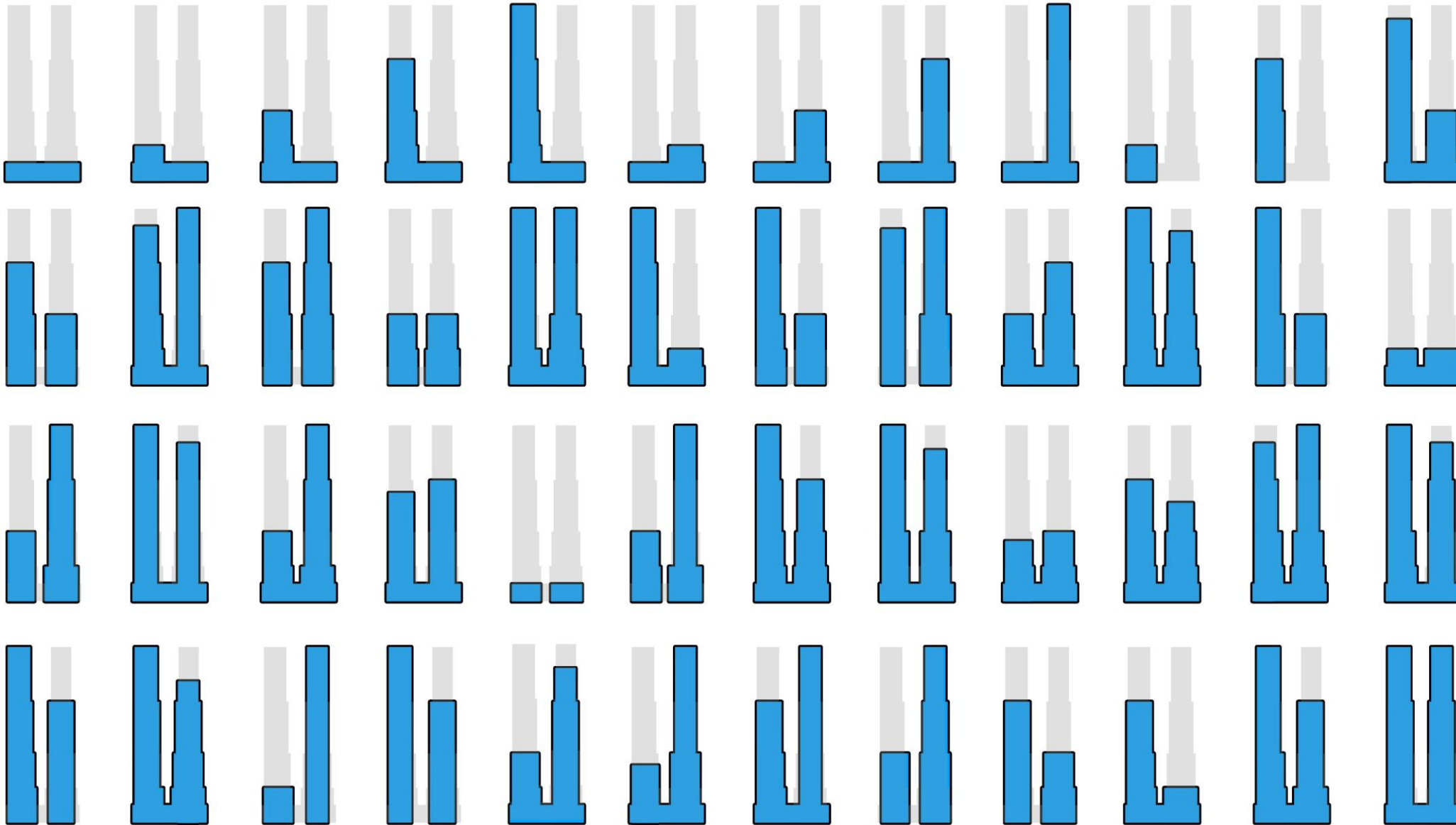
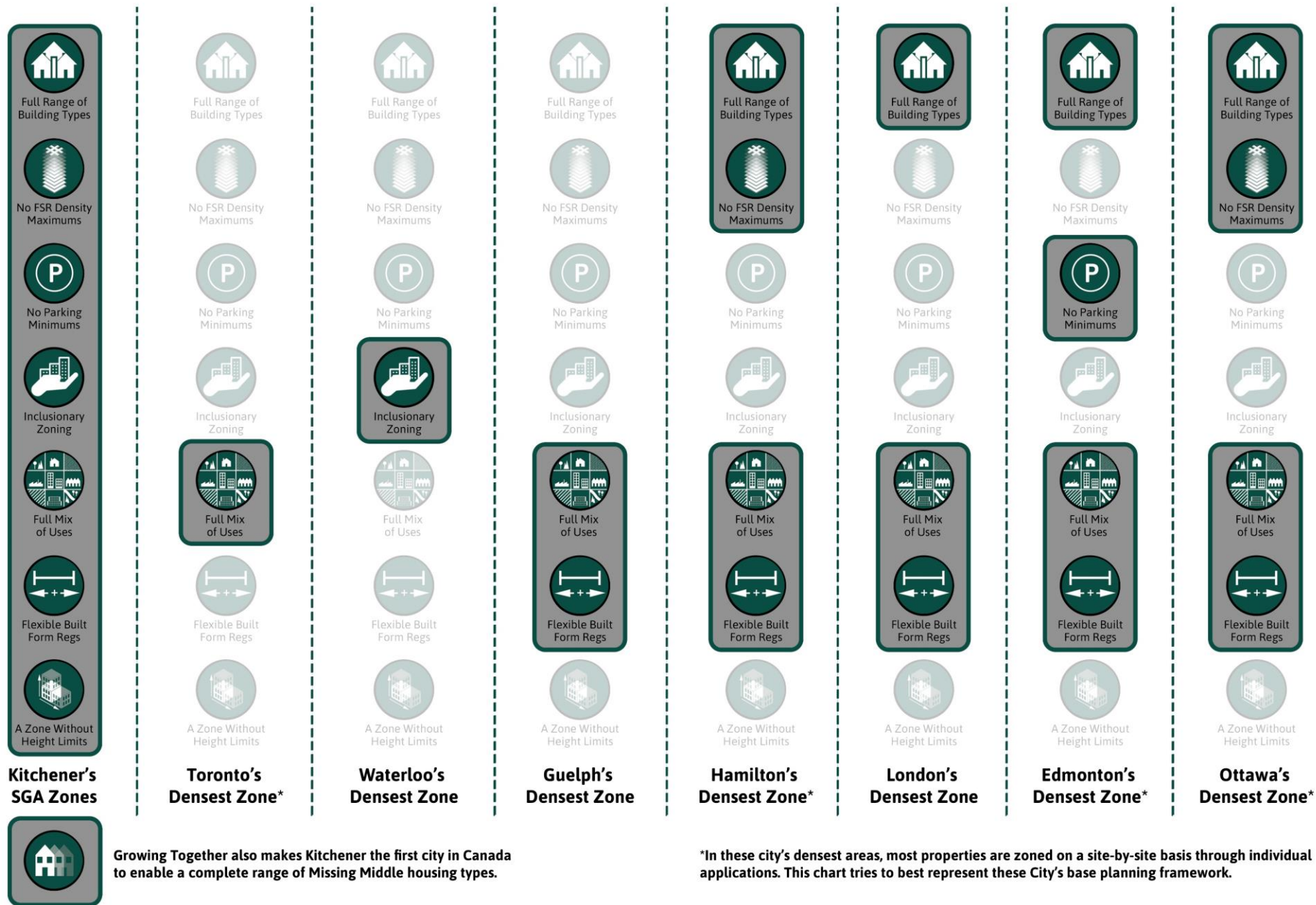


fig. 2

The Most Complete Planning Framework in Canada

Growing Together makes Kitchener the only city in Canada with zoning that achieves all of the objectives listed here.

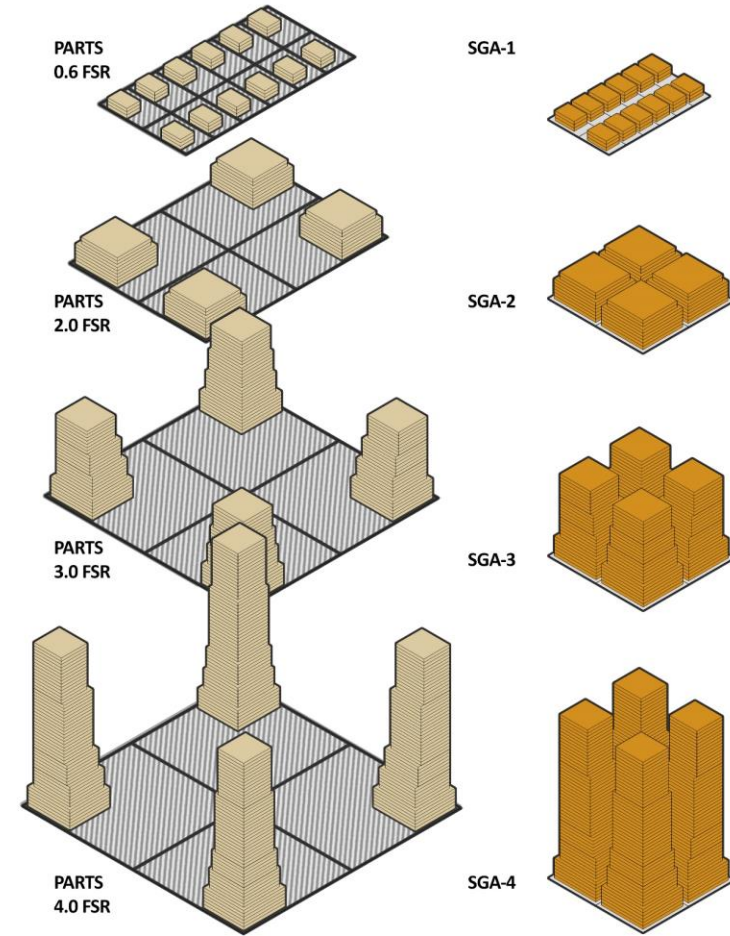
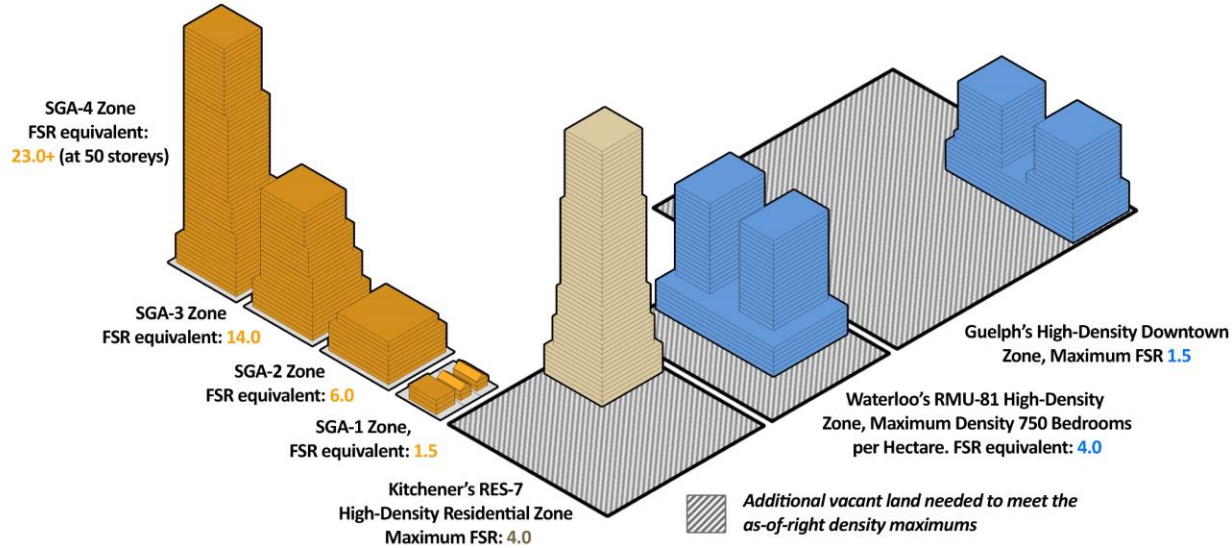


*In these city's densest areas, most properties are zoned on a site-by-site basis through individual applications. This chart tries to best represent these City's base planning framework.

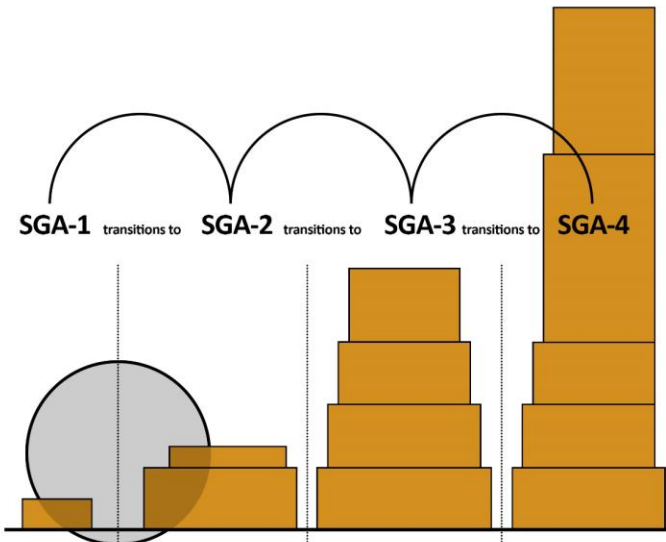
fig. 3

Removing FSR Maximums Allows a Lot More Housing on a Lot Less Land...

... but without built-form regulations, the negative impacts on people's safety, privacy and comfort could be severe.



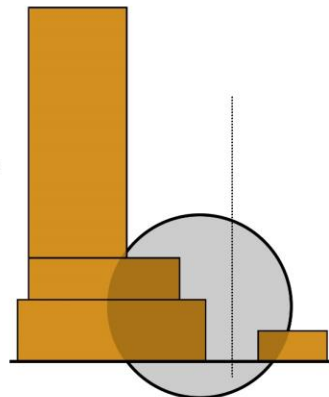
Transition regulations help ensure a balanced built-form.



One way transition is achieved is through the placement of the zones themselves, with SGA-1 next to SGA-2, which is then next to SGA-3, which is then next to SGA-4. This is achieved for more than 85% of all properties in Growing Together.

The second way transition is achieved is through a regulation that limits building height within a certain distance of a low-rise zone. This is shown on the left between low-rise and mid-rise building.

Additional transition is applied between a low-rise and high-rise building, as shown on the right.



The above diagram compares the proposed SGA zones to their equivalent PARTS zones, keeping the building size constant and adjusting the lot size to the required FSR.

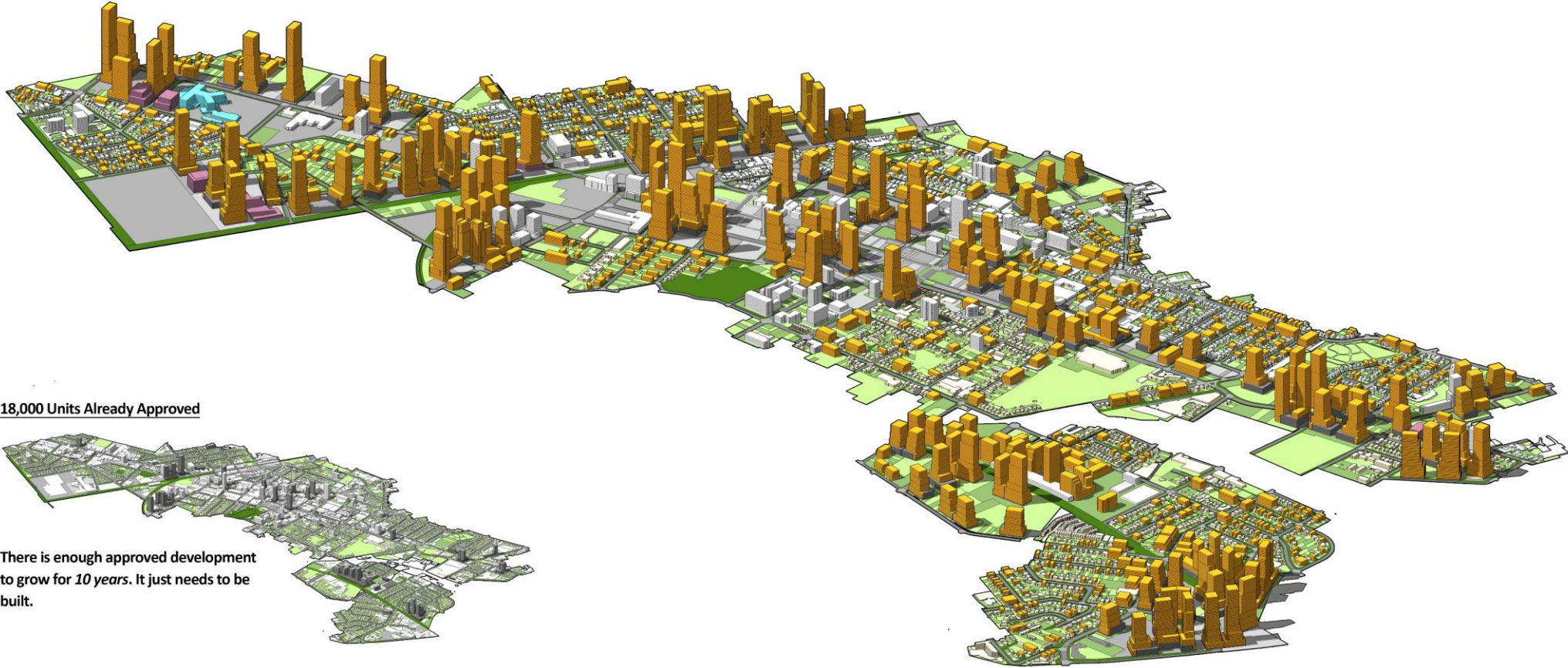
Growing Together fits more homes in much less space than FSR-based methods. This means buildings can be very close together. Built-form regulations like separation and setbacks help make sure that new housing is still livable.

Note that the forms shown in these diagrams represent zoning envelopes and are not what buildings will or will have to look like in the Growing Together zoning. Please see fig. 2 for examples of just a few of the millions of possible buildings permitted.

fig. 4

Enabling Homes for Generations to Come

If we assume our PMTSAs only build to *half* their total capacity, that's *60 years* of growth, to *2084*. It's *100,000* new homes.



18,000 Units Already Approved

There is enough approved development to grow for *10 years*. It just needs to be built.



120 Years of Growth at 100% Build-Out

At 100% total capacity, Growing Together enables *120 years* of growth. If every development completely meets the proposed zoning, we still won't run out of room to grow until at least the year *2144*.



Without Built-Form Regulations

Without built-form regulations, our zoning no longer resembles a city. Remember that all other cities without built-form regulations have very strict height and density maximums.



Without Built-Form Regulations

Without a solid planning framework, we also don't have any policy guardrails for development. Any property becomes a candidate for unlimited height and density.



fig. 5

Setting A Precedent Through One Development Approval Can Have Serious Impacts

The top image shows what it would look like if we took the existing tall buildings along King St. N. in Northdale, Waterloo, and placed them along Weber St. E. near the Kitchener Market. The bottom images shows the precedent that would be set by the proposed development at 83-87 Weber St. E. (darker orange).

These images on the right show, in 3D, the submitted concept at 864 King St. W. They show the scale of the development where Growing Together's built-form regulations are not applied. 900 King St. W., currently under construction, is shown in blue.

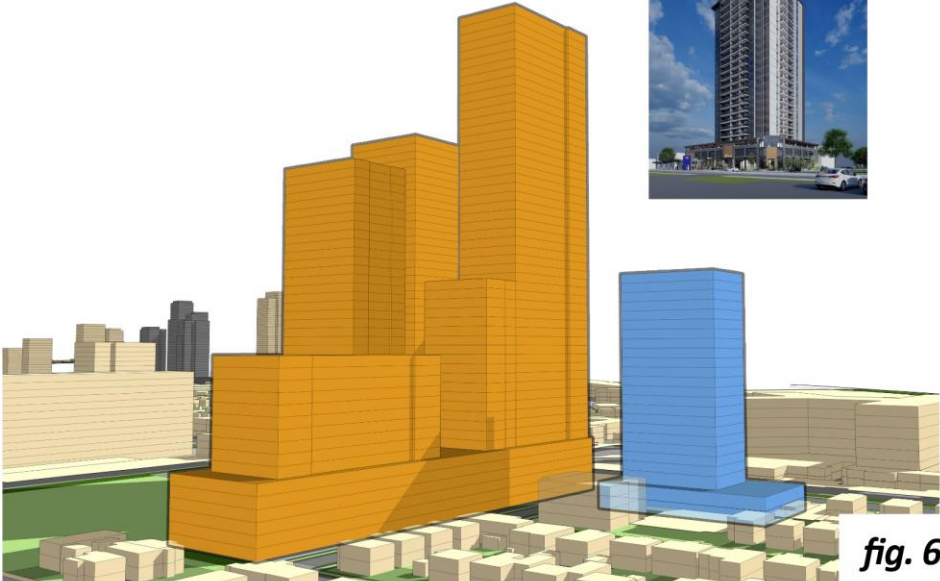




fig. 6

Flexibility in Amenity Space Design

 Private Amenity +
 Common Amenity =
8m² per unit

OR

 Private Amenity < 3m² per unit
 Common Amenity = 5m² per unit

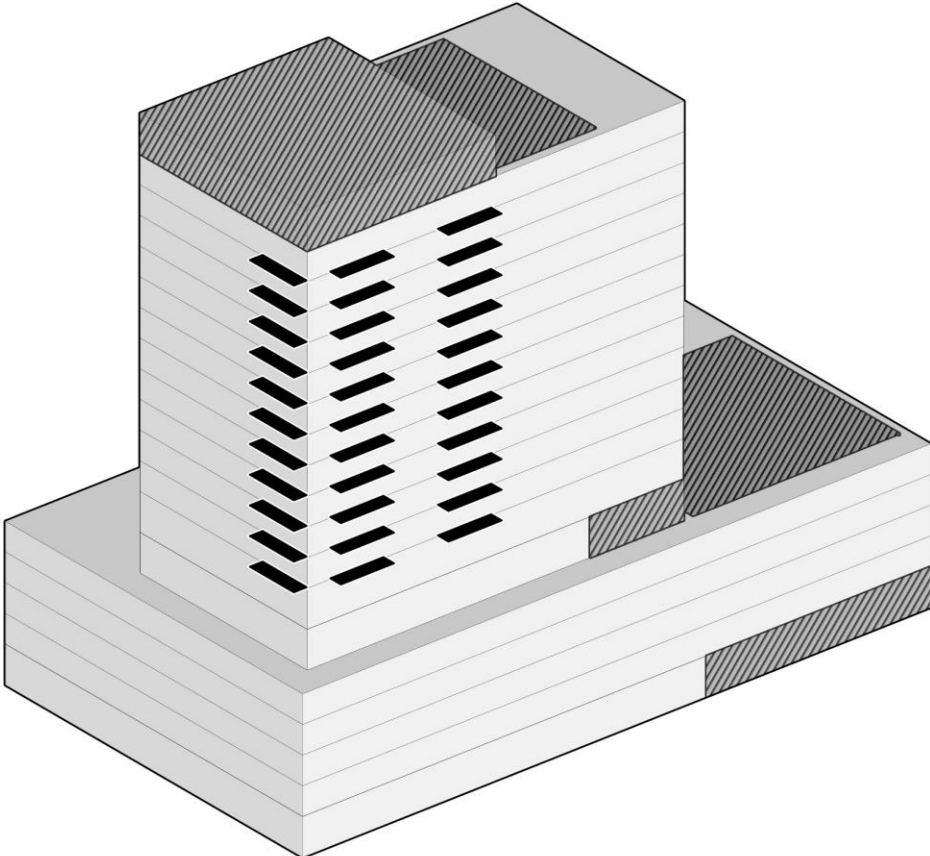
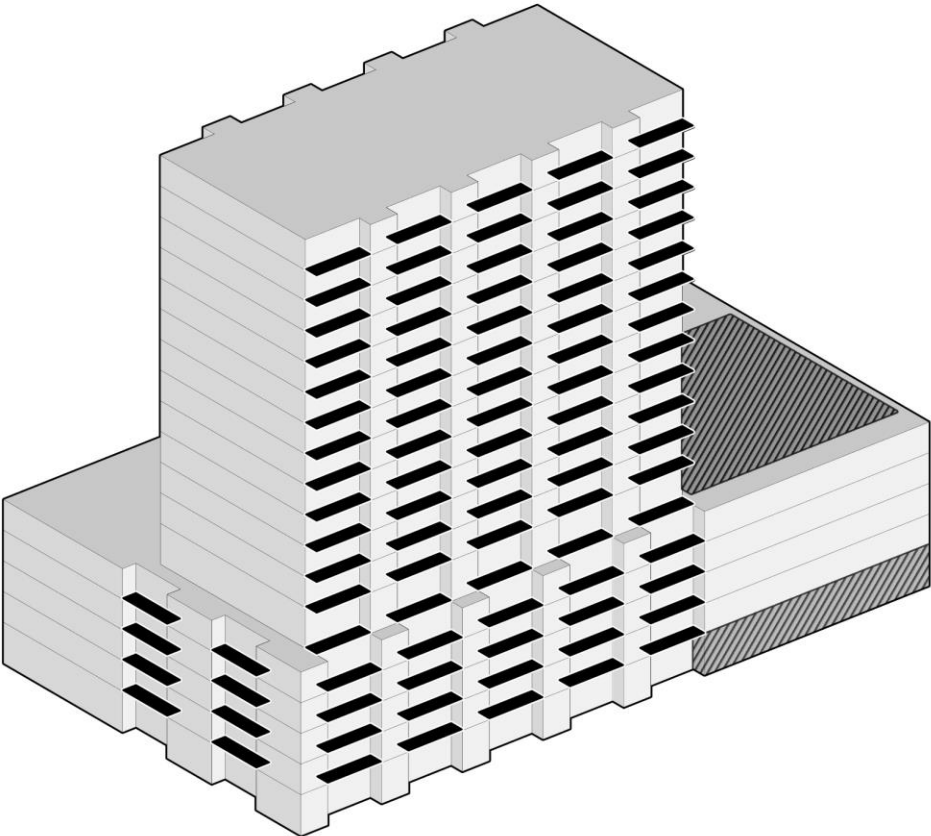


fig. 7

A Flexible Process That Also Creates More Certainty

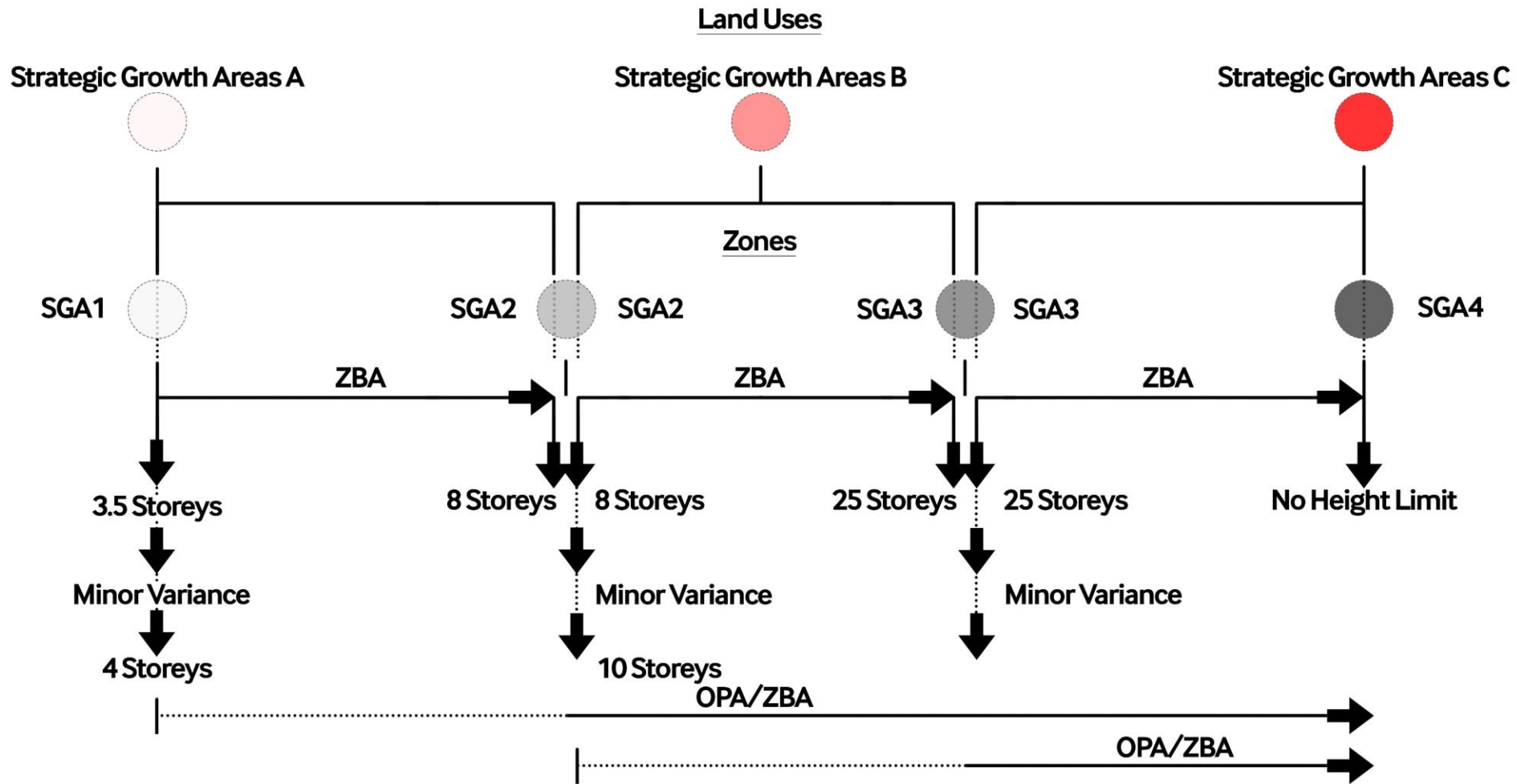
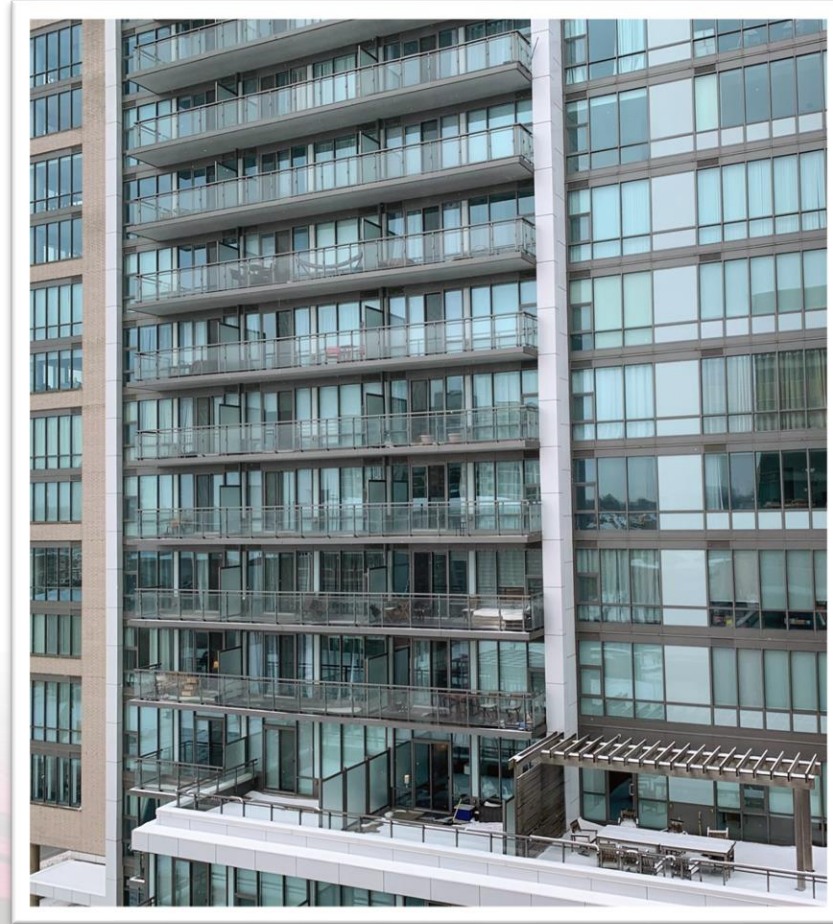


fig. 8

What Growing Together Does

Growing Together: Ensures that as intensification happens, a high-quality of life can be enjoyed by all.



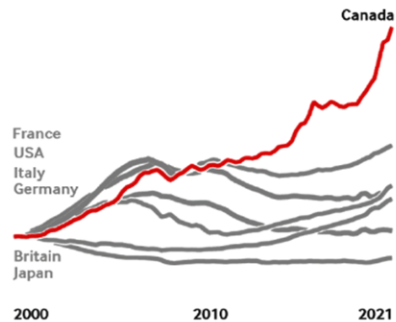
The photo on the left was taken from a distance of approximately 20m, with interior living spaces clearly visible. The photo on the right was taken from a distance of approximately 30m, showing the important role physical separation plays in ensuring the safety and privacy of community members.

What Growing Together Does

Growing Together: Plans for a **more affordable** future by:

- Implementing Inclusionary Zoning in partnership with Growing Together, requiring affordable units as part of new development.
- Providing for more pathways to a broader range of housing types across the full spectrum of the housing market, including missing middle and mid-rise housing.

Real House Prices



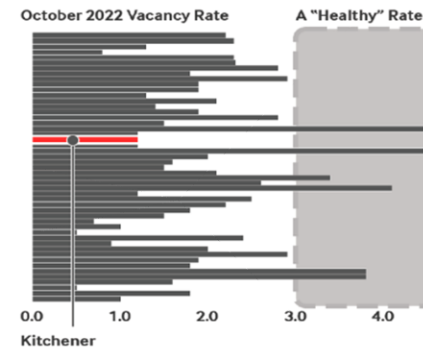
Housing prices in Canada far exceed those of other G7 nations and are more than 3x higher than the 2000 average.

Mortgage Payments



The average mortgage payment increased by 40% in just 2022, and by well over 200% since 2016.

Vacancy Rate



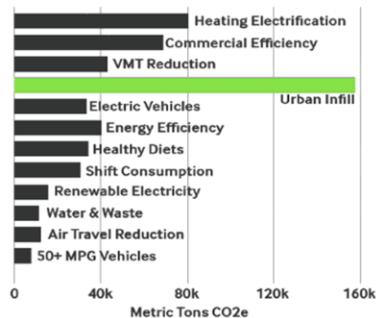
CMHC reports Kitchener's vacancy rate at 1.2%, far below a 'healthy' vacancy rate of 3%-5%

What Growing Together Does

Growing Together: Plans for a more sustainable future by:

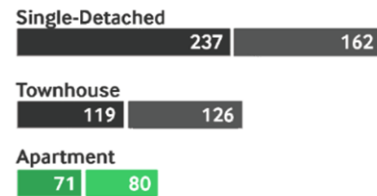
- Planning for a downtown district energy system, which includes enabling sufficient density and mix of uses to support the investment over the long-term.
- Providing more housing and jobs that can be efficiently serviced with existing infrastructure, keeping the life-cycle costs of infrastructure low.

GHG Reduction Potential



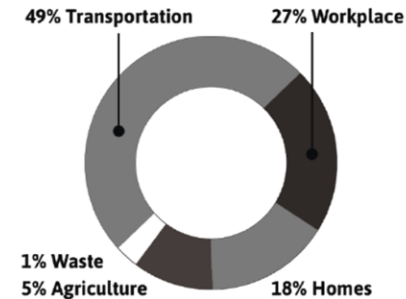
Researchers analyzed 700 cities and found that infill housing policies have by far the biggest impact on GHGs.

Household Energy Use



Total energy use is lowest for apartments. The left bar represents energy used by the building, the right for transportation.

GHG Emissions



In 2015, nearly half of all emissions in Waterloo Region were caused by driving/transportation.

What Growing Together Does

Growing Together: Plans for **greater equity** for all by:

- Providing opportunities for all types of housing, including singles, duplexes, triplexes, additional dwelling units (ADUs), multiplexes, and apartment buildings in low, mid, and high-rise forms. This greater mix will help support a broader range of family and household types and provide options for people to remain in their neighbourhood throughout the various phases of their lives.
- Allowing a range of uses in each zone to create more complete communities, with shops and services that meet people's daily needs within accessible distances.
- Encouraging home businesses, small businesses, and start-ups by permitting more uses in more zones which provides better opportunities for people's ideas to emerge, supporting employment and complete communities.



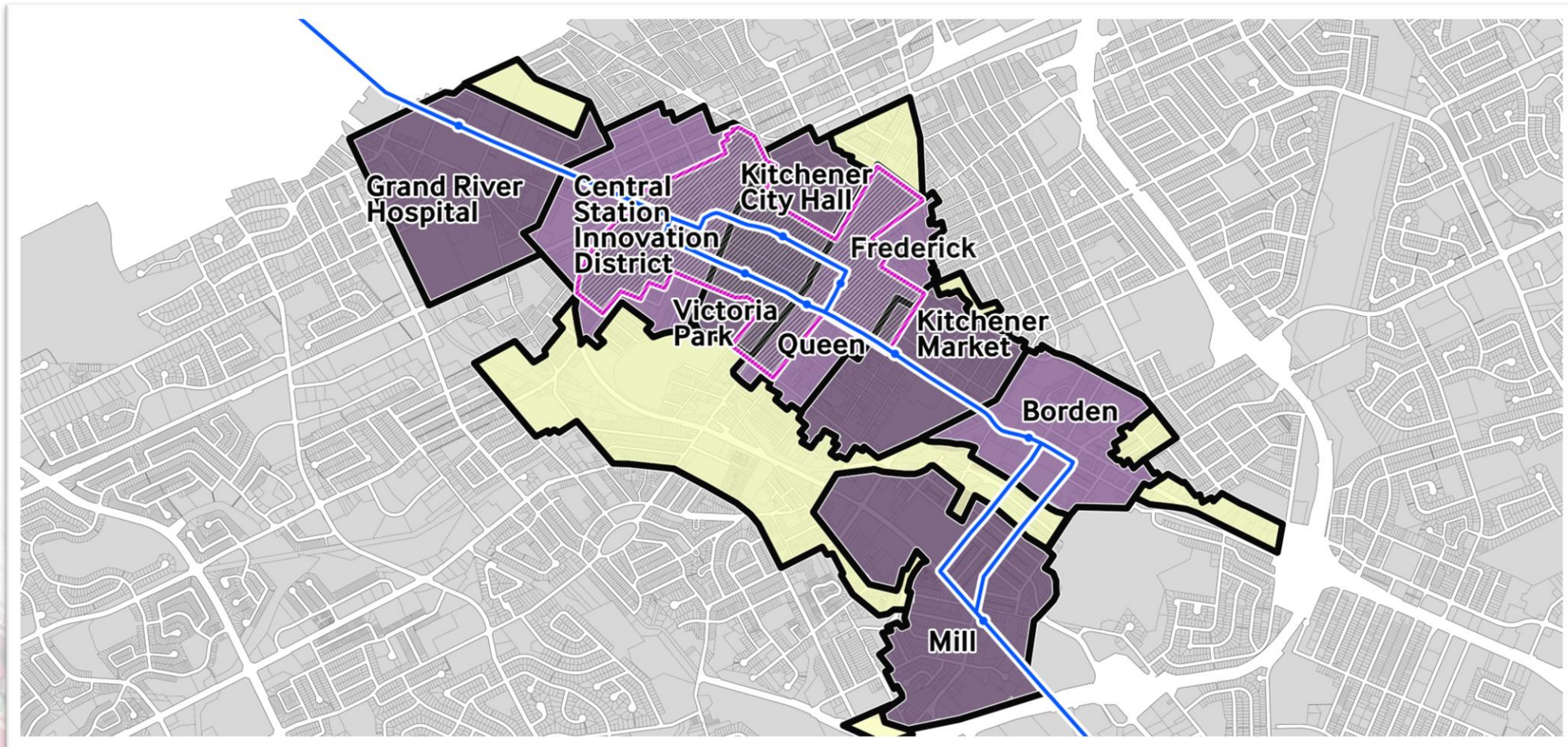
Project Summary

- Growing Together proposes a planning framework for Kitchener's Protected Major Transit Station Areas (PMTSAs).
- Growing Together implements Kitchener's Municipal Housing Pledge.
- Growing Together implements the Enabling Missing Middle and Affordable Housing Feasibility Study.
- Growing Together is proposed in partnership with an Inclusionary Zoning By-law.
- Growing Together updates Kitchener's Official Plan within the required 1-year timeframe.
- Growing Together represents a best-fit from over 1,300 conversations with community members and collaborators.



What Are the Growing Together PMTSAs?

This map shows 7 of Kitchener's 10 Protected Major Transit Station Areas (PMTSAs) that form the Growing Together Geography.



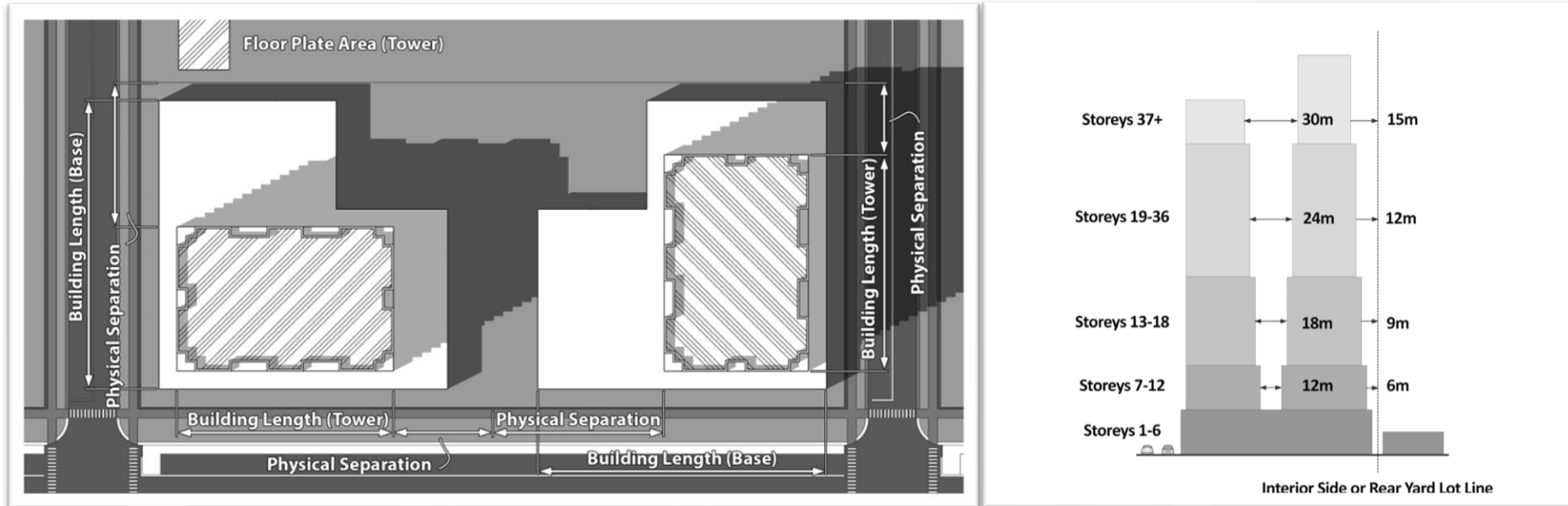
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Built Form Regulations ^

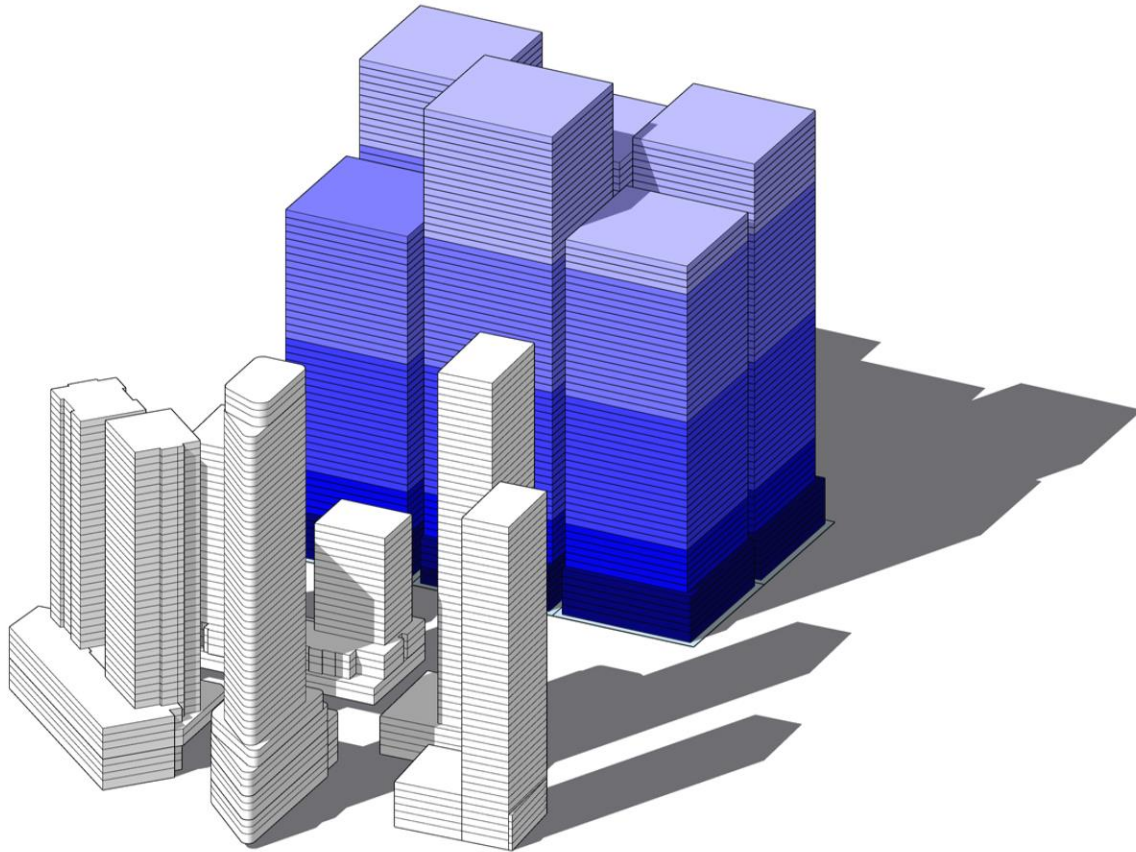
Physical Separation ^

Built Form Transition >

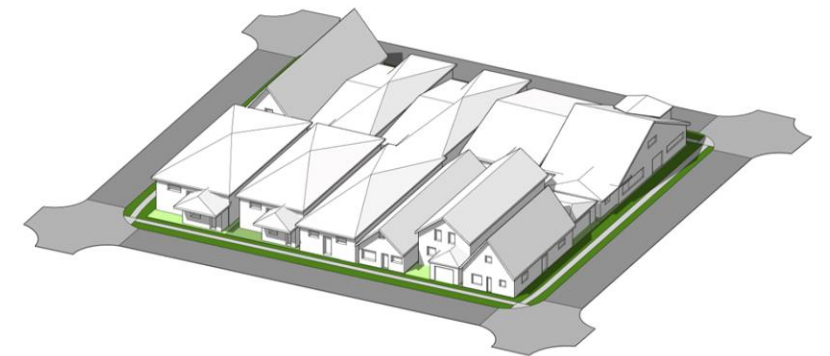


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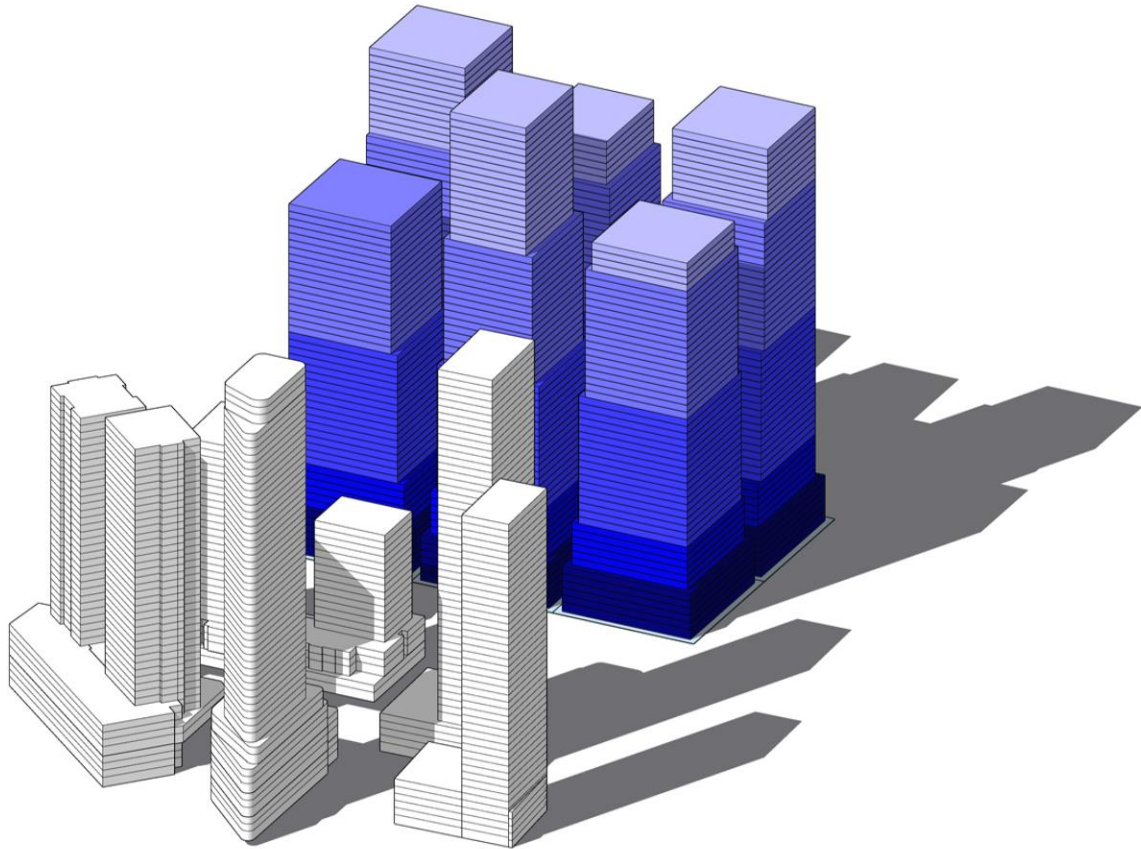


If only minimal setbacks are applied.



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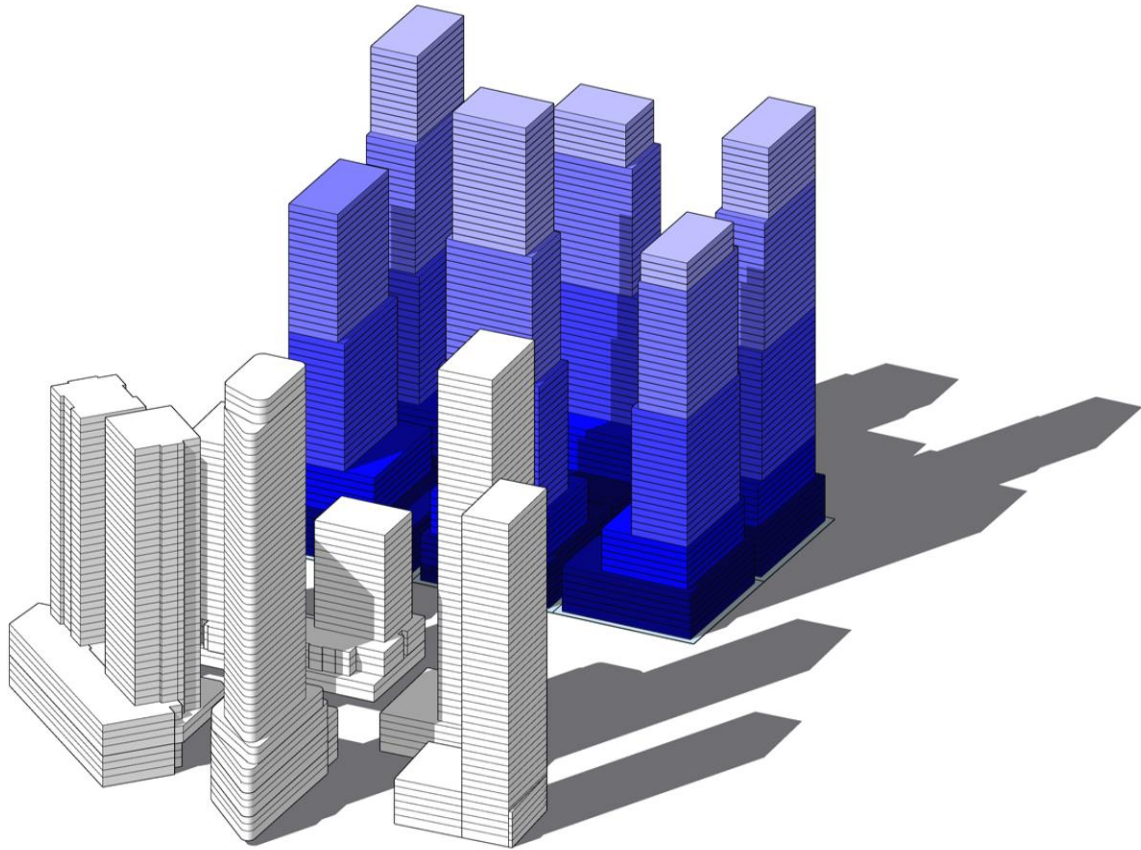


If physical separation is also applied.

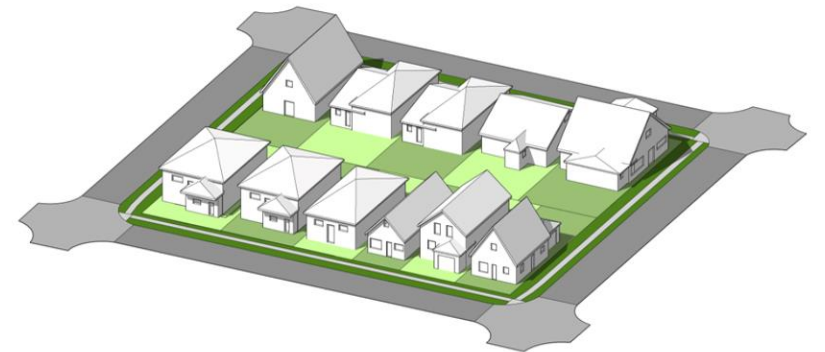


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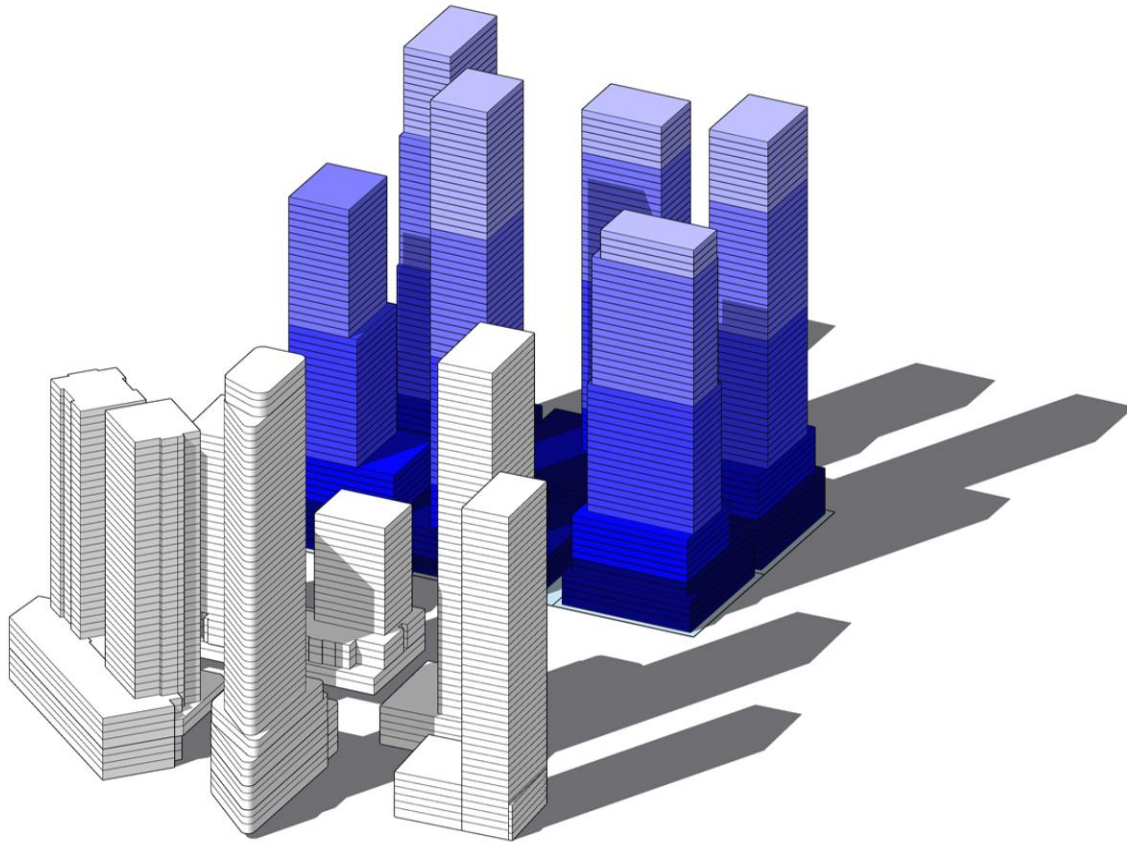


If building length and floor plate maximums are also applied.



What Growing Together Does

Growing Together: Ensures that as intensification happens, a high-quality of life can be enjoyed by all.



If other considerations like design guidelines are also applied.

