

Current Significant Policy Projects Quarter 2, 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: ONGOING	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

High Performance Development Standards	
Description: Establishing a harmonized high performance development standard (green development standard) across local area municipalities in Waterloo Region.	
Current Status: ONGOING	Initial community, development industry and staff engagement sessions launched this spring to scope theme areas for the first draft of the standards.
Next Steps:	Initial engagement sessions and research will be used to prepare a first draft expected later this year coupled with engagement.
Project Lead: Janine Oosterveld, Manager Customer Experience & Project Management	Target Completion: 2025

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: ONGOING	An update was provided to Council on the progress of Housing for All action items in March 2022. Lived Expertise Working Group A report is being considered by Committee of Council on June 17 th on the next steps for the Lived Expertise Working Group. Lodging Homes Committee of Council considered reports on updates to the Official Plan and Zoning By-law as well as updates to the Lodging House Licensing By-law on June 3.
Next Steps:	At this time, pending resource capacity, a second update on Housing for All actions items is anticipated in 2024. Lived Expertise Working Group Pending Council’s consideration of the recommendations within the June 17 th report, staff will commence with the administration of the next iteration of the Lived Expertise Working Group. Lodging Homes Pending Council’s consideration of the recommendations for updates to the Official Plan, Zoning By-law, and Lodging House Licensing By-law, an education and implementation plan will commence in Fall 2024.
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.

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: ONGOING	A series of RFQs were issued in May for consultant services for a variety of background studies and community engagement that will inform Kitchener's new Official Plan.
Next Steps:	A community working group is expected to be established in the next quarter with an initial meeting in early Fall. Also in the fall will be the community launch of the New Official Plan project with in person and online opportunities for discussion.
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 March 2024 quarterly report the following Provincial legislative and policy changes were posted: <ul style="list-style-type: none"> • Bill 185, Cutting Red Tape to Build More Homes Act, 2024 • Proposed Provincial Planning Policy Statement • Bill 200, Homeowner Protection Act, 2024
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	A report is being considered by Committee of Council on June 17 th that includes a proposed Rental Replacement By-law and necessary amendments to Kitchener's Official Plan and Demolition Control By-law.
Next Steps:	Pending Council's consideration of the June 17 th report, implementation of Kitchener's Rental Replacement By-law will occur.
Project Lead: Lucas Van Meer-Mass – Senior Planner (Housing)	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. The project team has initiated work on some of the identified specific enhancement opportunities, including creating a notification procedure for planned tree removals on private properties, updating tree protection standards to align with best practices, and targeted refresher and education of tools through an initial webpage update.

Tree Conservation Tools Review – Phase 2	
Next Steps:	Development of a comprehensive work plan for phase 2 is underway including a community and stakeholder engagement plan. Additionally implementing updated tree protection standards and notification procedures for private tree removal, and further developing a strategy for other identified enhancement opportunities.
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

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	Technical studies are being finalized. A community open house was held on May 30 to share and obtain input on draft land use.
Next Steps:	At this time, Council consideration of Official Plan and Zoning By-law amendments to implement land use and zoning changes as a result of the land use review are expected in August 2024
Project Lead: Carrie Musselman – Senior Environmental Planner	Target Completion: Q3 2024

Housing Accelerator Fund Initiative - Growing Together East (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	An information report was provided to Committee of Council on June 17, 2024 to launch Growing Together East.
Next Steps:	An initial phase of community engagement will occur mid June through July.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: 2025

WARD 4 and 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.	
Current Status: ONGOING	Bill 162, Get It Done Act, received royal assent in May 2024. Bill 162 included additional lands within southwest Kitchener in its urban area. City staff have been working with the landowners in the Dundee North and southwest Kitchener area on advancing work on this Secondary Plan. An updated project charter has been prepared that includes the additional lands that will now form part of the Dundee North Secondary Plan. A report to Committee of Council on June 17 is seeking Council authorization to sole source additional work to the consultant retained for the Dundee North Secondary Plan.
Next Steps:	City staff will continue to work with landowners to advance work for lands within southwest Kitchener. A full community, stakeholder, and Indigenous engagement process will occur
Project Leads: 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 West (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: ONGONG	Council approved Official Plan and Zoning By-law amendments for Growing Together West in March 2024. The Official Plan amendments are with the Region of Waterloo for their approval. The Zoning By-law amendment for the Protected Major Transit Station areas is under appeal.
Next Steps:	Work with the Region on the approval of the Official Plan amendments.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	With Council's approval in March 2024, city of Kitchener's portion of work on Growing Together West is complete.

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: ONGOING	Council approved Official Plan and Zoning By-law amendments creating an inclusionary zoning framework for Kitchener's Protected Major Transit Station Areas. The Official Plan amendment is with the Region of Waterloo for their approval. As part of Council's approval, Council directed that staff report back by December 2024 with

Housing Accelerator Fund Initiative - Inclusionary Zoning	
	recommendations on whether inclusionary zoning requirements should continue to be advanced in the timeframe, with the Market Area categorizations, and in the manner that was approved in March.
Next Steps:	Staff are working to retain a consultant to assist with the report back to Council by December 2024. Additionally, staff are working with the Region on the approval of the Official Plan amendment. Staff are also working on an inclusionary zoning implementation guide and a memorandum of understanding with the Region to coordinate administrative roles and responsibilities.
Project Leads: Tim Donegani – Senior Planner Elyssa Pompa - Planner	With Council’s approval in March 2024, the City of Kitchener’s portion of work on Inclusionary Zoning is complete. Target Completion of Council report back – Q4 2024

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: ONGOING	Consultant work on pre-feasibility has been completed. In November 2023 Council directed work on the next steps for district energy.
Next Steps:	Consultant terms of reference are being prepared for the next phase of work.
Project Lead: Tim Donegani – Senior Planner	Target Completion: Q3 2024