

Attachment B – Housing Accelerator Fund Projects

Current Housing Accelerator Fund Projects Quarter 2, 2024 Update

CITY-WIDE

Affordable Housing Construction Offset on City-owned Lands	
Description: This initiative involves looking for new opportunities to provide lands for below-market rental and ownership housing and working directly with affordable housing providers to access the lands and collaborate on the delivery of affordable or supportive housing projects.	
Current Status: IN PROGRESS	In April 2024, Council agreed to donate a property at 1035 Ottawa St to Habitat for Humanity to be used as part of the Build Now Initiative and achieve at least 63 units for affordable home ownership. Staff are reviewing the City’s land inventory to determine additional viable opportunities to support this initiative.
Next Steps:	Staff plan to bring a report to Council on potential options in Q2 2024.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: 2026

Affordable Rental & Co-op Housing Incentive Pilot Program	
Description: With the support of Kitchener’s Housing Accelerator Fund, this project aims to establish a financial incentives pilot program to assist with the predevelopment costs of building new not-for-profit affordable rental and co-op housing units.	
Current Status: IN PROGRESS	In April 2024, Council approved this grant program which will formally launch on May 31, 2024.
Next Steps:	With the program launch, staff will prepare for receiving submissions including an information session for potential applicants. Once applications are received, they will be evaluated and grant funding awarded to projects that meet the program criteria subject to the funding allocation.
Project Lead: Tanya Roberts – Project Manager	Target Completion: Q3 2026 Conclusion of the pilot program

Enabling 4 Units	
Description: In response to Council’s motion at the October 16, 2023 Council meeting, staff are undertaking a review of zoning bylaw amendments that would enable up to four units on a lot which currently permit a single detached, semi-detached or street fronting townhouse dwelling for a Council decision in Q1 2024.	
Current Status: COMPLETE	On March 25, 2024, Council approved an Official Plan amendment and Zoning By-law amendment to enable 4 units as-of-right city-wide. The Official Plan and Zoning Bylaw amendments are now fully in effect.
Next Steps:	With the support of the Housing Accelerator Fund, a staff working team will support implementation by streamlining processes and creating simplified resources to support uptake of additional units.
Project Lead: Katie Anderl – Project Manager	Target Completion: Q3 2024 (including post-decision implementation)

Strategic Land Acquisition and Supporting Infrastructure	
Description: This initiative will involve acquiring lands for the purposes of affordable housing development with a focus on lands within the major transit station areas and working with affordable housing providers to collaborate on the delivery of affordable housing and necessary related community infrastructure.	
Current Status: IN PROGRESS	Staff are reviewing potential opportunity sites that would be satisfy the criteria for affordable housing projects.
Next Steps:	Staff will bring a report to Council on potential land acquisition opportunities in Q3 2024.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: Q4 2024

Climate Adaptation Plan	
Description: This initiative includes the development of a climate adaptation plan that will be used in the short term to inform land use policy updates for the next Official Plan.	
Current Status: IN PROGRESS	The project team has been established as part of the Official Plan project and a Request for Qualifications (RFQ) for consultant support is currently underway.
Next Steps:	The project team will work closely throughout 2024 and 2025 to advance work on this initiative.
Project Lead: Janine Oosterveld – Manager, Customer Experience and Project Management	Target Completion: Q2 2026

Housing Needs Assessment	
Description: This initiative includes the preparation of a Housing Needs Assessment for the City of Kitchener which will be used to inform housing-related initiatives and land use policy updates for the next Official Plan.	
Current Status: IN PROGRESS	The project team has been established as part of the Official Plan project and a Request for Qualifications (RFQ) for consultant support is currently underway.
Next Steps:	The project team will work closely throughout 2024 and 2025 to advance work on this initiative.
Project Lead: Lucas Van Meer-Mass – Senior Planner (Housing)	Target Completion: Q4 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

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: IN PROGRESS	The project team has been established and is developing a project charter, project milestones and key deliverables.
Next Steps:	The project team will conduct public engagement and engage consultant support through 2024.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: 2025

WARD 4 – There are no Ward 1 specific projects at this time.

WARD 5 – There are no Ward 2 specific projects at this time.

WARD 6 – There are no Ward 1 specific projects at this time.

WARD 7 – There are no Ward 2 specific projects at this time.

WARD 8 – There are no Ward 1 specific projects at this time.

WARDS 9 & 10

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: COMPLETE	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 th 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 was considered by Council on March 18 th and Growing Together was unanimously approved by Council.
Next Steps:	N/A
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q1 2024

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: COMPLETE	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 was considered by Council on March 18 th and Inclusionary Zoning was approved by Council.
Next Steps:	Staff will undertake an economic conditions assessment and report back to Council by Q4 2024.
Project Lead: Tim Donegani – Senior Planner	Target Completion: Q4 2024