

Attachment B – Housing Accelerator Fund Projects

Current Housing Accelerator Fund Projects Quarter 4, 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 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 Q4 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 formally launched in June 2024. The first 5 projects have been approved totalling 140 units, with \$1.4M now allocated.
Next Steps:	There are currently 2 applications in progress. Staff are preparing additional external communications to ensure that there is strong uptake for the program.
Project Lead: Oluseyi Ojurongbe – 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 which is now in effect. With the support of the Housing Accelerator Fund, a staff working team undertook an implementation strategy that included streamlining processes, and fall education and awareness campaign that included a Guide to Addition Dwelling Units coupled with a social media campaign, information webinars and a pop-up Planning and Building service counter at the Kitchener Farmers Market. The Guide and webinar are available on the City’s website: www.kitchener.ca/ADUs
Next Steps:	This project is now complete. Staff will continue to monitor building permit applications and seek ways to support uptake of these units through streamlining processes and public education and awareness.
Project Lead: Katie Anderl – Project Manager	Completed in 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 satisfy the criteria for affordable housing projects.
Next Steps:	Staff will bring a report to Council on potential land acquisition opportunities in Q4 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 consultants have been retained. The project team is working closely with the retained consultants to complete this initiative.
Next Steps:	The project team will continue to work closely with the retained consultants throughout 2024 and 2025 to complete 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 consultants have been retained to help deliver this work.
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 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: IN PROGRESS	Community engagement occurred throughout the summer. An RFQ process for consultant services on noise, transportation and market analysis is underway.
Next Steps:	Engage consultants for technical aspects of work to inform recommended land use and zoning.
Project Lead:	Target Completion: Q2 2025

Growing Together East (Major Transit Station Area) Planning Framework Review

Adam Clark – Senior Urban Designer
(Architecture & Urban Form)

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 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:
COMPLETE Council approved Official Plan and Zoning By-law amendments for Growing Together West in March 2024. The Official Plan amendments have been approved by the Region of Waterloo. The Zoning By-law amendment for the Protected Major Transit Station areas is under appeal.

Next Steps: Implement the Region’s modifications to Official Plan Amendment 49. A hearing to consider a motion to dismiss the appeal was held in September 2024 and staff are waiting a decision of the Ontario Land Tribunal.

Project Lead:
Adam Clark – Senior Urban Designer
(Architecture & Urban Form) With Council’s approval in March 2024, the City of Kitchener’s portion of work on Growing Together West is complete.

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 consultant was retained to update market analysis for Inclusionary Zoning. The Inclusionary Zoning Official Plan amendment has been approved by the Region.

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