

Attachment C – Significant Planning Projects (Q4 2024)

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 since 2023 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. Some geographies require additional land use study which is occurring through Kitchener 2051 – Official Plan update.
Project Lead: TBD	Target Completion: 2025/26

High Performance Development Standards	
Description: Establish a harmonized high performance development standard for new development, partnering with municipalities in Waterloo Region, under the leadership of WR Community Energy.	
Current Status: ONGOING	Initial engagement took place this spring and summer including staff, development industry, Climate Change and Environment Committee, and the community to formally launch the project and inform the discussion draft to be made available by the end of the year.
Next Steps:	Engagement on the discussion draft will occur early in 2025 to refine and development draft standards.
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. Throughout 2024 the following was accomplished: <ul style="list-style-type: none"> • Council approval of a Rental Replacement By-law • Renewal of the Lived Expertise Working Group for an additional 2 years • Initiation of a housing needs assessment • Council approval of city-wide permissions for lodging homes • The initiation of a Not-for-Profit Affordable Rental & Co-op Housing Incentive Program • Progress on developing partnerships with non-profit affordable housing providers through the strategic acquisition of lands for affordable housing projects with the support of the federal Housing Accelerator Fund (HAF)
Next Steps:	In 2025 the focus will be on advancing work on a housing needs assessment, that will work towards the Housing for All priority 7 of filling data gaps; and inform Housing for All 2.0, an inclusionary zoning assessment, and Kitchener 2051. 2025 will also see the development of Housing for All 2.0.
Project Lead: Lucas Van Meer-Maas	Target Completion: 2025+ for Housing for All implementation.

Partial Housing Accelerator Fund Initiative - Kitchener 2051 - 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	The following was accomplished through Kitchener 2051 in 2024 <ul style="list-style-type: none"> • A community working group, that is guiding engagement for Kitchener 2051 was established. Monthly meetings commenced in September. • Early engagement with equity-deserving community leaders and key city staff was completed to inform the project's community engagement plan. • A public launch was held on October 5th on Gaukel Block with over 1,200 people participating. • 5 teams of consultants were retained for technical studies and to facilitate community engagement. • Advancement of all technical studies occurred.
Next Steps:	In 2025 work will advance on: <ul style="list-style-type: none"> • Development of and engagement on different ways Kitchener can accommodate its growth to 2051. • Development of and engagement on a draft new Official Plan. • Continued dialogue with Indigenous treaty partners. • Continuation of a speaker's series.
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 September 2024 quarterly report the following Provincial legislative and policy changes were posted and reviewed by planning and other staff: <ul style="list-style-type: none"> • Additional Residential Units – updates to regulations • Enabling the use of Pay-on-Demand Surety Bonds
Project Lead: Planning Management Team	Target Completion: N/A

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 conservation 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	Development of the work plan for phase 2 is complete and focuses on improvements to both public and private tree management tools. An information report is being shared with Council during the December committee of council cycle. Community engagement on Kitchener's public tree by-law occurred throughout October and staff are reviewing the feedback.
Next Steps:	At this time it is anticipated that an updated public tree by-law will be presented to Council for their consideration in Q1 2025. Additionally, staff continue to review tree conservation tools that can and do apply to private properties. Community and stakeholder engagement is

Tree Conservation Tools Review – Phase 2	
	expected to commence in early 2025 with updated private tree conservation tools (e.g., Tree Conservation By-law; Tree Management Policy) presented to Council for their consideration in Q3 2025.
Project Lead: Gaurang Khandelwal – Planner (Policy)	Target Completion: 2024/2025

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: 2024/2025

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

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 have been finalized. Staff are working towards a recommended land use and zoning framework for Hidden Valley for Council’s consideration.
Next Steps:	Statutory public meeting and Council consideration of land use and zoning changes.
Project Lead: Carrie Musselman – Senior Environmental Planner	Target Completion: Q1 2025

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	Consultant services have been retained for noise, transportation and market analysis studies.
Next Steps:	Preliminary draft land use will be available for community and stakeholder engagement.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q2 2025

WARD 4 and WARD 5

Dundee 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.	

Dundee Secondary Plan	
Current Status: ONGOING	A public information center was held on September 12 to engage with the community about the Dundee 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 is occurring.
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 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. A decision is pending.
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 MTSA’s. 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	Staff have retained NBLC to update a market assessment. A report with recommended modifications to Kitchener’s Inclusionary Zoning framework will be considered by Council in December.
Next Steps:	In continued coordination with the cities of Cambridge and Waterloo, and Region of Waterloo, an Inclusionary Zoning Assessment will be completed in 2025.
Project Leads: Tim Donegani – Senior Planner Elyssa Pompa - Planner	Target Completion of Council report back – Q4 2024 Target Completion of Inclusionary Zoning Assessment - 2025

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.	

District Energy Business Case	
Current Status: ONGOING	Direction for the next phase of development of the district energy business case will be considered in December.
Next Steps:	Pending Council's authorization of next steps, continued advancement of district energy will occur throughout 2025.
Project Lead: Tim Donegani – Senior Planner	Target Completion: Q4 2024