

# Inclusionary Zoning Updated Market Analysis

Joint initiative between:

City of Kitchener, City of Cambridge, City of Waterloo, Region of Waterloo



Planning and Strategic Initiatives Committee  
December 2, 2024



# Background

- On March 18, 2024, Council adopted Inclusionary Zoning policies and regulations:
  - Official Plan Amendment 48
  - Amendment 2024-068 to Zoning By-law by law 2019-051; and
  - Amendment 2024-069 to Zoning By-law 85-1
- Council directed that staff prepare a report to Council before the end of 2024 on local market conditions, including engagement with the development industry.
- In Accordance with Provincial Requirements
  - Frequent monitoring built into the framework
  - Periodic assessment reports

# What We Heard

*"Both the cities of Waterloo and Kitchener Councils have committed to an IZ policy framework. Based on this and the information provided, what do you think would be a good policy response to this?"*

## **Responses:**

*Create an IZ policy using a financial model that recommends the steps and implement it based on triggers.*

*Inclusionary Zoning implementation should be delayed at least a year (or until market improves).*



# Staff Recommendation

- Amendments to the Official Plan and Zoning By-law are recommended by staff to shift commencement of Inclusionary Zoning policy to January 1, 2026
- More frequent monitoring, especially during times of tough market conditions
- Consistent with the Planning Act, Provincial Planning Statement, Region of Waterloo Official Plan and the Kitchener Official Plan