

# Staff Report



Development Services Department

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**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** March 17, 2025

**SUBMITTED BY:** Rosa Bustamante, Director, Planning and Housing Policy/City Planner, 519-783-8929

**PREPARED BY:** Gaurang Khandelwal, Planner (Policy), 519-783-8937

**WARD(S) INVOLVED:** ALL

**DATE OF REPORT:** February 25, 2025

**REPORT NO.:** DSD-2025-101

**SUBJECT:** Kitchener Growth Management Strategy: Annual Monitoring Report 2024

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## RECOMMENDATION:

For Information

## REPORT HIGHLIGHTS:

- The purpose of this report is to highlight key growth trends in the City in 2024, track the developable land supply and measure progress against density and intensification targets.
- The key findings of this report are that:
  - Although the Province is yet to confirm housing starts for 2024, it appears that Kitchener has achieved at least approximately 95% of the provincially assigned 2024 housing starts target under the Building Faster Fund.
  - Kitchener is on track to achieve the municipal housing target of 35,000 new units by 2031. In 2024, City Council has approved 3,916 units through site specific applications and staff issued final site plan approval of 1,624 units.
  - Growth remained strong in the last year with 2,558 dwelling units created.
  - A broad range of housing types were developed in 2024 with 67% as multiple dwelling types (86% of multiple dwelling units were in the form of low to mid rise buildings – representing 58% of the total units created), and 33% in single-detached, semi-detached, townhouses, duplex, triplex and detached additional dwelling types.
  - Kitchener is on track to contribute towards, and in some years exceed, its minimum annual intensification target of 60%, with 57% of residential growth within the Built-up area in 2024.
  - With comprehensive updates to land uses and zoning within Kitchener's protected major transit station areas through Growing Together West and as of right permissions for 4 units in residential areas across Kitchener as well as future opportunities to accommodate growth through land use changes as part of Kitchener 2051: Kitchener's new Official Plan, and ongoing secondary planning

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work in the Dundee area of southwest Kitchener, there continues to be sufficient opportunities to accommodate planned residential growth to 2051.

- There are no financial implications arising from this report.
- Community engagement included posting the report on City's website with the agenda in advance of the Council / Committee meeting. In addition, the monitoring report information will be presented to the Kitchener Developers Liaison Committee in March.
- This report supports the delivery of core services.

## **BACKGROUND:**

The purpose of this report is to provide Committee and Council with the Kitchener Growth Management Strategy: Annual Monitoring Report 2024 (Monitoring Report). The Monitoring Report is an action item of the 2009 Kitchener Growth Management Strategy (KGMS), which requires tracking of the general supply of land and the achievement of intensification and density targets on an annual basis.

## **REPORT:**

The KGMS provides a long-term framework for planning where and how future residential and employment growth should occur in Kitchener. To ensure that growth contributes positively to the quality of life, the KGMS coordinates the provision of infrastructure and services with new development.

The KGMS introduced a number of goals, one of which was to develop and facilitate an ongoing growth management program to manage growth-related change in an effective and co-ordinated manner (Goal 6). One of the action items of this goal is to prepare an annual monitoring report to track the supply of development opportunities and the achievement of intensification and density targets. Monitoring reports have been prepared since 2010.

This is the 15<sup>th</sup> edition of the Monitoring Report and reflects the recent changes to Provincial legislation and to the Regional Official Plan (ROP) (i.e., ROP amendment 6). It includes statistics for Protected Major Transit Station Areas and other primary intensification areas that were established in Kitchener's 2014 Official Plan. This report also tracks progress towards the City of Kitchener's [housing pledge](#) that was approved in response to a request from the Minister of Municipal Affairs and Housing, on March 20, 2023 supporting the building of 35,000 homes in Kitchener by 2031.

Highlights of the 2024 Monitoring Report are:

### *Municipal Housing Targets*

- Kitchener's Housing Pledge is 35,000 new housing units between March 2023 and 2031.
- Council approved development applications for 3,916 units in 2024, a cumulative total of 24,414 units have received Council approvals since 2022.
- Building permits were issued for 2,558 units in 2024, accounting for a total of 8,846 units since 2022.
- The Province's evaluation of the housing target is based on new housing and additional residential unit starts as provided by the Canada Mortgage and Housing Corporation (CMHC) and the new or upgraded beds in long-term care homes as provided by the Ministry of Long-Term Care. Kitchener's annual housing starts target, under the Building Faster Fund is 2,917 for 2024. Although the Province is

yet to confirm housing starts for 2024, it appears that Kitchener has achieved at least approximately 95% of the provincially assigned 2024 housing starts target under the Building Faster Fund.

- Kitchener has set the stage to achieve and potentially exceed its 2031 housing target through its planning approvals, efficient processes, investments in supporting infrastructure and updates to its planning framework.

#### *Residential Development Rates*

- The number of new dwelling units created in 2024 (2,558) is the second lowest figure in the last five years (2020-2024) after 2022 (2,303). This was expected given the state of not only the local but national and global economy.
- 67% (1,715) of the new residential units in 2024 were in the form of multiple dwellings. This was a considerable decrease compared to that in 2023 of 77% (3,068) of the new residential units in the form of multiple dwellings.
- 1,477 multiple dwelling units created in 2024 were in the form of low to mid rise multiple dwellings, representing about 58% of the total new units created.
- 594 duplex dwelling units were created in 2024, higher than the last five year average of 500 duplex dwelling units. The number of triplex dwelling units has also increased from 29 units in 2023 to 40 units in 2024.
- 22 permits were issued for Detached Additional Dwelling Units (also referred to as backyard homes) in 2024, a slight decrease compared to 2023 (27 permits) but indicating a steady increase in the last four years (2021-2024) since detached Additional Dwelling Units were first permitted in 2021.

#### *Development within Built Up Area and Designated Greenfield Area*

- Building permits issued for new residential units within the Designated Greenfield Area continue to provide a varied and balanced supply of dwelling types.
- The number of multiple dwelling building permits issued in the Built-Up Area exceed those that were issued within the Designated Greenfield Area. This is expected as higher density multiple dwellings are focused within intensification areas (e.g., Protected Major Transit Station Areas, nodes, and corridors).
- The residential intensification level (new residential construction that occurs within the Built-up Area) saw a dip in 2024 (57%). In contrast, the residential intensification level saw a spike in 2023 (69%).
- The City's 5-year average residential intensification level is 57%, which continues to be an indication that the City is on track to contribute towards, and in some years exceed, its intensification target of 60%.

#### *Urban Growth Centre (UGC) Density*

- The estimated density of the Urban Growth Centre (UGC) is 220 residents and jobs per hectare. Kitchener is on track to achieve the City's Official Plan minimum density target of 225 residents and jobs per hectare by 2031.

#### *Protected Major Transit Station Area (PMTSA) Density*

- Of Kitchener's 10 PMTSAs, the Queen and Frederick PMTSA is currently estimated to have a density of 194 residents and jobs per hectare, exceeding its minimum density target of 160 residents and jobs per hectare.

- All of Kitchener's PMTSAs will be well positioned to achieve the prescribed minimum density targets based on the current or updated zoning through the Growing Together project.

#### *Capacity for Growth*

- The City continues to have the potential to accommodate its allocated employment growth to 2051 within its urban area.
- With comprehensive updates to land uses and zoning within Kitchener's protected major transit station areas through Growing Together West and as of right permissions for 4 units in residential areas across Kitchener as well as future opportunities to accommodate growth through land use changes as part of Kitchener 2051: Kitchener's new Official Plan, and ongoing secondary planning work in the Dundee area of southwest Kitchener, there continues to be sufficient opportunities to accommodate planned residential growth to 2051.

#### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

#### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

#### **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting. In addition, monitoring report information will be presented to the Kitchener Developers Liaison Committee in March.

#### **PREVIOUS REPORTS/AUTHORITIES:**

- DTS-09-011 Kitchener Growth Management Strategy
- 2010-2024 Annual Monitoring Reports and Biennial Plans available at <https://www.kitchener.ca/en/strategic-plans-and-projects/growth-management.aspx>

**REVIEWED BY:** Natalie Goss, Manager, Policy and Research  
Tim Donegani, Senior Planner

**APPROVED BY:** Justin Readman, General Manager, Development Services

**ATTACHMENTS:** Attachment A – Kitchener Growth Management Strategy (KGMS)  
Annual Monitoring Report 2024