

Attachment B – Housing Accelerator Fund Projects

Current Housing Accelerator Fund Projects Quarter 1, 2025 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. In late 2024, Council agreed to lease a parcel of land on Wellington Street to a non-profit housing provider.
Next Steps:	Staff plan to bring a report to Council on next steps in Q2 2025.
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 continue to explore potential land acquisition opportunities.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: Ongoing

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	As part of the Official Plan project, 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. The project team has worked closely with consultants to advance work on this initiative.
Next Steps:	The final report is expected to be delivered in support of the Official Plan in Q2 2025.
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	Draft land use and zoning were tabled for community and collaborator conversations in February 2025.
Next Steps:	An Official Plan and Zoning By-law amendments will be considered by Council for decision in April 2025.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q2 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 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:	Staff continue to work with the appellant on the matters under appeal.
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 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: COMPLETE	In December Council approved an amendment to the Official Plan and Zoning By-law to commence Kitchener's inclusionary zoning framework in 2026 rather than 2025. Council also directed that staff report back by the end of 2025 on the economic conditions in Kitchener including whether any refinements on specific inclusionary zoning parameters should be adjusted.
Next Steps:	In continued coordination with the cities of Cambridge and Waterloo, and Region of Waterloo, an updated economic assessment including any refinements on specific inclusionary zoning parameter will occur throughout 2025.
Project Lead: Tim Donegani – Senior Planner	The scope of work for this HAF initiative is complete. Council directed staff to do further work outside the HAF initiative with a report back by the end of 2025.