

Attachment C – Significant Planning Projects (Q1 2025)

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: PAUSED	Zoning updates since 2023 have focused on Major Transit Station Areas which is occurring through Growing Together.
Next Steps:	As the only areas that remain in Zoning By-law 85-1 include geographic specific areas that require a land use review which is occurring through Kitchener 2051 – Official Plan update, a new comprehensive zoning by-law review will occur post decision on Kitchener 2051.
Project Lead: TBD	Target Completion: 2026/27

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	Engagement on the discussion draft including staff, development industry, Climate Change and Environment Committee, and the community is underway (February/March).
Next Steps:	Refining the draft standard based on engagement with the next phase of engagement later this year.
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 information report on the status of the Housing for All Strategy action items is being presented to committee of Council on March 17 th . This report also includes an overview of the scope of work of Housing for All 2.0.
Next Steps:	Work will advance on Housing for All 2.0. Additionally, staff are working towards reports back to Council on Kitchener’s Rental Replacement By-law, and “renovictions” by-laws for June 2025.
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	<p>The following was accomplished through Kitchener 2051 in Q1 2025</p> <ul style="list-style-type: none"> • The community working group met in January and February to learn and share thoughts and feedback on the draft big ideas and focus areas • Community pop ups at community centers occurred in January throughout the city with a focus on reaching equity denied groups • A strategic session of Council was held to hear from Council on the draft big ideas and focus areas • All technical studies are nearing completion

Partial Housing Accelerator Fund Initiative - Kitchener 2051 - New Official Plan	
Next Steps:	In 2025 work will continue to 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	There were no Provincial legislative and policy changes posted as of the date of this report that required the review/comment by planning staff.
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 conversation 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 updates on Kitchener's Public Tree By-law.
Next Steps:	At this time it is anticipated that an updated public tree by-law will be presented to Council for their consideration in Q2 2025. Additionally, staff continue to review tree conservation tools that can and do apply to private properties. Conversations with the community about the tools available to and currently used by Kitchener are planned for Q2/Q3 2025. Updates to private tree tools is expected to be presented to Council in Q4 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: Post Kitchener 2051

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	An Official Plan and Zoning By-law amendment were considered by Committee of Council in January 2025 and was subsequently deferred for a decision to May 2025.
Next Steps:	Staff will be reporting back to Committee of Council by May 2025 on the matters raised through the deferral.
Project Lead: Carrie Musselman – Senior Environmental Planner	Target Completion: Q2 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: 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 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.	
Current Status: ONGOING	City staff continue to work with landowners to advance a new land use planning framework for lands within southwest Kitchener. A full community, stakeholder, and Indigenous engagement process is occurring.
Next Steps:	Draft land use scenarios are in progress and community conversations are planned for Q2 2025.
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:
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, 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:
IN PROGRESS 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 Leads:
Tim Donegani – Senior Planner
Elyssa Pompa - Planner Target Completion: Q4, 2025 (report back per Council's direction beyond HAF initiative)