

Growing Together East

Planning and Strategic Initiatives Committee
April 14, 2025

Growing Together Is...

...the most housing-forward planning framework in Canada.

...the most flexible planning framework in Canada.

...the most complete planning framework in Canada.

Growing Together enables homes for generations to come.

Growing Together Is...

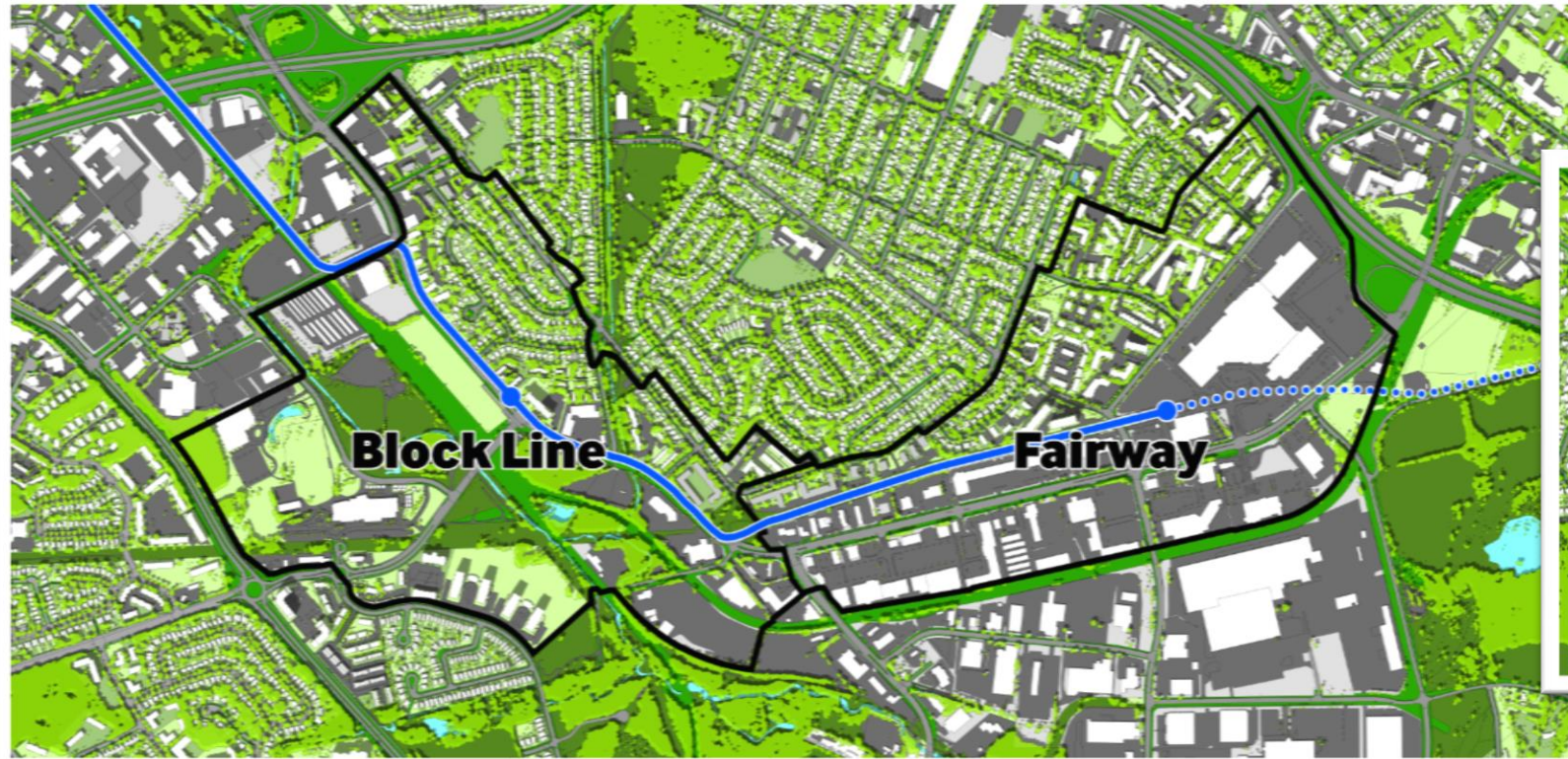
...shaped by its approachable, equitable and measurable engagement process.

...precisely calibrated to perform under real-world conditions.

...a transformative response to the housing crisis.

...is carefully balanced to uphold a high quality of life for existing and future residents.

What Are the Growing Together East PMTSAs?



This map shows the 3 of Kitchener's 10 Protected Major Transit Station Areas (PMTSAs) that form the Growing Together East Geography.

What Does Growing Together East Do?

- Continues the work begun through Growing Together West and applies Strategic Growth Area land uses and zones in the Block Line, Fairway and Sportsworld Protected Major Transit Station Areas (PMTSAs).
- Updates Kitchener's Official Plan and Zoning Bylaw; it does not alter the zoning regulations approved through Growing Together West.
- Is a key component of Kitchener's Housing Accelerator Fund application, with a commitment for implementation in Q2 2025.
- Implements Kitchener's Municipal Housing Pledge and the Enabling Missing Middle and Affordable Housing Feasibility Study.
- Is implemented in partnership with an Inclusionary Zoning By-law.
- Growing Together represents a best-fit from over 800 conversations with community members and collaborators.



How Did We Reach Out?

- Staff mailed out 4 unique postcards to all residents and landowners in the study area, at 4 key stages of the project.
- 3 newspaper ads were placed in The Record.

GROWING TOGETHER EAST
PLANNING FOR KITCHENER'S MAJOR TRANSIT STATION AREAS

To learn more about the project and participate in the process visit:
www.engagewr.ca/growingtogether

Current status:

- 1 On March 18th 2024, Kitchener City Council approved Growing Together, a new planning framework for MTSAs west of the expressway.
- 2 Staff are holding several workshops this summer to create a similar framework for the Block Line, Fairway and Sportsworld MTSAs.
- 3 Staff will develop draft materials for further consultation later in 2024. A recommendation report will go to Planning and Strategic Initiatives Committee for decision in 2025.

Next steps:

NOTICE OF A PLANNING STUDY
in your neighbourhood
Growing Together East Workshops

Join
Date:
Time:
Location:

Maps of the study area

Block Line Fairway Sportsworld

ION Stop

Map of Growing Together study area

Land Use & Zoning Growth & Change Housing

City Planning staff are engaging with the community to explore how growth and change are occurring in the system in Kitchener. Through the Growing Together East planning framework within the Block Line, Fairway and Sportsworld Station Areas. Workshops utilize a 3D-printed model of the study area. You can drop in at any time and stay as briefly or as long as you like.

To learn more, visit:
www.kitchener.ca/growingtogether

Or email:
growingtogether@kitchener.ca

NOTICE OF AN OPEN HOUSE
proposing changes to land use and zoning in Kitchener's Major Transit Station Areas

Have Your Voice Heard!
Open House
Date: Feb 20
Location: Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting

Go to kitchener.ca/meetings

- current agendas and reports (posted 10 days before meeting)
- appear as a delegation
- watch meeting

To learn more, visit:
www.engagewr.ca/growingtogether

NOTICE OF A PUBLIC MEETING
proposing changes to land use and zoning in Kitchener's Protected Major Transit Station Areas

Have Your Voice Heard!
Planning & Strategic Initiatives Committee
Date: April 14th, 2024
Location: Council Chambers
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting

Go to kitchener.ca/meetings

- current agendas and reports (posted 10 days before meeting)
- appear as a delegation
- watch meeting

To learn more, visit:
www.engagewr.ca/growingtogether

Adam Clark, Senior Urban Designer
519.783.8931
growingtogether@kitchener.ca

The City of Kitchener has prepared draft amendments to the Official Plan and Zoning By-law for the Block Line, Fairway and Sportsworld Major Transit Station Areas (MTSAs) east of the expressway as part of the Growing Together project. These amendments will introduce new land uses, zoning and holding provisions to guide growth and change in Kitchener's Block Line, Fairway and Sportsworld PMTSAs.

How Did We Reach Out?

- Staff held 9 unique engagements, meeting with more than 800 members of the community.
- Multiple email notices were also sent to members of the community, the development industry and other agencies and collaborators.
- Frequent updates were posted on the project Engage page.



What's Different About Growing Together East?

- GTE applies the Strategic Growth Area land uses and zones to properties in the Block Line, Fairway and Sportsworld PMTSAs.
- The underlying policies and regulations remain the same.
- Minor changes and additions to respond to unique conditions within the GTE PMTSAs, including:
 - New Official Plan policies to implement the recommendations of the City's Transportation, Noise and Market Analysis Studies. This ensures that as these PMTSAs evolve, they will be:
 - Well served by public transit and active transportation options, and that;
 - Important community features such as local retailers and food stores are given extra consideration.
 - A new Official Plan policy to continue to allow auto-oriented uses such as gas stations and drive-throughs as accessory uses.
 - The removal of floor-space-ratio (FSR) density *minimums* in zoning for lots over 2 hectares, which will allow the many large plaza-retail sites in the area to evolve and intensify at their own pace, over time.

Recommendations

- Staff recommend that the Official Plan Amendment be adopted and forwarded to the Ministry of Municipal Affairs and Housing for approval. The OPA;
 - Applies the Strategic Growth Area A, B and C land uses to properties within the Block Line, Fairway and Sportsworld PMTSAs.
 - Establishes a new specific policy area for these PMTSAs to ensure that City and Regional objectives for transit, transportation, retail and employment are met as these areas redevelop over time.
- Staff recommend that the Zoning Bylaw Amendments be approved. The ZBAs;
 - Apply the Strategic Growth Area 1, 2, 3 and 4 zones to properties within the Block Line Fairway and Sportsworld PMTSAs.
 - Apply holding provisions for noise and to ensure buildings do not exceed draft Airport Zoning Regulation height maximums in SGA-4 zoned areas.
 - The second ZBA brings 5 additional properties from the 85-1 bylaw into the 2019 bylaw via direct conversion.

The Most Housing-Forward Planning Framework in Canada

SGA zoning envelopes in orange. Other cities' densest zones in blue. Various real Kitchener buildings in grey.

*Approved, Unbuilt

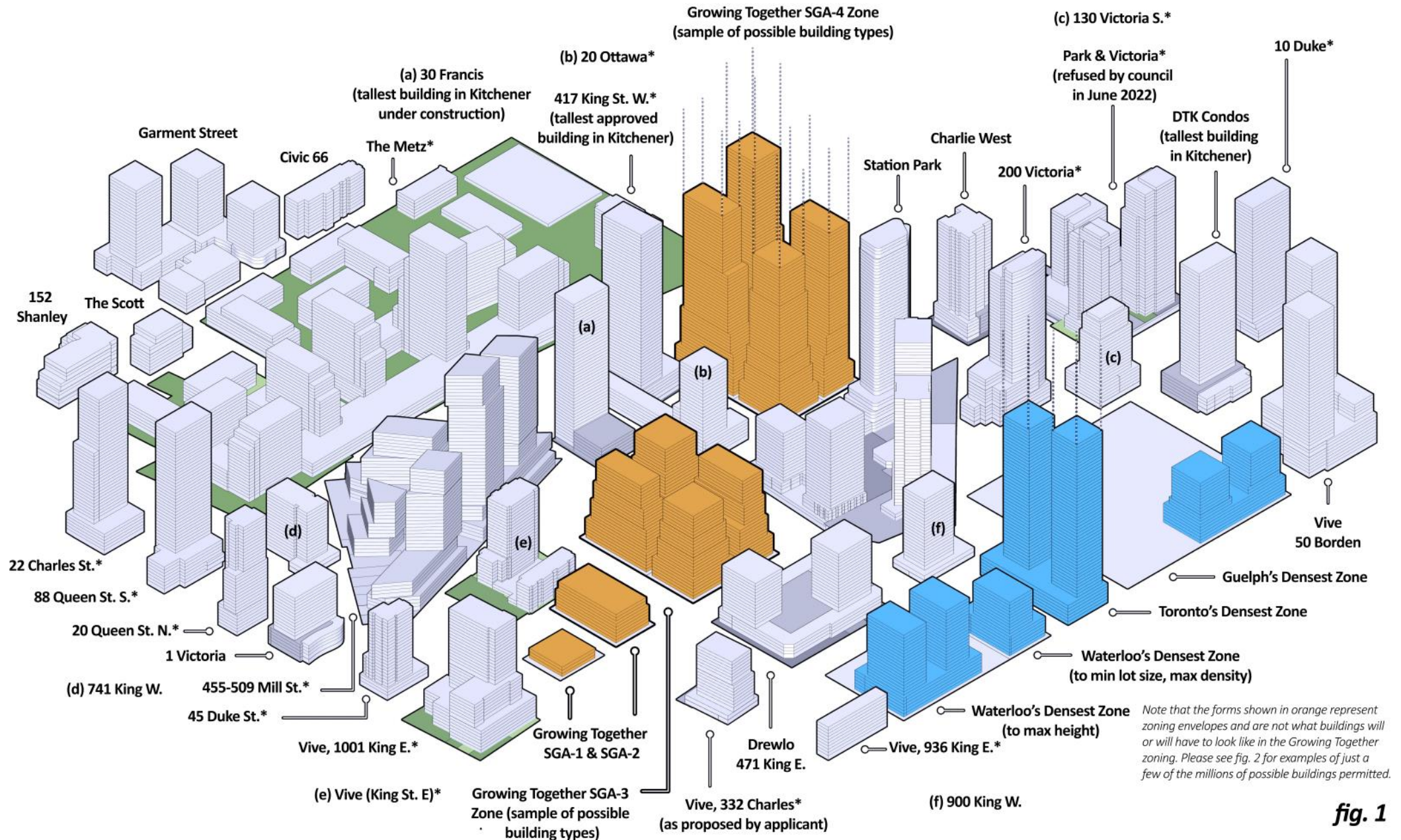


fig. 1

The Most Flexible Planning Framework in Canada

All of these building forms, and *millions more*, are possible. This is more variety than any other city in Canada.

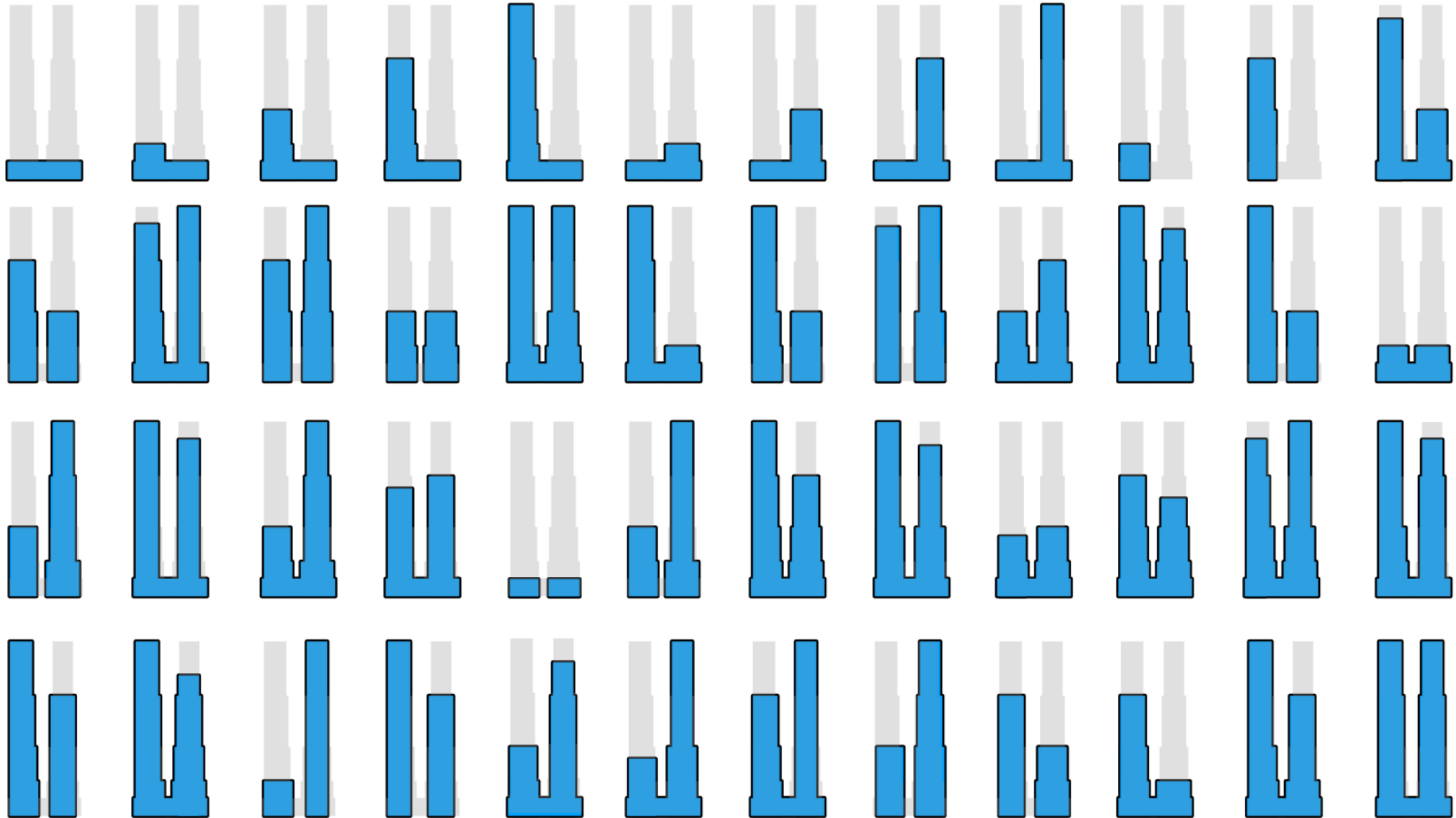


fig. 2

The Most Complete Planning Framework in Canada

Growing Together makes Kitchener the only city in Canada with zoning that achieves all of the objectives listed here.

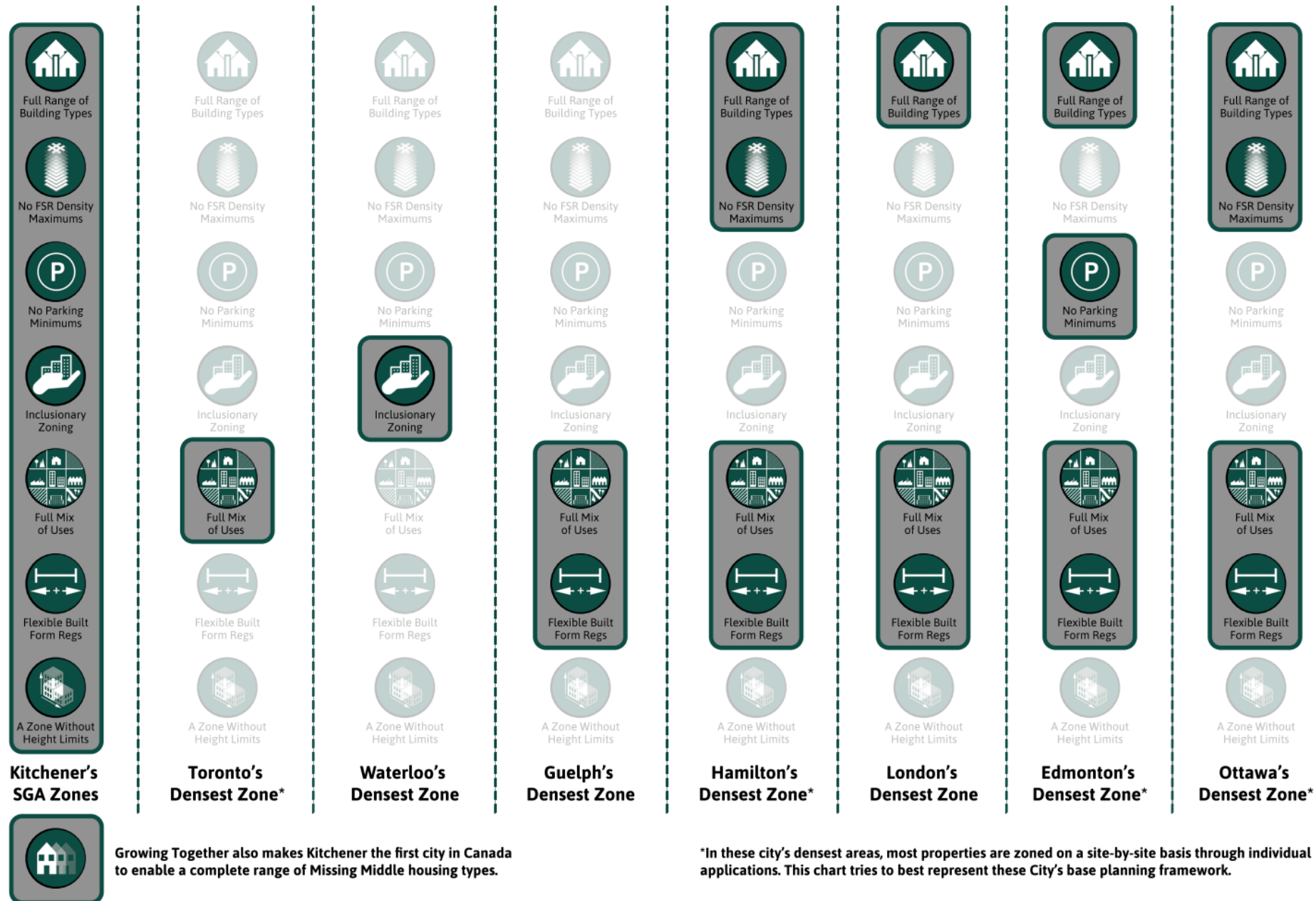
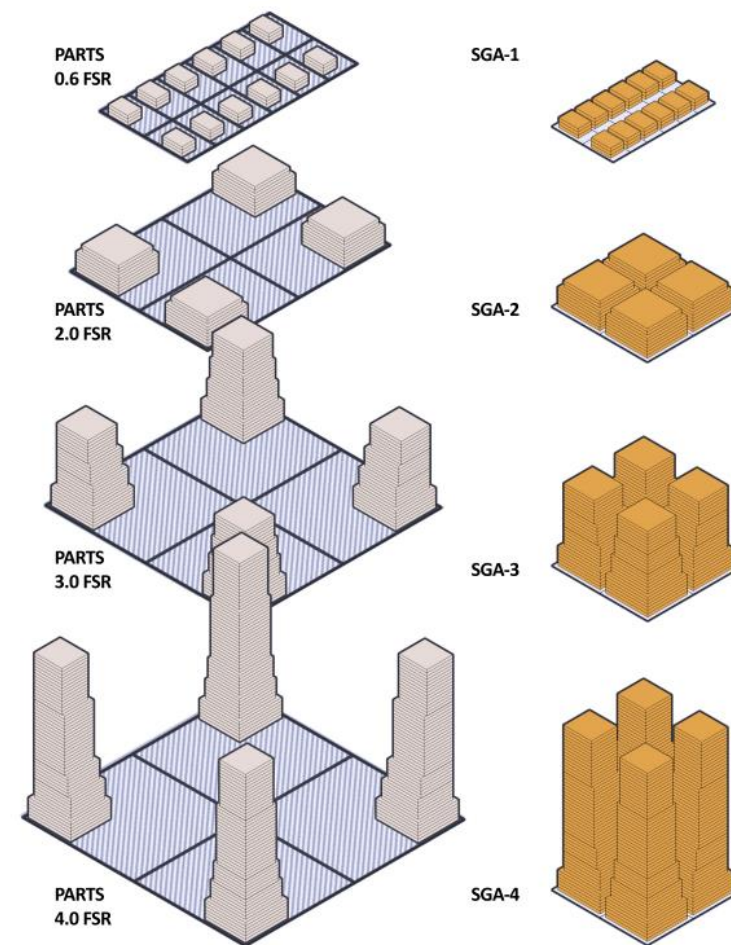
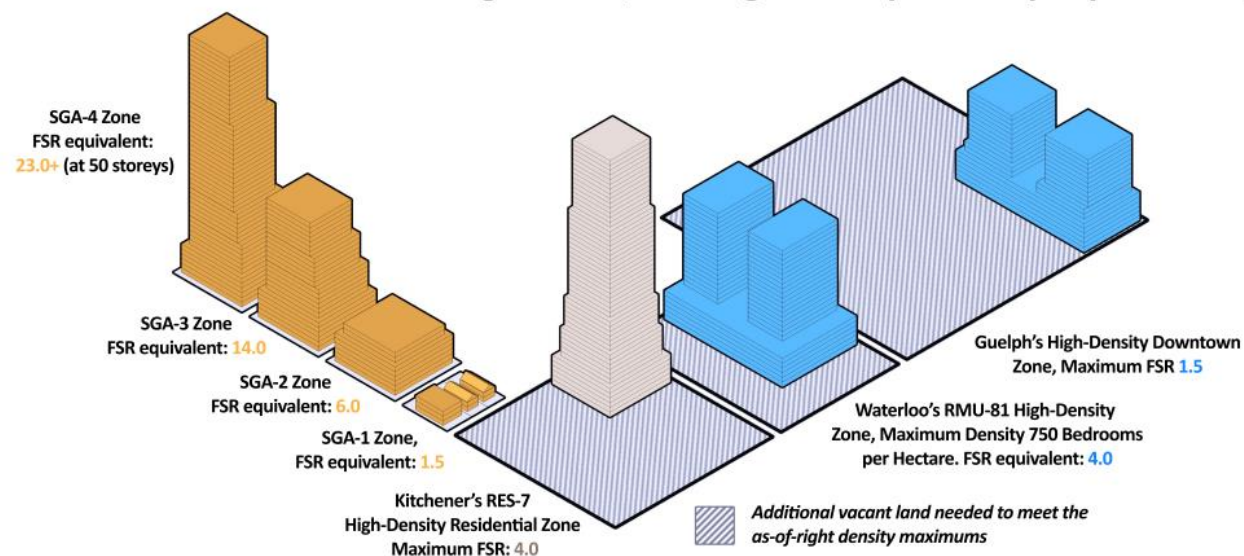


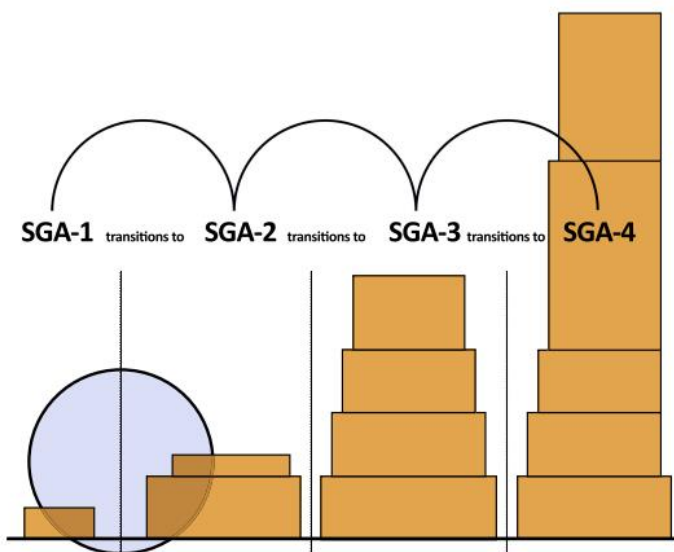
fig. 3

Removing FSR Maximums Allows a Lot More Housing on a Lot Less Land...

... but without built-form regulations, the negative impacts on people's safety, privacy and comfort could be severe.



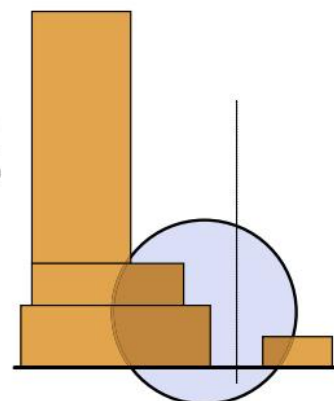
Transition regulations help ensure a balanced built-form.



One way transition is achieved is through the placement of the zones themselves, with SGA-1 next to SGA-2, which is then next to SGA-3, which is then next to SGA-4. This is achieved for more than 85% of all properties in Growing Together.

The second way transition is achieved is through a regulation that limits building height within a certain distance of a low-rise zone. This is shown on the left between a low-rise and mid-rise building.

Additional transition is applied between a low-rise and high-rise building, as shown on the right.



The above diagram compares the proposed SGA zones to their equivalent PARTS zones, *keeping the building size constant and adjusting the lot size to the required FSR.*

Growing Together fits more homes in much less space than FSR-based methods. This means buildings can be very close together. Built-form regulations like separation and setbacks help make sure that new housing is still livable.

Note that the forms shown in these diagrams represent zoning envelopes and are not what buildings will or will have to look like in the Growing Together zoning. Please see fig. 2 for examples of just a few of the millions of possible buildings permitted.