

## Attachment C – Significant Planning Projects (Q2 2025)

### CITY WIDE

<b>High Performance Development Standards</b>	
<b>Description:</b> 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: <b>ONGOING</b>	Review of engagement feedback and refinement of the draft standard is underway.
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

<b>Housing for All Implementation</b>	
<b>Description:</b> 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: <b>ONGOING</b>	A report back on Kitchener’s Rental Replacement By-law was provided for committee of council’s information on June 2 <sup>nd</sup> . A report on “renovictions” by-laws is being considered by committee of council on June 16 <sup>th</sup> . Work is advancing on Housing for All 2.0
Next Steps:	For “Renovictions” will be determined based on Council’s directions. Housing for All 2.0 work is in accordance with the project charter.
Project Lead: Lucas Van Meer-Maas	Target Completion: 2025+ for Housing for All implementation.

<b>Partial Housing Accelerator Fund Initiative - Kitchener 2051 - New Official Plan</b>	
<b>Description:</b> 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: <b>ONGOING</b>	The following was accomplished through Kitchener 2051 in Q2 2025 <ul style="list-style-type: none"> <li>• The community working group met in March, April, May and June to learn, share thoughts and host community conversations through the co-developed community conversation kits.</li> <li>• A community event and speaker series was held on April 5<sup>th</sup> on approaches to growth with a subsequent approaches to growth event held on May 1.</li> <li>• Approaches to growth were shared and conversations about them were had with Indigenous treaty partners.</li> <li>• All technical studies are nearing completion and will be available on <a href="http://www.engagewr.ca/kitchener2051">www.engagewr.ca/kitchener2051</a> in June.</li> <li>• Early drafting on a new Official Plan commenced.</li> </ul>
Next Steps:	In 2025 work will continue to advance on: <ul style="list-style-type: none"> <li>• Development of and engagement on a draft new Official Plan.</li> <li>• Continued dialogue with Indigenous treaty partners.</li> <li>• Continuation of a speaker’s series.</li> </ul>
Project Lead: Tim Donegani – Senior Planner John Zunic – Senior Planner	Target Completion: 2026

<b>Provincial legislation, policies, plans review</b>	
<b>Description:</b> 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: <b>ONGOING</b>	Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025 was tabled in May 2025 and includes changes to the Planning Act related to complete application requirements, limiting the scope of studies that can be required, and “as of right” permissions for certain minor variances. Staff continue to review Bill 17 implications and opportunities. Bill 5: Protect Ontario by Unleashing our Economy Act was tabled in April 2025 and includes changes to various pieces of legislation including the Ontario Heritage Act, Endangered Species Act, and the introduction of a new act the Special Economic Zones Act, 2025.Regarding planning matters, Bill 17 seeks to introduce special economic zones to speed up vetted projects to enable faster permitting and simplified requirements for trusted proponents. Changes to the Endangered Species Act may have impacts on how and who reviews environmental studies related to development applications or permits needed for construction projects.
Project Lead: Planning Management Team	Target Completion: N/A

<b>Tree Conservation Tools Review – Phase 2</b>	
<b>Description:</b> 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: <b>ONGOING</b>	Updates on Kitchener’s Public Tree By-law are being considered by committee of council on June 2 <sup>nd</sup> .
Next Steps:	Staff continue to review tree conservation tools that can and do apply to private properties. Conversations with the community and collaborators about the tools available to and currently used by Kitchener are planned for 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

<b>Urban Design Manual Review – Part C</b>	
<b>Description:</b> 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: <b>ONGOING</b>	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

<b>Hidden Valley Secondary Plan</b>	
<b>Description:</b> 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: <b>COMPLETE</b>	On May 26 <sup>th</sup> Council approved Official Plan and Zoning By-law amendments to update land use and zoning for the Hidden Valley Community. A notice of decision was issued and the appeal period is ongoing.
Next Steps:	None.
Project Lead: Carrie Musselman – Senior Environmental Planner	<b>COMPLETE</b>

<b>Housing Accelerator Fund Initiative - Growing Together East (Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> 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: <b>COMPLETE</b>	On May 5 <sup>th</sup> Council approved Official Plan and Zoning By-law amendments to update land use and zoning for Kitchener's Block Line, Fairway, and Sportsworld PMTSAs. A notice of decision was issued and the appeal period is ongoing.
Next Steps:	None.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	<b>COMPLETE</b>

<b>Housing Accelerator Fund Initiative - Inclusionary Zoning*</b>	
<b>Description:</b> 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: <b>IN PROGRESS</b>	Staff are in the preliminary stages of an updated economic assessment to inform potential refinements on specific inclusionary zoning parameter.
Next Steps:	A report to Council is targeted for December 2025.
Project Leads: Elyssa Pompa - Planner	Target Completion: Q4, 2025 (report back per Council's direction beyond HAF initiative)

**\*This initiative also applies to the Protected Major Transit Station Areas in Wards 9 and 10**

**WARD 4 and WARD 5**

<b>Dundee Secondary Plan</b>	
<b>Description:</b> 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.	
<b>Current Status: ONGOING</b>	Land use scenarios were shared at a public information center on May 28 <sup>th</sup> and are available for review and comment at <a href="http://www.engagewr.ca/dundeesecondaryplan">www.engagewr.ca/dundeesecondaryplan</a> . Conversations with Indigenous partners have occurred on the land use scenarios and evaluation criteria.
<b>Next Steps:</b>	The land use scenarios will be evaluated and a preferred alternative selected that will inform the drafting of a Dundee Secondary Plan which is anticipated to be tabled for community and collaborator conversations in the fall.
<b>Project Leads:</b> Carrie Musselman – Senior Environmental Planner Gaurang Khandelwal – Planner (Policy)	<b>Target Completion:</b> Q4 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.

**WARD 9** – There are no Ward 9 specific projects at this time.

**WARD 10** – There are no Ward 10 specific projects at this time.