

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: September 8, 2025

SUBMITTED BY: Rosa Bustamante, Director of Planning and Housing Policy / City Planner, 519-783-8929
Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

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WARD(S) INVOLVED: All

DATE OF REPORT: August 21, 2025

REPORT NO.: DSD-2025-364

SUBJECT: Quarterly Report (Q3) - Planning and Housing Policy Division & Development and Housing Approvals Division - Significant Planning Applications, Policy Projects, Affordable Housing Projects, and Housing Pledge Update

RECOMMENDATION:
For information.

REPORT HIGHLIGHTS:

- The purpose of this report is to provide an update on significant development applications, policy projects, affordable housing projects and significant projects to streamline and remove barriers as well as the City's housing pledge update. Not all work that is currently being undertaken by the Planning and Housing Policy, and Development and Housing Approvals Divisions is captured in this report, rather a snapshot of significant work is captured.
- Planning staff provide a quarterly update report every March, June, September, and December of each year of all current significant development applications. It is important to be providing greater transparency on significant development applications with the community and Council.
- The key findings of this report include:
 - Since signing the Housing Pledge in March 2023, Kitchener Council has approved Official Plan Amendment and/or Zoning By-law Amendment applications for projects which propose 16,141 dwelling units (46.1% of housing pledge), Planning staff have issued final site plan approval for 5,362 dwelling units and building staff have issued building permits for 6,985 dwelling units.
 - Six initiatives associated with the Housing Accelerator Fund (HAF) have received a Council decision: Growing Together West and Growing Together East, Inclusionary Zoning, Enabling 4 Units, the Affordable Rental and Co-op Housing Incentives Pilot

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

Program, and endorsement of the land transaction to donate a City-owned parcel at River Road and Ottawa Street North for affordable owner-occupied units. The City has also acquired land in the downtown to construct a mixed use site with a fire station and a residential component. In June, 2025, the City completed a Housing Needs Assessment which is one of the HAF initiatives and a requirement of the HAF program. The remaining initiatives are underway with various milestones anticipated over the coming months. The City is currently developing an Affordable Housing Community Improvement Plan that will bring a range of affordable and missing-middle housing types to the housing market by surmounting the financial barriers that stand in the way of financial feasibility.

- The Affordable Rental and Co-op Housing Incentives Pilot Program has awarded \$2.06 million in funding among eight projects to date.
- Extensive work continues to streamline development approvals, meet provincially mandated timelines and support excellent customer service with the current priority as site plan folder updates and preparation for the public portal.
- There are no financial implications with this report.
- Community engagement is undertaken for each development application and project, which varies for each.
- This report supports the delivery of core services.

REPORT:

Since December of 2021, Planning staff have provided a quarterly update report every March, June, September, and December of all current significant development applications. This report, and future quarterly reports, include the following:

- Progress and next steps for Kitchener's Housing Accelerator Fund initiatives;
- Progress and next steps for major planning policy projects;
- A summary of development applications that include affordable housing;
- Updates on significant initiatives to remove barriers and streamline processes to support the development of housing;
- Housing Pledge reporting - Development application data required to be reported under a new Provincial regulation – Ontario Regulation 73/23 – Municipal Planning Data Reporting.

It is important to be providing greater transparency on significant development applications with the community and Council. Attached to this report, the Significant Planning Applications Quarterly Report provides a summary of the current Planning applications under review at the time of the preparation of this report (Attachment A).

The current significant development applications section includes Subdivision, Official Plan Amendment, and Zoning By-law Amendments that have not received final approval. These are the bulk of the applications that Planning staff consult with the community on an application specific basis. Significant development applications include property specific proposals as well as new greenfield communities (subdivisions). Additional details on the development applications can be found using the online mapping tool available at www.kitchener.ca/planningapplications.

Kitchener's Housing Accelerator Fund Initiatives

In November 2023 Kitchener was awarded \$42.4 million, payable in 4 annual installments, as part of the Federal government's Housing Accelerator Fund to help deliver more affordable housing in our community. An additional initiative was approved by the Federal Government in March 2025 awarding Kitchener an additional \$4.24 million.

Ten action plan initiatives are part of Kitchener's Housing Accelerator Fund and they include the delivery of:

- Growing Together West: planning framework updates in Kitchener's western protected major transit station areas;
- Growing Together East: planning framework updates in Kitchener's eastern protected major transit station areas;
- Growing Together West Inclusionary Zoning;
- Affordable Housing Construction Offset on City-Owned Lands Incentive
- Not-for-Profit Affordable Rental and Co-op Housing Incentive Pilot;
- Enabling 4 Units – additional dwelling unit implementation;
- Strategic land acquisition and supporting infrastructure;
- A climate adaptation plan as an input into Kitchener's new Official Plan;
- A housing needs assessment; and,
- Affordable Housing Community Improvement Plan

Attachment B provides a description of each initiative, status, next steps and target completion.

Major Planning Projects

There are currently 10 planning projects underway or that have been recently completed spanning a wide range of topics. These include:

- High Performance Development Standards
- Housing for All implementation / Housing for All 2.0
- Kitchener 2051 - New Official Plan
- Review of Provincial legislation, policies and plans
- Tree Conservation Tools Review
- Urban Design Manual Review
- Growing Together (Major Transit Station Area) Planning Framework review – East MTSAs
- Inclusionary Zoning
- Dundee Secondary Plan

Attachment C provides a description of each project, status, next steps, and target completion.

Development Applications – Affordable Housing

With a strong focus on the housing crisis, this report also includes a summary of the 2025 current projects that include affordable housing, that are either under review, have received approvals this year to start construction or are under construction. To address provincial directives, streamline development approvals and support excellent customer service, the report also provides an update on significant process improvements underway in 2025 (Attachment D).

Housing Pledge Reporting

As part of the More Homes for Everyone Act, 2022 (Bill 109), the Planning Act was amended to give the Minister of Municipal Affairs and Housing the authority to require municipalities to report information on planning matters (Section 64). On April 6 2023, the Province implemented [Ontario Regulation 73/23 - Municipal Planning Data Reporting](#) requiring Ontario's largest and fastest-growing municipalities, which includes the City of Kitchener, to report development application information on a quarterly basis (as per Schedule 2 of the regulation) and additional information on an annual basis (as per Schedule 3 of the regulation). In January 2025, the province amended Ontario Regulation 73/23 introducing new reporting requirements, including a new quarterly summary report (as per Schedule 4 of the regulation) which is required to be posted and maintained on a municipality's website for five years.

The City's quarterly report data includes the following development application types:

- Official Plan Amendments,
- Zoning By-law Amendments,

- Site Plan Applications,
- Minor Variances,
- Land Severances (Consents),
- Plan of Subdivisions,
- Plan of Condominiums,
- Community Infrastructure and Housing Accelerator Orders, and
- Minister's Zoning Orders

The report data must include the following:

- application identifiers (application ID and address);
- application details, as applicable (date application submitted, date application deemed complete, application status, date of withdrawal, date of decision, date of adoption/passing, date of registration, number of suggested future residential units/lots);
- heritage information for the subject property as applicable (listed under section 27 (3) of the Ontario Heritage Act, designated to be of cultural heritage value or interest, subject to easement or covenant under Section 37 of the Ontario Heritage Act, within a heritage conservation district area); and,
- appeal information if applicable (third party appeal, type of appeal, date of appeal, date of appeal decision).

The data gathered by the Province is being used to measure progress towards various Housing Supply Action Plan commitments and will also provide the information needed to support informed, evidence-based decisions around housing and planning policy. The regulation also complements the Province's initiative of developing standards and achieving consistency for exchange of data required for development applications.

The City of Kitchener has submitted quarterly development application data to the Province since June 2023. The Q2 2025 quarterly planning data report to the Province is attached to this report (Attachment E).

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.

CONSULT – Significant development application specific engagements are undertaken for Official Plan Amendment, Zoning By-law, and Subdivision applications. Engagement includes mailing postcards to property owners and occupants of all buildings within 240 metres of the subject lands, publishing a newspaper notice when the application is first circulated and when the statutory public meeting is scheduled, as well as informal community meetings including Neighbourhood Meetings and/or site walks. A large plain language sign is also posted on the property.

For planning policy projects, community engagement plans are developed and implemented to ensure fulsome, tailored engagement occurs early and throughout each project at a level commensurate with the scope of the project.

PREVIOUS REPORTS/AUTHORITIES:

There are no previous reports/authorities related to this matter.

APPROVED BY: Justin Readman – General Manager, Development Services

ATTACHMENTS:

- Attachment A – Significant Planning Applications Quarterly Report (Q3 2025)
- Attachment B – Housing Accelerator Fund Projects (Q3 2025)
- Attachment C – Significant Planning Projects (Q3 2025)
- Attachment D – Affordable Housing and Significant Streamlining Projects (Q3 2025)
- Attachment E – Provincial O.Reg 73/23 Q2 2025 Quarterly Planning Data Report