

Attachment B – Housing Accelerator Fund Projects

Current Housing Accelerator Fund Projects Quarter 3, 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 the land lease decision in Q3 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 8 projects have been approved totalling 206 units, with \$2.06M now allocated. Staff hosted a webinar in June to raise awareness of the program to ensure continued uptake for the program.
Next Steps:	There is currently 1 application in progress.
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:	Completed in Q3 2024 (including post-decision implementation)

Enabling 4 Units
Katie Anderl – Project Manager

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 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 consultants have completed the background study.
Next Steps:	The background study will be used to inform climate adaptation policies for Kitchener's new Official Plan.
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: COMPLETE	The Housing Needs Assessment is nearing completion and is targeted to be available on the Kitchener 2051 engage page in June 2025.
Next Steps:	The Housing Needs Assessment will be used to inform housing policies for Kitchener's new Official Plan as well as Housing for All 2.0. The Housing Needs Assessment was completed in June 2025.
Project Lead: Lucas Van Meer-Mass – Senior Planner (Housing)	Completed in Q2 2025

Affordable Housing Community Improvement Plan (new initiative)	
Description: This initiative includes the preparation of a Community Improvement Plan for the City of Kitchener 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.	
Current Status: IN PROGRESS	Program options are currently being evaluated and engagement planning initiated.
Next Steps:	Staff will be preparing a draft program to prepare for formal public engagement in the fall.
Project Leads: Oluseyi Ojorongbe – Project Manager (Planning) Elyssa Pompa - Planner	Target Completion: Q4 2026

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: COMPLETE	On May 5 th 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)	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	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 – 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 – The Growing Together West initiative was completed in March 2024.