

Attachment C – Significant Planning Projects (Q3 2025)

CITY WIDE

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	Staff are currently evaluating the implications of Bill 17 on the project.
Next Steps:	See above.
Project Lead: Janine Oosterveld, Manager Customer Experience & Project Management	Target Completion: 2025

Housing for All Implementation/Housing for All 2.0	
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	The 2025 Housing Needs Assessment is complete and being used to inform new Official Plan policies and the next iteration of Housing for All (Housing for All 2.0). Early work on Housing for All 2.0 has commenced. Based on Council's direction in June 2025, Housing for All 2.0 will include continued relationship building and preparation of education materials in the space of evictions.
Next Steps:	Continued advancement of Housing for All 2.0.
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	All the technical supporting studies for the new Official Plan have been completed. Consultation on approaches to growth, big ideas and draft policy directions occurred throughout the spring. Dialogue has continued with Indigenous rights holders. A preferred approach to growth was endorsed by Council to continue to advance the next stages of Kitchener 2051.
Next Steps:	<ul style="list-style-type: none"> Engagement on a draft new Official Plan. Continued dialogue with Indigenous rights holders. 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	Proposed updates to the "Projection Methodology Guideline" that supports the implementation of the Provincial Planning Statement was released on August 12 for comment. Staff are currently reviewing this technical guidance document.
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	Updates on Kitchener's Public Tree By-law are now in effect. Staff continue to review the tree conservation tools that can and do apply to private properties.
Next Steps:	Conversations with the community and collaborators about the tools available to and currently used by Kitchener are planned for Q3/Q4 2025. Updates to private tree tools is expected to be presented to Council in Q4 2025 or early 2026.
Project Leads: Carrie Musselman/Barbara Steiner – Senior Environmental Planner	Target Completion: 2025/2026

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: PAUSED	Internal review of existing standards to understand opportunities for improvement.
Next Steps:	Draft updates to urban design standards and stakeholder engagement.
Project Lead: TBD	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

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: 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 on the zoning by-law amendment. One appeal was received. The Official Plan amendment is currently with the Province for decision.
Next Steps:	Providing support as needed to the Province for a decision on the Official Plan amendment.
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 MTSAs. 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, with the support of consultants, to inform potential refinements on specific inclusionary zoning parameters.
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

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	The land use scenarios are being evaluated and a preferred alternative selected that will inform the drafting of a Dundee Secondary Plan.
Next Steps:	<ul style="list-style-type: none"> • Continued dialogue with Indigenous rights holders. • Community conversations on a preferred land use scenario • Continued Secondary Plan drafting
Project Leads: Carrie Musselman – Senior Environmental Planner Gaurang Khandelwal – Planner (Policy)	Target Completion: Q1 2026

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.