

Enabling Four Units: Follow Up Report

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Planning & Strategic Initiatives Committee
October 27, 2025

What was approved?

- Official Plan and Zoning By-law Amendments approved in March 2024 (came into full effect in June 2024).
 - new regulations permit up to 4 dwelling units on lots that permit a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit.
 - changes to regulations increased the number of lots eligible for up to 4 units to 41,451
- The purpose of this report is to provide an update on the uptake of additional dwelling units (ADUs) following approval of new zoning regulations in 2024.

Enabling Four Units

- Supports the City in achieving housing objectives
 - implementing Kitchener's Municipal Housing Pledge
 - implementing the Enabling Missing Middle and Affordable Housing Feasibility Study
 - is a key action of the City's Housing Accelerator Fund application

Result of New Regulations

- Meaningful increase in the number of triplexes and fourplexes:
 - 22 building permits issued for **fourplexes**, resulting in **60 new dwelling units** (newly permitted - 3 in previous year as multiples)
 - 45 building permits issued for **triplexes**, resulting in **66 new dwelling units** (20 in previous year)
 - 4 building permits issued for **2-unit backyard homes**, resulting in **8 dwelling units** (newly permitted)

What We Heard



A survey for the general public, homeowners and builders constructing ADUs was available on Engage Kitchener from July 14 – August 4, 2025



288 Responses were received:

- 38 homeowners or builders adding ADUs
- 250 residents providing general feedback



A City-led Builder Workshop was held August 27th, 2025 focusing on the proposed Affordable Housing Community Improvement Plan and incentives for ADUs

Next Steps

- increase knowledge and understanding of ADUs within the community
- monitor regulations related to ADUs such as on-site parking demands
- develop information to support landlords and a Landlord-Tenant Forum
- consider financial incentives for ADUs through the Affordable Housing Community Improvement Plan
- develop a 'pre-submission' process to provide early feedback on ADU projects
- support use of the CMHC Housing Design Catalogue
- promote use of the 'Guide to Additional Dwelling Units'
- add the Zoning Certificate to the public portal in 2026

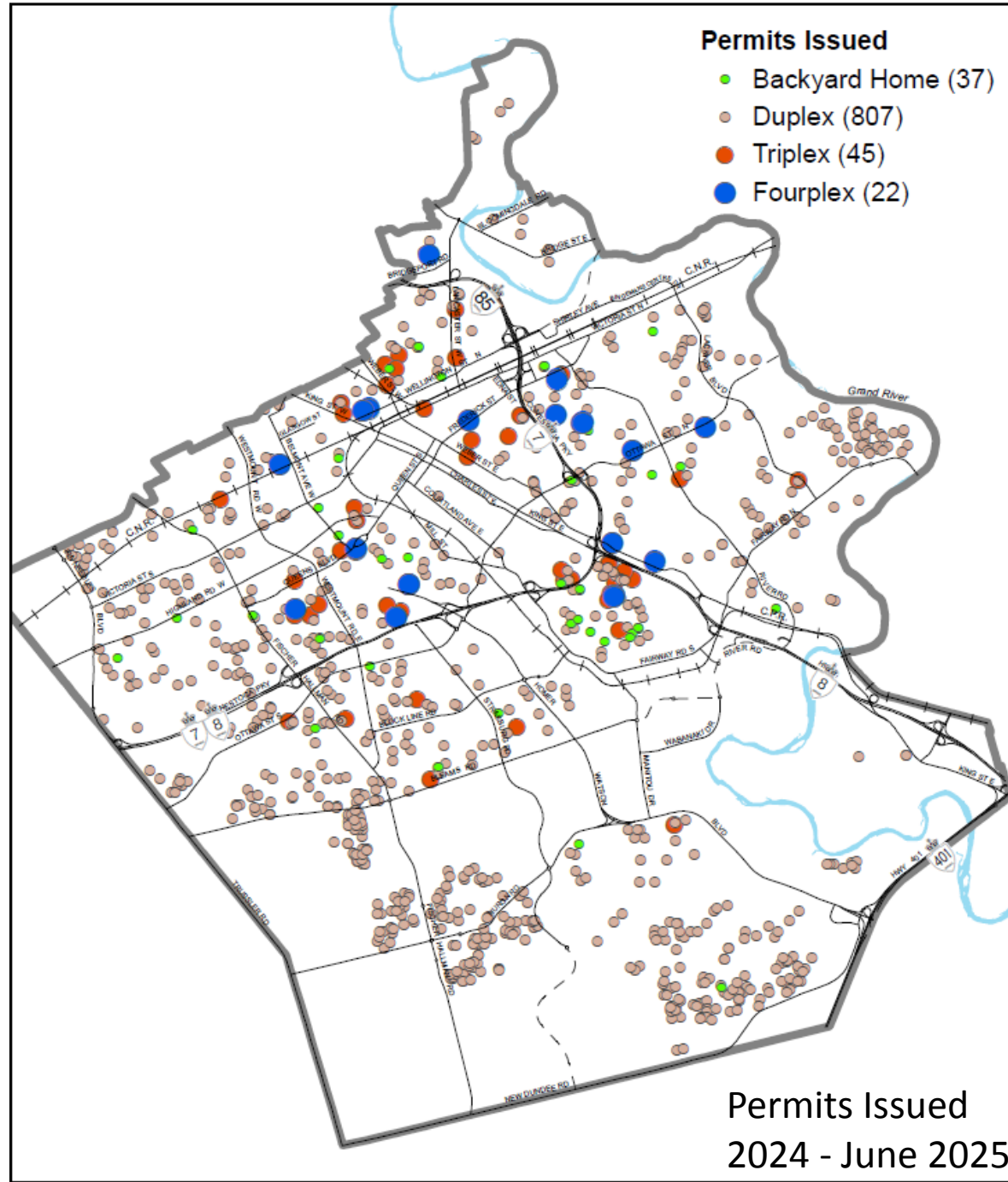
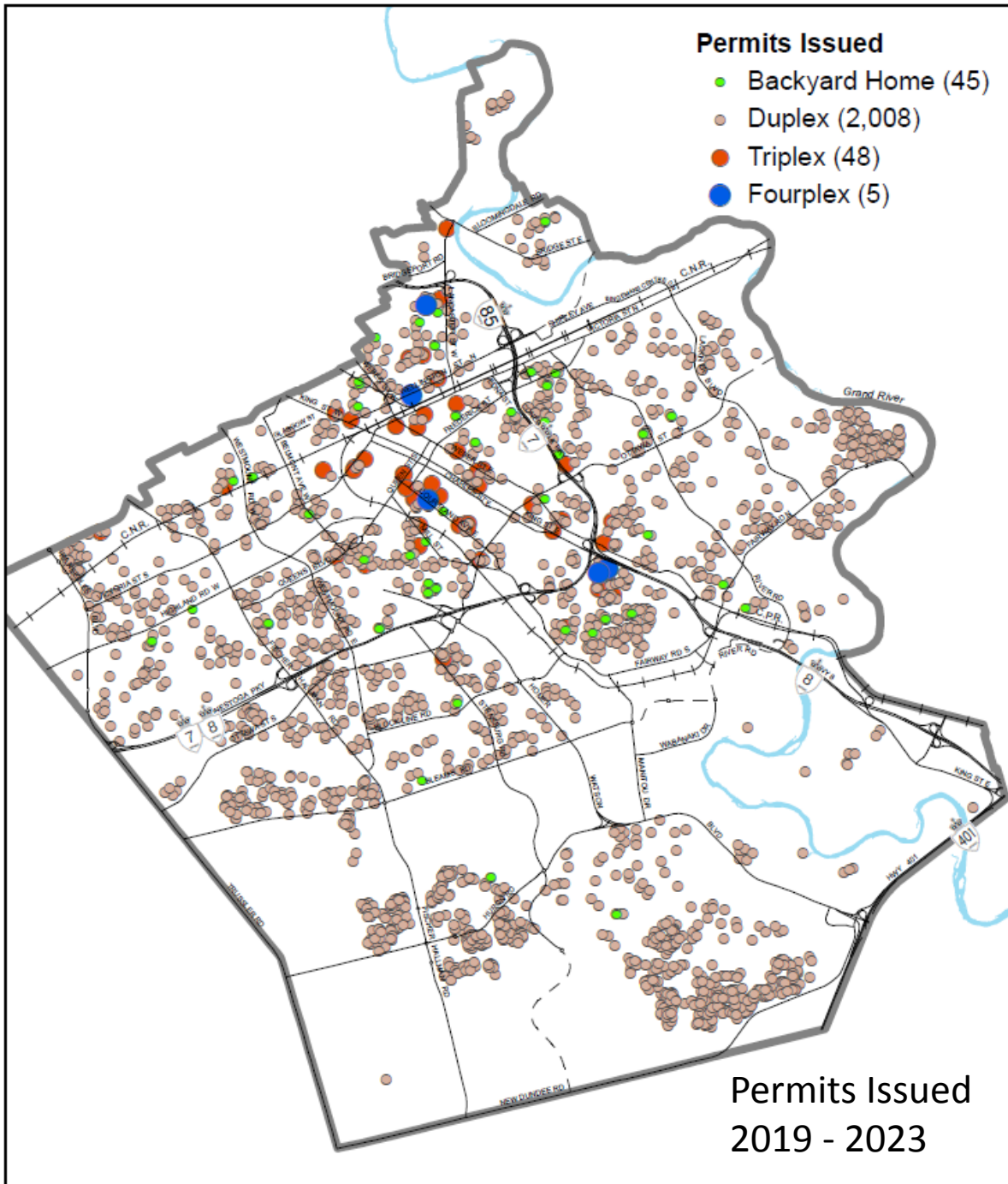
Examples of Fourplexes



Examples of Four Units on a Lot



Thank You



Building permits issued for Additional Dwelling Units in Kitchener, 2019-2025

Year	Duplex (1 ADU attached)	Triplex (2 ADUs attached)	Fourplex (4 ADUs attached)	Backyard Home (1 – 2 ADUs detached)
2019	201 (211 units)	3 (6 units)	1 (1 unit)	-
2020	276 (285 units)	6 (9 units)	-	-
2021	368 (381 units)	9 (10 units)	1 (1 unit)	4 (4 units)
2022	517 (542 units)	10 (11 units)	-	14 (14 units)
2023	646 (670 units)	20 (29 units)	3 (6 units)	27 (27 units)
2024	569 (595 units)	28 (40 units)	14 (36 units)	21 (22 units)
2025 (Jan-Jun)	235 (245 units)	17 (26 units)	8 (24 units)	15 (18 units)

Building Permits issued for ADUs on lots with widths less/greater than 13.1 m

	Lot width less than 13.1 m	Lot width more than 13.1 m	Total Building Permits
Backyard Homes	11 (31%)	25 (69%)	36
Triplexes	24 (53%)	21 (47%)	45
Fourplexes	8 (36%)	14 (64%)	22
	43 (42%)	60 (58%)	103