

Staff Report

Development Services Department



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REPORT TO: Community & Infrastructure Services Committee

DATE OF MEETING: October 4, 2021

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WARD(S) INVOLVED: ALL

DATE OF REPORT: September 23, 2021

REPORT NO.: DSD-2021-164

SUBJECT: Kitchener Growth Management Strategy 2021 Annual Monitoring Report

RECOMMENDATION:

THAT Report DSD-2021-164 Kitchener Growth Management Strategy 2021 Annual Monitoring Report be submitted to the Regional Municipality of Waterloo in fulfillment of Clause 22.1 of the Administrative Agreement between the City of Kitchener and the Region regarding delegated approval authority.

BACKGROUND:

The purpose of this report is to provide Committee and Council with the Kitchener Growth Management Strategy 2021 Annual Monitoring Report (Monitoring Report). The Monitoring Report is an action item of the 2009 Kitchener Growth Management Strategy (KGMS), which requires tracking of the general supply of land and the achievement of intensification and density targets on an annual basis.

REPORT:

The KGMS provides a long-term framework for planning where and how future residential and employment growth should occur in Kitchener. To ensure that growth contributes positively to quality of life, the KGMS coordinates the provision of infrastructure and services with new development. The 2009 KGMS goals and actions support the Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Regional Growth Management Strategy (RGMS).

The KGMS introduced a number of goals, one of which was to develop and facilitate an ongoing growth management program to manage growth-related change in an effective and co-ordinated manner (Goal 6). One of the action items of this goal is to prepare an annual monitoring report to track the supply of development opportunities and the achievement of intensification and

density targets. This is also a requirement of the Growth Plan and the Regional Official Plan. Monitoring reports have been prepared annually since 2010.

The 2021 Monitoring Report (Appendix A) provides a summary and assessment of growth within the Built-up Area (intensification areas) and Designated Greenfield Area of the city over the past year (June 2020 to June 2021).

Highlights of the 2021 Monitoring Report Include:

Residential Development Rates in 2020

- The number of new dwelling units created in 2020 (3,803) increased slightly from 2019 (3,627). This is the highest year for new units created through buildings permits in the last 30 years.
- 66% of the new residential units were in the form of multiple dwellings.

Urban Growth Centre (UGC) Density

- The estimated density of the Urban Growth Centre (UGC) is 212 residents and jobs per hectare. Kitchener continues to be well on its way to achieving the City's Official Plan minimum target of 225 residents and jobs per hectare by 2031.

Built Up Area and Designated Greenfield Area Development (June 2020 and June 2021)

- The intensification level over the past year (new residential construction that occurs within the Built-up Area) is 67%. This intensification level is second only to the 75% intensification rate achieved in the last reporting period.
- Although the total number units increased this year compared to last, there were fewer units within the Built-up Area this year than last.
- Over the next several years, it is expected that the intensification level will decrease as lands within Kitchener's Designated Greenfield Area (i.e. newer subdivision areas) build out. The City's 5-year average intensification level is 56%, which exceeds Region of Waterloo's target of 45%. This continues to be an indication that the City is on track to contribute towards, and in some years exceed, the Region-wide minimum intensification target.
- Building permits issued for new residential units between June 2020 and June 2021 within the Designated Greenfield Area continue to provide a varied and balanced supply of dwelling types.
- The number of multiple dwelling building permits issued in the Built-Up Area far exceed those that were issued within the Designated Greenfield Area. This is expected as higher density developments are focused in intensification areas identified on the Urban Structure.
- The number of new duplex units has increased rapidly in recent years up to 370 during this reporting period.
- No permits were issued for Detached Additional Dwelling Units (also referred to as backyard homes) in June-June reporting period - the first backyard home permits were issued in August 2021. Staff will report on the number of new backyard homes next year.

Capacity for Growth

- The City continues to have the potential to accommodate its current allocated population and employment growth within its urban area.

Future of City's Growth Management Program

- It is anticipated that the City's growth management program, including the strategy, framework and dynamic tracking and monitoring system, will be updated in future years to reflect: recent changes to provincial legislation; updates to the Region's Official Plan following the completion of their Official Plan Review (currently underway); and, subsequently the City's next Official Plan review which will follow. Progress towards minimum density targets for Major Transit Station Areas (MTSAs) will be a key component of a revised growth monitoring program.
- This report includes interim density estimates for the MTSAs. Most are well below their expected 60 residents and jobs per hectare minimum density target.

In conclusion, the 2021 Monitoring Report demonstrates that Kitchener continues to be well positioned to accommodate growth, achieve identified targets, and meet Provincial and Regional requirements.

STRATEGIC PLAN ALIGNMENT:

Delivery of Core Services

FINANCIAL IMPLICATIONS:

There are no new or additional capital budget requests with this recommendation.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting. In addition, growth monitoring report information was shared with the Waterloo Region Home Builders Kitchener Development Liaison Committee ahead of this meeting.

PREVIOUS REPORTS/AUTHORITIES:

- DSD-20-157 Kitchener Growth Management Strategy Annual Monitoring Reports 2020
- DSD-19-206 Kitchener Growth Management Plan 2019-2021
- DTS-09-011 Kitchener Growth Management Strategy
- 2010-2019 Annual Monitoring Reports and Biennial Plans available at <https://www.kitchener.ca/en/strategic-plans-and-projects/growth-management.aspx>

ACKNOWLEDGED BY: Justin Readman - General Manager, Development Services

ATTACHMENTS:

Attachment A – Kitchener Growth Management Strategy (KGMS) Annual Monitoring Report 2021