

# Kitchener Growth Management Strategy

## 2021 Annual Monitoring Report



October 4, 2021

## **Executive Summary**

In 2009, Kitchener approved its Growth Management Strategy (KGMS) in support of the City's Strategic Plan. Kitchener is expected and planned to accommodate a relatively significant amount of residential and employment growth by 2031. The City is also mandated by the Province to achieve certain numerical targets and other planning objectives.

Kitchener tracks and monitors specific growth data in a dynamic manner. A snapshot of the data is contained within this report.

All of the goals and action items of the KGMS have now been completed and the results of the 2020 growth management data continue to be encouraging. The number of residents and jobs per hectare (RJs/ha) in the Urban Growth Centre (Downtown) is 212 RJs/ha, surpassing the provincially mandated target of 200 RJs/ha by 2031, and approaching the City's higher Official Plan minimum target of 225 RJs/ha by 2031. The City's current intensification level of 67% and 5-year average intensification level of 56% exceed the Regional intensification target (45%).

In 2020, building permits were issued for a total of 3,803 new residential units – a slight increase from 2019, and the highest year for new units in the last 30 years. 66% of new residential units developed were in the form of multiple dwellings.

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 Official Plan review which will follow.

## **1. Introduction**

In 2009, Kitchener approved its Growth Management Strategy (KGMS). The KGMS provides a framework for planning where and how future residential and employment growth can be accommodated in Kitchener while positively contributing to our quality of life. The goals and actions outlined in the KGMS support A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Regional Growth Management Strategy (RGMS).

The KGMS introduced an ongoing growth management program to manage growth-related change in an effective and coordinated manner (Goal 6). One of the action items of this goal is to prepare an Annual Growth Management Monitoring Report to track the supply of development opportunities and the achievement of intensification and density targets. Monitoring Reports have been prepared and presented to Council and the development industry annually since 2010. The Monitoring report provides an update on the progress of implementing the KGMS action items along with Provincial and Regional growth plans.

The primary purpose of the Monitoring Report is to update data from the KGMS Background Study: Current Baseline Report (Parts 6-9) annually. It presents a summary of recent residential development rates and updates the potential capacity to accommodate growth both within the Built-up Area (intensification areas) and in the Designated Greenfield Area. The original data from the KGMS Background Study was as of June 16, 2008 (with some of the existing residential data at the time coming from the 2006 Census). The monitoring report also provides a summary of development applications that have been received and those that have been approved in 2020.

This monitoring report captures a snapshot of all data (with the exception of Sections 2 and 3) as of June 16, 2021 (the anniversary date of the 2006 Growth Plan).

## 2. Delegated Approval Authority Summary for 2020

This section provides a summary of the number of plans of subdivision, plans of condominium, part-lot control applications, and consent applications received and the number and type of dwelling units (herein after referred to as units) approved through these applications in 2020. Reporting on those approvals is a requirement of an agreement between the City of Kitchener and the Region of Waterloo regarding delegated approval authority. Figure 1 includes the number of applications received, approved and registered in 2020.

**Figure 1: 2020 Development Applications Received, Approved and Registered**

<b>Application Type</b>	<b># of Applications</b>	<b>Combination of Singles, Semis or Street Fronting Townhouse Units</b>	<b>Combination of Multiple Residential, Cluster Townhouse Units, Commercial and Mixed Use Developments</b>
<b>Received Applications</b>			
Subdivision	0	0	0
Condominium	8	14	555
Part Lot Control	6		
Consents	49		
<b>Total</b>	<b>63</b>	<b>14</b>	<b>555</b>
<b>Approved Lots/Units</b>			
Subdivision	0	0	0
Condominium	8	14	555
Part Lot Control	6	184	0
Consents	49	66	20
<b>Total</b>	<b>63</b>	<b>264</b>	<b>575</b>
<b>Registered Lots/Units</b>			
Subdivision	8	606	55
Condominium	20	0	564
<b>Total</b>	<b>28</b>	<b>606</b>	<b>619</b>

Figure 2 compares the number of subdivision, condominium, part lot control, and consent applications received, approved and registered from 2016 to 2020.

**Figure 2: 2016-2020 Subdivision, Condominium, Part Lot Control, and Consent Applications Received, Approved and Registered**

	2016			2017			2018			2019			2020		
	SST	Multiple /CT	Total	SST	Multiple/CT	Total	SST	Multiple/CT	Total	SST	Multiple/CT	Total	SST	Multiple /CT	Total
<b>Subdivisions</b>															
Received	18	124	<b>142</b>	-	-	-	1,906	729	<b>2,635</b>	-	2,818	<b>2,818</b>	-	-	-
Draft Approved	263	186	<b>449</b>	62	222	<b>284</b>	9	-	<b>9</b>	-	-	-	-	-	-
Registered	401	232	<b>633</b>	283	-	<b>283</b>	509	171	<b>680</b>	587	746	<b>1,333</b>	606	55	<b>661</b>
<b>Condominiums</b>															
Received	-	384	<b>384</b>	20	583	<b>603</b>	94	594	<b>688</b>	114	422	<b>536</b>	14	555	<b>569</b>
Draft Approved	58	615	<b>673</b>	20	675	<b>695</b>	-	389	<b>389</b>	58	12	<b>70</b>	14	555	<b>569</b>
Registered	27	897	<b>924</b>	6	526	<b>532</b>	14	641	<b>655</b>	-	632	<b>632</b>	0	564	<b>565</b>
<b>Part Lot Control</b>															
Received	25*		<b>25*</b>	19*		<b>19*</b>	13*		<b>13</b>	7*			6*		<b>6*</b>
Approved	60	85	<b>145</b>	371	-	<b>371</b>	14	4		122	-		184	-	<b>184</b>
<b>Consents</b>															
Received	48*		<b>48*</b>	33*		<b>33*</b>	66		<b>66</b>	80		<b>80</b>	49		<b>49</b>
Approved	27	5**	<b>24</b>	23	6	<b>32</b>	6	75	<b>136</b>	35	36	<b>71</b>	66	20	<b>86</b>

SST – Single, Semi, Street Townhouse Dwelling; Multiple/CT – Multiple, Cluster Townhouse Dwelling

\*Total number of applications received

\*\*Total number of multiple blocks approved

### 3. Residential Development Rates

This section provides an overview of past development rates in the City through the examination of building permits for new residential units by dwelling type.

**Figure 3: Residential Development Rates**

Dwelling Type	2019	2020	New Residential Dwelling Units Created Through Building Permit*		
			5-year Average (2016-2020)	10-year Average (2011-2020)	20-year Average (2001-2020)
Single Detached*	342	605	477	483	635
Semi-Detached*	33	61	34	28	53
Duplex**	212	343	176	102	62
Townhouses	340	276	225	194	192
Multiple Dwellings***	2,745	2,517	1,569	1,069	674
<b>Total New Units</b>	<b>3,672</b>	<b>3,803</b>	<b>2,520</b>	<b>2,007</b>	<b>1,786</b>
<p>*Gross new units (conversion/additions included, demolitions not subtracted)</p> <p>**Includes additions that create new units</p> <p>***Includes additions that create new units and stacked townhouses</p>					

In 2020, building permits were issued for a total of 3,803 new residential units. This is a slight increase from 2019 and is the highest annual number of new units created through building permits in the last 30 years. 66% of new residential units developed in 2020 were in the form of multiple dwellings. In 2020, the rate of development for all dwelling types was above average. The rate of increase in new duplexes compared to historical averages is the most significant. The development of this form of ground-oriented rental housing is important to achieve gentle intensification and complete communities' objectives.



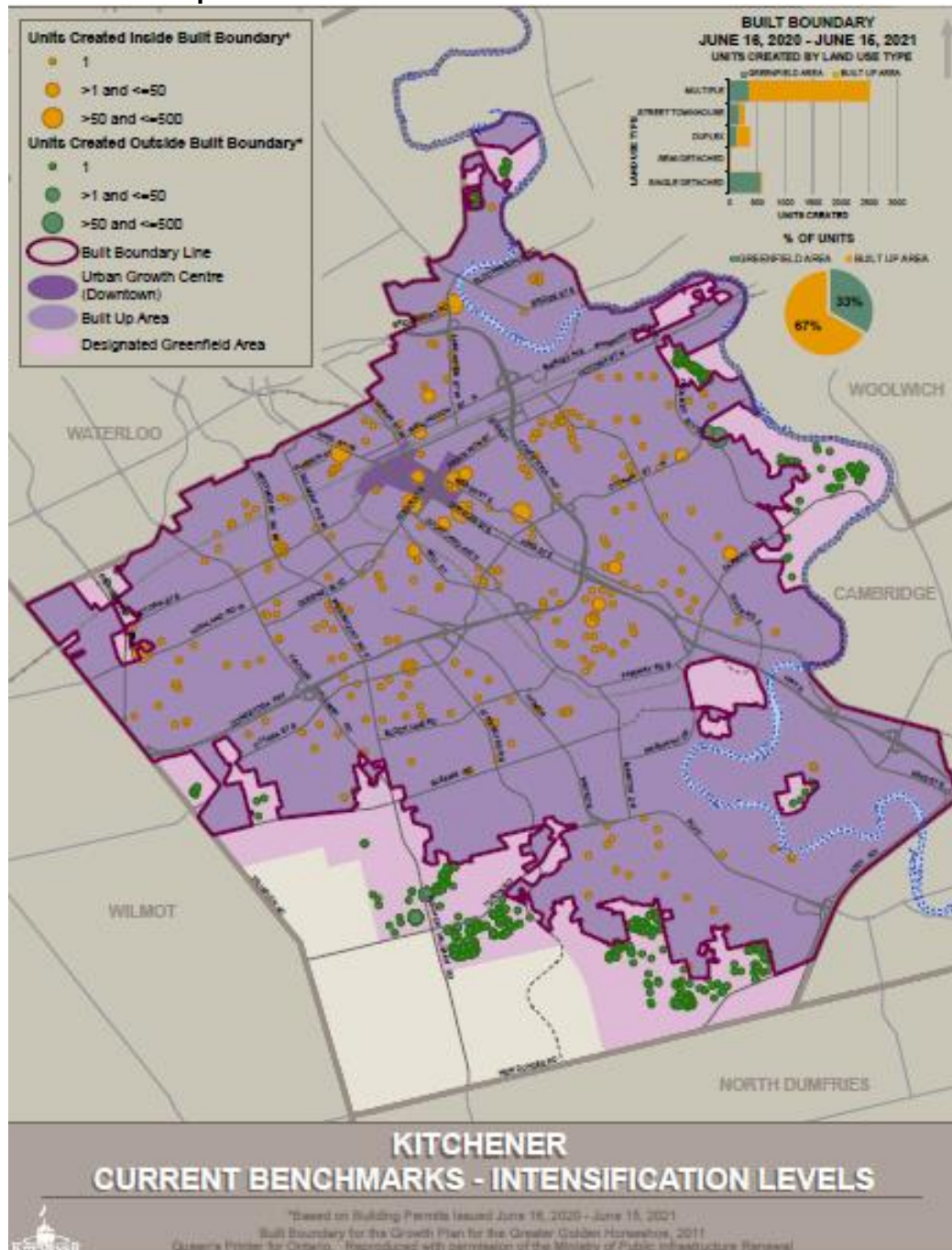
**New multiple dwelling construction in Downtown Kitchener**



#### 4. Intensification Level

The Region of Waterloo's Official Plan requires the achievement of the region-wide target of a minimum of 45% of all new residential development to be located within the Built-up Area (BUA). Map 1 below illustrates the location of Kitchener's BUA, Designated Greenfield Area (DGA) and built boundary line (the limits of the City's developed urban area as established by the Province in 2006). It also shows the location of new units created within these areas between June 16, 2020 and June 15, 2021. The minimum intensification target is subject to change through the ongoing Regional Official Plan review.

**Map 1 – Current Benchmarks – Intensification Levels**



The most recent measures of new residential units by type in the BUA and DGA are indicated in Figure 4 below.

**Figure 4: Intensification and Designated Greenfield Area Development Levels  
(June 16/20- June 15/21)**

<b>Dwelling Type</b>	<b>Designated Greenfield Area (New Residential Units)</b>	<b>Built-Up Area (New Residential Units)</b>	<b>Total</b>
Single Detached	568	37	605
Semi-Detached	14	16	30
Duplex	135	235	370
Street Townhouses	190	82	272
Cluster Townhouses	0	0	0
Multiple Dwellings*	356	2,161	2,517
<b>Total</b>	<b>1,263</b>	<b>2,531</b>	<b>3,794</b>
<b>Percent of Total</b>	<b>33%</b>	<b>67%</b>	<b>100%</b>

\*Includes dwelling units within mixed use buildings

The intensification level over the past year (new residential construction that occurs within the Built-up Area) was 67%. This level is second only to the 75% rate achieved in the previous reporting period (2019-2020). This continues to indicate that the City is on track to contribute towards, and in some years exceed, the minimum region-wide intensification target. 2020 figures include some projects within the UGC that were exempted from paying Development Charges. This exemption accelerated development rates in UGC for a few years. However, long-term averages are likely a better indication of ongoing trends. As we have seen in recent years, when there is a substantial number of multiple dwelling units created in the Built Up Area, the City's intensification level is higher. As the City's new greenfield areas are opening up in the coming years, it is expected that the intensification rate may be lower in future years.

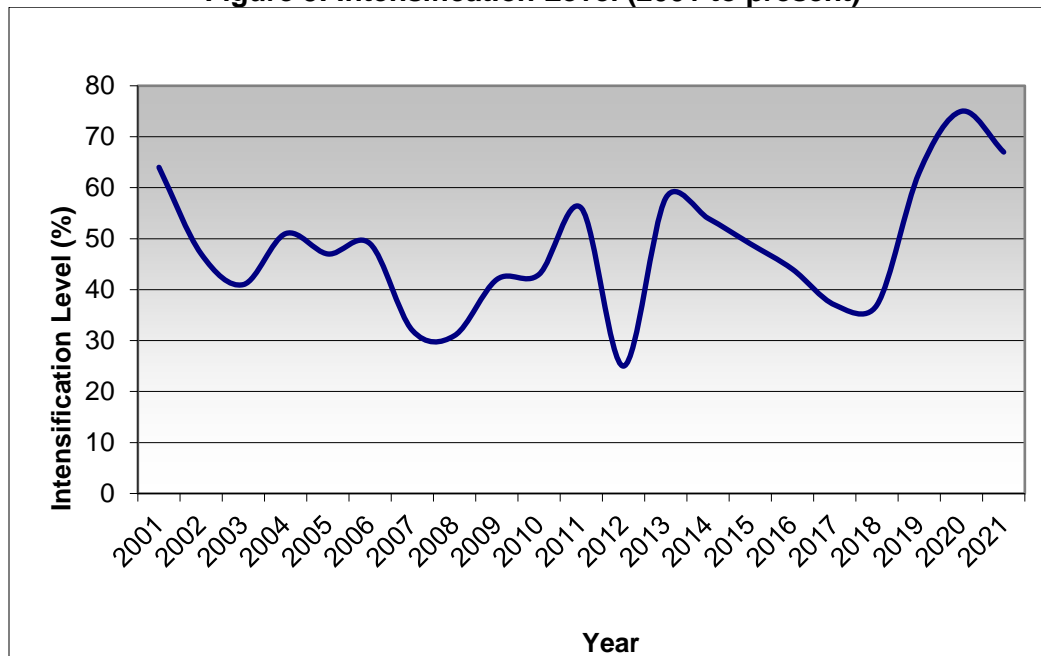


**Current Greenfield Subdivision under construction**



Figure 5 illustrates the historic intensification levels, as per the Provincial Built Boundary Line.

**Figure 5: Intensification Level (2001 to present)**



The City expects to see “spike” (i.e. 2013, 2020, 2021) and “dip” (i.e. 2012) years with respect to the BUA intensification level as the timing of 2-3 multiple dwelling developments can affect the reported rate in a given year for a municipality the size of Kitchener. A multi-year average provides a better understanding, for growth monitoring purposes, of whether the City is on track to achieving the required intensification level. Figure 6 below illustrates the 5-year average intensification levels from June 2006 to June 2021.

**Figure 6: 5 Year Average Intensification Levels**

Year	5 Year Average Intensification Level (%)
June 2006 - June 2011	41
June 2011 - June 2016	46
June 2016 - June 2021	56

The 5-year average Intensification Level (June 2016 – June 2021) is now at 56% with the 10-year average (2011-2021) slightly lower at 51%.

## 5. Intensification Areas – Existing Measures and Additional Capacity for New Growth

### **Existing Measures**

Figure 7 quantifies the existing number of dwelling units, residents, jobs and density measure (residents and jobs per hectare) for the currently identified Intensification Areas within the BUA.

**Figure 7: Existing Measures for Current Intensification Areas**

Intensification Area	Land Area (Ha)	Units	Residents	Non-Residential Floor Space (m2)	Jobs	Residents + Jobs/ha
Urban Growth Centre	107	4,689	7,521	841,264	15,233	212
Primary Node	115	1,512	2,723	106,587	3,500	69
Mixed Use Nodes	294	4,074	7,346	214,254	6,167	42
Mixed Use Corridors	123	2,373	4,468	197,921	6,668	103
Neighbourhood Mixed Use Centres	46	163	413	10,693	1,826	52
Comprehensive Development Areas	27	411	938	126,982	299	76
<b>Subtotal of Intensification Areas</b>	<b>712</b>	<b>13,222</b>	<b>23,409</b>	<b>1,497,971</b>	<b>33,693</b>	
Site Specific Intensification Opportunities		1,127	2,202	721,485	7,675	53
<b>Grand Total</b>		<b>14,349</b>	<b>25,611</b>	<b>2,219,456</b>	<b>41,368</b>	
<p><i>*Outside of the Urban Growth Centre, population estimates are based on City and MPAC land use data and census persons per unit estimates. Jobs estimates are based on business directory data or MPAC floor area and jobs per unit floor area assumptions.</i></p> <p><i>UGC data is provided by the Region based on census, building permit and workplace count statistics.</i></p>						

The estimated density of the Urban Growth Centre (UGC) is 212 RJs/ha in 2021. These figures have not been adjusted to account for changes in office and work from home trends brought on by the COVID-19 pandemic. The extent to which pandemic-related changes will continue in the long term is uncertain. Nevertheless, interest in residential development within the UGC has remained robust during the pandemic period.

## Capacity for New Growth

Figure 8 explores the estimated potential for accommodating new development within each of the intensification areas based on the existing zoning only.

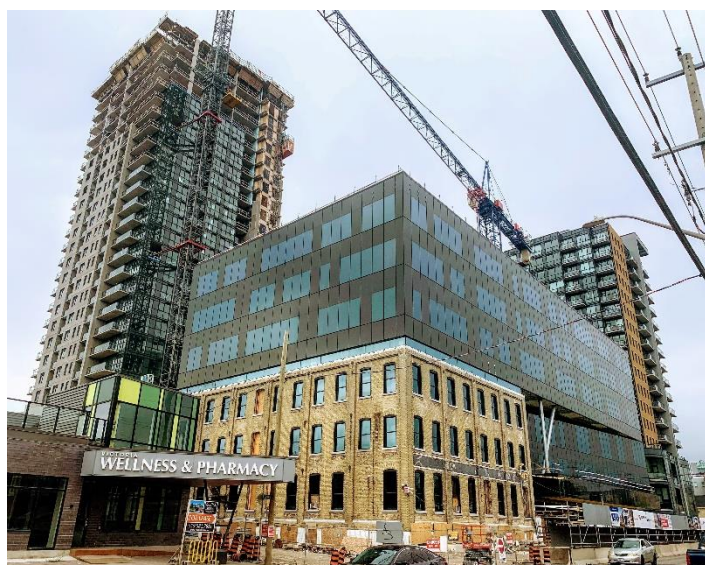
### 50% Scenario

*The maximum amount of development permitted in the as-of-right zoning represents the City's total capacity to accommodate growth given current planning tools. It is anticipated that only some parcels within intensification areas will be redeveloped within the short or medium term for a variety of reasons. Some parcels will be developed at lower densities than the maximum permitted by zoning. Still others will receive zoning by-law amendments to exceed these maximums. In order to account for these factors, this report evaluates 50% of the maximum permitted by zoning as a reasonable estimate or proxy of opportunities for growth.*

**Figure 8: Additional Capacity Measures for Current Intensification Areas**

Intensification Areas	Area (Ha)	Units	Residents	Non-Residential Floor Space(m2)	Jobs	Residents + Jobs/ha
Urban Growth Centre	107	1,914	3,416	237,209	9,646	122
Primary Node	115	444	906	7,894	789	17
Mixed Use Nodes	294	2,586	5,153	42,517	2,374	25
Mixed Use Corridors	123	4,690	8,829	305,489	9,237	114
Neighbourhood Mixed Use Centres	46	13	25	2,162	23	1
Comprehensive Development Areas	27	103	269	2,199	273	29
<b>Subtotal of Intensification Areas</b>	<b>712</b>	<b>9,750</b>	<b>18,598</b>	<b>597,470</b>	<b>22,324</b>	
Site Specific Intensification Opportunities		2,446	4,389	57,077	1580	33
<b>Grand Total</b>		<b>12,196</b>	<b>22,987</b>	<b>654,547</b>	<b>23,922</b>	
*Some data reported utilizes MPAC data which has limitations (i.e. non-residential building floor space).						

Buildings and sites within the Urban Growth Centre and the City's other Intensification Areas are well positioned with existing land use, density, design approvals and amenities in place which support future intensification capacity. New development applications and updates to the zoning in these areas as a result of the Comprehensive Review of the Zoning By-law (CRoZBy), Planning Around Rapid Transit Stations (PARTS), and neighbourhood specific planning reviews will continue to refine



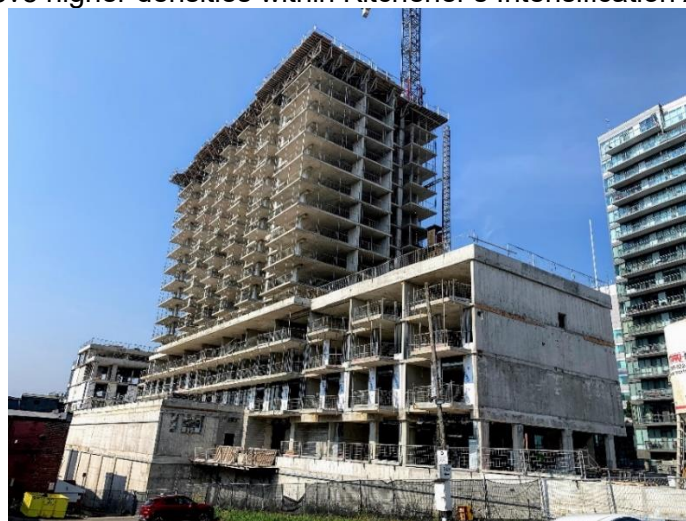
the planning framework and add to the capacity to accommodate growth in these areas.

Figure 9 provides an account of the total number of dwelling units, residents, non-residential floor space and jobs that could result at build-out of the Intensification Areas.

**Figure 9: Total Measures (Existing + Additional Capacity) for Current Intensification Areas**

<b>Intensification Areas</b>	<b>Area (Ha)</b>	<b>Units</b>	<b>Residents</b>	<b>Non-Residential Floor Space(m2)</b>	<b>Jobs</b>	<b>Residents + Jobs/ha</b>
Urban Growth Centre	107	6,603	10,937	1,078,473	24,879	334
Primary Node	115	1,956	3,629	114,481	4,289	86
Mixed Use Nodes	294	6,660	12,499	256,771	8,541	67
Mixed Use Corridors	123	7,063	13,297	503,410	15,905	217
Neighbourhood Mixed Use Centres	46	176	437	12,855	1,848	52
Comprehensive Development Areas	27	514	1,207	129,181	572	105
<b>Subtotal of Intensification Areas</b>	<b>712</b>	<b>22,972</b>	<b>42,006</b>	<b>2,095,171</b>	<b>56,034</b>	
Site Specific Intensification Opportunities		3,573	6,591	787,500	9,419	86
<b>Grand Total</b>		<b>26,545</b>	<b>48,597</b>	<b>2,882,671</b>	<b>65,453</b>	

Given the additional opportunities for redevelopment, based on existing zoning, there is capacity and potential to achieve higher densities within Kitchener's Intensification Areas.



**An example of current downtown intensification**

## 6. Estimated Land Supply

The estimated land supply for Kitchener is a total of the potential capacity within the BUA and the DGA. As development moves from raw land through the development approvals stage and eventually to construction, the land supply estimates become more accurate.

### 6.1 Potential Built-up Area Supply

The Built-up Area land supply includes lands within the Built Boundary Line that are within intensification areas, are site specific intensification opportunities, include a minor intensification factor within existing communities (community interiors) and the potential supply from registered, draft approved and in-circulation subdivisions.

**Figure 10: Estimated Built-up Area Supply (capacity of intensification lands inside the Built Boundary)**

Intensification Area	Units	Residents	Non-Res. Space (m <sup>2</sup> )*	Jobs
Urban Growth Centre	1,911	3,416	237,209	9,646
Primary Node	444	906	7,894	789
Mixed Use Nodes**	2,586	5,153	42,517	2,374
Mixed Use Corridors	4,690	8,829	305,489	9,237
Neighbourhood Mixed Use Centres	13	25	2,162	23
Comprehensive Development Areas	103	269	2,199	273
<i>Subtotal of Intensification Areas</i>	<b>9,747</b>	<b>18,598</b>	<b>597,470</b>	<b>22,342</b>
Site Specific Intensification Opportunities	2,446	4,389	57,077	1,580
<b>Total Potential Supply of Current Intensification Areas</b>	<b>12,193</b>	<b>22,987</b>	<b>654,547</b>	<b>23,922</b>
Community Interiors	500	1,274	0	35
Registered (Vacant Land Inventory)	313	686	79,782	1,438
Draft Approved	109	295	0	0
In Circulation	0	0	0	0
Other Designated	0	0	0	0
<b>Subtotal</b>	<b>1,005</b>	<b>2,443</b>	<b>215,688</b>	<b>3,263</b>
<b>Total Potential Supply (Current Zoning)</b>	<b>13,198</b>	<b>25,430</b>	<b>870,235</b>	<b>27,185</b>
*Some data reported utilizes MPAC data which has limitations (i.e. non-residential building floor space).				
**Does not include Lackner/Fairway Mixed Use Node which is in the Designated Greenfield Area.				

Figure 10 illustrates that the City's current estimated Built-up Area land supply includes a potential capacity of approximately 13,198 dwelling units and under 900 thousand square metres of non-residential floor space.



## 6.2 Potential Designated Greenfield Area Supply

The potential Designated Greenfield Area (DGA) land supply includes all lands outside the Built Boundary Line that are designated for development in the City's Official Plan. The estimates will become more refined as land parcels within this area move through the development approval process. The dwelling unit numbers are primarily based on maximums for blocks of land that have a range of units.

Similar to Figure 10, the DGA land supply includes intensification areas, site specific intensification opportunities, lands which have been designated in the Official Plan but do not currently have development applications (e.g. portions of the Rosenberg Community) and the potential supply from registered, draft approved and in-circulation subdivisions.

**Figure 11: Estimated Designated Greenfield Area Supply  
(lands outside the Built Boundary)**

<b>Greenfield Location</b>	<b>Units</b>	<b>Residents</b>	<b>Non-Res. Floor Space (m<sup>2</sup>)</b>	<b>Jobs</b>
Intensification Areas*	240	430	57,100	1,180
Site Specific Intensification Opportunities	0	0	8,988	164
Other Designated Lands**	5,780	13,180	112,954	6,016
Registered (Vacant Land Inventory)	2,486	6,236	21,104	518
Draft Approved	6,015	13,456	24,300	168
In Circulation	4,695	11,824	24,300	168
<b>Total***</b>	<b>19,216</b>	<b>45,126</b>	<b>248,746</b>	<b>8,214</b>
<p><i>*Includes Lackner/Fairway Mixed Use Node (outside Built Boundary Line)</i></p> <p><i>** Using 55 residents+jobs/hectare assumption. Lands are net Provincial constraints only. No Hidden Valley Community included. Includes Rosenberg lands without a development application, based on densities in the Rosenberg Secondary Plan.</i></p> <p><i>***Does not include any additional lands added in the Region Official Plan and City Official Plan to the City Urban Area (i.e Dundee North). Once the land use designations are considered, the DGA supply estimates will be updated.</i></p>				

Figure 11 illustrates that the City's current estimated Designated Greenfield Area land supply includes a potential capacity of approximately 19,000 residential units and 250,000 square metres of non-residential floor space.

### 6.3 Estimated Total Supply

When combined, the potential land supply of both the BUA and DGA provides a total estimate for residential and employment land in Kitchener.

**Figure 12: Estimated Total Supply: Built-up Area and Designated Greenfield Area**

Location	Units	Residents	Non-Res. Space (m <sup>2</sup> )	Jobs
Built-up Area (BUA)	13,198	25,430	870,235	27,185
Designated Greenfield Area (DGA)	19,216	45,126	248,746	8,214
<b>Total</b>	<b>32,414</b>	<b>70,556</b>	<b>1,118,981</b>	<b>35,399</b>

The estimated supply of dwelling units has decreased in the BUA and DGA from June 2020. The total supply of dwelling units and jobs is expected to eventually decrease as development continues to occur and the city moves towards a “mature state”. The timing of development from the estimated supply of units is influenced by many factors including infrastructure timing, land owner priorities and market forces.

As previously discussed throughout this report, the estimated land supply for Kitchener is based on existing lands within the City’s urban area as per the 1994 Official Plan and zoning at the time of the preparation of the KGMS in 2009. It does not include any additional lands added in the Region’s Official Plan and City’s Official Plan to the City’s urban area (within the DGA) nor does it include the intensification areas within the built up area as outlined in the City’s new Official Plan. Once urban land use designations are assigned to the additional DGA lands, the DGA supply estimates will be updated. In addition, once updates to zoning in the intensification areas have been completed and are in effect through the Comprehensive Review of the Zoning By-law (CRoZBy), Planning Around Rapid Transit Stations (PARTS) project, and neighbourhood specific planning reviews, the supply numbers for the BUA will also be updated.

### 7. Current Capacity for Growth

This section compares the current population and employment capacity with the population and employment allocations provided by the Region of Waterloo.

**Figure 13: Population Allocation vs. Estimated Capacity**

	Population	Employment
Existing	268,404*	104,775*
Capacity	70,556	35,399
<b>Total</b>	<b>338,960</b>	<b>140,174</b>
2031 Growth Allocation	319,500	132,500
<b>Difference</b>	<b>19,460</b>	<b>7,674</b>
<i>*Unofficial interim population estimate as of mid-year 2021, Region</i>		

Kitchener’s 2020 mid-year population estimated by the Region is now 268,000 approximately 6,000 more people than reported mid-year 2020. Figure 13 estimates that the City has an existing supply/capacity of developable land within the BUA and DGA that can accommodate more residents and jobs than the 2031 population and employment allocation from the Region. Maintaining capacity beyond these forecasts is important to meet the housing and employment

needs of our growing community because not all sites within intensification area will be redeveloped within the 2031 planning horizon.

## **8. A Place to Grow Implementation**

On May 16, 2019 a new Growth Plan (A Place to Grow) came into effect which, among other things, provides for revised intensification levels and density targets. A Place to Grow was amended in 2020. The new targets will come into effect upon completion of the Regional Official Plan review, currently underway. It is expected that the City's growth management strategy and framework as well as the annual monitoring report may be revised following the Region's Official Plan Review and subsequently the City's Official Plan review.

### ***Growth Forecasts***

In response to previous Provincial growth forecasts (and Regional allocation thereof), the City developed background information in support of the KGMS that analyzes the growth capacity of various areas of the city. As indicated in Section 7.0 of this report, Kitchener has the capacity to accommodate the allocated growth into appropriate areas.

The Province continues to update long-term growth forecast scenarios for the Greater Golden Horseshoe. These forecasts are required to be included within the Region's Official Plan and the allocations of these forecasts within local Official Plans. At such time as the Region of Waterloo amends their Plan to identify any different/further allocation of the forecasts for Kitchener, an update to the growth management assessment and the Kitchener Official Plan may be required.

### ***Urban Growth Centre***

The 2006 Growth Plan required that the Downtown Kitchener Urban Growth Centre be planned to achieve a minimum density of 200 RJs/ha by 2031. The City's Official Plan set this target at 225 RJs/ha by 2031. The present density is 212 RJs/ha. The UGC has now exceeded the provincial minimum target and, with additional intensification projects currently happening or proposed in the UGC, the City is well positioned to meet and likely exceed the Official Plan minimum density target before 2031. To the best of staff's knowledge, none of the 19 other UGCs outside of the City of Toronto have achieved their 2031 Provincial minimum density targets. Higher density targets and a revised timeframe may be established by the Region through the Regional Official Plan Review.

### ***Intensification***

The 2006 Growth Plan required that 40% of residential development be directed to the BUA by 2015. The target within the Regional Official Plan is a minimum of 45% of all new residential development to be located within the BUA. The 2020 Growth Plan has a higher intensification level target and determining how to implement the target in our region is being considered as part of the Region's Official Plan Review. To monitor new development, the City has a dynamic system that tracks building permit issuance for new residential units inside and outside the Built Boundary Line. The most recent intensification level over a one-year period was 67% while the five-year average intensification level is now at 56%. As indicated in Section 4.0, a multi-year average provides a better understanding, for monitoring purposes, of whether the City is on track to achieving the required intensification level.

### ***Designated Greenfield Area Densities***

The Growth Plan mandates that future development within the Designated Greenfield Area should achieve specific, transit-supportive density targets. Based on the 2006 Growth Plan, to

contribute to meeting the Region's minimum density target of 50 residents and jobs combined per hectare for the entire Designated Greenfield Area shown in the Regional Official Plan, Kitchener's target is 55 residents and jobs per hectare in greenfield areas (residential subdivisions) This same target applies to other urban areas within the Region. Kitchener is well positioned to meet this target. There are several plans of subdivision that are in areas served, or will be served, by transit that meet or exceed Kitchener's target. The Kitchener Growth Management Plan (KGMP) provides a tool for identifying and tracking the Designated Greenfield Area density.

### ***Planning Principles***

Planning a city is not just about achieving certain numerical targets. The majority of the Growth Plan includes policy direction to achieve healthy and complete communities. Kitchener has long been a leader in promoting walkable, transit-supportive development. Kitchener's efforts to continue to revitalize the Urban Growth Centre, clean up brownfield sites and achieve mixed use developments that are pedestrian-oriented are significant. Planning for a full range and mixing mix of housing to meet the needs of households in all stages of their lives is also critical. We are further striving to enhance the linkages between land use planning and other community considerations such as transportation options, community infrastructure, social dynamics, economics and environmental conservation. Ultimately, the goal is to help achieve a higher quality of life in a complete and healthy community.

## **9. Regional Growth Management Strategy Implementation**

The goals outlined in the Regional Growth Management Strategy (RGMS), are largely reflected in the goals of the KGMS.

## **10. Kitchener Growth Management Strategy Implementation**

The KGMS encompasses six goals that facilitate managing growth and development within the City of Kitchener. These goals support the RGMS and have been adapted to the City of Kitchener context. All of the objectives, initiatives and recommendations of the KGMS have now been completed in the past 11 years, with the most recent achieved in the delivery of the new urban design manual in September 2019.

### **Kitchener Growth Management Plan**

The Kitchener Growth Management Plan (KGMP) is an evolution of the former Staging of Development program and is used as a tool to assist with the implementation of the KGMS. The KGMP establishes priority levels for development and infrastructure projects for each growth area within the City. It includes the prioritization and allocation of resources towards completing initiatives that are required to move lands from the draft approval stage to registration, construction and developing complete communities. The current KGMP (2019-2021+) was adopted by City Council in November 2019. The next KGMP for 2021-2023+ is expected to be delivered in early 2022.

## **11. Future of City's Growth Management Program**

This is the 12th edition of the annual growth monitoring report, and it has remained largely unchanged since the first version.. This report tracks development and capacity in Intensification Areas and Designated Greenfield Areas Established in the 1994 Official Plan. This report does not include statistics for the Major Transit Station Areas (MTSAs) and many other intensification areas that were established in Kitchener's 2014 Official Plan.

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 Official Plan review which will follow.

Major Transition Station Areas (MTSAs) are key intensification areas that are identified in the City's current Official Plan and through contemporary planning efforts. Many of the MTSA geographies partially overlap with the intensification areas that are included in the Kitchener Growth Monitoring framework. Given the importance of MTSAs, this report provides some initial findings regarding the existing densities in Major Transit Station Areas around the existing and planned ION Light Rail network.

As background to the Regional Official Plan review, the Region prepared an Intensification Strategy Technical Brief (2021) to understand the current density and opportunities within MTSAs. Their methodology is not comparable to the one used in the Kitchener Growth Management Framework.

The Region's 2019 estimates of residents, jobs and density for Kitchen's MTSA are shown in Figure 14 and are based on draft MTSA boundaries that have yet to be finalized in the Region's Official Plan. Figure 14 indicates that Victoria Park + Kitchener City Hall already exceeds the Growth Plan minimum density target of 160 residents and jobs per hectare. The existing density of most other MTSAs is well under this target. The City's ongoing planning work in Downtown and in Central Neighborhoods must, among other things, ensure the City is planning to meet or exceed these minimum density targets. The City may set a higher minimum intensification target for some MTSAs (as the City has done for the UGC density target).



**Figure 14: Existing Measures and Draft Targets for Major Transit Station Areas**

<b>Intensification Areas</b>	<b>Existing Area (ha)</b>	<b>Existing People (2019)</b>	<b>Existing Jobs (2019)</b>	<b>Existing Residents + Jobs/ha (2019)</b>	<b>Draft Min Density Target Residents + Jobs/ha</b>
Grand River Hospital	87	2,743	4, 015	78	160
Central Station Innovation District	95	2,912	4,073	74	160
Victoria Park+ Kitchener City Hall	56	3,664	6,320	178	160
Fredrick + Queen	59	2,781	5,699	145	160
Kitchener Market	61	2,681	1,081	61	160
Borden	54	1,008	1,381	44	160
Mill	105	2,442	1,141	34	160
Block Line	116	2,898	2,094	43	80
Fairway	107	6,276	3,408	91	160
Sportsworld	100	550	3,358	39	160
<i>*This methodology to calculate existing and R+J/ha is not comparable to that used in the Kitchener Growth Management Framework.</i>					