

Kitchener Growth Management Strategy

2022 Annual Monitoring Report



November 24, 2022

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.

The results of the 2022 growth management data continue to be encouraging. The number of residents and jobs per hectare (RJs/ha) in the Urban Growth Centre (Downtown) is 218 RJs/ha, surpassing the provincially mandated minimum 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 51% and 5-year average intensification level of 59% exceed the Regional intensification target (45%).

In 2021, building permits were issued for a total of 3,036 new residential units – a decrease from 2020 but higher than historical averages and the third highest figure on record. 63% of new residential units developed in 2021 were in the form of multiple dwellings - a decrease compared to that in 2020 (66%) and 2019 (75%). Development of additional dwelling units (e.g. duplex dwelling units) has seen a considerable increase compared to historical averages.

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; recent updates to the Region's Official Plan; 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 the City's quality of life. The goals and actions outlined in the KGMS support the Growth Plan for the Greater Golden Horseshoe (2006) 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 2021.

This Monitoring Report captures a snapshot of all data (with the exception of Sections 2 and 3) as of June 16, 2022 (the anniversary date of the 2006 Growth Plan).

2. Delegated Approval Authority Summary for 2021

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 2021. 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 2021.

Figure 1: 2021 Development Applications Received, Approved and Registered

Application Type	# of Applications	Combination of Singles, Semis or Street Fronting Townhouse Units	Combination of Multiple Residential, Cluster Townhouse Units, Commercial and Mixed Use Developments
Received Applications			
Subdivision	1	72	0
Condominium	17	42	1841
Part Lot Control	4		
Consents	51		
Total	73	114	1841
Approved Lots/Units			
Subdivision	0	0	0
Condominium	17	56	1,725
Part Lot Control	3	189	0
Consents	46	39	332
Total	66	284	2,057
Registered Lots/Units			
Subdivision	6	1,036	333
Condominium	10	29	841
Total	16	1,065	1,174

Figure 2 compares the number of subdivision, condominium, part lot control, and consent applications received, approved and registered from 2017 to 2021.

Figure 2: 2017-2021 Subdivision, Condominium, Part Lot Control, and Consent Applications Received, Approved and Registered

Subdivision Application Status	2017			2018			2019			2020			2021		
	SST	Multiple/ CT	Total	SST	Multiple/ CT	Total	SST	Multiple/ CT	Total	SST	Multiple/ CT	Total	SST	Multiple/ CT	Total
Subdivisions															
Received	0	0	0	1,906	729	2,635	0	2,818	2,818	0	0	0	72	0	72
Draft Approved	62	222	284	9	0	9	0	0	0	0	0	0	0	0	0
Registered	283	0	283	509	171	680	587	746	1,333	606	55	661	1,036	333	1,369
Condominiums															
Received	20	583	603	94	594	688	114	422	536	14	555	569	42	1,841	1,883
Draft Approved	20	675	695	0	389	389	58	12	70	14	555	569	56	1,725	1,781
Registered	6	526	532	14	641	655	0	632	632	1	564	565	29	841	870
Part Lot Control															
Received	19*		19*	13*		13*	7*		7*	6*		6*	4*		4*
Approved	371	0	371	14	4	18	122	0	122	184	-	184	189	0	189
Consents															
Received	33*		33*	66		66	80		80	49		49	51		51
Approved	23	6	32	61	75	136	35	36	71	66	20	86	39	332	371

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

*Total number of applications received

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	2020	2021	New Residential Dwelling Units Created Through Building Permit*		
			5-year Average (2017-2021)	10-year Average (2012-2021)	20-year Average (2002-2021)
Single Detached ¹	605	549	419	479	631
Semi-Detached ^{1,2}	61	53	37	31	55
Duplex ³	343	357	232	134	96
Townhouses ²	276	154	217	203	195
Multiple Dwellings ⁴	2,518	1,918	1,743	1,298	890
Detached ADUs ⁵	-	5	-	-	-
Total New Units	3,803	3,036	2,648	2,145	1,867
¹ Gross new units (conversion/additions included, demolitions not subtracted)					
² Includes duplex					
³ Includes additions that create new units					
⁴ Includes additions that create new units and stacked townhouses					
⁵ Detached ADUs have not been reported in previous years					

In 2021, building permits were issued for a total of 3,036 new residential units. This is a decrease from 2020, which saw the highest number of building permits in the last 30 years. However, the number of residential building permits issued in 2021 are the third highest on record. There has been a steady increase in the development of duplex dwelling units in the last 5 years. Although majority of new residential units in 2021 were in the form of multiple dwelling (63%), this is a decrease from 2020 (66%) as well as 2019 (75%). 639 multiple dwelling units created in 2021 were within 4 tall buildings (9 storeys or higher), representing about 21% of the total new units created. The rest of the multiple dwelling units created were either additions to existing or new low to mid rise buildings, representing about 42% of the total new units created.

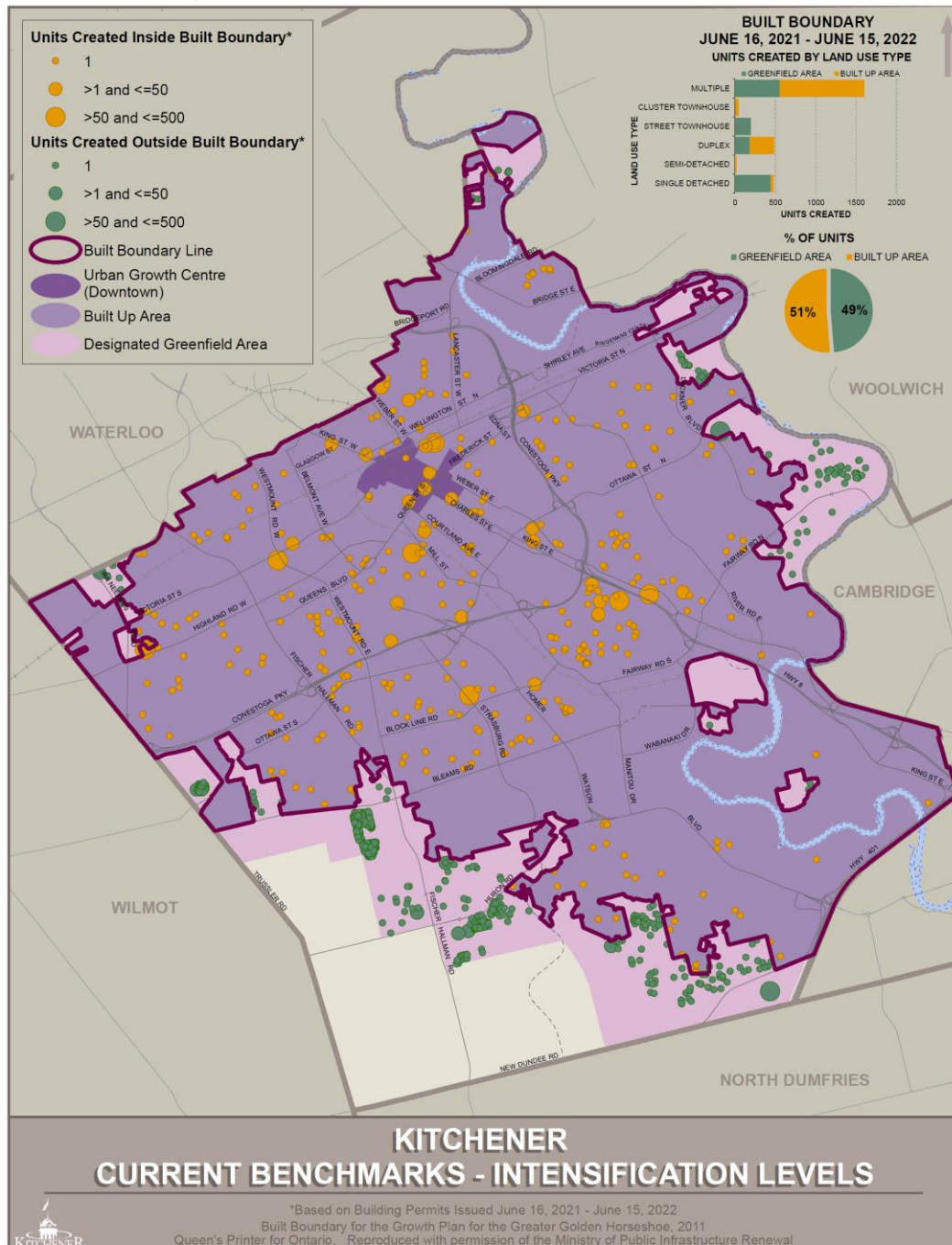


New mid-rise multiple dwelling construction

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, 2021 and June 15, 2022. The minimum intensification target is subject to change through the Region's Official Plan review which is now awaiting a decision by the Province.

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 16/21- June 15/22)**

Dwelling Type	Designated Greenfield Area (New Residential Units)	Built-Up Area (New Residential Units)	Total
Single Detached	440	30	470
Semi-Detached*	8	55	63
Duplex	167	261	428
Street Townhouses*	203	2	205
Cluster Townhouses	6	39	45
Multiple Dwellings**	553	1,051	1,604
Detached ADUs	0	11	11
Total	1,377	1,449	2826
Percent of Total	49%	51%	100%

*Includes duplex

**Includes dwelling units within mixed use buildings

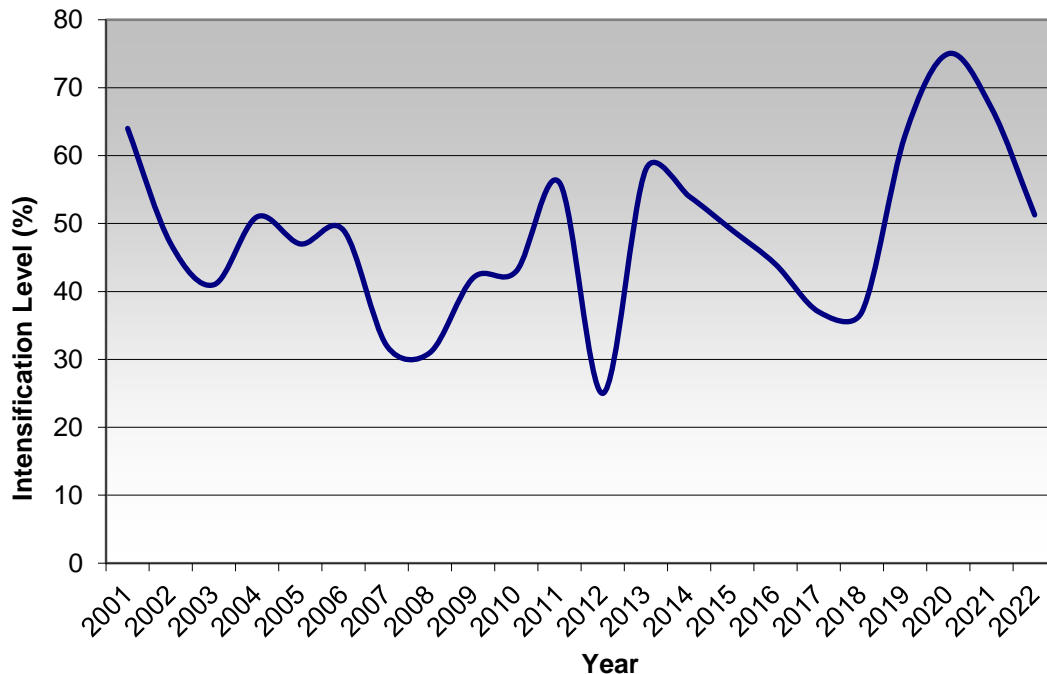
The intensification level over the past year (new residential construction that occurs within the Built-up Area) was 51%. This continues to indicate that the City is on track to contribute towards, and in some years exceed, the minimum region-wide intensification target of 45%. As we have seen in recent 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 newer 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) and “dip” (i.e. 2012, 2018) 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 2007 to June 2022.

Figure 6: 5 Year Average Intensification Levels

Year	5 Year Average Intensification Level (%)
June 2007 - June 2012	39
June 2012 - June 2017	48
June 2017 - June 2022	59

The 5-year average Intensification Level (June 2017 – June 2022) is now at 59% with the 10-year average (2012-2022) at 53.5%.

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	5,019	8,086	841,264	15,233	218
Primary Node	115	1,512	2,723	106,587	3,500	69
Mixed Use Nodes	294	4,602	8,297	214,254	6,167	46
Mixed Use Corridors	123	2,417	4,547	197,727	6,643	104
Neighbourhood Mixed Use Centres	46	163	413	10,693	1,826	52
Comprehensive Development Areas	27	411	938	126,982	299	76
Subtotal of Intensification Areas	712	14,124	25,002	1,497,507	33,668	
Site Specific Intensification Opportunities		1,273	2,461	721,568	7,676	53
Grand Total		15,397	27,463	2,219,075	41,344	
<p><i>UGC data is provided by the Region based on Census, building permit and workplace count statistics. Job estimate for the UGC has not been updated for this year due to 2021 Census data on place of work being scheduled for release later this year. As such, job estimate for UGC is from the previous year.</i></p> <p><i>Outside of the UGC, population estimates are based on City and MPAC land use data and census persons per unit estimates. Job estimates are based on business directory or MPAC floor area and jobs per unit floor area assumptions.</i></p>						

The estimated density of the Urban Growth Centre (UGC) is 218 RJs/ha in 2022. 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.

Figure 8: Additional Capacity Measures for Current Intensification Areas

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.

Intensification Areas	Area (Ha)	Units	Residents	Non-Residential Floor Space(m2)	Jobs	Residents + Jobs/ha
Urban Growth Centre	107	1,894	3,380	237,898	9,664	121
Primary Node	115	592	1,171	0	1,116	28
Mixed Use Nodes	294	7,073	13,596	683,491	18,884	117
Mixed Use Corridors	123	6,291	11,687	426,404	12,274	166
Neighbourhood Mixed Use Centres	46	1,673	3,011	64,730	393	85
Comprehensive Development Areas	27	705	1,563	2,199	273	39
Subtotal of Intensification Areas	712	18,228	34,408	1,414,721	42,603	
Site Specific Intensification Opportunities		2,493	4,458	218,901	4,211	41
Grand Total		20,721	38,866	1,633,623	46,814	
<i>*Some data reported utilizes MPAC data which has limitations (i.e. non-residential building floor space).</i>						

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 to accommodate some of the projected growth. New development applications and updates to the zoning in these areas as a result of the Comprehensive Review of the Zoning By-law (CRoZBy), and Major Transit Station Area land use/zoning 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

Intensification Areas	Area (Ha)	Units	Residents	Non-Residential Floor Space(m2)	Jobs	Residents + Jobs/ha
Urban Growth Centre	107	6,913	11,466	1,079,162	24,897	339
Primary Node	115	2,104	3,893	106,587	4,616	97
Mixed Use Nodes	294	11,675	21,892	897,745	25,051	163
Mixed Use Corridors	123	8,708	16,234	624,131	18,917	270
Neighbourhood Mixed Use Centres	46	1,836	3,424	75,423	2,218	137
Comprehensive Development Areas	27	1,116	2,500	129,181	572	115
Subtotal of Intensification Areas	712	32,352	59,410	2,912,228	76,271	
Site Specific Intensification Opportunities		3,766	6,919	940,469	11,887	94
Grand Total		36,118	66,329	3,852,698	88,157	

Given the additional opportunities for redevelopment, based on existing zoning, there is capacity and potential to accommodate more people and jobs 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 ²)*	Jobs
Urban Growth Centre	1,894	3,380	237,898	9,664
Primary Node	592	1,171	0	1,116
Mixed Use Nodes**	7,073	13,596	683,491	18,884
Mixed Use Corridors	6,291	11,687	426,404	12,274
Neighbourhood Mixed Use Centres	1,673	3,011	64,730	393
Comprehensive Development Areas	705	1,563	2,199	273
<i>Subtotal of Intensification Areas</i>	18,228	34,408	1,414,721	42,603
Site Specific Intensification Opportunities	2,493	4,458	218,901	4,211
Total Potential Supply of Current Intensification Areas	20,721	38,866	1,633,623	46,814
Community Interiors	450	1,149	0	32
Registered (Vacant Land Inventory)	303	657	238,272	3,967
Draft Approved	121	328	0	0
In Circulation	0	0	0	0
Other Designated	0	0	0	0
Subtotal	874	2,134	238,272	3,999
Total Potential Supply (Current Zoning)	21,595	40,999	1,871,894	50,813
*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 21,068 dwelling units and 1.87 million 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 and the potential supply from registered, draft approved and in-circulation subdivisions.

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

Greenfield Location	Units	Residents	Non-Res. Floor Space (m2)	Jobs
Intensification Areas*	240	430	57,100	1,180
Site Specific Intensification Opportunities	0	0	41,428	316
Other Designated Lands**	5,780	13,180	112,954	6,016
Registered (Vacant Land Inventory)	3,383	8,523	77,992	1,097
Draft Approved	3,614	7,534	168	168
In Circulation	3,670	9,381	24,300	168
Total***	16,687	39,048	313,942	8,945
<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. 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 16,700 residential units and 314,000 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 ²)	Jobs
Built-up Area (BUA)	21,595	40,999	1,871,894	50,813
Designated Greenfield Area (DGA)	16,687	39,048	313,942	8,945
Total	38,282	80,048	2,185,837	59,758

The estimated supply of dwelling units has increased in the BUA and decreased in the DGA from June 2021. The total supply of dwelling units and non-res space 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. It does not include any additional lands added in the Region’s 2015 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), and Major Transit Station Areas land use/zoning 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*	274,014	104,775
Capacity	80,048	59,758
Total	342,048	150,758
2031 Growth Allocation	319,500	132,500
Difference	22,548	18,258
<i>*Unofficial interim population as of mid-year 2022 and employment estimate as of mid-year 2021, Region</i>		

Kitchener's 2022 mid-year population estimated by the Region is now 274,000 approximately 6,000 more people than reported mid-year 2021. 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 approval of the Regional Official Plan by the Province. It is expected that the City's growth management strategy and framework as well as the annual monitoring report may be revised following changes to the Region's Official Plan currently awaiting a decision by the Province 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. The Region's Official Plan is currently awaiting decision by the Province. At such time as the Regional Official Plan Amendment is approved by the Province to include 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 estimated at 218 RJs/ha. The UGC has 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 providing continued opportunities for new housing and jobs within Kitchener's downtown. The minimum density target for the UGC is one way that Kitchener is required to track and report achievement of the Growth Plan target. Current work is underway to update the land use, zoning and design framework in the UGC and surrounding MTSA's to ensure complete, transit supportive communities.

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 and the Regional Council adopted Regional Official Plan policies include a higher intensification level target. 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 51% while the five-year average intensification level is now at 59%.

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 achieve 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. Higher Designated Greenfield Area density targets are proposed through the Regional Official Plan awaiting decision from the Province and will need to be addressed in future monitoring reports.

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 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 been completed in the past 12 years, with the most recent being the delivery of the new urban design manual in September 2019.

11. Kitchener's Growth Management Program

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.

This is the 13th 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; recent updates to the Region's Official Plan; and, subsequently the City's Official Plan review which will follow.

Bill 23, More Homes Built Faster Act and other actions identified through the Housing Supply Action Plan 2022-2023 have the potential to affect the future of the Growth Management program if adopted. Bill 23 would see lower-tier municipalities take on the role of growth allocation and management. Additionally, the Province has signaled that changes to the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe are forthcoming which may require further Official Plan updates. Any changes that come into force will inform a revised growth management program.

Staff are currently reviewing Kitchener's Growth Management Program, including the KGMP in light of the adoption of the Region's Official Plan and potential changes in provincial legislation through Bill 23 and anticipated changes to the Growth Plan and Provincial Policy Statement.