

HAF Agreement and Action Plan Summary Kitchener, Ontario

Summary of Agreement Targets and Funding

Status as of December 12, 2024

Overall Permitted Unit Targets (3 years)	9,671
Units expected without HAF (baseline)	8,455
Units incented by HAF (HAF-incented)	1,216
Municipality's 10-year unit projection	37,533

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	9,671	3,275	4,023
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	4,521	<i>Note: there are no annual forecasts for different unit types.</i>	1,256
<ul style="list-style-type: none"> • Missing middle housing units 	2,362		1,580
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,523		1,106
Affordable Housing Units	1,354		167

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$42,420,984
Annual advance amount	\$10,605,246

CMHC has reviewed Kitchener's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Growing Together West: Encouraging Growth Around Kitchener's Western Transit Stations

Updating planning rules and reducing parking requirements to unlock residential development around Kitchener's western (including downtown) transit stations.

- This initiative will modernize zoning to permit more density as-of-right for a range of housing types and reduce parking requirements around seven light rail transit stations.
- Kitchener will invest in community infrastructure to support this growth including downtown and cycling grid projects.

Initiative	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Community Infrastructure Investments	01/09/2026	On Track
Implement new land use planning framework	29/03/2024	Completed

Initiative 2: Additional Dwelling Unit Implementation

Updating planning rules to allow missing middle housing as-of-right.

- Changes to the zoning bylaw will allow four units per residential lot, and the City will launch a promotional campaign for additional dwelling units.
- A missing middle implementation study will inform additional as-of-right permissions for missing middle housing types across Kitchener.

Initiative	Due Date	Status
	30/06/2026	Completed
Milestones	Due Date	Status
Council Approval of new zoning Regulations (3 units as of right)	19/06/2023	Completed
Council Approval of new zoning Regulations (4 units as of right)	29/03/2024	Completed
Develop and implement ADU promotional campaign	30/09/2024	Completed
Missing Middle Implementation Study	31/12/2024	Completed
Official Plan and Zoning updates – Missing Middle Housing	30/06/2026	Completed

Initiative 3: Not-For-Profit Affordable Rental & Co-op Housing Incentive

Supporting the development of not-for-profit supportive housing, affordable rentals, and affordable co-op housing through a pilot incentive program.

- Kitchener will repurpose its Affordable Housing Reserve Fund and add additional funding through HAF to offer \$10,000 per unit to assist non-profit housing providers with up-front design and other costs.
- The pilot program will inform options for a more permanent incentive program.

Initiative	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Administer the incentive program pilot	01/09/2026	On Track
Council authorization of reallocation of Affordable Housing Reserve Fund	30/04/2024	Completed
Develop the incentive program pilot	30/04/2024	Completed
Incentive program evaluation	01/09/2026	On Track

Initiative 4: Growing Together West Inclusionary Zoning

Implementing inclusionary zoning to increase affordable housing near rapid transit.

- Kitchener will coordinate with neighboring cities and the Region of Waterloo to introduce a flexible inclusionary zoning framework to secure affordable housing in new developments near light rail transit.
- This framework will be implemented in conjunction with Initiative 1 to ensure it is in place for projects benefitting from new zoning permissions.

Initiative	Due Date	Status
	29/03/2024	Completed
Milestones	Due Date	Status
Implement a new IZ framework in MTSA West	29/03/2024	Completed

Initiative 5: Growing Together East: Encouraging Growth Around Kitchener's Eastern Transit Stations

Updating planning rules and reducing parking requirements to unlock residential development around transit stations outside of the downtown core.

- Building on Initiative 1, this initiative will modernize zoning to allow more density as-of-right and support the transition to more compact and dense complete communities around the three transit stations in the eastern part of Kitchener.

Initiative	Due Date	Status
	30/06/2025	On Track
Milestones	Due Date	Status
Launch Growing Together East	30/06/2025	On Track

Initiative 6: Climate Adaptation Plan

Accelerating work to develop a climate adaptation plan as part of the City's Corporate Climate Action Plan.

- This initiative will allow Kitchener to develop a climate adaptation plan on a faster timeline aligned with a comprehensive review of the Official Plan.

Initiative	Due Date	Status
	30/06/2026	On Track
Milestones	Due Date	Status
Climate Adaptation Plan Preparation	30/06/2025	On Track
Official Plan updates	30/06/2026	On Track
Preparation of Climate Adaptation Plan Terms of Reference	30/04/2024	Completed

Initiative 7: Affordable Housing Construction Offset on City-Owned Lands

Leveraging City-owned land to create affordable housing and accelerate redevelopment of select City-owned sites.

- A review will identify land parcels for potential sale or redevelopment. Redevelopments will include affordable housing as well as below-market rental and ownership units.
- Kitchener will expedite planning approvals for projects on these sites.

Initiative	Due Date	Status
	01/09/2026	On Track
Milestones	Due Date	Status
Council Decision on Disposition of City-owned Parcels	01/09/2026	Completed
Develop RFP / Partnership Agreements	01/05/2024	Completed
Review of City-Owned Land	01/09/2026	On Track
Transfer lands (where applicable), execute collaboration agreements, review and issue development proposals	01/09/2026	On Track

Initiative 8: Strategic Land Acquisition and Supporting Affordable Housing Developments

Acquiring land to stimulate the creation of affordable homes at a large scale, supported by the development of a new strategic acquisition strategy.

- A new acquisition strategy to maximize the use of City-owned lands and guide investments in land purchases.
- The City will acquire one or more large strategic land parcel(s) and invest in the supporting community infrastructure to unlock significant transit-oriented development at the site(s).
- Kitchener will seek partnership opportunities to develop housing on the identified site(s) with an emphasis on affordable units.

Initiative	Due Date	Status
	01/12/2026	On Track
Milestones	Due Date	Status
Expression of Interest Phase	01/12/2026	On Track
Identify Potential Site(s) for Strategic Acquisition	31/03/2024	Completed
Implement a Strategic Acquisition Strategy	01/12/2026	On Track
Land Acquisition Phase	31/12/2024	On Track