

HAF Action Plan Summary – Kitchener, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

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 (*planning changes in 2024*).
- Kitchener will invest in community infrastructure to support this growth including downtown and cycling grid projects (*implementation through 2026*).

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 (*implementation in 2024*).
- A missing middle implementation study will inform additional as-of-right permissions for missing middle housing types across Kitchener (*implementation through 2026*).

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 \$5,000 per unit to assist non-profit housing providers with up-front design and other costs (*incentive launched in 2024*).
- The pilot program will inform options for a more permanent incentive program (*evaluation in 2026*).

Initiative 4: Growing Together West Inclusionary Zoning

Implementing inclusionary zoning to increase affordable housing near rapid transit (*implementation through 2024*).

- 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 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 (*implementation in 2024 and 2025*).

- 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 6: Climate Adaptation Plan

Accelerating work to develop a climate adaptation plan as part of the City's Corporate Climate Action Plan (*implementation through 2026*).

- 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 7: Incentivizing Affordable Housing Construction on City-Owned Lands

Leveraging City-owned land to create affordable housing and accelerate redevelopment of select City-owned sites (*implementation through 2026*).

- 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 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 (*implementation through 2026*).

- 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.