

# Growing Together Community Brief





The City of Kitchener is situated on the traditional territory of the Neutral, Anishinaabeg and Haudenosaunee Peoples.

We recognize our responsibility to serve as stewards for the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep-rooted traditions of the diverse First Nations, Metis and Inuit in Kitchener today.




# Introduction




# How to Use the Brief

Hopefully, this guide is easy to read and understand. However, we know that there are many complex, challenging, and sometimes confusing elements of the work that we do. This guide may not fully explain everything, as much as we'd like it to, but it will try to provide as much useful context as possible.

When you see this icon next to something,  it means that we will explore the idea further in smaller text at the bottom of the page, like a footnote.

When you see this icon next to something,  it means that we will try to answer a 'frequently asked question' about the topic, also in smaller text at the bottom of the page.



When you see this icon next to something,  it means that we will try to provide some 'big picture' context that will help us make connections between our policies, regulations or ideas and the important concepts informing them.

There are various web links throughout this document. If you are reading a print version of the guide, you can find a .pdf version at [engagewr.ca/growingtogether](http://engagewr.ca/growingtogether) with live links to all the additional content.







# Acknowledgement

City staff would like to thank the nearly 1,000 community members who have provided input into the award-winning  *Growing Together* process to date. We would also like to thank the hundreds more who have given us your time and energy beginning with the PARTS Plans and throughout the Neighbourhood Planning Review process.  Your feedback has been invaluable and has helped lead to a balanced, compatible mix of proposed zones and land uses that will help create a more vibrant, diverse, accessible and affordable Kitchener for all who wish to live, work and visit here.

*Thank you!*




 To date, *Growing Together* has won three awards, one each at the provincial, national and international level. This includes top-3 recognition at the international Smart50 awards, the highest honour awarded at the Smart Cities Connect conference. *Your* participation made this possible!


 The PARTS process, or “Planning Around Rapid Transit Stations”, began in 2013 and resulted in the approval of three plans by the end of 2017; PARTS Central, PARTS Midtown and PARTS Rockway. These three plans began to be implemented through the NPR or Neighbourhood Planning Review process from 2017 into 2022. Following several major changes to planning legislation and responding to emerging community needs, the project was re-launched as *Growing Together* in early 2023.

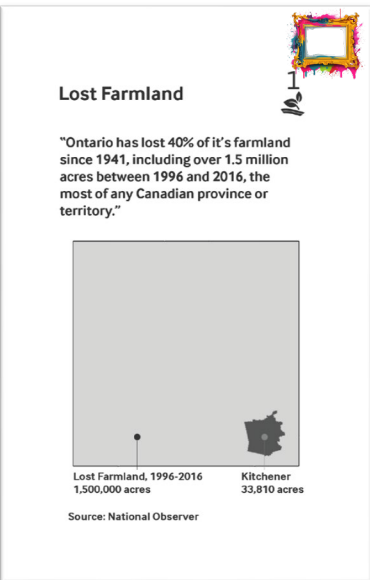
# Let's Talk About Growth

For more than 150 years, the lands we now call Kitchener's Protected Major Transit Station Areas have been growing. Over the last decade, they've been growing faster. This is on purpose; all orders of government recognize that Ontario's cities need to increasingly *grow up*, not *out*.

Growing up;

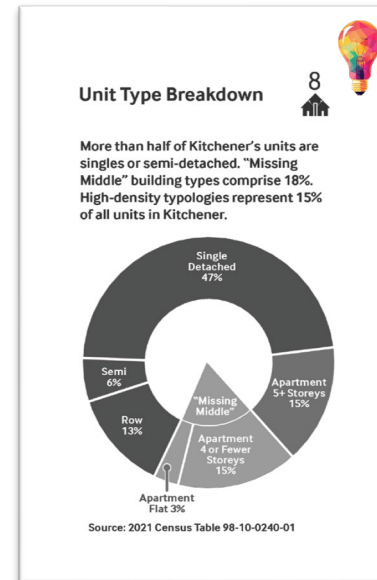
- Helps protect the Greenbelt and prime farmland from development. This preserves important ecosystems, protects clean water sources, and ensures sustainable agriculture. 
- Helps keep city service levels high and property tax rates low, by maximizing the use of existing infrastructure like pipes, roads, and streetlights.
- Helps attract talent and investment like shops, startups and small businesses while creating more opportunities and more housing types for many kinds of people with a broad range of needs, backgrounds and experiences.

Kitchener continues to grow *out* as well, through new subdivisions on land that hasn't been built on before.  Growth isn't meant to happen in only one form or another, but through a *balance* that is sustainable, responsible, and meets the needs of Kitchener's community.



"Ontario has lost 40% of its farmland since 1941, including 1.5 million acres between 1996 and 2016, the most of any Canadian province or territory." In those 20 years alone, Ontario has lost an area of farmland 44x larger than the entire City of Kitchener through urban sprawl.



These graphics come from the Growing Together Card Deck, which you can view in more detail [here](#). See us in person for a printed version of the card deck you can keep!

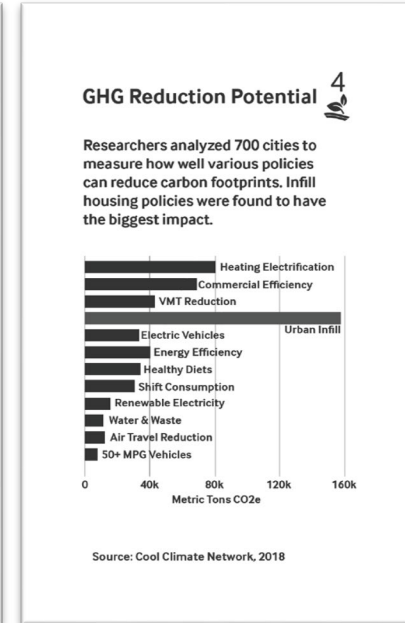



"More than half of Kitchener's units are singles or semi-detached. Missing Middle building types comprise 18%. High-density typologies represent 15% of all units in Kitchener."




# Let's Talk About Growth

Kitchener's Protected Major Transit Station Areas  are where most of Kitchener's "growing up" will take place. This is because they include downtown Kitchener and other historically higher density areas where growth has always occurred, but also because they are now serviced by the ION light rail transit line. Putting more homes in already well-served areas is a core fundamental principle of sustainable city-building, creates complete communities and provides the greatest benefit to the greatest number of people. 



 What is a Protected Major Transit Station Area? PMTSAs are areas that are generally within a 5 to 10 minute walk of a higher order transit stop. In our case, that's the ION LRT. Growing Together includes the 7 PMTSAs west of the Conestoga Parkway. The boundaries of each PMTSA have been determined by the Region of Waterloo and approved by the Province.

 Benefits include walkable, cyclable and rollable access to transit, amenities, shops, events and public spaces. High-density housing forms are also significantly more affordable than low-density forms. Transit-oriented development (TOD) is also far more sustainable than other forms of growth, both environmentally and financially.

# How Does Growth Happen?

Many low, medium and high-rise buildings have been proposed, approved and built in Kitchener's PMTSAs in the last decade. Many factors influence when and how growth occurs. These factors include demand, location, land value, infrastructure such as transit, interest rates, material and labour cost and availability, and much more.

## **Land Use and Zoning guide and regulate growth, but do not directly cause growth.**

Due to strong demand, most development in Kitchener's PMTSAs over the last decade has happened outside of the existing, in-effect land use and zoning framework, through Official Plan and Zoning By-law Amendments (OPAs & ZBAs).

This is because those policies and regulations have been in place for a long time and aren't tailored to the current needs of our community.


Most of these OPAs & ZBAs have received staff support and been approved by Kitchener City Council and Waterloo Region because they represent good planning outcomes and meet our shared and evolving objectives and obligations.

## **This is why we're doing Growing Together. It's time for an update!**

If our land use policies and zoning regulations can more accurately account for the kinds of growth that are already occurring in our PMTSAs, we can provide more certainty and predictability for everyone about how Kitchener's PMTSAs will evolve.

Just as importantly, with a better understanding of current conditions, we can help open more pathways to different kinds of smaller developments that create more mid-rise and low-rise *Missing Middle*  housing options.

**The closer our land use policies and zoning regulations can be to viable real-world outcomes, the better, because it will help us plan more accurately for the future. It will help us more successfully implement important programs like Inclusionary Zoning and District Energy.**

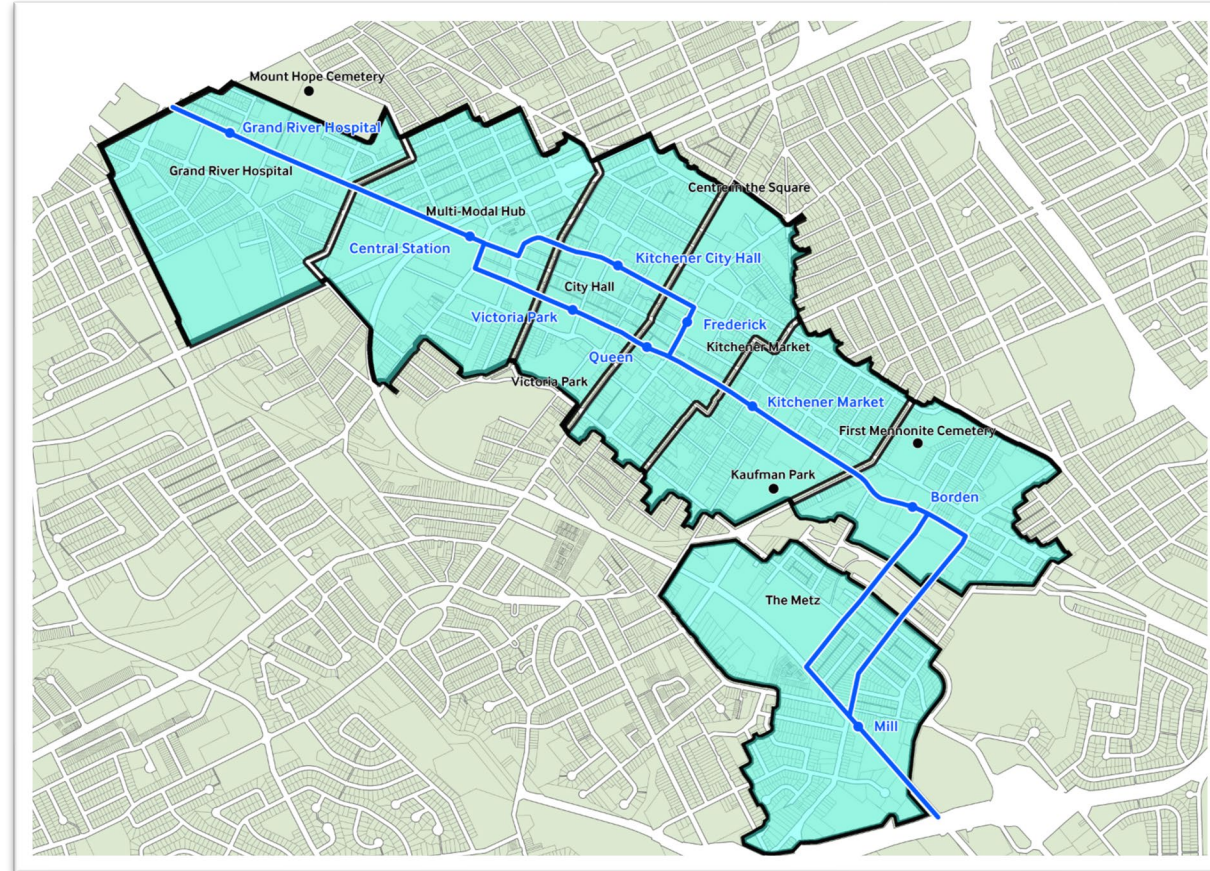
 Missing Middle is defined in the Regional Official Plan as "multiple unit housing including, but not limited to multiplexes, stacked townhouses, apartments, and other low-rise housing options." Missing Middle housing is more impacted by policies and regulations than larger developments, because the added time and cost of extra process like an OPA & ZBA can make them too challenging to build.



# What Are Kitchener's Protected Major Transit Station Areas?

The Regional Official Plan defines a total of 10 Protected Major Transit Station Areas in Kitchener. They are;

- **Grand River Hospital**
- **Central Station Innovation District**
- **Victoria Park & Kitchener City Hall**
- **Frederick & Queen**
- **Kitchener Market**
- **Borden**
- **Mill**
- Block Line
- Fairway
- Sportsworld



Growing Together implements Official Plan policies, land uses and zoning for the 7 Protected Major Transit Stations in bold text above. The remaining station areas will be planned through a similar, upcoming process.

# The Basics of Land Use & Zoning





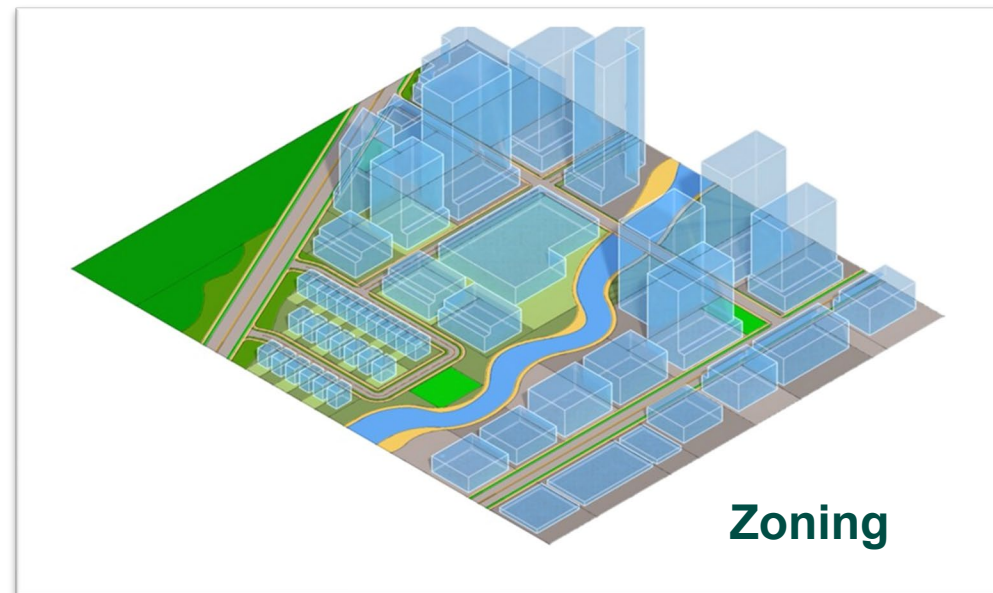
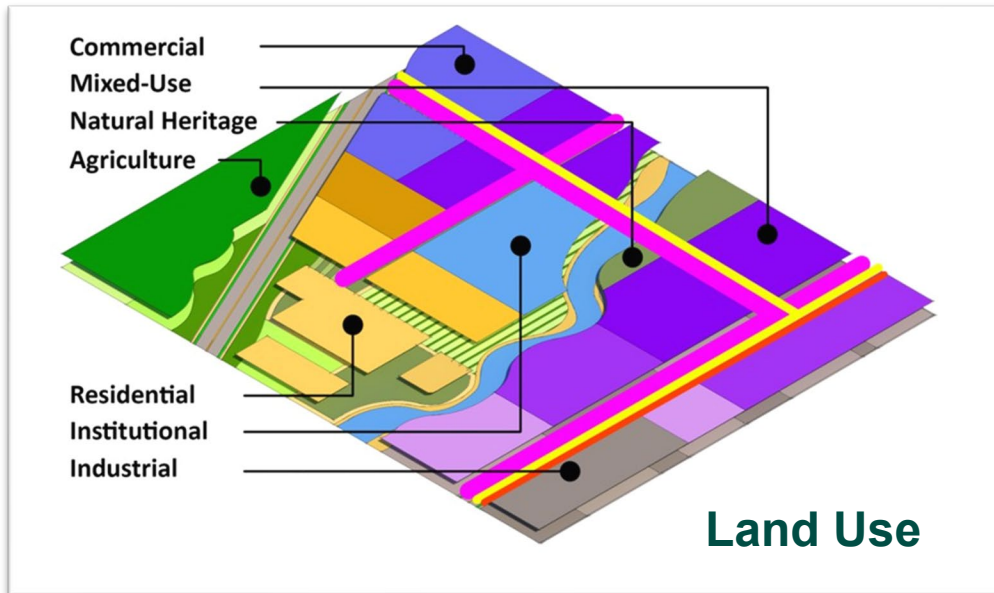
# What's the Difference Between Land Use & Zoning?

Before we look at the proposed mapping, let's break down the difference between land use and zoning.

Land use determines what land can be used for, such as housing, industrial, or commercial. Through our official plan policies, we also set some additional requirements through land use, such as maximum heights. Further, we prescribe criteria for how to evaluate development applications if they don't meet our official plan policies and zoning by-law regulations.

Zoning acts as the rules that guide what development looks like in 3 dimensions. It regulates things like the size and shape of a lot, where a building can be placed on a lot, and in some cases how tall and wide a building can be or the amount of vehicle and bicycle parking required.

**In simple terms, land use is the big picture way of determining what can happen on a property, and zoning sets out the detailed requirements for how it happens.**

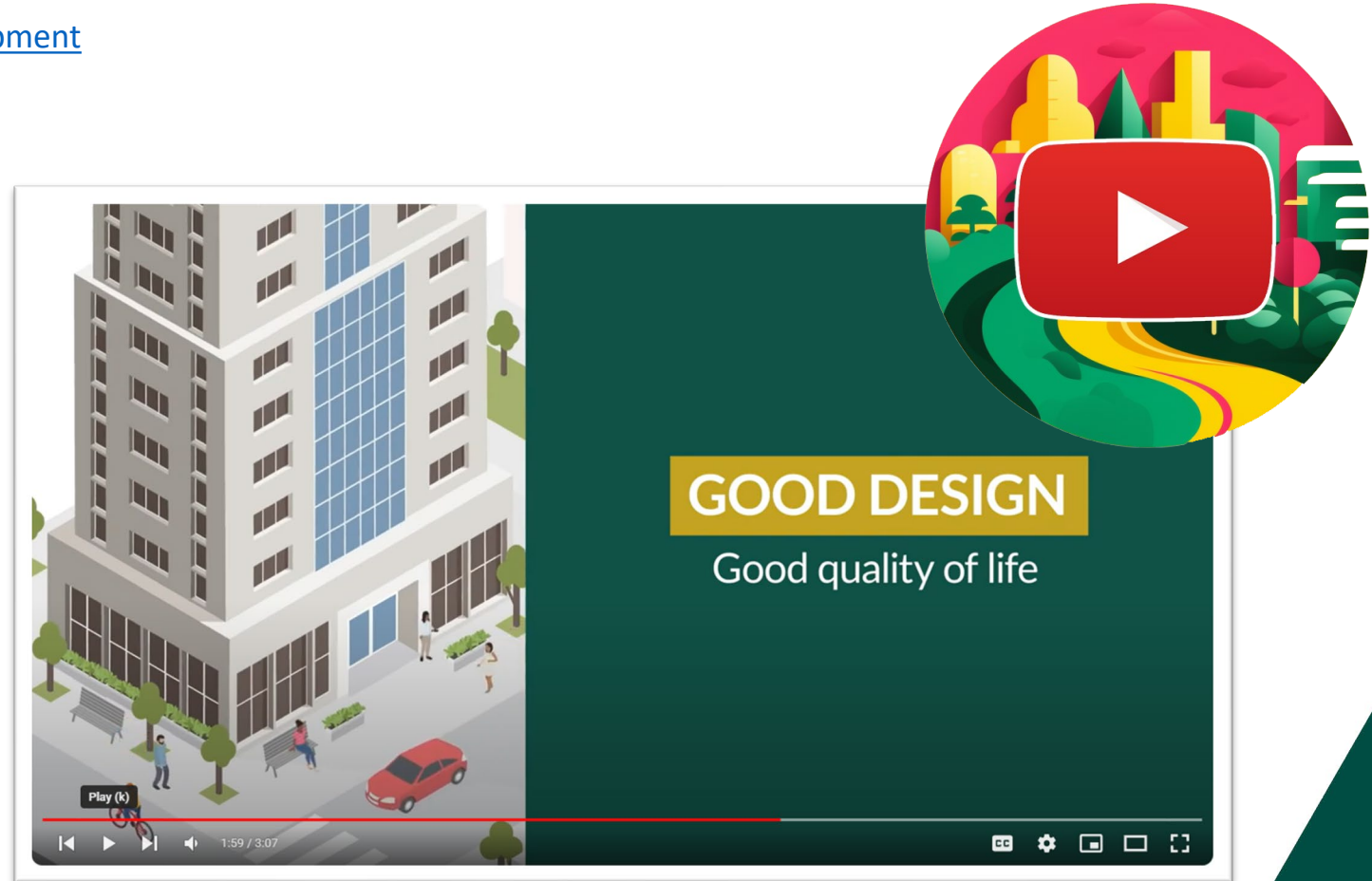


On the left is a diagram that represents in very broad terms how land use works. On the right is a diagram that similarly represents zoning.

# Want to Know More About How Planning Works?

The City of Kitchener has produced a series of videos that help explain the basics of how planning works. You can find them all on YouTube, following the links below:

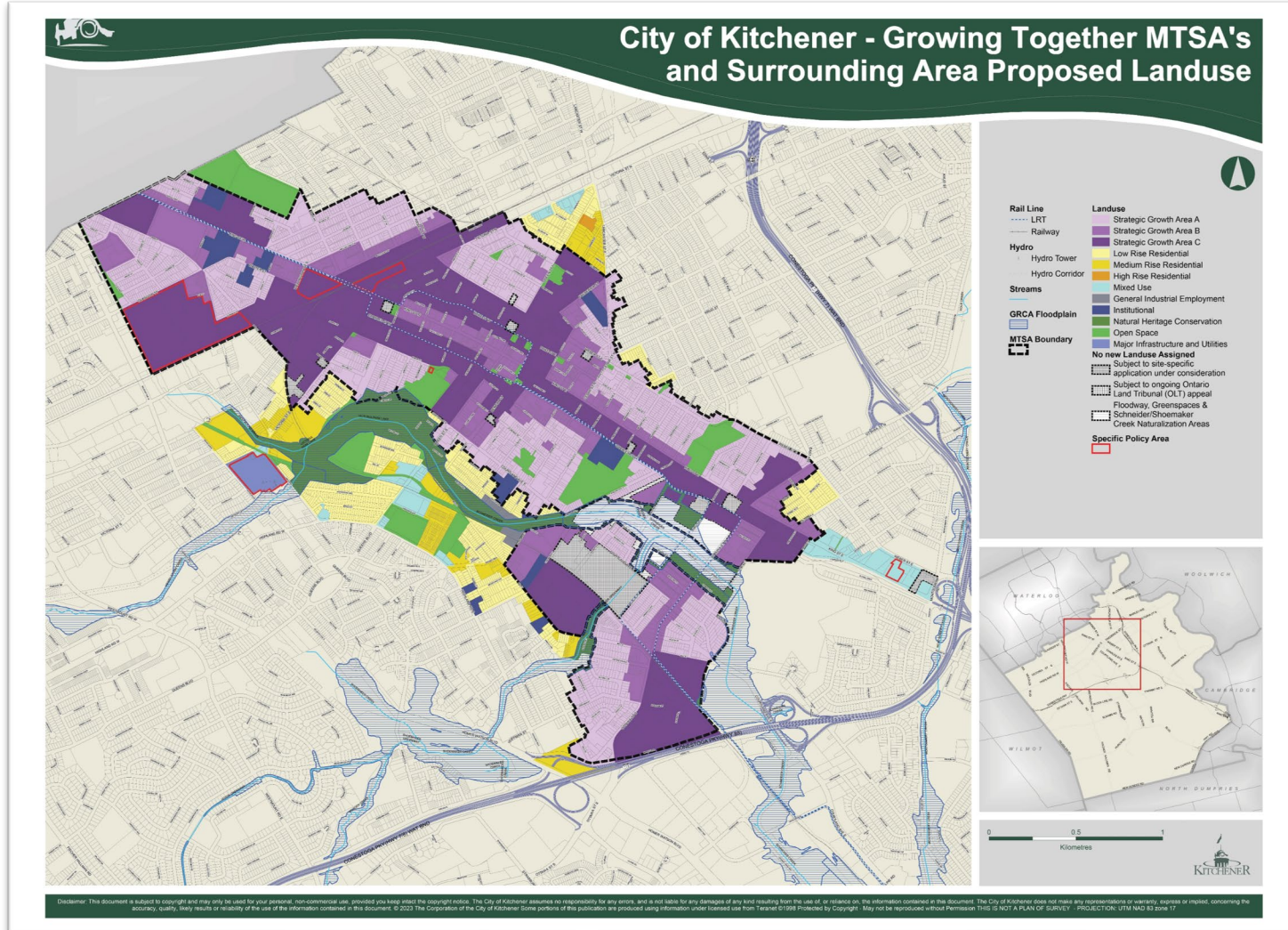
- [Introduction to Land Use Planning & Development](#)
- [Our Vision for Kitchener](#)
- [Planning Tools](#)
- [Roles and Responsibilities](#)
- [Zoning By-laws and Minor Variances](#)
- [Site Plan Review](#)
- [Tiny Homes](#)
- [Tall Buildings](#)
- [Infill & Redevelopment](#)
- [Cultural Heritage](#)
- [What is Affordable Housing?](#)
- [What is Inclusionary Zoning?](#)





# Land Use Map

Let's start with land use. Growing Together proposes to introduce three new land uses to Kitchener's planning framework; Strategic Growth Areas A (SGAA), Strategic Growth Areas B (SGAB) and Strategic Growth Areas C (SGAC).



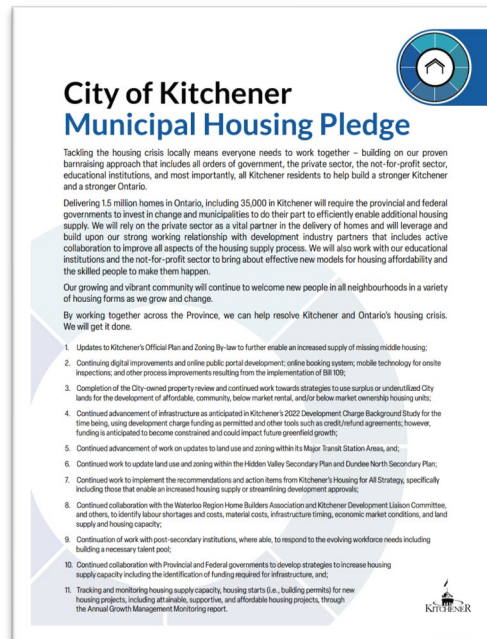
Please note that these maps are for illustrative purposes only. For a detailed map, please see our other draft materials.

By introducing new land uses tailored to strategic growth areas, we can help ensure they perform well in complex, challenging and highly-diverse areas like PMTSAs. This should mean that future development looks more like our planning framework expects it to look, giving everyone more certainty about the future of Kitchener's PMTSAs.

# How We Applied Land Uses

Growing Together applies land uses through several evaluation criteria, including community and collaborator input, good planning principles, technical and design considerations, and more. This includes;

- Analyzing community input received through our workshop engagements.
  - These results are detailed in our report titled [What We Heard: Workshop Engagement Summary](#).
  - The workshops were digitized into a smart modeling software, analyzed, reviewed and used as a critical input to inform staff where to locate our different land uses and zones.
- Listening to community and stakeholder comments and submissions through individual meetings on site or area-specific concerns.
- Ensuring compliance with provincial legislation and guiding documents, as well as the Regional Official Plan (ROP). This includes recent changes introduced through the updated ROP, Bill 23, Bill 109, and more.
- Implementing and working together with other City priorities such as;
  - [Inclusionary Zoning](#)
  - [The Housing Pledge](#)
  - [The Downtown Vision](#)
  - [The Missing Middle and Affordable Housing Study](#)
  - [Places & Spaces](#)
  - [The Cycling & Trails Master Plan](#)
  - [The Downtown District Energy study](#)
  - [Cultural](#) and [Natural](#) Heritage policies, and more.





# How We Applied Land Uses

Continued from the previous page;

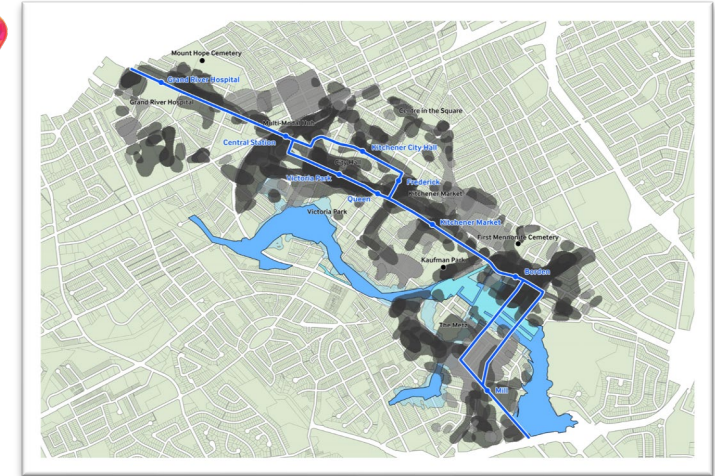
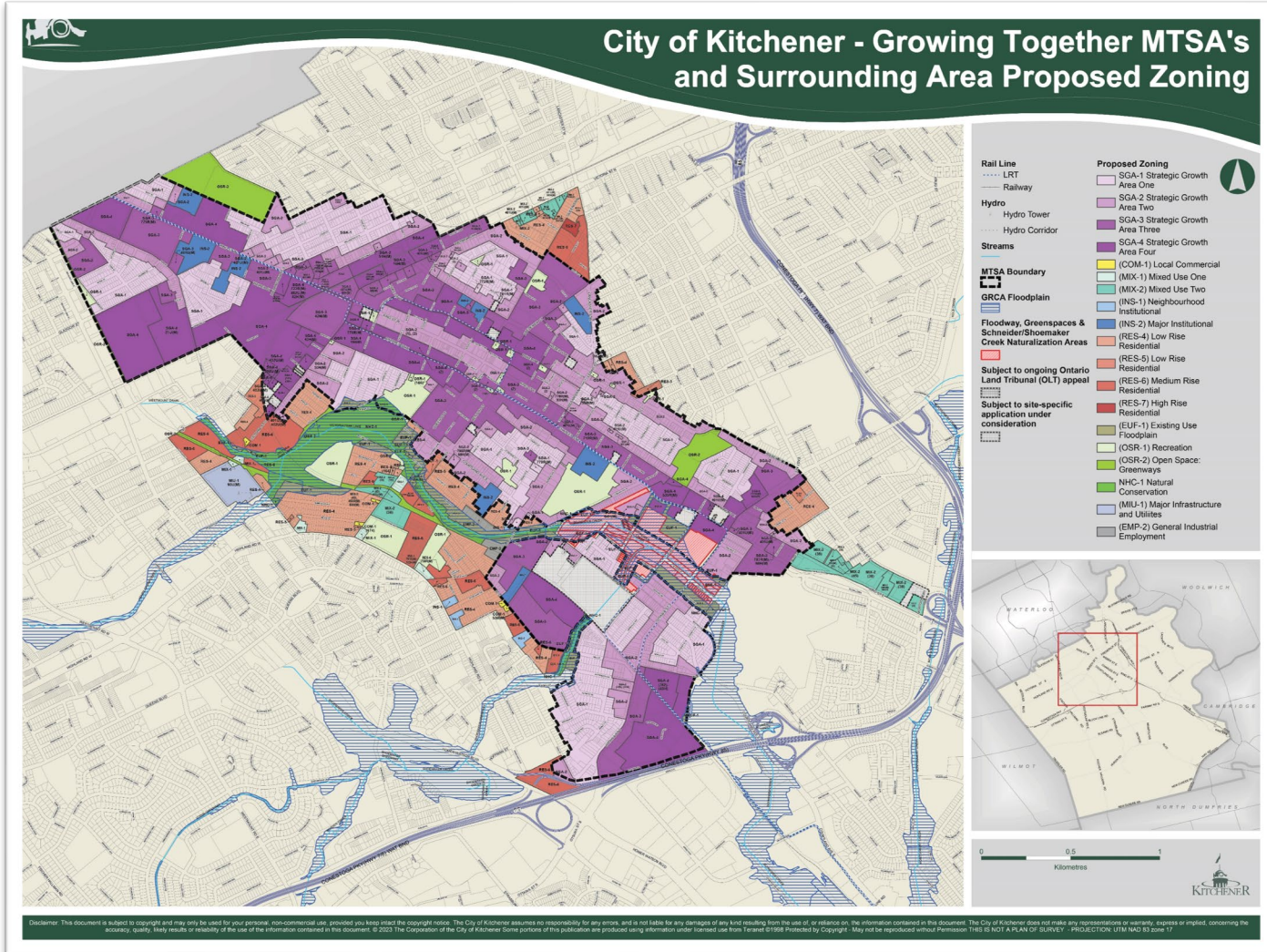
- Coordinating with other City divisions such as Economic Development, Transportation, Parks & Cemeteries, Engineering, Utilities, and Legal.
- Compatibility with the key directions from the [Planning Around Rapid Transit Stations \(PARTS\) Plans](#) and [Neighbourhood Planning Review \(NPR\)](#) processes.
- Site specific or area specific opportunities and constraints such as;
  - Lot size, area, width, and more.
  - Proximity to ION station stops and the Multi-Modal Hub. Relationships to different street typologies, such as main streets, arterial streets, and local streets.
  - Relationships to existing context, including buildings, open spaces and streets.





# Zoning Map

Growing Together introduces four new zones to Kitchener's planning framework; Strategic Growth Areas 1 (SGA1), Strategic Growth Areas 2 (SGA2), Strategic Growth Areas 3 (SGA3) and Strategic Growth Areas 4 (SGA4).



The above map shows the combined results of all public workshops, where participants placed a variety of low, medium and high-rise buildings.

Please note that these maps are for illustrative purposes only. For a detailed map, please see our other draft materials.



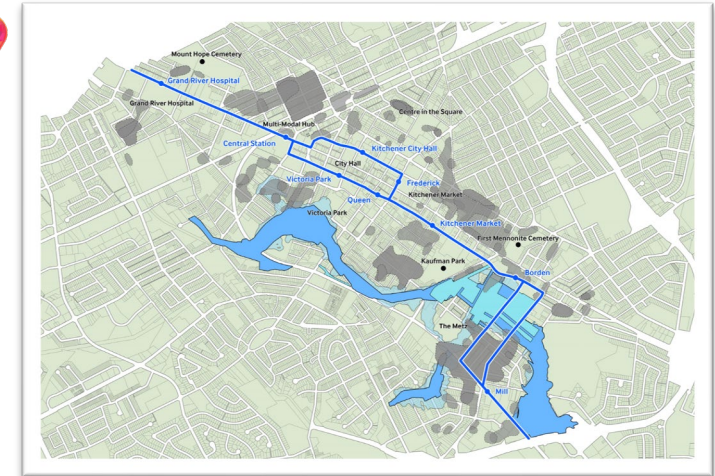
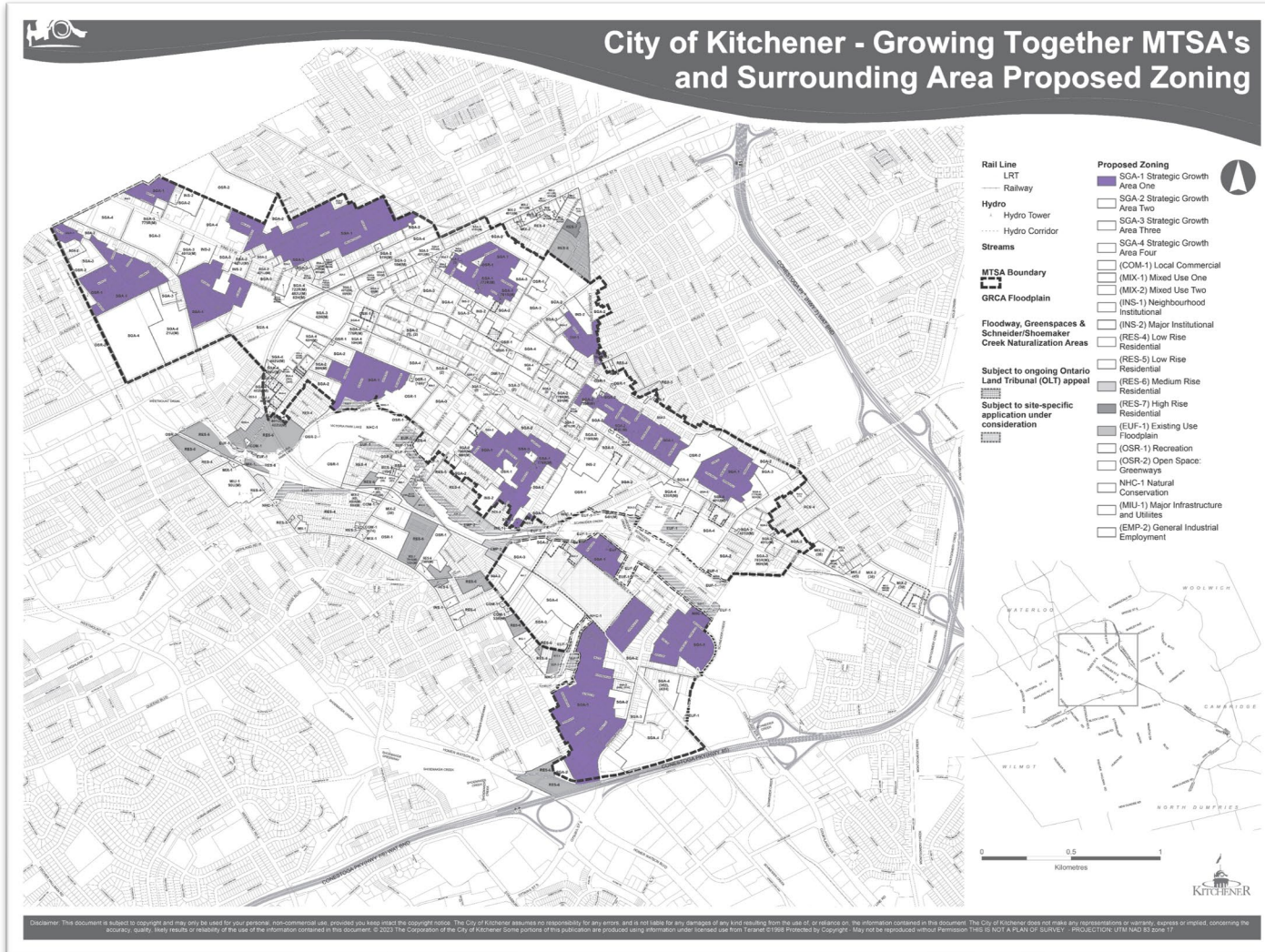
# How We Applied The Zones

Growing Together applies zones through several evaluation criteria. **This includes all of the criteria listed on the “How We Applied Land Uses” page above.** It also includes;

- The ability of individual properties to meet the regulations of their assigned zone. This means that an existing property is large enough and has the correct dimensions to fit buildings that the zoning regulations permit.
- Consideration for how lots could potentially consolidate in the future.
- The ability to require affordable housing units through Inclusionary Zoning by-law, and how to maximize the effectiveness of that by-law.
- Analyzing developments that have been approved through an Official Plan and Zoning By-law Amendment by Kitchener City Council.
- The policies in our Heritage Conservation District Plans and Cultural Heritage Landscapes.
- Minimum density targets for Protected Major Transit Station Areas, as well as accommodating enough growth to meet our Housing Pledge target.
- Transition principles, where one zone generally abuts the next higher or lower zone.
  - Like most evaluation criteria, this cannot always be achieved perfectly as we seek the best balance of all the above factors.
  - Staff have also created a specific transition regulation, to ensure that even where higher zones abut the SGA1 zone, a greater building setback is required for taller building elements.

# SGA1 Zoning Map

This map shows the Strategic Growth Areas 1 (SGA1) zone, where buildings are limited to low-rise heights at a maximum of 11 metres. They will allow missing middle infill housing along with complementary non-residential uses such as small shops, cafes, home businesses and more.



The above map shows the combined results of all public workshops, where participants placed low-rise buildings.



# SGA1 Zoning Highlights

Listed here are a few of the fundamental regulations that apply to the SGA1 zone;

- Building heights are limited to 11 metres, which is 3 storeys.
- There are minimum lot widths and areas, as well as building length regulations that apply to different sizes of buildings;
  - If a building has no more than 4 residential units, the minimum lot width is 12.0m and the minimum lot area is 350m<sup>2</sup>. The maximum building length is 20.0m
  - If a building has between 5 and 10 residential units, the minimum lot width is 12.0m and the minimum lot area is 450m<sup>2</sup>. The maximum building length is 24.0m
  - If a building has more than 11 residential units, the minimum lot width is 18.0m and the minimum lot area is 700m<sup>2</sup>. The maximum building length is 36.0m
  - For non-residential buildings, the minimum lot width is 15.0m and the minimum lot area is 600m<sup>2</sup>. The maximum building length is 36.0m.
- Parking is not required, but it is permitted.
- There are minimum setbacks;
  - The minimum front yard setback is 6.0m
  - The minimum exterior side yard setback is 4.0m
  - The minimum rear yard setback is 7.5m
  - For interior side yards, one setback must be at least 1.5m
  - The other interior side yard setback must be at least 2.5m



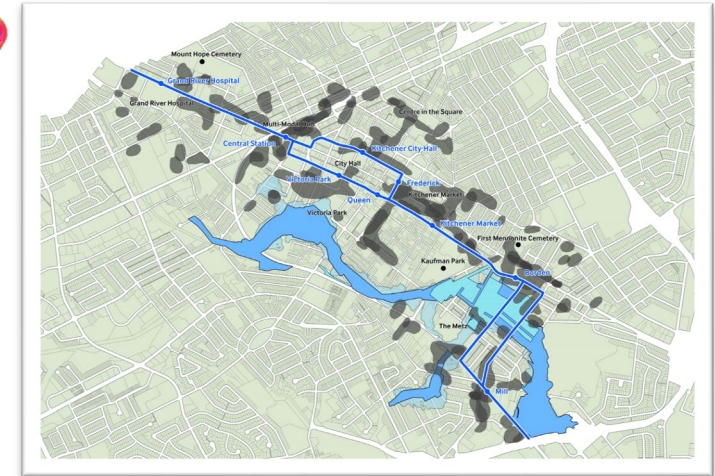
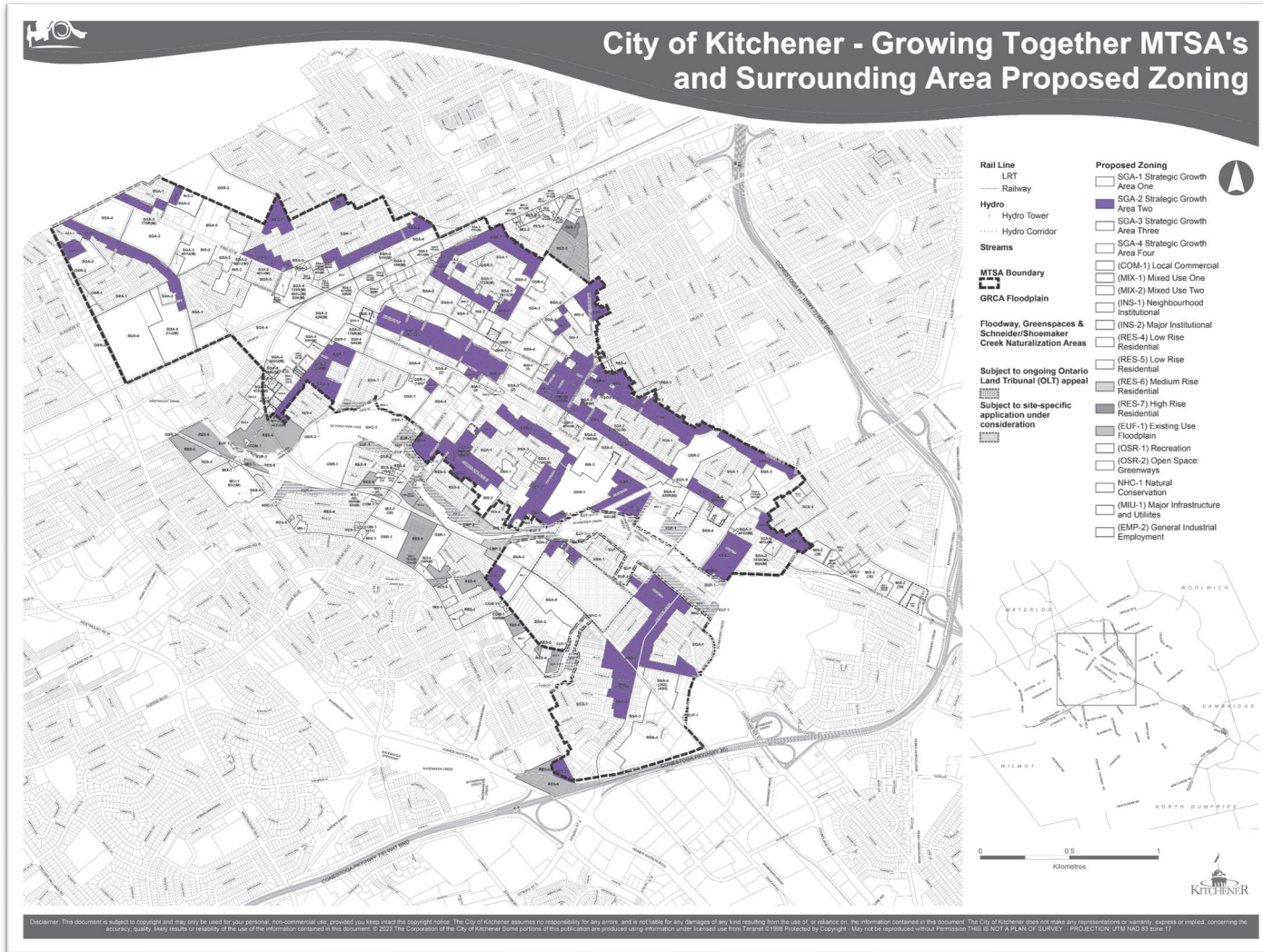
The art above represents a neighbourhood with SGA1 zoning, and is the art used for our fall postcard mailout to residents and property owners who fall within a proposed SGA1 zone. The postcard is shown below:

A postcard for the 'Growing Together' project. The top half of the postcard features the same artwork of a vibrant neighborhood street scene. Below the artwork, the text reads: 'KITCHENER GROWING TOGETHER PLANNING FOR KITCHENER'S MAJOR TRANSIT STATION AREAS'. There are two tabs: 'Project Artwork' and 'Study Topics'. Below the tabs are six icons representing different study topics: Land Use &amp; Zoning, Growth &amp; Change, Housing, Sustainability, Built Form, and Mobility. A QR code is provided for more information. Contact information for the City of Kitchener Growing Together Team is listed. A section titled 'Additional information' explains that a property is proposed to be re-zoned to Strategic Growth Area 1, which permits low-rise residential and some non-residential uses up to 11m in height. The bottom of the postcard has a 'Current status' section with three steps: 1. Draft land use and zoning are now available on the project website. 2. Continued community and stakeholder conversations on draft land use and zoning to inform staff recommendation to Council. 3. Recommendation report brought to Council for decision.



# SGA2 Zoning Map

This map shows the Strategic Growth Areas 2 (SGA2) zone, where buildings are limited to mid-rise heights up to 8 storeys. They will allow missing middle and mid-rise infill housing along with a range of non-residential uses including office, shops and services.



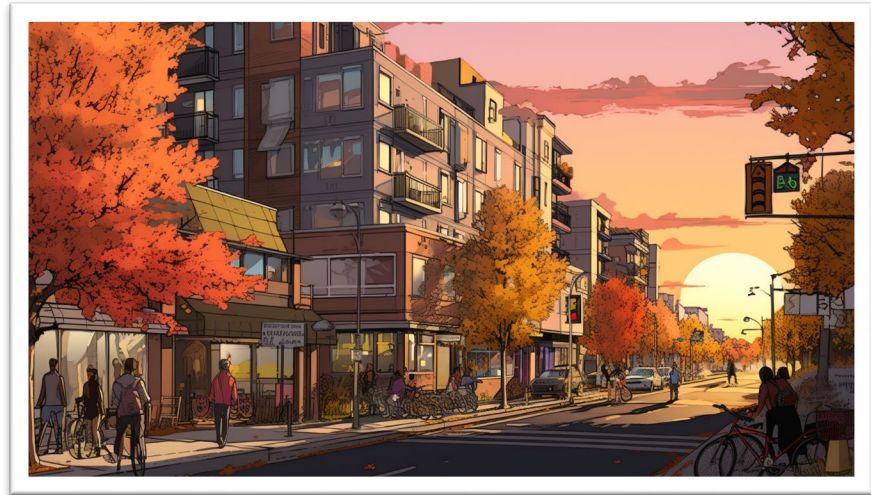
The above map shows the combined results of all public workshops, where participants placed mid-rise buildings.



# SGA2 Zoning Highlights

Listed here are a few of the important regulations that apply to the SGA2 zone;

- Building heights are limited to 8 storeys.
- There are minimum lot widths and areas, as well as building length regulations that apply to different heights of buildings;
  - Buildings require a minimum lot width of 30.0m and a minimum lot area of 1,500m<sup>2</sup>.
  - The 7<sup>th</sup> and 8<sup>th</sup> storeys of buildings must be setback an additional 3.0m and cannot exceed 60.0m in building length. They are limited to a 2,000m<sup>2</sup> floor plate.
  - Building height cannot exceed 12.0m (or 4 storeys) within 12.0m of an SGA1 or low-rise residential zone. The minimum setback for a building adjacent to an SGA1 or low-rise zone is 7.5m
  - Buildings must dedicate 20% of their site to landscaping and are required to provide 4.0m<sup>2</sup> of amenity space per unit.
- Parking is not required, but it is permitted.
- There is a minimum yard setback of 3.0m, which applies to front, rear and side yards.



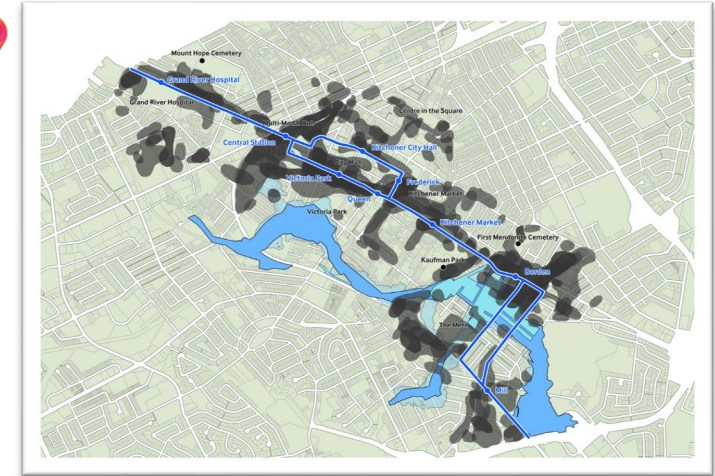
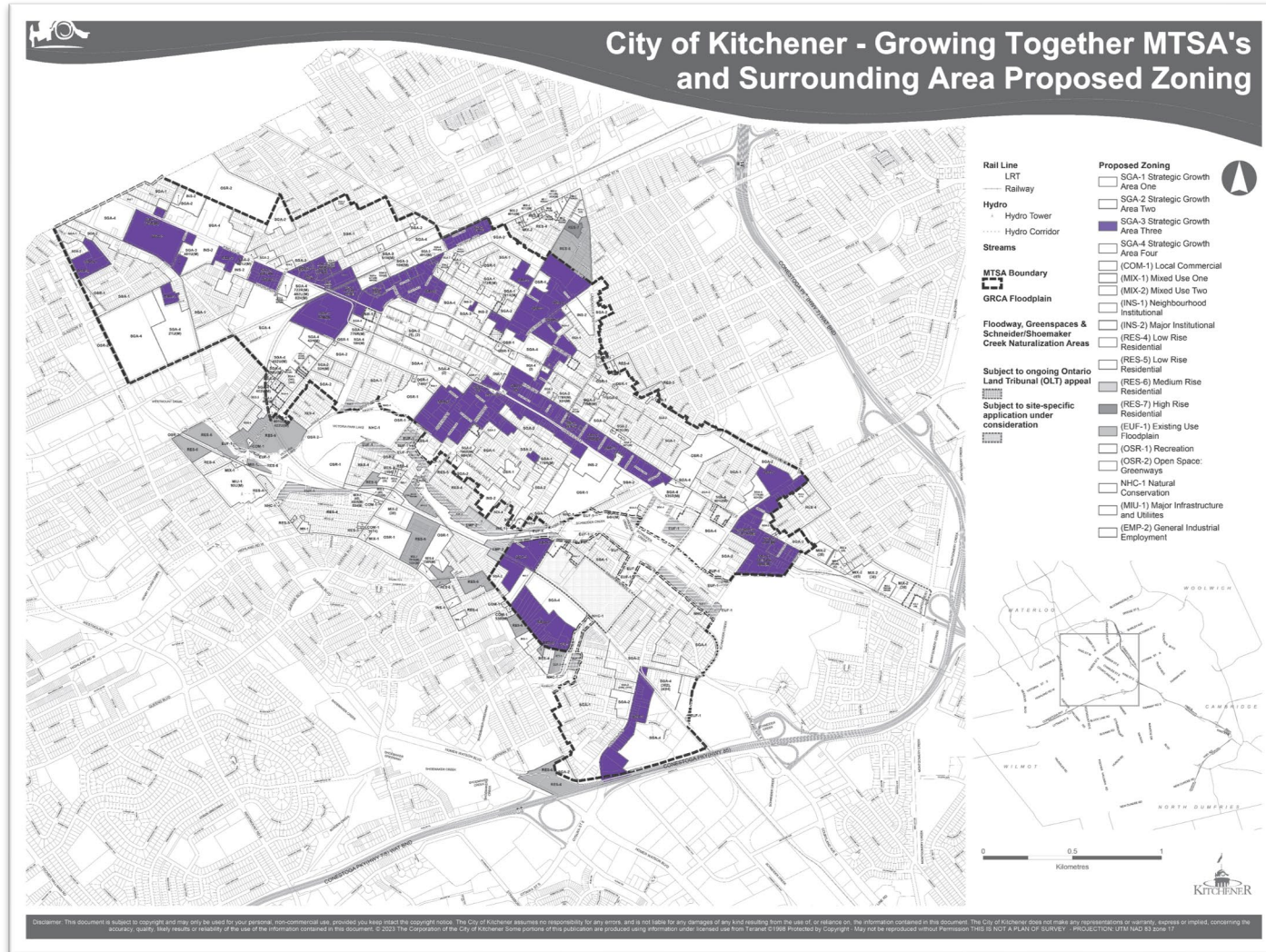
The art above represents a neighbourhood with SGA1 zoning, and is the art used for our fall postcard mailout to residents and property owners who fall within a proposed SGA1 zone. The postcard is shown below:

A postcard for the 'Growing Together' project in Kitchener. The top half features the same artwork of the urban street scene. Below the artwork, the text reads 'KITCHENER GROWING TOGETHER PLANNING FOR KITCHENER'S MAJOR TRANSIT STATION AREAS'. It includes a QR code, a website URL (www.engagewr.ca/growingtogether), and contact information for the Growing Together Team. The bottom section is divided into 'Current status' and 'Next steps'. The 'Current status' section indicates that draft land use and zoning are available on the project website. The 'Next steps' section lists three steps: 1. Draft land use and zoning are now available on the project website. 2. Continued community and stakeholder conversations on draft land use and zoning to inform staff recommendation to Council. 3. Recommendation report brought to Council for decision. The postcard also features icons for Land Use &amp; Zoning, Growth &amp; Change, Housing, Sustainability, Built Form, and Mobility.



# SGA3 Zoning Map

This map shows the Strategic Growth Areas 3 (SGA3) zone, where buildings are limited to high-rise heights up to 25 storeys. They will allow missing middle, mid-rise and high-rise infill housing along with a range of non-residential uses.



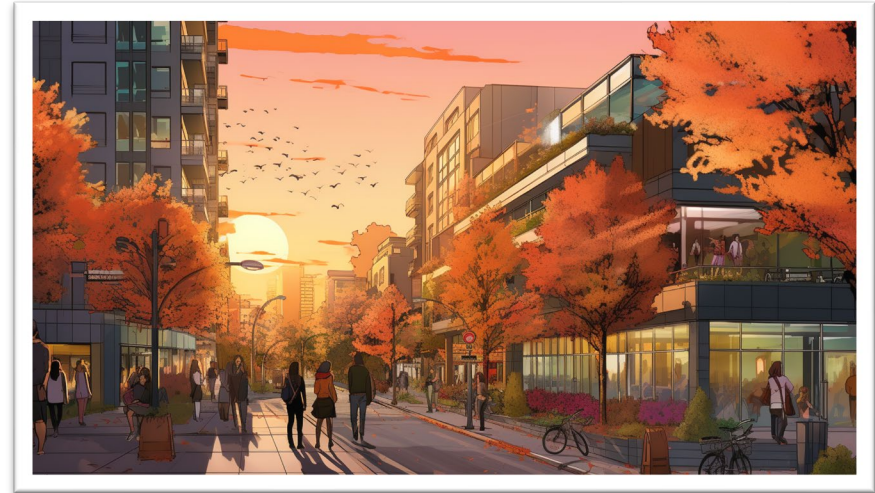
The above map shows the combined results of all public workshops, where participants placed mid-rise and high-rise buildings.



# SGA3 Zoning Highlights

Listed here are a few of the important regulations that apply to the SGA3 zone;

- Building heights are limited to 25 storeys.
- There are minimum lot widths and areas, as well as building length regulations that apply to different heights of buildings;
  - Buildings up to 12 storeys require a minimum lot width of 30.0m and a minimum lot area of 1,500m<sup>2</sup>. They have a maximum building length of 60.0m, a maximum floor plate area of 2,000m<sup>2</sup>, and a physical separation requirement of 6.0m.
  - Buildings up to 18 storeys require a minimum lot width of 36.0m and a minimum lot area of 1,800m<sup>2</sup>. They have a maximum building length of 54.0m, a maximum floor plate area of 1,200m<sup>2</sup>, and a physical separation requirement of 9.0m.
  - Buildings up to 25 storeys require a minimum lot width of 42.0m and a minimum lot area of 2,000m<sup>2</sup>. They have a maximum building length of 48.0m, a maximum floor plate area of 900m<sup>2</sup>, and a physical separation requirement of 12.0m.
- Parking is not required, but it is permitted.
- There is a minimum yard setback of 3.0m.
- Building height cannot exceed 12.0m within 12.0m of an SGA1 or low-rise residential zone. The minimum setback for a building adjacent to an SGA1 or low-rise zone is 7.5m
- Buildings are required to provide 8.0m<sup>2</sup> of amenity space per unit.



The art above represents a neighbourhood with SGA3 zoning, and is the art used for our fall postcard mailout to residents and property owners who fall within a proposed SGA3 zone. The postcard is shown below:

**KITCHENER**  
**GROWING TOGETHER**  
PLANNING FOR KITCHENER'S MAJOR TRANSIT STATION AREAS

To learn more about the project and participate in the process visit:  
[www.engagewr.ca/growingtogether](http://www.engagewr.ca/growingtogether)

Submit comments to:  
City of Kitchener  
Growing Together Team  
519.741.2200 x 7027  
growingtogether@kitchener.ca  
200 King St. W., Kitchener ON, N2G 4G7

Additional information:  
A property you live on or own is proposed to be re-zoned to Strategic Growth Area 3. This zone permits high-rise residential and non-residential uses up to 25 storeys in height. This change does not affect how you use your property today, but may allow for new types of high-rise development in this zone in the future.

**Current status:**

- 1 Draft land use and zoning are now available on the project website.
- 2 Continued community and stakeholder conversations on draft land use and zoning to inform staff recommendation to Council.

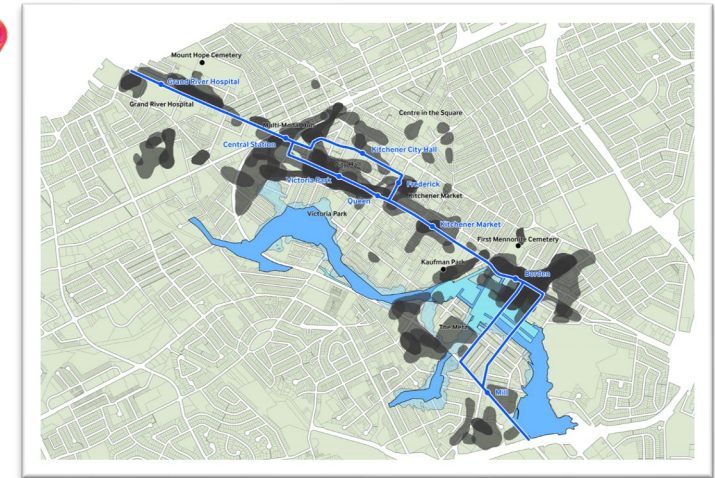
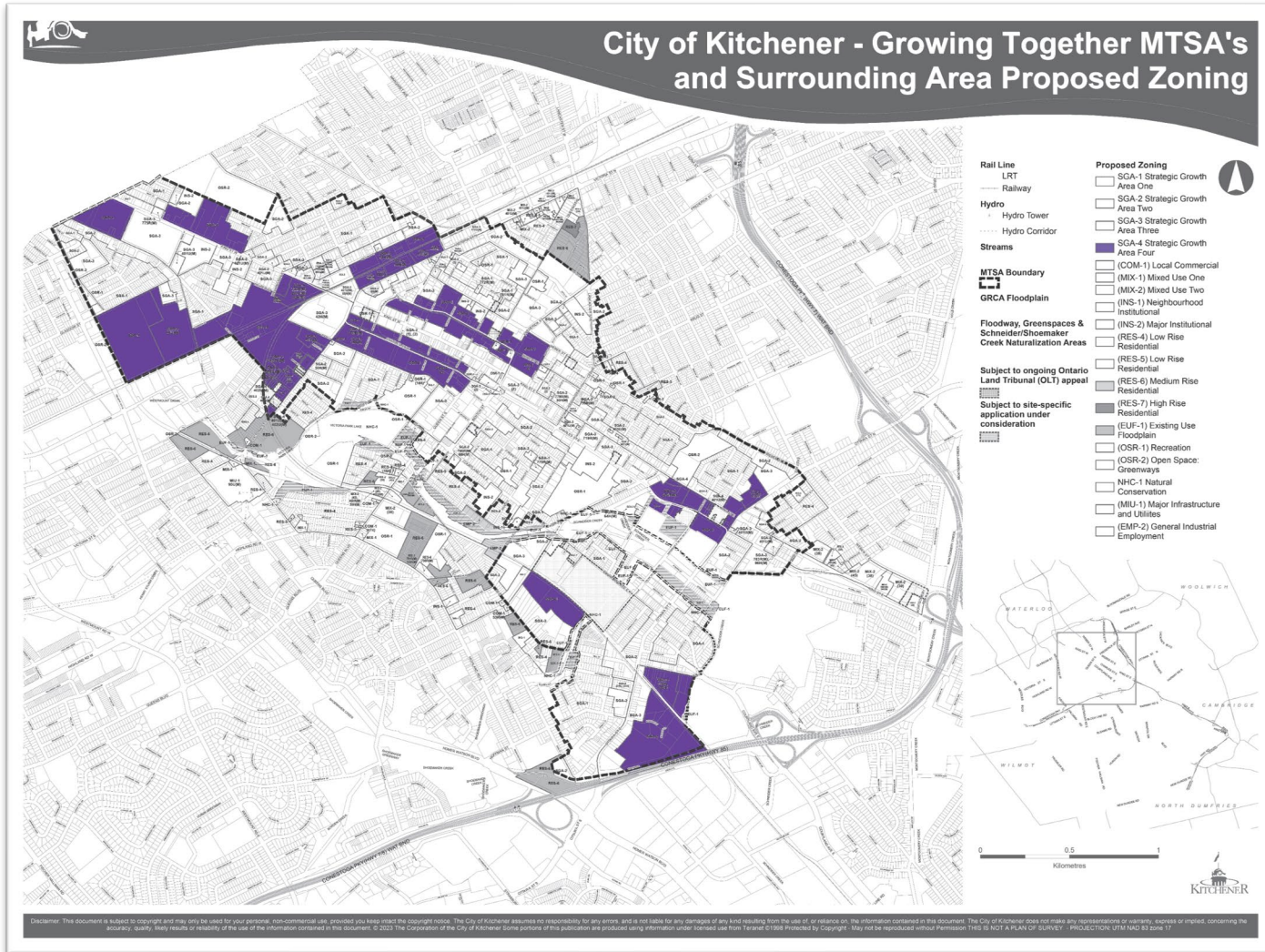
**Next steps:**

- 3 Recommendation report brought to Council for decision.



# SGA4 Zoning Map

This map shows the Strategic Growth Areas 4 (SGA4) zone, where buildings are not limited by height. They will allow missing middle, mid-rise and high-rise infill housing along with a range of non-residential uses.



The above map shows the combined results of all public workshops, where participants placed high-rise buildings.



# SGA4 Zoning Highlights

Listed here are a few of the important regulations that apply to the SGA4 zone;

- There are minimum lot widths and areas, as well as building length regulations that apply to different heights of buildings;
  - Buildings up to 12 storeys require a minimum lot width of 30.0m and a minimum lot area of 1,500m<sup>2</sup>. They have a maximum building length of 60.0m, a maximum floor plate area of 2,000m<sup>2</sup>, and a physical separation requirement of 6.0m.
  - Buildings up to 18 storeys require a minimum lot width of 36.0m and a minimum lot area of 1,800m<sup>2</sup>. They have a maximum building length of 54.0m, a maximum floor plate area of 1,200m<sup>2</sup>, and a physical separation requirement of 9.0m.
  - Buildings up to 36 storeys require a minimum lot width of 42.0m and a minimum lot area of 2,000m<sup>2</sup>. They have a maximum building length of 48.0m, a maximum floor plate area of 900m<sup>2</sup>, and a physical separation requirement of 12.0m.
  - Buildings over 36 storeys require a minimum lot width of 48.0m and a minimum lot area of 2,400m<sup>2</sup>. They have a maximum building length of 36.0m, a maximum floor plate area of 850m<sup>2</sup>, and a physical separation requirement of 15.0m.
- Parking is not required, but it is permitted.
- There is a minimum yard setback of 3.0m.
- Building height cannot exceed 12.0m within 12.0m of an SGA1 or low-rise residential zone. The minimum setback for a building adjacent to an SGA1 or low-rise zone is 7.5m
- Buildings are required to provide 8.0m<sup>2</sup> of amenity space per unit.



The art above represents a neighbourhood with SGA4 zoning, and is the art used for our fall postcard mailout to residents and property owners who fall within a proposed SGA4 zone. The postcard is shown below:

**KITCHENER**  
**GROWING TOGETHER**  
PLANNING FOR KITCHENER'S MAJOR TRANSIT STATION AREAS

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200 King St. W., Kitchener ON, N2G 4G7

Additional information:  
A property you live on or own is proposed to be re-zoned to Strategic Growth Area 4. This zone permits high-rise residential and non-residential uses without limiting height. This change does not affect how you use your property today, but may allow for new types of high-rise development in this zone in the future.

**Current status:**  
1 Draft land use and zoning are now available on the project website.  
2 Continued community and stakeholder conversations on draft land use and zoning to inform staff recommendation to Council.  
**Next steps:**  
3 Recommendation report brought to Council for decision.

Project Artwork ▲ Study Topics ▼

Land Use & Zoning Growth & Change Housing Sustainability Built Form Mobility

**KITCHENER**

# More of the Basics of Growing Together





# What are the Basics of Growing Together?

Now that we've looked through the proposed land use and zoning maps, what are the basics of what Growing Together is planned to achieve? Through an Official Plan Amendment and a Zoning By-law Amendment, Growing Together proposes new land uses, policies and zoning regulations for properties within Kitchener's Protected Major Transit Station Areas.

- **Why?** PMTSAs are unique. Through our engagement, analysis, and testing, it was clear that we needed land uses and zones that responded to the unique opportunities and challenges that exist within PMTSAs. PMTSAs are the most complex areas of the city, and we'll explore why throughout this guide.

Growing Together tries to reconcile a lot of different perspectives and tries to provide the greatest possible amount of certainty *and* flexibility.

- **How?** Through the way we have set up the land use and zoning framework. We are proposing more pathways to different kinds of development, but with more specific guidance on where and how development can happen.
- It's also key that our policies and regulations be realistic and represent building types that can be and are being built in Kitchener today. In doing so, we improve the odds that proposed developments will meet the rules we've proposed, and not proceed through other processes instead (OPAs & ZBAs).

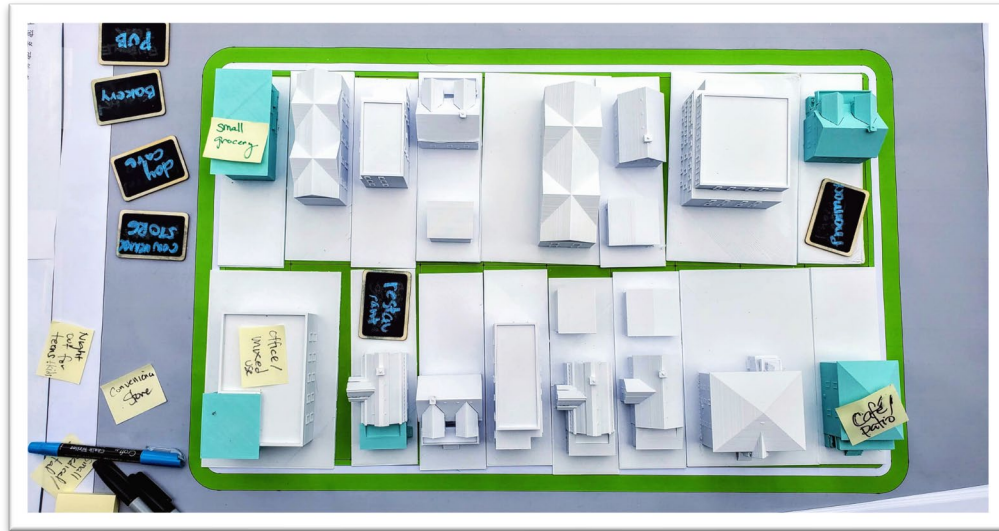
Growing Together encourages complementary built form through transition, separation, and zoning regulations that control for the scale and impact of new buildings.

- **How?** While we have been implementing tall building design through our Urban Design Manual since 2017, Growing Together proposes tall building regulations for the first time, including the space between taller buildings to ensure that impacts from shadows and wind are managed appropriately. It also proposes maximum building lengths and tower floor areas.
- Additionally, Growing Together proposes a transition policy that restricts the height of higher density development to 12m within a 12m setback of low-rise zoned areas.

# What are the Basics of Growing Together?

Growing Together allows a broader range of uses for all building types.

- **Why?** It is important that all areas of PMTSAs allow for non-residential uses that will lead to more complete communities, where most of a person's daily needs can be met with a short walk, ride, roll or transit ride.
- By allowing small shops and small businesses in low-rise areas, we can not only meet more people's needs more effectively, but we can also encourage home businesses to establish themselves without the cost and risk of leasing a traditional retail space. 🎨 🎨



This is a photo of the Missing Middle Block exercise that was part of our summer engagement. Staff asked community members to tell us what kinds of shops and services they'd like to see in low-rise neighbourhoods.

- 🎨 Not only does this allow a broader range of shops and business types that would struggle to survive if they were more restricted, it also creates more pathways for these businesses to scale up over time and move on to larger spaces in more central areas. This will help encourage more local small businesses and help them become competitive with larger chains.
- 🎨 Combining priority streets with broader non-residential permissions overall allows for a lot of different types of business to all survive and thrive within Kitchener's PMTSAs at a time when retail, in particular, is very challenging. We heard very strong support for both approaches through our summer public engagements, which focused specifically on priority streets and small business on low-rise blocks through two separate exercises.




# What are the Basics of Growing Together?

Growing Together no longer requires development to provide a certain amount of vehicle parking. 

- **Why?** Required parking rates add significant, usually unnecessary expense to new development. Kitchener's Missing Middle and Affordable Housing report notes that requiring parking is one of the major reasons why low-rise and mid-rise developments are challenging to build. PMTSAs are also walkable, cyclable and rollable, and serviced by transit, and simply don't need that much parking to meet the needs of the community. **Most recent developments in Kitchener's PMTSAs have been approved with reduced parking rates.**
- Does this mean new developments will no longer provide parking? **No, it means that new developments will provide the amount of parking that their users need, rather than a flat rate required through zoning. This is one way we can help reduce the cost of new housing.**
- In the longer term, not requiring parking encourages less dependency on personal vehicles and also leaves more space for landscaping including trees. This will help Kitchener meet its sustainability goals.

Growing Together no longer uses Floor Space Ratio (FSR) to regulate density, using a variety of form-based regulations instead. 

- **Why?** FSR is not a tool that performs well when guiding infill development in a complex, already built-up area of the city. This is because, to result in similar built-forms, it requires properties to all be the same size, shape and dimension. Kitchener's PMTSAs have properties of all different shapes and sizes. Growing Together uses built-form regulations instead, which will lead to more predictable outcomes, as the regulations guiding our buildings will be based on the building design rather than just the dimensions of the property. 



There are minimum requirements for bicycle parking.



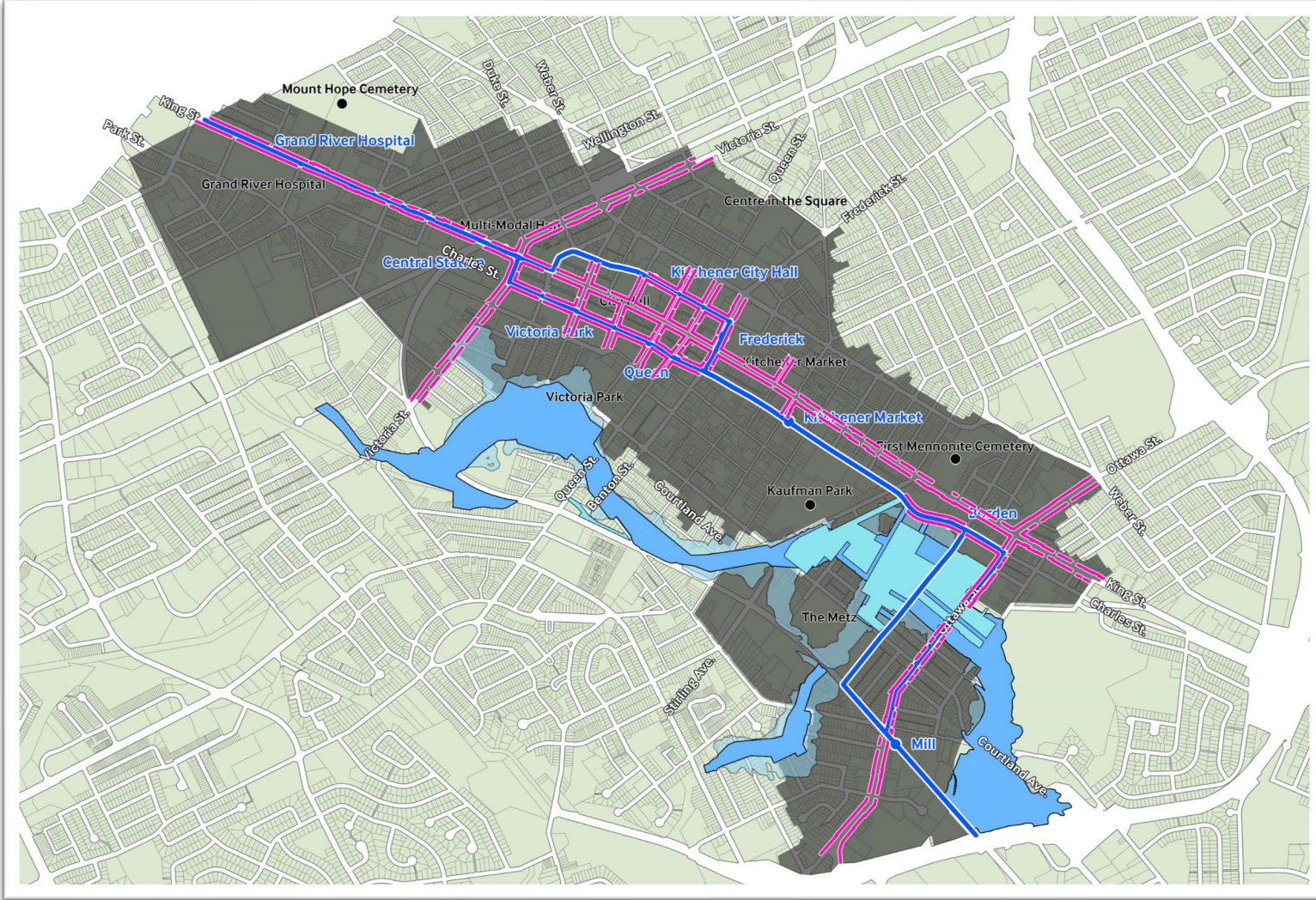
Floor Space Ratio, also known as Floor Area Ratio, is a calculation that allows a building to be a certain size relative to the lot it's built on. For example, an FSR of 10 means that the building area can be 10x the lot area. If the building footprint was the same size as the lot with no setbacks, the result would be a 10 storey building. If the building footprint was half the size of the lot, it could be 20 storeys. Because lots in PMTSAs come in all shapes and sizes, FSR makes it hard to predict what kinds of buildings can or will be built on a lot.



Growing Together does still regulate things like lot width and lot area, to ensure that buildings fit well on their sites.

# Priority Streets

This map shows the proposed priority streets network. New buildings along these pink segments will need to have active uses on the ground floor and will have other regulations applied to ensure they help create more urban streets for all.



Priority streets are focused on connecting ION stops to surrounding areas, ensuring that downtown Kitchener remains a primary destination for people from all over, and enhancing major streets such as King, Victoria and Ottawa.



# Questions



# Addressing Some Questions and Concerns

In this section, we will try to address a series of questions and concerns we have heard from the community. Broadly, the feedback we have received from our 10 community engagements to date has been very positive. But as with any complex process with many competing interests, we also heard a wide range of concerns, opinions, and questions on all kinds of different topics.

We seek to find the best balance of policies, regulations and guidelines that provide the most benefit to the most people, while addressing important big-picture issues like the housing crisis and climate emergency through the planning tools we have available.

We're looking to create a good fit between our planning policies and the realities of growth and development both today and in the future, to ensure our policies have success on the ground.

On the following slides, we will try to navigate several of these questions and concerns in as straightforward a manner as possible. Some are things we heard frequently from the community, some are things we only heard once or twice.

**Thank you to everyone who has engaged with us for providing your honest feedback throughout the process.**





# What Are Some Areas of Agreement?

Throughout our many public engagements and conversations with stakeholders, we heard many different perspectives on any number of different issues. So what are some common areas of agreement?

- **Any person who wants to live in Kitchener's PMTSAs should be able to, in housing that suits their needs that they can afford.**
- **Growth and intensification should occur within PMTSAs, because they provide the best access to transit, services and amenities.**
- **It is important to protect farmland by growing within already built-up areas of the city.**
- **Transit-oriented development contributes to walkable and vibrant PMTSAs by bringing a greater number of more diverse people to the city core.**
- **There should be more shops, services and institutions in Kitchener's PMTSAs to serve a growing and diverse population.**
- **Kitchener's PMTSAs and downtown should continue to be a regional centre for commerce, arts & culture, public space and events.**
- **More small shops and services should be allowed in low-rise areas of PMTSAs.**
- **Additional green space and parks needs to be considered as the city grows.**
- **Community infrastructure needs to keep pace with growth.**


# Why Do PMTSAs Need New Land Uses and Zones?

PMTSAs are unique. They are complex and challenging.

We need to allow for more compact development in PMTSAs than elsewhere. Land in PMTSAs is more expensive, in limited supply, and more impacted by things like existing or historical uses and structures, heritage considerations, and more.

PMTSAs are the only geography where Inclusionary Zoning can be applied. 

PMTSAs are the only geography served by the ION light rail transit system, which has transformed and will continue to transform the way growth and change happens in these areas.

PMTSAs serve the greatest number and variety of Kitchener residents. PMTSAs are home to major institutions such as Grand River Hospital and Centre in the Square. They are home to much of our employment base, from major companies like Google to new start ups and small businesses. Many of our post-secondary institutions are in PMTSAs, including buildings/campuses for the University of Waterloo, McMaster University, Laurier University and Conestoga College. PMTSAs are the focus of many of our major events and cultural celebrations. They are home to thousands of people of all ages, abilities, family types, backgrounds and incomes. PMTSAs need to provide for the needs of all kinds of people, in all different housing forms, as well as all kinds of businesses and institutions. 

To effectively guide growth and change in PMTSAs, we need land uses and zones that are designed to meet their complex needs.



Inclusionary zoning allows the city to require affordable housing units as part of development and can only be used within Protected Major Transit Station Areas.



Land uses and zones in PMTSAs need to accommodate everything from a single detached house to a high-rise apartment building. They need to serve the needs of small businesses and huge multi-national corporations in all kinds of sectors. They need to work for hospitals, high-schools, universities and research institutions. They need to enable social services, supportive and affordable housing, and more.



# What Are the Form-Based Regulations?


Growing Together proposes to regulate several things, some old, some new.

First, there are proposed regulations for lot width, lot area and building. This makes sure that properties are large enough to comfortably fit the kinds of buildings that are permitted by the rest of the zoning.

Next, there are proposed regulations for the building *base* for mid-rise and tall buildings. We propose minimum and maximum building base heights, to ensure a human-scale streetscape. Additional height must be setback further from the street, minimizing it's impact.

We also propose to regulate things like minimum façade openings, or how many windows are required. This makes sure buildings don't have blank walls along the street. Additionally, we regulated how much structured parking can be visible along the building base.

Once buildings start to get taller, we propose to regulate things like *maximum building length*, *maximum floor plate area*, and *physical separation*. These are measurements that ensure taller buildings don't get too long or large, and it makes sure there is enough space between taller buildings to ensure access to light and privacy for building occupants and surrounding residents.

Finally, in 3 of our 4 zones, we propose to regulate building height. The SGA1 zone limits building heights to 3 storeys. SGA2 limits heights to 8 storeys. SGA3 limits heights to 25 storeys. SGA 4 does not limit building heights, but does still regulate all the other things mentioned above. 



Did you know that Kitchener has always had zones without height limits? Our existing downtown zones do not strictly regulate height. One of them, the D4 zone, doesn't regulate height or density, and resembles our proposed SGA4 zone, though it lacks the form-based regulations that we are proposing. The RES7 zone and the MIX4 zone do not have height limits either.

# Why Not Keep the Existing Secondary Plans?

Currently, there are several secondary plans that overlap with Kitchener's Protected Major Transit Station Areas. These secondary plans fit within the broader Official Plan and are intended to provide additional guidance to these areas. With the introduction of PMTSAs, most of the properties covered by these secondary plans are now part of an PMTSA and must be planned accordingly.

- The boundaries for Kitchener's PMTSAs have been defined by the Region of Waterloo and approved by the Province. They are required to meet minimum density targets. Beyond that, they have unique considerations such as;
  - Inclusionary zoning, which allows us to require affordable housing units and can only be applied within PMTSAs.
  - They are identified as a primary intensification area, where growth is directed by all orders of government.
  - They must provide transit-supportive densities through transit-oriented development principles, as they are served by the ION LRT.
  - They must create complete communities with all forms of housing, businesses, shops, services and institutions.
  - They can be protected from appeal.
- It is therefore necessary to plan for Kitchener's PMTSAs comprehensively, as one district. Dividing PMTSAs into multiple, smaller secondary plan areas that include areas both within and outside of PMTSAs would result in a complicated planning framework that could fail to meet one or more of the above requirements and result in lengthy appeals.
- It would also mean that areas within a secondary plan that are divided between areas inside and outside of an PMTSA would need to be subject to broadly different policies and zoning regulations, which would go against the purpose of a secondary plan framework.
- Additionally, there are two Heritage Conservation Districts that overlap with our PMTSAs and existing secondary plan areas. Those HCD's have additional policies that must be met, regardless of the underlying zoning and land use.
- Furthermore, there are over a dozen Cultural Heritage Landscapes in this area, and there are also guidelines within the Urban Design Manual that apply to specific central neighbourhoods. These guidelines were written by residents of those neighbourhoods through a series of charrettes in 2019. There are many layers of existing tools that help us plan responsibly for the future of Kitchener.

**Please see the following slides for some mapping that will help explain this further.**



# Background Reports & Studies



# Background Reports & Studies

On the following pages, we will look back at many of the reports and studies that have informed Growing Together. The list of studies considered:

## International

- [United Nations Sustainable Development Goals](#)

## Federal

- [CMHC Canada’s Housing Supply Shortages](#)

## Provincial

- [Bill 109, More Homes for Everyone Act](#)
- [Bill 23, More Homes Built Faster Act](#)
- [Ontario Housing Affordability Task Force Report](#)
- [A Place to Grow](#)
- [Provincial Policy Statement, 2020](#)

## Regional

- [Regional Official Plan](#)
- [WRCF 2023 Waterloo Region Vital Signs Report](#)

## City

- [2019-2022 Strategic Plan](#)
- [2023-2026 Strategic Plan](#)

## City (Con’t)

- [City of Kitchener Official Plan](#)
- [Municipal Housing Pledge](#)
- [Kitchener Growth Management Strategy](#)
- [PARTS Central Plan](#)
- [PARTS Midtown Plan](#)
- [PARTS Rockway Plan](#)
- [Neighbourhood Planning Reviews](#)
- [Enabling Missing Middle & Affordable Housing](#)
- [Inclusionary Zoning](#)
- [Housing for All](#)
- [Kitchener Corporate Climate Action Plan](#)
- [Make it Kitchener 1.0](#)
- [Make it Kitchener 2.0](#)
- [Shape DTK 2020](#)

## City (Con’t)

- [Places & Spaces](#)
- [Cycling & Trails Master Plan](#)
- [Downtown Kitchener Vision](#)
- [Kitchener’s Sustainable Urban Forestry Strategy](#)
- [Urban Design Manual](#)
- [Victoria Park Heritage Conservation District](#)
- [Civic Centre Heritage Conservation District](#)
- [Cultural Heritage Landscapes](#)
- [Downtown District Energy](#)





# Thank You!