



City of Kitchener

Municipal Housing Pledge

Tackling the housing crisis locally means everyone needs to work together – building on our proven barnraising approach that includes all orders of government, the private sector, the not-for-profit sector, educational institutions, and most importantly, all Kitchener residents to help build a stronger Kitchener and a stronger Ontario.

Delivering 1.5 million homes in Ontario, including 35,000 in Kitchener will require the provincial and federal governments to invest in change and municipalities to do their part to efficiently enable additional housing supply. We will rely on the private sector as a vital partner in the delivery of homes and will leverage and build upon our strong working relationship with development industry partners that includes active collaboration to improve all aspects of the housing supply process. We will also work with our educational institutions and the not-for-profit sector to bring about effective new models for housing affordability and the skilled people to make them happen.

Our growing and vibrant community will continue to welcome new people in all neighbourhoods in a variety of housing forms as we grow and change.

By working together across the Province, we can help resolve Kitchener and Ontario's housing crisis. We will get it done.

1. Updates to Kitchener's Official Plan and Zoning By-law to further enable an increased supply of missing middle housing;
2. Continuing digital improvements and online public portal development; online booking system; mobile technology for onsite inspections; and other process improvements resulting from the implementation of Bill 109;
3. Completion of the City-owned property review and continued work towards strategies to use surplus or underutilized City lands for the development of affordable, community, below market rental, and/or below market ownership housing units;
4. Continued advancement of infrastructure as anticipated in Kitchener's 2022 Development Charge Background Study for the time being, using development charge funding as permitted and other tools such as credit/refund agreements; however, funding is anticipated to become constrained and could impact future greenfield growth;
5. Continued advancement of work on updates to land use and zoning within its Major Transit Station Areas, and;
6. Continued work to update land use and zoning within the Hidden Valley Secondary Plan and Dundee North Secondary Plan;
7. Continued work to implement the recommendations and action items from Kitchener's Housing for All Strategy, specifically including those that enable an increased housing supply or streamlining development approvals;
8. Continued collaboration with the Waterloo Region Home Builders Association and Kitchener Development Liaison Committee, and others, to identify labour shortages and costs, material costs, infrastructure timing, economic market conditions, and land supply and housing capacity;
9. Continuation of work with post-secondary institutions, where able, to respond to the evolving workforce needs including building a necessary talent pool;
10. Continued collaboration with Provincial and Federal governments to develop strategies to increase housing supply capacity including the identification of funding required for infrastructure, and;
11. Tracking and monitoring housing supply capacity, housing starts (i.e., building permits) for new housing projects, including attainable, supportive, and affordable housing projects, through the Annual Growth Management Monitoring report.