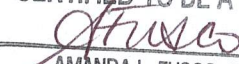




Official Plan of the  
City of Kitchener  
Amendment No. 59

CERTIFIED TO BE A TRUE COPY  
  
AMANDA L. FUSCO, CITY CLERK  
CITY OF KITCHENER

The attached explanatory text, constituting Amendment No. 59, of the Official Plan of the City of Kitchener was prepared by The Corporation of the City of Kitchener and subsequently adopted by By-law Number 2024-212 under the provisions of Section 21 of The Planning Act, R.S.O. 1990, c.P13, on the 16<sup>th</sup> day of December, 2024.

  
Mayor

  
City Clerk

BY-LAW NUMBER 2024-212

OF THE

CORPORATION OF THE CITY OF KITCHENER

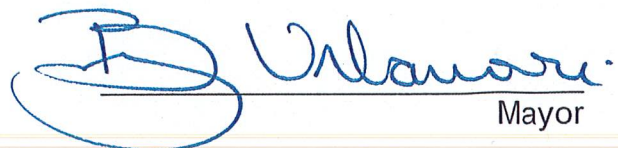
(Being a by-law to adopt Amendment No. 59 to the  
Official Plan)

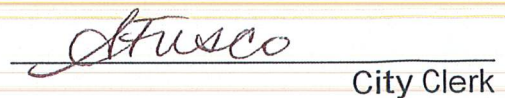
The Council of The Corporation of the City of Kitchener in accordance with the provisions of Section 21 of The Planning Act, R.S.O. 1990, c.P13 hereby enacts as follows:

1. That Amendment No. 59 to the Official Plan for the City of Kitchener, consisting of the attached explanatory text, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to The Regional Municipality of Waterloo for approval of Amendment No. 59 to the Official Plan of the City of Kitchener.
3. This By-law shall come into force and take effect on the day of final passing thereof.

PASSED at the Council Chambers in the City of Kitchener this 16<sup>th</sup> day of December, A.D. 2024.



  
Mayor

  
City Clerk



AMENDMENT NO. 59 TO THE OFFICIAL PLAN  
OF THE CITY OF KITCHENER

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CITY OF KITCHENER

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## AMENDMENT NO. 59 TO THE OFFICIAL PLAN OF THE CITY OF KITCHENER

### **SECTION 1 – TITLE AND COMPONENTS**

This amendment shall be referred to as Amendment No. 59 to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive.

### **SECTION 2 – PURPOSE OF THE AMENDMENT**

The purpose of this Official Plan Amendment is to modify Inclusionary Zoning policies that will permit the City to require affordable housing units in new developments to be included as part of other housing development within Protected Major Transit Station Areas (“PMTSAs”).

The amendment is to modify the commencement of Inclusionary Zoning date of building permit issuance from 2025 to January 1, 2026.

### **SECTION 3 – BASIS OF THE AMENDMENT**

Section 16(4)-16(13) of the Planning Act provides that municipal Official Plans may contain policies authorizing Inclusionary Zoning by requiring the inclusion of affordable housing units within buildings containing other residential units. These sections along with Ontario Regulation 232/18 outline the required processes and prescribed content of Official Plan policies authorizing Inclusionary Zoning. The requirements have been met in the preparation of this amendment.

The amendment is to modify the commencement of Inclusionary Zoning date of building permit issuance from 2025 to January 1, 2026.

This Official Plan amendment has regard for matters of provincial interest, is consistent with and conforms to the Provincial Planning Statement (2024) and the Region of Waterloo Official Plan as amended.

### **SECTION 4 – THE AMENDMENT**

The City of Kitchener Official Plan is hereby amended as follows:

The year “2025” be replaced with the year “2026” in Table 3: Inclusionary Zoning Set-Aside Requirements.

APPENDIX 1 – Statutory Public Meeting Notice

Advertised in The Record – November 8, 2024

## NOTICE OF PUBLIC MEETING

proposing changes to Inclusionary Zoning  
requirements in protected major transit station areas

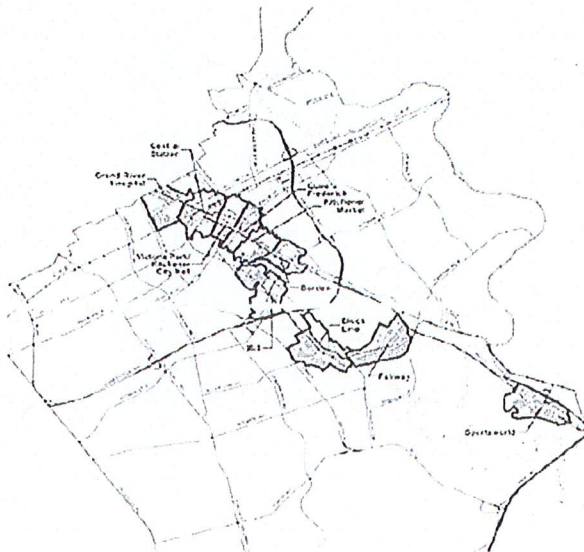


### Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **December 2, 2024**

Location: **Council Chambers,  
Kitchener City Hall  
200 King Street West  
or Virtual Zoom Meeting**



Go to [kitchener.ca/meetings](https://kitchener.ca/meetings)  
and select:

- Current agendas and reports  
(posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

Elyssa Pompa, Planner (Policy)  
[elyssa.pompa@kitchener.ca](mailto:elyssa.pompa@kitchener.ca)  
519.783.8943

To learn more visit:  
[www.engagewr.ca/  
inclusionary-zoning](https://www.engagewr.ca/inclusionary-zoning)

The City of Kitchener will present a report to Kitchener Council on local market conditions and provide a recommendation to Council that Inclusionary Zoning commence in 2026.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives  
Committee – December 2, 2024

