

Appendix 'H' – Description of Amendments

Official Plan Amendment No. 48 (OPA 48)

OPA No. 48 is a City-initiated Official Plan Amendment that introduces Inclusionary Zoning policies into the City of Kitchener Official Plan. These policies will permit the City of Kitchener to require affordable housing units in new developments within Protected Major Transit Station Areas (PMTSAs).

OPA No. 48 will result in the following key policy changes:

- Introduce goals and objectives for the Inclusionary Zoning policy and a description of measures and procedures used to attain these goals and objectives;
- Set the minimum size of development to which Inclusionary Zoning policies apply as 50 units or more;
- Specify that the policy initially applies to the Protected Major Transit Station Areas west of the Conestoga Expressway;
- Establish a requirement in each Protected Major Transit Station that up to 5% of the gross leasable residential floor area be set aside as affordable housing, with the set aside requirements phased in over multiple years;
- Specify that affordable units are to be rented by low and moderate income renter households;
- Authorize all housing types and sizes to be provided as affordable units, and requires that they be similar in size and number to bedrooms to market units giving rise to the Inclusionary Zoning requirement;
- Establish a minimum period of affordability of 25 years;
- Outline the measures and incentives to support these policies;
- Outline that the maximum rents for affordable units will be determined according to Average Market Rent and median renter income in the regional market area;
- Amend the definition of affordable housing as it applies to the Inclusionary Zoning policies to align with these criteria;
- Enable the provision of off-site affordable units, provided they are located within a PMTSA in the City, and are occupied in a timely fashion; and
- Set out the approach to monitoring that ensures required affordable units remain affordable for 25 years.

Official Plan Amendment No. 49 (OPA No. 49)

The purpose of OPA No. 49 is to establish a new planning framework for the PMTSAs located in the City of Kitchener to guide growth and development within these areas.

OPA No. 49 will result in the following key policy changes:

- Delineation of all 10 PMTSAs located within the City of Kitchener
- Updates to the Urban Structure policies

- The establishment new Strategic Growth Area land use designations (SGA-A, SGA-B and SGA-C) for 7 of the 10 PMTSAs located in the City of Kitchener (Grand River Hospital, Central Station, Victoria Park & Kitchener City Hall, Frederick & Queen, Kitchener Market, Borden and Mill) to guide growth and change within these areas.
- Policies that address height and density
- The delineation of 14 cultural heritage landscapes and associated policies
- The introduction of priority streets

Official Plan Amendment No. 50 (OPA No. 50)

The purpose of OPA No. 50 is to incorporate modifications into the text and mapping of the City of Kitchener Official Plan to implement a consistent land use planning framework for the lands that were part of the following Secondary Plans in the 1994 City of Kitchener Official Plan but not located within a Protected Major Transit Stationary Area: Civic Centre, King Street East, Cedar Hill, Mill Courtland Woodside Park, Victoria Park, Victoria Street and KW Hospital.

Official Plan Amendment No. 133 (OPA No. 133)

The purpose of this amendment is to delete the entirety of the King Street East, Victoria Park and KW Hospital Secondary Plans from the 1994 City of Kitchener Official Plan in order to implement a new land use framework for seven PMTSAs located in the City of Kitchener.

OPA No. 133 was considered concurrently with OPA No. 49 and OPA no. 50 which establishes new land uses for these areas in the 2014 City of Kitchener Official Plan. Together, OPA No. 133, OPA No. 49 and OPA No. 50 provide for a comprehensive approach to managing growth and development across 7 of the 10 PMTSAs located in the City of Kitchener, remove repetitive policy language and allow the City of Kitchener to more efficiently monitor growth targets established by the Province and the Region.