



# Accommodating the Future

A discussion with Canada's fastest growing municipalities

# Land Acknowledgement

We acknowledge that the land in which we gather today is the traditional unceded and unsurrendered territory of the Wəlastəkwiyyik/Wolastoqiyik (WOOL-ah-sto-gway) Peoples. This territory is covered by the “Treaties of Peace and Friendship” which Wəlastəkwiyyik, Mi’kmaq and Passamaquoddy Peoples first signed with the British Crown in 1725. The Treaties did not deal with surrender of lands or resources but in fact recognized Mi’kmaq and Wəlastəkwiyyik title and established the rules for what was to be an ongoing relationship between equal nations.



**Graeme Hussey**

Director, Affordable Housing  
Windmill Developments



**Natalie Goss**

Manager, Policy & Research  
City of Kitchener, ON



**Josh Davies**

Manager, Long Range Planning  
Policy  
City of Moncton, NB

# Accommodating the Future

How Kitchener is growing through conversations

Presenter - Natalie Goss, Manager Policy & Research  
Planning and Housing Policy Division  
City of Kitchener





Strategically prioritize housing.



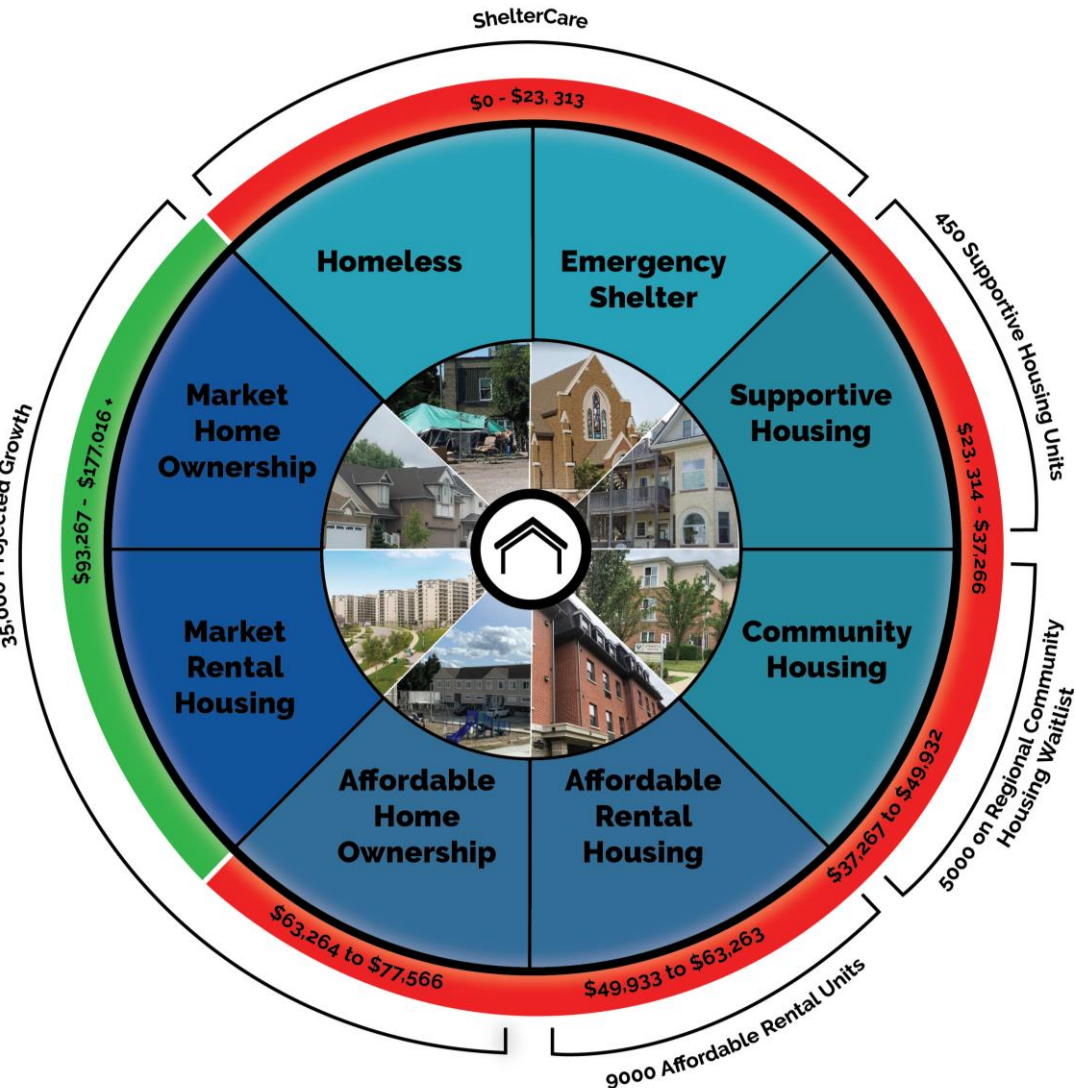




# Housing For All

a blueprint for a more caring community.

December 2020



ShelterCare

\$0 - \$23,313

Homeless

Emergency Shelter

Market Home Ownership

Supportive Housing

Market Rental Housing

Community Housing

Affordable Home Ownership

Affordable Rental Housing

\$63,264 to \$77,566

\$49,933 to \$63,263

9000 Affordable Rental Units

450 Supportive Housing Units

5000 on Regional Community Housing Waitlist



# Housing Related Studies and Initiatives



2023

2024

2025

Municipal Housing Pledge

Missing Middle and Affordable Housing Study Update

Lived Expertise Working Group Year 2 Work Plan Development

Lower Doon Land Use Study Implementation

Eviction & Displacement Webpage & Online Reporting Update

Rental Replacement By-law Directions Report

Official Plan Review Launch

Growing Together Implementation

Inclusionary Zoning Implementation

Enabling Four Units

Not For Profit Affordable Rental and Co-op Housing Incentive (Pilot)

Lodging House Official Plan and Zoning Amendment Decision

Rental Replacement By-law Implementation

Lived Expertise Working Group Next Steps

Growing Together East Project Launch

Guide to Additional Dwelling Units

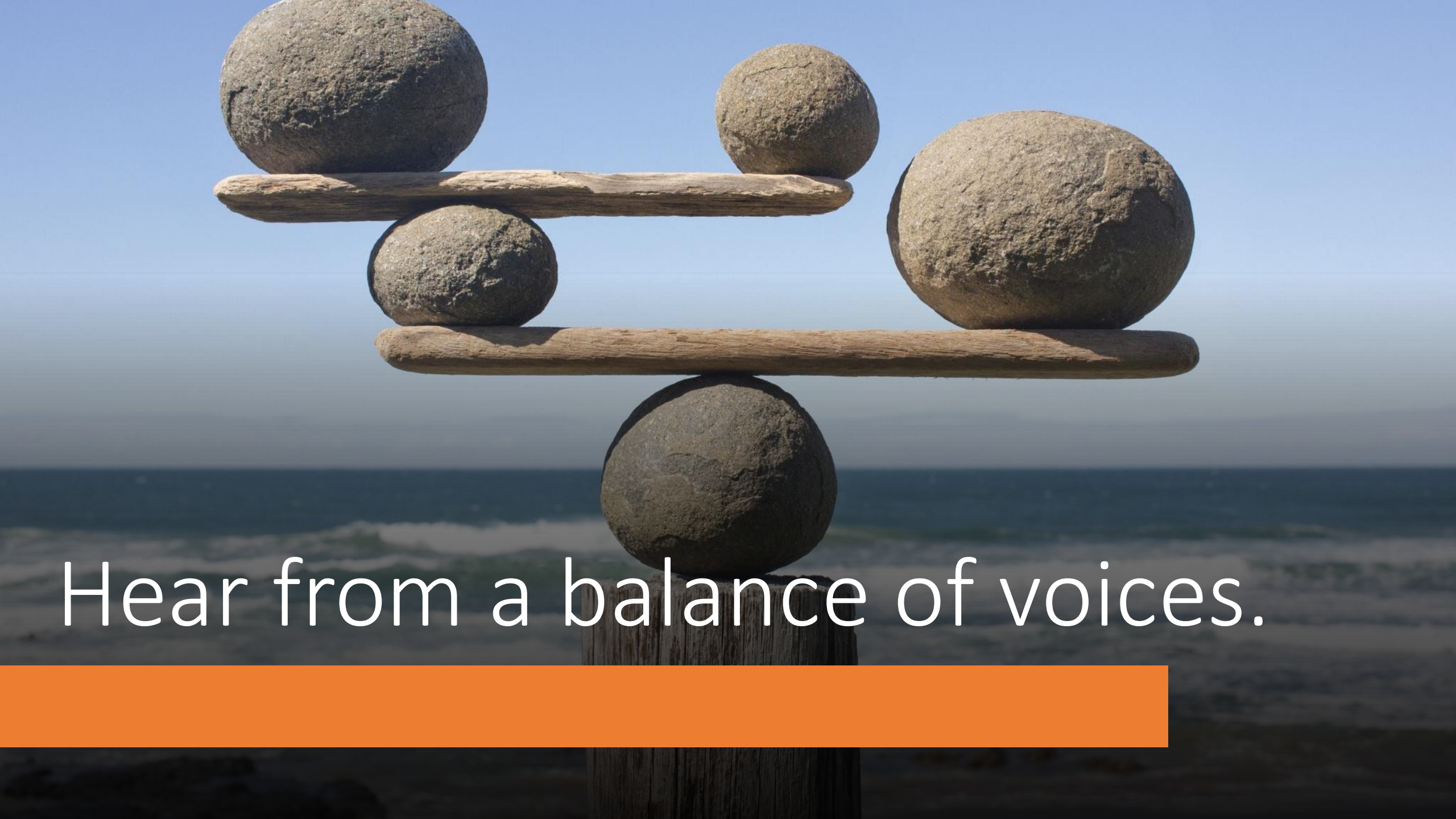
Growing Together East Implementation

First Draft New Official Plan

Housing Needs Assessment

Shared Accommodations Licensing By-law





Hear from a balance of voices.









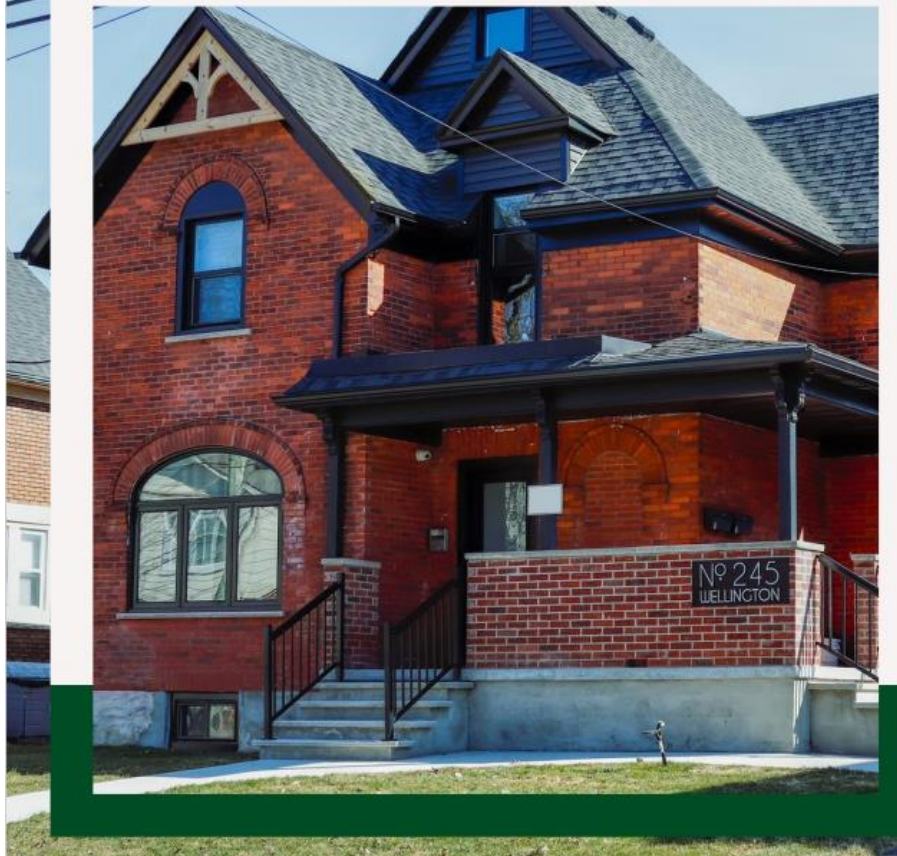


Be innovative.





SEPTEMBER 2024



## Guide to Additional Dwelling Units

Creating more housing options on your property: a step-by-step guide to adding a second, third or fourth dwelling unit







### Historical Rental Vacancy

The vacancy rate in Kitchener is low and decreasing. Historically, rental vacancies have had lower vacancy rates for both rental, but these rates are converging.

### Real House Prices

Rising prices in Canada for over a decade of either 10 factors and are more than 3x higher than the 2000 average.

### Increasing Rents

Rent in Kitchener is up 28.2% in the last year, the second highest increase among the 10 cities tracked in Canada.

### Where Growth is Happening

This 'heat' shows where most development is occurring. The most building is in the east along the Rail Corridor and generally follows the 200+ count and generally follows the 200+ count and generally follows the 200+ count and generally follows the 200+ count.

### Generations of Growth

An 80% of total land capacity, growing 1 million sq ft per year of growth and over 100,000 new homes.

### Complete Communities

The 100+ year old centers together show an increasing number of complete communities, growing a great mix of land uses to create complete communities.

### Priority Streets

Using community input, a priority street network was identified. All of the streets in the network are high quality, people friendly streets.

### No Maximum FSR

Growing together fits more homes in much less space than the current rules. The most buildings can be very close together. Both the height and the density can be much higher than the current rules. See our 100+ year old centers together show an increasing number of complete communities.

### Make Sure People Have Privacy and Sunlight

Use this card to make sure you provide enough space between any two buildings on your lot.

### Help Plan for a Changing Climate!

This area has experienced more frequent flooding in recent years. To help the City planning for more resilient parks, trails, trees and wetlands. Roll this die to add an important piece of green infrastructure to your site.

### Add A New Public Park!

As Kitchener grows, its residents and workers need more open space and public parks. But do you have a park? And if not, where should you add one? Roll this die to add a new public park to your site.

### Conserve An Important Heritage Building!

Roll this die to add a heritage building to your site that will be a place to play in your site's future.



Make it meaningful  
(and fun!)







# Kitchener's VISION for 2043

Building a city for everyone where, together,  
we take care of the world around us – and each other.



**Building a connected city together**  
**Cultivating a green city together**  
**Creating an economically thriving city together**  
**Fostering a caring city together**  
**Stewarding a better city together**



Downtown Kitchener

The  
**Heart**  
of the **City**  
that  
**Excites,**  
**Supports,**  
and **Unites.**

**Principles**

Radiating Vibrancy

Cultivating Connection

Belonging



# Draft Community Values

Distilled from the ideas and suggestions heard from the community in Fall 2024, draft community values illustrate a shared desire for a future Kitchener that is equitable, connected, and resilient, with a deep sense of care for its people and environment:

## Affordability

Affordability and the rising cost of living are major challenges. Kitchener 2051 is an opportunity to plan a city where everyone, regardless of income, can live, work, and play.

## Mutual Care & Belonging

Imagine a city where everyone prospers, and no one is left behind. Kitchener 2051 should continue to build a city for everyone where, together, we take care of the world around us – and each other.

## Thoughtful & Resilient Growth

Where and how we grow requires careful balancing of trade-offs, with a focus on the future. Kitchener 2051 should reflect how city building topics, like housing, transportation, climate, and an aging population, are connected.

## Access & Inclusion

It is important to provide equitable access throughout Kitchener's neighbourhoods to public spaces, parks, shops, jobs, and community facilities & programs. Kitchener 2051 is an opportunity to provide access to these places for all.

## Safe & Sustainable Mobility Options

Where we live, work, and play and the distance in between has significant impacts on how we move around the city. Kitchener 2051 should focus on providing safe and sustainable ways to get around for pedestrians, cyclists, transit users, and drivers throughout the city & beyond.









## City of Moncton – Overview

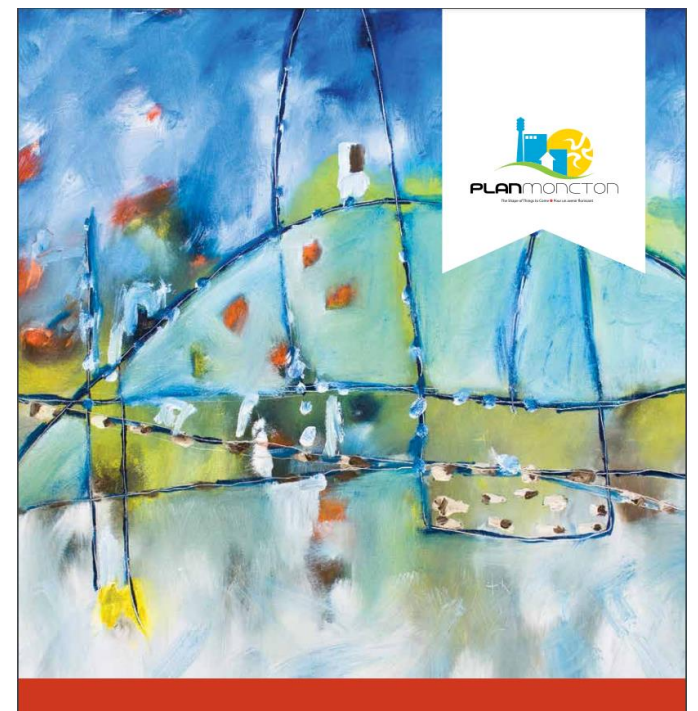
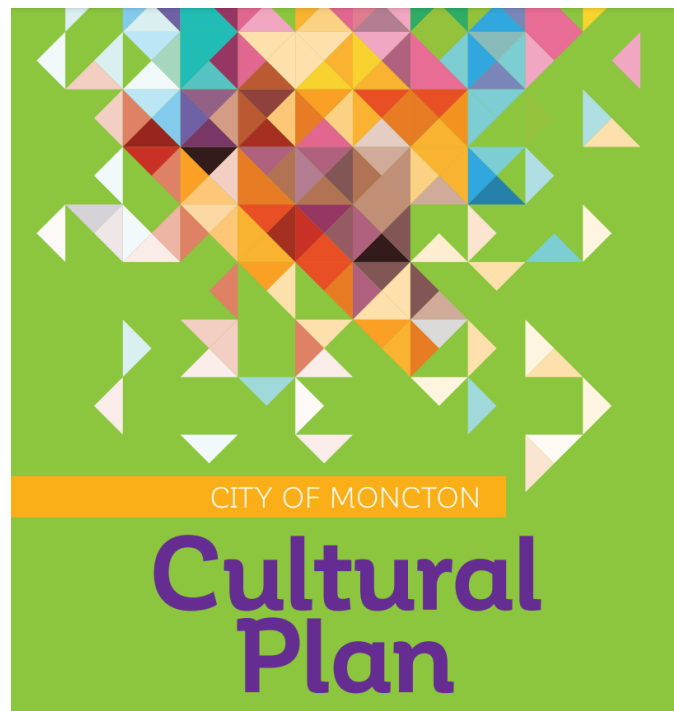
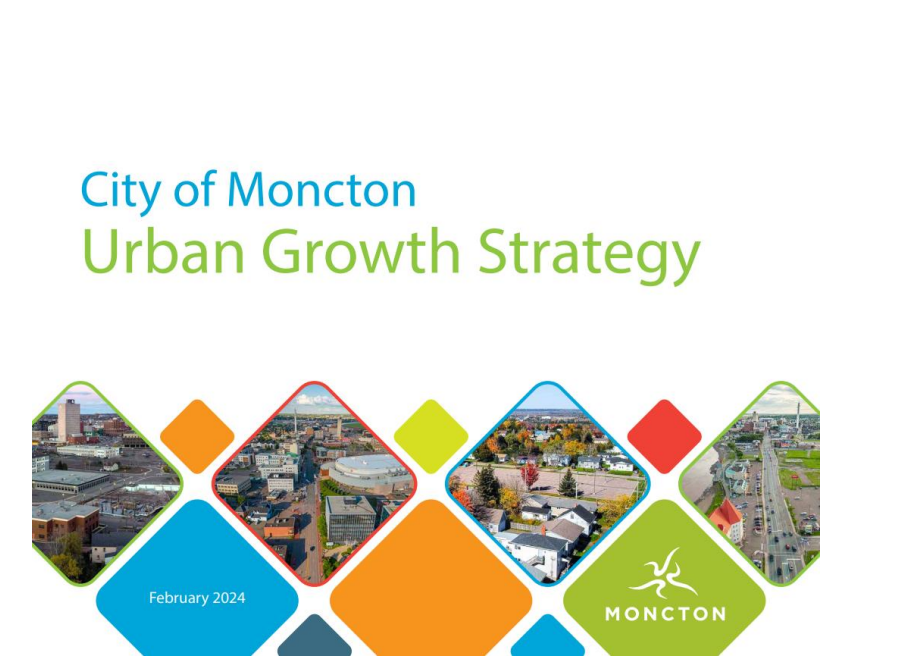
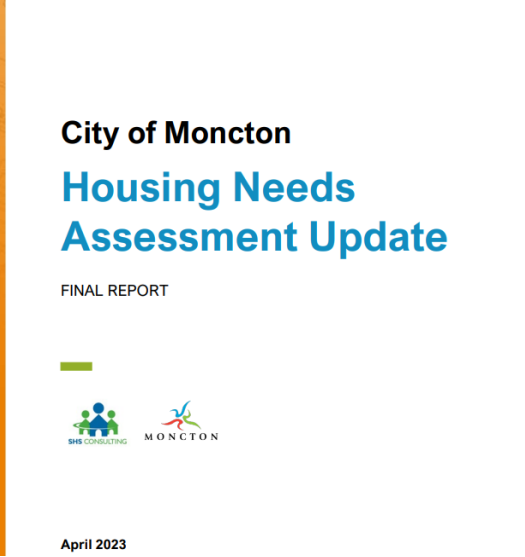
- One of Canada's fastest growing CMA's in consecutive years
- Strong industrial growth
- Strategic geographic location within the Maritime provinces
- Estimated population: 92,000
- Officially bilingual municipality
- Competitive cost of living when compared to other urban centres regionally and nationally.

## Ville de Moncton – Aperçu

- L'une des RMR qui connaît la croissance la plus fulgurante au Canada depuis deux années consécutives
- Forte croissance industrielle
- Emplacement géographique stratégique dans les provinces de l'Atlantique
- Population estimée à 92 000 habitants
- Municipalité officiellement bilingue
- Coût de la vie concurrentiel par rapport à d'autres centres urbains à l'échelle régionale et nationale











MONCTON

MONCTON

MONCTON

MONCTON

PARC G



# Urban Structure / Structure urbaine

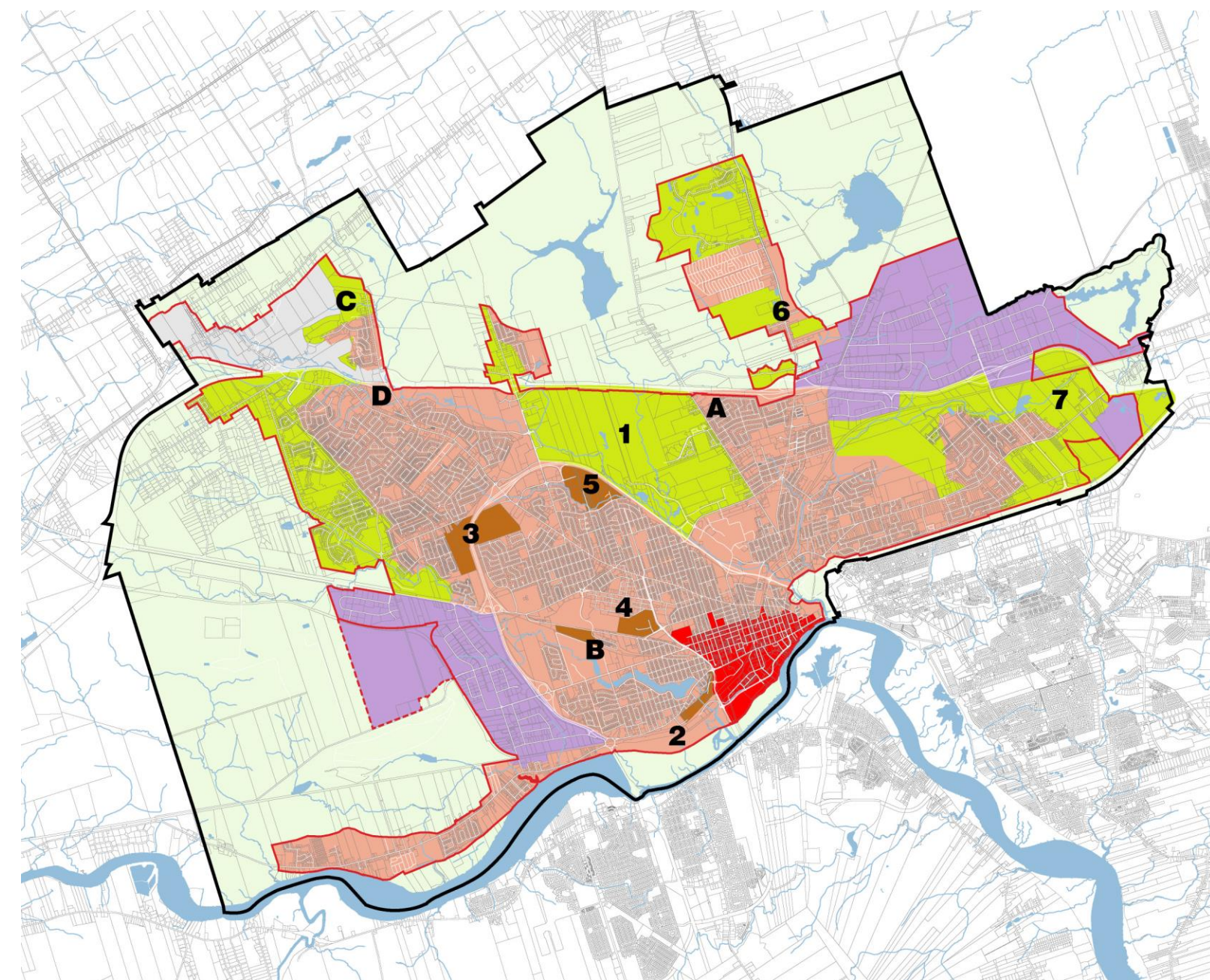
-  Municipal Boundary / Périmètre municipal
-  Urban Boundary / Périmètre urbain
-  Established Areas / Secteurs établis
-  Downtown / Centre-ville
-  Greenfield Growth Areas / Secteurs de croissance
-  Industrial / Zone industrielle
-  New Infill / Nouveaux aménagements intercalaires

## Primary Servicing Analysis / Analyse primaire de la viabilisation

- 1 – Vision Lands / Terrains d'avenir
- 2 – prom. Ivan Rand Dr.
- 3 – boul. Wheeler Blvd.
- 4 – boul. Vaughan Harvey Blvd.
- 5 – prom. Carson Dr.
- 6 – Urban Expansion Lands / Zones d'expansion urbaine
- 7 – East End / Quartier est

## Secondary Servicing Analysis / Analyse secondaire de la viabilisation

- A – prom. McLaughlin Dr.
- B – boul. Millennium Blvd.
- C – Terrains Mountain Woods Lands
- D – Terrains Briarlea Lands





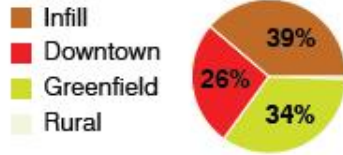
# SCENARIO 3 — COMPACT GROWTH

**Highest housing and population growth in infill locations and Downtown Moncton.**

This scenario greatly supports the top five ranked priorities (supporting transit, cycling, and walking; efficient use of land and infrastructure; downtown vitality; limiting GHGs; potential for compact communities).

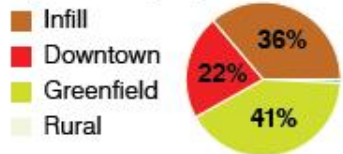
## Housing Growth (2021-2046)

16,000 total units



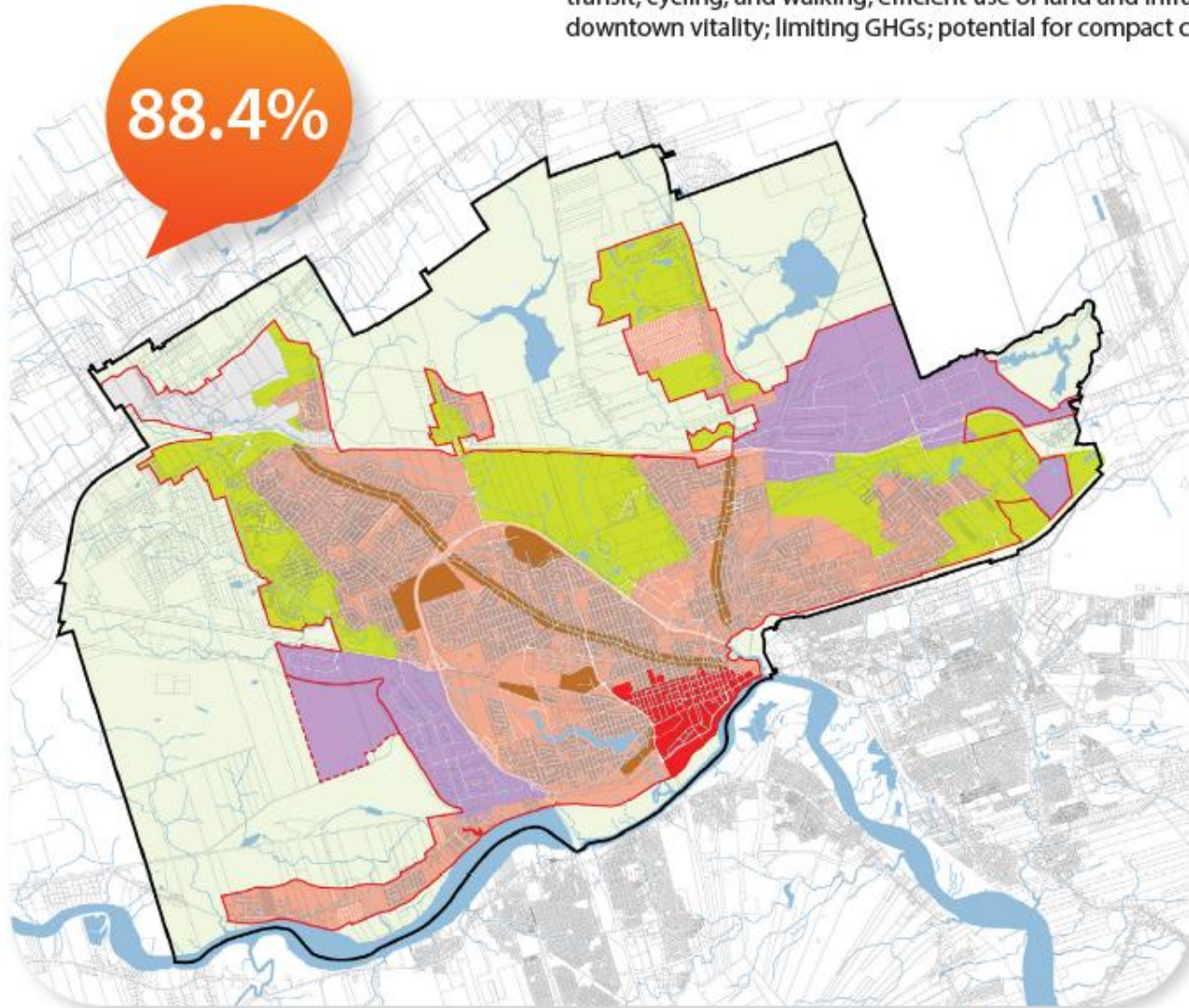
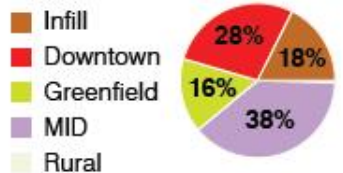
## Population Growth (2021-2046)

33,700 total people



## Employment Growth (2021-2046)

15,400 total jobs



LEAST IN  
GREENFIELD



MOST IN  
INFILL



MOST IN  
DOWNTOWN



MONCTON

# Growth Opportunites



- Rapid population growth within City and southeast region
- Strong demand for housing
- Industrial land selling at record pace
- Land supply within City's urban boundary
- Urban Growth Strategy Review and Analysis
- CMHC Housing Accelerator Fund
- Canadian Housing Infrastructure Fund
- Municipal Plan Review



# Growth Constraints

- Ageing Existing Infrastructure
- New infrastructure
- Infrastructure Deficit
- Housing Supply
- Housing Affordability
- Workforce Housing
- Timelines for construction
- NIMBY (Not In My Back Yard)
- Workforce supply – notably in trades
- “Traffic”









# Urban Growth Strategy

## Stratégie de croissance urbaine

- ✓ **Where and how** residential and employment growth occurs over the next 25 years.
- ✓ **Forecast growth and development** to assess city-wide and local growth scenarios, in part by understanding the cost of various scenarios.
- ✓ **Les secteurs dans lesquels et les moyens grâce auxquels** la croissance des logements et de l'emploi se déroulera dans les 25 prochaines années.
- ✓ **La croissance et le développement prévus** afin d'évaluer les scénarios de croissance sur tout le territoire de la Ville et dans la localité, notamment en analysant le coût de différents scénarios.





# Purpose of the Urban Growth Strategy

## Objectif de la Stratégie de croissance urbaine

- ✓ Understand the **fiscal and environmental implications** of three (3) city-wide growth scenarios.
- ✓ Help **prioritize limited infrastructure budget** on capital projects that support completing planned neighbourhoods.
- ✓ Form the **foundation for the next Municipal Plan Review** in 2025.
  
- ✓ Analyser les **incidences budgétaires et environnementales** des trois (3) scénarios de croissance de tout le territoire de la Ville.
- ✓ Aider à **prioriser le budget limité des infrastructures** pour le consacrer aux projets d'infrastructures qui permettent d'aménager des quartiers planifiés.
- ✓ Constituer la  **pierre d'assise du prochain examen du Plan municipal** en 2025.



# Growth Opportunites

- Rapid population growth within City and southeast region
- Strong demand for housing
- Industrial land selling at record pace
- Land supply within City's urban boundary
- Housing Accelerator Fund
- Municipal Plan Review

# Possibilités de croissance

- Croissance rapide de la population dans la ville et dans la région du Sud-Est
- Forte demande de logements
- Ventes record de terrains industriels
- Offre de terrains dans le périmètre urbain de la ville
- Fonds pour accélérer la construction de logements
- Examen du Plan municipal



# Growth Constraints

- Ageing Infrastructure
- New infrastructure
- Housing Supply
- Housing Affordability
- Workforce Housing
- Timelines for construction
- NIMBY (Not In My Back Yard)
- Workforce supply – notably in construction

# Entraves à la croissance

- Infrastructures vieillissantes
- Nouvelles infrastructures
- Offre de logements
- Abordabilité des logements
- Logements pour la main-d'œuvre
- Échéanciers pour la construction
- Syndrome du pas dans ma cour
- Offre de main-d'œuvre (notamment dans le secteur de la construction)



# Municipal Plan Review

# Examen du Plan municipal

Planning and Development  
Urbanisme et aménagement



# Municipal Plan Review

- Project is taking place at an ideal time in terms of growth and development
- What does Moncton look like in 25 years?
- What has worked well for us?
- Where can we improve?
- What are the big moves that can help us get to where we want to go?
- To get answer these questions, engagement will be a foundational piece of this work
- Public participation will play a key role in determining the city's roadmap

# Examen du Plan municipal

- Le projet se déroule à un moment idéal du point de vue de la croissance et du développement.
- À quoi ressemblera Moncton dans 25 ans?
- Qu'est-ce qui a été efficace pour nous?
- Quels sont les points à améliorer?
- Quels sont les changements importants qui peuvent nous aider à atteindre nos objectifs?
- Pour obtenir des réponses à ces questions, la consultation sera un élément fondamental du travail.
- La consultation publique sera essentielle pour déterminer la feuille de route de la ville.

# Public Engagement Challenges

- Constantly evolving city
- 'Public Engagement Fatigue'
- What is Moncton's identity?
- Who are the public?
- Giving a voice to the voiceless
- Do traditional methods of community engagement result in an accurate representation of the public?
- In terms of plan direction how do we work towards consensus when there are contrasting views with the public?
- Officially bilingual city

# Défis de la consultation publique

- Ville en constante évolution
- Lassitude à l'égard de la consultation publique
- Quelle est l'identité de Moncton?
- Qui est le public?
- Donner une voix à ceux et celles qui n'en ont pas
- Les méthodes traditionnelles de participation communautaire donnent-elles des résultats représentatifs du public?
- En ce qui a trait à l'orientation du plan, comment pouvons-nous parvenir à un consensus lorsque les opinions du public diffèrent?
- Ville officiellement bilingue



# Public Engagement Concepts

- Block parties/kitchen table events with overarching themes and intended outcomes
  - Neighbourhoods
  - Downtown
  - Recreation
- Piggy-backing on other City events and initiatives
- Meeting the public where they are
- Interactive tools
  - Mapping
  - Games
  - Sharing of ideas
- Activities and themes that fit best with the location they are being hosted in

# Concepts de la consultation publique

- Fêtes de quartier et événements informels fondés sur des thèmes généraux et des résultats ciblés
  - Quartiers
  - Centre-ville
  - Loisirs
- Jumelage avec d'autres événements et initiatives de la Ville
- Rencontrer le public là où il est
- Outils interactifs
  - Cartographie
  - Jeux
  - Échange d'idées
- Activités et thèmes convenant le mieux à l'emplacement où ils se tiennent







CENTRE AVENIR CENTRE

TICKETING - BILLETÈRE

CENTRE AVENIR CENTRE







# Q&A

Ask your question on  
Slido!

[https://app.sli.do/event/dp59xf9A  
RJ3nKwZ5sgDUxM](https://app.sli.do/event/dp59xf9ARJ3nKwZ5sgDUxM)





# Learn more

Building on the learning today, here are a few resources for you

[Use GMF's Toolkit: Making sustainable land use decisions in your municipality](#)



[Watch GMF's Webinar recording: Making sustainable land use decisions in your municipality](#)



# Share your feedback

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