

Attachment G3 – Email Correspondence

Emails through the EnablingFourUnits@kitchener.ca

The project team attached the feedback and inquiry emails. Other emails related to registration and information about the open house and engagement process are not included.

The Feedback emails received:

From: Ediphique Renovations
Sent: Tuesday, February 27, 2024 8:54 AM
To: EnablingFourUnits (SM)
Subject: Re: Enabling Four Unit Project Update and Draft Regulations

Hi there,

I took the week to read through the draft amendments a few times. I'm not sure if you were looking for feedback, but I thought I would just write something to show my appreciation for being part of the process and give some insight on how it's being read. The draft changes look great and I truly believe that they will allow for a diverse new direction for infill that can accommodate a variety of scenarios. As an industry member, I think that is what we were hoping for.

This is how I am interpreting a few broad points from the draft. This is just for reference to let you know how it's being read.

- The Central Area Neighborhood in entirety **and** areas 800 m from the LRT Stations have no set minimum for frontage and lot area for 3 and 4 ADUS. These lots would default to the residential zoning for each property to determine lot minimum requirements. The minimum of 10.5m frontage and Lot Area of 360msq would be required for all areas outside the Central Area that are not within 800m of an LRT station unless their corresponding zone requires larger (RES-1, RES-2).

- Detached ADUS are permitted to have two dwelling units, while keeping to the new specified ground floor area, height/setback requirements and lot zone/location min requirements.

- Parking: For 3 dwelling units and up, table 5-1-1 seems pretty clear. Areas within 800m of the LRT Stations have no parking minimum, Central Area minimum of 2, outside the Central Area minimum of 3 parking spaces. All require 2 sheltered bike spaces according to Class C definition.

Again, this feedback is just to give insight on the user end interpretation of the draft in case the intention was something else.

One note that I think is worth bringing up pertains to the proposed changes in landscaping minimums. Just as a case study, I used the proposed lot minimums as an example, on a 10.5m wide and 34m long lot, and using a typical 6m x 12m building with a 5m front setback to compare the old and new regulations.

The original minimum of 20% of landscaped area vs the new proposed 30% of front yard landscaped, 30% of rear yard landscaped produced roughly the same amount of landscaped area.

I supposed the consideration here is that the new regulations would not allow as much flexibility for lot design. So for example if someone wanted to provide more than the minimum parking requirements, or provide minimum required as rear parking and a detached accessory dwelling this may prevent these options.

I don't believe that this point is a make or break issue as people can find work arounds. The new landscaping minimums could also lead to less parking which may reduce the use of cars overall, but I thought it would be worth mentioning.

I look forward to working with these proposed by-law amendments to create more diverse housing solutions.

Thank you again for including me in the conversation.

Regards,

Amanda

On Tue, Feb 20, 2024 at 1:32 PM EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca> wrote:

Good Afternoon,

First – I wanted to thank everyone who participated in the Enabling Four Units Industry Engagement Workshop! We truly appreciate your time and input into this project.

Staff have completed a **draft** of the proposed zoning regulations that will enable up to four dwelling units to be located on a lot that currently permits a single detached dwelling, semi-detached dwelling or street-fronting townhouse dwelling. The draft zoning regulations were developed based on consultation with agencies, city staff, the public and members of the development industry. Staff will be finalizing our recommendations for consideration by PSIC Committee and Council at the end of March 2024.

Thanks again for your input and participation!

Katie and the Enabling Four Units Team

Katie Anderl

Project Manager - Planning | Planning Division | City of Kitchener
519-741-2200 x7987 | TTY 1-866-969-9994 | katie.anderl@kitchener.ca



From: Hal Jaeger
Sent: Tuesday, February 27, 2024 3:23 PM
To: EnablingFourUnits (SM)
Subject: Comments on draft zoning re: Enabling Four Units

Thank you for sharing the proposed zoning to enable four units, Enabling Four Units Team.

I appreciate

- The clarity provided about “Unobstructed Walkways”. I hope this will reduce frictions between neighbours and make people less apprehensive about additional units.
- The removal of the limitation on ADU size based on principal dwelling size.
- The clarity about minimum landscaped areas in front and rear yards.

Does the proposal also include a minimum overall landscaped area for the lot? If so, what might it be? Does the proposal specify that a landscaped area must contain living plants? I’m seeing more and more astroturf and hardscaping.

The parts that are more challenging for me involve height and setbacks.

Can you please help me/us understand the logic in permitting ADUs to be closer to a neighbour’s lot line than the regulations governing the principle dwelling permit? I comprehend that the setback was borrowed from the regulations that existed on sheds and garages, but that does not demonstrate that the choice was reasonable. Can you please do a “reality check” without assuming any blinders inherited from our past practices?

I am trying to envision the transitions that would be achieved, and the impact on light, privacy and skyviews of permitting ADUs to be of 6.0m in height. I do note that the proposal would have these ADUs set back an additional 0.3m from the adjoining property line. Do you have any scaled diagrams that display the relationship in the context of typical, existing lots? Might it help to include in the regulations that the additional height is permitted, so long as it does not cast additional shadow on a neighbour’s lot or interrupt a particular angular plane? Might an angular plane origin point of 3m high and the minimum required setback (consistent with existing ADU regulations) be appropriate? Might it also be useful to note that the City would accept waiving the additional criteria, should the affected neighbour accept in writing?

As I wrote earlier, I value the vistas of front yards and do not appreciate it being interrupted by parked cars. So the proposal to have a parking spot 0.5m from the street does not appeal to me. If there is to be a strong push for parking over the public sphere, might this be an issue that can be handled differently in different neighbourhoods? Maybe the setback can be greater in neighbourhoods where there is scheduled to be reduced parking minimums?

I am happy to discuss further, by phone or in person.

Thank you,

Hal

Hal Jaeger

From: Peggy Nickels
Sent: Wednesday, February 21, 2024 3:03 PM
To: EnablingFourUnits (SM)
Cc: Sheldon Atos; Frank Etherington; Gail Pool; Mario Chilanski; Wendy Weinberg; Debbie Chapman; Jeffery Silcox-Childs
Subject: Enabling 4 Units

You don't often get email from [redacted]

Dear Enabling 4 Units Staff,

Please find below a statement from the Victoria Park Neighbourhood Association's Development Committee regarding Enabling 4 Units.

Victoria Park Neighbourhood Association Development Committee - Statement about Enabling 4 Units

We understand and support the importance of urban intensification; it protects essential farmland, natural spaces, and aquifers. We want a compact city that reduces unnecessary commuting and makes the best use of existing infrastructure.

We also know the importance of tree canopy and green space in making cities and our planet livable and sustainable as we move deeper into climate change. Both capture and hold carbon, clean and cool the air, absorb excess water, provide habitat for birds and other wildlife, and are vital to our health and wellbeing.

New zoning regulations that permit up to four dwelling units on any lot that allows a single-detached, semi-detached, or street fronting townhouse dwelling could have potentially unanticipated consequences. Without protection, intensification on residential lots will lead to the loss of mature trees and green spaces that, while private, still contribute to the City's environmental health.

We urge the City to establish additional by-laws that protect mature healthy trees on private properties that are less than 1 acre, and to require appropriate replacement trees for any that are removed. It is important to ensure that urbanization doesn't deter the City from its plan to maintain and grow the City's tree canopy to 30% canopy coverage in each of the Wards by 2050, and 33% by 2070.

Thank you for your consideration of our recommendation. Please keep us informed as you move forward with this

Peggy Nickels, for
VPNA Development Committee Members

From: Mitchell Avis
Sent: Tuesday, February 6, 2024 11:07 AM
To: EnablingFourUnits (SM)
Subject: Feedback: Enabling Four Units

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Hi Katie and Team,

First off I'm brimming with excitement at Kitchener's proposal to permit 4 units as-of-right on all residential lots. **YES YES YES!** This is a great step in the right direction for the City. As we all know, the *proof is in the pudding* - or the Zoning By-law - in this case. As excited as I am I know that over regulation can dampen feasibility and uptake. I hope the City has learned some real lessons from the implementation of ADUs that can be applied here.

Here is what I'd like to see in your Zoning By-law Amendment:

1. **Remove all parking minimums.** The City approves developments all the time with lower parking ratios using "unbundled" parking as a justification. Unbundled parking lets the market decide how much parking to provide. If a landlord/developer believes they can rent a unit without parking they should be allowed to. Similarly, a landlord/developer may decide parking is necessary to rent the unit and want to offer a spot. Either way, the property owner should be the one to make the decision, not the City. And this should apply City-wide, not just near LRT stations. Parking is extremely cost prohibitive and space intensive.
2. **Remove Lot Width Requirement.** This is redundant for two main reasons. First, there is no reason to require it. Concerned the lot is big enough? You have a minimum lot size. Concerned about access to backyard? You have a walkway requirement. Concerned about overbuilding? You have maximum lot coverages. Second, there are many lots smaller than 13.1m - especially near Downtown - where this type of development is desirable. I also understand this is the provision that has required the most minor variances and demonstrates it is over burdening and unnecessary.
3. **Increase Building Height to 4 Storeys.** I understand the most efficient form of development is slab on grade and this would permit more flexibility in terms of design when allowing 4 units in new builds or conversions (1 unit per floor). The height for any detached ADU should match what is permitted for the primary dwelling (4 storeys for both).
4. **Permit Units in Front Lot and Exterior Side Yard.** We need to encourage the more efficient use of space.
5. **More Justification and Real World Analysis of 1.1m Walkway Requirement.** This becomes less of an issue if parking requirements (#1) are eliminated. Many properties, especially in the older neighbourhoods near Downtown, will be unfeasible for a detached ADU because they are built off-centered where the house is shifted to one side of the lot - closer to the lot line than 1.1m and a driveway on the other side. **Would request information from Staff why 1.1m was chosen and what is required by OBC. I'd also welcome a neighbourhood walk with Staff to share more of the implications of parking requirements and this walkway requirement.**
6. **Remove 50% Building Floor Area Cap.** This encourages over building of primary residences and penalizes people who live in right-sized housing. Neighbours should be allowed to have the same size detached ADU regardless of the size of primary residence. I would like to see a maximum detached ADU size that is standard across all lots. **Would also request information from Staff why 80 sq. m was chosen as the maximum size.**
7. **Permit Severances.** The inability to sever these lots is cost prohibitive when it comes to securing mortgages and financing. Creative solutions are required. Permit severance where easements can be secured for access. The reasonableness of this should be judged at the time of severance and should **not** require an OPA/ZBLA too, which makes it incredibly prohibitive.

I hope through this process the City will release a map showing the lots where four units will be permitted as-of-right based on proposed Zoning By-law regulations. And that this map can be groundtruthed for feasibility. All too often, the regulations make this form of development prohibitive in the neighbourhoods where it is desirable and needed - close to the Downtown core and in proximity to transit.

I look forward to seeing your draft and the map.

Mitchell Avis

From: Michael Brisson
Sent: Monday, February 5, 2024 2:43 PM
To: Katie Anderl
Subject: 4 Units - Graphic Notes / Our Open House Chat of Jan. 31
Attachments: Untitled_Artwork.pdf

Hi Katie,

This sums up my suggestions:

Preservation of the distant views , front and rear , of the the near centre picture windows of mid-20c lots with shallow back yards is possible by building at each side with small party wall defined 3 storey homes with roof terraces, located at side lot lines.

The tops of the infill homes will still be well below the height of the predominate large mature trees that occupy the rear yards of a large proportion of these very numerous lots in Kitchener.

Thanks for a great chat.

Michael

Sent from my iPad

- What minimum lot width should be considered to accommodate backyard home and associated requirements (e.g. 1.1 m walkway)?
- Is dedicated private amenity space needed?



Jack Chambers



...be changed?
 ...tions (HVAC,
)?
 such
 ...nd on public
 ... previously
 ...ilities, garbage
 ...at additional
 ...site layouts?



From: Leslie HOLDWAY
Sent: Monday, February 5, 2024 2:10 PM
To: Schreiner, Mike; Berry Vrbanovic
Cc: Sarah FitzPatrick; Katie Anderl
Subject: Re: Fourplex infills - as per right

You don't often get email from [redacted]

Hello Berry, Mike, Katie, Sarah,

As a follow up to the Kitchener Planning Meeting and developer discussion and our one on one meetings, which were of great interest, I do have one point I would to follow up on.

Should the four-plex units be limited to 40+ feet in width, that would only take in about 70% of built residential housing according to Kitchener Planners.

Most of pre1945 residences are in the under 40 foot category.

But much more importantly by my estimates 60 plus % of housing appropriate for renovation or outright demolition to create the 4 plexes desired in this legislation are in this under 40 foot frontage number.

To get enough uptake of this bylaw/ legislation, it essential that this artificial limitation be avoided.

Thanks
Respectfully,

Les Holdway
Rescom Properties

On Jan 28, 2024, at 12:50 PM, Leslie HOLDWAY

wrote:

To Whom it may concern

Four-plex infills - as per right

Some of the parameters of any proposed bylaws, as I see it

1. Lots must be a minimum of 20 feet in width and / or a 600 sq. foot buildable area
2. Lesser width may be considered if depth of lot exceeds 120 feet
3. Units within subdivisions shall have a 42 foot height restriction unless otherwise allowed
4. Ground level units should have asses-ability features
5. Al units should have enhanced sound / fire resistance
6. All sites should require 50% (.5 car) minimum parking requirements per unit or greater
7. 1 in-line double parking may be allowed were a total of 3 parking spaces or more are available
8. Parking may be allowed on up to 80% lot frontage
9. Main Street units may allow a density maximum of 300 per acre by right, 126 foot height allowance

10. Lots of 50 feet or more in width may allow 2 four-plex units

Les Holdway

From: Justin McLaughlin
Sent: Friday, February 2, 2024 12:18 PM
To: EnablingFourUnits (SM)
Cc: Nelson Chukwuma; Nathan Barnett
Subject: Letter of Support for Enabling Four Units
Attachments: COK Support Letter - Four Additional Dwelling Units - 02.04.2024.pdf

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Hello,

On behalf of Nelson Chukwuma and Conestoga Students Inc., please find attached a letter of for enabling four units in the City of Kitchener.

Please let me know if there are any questions.

Thanks,



[Conestoga Students Inc](#)

Justin McLaughlin *he/him*

Senior Manager, Advocacy

Celebrating 50 Years Leading the Student Experience

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Nelson Chukwuma
Conestoga Students Incorporated (CSI)
Room 2A106
299 Doon Valley Drive
Kitchener, Ontario
N2G 4M4

February 4, 2024

Katie Anderl, Project Manager (Planning)
City of Kitchener
200 King Street West,
Kitchener, Ontario
N2G 4G7

RE: Support for Four Additional Dwelling Units

Dear Katie Anderl,

On behalf of Conestoga Students Inc., the official student association of Conestoga College representing over 34,000 students attending school in the Waterloo Region, I would like to express our support for the creation of zoning regulations that would allow for up to four dwelling units where a single-detached, semi-detached, or street-fronting townhouse dwelling is a permitted use.

As the City of Kitchener is aware, Waterloo Region, like many other places in Canada, is facing an ongoing and worsening housing crisis. This crisis has accelerated the need to explore innovative solutions that meet diverse accommodation needs, including the needs of students in the city. As Conestoga College has grown its footprint through Kitchener and the surrounding municipalities, students have had an increasingly difficult time finding appropriate and affordable housing that suits their needs, as over 72% of students found the process of finding somewhere to live difficult.¹ As such, we are pleased to see the City of Kitchener taking steps to ensure that neighbourhoods and communities are being developed and allowed to adapt to create diverse residential options that meet community needs through a mix of residential dwellings to support all community members.

By allowing up to four additional dwelling units, the City of Kitchener supports the need for gentle intensification; responds to the ongoing housing crisis and both immediate and future housing demands; and supports diverse household needs including multi-generational, homestay, and other programs that benefit homeowners and potential tenants. It is important to ensure that these additional dwellings can be served by existing infrastructure, such as water and power, and we are pleased to see the City of Kitchener considering these aspects to ensure that new units, whether they be purpose-built or in addition to existing units, are suitable for tenants.

CSI is in support of the creation of zoning regulations that would allow for up to four dwelling units and appreciates the opportunity to submit our comments regarding these zoning changes. CSI looks forward to continuing to work with the City of Kitchener and other stakeholders to improve housing availability throughout our communities.

Sincerely,

Nelson Chukwuma

Nelson Chukwuma
President

¹ Barnett, Nathan R.G., and Justin McLaughlin, *2023 Year-End Survey Report*. Kitchener: Conestoga Students Inc, forthcoming.

From: Scott Hannah <shannah@heritagehomes.com>
Sent: Thursday, February 1, 2024 11:40 AM
To: EnablingFourUnits (SM)
Subject: Enabling four (4) units - Comments from Scott Hannah
Attachments: Comments on four unit proposed regulations S Hannah.pdf

You don't often get email from shannah@heritagehomes.com. [Learn why this is important](#)

Katie and staff: Thanks for a great workshop yesterday with representatives from the development industry. We could have used 4 hours, but you did a great job in the time allocated. I've attached my comments on the Enabling four units initiative.

If you need more explanation of my comments, please don't hesitate to reach out. Please also keep me updated on the staff report and when this will go to Council.

Thanks again.

Scott

R. Scott Hannah

Sr. Project Manager, Land Development | **Reid's Heritage Homes**
6783 Wellington Road 34, RR 22, Cambridge ON N3C 2V4
T: 519.658.6656 C: 519.504.2426 | shannah@heritagehomes.com



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Thanks for the opportunity to comment on the proposed changes to the Zoning provisions to allow four (4) units on residential lots. I viewed the online presentation and attended the builder/developer session on January 31, 2024, from 1-2:30 pm at the Forest Heights Community Centre. I am also a member of the City's Committee of Adjustment and have spent over 40 years working in Development Planning both for municipalities and the private sector, so I hope I offer a unique perspective.

I have several larger concerns with allowing four units everywhere in lower density residential areas:

1. The loss of residential character: Previous changes to the Planning legislation to allow two units and three units have resulted in changes to some residential neighbourhoods, where larger 18+ metre wide lots with post war bungalows have been demolished and severed to allow two detached dwellings or, more decently, duplexes/triplexes on the new lots. The character of these neighbourhoods has changed, and in my view in some cases not for the better. But when done right these new units can be compatible with the existing. Given the stats provided both online and at the session there are thousands of properties that can be gently intensified and help solve our housing crisis. Uptake is only beginning to happen so patience is needed. With the allowance of 4 units, I fear that that there may be enough financial gain for the tear down rebuild will start to occur in beautiful neighbourhoods that have only experienced gentle intensification (ie. New units added internally without noticeable change to the architectural appearance of the dwelling) without destroying the character of the area. This is the right kind of change. There is clearly a closet industry (intensification contractors, builders/real estate) that has developed (I see the same applicants all the time at the C of A) and they only care about the dollars not the neighbourhoods they destroy. If we were to lose the character of Westmount (only an example), it would be sad. Perhaps the heritage planners need to look at some of these neighbourhoods that you want to preserve and create heritage districts. Most of my comments for and against the changes to the zoning by-law are based on my concern with character.
2. Has servicing and stormwater management been considered: Some of the changes proposed appear to result in development that will add to lot coverage and the percentage of impervious surfaces on a property. With climate change and the severity of rainfall events have the Engineers considered these changes. In my view, any change that will result in allowing more coverage on a lot (driveway or building coverage standards) should not be allowed as I see troubles down the road with storm sewer capacity and even the load on the sanitary sewers. I trust this has been considered. I would also suggest that your building by-law be updated to require SWM reports where proposals exempt from SPA (e.g less than 10 units) are substantially adding to impervious cover on a lot (expanded parking areas or lot coverage)

Here are some specific comments on the changes proposed:

Parking

6.0 metre setback to the first parking space – Currently required. Proposed to remove the requirement.

I fully support this change, as this was something that I suggested to staff early on. The Committee sees this variance one or two times a meeting where applicant's want to convert a garage to living space but must go to the Committee even though two (2) functional parking spaces exist in the driveway while meeting the driveway width requirements. Staff always support this variance which is typically seen for conversions of existing detached dwellings to two units. This is good intensification as the character of

the dwelling and neighbourhood remains unchanged. Based on the stats that were presented, there are thousands of existing lots in the City that could take advantage of this change added thousands of new units without the need for tear downs and rebuilds.

Reduced parking for 3 and four units – current 3 required for three units and 4 required for four units. Proposed changes to allow less or no parking in MTSA, and reduced parking in older built-up area.

The City needs to be very careful with these changes. The City is not downtown Toronto even though you are doing your best to encourage alternative modes of transportation. I like the idea of allowing the areas in the MTSA areas to have lessor requirements or not require parking for three- or four-unit conversions, ADU's (detached) and new purpose-built residential buildings (2, 3 or 4 units). You already do that for larger residential developments. In this way, you have chosen areas that you want to see change. Developers then can decide if they want to provide parking (1, 2, 3 or more spaces) based on the tenants that they want to attract. I am still very concerned with the teardowns and 4 unit rebuilds in the older built-up areas. These are the areas that have the residential character as many were built before the cookie cutter designs, we see in modern neighbourhoods. The loss of these wonderful architecturally diverse neighbourhoods would be devastating. There are larger properties that can accommodate 3 or 4 units through conversions or additions with appropriate parking, but parking is usually the regulation that controls the ability of making the change. I fear reducing parking will promote more teardown/rebuilds. Parking should remain at 1 per unit for purpose-built duplexes, triples and four-unit building. Possible reduction in parking (i.e. 3 spaces for 4 units) where a conversion or addition is made to an existing building. This would retain character, and this has been my theme.

ADU's

Permitted # of units in ADU (detached) and Maximum Height – currently 1. Proposed 2, Currently 4.5m proposed to go to 7.5 metres.

I strongly oppose these changes. There are two issues typically with ADU's detached for surrounding property owners. The first is loss of privacy and the second is increased shadowing as the new ADU's are typically conversion of existing detached garages or accessory structure or purpose built ADU's (detached) located close to rear or side property lines. The building code does not allow window openings in structures less than 1.2 metres from the property lines so it is easy to explain to abutting neighbours that there won't be a loss of privacy as walls less than 1.2 metres from the lot line must be blank and the new ADUs will only be one storey so no issue with shadow. Even if the new ADU is situated more than 1.2 metres from the lot line and windows face the neighbours yard any loss of privacy can be resolved via fencing with a one storey building. The abutting neighbours already need to deal with increased activity and noise caused by the ADU (detached). They should not have to deal with loss of privacy and shadowing impacts. ADU's (detached) should be the exception to gentle intensification not made easier. The regulations should not allow more than one or higher heights, unless a developer wants to provide a lane-based product where there is a unit over a garage accessed off the lane. This was successfully done in Oakville when I was a Senior Manager of Planning and there are no issues with privacy.

Lot width - currently 13.1 metres. Considering narrower for allow ADU's on 12.1 metre lots.

I am open to the idea of opening up more opportunities for 12 m (40 foot) lots to be intensified by two- and three-unit conversions. These lots can accommodate a double car garage and two cars side by side in a driveway and meet the driveway width regulations (as an aside, please don't change this). At the Committee we have seen ADUs both internally and externally on properties with frontages slightly less than 13 metres and they appear to function properly. I am strongly opposed to allowing 4 units on something less than 15-metre-wide lots. As noted earlier, there are changes that can be made (example allowing garage conversions with appropriate front yard parking) that will enhance intensification opportunities. I fear a raft of four (4) unit teardown/rebuilds and they should not be the norm or you risk destroying neighbourhoods.

ADU's in exterior side yards - currently not permitted. Consider with 4.5 metre setback to the property line.

I support this change as corner lots (especially oversized ones) are exposed to two streets and have the unique opportunity of architecturally exposing a new ADU to the street to enhance the character of the neighbourhood. As an aside, during the development of new residential neighbourhoods in the post war era (e.g., 1950's) many corner properties were developed with walkup apartments as the two-street exposure allowed the placement of the building closer to the intersection with a small parking lot with access from the exterior yard. Perhaps the new zoning regulations could allow this for corner lots only in new and existing neighbourhoods. Corner lots might allow the tear downs to allow 4 units in a sensitive manner with appropriate and functional parking.

Needless variances for existing situations

As I mentioned at the Developers session, the City continues to require variances, for example a resident looking to convert a home to 2 or 3 units, where the lot is the right size, the parking standards are met and the addition is fully compliant (e.g., coverage, height, setbacks) but perhaps one of the existing yards (front or side) for the existing dwelling doesn't meet the by-law (i.e. legal non complying). This should be allowed without the need for the time and money needed to go through a variance which, by the way, are rubber stamped by the Committee. I have worked for and in other municipalities that have a section in the by-law that would allow this without a variance. This is just a small example of a way to make the process easier.

Concluding comments

From my read of the new Planning legislation, you are being asked to allow up to 4 units on lower density lots in residential areas, but you still can control the regulations that would allow this to happen.

There are many positive changes being proposed that will make it easier for 2- and 3-unit conversions both internally and externally and uptake is only just beginning.

The City should be cautious and monitor what is happening (teardowns and rebuilds) with the new changes. If you find you have made a mistake and want to go back, the legal community will fight you. Slow and steady should be your approach.

R. Scott Hannah

From: Ediphique Renovations
Sent: Thursday, February 1, 2024 10:17 AM
To: EnablingFourUnits (SM)
Subject: Enabling 4 Units - Workshop (Follow-up)

You don't often get email from [redacted]

Hi there,

I wanted to send a quick addition to my comments regarding the frontage minimum. I know that you are considering 12.1m, so I would like to bring up some case points for making that limit 10.5m.

1. Kitchener Central Zone, likely has a higher percentage of smaller lot sizes than the city as a whole. From a developers perspective, I believe the business case for fourplexes will be highest in this area. The access to transit/walkability and higher likelihood of a rental market because of proximity to the downtown and colleges, will make it more desirable to create rental properties in the Central Zone. Since the majority is already zoned RES-3,4,5,6,7, zoning already permits reduced lot frontages from 10.5m and smaller.

Adding higher minimums for lot frontages in this area will result in a further restriction on land that can be used for this purpose in a market where land is already scarce.

This was my reasoning for saying that 12.1m (40ft) would lead to a need for minor variances.

2. In suburban areas, the larger lot frontages dictated by Res 1 and 2 zoning will prevent a permitted lower min of 10.5m from being utilized in these areas, so it should have little impact on the street scapes.

3. Because you are applying this to the ADU regulation for 3 units as well, in my experience 12.1m is still too restrictive for 3. Having 3 units on a 10.5m lot frontage is easily achieved. Even if the 3 parking requirement is kept, tandem parking up the side is viable. As I mentioned to Katie, if the lot area minimum is kept at 395 sq m it will allow for further possibilities with building size and parking. There are many narrow, but deep lots in the Kitchener Central Area.

Thank you again for including me in the discussions. I hope my feedback will be helpful. Please let me know if you would like me to elaborate further on these points as I am happy to do so.

Regards,

Amanda
Ediphique Renovations

On Tue, Jan 30, 2024 at 10:44 AM EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca> wrote:

Good Morning,

This is a friendly reminder that you have registered for the Enabling 4 Units – Industry Workshop.

Date: Wednesday, January 31, 2024, 1:00 – 2:30 pm

Location: Forest Heights Community Centre (1700 Queens Boulevard)

The agenda for the workshop is as follows:

Agenda

1:00 – 1:10 Welcome and Presentation

1:10 – 2:10 Facilitated Discussions

- Theme #1: Lot Width and Lot Area
- Theme #2: Parking
- Theme #3: Backyard Homes
- Theme #4: Building & Lot Design & Layout

2:10 – 2:25 Group Discussion: Supporting Implementation

2:25 – 2:30 Wrap Up and Closing Remarks

Please let us know if you have any questions.

Kind Regards,

Katie

Katie Anderl

Project Manager - Planning | Planning Division | City of Kitchener
519-741-2200 x7987 | TTY 1-866-969-9994 | katie.anderl@kitchener.ca



From: Carolyn Barfoot <
Sent: Tuesday, January 30, 2024 9:33 PM
To: EnablingFourUnits (SM)
Subject: 4 units

[You don't often get email from <https://aka.ms/LearnAboutSenderIdentification>] Learn why this is important at

We must do a lot more infill and a lot less using good farm land. There is too much wasted space within the city limits to be allowing more spread.

Affordable units are smaller, more efficient and conveniently located. We have too many monster homes with very low occupancy rates to be considered an efficient use of housing areas.

From: Sarah Rioux
Sent: Tuesday, January 30, 2024 7:14 PM
To: EnablingFourUnits (SM)
Subject: Enabling Four Units

You don't often get email from [redacted]

Hello,

I wanted to express my interest in this project.

I would be in favour of the project going ahead and adding 2 ADU's

We are on a pie lot with significant area.

We would likely require an allowance/curb cut for additional parking in the front, but there is a lot of room. And a lot of room behind the house.

It would be helpful financially to be able to build one on-top of the other, or at least back to back.

Thank you,

Sarah Rioux

From: Hal Jaeger
Sent: Tuesday, January 30, 2024 11:28 AM
To: EnablingFourUnits (SM)
Subject: RE: Feedback

You don't often get email from [redacted]

Sounds as if you have a plan to address some key areas. I invite you to visit me at my home for a tour of how setbacks and site plan have been addressed at my neighbour's.

Best wishes,

Hal

Hal Jaeger

From: EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca>
Sent: January 30, 2024 11:18 AM
To: Hal Jaeger
Subject: RE: Feedback

Thank you very much, Hal, for your comments and feedback; it was great meeting you at the market.

We look at each dwelling as a household (family) it is hard to regulate the number of people from the zoning By-law. As we are exploring the regulations, We will not increase the lot coverage percentage (55%) and the driveway width regulation.

We are also considering maintaining the 20% landscape requirements and looking at ways to maintain the more green space and the trees.

I hope this answers some of your questions, we will be at Forest Heights Community Centre (1700 Queens Boulevard) tomorrow from 3 pm to 6 pm to collect more feedback

Regards,

Enabling Four Units Everywhere team

Development and Housing Approvals Division | City of Kitchener
519-741-2200 ext. 2426 | EnablingFourUnits@kitchener.ca |



The City of Kitchener is situated upon the traditional territories of the Neutral, Anishinaabeg and Haudenosaunee Peoples. We extend our respect to all First Nations, Métis and Inuit peoples for their past and present contributions to this land. We also recognize and respect the cultural diversity that First Nations, Métis and Inuit bring to the City of Kitchener.

From: Hal Jaeger

Sent: Sunday, January 28, 2024 9:47 AM

To: EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca>

Subject: Feedback

You don't often get email from

[Learn why this is important](#)

Thank you, Katie, Gaurang, and Arwa for handling the Enabling Four Units file.

I really appreciate the materials you shared via the live presentation and video and open house at the market.

As I said at the market, I see two very different issues being addressed in Enabling Four Units:

- a. the question of the layout, room allocations and relationships of residents and
- b. issues of lot coverage as it relates to residents' quiet enjoyment, including lot functionality, greenspace, privacy, access to light and aesthetics.

I do not see why the number of units, the internal layout of a building (number of kitchens, bathrooms, etc.), the relationship of residents (single family, multiple families) or the relative size of ADUs to the gross floor area of the primary building should be subject to a neighbours' concerns (beyond general public safety and well-being). With three units already permitted, I imagine and hope the expansion to a fourth unit could go largely unnoticed.

Conversely, I believe issues of lot coverage can impact a neighbour and the general community profoundly. I cannot speak directly to the question of minimum lot sizes and coverage, but I can speak to some of the contributing factors. I have concerns about lots reducing their green space and tree canopy, from which we all benefit. I support establishing and, in some cases, expanding minimum green space requirements, as opposed to merely regulating lot coverage or landscaping requirements. I already see people interpreting hardscaping and/or carpeting their space with astroturf as meeting minimum landscaping requirements. I take no issue with raising of maximum height limits on principal buildings or detached ADUs or reductions of setbacks where such would not compromise a neighbour's enjoyment (sightlines of the sky, access to sunlight, privacy, etc.). Regarding setbacks, my first-hand experience suggests that inadequate setbacks and poor site layout can be exacerbated under more intensive uses. I suggest that 1.2m setbacks are already inadequate for maintenance purposes and allowing setbacks to be reduced further by projections in the setbacks can be even less tenable as the number of units increases.

I see parking primarily as another issue of lot coverage. I value the vistas of front yards and do not appreciate it being interrupted by parked cars. I am pleased to see the reduction of parking requirements, so long as it does not lead to an externalization of costs. I would be unhappy to see the city subsidizing new parking lots or spending more to clear snow if users cannot remove their cars from the streets during snow emergencies. I know that my neighbour clears snow from their parking area onto my property and onto the street. I believe this is the result of a parking lot area out of proportion to the location and size of space for snow storage.

I hope that your work can be paired with updating of our bylaws and their enforcement, to enable swift resolution of the increased pressures between neighbours' interests that I expect our intensification may produce. I specifically ask you to coordinate with bylaw so as to ensure any additional units are used as long-term residential units, not as short-term rentals or commercial rentals, which I believe can produce more frictions with neighbours.

Thank you for your consideration. I invite you to observe the outcomes at my property,

Hal

Hal Jaeger

From: Susan Lloyd Swail
Sent: Monday, January 29, 2024 10:39 AM
To: EnablingFourUnits (SM)
Cc: Ron Swail
Subject: Considerations for 4 unit policy

You don't often get email from [Learn why this is important](#)

Good morning,

I would like to see analysis on the upgrades needed to community centres, schools and parkland to meet the needs of the population demand at 4 units per lot.

As food growing is a way households make ends meet new quads should be built to minimize shadowing on adjacent yards growing areas particularly on the south and west exposures.

Setbacks should enable provision of energy infrastructure like heat pumps and access for maintenance in the side yard i.e. 6 ft minimum.

Parking requirements should provide paved areas for a minimum of four cars unless they are within 100 m of an all day regular transit route.

Due to additional paved areas yards of four plexes should require rain gardens to reduce heat island effect and reduce runoff to adjacent dwellings.

Units should require sprinklered systems to minimize fire damage to adjacent dwellings.
This may be a building code issue.

Regards,

Susan Lloyd Swail

From: Chris Hund
Sent: Monday, January 29, 2024 10:32 AM
To: EnablingFourUnits (SM)
Subject: Four units

You don't often get email from [redacted]. [Learn why this is important](#)

Why bother with comments. This has already been back room approved. Like most other "unit cramming" to make future ghettos out of older subdivisions with single family homes being bought buy speculation. Some of us purchased homes to enjoy space. Not to experience how many people the government can jam in per square foot.

From: Leslie HOLDWAY
Sent: Sunday, January 28, 2024 12:51 PM
To: Schreiner, Mike; Berry Vrbanovic
Cc: Sarah FitzPatrick; Katie Anderl
Subject: Fourplex infills - as per right

You don't often get email from [Learn why this is important](#)

To Whom it may concern

Four-plex infills - as per right

Some of the parameters of any proposed bylaws, as I see it

1. Lots must be a minimum of 20 feet in width and / or a 600 sq. foot buildable area
2. Lesser width may be considered if depth of lot exceeds 120 feet
3. Units within subdivisions shall have a 42 foot height restriction unless otherwise allowed
4. Ground level units should have asses-ability features
5. All units should have enhanced sound / fire resistance
6. All sites should require 50% (.5 car) minimum parking requirements per unit or greater
7. 1 in-line double parking may be allowed were a total of 3 parking spaces or more are available
8. Parking may be allowed on up to 80% lot frontage
9. Main Street units may allow a density maximum of 300 per acre by right, 126 foot height allowance
10. Lots of 50 feet or more in width may allow 2 four- plex units

Les Holdway

From: Andrew Vlcek
Sent: Thursday, January 25, 2024 9:08 AM
To: EnablingFourUnits (SM)
Cc: Philippe Fournier
Subject: MSS Staff Masters Thesis - The New Plex

You don't often get email from

Hi,

One of our Intern Architects Philippe Fournier recently finished his Masters Thesis on the topic of urban intensification and may be of particular interest to you. Philippe and Patrick Simmons from our office recently met with Liberal MP Brian May who will be sharing Philippe work with the housing minister. We have attached the thesis here:

<https://we.tl/t-tejELaazK>

You can also find a digital copy of this which was uploaded at the link below:

<https://www.yumpu.com/en/document/read/67943797/the-new-plex>

Best,

A.J. Vlcek B.A.(Hons.), M.Arch, OAA

Important Notice: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify Martin Simmons Sweers Architects Inc. immediately by phone.

From: V K
Sent: Wednesday, January 24, 2024 12:40 PM
To: Katie Anderl
Subject: Re: 4plex By-Law Questions

Hey Katie

It was nice speaking with you last night.

I remembered 3 other points I wanted to bring up.

1. Having the front doors at the front of the triplex or 4plex is also a better idea for security and privacy reasons. As a neighbor, I'd much rather have a house with 3 or 4 doors upfront and people entering that way then having side door lights turning on, flooding my house windows each time someone is walking in and out of their units. Also, I'd prefer not to have someone walking along the side of my house late at night to get to their door at the neighboring house.
2. We need to get rid of that set back rule concerning being in line with neighboring homes (reins or something). I would allow someone to do it if it benefits them (allowing them to exceed the 4.5m set back requirement for example). But otherwise, there should be no issue with sticking out or in if it meant being able to build a better structure. I think that is far less of a negative impact on a neighborhood than allowing 4 stories.
3. Three bedroom units need to be incentivized more through reduced fees or something. The reason we're bringing in so many people is because our replacement rate is so low. One key factor for people having less kids is cost and availability of housing. More three bedroom units allow for people to rent a family size unit that is cheaper than renting a full blown house or townhouse, which is more expensive. We need to provide ways for builders to make 3 bedroom apartments more financially feasible for them at every level of build (I would even mandate a minimum number in the buildings being put up).

Thanks for setting up the info session last night. I hope it went well and some good ideas were brought up.

Vlad

On Tue., Jan. 23, 2024, 9:41 a.m. Katie Anderl, <Katie.Anderl@kitchener.ca> wrote:

Hi Vlad,

I recall you were interested in attending our industry workshop for discuss the proposed zoning regulations. In case you didn't receive our mass email late last week, I've include the details for you below. Please be sure to register if you wish to attend.

Thanks,

Katie

Workshop: January 31, 2024 1:00 – 2:30 pm at the Forest Heights Community Centre (1700 Queens Boulevard).

Workshop space is limited to 20 participants and [registration is required](#). Please email enablingfourunits@kitchener.ca to confirm your attendance.

Open House: January 31, 2024, 3:00 – 6:00 pm at the Forest Heights Community Centre (1700 Queens Boulevard).

Drop-in any time to this open house which is open to the development industry and the public.

You are also welcome to attend a Public Open House. These are scheduled for Saturday, January 20, 7:00 am – 2:00 pm at the Kitchener Market, and Tuesday, January 23, 3:00 – 7:00 pm at the Stanley Park Community Center.

For more information and to share your feedback through our short survey, please visit and subscribe to our EngagePage (<https://www.engagewr.ca/enablingfourunits>).

Separate comments are also welcome and can be emailed directly to: enablingfourunits@kitchener.ca

From: V K _____

Sent: Saturday, January 6, 2024 10:30 PM

To: Katie Anderl <Katie.Anderl@kitchener.ca>

Cc: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Arwa Alzoor <Arwa.Alzoor@kitchener.ca>

Subject: Re: 4plex By-Law Questions

Thanks Katie, I'll definitely make a note to attend.

The only other point I would bring up that I thought about was parking setbacks in rear yard areas. I was told that there was a 1.5m set back required on all three sides of the parking area (left and right side and in front of the parking space between it and the property line). I agree with the right and left setbacks, but the one between the space and property line is going to limit a ton of properties from being converted/developed into 4 unit dwellings. We have a TON of 40ft lots where existing houses with laneway style driveways could have a rear 2 storey bump out built on to them to create 3 additional units (bsmt, main, upper). If you lose the 1.5m, it makes pulling in and out of that space more difficult. But if you're allowed to park the car right up to the fence line, it opens up a ton of potential on that size of lot. Existing houses could be spared from demo and more housing could be built. That's a win for the environmentalists, the developers and the neighbours who want their streets to preserve their existing feel and look.

Thanks for the info and I'll make sure I attend.

Thanks!

Vlad

On Tue, 2 Jan 2024 at 14:48, Katie Anderl <Katie.Anderl@kitchener.ca> wrote:

Hi Vlad,

Thanks for reaching out – your comments are timely. We are currently working on reviewing and drafting new regulations, and will be engaging with the public and builders such as yourself throughout January.

We have just set up an EngagePage: <https://www.engagewr.ca/enablingfourunits> I would encourage you to subscribe to get updates on when engagement opportunities are added. We are planning a couple of public drop in sessions, a virtual meeting as well as a builder/industry workshop.

With respect to your questions, I anticipate that two driveways will continue to be permitted for corner lots (however driveways will continue to be subject to regulations for maximum widths, etc). I appreciate your feedback on the limitations on pedestrian entrances. We are currently reviewing regulations for such matters and can take this one back for further consideration.

Thanks,

Katie

From: V K

Sent: Monday, January 1, 2024 9:49 PM

To: Katie Anderl <Katie.Anderl@kitchener.ca>; Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>

Subject: 4plex By-Law Questions

Hey Katie and Gaurang

Hope you had a nice holiday.

I was given your contact info from one of the planners at the city in order to find out more information regarding the proposed 4plex bylaw that the city will be voting on in the first quarter of this year.

Have you established any guidelines yet that you will be proposing for the bylaw? My interest relates to parking and what will be the guidelines for it? I have a property located at 1180 Union St in Kitchener, which I am hoping to convert to a 4plex if the bylaw is approved. I currently have a driveway from Union, but would like to add a second off Maple Ave to accommodate the other parking spaces. I understand that this is permitted for duplexes and triplexes for corner properties and am wondering if it will be allowed for 4plexes as well?

I also want to know if the disastrous idea that was applied to triplexes which only allows for 1 door at the front of the dwelling will also be applied to 4plexes? I will never understand how in a city that is promoting densification, having more than one door at the front of the building is somehow seen as a negative. It actually impedes our ability to design/redesign new and existing homes in an efficient manner in many cases (depending on grading and lot size). I understand that a variance application can circumvent this, but that then just becomes a cash grab for the city and time lost for the builder and future occupant. Is this also going to be applied in the bylaw?

Thanks for any information you can provide.

Vlad Knezevic

From: Katie Anderl
Sent: Wednesday, January 24, 2024 10:46 AM
To: EnablingFourUnits (SM)
Subject: FW: 4 Plex Lots

From: Leslie HOLDWAY
Sent: Wednesday, January 17, 2024 12:31 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: 4 Plex Lots

You don't often get email from [redacted]

Katie

Here are physical examples of possible 3 and 4 plexes that would fit 20 to 25 foot lot widths

Les Holdway





Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Hajnal Kovacs <Hajnal.Kovacs@kitchener.ca>

Subject: FW: Headline in record Jan 19 Front Page

From: Debbie Chapman <Debbie.Chapman@kitchener.ca>

Sent: Sunday, January 21, 2024 9:14 AM

To: Carolyne Wagner

Cc: Jeffery Silcox-Childs <Jeffery.Silcox-Childs@kitchener.ca>; Joshua Shea <Joshua.Shea@kitchener.ca>

Subject: Re: Headline in record Jan 19 Front Page

Hi Carolyne,

Thank you for contacting me about this important issue. I pasted a couple links below that detail the city's tree conservation policies and urban forest goals. Of course, there is always room for improvement. I am copying Jeffery Silcox-Childs and Joshua Shea on this message, as they will be able to better respond to your concerns.

Regarding the role of the Horticultural Society, it is an independent body with its own board, budget and agenda. You can learn more about the society at the following link: <https://www.kitchenerhs.ca/about/>

<https://www.kitchener.ca/en/water-and-environment/tree-conservation-and-management.aspx>

<https://www.kitchener.ca/en/strategic-plans-and-projects/urban-forestry.aspx>

I hope this helps.

Debbie Chapman, PhD

Subscribe to monthly newsletter here: <https://bit.ly/3NMIDTe>

Councillor, Ward 9 | City of Kitchener

O: 519-741-2200 ext. 2798 C: 226-752-7104

Debbie.Chapman@kitchener.ca



Customers can now connect with the City of Kitchener anytime by calling the 24/7 Corporate Contact Centre at 519-741-2345

From: noreply@kitchener.ca <noreply@kitchener.ca> on behalf of Carolyne Wagner

Date: Saturday, January 20, 2024 at 6:27 PM

To: Debbie Chapman <Debbie.Chapman@kitchener.ca>

Subject: Headline in record Jan 19 Front Page

[You don't often get email from . Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

There was an article by Brent Davis in the Record Jan 19 about Kitchener properties allowing up to 4 units on large lots. I would like to see something in the bylaw that ensures the owners must keep or plant the same size trees already on the lot or add a certain number of trees. This has not been done in Queen St. South near Blueridge and I fear we will soon be creating a concrete jungle with few trees, more global warming and poor drainage and habitats for small animals and other plants. I was told by a city planner that they had no jurisdiction over how homeowners cut down

trees in their property. This SHOULD change and I would hope you as a member of the horticultural society would have more influence to see this becomes true.

I am not in the country right now and unable to attend any of the open houses or I would be there in person , for sure.

Origin: <https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.kitchener.ca%2Fen%2Fcouncil-and-city-administration%2Fcouncillor-debbie-chapman.aspx&data=05%7C02%7Cdebbie.chapman%40kitchener.ca%7C4ae0eaaf497342ec9c2208dc19e57b90%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638413720633845521%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=epbRP5TuaFWD2JU3kXvaE0bRnpxEwh7kr0udVVWpeDc%3D&reserved=0>

This email was sent to you by Carolyne Wagner

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.kitchener.ca%2F&data=05%7C02%7Cdebbie.chapman%40kitchener.ca%7C4ae0eaaf497342ec9c2208dc19e57b90%7Cc703d79153f643a59255622eb33a1b0b%7C0%7C0%7C638413720633845521%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=hjlxN9KkxDoVlzYKuiekPsxOkJBnADscssRYQ5XigqU%3D&reserved=0>.

From: Klas Bockasten
Sent: Sunday, January 21, 2024 11:32 AM
To: Justin Readman
Cc: EnablingFourUnits (SM)
Subject: The Missing Middle: Los Angeles Needs to Build Different Types of Housing

You don't often get email from [redacted]

Hi,

I thought you might find this page interesting:

<https://commonedge.org/the-missing-middle-los-angeles-needs-to-build-different-types-of-housing/>

I know it does not exactly meet the discussion on four-plexes, but highlights the need to construct the missing middle. My oldest daughter lives in Malmo, Sweden, so I am quite familiar with the area and the missing middle discussed in the article about Los Angeles. Contact me if you want to discuss this further.

Klas Bockasten

From: EnablingFourUnits (SM)
Sent: Wednesday, January 10, 2024 10:41 AM
To: 'Sam Head'; EnablingFourUnits (SM)
Cc: 'brockl'; 'Andrew Head'
Subject: RE: Four Units -

Hi Sam,

Thanks for your comments below. We are exploring many different permutations of how four units can work, and what the constraints might be.

The intention of this project is to enable zoning to permit four units and expand the number of lots and existing dwellings that can take advantage of such expansions. We have had some experience and uptake now on the 3 units per lot regulations which have been in place since early summer 2023, and are exploring whether we can allow for some reduced lot widths and sizes, and to consider when parking may or may not be required for additional units and how it can be organized.

Applicants must still comply with building permit requirements, and we acknowledge that there are various fees and costs that are associated with development. However, site plan approval and urban design review will not be required. We will require a basic site plan as part of the zoning occupancy certificate and building permit process to allow a review for compliance with zoning regulations.

There may also be some additional projects and work as next steps to creating the enabling zoning for example resources and guide for homeowners and builders, further exploration of financial incentives etc. This is beyond the scope of this initial project, but may be explored to help support uptake, and will follow as next steps.

We will be hosting a workshop and open house targeted to builder/developers/industry on January 31 (workshop (registration required) 1 – 3 and open house (drop-in) 3 – 6) at the Forest Heights Community Centre. If you subscribe to our engage page you will receive further notice when more details are available:

<https://www.engagewr.ca/enablingfourunits> .

Thanks!

Katie

From: Sam Head
Sent: Monday, January 8, 2024 2:17 PM
To: EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca>
Cc: 'brockl' <brockl@dsh.ca>; 'Andrew Head' <andrewh@dsh.ca>
Subject: Four Units -

Hi Katie:

As I understand the system currently, every residential property with a single house is entitled to adding an additional unit.

Additions to the building and conversion of the basement to add a unit basically does not need planning approvals but needs building permit ,plumbing approvals and pay building permit fees.

The owner needs to hire a qualified designer. I assume the usual DC and Parkland fees apply.

Adding an ADU Additional Dwelling Unit requires planning approvals and has to go through pre consultation process to see if it will work.

No consent is permitted and you need to connect to the municipal services via the existing home.

Again you need a builder designer. Pay the permits fees and other municipal Regional Fees,

Often leads to the owner getting a survey done. And hiring a planner to get them through the process.

A servicing contractor is necessary for the sanitary , water and electrical work. More expenses.

Parking is often a problem. We are often looking at Tandem parking.

This is all time consuming and expensive.

Often do not realize that the need to pay Development Charges to City, Region and School Boards. Sometime the GRCA get it hand out for fees.

Some time there is a parkland dedication fee.

All of this makes it less desirable to the owner to go through that expense and the cost of actually building a home.

Most of our recent application need to go through a minor variance application process. More time and expenses.

I am saying all this to let you know that the easy is not easy.

On the question of adding 4 units.

This should say adding 3 or 4 units, if two are already permitted.

I don't see too many lots qualifying for three or four units.

People will see an opportunity to add more dwelling units to their property.

The City needs to be clear on how you might qualify for the additional units.

I would suggest that the 30 and 40 foot lots would have a had time meeting all the requirements for even an additional unit.

Let assume the following.

Only large lots will have any chance of adding up to four units.

Do we need to provide 4 onsite parking spaces . One per unit. \$\$\$

Will there be a frontage requirement.

Do you recognize that the existing dwelling is legal not conforming to reduce the number of variances.

Does every new unit pay the three development changes. \$\$\$

How is the parkland dedication applied. Should have that number up front. \$\$\$

How do you address the capacity in the existing sanitary and water line currently servicing one unit. They were not designed or sized for four units.

Do we need to dig up the street and oversize the connection to the city systems. \$\$\$

How about electrical. The current system is designed for one unit.

Need to retain an Designer qualified to work with City Building Departments. \$\$\$

Building permit fees. Plumbing fees.

All contractors will need to be hired for these services. Renovations to the existing services to accommodate the additional units.

Are you going to ask for Tree saving plan. Are you going to ask for Archaeological Assessment.

Does the Region get its hand on the project. They love to do unnecessary archaeological assessment because the property may be in a area that is identified. Off all the one I have completed recently not was found.

Can we add units to properties that are on Septic Systems.
I assume site plan application is not required.

We still do a site plan sketch on how things work. What is the level of detail that we will need to submit on behalf of our clients.

Can we just give you a bunch of bicycle spaces in lieu of Parking.

Do we need to install an electrical charging station. \$\$\$

You need to be up front with the rules, guidelines , etc. so we know what is required.

You going to ask for Urban Design.

You need to let property owners know what the cost will be and what is required.

Some random thoughts of a seasoned Planner.

Good luck with making this work

Love to see how this plays out.

Sam Head, President
Dryden, Smith & Head
Planning Consultants Ltd.

From: Katie Anderl
Sent: Monday, January 8, 2024 8:09 AM
To: EnablingFourUnits (SM)
Subject: FW: 4plex By-Law Questions

From: V K
Sent: Saturday, January 6, 2024 10:30 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Cc: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Arwa Alzoor <Arwa.Alzoor@kitchener.ca>
Subject: Re: 4plex By-Law Questions

Thanks Katie, I'll definitely make a note to attend.

The only other point I would bring up that I thought about was parking setbacks in rear yard areas. I was told that there was a 1.5m set back required on all three sides of the parking area (left and right side and in front of the parking space between it and the property line). I agree with the right and left setbacks, but the one between the space and property line is going to limit a ton of properties from being converted/developed into 4 unit dwellings. We have a TON of 40ft lots where existing houses with laneway style driveways could have a rear 2 storey bump out built on to them to create 3 additional units (bsmt, main, upper). If you lose the 1.5m, it makes pulling in and out of that space more difficult. But if you're allowed to park the car right up to the fence line, it opens up a ton of potential on that size of lot. Existing houses could be spared from demo and more housing could be built. That's a win for the environmentalists, the developers and the neighbours who want their streets to preserve their existing feel and look.

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Thanks,

Katie

From: V K [_____](#)
Sent: Monday, January 1, 2024 9:49 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>; Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Subject: 4plex By-Law Questions

Hey Katie and Gaurang

Hope you had a nice holiday.

I was given your contact info from one of the planners at the city in order to find out more information regarding the proposed 4plex bylaw that the city will be voting on in the first quarter of this year.

Have you established any guidelines yet that you will be proposing for the bylaw? My interest relates to parking and what will be the guidelines for it? I have a property located at 1180 Union St in Kitchener, which I am hoping to convert to a 4plex if the bylaw is approved. I currently have a driveway from Union, but would like to add a second off Maple Ave to accommodate the other parking spaces. I understand that this is permitted for duplexes and triplexes for corner properties and am wondering if it will be allowed for 4plexes as well?

I also want to know if the disastrous idea that was applied to triplexes which only allows for 1 door at the front of the dwelling will also be applied to 4plexes? I will never understand how in a city that is promoting densification, having more than one door at the front of the building is somehow seen as a negative. It actually impedes our ability to design/redesign new and existing homes in an efficient manner in many cases (depending on grading and lot size). I understand that a variance application can circumvent this, but that then just becomes a cash grab for the city and time lost for the builder and future occupant. Is this also going to be applied in the bylaw?

Thanks for any information you can provide.

Vlad Knezevic

From: Ediphique Renovations
Sent: Friday, January 5, 2024 11:32 AM
To: EnablingFourUnits (SM)
Subject: Suggestions for Fourplex zoning

Hello,

I wanted to provide some feedback regarding the mandate to allow four units on any residential lot (single detached, semi-detached and townhouses). I have been researching fourplexes in different cities for a few years and have been familiarizing myself with Kitchener's zoning over the past year.

I will say that Kitchener's Res-4 zoning is one of the more progressive I have seen. The set back and lot area parameters as well as parking requirements are workable. The main difficulty we are having is securing land that has the correct zoning with the right lot dimensions. As the number of properties with zoning for Res-4 is limited, securing the appropriate land has proven challenging. So opening fourplexes up to all residential zones and using the existing Res-4 setbacks, lot, height and parking parameters would already be helpful.

I will make two suggestions for altering the existing Res-4 zoning to make it easier to work with.

1. Reducing the Interior Side Setbacks will help with both the conversion of existing houses and allow more flexibility in design for new builds
2. Allow more flexible parking options; While rear individual access parking is the ideal arrangement, allowing front in tandem parking may also work in some situations. Allowing this will also make it easier to convert existing homes into four units.

If the goal is to go further than this then I would suggest a reduction in the frontage and lot area size. Right now the ADU policy restricts 3 units on a property to 13.1m lot frontage and 395 sq m area. Making this the case for 4 units as well will allow for builds on more residential plots, while still accommodating the parking and set back requirements outlined in the Res-4 zoning . However, this may not accommodate semi-detached or townhouses.

Right now the semi-detached and townhouse min frontages would not allow 3 units under Kitchener's existing ADU policy. The policy would have to reduce the min frontage required to 9.3m or 7.5m. With this, I believe that 4 units can be comfortably accommodated within the building. The parking could be achieved in certain circumstances. 9.3m could allow for a suitable building with tandem parking up the side, or double drive tandem to accomodate 4 spots. If there is an option to forgo the parking requirement near transit or in the central areas then this can work better. I myself lived in one of these types of 4 plexes (semi-detached) in Toronto during my school days. They work really well near a university where students typically walk and don't have cars or in high transit areas where cars are not required.

I will mention though that as far as the 3 unit ADU policy goes, that can easily be accommodated on a 7.5m or 9.3 m lot frontage. The limitation of the 3 units to 13.1m frontage is removing the opportunity of semi-detached and townhouses to accomodate more residents, as well as existing detached homes with smaller frontages. In the case of detached and semi-detached buildings these can often allow tandem 3 car parking up the side of the building, or have garages that can accommodate a third car. My thoughts are that 3 units with parking is easily achievable on 7.5m or 9.3m frontages, 4 units in some circumstances (or with a parking exemption).

I was very happy to hear that four units were being considered for all residential homes. We have been advocates for multi-residential builds for years and will participate in the building of these over the next few years. I hope my suggestions will be helpful. I will try to attend one of the Neighbourhood meetings to connect.

Please let me know if you would like to discuss any of my suggestions further.

Regards,

Amanda
Ediphique Developments

From: Heidi Valee
Sent: Saturday, December 23, 2023 9:11 AM
To: EnablingFourUnits (SM)
Subject: Thought on this project

Hello,

Thank you for the opportunity to voice our opinions on this project.

I believe it needs careful consideration as to how this will impact neighbours in an established neighbourhood.

We bought our house because of the private backyard. We chose not to buy in a crowded subdivision where neighbours can look over into each other's yards. We like our space and privacy. If our neighbours, for example, were to build another unit on their property, they could potentially build one high enough that the occupants could have full view of our yard. We have a pool and appreciate our privacy. I believe it would lower our property's value to have an intrusive building overlooking our property. Not to mention shadows created etc.

The landscape of the Region of Waterloo has completely changed and in my opinion not for the better. We moved here 30 years ago from the Toronto area because the K-W area was a quiet, smaller region. It is the opposite now. Thanks to both the City of Kitchener and the City of Waterloo it has been ruined. It is no longer the attractive area it used to be. Random buildings are going up without any forethought of how it might change the aesthetics of our neighbourhoods. Traffic in the area is also a nightmare that city officials don't seem to take in to consideration. This project is just another one that could potentially make a mess of our region.

H. Valee

The inquiries emails received:

From: EnablingFourUnits (SM)
Sent: Friday, February 23, 2024 6:33 AM
To: 'theluketaylor'; EnablingFourUnits (SM)
Subject: RE: Draft zoning language

Hi Luke,

Thanks for reaching out – the 30% landscaping in the front yard and rear yard is intended to be measured only on the areas located within the front yard and the rear yard of a property. Therefore, with a front yard setback of 4.5 m and a width of 10.5 m (47.25 m²) you would need 30% to be soft landscaping or about 16 m² which accommodates the root zone for a small tree, or plantings and grass.

For a rear yard having an area of 100 m² would require 33 m² to be landscaping which could include landscaping, walkways, decks/patios and lands that are part of setback to the ADU or a parking area.

This adds up to about 49 m² between the front and rear yard. We assume there may be more landscaping in side yards (but possibly not if you require a walkway, or a driveway is located beside the house.) The intention of the regulations is to ensure there is some green space in the front yard, and greenspace and private amenity space in rear yards. If you do not have parking in your rear yard, the 30% should not be too difficult to achieve within the rear yard area.

This compares to a minimum 20% overall landscaped area for small multiples which would be about 75 m² for 360 m lot. The landscaped area may actually be less with the new zoning, but we are a bit more prescriptive with where it needs to be.

The lot area for the ADU is measured based on 15% size of the entire lot (and coverage of all buildings is up to 55%) the same as it is today. For a lot with the minimum lot size of 360 m² your maximum ADU size would be about 54 m².

If there are particulars of your property you wish to discuss please let us know,

Thanks,
Katie

From: theluketaylor
Sent: Thursday, February 22, 2024 9:14 PM
To: EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca>
Subject: Draft zoning language

Katie, Gaurang, and Arwa:

I have taken a look at the draft language to enable 4 units and I have questions about the landscaping coverage.

In the existing zoning code the landscaping coverage is 20%. In the draft it's 30% backyard and for 3/4 units it's 30% both front and back, for 60% total landscaped. That's a staggering increase in landscaping requirements and seems to drastically limit both lots that can have ADUs and the forms it's possible to actually use. How many city lots (especially in the central city) currently have 30% front yard landscaped? Will this prevent prime infill development lots of being as-of-right? What research led to 30% being the recommended value?

From some quick measurements using the zoning map I have about 9% of the front yard landscaped. Would someone in my situation need a variance to go to 3 or 4 units? If so, what would be the value of the variance process given the whole point of by-right is to prevent special variance needs.

My backyard currently seems to be about 39% landscaped. Would that mean the maximum effective lot coverage I could have in an ADU would be 9%, or about 40.5 m² / 440 sq ft rather than the 15%?

Absent the landscaped requirement an ADU on my lot could be around 67.5 m² / 730 sq ft. The landscaping requirement seems to impose a nearly nearly 40% floor area penalty and would be the difference between a tight studio and a comfortable 1 bedroom unit.

As part of developing plans for some renovations I looked into building an ADU with an architect this summer and came away very disappointed. The existing restrictions resulted in such a small unit I would feel like an abusive landlord taking advantage of a cost of living crisis.

I was excited about going to 4 units by right since it seemed like some of the arbitrary restrictions were planned to be lifted, but it seems like the actual result is not substantially different from the existing code.

Am I misunderstanding the requirements (or my lot measurements)? How does dramatically increasing the requirement for landscaping not just replicate the gross floor area restriction requirement in a different form?

Also, is there a reason to refer specifically to LRT when raising certain minimums? Shouldn't major bus interchanges like Sunrise Centre get similar treatment?

Luke Taylor

From: Katie Anderl
Sent: Thursday, February 22, 2024 8:29 AM
To: 'Michael Brisson'
Subject: RE: "Reaching YES on Infill via A New Making of Allowances"

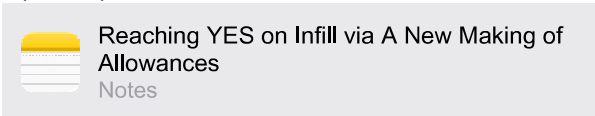
Hi Michael,

Thanks for forwarding – unfortunately I was not able to access the file. Is there another format or file type you could try sending?

Thanks,
Katie

From: Michael Brisson
Sent: Wednesday, February 21, 2024 9:27 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: "Reaching YES on Infill via A New Making of Allowances"

Open my shared note:



Sent from my iPhone

From: Ryan
Sent: Monday, February 5, 2024 4:40 PM
To: EnablingFourUnits (SM)
Subject: Re: 4 plexes on existing residential lots

Thank you Katie. I appreciate it.

I will review this material
Ryan

On Mon, Feb 5, 2024 at 4:32 PM EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca> wrote:

Hi Ryan,

Thanks for reaching out. The City of Kitchener is currently exploring regulations that would permit up to 4 units to be located on lots which currently permit a single detached, semi- detached or street townhouse dwelling, subject to regulations for items such as lot size, parking, etc (which are still being developed). You can learn more about this project through our Engage Page: <https://www.engagewr.ca/enablingfourunits> .

Kind Regards,

Katie Anderl

-----Original Message-----

From: noreply@kitchener.ca <noreply@kitchener.ca> On Behalf Of Ryan Moore
Sent: Monday, February 5, 2024 11:42 AM
To: Building (SM) <building@kitchener.ca>
Subject: 4 plexes on existing residential lots

Good morning,

I have had a client inquire asking me if City of Kitchener is following Toronto and letting investors potentially buy certain existing lots to build 4 plexes on them. Any insight appreciated.

Regards,

Ryan Moore

Keller Williams Innovation Brokerage Realty

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L

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Regards,

Ryan Moore
Sales Representative
ASA™
CC Realty Group

From: EnablingFourUnits (SM)
Sent: Monday, February 5, 2024 4:32 PM
To:
Cc: EnablingFourUnits (SM)
Subject: RE: 4 plexes on existing residential lots

Hi Ryan,

Thanks for reaching out. The City of Kitchener is currently exploring regulations that would permit up to 4 units to be located on lots which currently permit a single detached, semi- detached or street townhouse dwelling, subject to regulations for items such as lot size, parking, etc (which are still being developed). You can learn more about this project through our Engage Page: <https://www.engagewr.ca/enablingfourunits> .

Kind Regards,
Katie Anderl

-----Original Message-----

From: noreply@kitchener.ca <noreply@kitchener.ca> On Behalf Of Ryan Moore
Sent: Monday, February 5, 2024 11:42 AM
To: Building (SM) <building@kitchener.ca>
Subject: 4 plexes on existing residential lots

Good morning,

I have had a client inquire asking me if City of Kitchener is following Toronto and letting investors potentially buy certain existing lots to build 4 plexes on them. Any insight appreciated.

Regards,

Ryan Moore

Keller Williams Innovation Brokerage Realty

From: Yvonne Fernandes
Sent: Wednesday, January 31, 2024 1:39 PM
To: EnablingFourUnits (SM)
Subject: Re: Public Open House for Four Units

Thank you for the response to one of my questions.

I am waiting to understand the reason for not choosing another Community Center as a place for public engagement in person.

Why was the Doon Pioneer Park Community Center not added as one of the locations for these open houses? With our diverse community and the large number of students that we have living in this area, I would have thought it would have been one of the most important areas to receive input from.

Cordially

Yvonne Fernandes

President of the Doon Pioneer Park Community Association

Follow your dreams of a better world, and keep on trying, even when there seems to be little hope, because it is the right thing to do. Robert Alan.

On Wed, Jan 31, 2024 at 8:53 AM EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca> wrote:

Good morning,

Thank you for contacting us, yes we have one today

Jan. 31, 3 to 6 p.m. at Forest Heights Community Centre (1700 Queen's Boulevard)

In addition, please note that our open house poster and information are available [Open House information now available | Enabling Four Units | EngageWR](#)

Our virtual neighborhood meeting is available online [Enabling Four Units Everywhere - Virtual Neighbourhood Meeting \(youtube.com\)](#)

Please follow our [Enabling Four Units | EngageWR](#) and let us know if you have any questions or comments

Thank you again for contacting us!

Regards,

Enabling Four Units Everywhere team

Development and Housing Approvals Division | City of Kitchener
519-741-2200 ext. 2426 | EnablingFourUnits@kitchener.ca |



The City of Kitchener is situated upon the traditional territories of the Neutral, Anishinaabeg and Haudenosaunee Peoples. We extend our respect to all First Nations, Métis and Inuit peoples for their past and present contributions to this land. We also recognize and respect the cultural diversity that First Nations, Métis and Inuit bring to the City of Kitchener.

From: Yvonne Fernandes
Sent: Tuesday, January 30, 2024 5:32 PM
To: EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca>
Subject: Re: Public Open House for Four Units

Hi Katie,

I understand that you are the project manager on this project. My husband and I attempted to attend an open house that I believed was supposed to be at the Stanley Park Community Center.

Apparently it was scheduled for last week but I am almost certain that I saw that it was for today.

I will make my comments known on the Engage Kitchener site but I have a question that is more about the location of these public open houses.

Why was the Doon Pioneer Park Community Center not added as one of the locations for these open houses? With our diverse community and the large number of students that we have living in this area, I would have thought it would have been one of the most important areas to receive input from.

Will there be any more opportunities for the public especially in the Doon /Pioneer Park area to attend a public meeting? If not then I believe that you will have a very skewed response from those attending the open houses that were made available to the public.

I would ask that another opportunity for the public to respond in person to this very significant change to our community be considered before the report comes to Council.

Respectfully,

Yvonne Fernandes

President of the Doon Pioneer Park Community Association

Follow your dreams of a better world, and keep on trying, even when there seems to be little hope, because it is the right thing to do. Robert Alan.

From: Jenn L. Ward <
Sent: Friday, January 26, 2024 2:46 PM
To: EnablingFourUnits (SM)
Cc: Nicole Cotie
Subject: Additional units and group home bylaws

Good afternoon,

It was great to speak with City of Kitchener staff about the Enabling Four Units project at the Stanley Park Community Centre. I appreciate how the City of Kitchener has provided various opportunities for information sharing and feedback.

I represent Karis Disability Services (formally Christian Horizons), a developmental services agency with six properties in Kitchener registered as group homes (non-correctional) as per zoning bylaws. The Engaging Four Units projects has raised a zoning bylaw question for us that actually applies to any additional units on the same lot. Currently the City of Kitchener group home definition in 430.1.1 defines a group home as 3-10 people, and zoning bylaw 5.17 and 4.9 state there can only be one group home per lot. If we were to add an addition or renovate a lower level to create two separate dwelling units, both supporting 3 people, we create 2 group homes on a lot which appears would not have zoning approval. When we discussed this on Tuesday, staff wondered if the bylaw could be interpreted to mean one group home operator per lot, however this would require clarification in the current wording in the bylaw. If this is not the intent, then a revision to the bylaw is needed to ensure that increased housing opportunities created by additional units on the same lot is more widely available to include people who experience disabilities.

Thank you for flagging this question and bringing it forward for further discussion.

For further contact and consultation feel free to contact:

Jennifer Ward, Community Facilities Specialist - jward@karis.org

Nicole Cotie, Community Development Manager – ncotie@karis.org

Thank you,
Jennifer

My email has recently changed to jward@karis.org to reflect our new name! Please update your email contacts to reflect this change. Emails received by jward@christian-horizons.org will continue to forward for the time being.

Jennifer Ward
Community Facilities Specialist
Karis Disability Services – West District (formally Christian Horizons)
Supporting the regions of Waterloo, Wellington, Hamilton, Niagara, Halton and Peel
Cell: 519-505-3878

We've changed our name!

Christian Horizons
↓
karis Disability Services

New Name. Same Values.



Our new website, new email addresses and new look will rollout soon!
To learn more: www.karis.org

CONFIDENTIALITY: This email message (including any attachments), is confidential and intended only for the addressee. Any unauthorized use or disclosure is strictly prohibited. If you received this communication in error, please notify the sender immediately and delete this from your systems. Thank you for your cooperation.

Karis Disability Services, formerly Christian Horizons Waterloo Office | 26 Pepler St, Waterloo, ON N2J 3C4 | 519-783-6810 | www.christian-horizons.org

You are receiving this message because of your interaction with Karis Disability Services, formerly Christian Horizons. To unsubscribe [click here](#).

From: Planning (SM)
Sent: Tuesday, January 23, 2024 3:40 PM
To: Kevin Stewart
Cc: EnablingFourUnits (SM)
Subject: RE: Request arising from Enabling Four Units Market info booth

Hello Kevin, I am forwarding this to the enablingfourunits email, copied above. One of the staff involved in that review will reply.

Regards
Sheryl

From: Kevin Stewart
Sent: Tuesday, January 23, 2024 3:32 PM
To: Planning (SM) <planning@kitchener.ca>
Subject: Request arising from Enabling Four Units Market info booth

I found Market info booth and your video informative however before commenting on proposed change, my request is:

Could one of your staff members contact me to arrange a phone meeting to review how the proposed zoning change would affect our specific property as it has a non rectangular shape with 8 adjoining properties?

Thank you for your consideration of this.

Kevin Stewart

Arwa Alzoor

From: Katie Anderl
Sent: Monday, January 22, 2024 2:00 PM
To: 'Sam Head'
Cc: 'Andrew Head'; 'Brock Linklater'
Subject: RE: Four Units

Hi Sam,

Yes, there is opportunity for additional units in Heritage Conservation Districts, however the architectural controls and heritage permit processes would continue to apply like they would for any development or redevelopment. We have been discussing this with our Heritage Planning Staff as well.

Parkland dedication would be in accordance with the policy in place. My understanding from our parks staff is that if these are additional dwelling units, they would not be required to contribute to parkland dedication.

Thanks,
Katie

From: Sam Head
Sent: Monday, January 22, 2024 1:50 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Cc: 'Andrew Head' ; 'Brock Linklater'
Subject: Four Units

Hi Katie:

Watched the video.

Can you do this in the Designated Heritage Districts.

There are areas with a lot of smaller homes i.e. near the St Mary's hospital.

Will parkland dedication apply.

Thanks

Sam Head, President
Dryden, Smith & Head
Planning Consultants Ltd.

From: Katie Anderl
Sent: Monday, January 22, 2024 1:32 PM
To: 'Peter Maxwell'; Michael Maxwell
Subject: RE: Enabling Four Units - Development Industry Workshop and Open House
Attachments: Virtual Meeting Presentation.pdf

Hi Peter,
Here is a copy of the slide deck from our virtual meeting.
King Regards,
Katie

From: Peter Maxwell
Sent: Friday, January 19, 2024 7:43 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>; Michael Maxwell
Subject: Re: Enabling Four Units - Development Industry Workshop and Open House

Hi Katie,

Thanks for the quick response. I saw the video. I was hoping for the slides instead of writing down the information provided.

Thanks,

Peter

From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: January 19, 2024 7:40 PM
To: Peter Maxwell ; Michael Maxwell
Subject: RE: Enabling Four Units - Development Industry Workshop and Open House

Hi – yes, there is a link to a recording of the presentation available through our engagepage:

<https://www.engagewr.ca/enablingfourunits>

Regards,
Katie

From: Peter Maxwell <
Sent: Friday, January 19, 2024 5:51 PM
To: Michael Maxwell Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: Re: Enabling Four Units - Development Industry Workshop and Open House

Hi Katie,

Can you share the slides that were used for the Enabling Four Units Everywhere - Virtual Neighbourhood Meeting?

Thanks,

Peter Maxwell
Maxwell Building Consultants

From: Michael Maxwell
Sent: January 19, 2024 5:11 PM
To: Peter Maxwell
Subject: Fwd: Enabling Four Units - Development Industry Workshop and Open House

Get [Outlook for Android](#)

From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: Friday, January 19, 2024 5:07:12 PM
Cc: EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca>
Subject: Enabling Four Units - Development Industry Workshop and Open House

Enabling Four Units

The City of Kitchener is growing and more homes are needed to meet the needs of existing and future residents. In March 2023, the City of Kitchener made a Municipal Housing Pledge to build an additional 35,000 homes by 2031. A key component of this pledge includes enabling more housing that will support gentle intensification in our existing low rise residential areas. Council has directed staff to prepare a by-law to enable up to 4 dwelling units on a lot which currently permits a single detached, semi-detached or street-fronting townhouse dwellings. These additional dwellings could be located in existing buildings, additions to buildings or new buildings (either as the main building or in the backyard), subject to regulations.

You're invited to provide input!

Planning is seeking input from builders, developers and others in the development industry as we review existing zoning regulations and prepare revisions that will support and enable additional units in residential neighbourhoods. We are inviting interested members of the development industry to join us in a focused workshop session, or to drop in to an Open House to discuss regulations with us.

Workshop: January 31, 2024 1:00 – 2:30 pm at the Forest Heights Community Centre (1700 Queens Boulevard).
Workshop space is limited to 20 participants and registration is required. Please email enablingfourunits@kitchener.ca to confirm your attendance.

Open House: January 31, 2024, 3:00 – 6:00 pm at the Forest Heights Community Centre (1700 Queens Boulevard).
Drop-in any time to this open house which is open to the development industry and the public.

You are also welcome to attend a Public Open House. These are scheduled for Saturday, January 20, 7:00 am – 2:00 pm at the Kitchener Market, and Tuesday, January 23, 3:00 – 7:00 pm at the Stanley Park Community Center.

For more information and to share your feedback through our short survey, please visit and subscribe to our EngagePage (<https://www.engagewr.ca/enablingfourunits>).
Separate comments are also welcome and can be emailed directly to: enablingfourunits@kitchener.ca

Regards,

Arwa Alzoor

From: Maxim Carpenter
Sent: Friday, December 22, 2023 12:49 PM
To: EnablingFourUnits (SM)
Subject: Re: Doon

It does a bit re. Preferential treatment ...

Still hate the idea and what it'll do to our city.

Thank you

On Fri, Dec 22, 2023 at 12:46 PM EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca> wrote:

Hello Maxim,

The council's decision on Lower Doon applied RES-4 zoning across the majority of Lower Doon. Therefore 4 units is permitted. Going beyond 4 units is what Council didn't approve

Roughly eight area properties that currently have higher-density zoning would keep it.

The maximum height for low-rise residential properties throughout the area is being raised slightly from 10.5 metres to 11 metres, or a maximum of three storeys; this is in keeping with similar zoning city-wide.

“It’s a very dedicated group of citizens in Lower Doon who love their community, and they also work well with the college and the college students,” said ward Coun. Christine Michaud, acknowledging there have been frustrations.

“My goal when I first started ... was to create a beautiful Lower Doon where the students and the residents can live harmoniously and just continue to grow.”

New highrise development in the area is being directed to the vacant lands

I hope that clarifies your concern

From: Maxim Carpenter
Sent: Friday, December 22, 2023 9:21 AM
To: EnablingFourUnits (SM)
Subject: Re: Doon

It doesn't seem that way....

https://www.therecord.com/news/waterloo-region/revised-development-plan-for-kitchener-s-lower-doon-would-limit-density-in-existing-neighbourhood/article_36e82058-c152-59ba-b24a-783b72f9bbe9.html

Honestly this is a terrible idea

<https://phys.org/news/2023-06-houses-high-rises-zoning-hasnt-effective.amp>

Anyway, it seem like the die is cast and our politicians are going to cram this down our throats regardless. It is unfortunate the wealthy in the region will not have to suffer with the rest of us.

On Fri, Dec 22, 2023 at 9:04 AM EnablingFourUnits (SM) <EnablingFourUnits@kitchener.ca> wrote:

Hello,

Thank you very much for reaching out to the 4 units the team
This project applies everywhere in the city

We are working on updating our regulation to enable 4 units everywhere in the city in Single Detached, Semi Detaches and street townhouse

There is an increase in housing demand, and part of that is promoting a variety of housing options. This project includes opportunities for community input. Your comments will help us to determine the appropriate permissions to include in a proposed four-unit dwelling by-law, for example:

lot width, area and setbacks
building height and form
driveways and parking provisions

Please let me know if you have any input, recommendation, thoughts or questions about that

Regards,
Arwa Alzoor
Planner | Planning Division | City of Kitchener
519-741-2200 ext. 7847 | arwa.alzoor@kitchener.ca |

The City of Kitchener is situated upon the traditional territories of the Neutral, Anishinaabeg and Haudenosaunee Peoples. We extend our respect to all First Nations, Métis and Inuit peoples for their past and present contributions to this land. We also recognize and respect the cultural diversity that First Nations, Métis and Inuit bring to the City of Kitchener.

From: Sue Weare
Sent: Thursday, December 21, 2023 4:06 PM
To: EnablingFourUnits (SM)
Subject: FW: New on Engage Kitchener: Enabling Four Units Everywhere

Sue Weare (she/they)

Community Engagement Consultant | Communications and Marketing | City of Kitchener
519-741-2200 x 7058 | TTY 1-866-969-9994 | sue.weare@kitchener.ca



From: Cari Van Niekerk <Cari.VanNiekerk@waterloo.ca>
Sent: December 21, 2023 2:08 PM
To: Sue Weare <Sue.Weare@kitchener.ca>
Subject: Fwd: New on Engage Kitchener: Enabling Four Units Everywhere

From: Byron Murdock
Sent: Thursday, December 21, 2023 1:27:37 PM
To: Cari Van Niekerk
Subject: [EXTERNAL] RE: New on Engage Kitchener: Enabling Four Units Everywhere

The unmanageable policies of asylum seekers have created this problem and that is a whole different discussion. To me it is not the number of permitted units on a property. More effective is the number of inhabitants per unit. It is common in our current over abundance of immigrants that there is two or three families in one unit. The federal policies need to change. My message is stopping immigration until we can catch up and diversify the landing spots. It seems KW has more than its share of new Canadians and I am opposed to that.

From: Engage <EngageWR-NoReply@regionofwaterloo.ca>
Sent: Thursday, December 21, 2023 12:54 PM
To: Byron Murdock
Subject: New on Engage Kitchener: Enabling Four Units Everywhere

From: Sue Weare
Sent: Thursday, December 21, 2023 4:06 PM
To: EnablingFourUnits (SM)
Subject: FW: [EXTERNAL] Re: New on Engage Kitchener: Enabling Four Units Everywhere

Sue Weare (she/they)

Community Engagement Consultant | Communications and Marketing | City of Kitchener
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From: Cari Van Niekerk <Cari.VanNiekerk@waterloo.ca>
Sent: December 21, 2023 2:07 PM
To: Sue Weare <Sue.Weare@kitchener.ca>
Subject: Fwd: [EXTERNAL] Re: New on Engage Kitchener: Enabling Four Units Everywhere

From: Carolyn Hertzberger
Sent: Thursday, December 21, 2023 1:09:19 PM
To: Cari Van Niekerk
Subject: [EXTERNAL] Re: New on Engage Kitchener: Enabling Four Units Everywhere

No housing projects on agricultural land, or expanded boundary changes. Ford has reversed that concept so I expect that no building will occur on land outside the borders of our urban development. Calandra may want to approve that land but that is a corrupt process, against the new provincial legislation. If Kitchener builds outside the boundary, that they are also corrupt, going against the law.

On Thu, Dec 21, 2023, 12:54 p.m. Engage <EngageWR-NoReply@regionofwaterloo.ca> wrote:



From: Katie Anderl
Sent: Thursday, December 21, 2023 3:50 PM
To: EnablingFourUnits (SM)
Subject: FW: New on Engage Kitchener: Enabling Four Units Everywhere

From: Sue Weare <Sue.Weare@kitchener.ca>
Sent: Thursday, December 21, 2023 2:09 PM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: FW: New on Engage Kitchener: Enabling Four Units Everywhere

And also this one.

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From: Cari Van Niekerk
Sent: December 21, 2023 2:08 PM
To: Sue Weare <Sue.Weare@kitchener.ca>
Subject: Fwd: New on Engage Kitchener: Enabling Four Units Everywhere

From: Byron Murdock
Sent: Thursday, December 21, 2023 1:27:37 PM
To: Cari Van Niekerk
Subject: [EXTERNAL] RE: New on Engage Kitchener: Enabling Four Units Everywhere

The unmanageable policies of asylum seekers have created this problem and that is a whole different discussion. To me it is not the number of permitted units on a property. More effective is the number of inhabitants per unit. It is common in our current over abundance of immigrants that there is two or three families in one unit. The federal policies need to change. My message is stopping immigration until we can catch up and diversify the landing spots. It seems KW has more than its share of new Canadians and I am opposed to that.

From: Engage <EngageWR-NoReply@regionofwaterloo.ca>
Sent: Thursday, December 21, 2023 12:54 PM
To: Byron Murdock
Subject: New on Engage Kitchener: Enabling Four Units Everywhere

From: Maxim Carpenter
Sent: Thursday, December 21, 2023 3:28 PM
To: EnablingFourUnits (SM)
Subject: Doon

Why was Doon exempted from this. Is it only middle class people that are going to have to put up with the disruption this will cause???

It would seem like the large lots in Doon, Hidden Valley and Westmount would be best suited to this. Start there and then expand the project.

Honestly, you guys are going to do this no matter what so this whole outreach is pointless.

It feels like you guys are intentionally prioritizing newcomers & drug addicts over the people that live here and contribute.

Please plan to quadruple the size of every school where this policy is put in place.

Maybe think about the quality of life of residents who will have to suffer through ongoing major construction, destruction of peaceful neighborhoods and property values. Based on the regions track record that seems highly unlikely but hopefully things change soon.

Max