

March 15, 2024

Mayor and Council  
Kitchener City Hall  
City of Kitchener  
200 King St., W.,  
2<sup>nd</sup> Floor,  
Kitchener, ON  
N2G 4G7  
delegations@kitchener.ca

Re: Inclusionary Zoning- Monday March 18, 2024

Dear Mayor and Council,

I encourage you to adopt inclusionary zoning for residential developments in major transit station areas (MTSA's) in the City of Kitchener.

Inclusionary zoning is a good policy tool to support more housing options. I encourage you to go beyond the low set aside rates put forward in the staff report. Best practices set aside rates in North America are generally between 20 and 30% of the built housing units.

Building owners around MTSA's have benefitted from land value capture due to zoning changes, and significant public infrastructure spending through ION transit infrastructure and the investment in cycling routes that connects downtown Kitchener. As our representatives to date, you have supported good planning decisions to make downtown Kitchener attractive for investment in housing.

Unlike many cities across the Greater Golden Horseshoe, you have worked progressively with developers and the community to create the Growing Together Plan. If you do not move forward with IZ today, the community loses. Developers have been winning since 2018 as land use planning policies have been bent to their favour such as lower development charges and reduced costs for processing an application. Too often the community loses as rezoning decreases existing affordable housing stock leading to gentrification. As we build up there is concern parkland and services per capita will decrease. To balance this loss, we need to ensure public benefits are achieved through inclusionary zoning.

Council and taxpayers in Kitchener have supported and contributed to a walkable accessible downtown that supports housing for all. I encourage you to hold fast on plans for inclusionary zoning. Please do not give into whining by the development

community. It is time for them to follow through with inclusionary zoning considering the uplift they receive through increased property values.

Thank you for consideration of my comments today.

Sincerely,

Susan Lloyd Swail, MES Pl.  
Retired Registered Professional Planner

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