

## Dianna Sauderson

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**From:** H  l  ne Beaulieu [REDACTED]  
**Sent:** Sunday, March 17, 2024 3:52 PM  
**To:** Delegation (SM); Mayor; Debbie Chapman; Margaret Johnston; Christine Michaud; Dave Schnider; Scott Davey; Jason Deneault; Paul Singh; Stephanie Stretch; Ayo Owodunni; Bil Ioannidis  
**Subject:** Inclusionary Zoning

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Mayor Vrbanovic and Councillors,

As I am unable to delegate at Monday's meeting due to my employment responsibilities I respectfully submit my comments regarding Inclusionary Zoning as follows to be included in the official record.

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People need to be housed. They NEED housing. It is a **need**.

To suggest, as some councillors and developers have, that construction will halt if 25% of new buildings be mandated inclusionary is preposterous. Developers *want* to build in Waterloo Region; some of them come from out of town for the opportunity to do so.

The reason is that this is a beautiful part of the province that has public representatives who seem receptive to just about any building proposal that comes along. Projects are green lit even at the expense of devaluing the aesthetic and cultural appeal that makes the region attractive in the first place.

I've heard it said that in speaking with a developer to review the financial breakdown of a project, it was deemed that "massive profits" were not being made. What kind of propaganda is that?! Who gets to decide what constitutes a "massive profit"?

Does the profit pay their bills? Are they personally housed with at least one primary residence? Are they financially independent and secured for their retirement? Are they able to holiday or take sick leave for more than a day or two without it affecting their ability to put food on the table?

I would wager the answer to most of these questions is "yes" and that they have not just one home but very likely one or more seasonal getaways — if not owned, then easily rented. In today's reality, their "not massive profits" no doubt equate to several annual incomes for a large swath of our local population. For many onlookers, that is massive.

Development in Waterloo will not end if Council mandates that new buildings deliver the kind of housing we need. Competent developers and investors will not go broke if they make slightly less profit. Unlike the individuals making minimum wage who are inadequately or precariously housed (aka essential workers who service many of our extra residential needs) developers are not at the mercy of Council's benevolence.

I would also like to point out that proposing a solution like "rent supplements" — as I have also heard touted by members of this council — only serves to offload the cost of providing affordable housing onto the tax paying citizenry. It is an excuse to subsidize profit making enterprises at the expense of other beneficial community services.

We do not need more "luxury" style units — and who, for that matter, gets to define what constitutes "luxury"? Luxury is far more than stone countertops, high ceilings and stainless steel appliances crammed into 500 square feet.

We need the luxury of functional and sustainably affordable housing. We need the luxury of meeting the climate emergency with net zero technology in the housing being built today. We need the luxury of multi-family units that will allow intergenerational care for aging, ailing elders. We need the luxury of high density, socially healthy low rise buildings that are proven to facilitate community engagement. We need the luxury of compassion to house vulnerable residents

struggling with physical, mental, and addiction health challenges. We need what we need to make our community stronger, healthier and more productive.

This council either represents the interests and needs of the thousands and thousands of common people who make up the middle and working class, or it bows to the pressure of powerful lobbyists who speak for the wealthy few who would deliberately choose to forsake the needs of the increasingly vulnerable many.

Please think critically and choose wisely. Choose to lead by example. A secure future for countless citizens in this province depends on it.

Hélène Beaulieu  
