

Dianna Saunderson

From: James Howe [REDACTED]
Sent: Sunday, March 17, 2024 9:59 PM
To: Dianna Saunderson
Subject: Re: Monday March 18, 2024 - Special Council Meeting

Hi Dianna,

There's a chance I might be able to be there. But assuming I can't be, I've shared a my thoughts by email with Council. Below is a version for the public record

Sincerely,
James Howe

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If we are to build a Kitchener that provides a good quality of life for all, we must have inclusionary zoning along the transit corridor.

Not long ago when people appeared before city council to talk about affordable housing, they were told that the Region of Waterloo was responsible. Thankfully, the city recognized it does have a role ensuring low income people have affordable places to live. Approving tiny homes and being able to have 4 units as a right come to mind as a couple of measures that help.

And over the past few years, Council has genuinely been concerned about developments displacing affordable units though disappointed with its inability to help. By implementing inclusionary zoning, Council can now put action behind its concern.

Thousands of deeply affordable homes were lost in Downtown Kitchener due to development related to construction of the LRT before construction had even started. Thousands more have been lost since.

Let me be clear. Inclusionary zoning is about where affordable housing exists.

If we expect people living in service industry jobs providing quick meals, cleaning offices and other lower paid jobs required to make downtown and neighbourhoods around transit hubs work, they should be able to live where they can easily and quickly walk, bike or take the lon to their jobs..

When affordable housing rarely exists near the transit corridor, people are forced to live where they need to have a car which results in the cost of their home being unaffordable. Or they are forced to take transit which is likely a long trip, often involving transfer and with infrequent service which also has negative impacts on the personal lives of people and families living on low incomes.

Inclusionary zoning is how we ensure the benefits of development along the transit corridor are enjoyed by all.

Some Councillors are concerned about how IZ might affect development and building housing that is a must. I'm not. The land being developed is the most valuable and profitable that exists. It will be developed. The real concern is who will be allowed to live there.

IZ is not a policy for good times only. It must be in place when there is a lull in development so we have affordable homes when the pace of building picks up. Imagine how much healthier our downtown core would be if we had policies in place that resulted in a diverse demographic BEFORE plans for the LRT firmed up.

Now is our chance to act before it is too late.

James Howe

On Fri, Mar 15, 2024, 10:54 a.m. James Howe <jameshowewr@gmail.com> wrote:

Thanks for the update.

I'm unavailable to be a delegate in the afternoon. I had expected a decision on an issue with lots of public interest would be in the evening when more residents can easily attend.

It it is at 2, I will need to reach out to council by email.

Sincerely,
James Howe

On Fri, Mar 15, 2024, 10:38 a.m. Dianna Saunderson <Dianna.Saunderson@kitchener.ca> wrote:

Hello,

As a follow-up to your previous delegation confirmation, I can confirm **the Special Council meeting on Monday March 18, 2024 will begin at 1:30, with delegations for Growing Together, which will be the first discussion item on the agenda anticipated to begin around 2:00 p.m.** The meeting agenda will be posted online today between noon and 1:00 p.m. and will be [posted here](#).

Delegation Time Limit & Recording of Meeting

Please note that according to the Procedural By-law, **all delegations have a maximum of five minutes** to address Council, members of Council may ask you questions following your presentation. Additionally, all Committee and Council meetings are open to the media, and as a delegation, your comments may be reported in the newspaper, on radio, or television. Meetings are also webcast, and the video is archived on the City's website.

Decorum/Conduct during the meeting:

During the meeting, please be advised any of the following manners, could result in an immediate removal from the meeting: