

Paul Heidebrecht

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March 13, 2024

Dear Mayor Vrbanovic and City of Kitchener Councillors,

Along with many of my neighbours, I have been following the development of the City of Kitchener's new planning framework for Major Transit Station Areas (i.e., the "Growing Together" plan). I have attended several public and special meetings and submitted comments at all the opportunities I learned of, but I am writing to underscore one significant concern I have with the final recommendations now under consideration by Council.

To be clear, I understand and support the need for intensification in our city, particularly along the ION corridor. I also understand that city staff and elected officials have heard many residents urge that, in addition to housing density, this new planning framework should prioritize additional considerations such as housing affordability and the overall quality of the neighbourhoods where both new and long-time residents will be living in the coming decades. I would like to briefly expand on this last priority in this letter, since there is at least one area in the Growing Together plan where it seems to have been disregarded.

One way (of several) that city staff have acknowledged they can help maintain the overall quality of neighbourhoods is to require suitable transitions leading up to the highest density zone. To my knowledge, the only place in this plan where this is not the case is in the Walter, Agnes, and Dominion Street area, where properties to be zoned SGA 1 (currently low-rise residential houses) are immediately adjacent to properties to be zoned SGA 4. I am writing to request that this exceptional case be addressed by including a transitional SGA 2 and/or SGA 3 zone.

Thank you for considering this change.

Sincerely,

[REDACTED]

Paul Heidebrecht

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