

Inclusionary Zoning: Council Questions and Concerns
Kitchener Citizens for Livable Development – Presentation to Kitchener Council
December 16, 2024

Presenters: Chanel Cressman, Cedar Hill; Peggy Nickels, Victoria Park

Respected Mayor and Councillors: My Name is Chanel Cressman, and I am a resident of Cedar Hills Neighbourhood (ward 9), a business owner in the downtown core, as well as the Co-Chair of our Neighbourhood Association. I'm here with Peggy Nickels from Victoria Park as we are both members of the Kitchener Citizens for Livable Development.

Following the Dec 2nd meeting, we met to review and respond to some of your questions. We listened, and hope this helps you make your decision to implement IZ in 2025.

1. I think Council has done its part; we've done more than other places. We are already punching above our weight.

It's absolutely true that our City and Region have been working hard – we appreciate you and the leadership you have shown. A recent report to Waterloo Regional Councillors¹ noted, "Municipalities across the province have stepped up in an historic but financially unsustainable manner to prevent and eliminate chronic homelessness." We appreciate the new Rental Replacement By-law, the donations of land for affordable housing, and the other ways you have been addressing housing issues. We hope you will soon implement a new Renoviction By-law

2. Are you asking us to change the system by which building happens? If the housing system is broken, it's beyond Council's ability to fix.

No, we're not asking you to fix it. This is something on which all levels of government, industry, non-profits, and the public need to work together. We're asking you to do what's in your power which is implement IZ. Kitchener's current plan is to do *less than* what the province allows. Let's not do nothing! We need courageous leadership from our municipal governments, setting an example for the province and the feds, and advocating with those levels of government to do their part.

3. Why wait for 12 months? If not now, when?

Several Councillors remarked that market conditions could be worse in the future, and commented: If not now, when? That's our question, too. There's a lot of uncertainty in the market, especially with the recent election of President-elect Trump. Those conditions aren't likely to get easier in the future, which makes us think that IZ could be delayed, and not just by one year! Although the numbers of units proposed are small to start, the point is to get our toe in the water, learn from this small step and move forward in the future. As one Councillor asserted at the PSIC meeting, people are suffering now, they can't wait another year.

4. Who will pay for subsidized housing? Show me the math!

Great question! Developers say the provision of affordable – or even attainable – housing is not their responsibility. The NBLC Consultants argued that many developers are concerned they're unable to adjust margins on mid-to-high density condo projects due to increased costs as the market has tapered off. Our colleague, Hal Jaeger spent last week doing the math, and you were all sent a copy of his calculations. They show the benefits and subsidies developers receive for producing IZ units far outweigh the costs of producing them. Furthermore, we recently accessed information from Waterloo Association of Home Realtors² that puts into question NBLC's assertion that there are 31 months' supply of condos; their reports indicate only 6 months of supply.ⁱ Are the market conditions really what NBLC claims?

1. [chrome-extension://efaidnbnmnibpcapjpcglclefindmkaj/https://pub-regionofwaterloo.escribemeetings.com/FileStream.ashx?DocumentId=9761](https://pub-regionofwaterloo.escribemeetings.com/FileStream.ashx?DocumentId=9761)
2. <https://wrar.ca/november-home-sales-in-waterloo-region-up-over-last-year/>

In conclusion, we'd like to leave you with these final thoughts:

- First, developers and investors benefit from building in our communities. They say that they just respond to the market, but it's increasingly a market that they and investors drive. They have a moral and economic obligation, not just to profit, but to contribute to the well-being of communities in which they do business.
 - Second, Inclusionary zoning is not going to be an onerous cost to developers. The information provided by Hal Jaeger and the Waterloo Association of Home Realtors throws into question their assertion that this is the case.
 - Finally, as you know, Section 2 (j) of the Planning Act states that "the council of a municipality shall have regard to...the adequate provision of a full range of housing, including affordable housing". We make our community available as a place for capital to operate so that **we** can plan to meet the needs of people. As citizens, we entrust the task of planning and decision-making to Staff and Council. We are counting on you to vote against deferring Inclusionary Zoning. It is the signal developers need from you to remember they are building for people, not just profit.
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