



To: Flaherty,Laura

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Hi Laura,

Last night's meeting was quite interesting. I can see why we need support for these amendments. I can see why there is a housing crisis in Ontario.

After reflecting on the discussion, I'm more convinced than ever that Kingston desperately needs to implement 4 units per lot.

Here are five compelling reasons why:

1. **Critical Housing Shortage:** Kingston's vacancy rate has been at crisis levels for years. In 2018, it hit a record low of 0.6%, the lowest in Ontario. Even with a slight improvement to 1.9% in 2019, it's still well below the 3-5% considered healthy. Four units per lot would rapidly boost supply, addressing this dire shortage head-on.
2. **Affordability Crisis:** Kingston's average rent for a one-bedroom apartment jumped 7.9% in 2019 alone. With a 10-year average vacancy rate of just 1.6% (compared to Ontario's 2.4%), rents have skyrocketed. Increasing density through 4 units per lot would create much-needed competition, helping to stabilize and potentially lower rents.
3. **Crushing Municipal Debt:** Kingston's average consumer non-mortgage debt is \$3,344.16 per capita, significantly higher than Ontario's average. The city ranks in the top 10 for cities in debt in Ontario. Four units per lot would increase the tax base without expanding infrastructure, helping address this debt crisis.
4. **\$27.6 Million CMHC Funding:** Kingston has committed to CMHC's Housing Accelerator Fund, which could bring in \$27.6 million for infrastructure improvements. Implementing 4 units per lot aligns perfectly with this program's goals, helping secure this crucial funding and demonstrating Kingston's commitment to innovative housing solutions.
5. **Smart Growth Imperative:** Lastly, expanding to 4 units per lot would further support efficient public transit, reduce urban sprawl, and create more vibrant, walkable neighborhoods. This aligns with Kingston's climate action goals and supports local businesses.

Kingston, the time for half-measures is over. We're facing a perfect storm of housing scarcity, affordability crisis, and municipal debt. Four units per lot isn't just a good idea - it's an absolute necessity for our city's future. Let's make it happen and build the Kingston we need: affordable, sustainable, and thriving.

Please pass on my thoughts to our councilors.

Thank you,



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