

To: Guelph City Councillors, Mayor Guthrie & Staff

From: Sandra Wolting

Re: Additional Residential Units in Back and Side Yards

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I have lived in Guelph my entire life and value its community feel and supportive nature. However, after 28 years of living in my current home, the character of my neighbourhood is rapidly declining in terms of our quality of life and in affordability for young families in This is overwhelmingly due to the influx of absentee landlords, who put profit ahead of community, and to unruly student tenants, who are frequently disrespectful and obnoxious.

The thought of additional 2-storey residences, of up to 860 square feet, only 1.5 meters from neighbourhood fences terrifies me and this is why:

- Rental house next door, 5 students, 4 cars, backs on to another student rental made up of the same components; parties, group gatherings in spite of Covid restrictions, climbing fences, breaking gates, noise complaints to Police/Bylaw; street parking preventing leaf collection after specifically being asked to keep the area clear etc. etc.
- Rental house behind and to the side, similar issues
- Student rental down the street and behind a neighbour, belligerent behaviour, excessive noise, obstructing the police, property standards issues, parking on the lawn, uncooperative landlord etc. etc.

I could highlight a dozen properties within a 5-minute walk that create chaos in our previously-quiet community-oriented neighbourhood. Dealing with the constant uncertainty of what might happen next is exhausting and discouraging. No combination of education, enforcement & building 8-foot fences seems likely to alter our situation.

To allow 2-storey additional dwellings of 860 sq. feet so close to property lines in our backyards will exacerbate this beyond endurance. I anticipate having to move should I be faced with one of these backyard dwellings and many of my longstanding neighbours feel the same.

I know Council has no alternative but to allow backyard dwellings but please get the size and height down so our neighbourhood is not overwhelmed. I feel like we are not being heard on this issue and that student housing is given priority over family housing.

Thank you for seriously considering the negative impact of large additional backyard dwellings that, in our area, will inevitably be rented to students, on our quality of life.