

Gow's Bridge



Linking the Old University Neighbourhood to the City of Guelph since 1897

Old University Neighbourhood Residents' Association Inc.

Submission to Guelph City Council - 11 December 2020

The Executive of Old University Neighbourhood Residents' Association (OUNRA) gave input to Guelph City Council on 13 July 2020 regarding the bylaw review in terms of intensification, accessory apartments and additional residential dwelling units.

We wish to very briefly underlined a few concerns as you consider the final adoption of these recommended bylaw changes.

We support the provincial mandate as well as support City Council in trying to bring about an intensification of housing in Guelph as well as an increase in rental supply. These are both laudable goals. And furthermore, these bylaw changes should help to meet those goals.

1. The City has set a goal of increasing the city tree canopy to 40%. In absence of effective tree protection bylaws on private property, how can this laudable goal be accomplished if the building of new additional residential dwelling units take up further green space on residential properties? We suggest that City Council instruct city staff to see how these two competing goals can be managed.
2. The building of large two-story additional residential dwelling units would in most areas of the city run counter to the Urban Design Action Plan of 2017 when it states the need to "Ensure that the design of the built environment respects the character of existing distinctive areas and neighbourhoods of the city" (*Urban Design Vision, 2017*). We believe that single story structures will be most appropriate in our area.
3. Our concern is not ameliorated by the bylaw in present form to protect our area from some landlords who rent to students who have no commitment to the neighbourhood and are only interested in maximizing their profit. We believe that Guelph should follow the example of cities such as London who have licensing bylaws regarding rental property in the city. That would give a measure of oversight as well as awareness on the part of the City to the rental situation including, if needed, control to ensure safe new housing that also respects the neighbourhood of which it is a part.

We believe that any bylaw such as the one being considered, needs to work with those other aspirations of the City to have environmental protection as well as healthy neighbourhoods.

Thank you for your consideration.

John Lawson - President – Old University Neighbourhood Residents Association