

December 11, 2020

Guelph City Council  
c/o City Clerk

Sent by email: [clerks@guelph.ca](mailto:clerks@guelph.ca)

Dear Council,

I am writing to express my strong opposition to any Council resolution that would permit the development of 2-storey rental properties with setbacks of 1.5 meters from existing property lines.

Our street abuts Ironwood which includes several student rental properties. I have witnessed a bonfire set close to a deck; and have had several sleepless nights with students partying late into the night. One evening a colleague in the neighbourhood witnessed a student jumping from rooftop to rooftop.

If an additional student rental property is built close to our property line, I am certain that the quality of our life will be negatively impacted. The additional noise and night illumination, combined with lack of privacy; and combined with absentee landlords and students who often take no effort in caring for the property, would degrade the quality of our living standards.

If City Council permits the development of additional rental properties on the back or side yards of existing properties and close to property lines, they are supporting the incomes of landlords and developers at the cost of community members who take great care and pride in their neighbourhoods. Despite already paying close to \$7,000 in property taxes, I would rather support an increase in Guelph property taxes rather than an income stream to the City from landlords who don't care for the quality of their neighbourhoods.

I would respectfully ask each Council member to reflect on how you would feel if a 2-storey student rental was built just over your fence line. If you are comfortable with this, and you support a resolution to permit the development of these properties, I would suggest you be the first in line to encourage your neighbor to build such a property in their backyard.

Please vote with your community and personal conscience.

Thank you for considering this letter,

Carol Hunter  
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