

Hello,

Below you will find my comments on the developments:

- 785 Gordon Street (File: OZS22-005) – Ward 5
- 1563-1579 Gordon Street, 42-48 Lowes Road West, and 164-182 Dawn Avenue (File: OZS22-006) – Ward 6

Thank you for sharing my thoughts with council.

My name is Andrew. Together with my wife and one-year-old daughter, we're happy to call Guelph home. Over the past few years, we've watched in shock as housing prices have skyrocketed in Guelph and across the province. As renters, we've stopped wondering if we'll own a home in the foreseeable future. We won't. Now we've moved on to wondering if we can afford to rent a home to raise our family — a family we hope to grow even more in the near future. The average 2-bedroom home is \$2,049 (up 12% YoY) while the average 3-bedroom home in Guelph is \$2,450 (up 3% YoY).

To add to the craziness of this situation is the proliferation of rent bidding wars, which are already common in places like Toronto and Vancouver. With people pushed out of the owner's market, families are doing whatever it takes to rent a nice home in neighbourhoods they like. I've no doubt this practice will become commonplace in a city like Guelph, adding to its ever-increasing unaffordability.

All this is to say that when council is presented with opportunities to build more homes — be it for families, students, single parents, and more — there ought to be every effort made to get those residences built as efficiently as possible.

My comments today are about two Gordon Street developments but would be echoed for every residential-based development proposed to the city now and in the future.

To reframe an old saying about planting trees: The best time to build homes for families was 10 years ago. The second best time to build them is today.

I thank you for taking the time to consider my comments today.

Thank you for your time.

Cheers,

Andrew P. Donovan

Guelph, ON.