



Via E-Mail (watts@guelph.ca; clerks@guelph.ca.)

Attn. Abby Watts

Project Manager, Comprehensive Zoning Bylaw Review
Infrastructure, Development and Enterprise Services
Planning and Building Services
Guelph City Hall
1 Carden Street
Guelph, ON N1H 3A1

April 14, 2023

Dear Ms. Watts:

RE: City of Guelph Comprehensive Zoning By-law Review and Companion Official Plan Amendment Review

Dear Council Members,

We are writing to express our concerns regarding the City of Guelph's Comprehensive Zoning By-law and Companion Official Plan Amendment. As one of Canada's largest Rental Housing developers, we are deeply troubled by the restrictions on high-density development and continuing to impose stringent minimum parking requirements across all developments in the City of Guelph.

We understand the need to balance development with livability but believe that the proposed restrictions will have a detrimental impact on the housing market and the local economy. High-density rental development is essential for meeting the demand for affordable housing in any growing city, limiting density by way of capping the number of maximum dwellings per hectare on many high-density sites will only drive-up prices and force many residents out of the market.

Similarly, setting strict minimum parking requirements across the City, will increase construction costs and make it harder for developers to provide affordable housing options. While we understand the need to promote sustainable transportation options, we believe that this should be achieved through incentives and education rather than rigid requirements that limit the flexibility of developers.

As members of the real estate community, we urge Council to work with developers to find a balanced solution that promotes growth and affordability while also preserving the character and livability of our community. We must recognize the importance of the housing market to our local economy and work to promote sustainable growth rather than restricting it.

Thank you for your attention to this important matter.

Sincerely,

Josh Kaufman

Vice President, Development and Construction
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