

Good morning Council members, on behalf of the McElderry Community, we wish to comment on matters you will be addressing at the Committee of the Whole meeting on Tuesday, April 18th. Timelines did not permit us to submit this prior to Friday's deadline for inclusion in the council package.

We are specifically concerned with Accessory Residential Dwelling Units (ARDUs). In December 2020, Council set out reasonable guidelines for ARDUs, agreeing that **2-bedroom units** would enable property owners to build these with certain tenants in mind, i.e. elderly parents, independent children, young couples etc. At that time, Council took into account the risks that 3-bedroom units in investor-owned student properties presented.

Many homes in near-campus neighbourhoods, designed for family living, are now out of reach for families because investors purchase them and create extra bedrooms from dining rooms and living rooms to charge as much as \$1000 per bedroom. Being able to add a 3-bedroom ARDU to a student-occupied dwelling will simply enable investors to market and profit from even larger student properties. This has a drastically **negative effect on neighbourhoods, elementary schools, and enjoyment of one's own property**. If you are unfamiliar with the density of student housing in some areas, **please walk down Edinburgh, Ironwood, Reid Court, Crowe, Cole, Harvard, Koch, Walman or Moss** (to name but a few streets). These are streets where homes occupied by **permanent** Guelph residents comprise only about 50% of existing dwellings. Many streets are already destabilized due to the transient lifestyle of student occupants and lack of attention from absentee landlords. Increasing the #of bedrooms per ARDU will greatly increase that risk. Thanks to provincial dictates, Council has already been forced to increase the number of dwellings permitted on a lot. Adding the extra bedroom to the ARDU regulations at this juncture will hamper efforts to maintain healthy stable neighbourhoods in near-campus communities.

Please do not accept 3 bedrooms without giving the previously agreed-to 2-bedroom concept time to work (gentle intensification). Refuse the unreasonable recommendation that Staff has made and keep to the requirements for height, bedrooms, and setbacks for ARDUs that were voted on only two years ago. If you truly care about secure family communities in Guelph, it is not good planning to rush into changing this 2-bedroom limit now. While so many aspects of the OP and zoning regulations have been taken out of your hands, this is one thing **you can control** and we respectfully ask that you stand firm on behalf of your near-campus neighbours.

If you have any questions regarding our request or would like more information on the topic of destabilization of neighbourhoods in our area, please contact us. We are happy to help.

Regards
Linda Davis/Greg Ross/Michelle Wan
McElderry Community