

Subject: Community Meeting regarding the increase to 4-unit dwellings on single lots

To the Guelph City Council,

I am in support of increasing the housing in our community. The current proposal from 3-unit to 4-unit properties on a single residential lot is too much. The increase in housing should balance with preserving the heritage of our neighborhoods and green spaces, as well as the needs of the current residents.

Your report says: "Gentle density is an approach to urban development that focuses on slightly increasing the number and variety of homes in neighbourhoods that typically accommodate only low-density, single-detached homes." The 2016 Census stated the average household size in Ontario was 2.5 occupants. The current arrangement of 3-units allows for up to 10 bedrooms or more, thus 10 occupants, quadrupling the population of a single residential lot. If multiple duplexes are combined on a street, with 4-unit dwellings, it has the potential of adding 30-40 or more additional rental rooms/occupants to a community unsuitable to such expansion. That is an 8x increase of occupants per lot, beyond the 'slight' increase as defined in your report. The needs of the Guelph residents – homeowners included – must also warrant consideration. Such a drastic increase is disruptive intensification when placed in a location that does not suit.

Perhaps the Council should consider limiting the number of residential lots that can convert to multi-unit dwellings in a neighborhood to align with the gentle density approach, yet still increase the availability of homes and maintain the heritage of our neighborhoods.

As there is a university housing shortage, it is likely many renters would be students. The University of Guelph should be part of the discussion as it is part of the problem. The issue with the student housing shortage is related to admission practices at the University of Guelph and its ability to house the admitted student population. It should not be the burden of the community residents to solve the issue created by the University.

I am a resident of Guelph and want to ensure the city takes a long-term view and approach to accommodating and supporting new and existing members of our community. Intensification of housing in our community is necessary, and present with all the new builds in our city, and I support it. Yet, I am concerned that developers are going too far with packing in additional dwellings and bedrooms for profit. My motivation is creating a community where our members thrive, we focus on equity, and our environment is sustainable. I hope I am closely aligned with your goals for our city.

Sincerely,

Jenna Hardy

A concerned resident