

Nelson Chukwuma
Conestoga Students Incorporated (CSI)
Room 2A106
299 Doon Valley Drive
Kitchener, Ontario
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April 5, 2024

Cushla Matthews
Development Advisor
City of Guelph
1 Carden Street,
Guelph, Ontario
N1H 3A1

RE: Support for Four Residential Units on One Lot in Low-Density Areas

Dear Cushla Matthews,

On behalf of Conestoga Students Inc., the official student association of Conestoga College representing over 2,000 students attending school in the City of Guelph, I would like to express our support for the creation of zoning regulations that would allow four residential units on one lot in Guelph's low-density residential areas.

As the City of Guelph is aware, Guelph, like many other places in Canada, is facing an ongoing and worsening housing crisis. This crisis has accelerated the need to explore innovative solutions that meet diverse accommodation needs, including the needs of students in the city. As Conestoga College has grown its footprint throughout Guelph, students have had an increasingly difficult time finding appropriate and affordable housing that suits their needs, as over 72% of students found the process of finding somewhere to live difficult.¹ As such, we are pleased to see the City of Guelph taking steps to ensure that neighbourhoods and communities are being developed and allowed to adapt to create diverse residential options that meet community needs through a mix of residential dwellings to support all community members.

By allowing four residential units on one lot, the City of Guelph supports the need for gentle intensification; responds to the ongoing housing crisis and both immediate and future housing demands; and supports diverse household needs, including multi-generational, homestay, and other programs that benefit homeowners and potential tenants. It is important to ensure that these additional dwellings can be served by existing infrastructure, such as water and power, and we hope to see the City of Guelph considering these aspects to ensure that new units, whether they be purpose-built or in addition to existing units, are suitable for tenants.

CSI is in support of the creation of zoning regulations that would allow for four residential units on one lot and appreciates the opportunity to submit our comments regarding these zoning changes. CSI looks forward to continuing to work with the City of Guelph and other stakeholders to improve housing availability throughout our communities.

Sincerely,

Nelson Chukwuma

Nelson Chukwuma
President

¹ Barnett, Nathan R.G., and Justin McLaughlin, *2023 Year-End Survey Report*. Kitchener: Conestoga Students Inc, forthcoming.