

Dear Council Members,

I am writing to provide comment on report 2024-140 regarding a proposed city initiated Zoning-Bylaw Amendment (File OZS24-022) to permit up to four dwelling units on low density lots "as a right".

I have concerns regarding the above proposal after observing the developments that have followed the adoption of Zoning **By-law (2023)**-20790. The addition of ARDUs "as a right" has been quickly adopted by development and property management companies to build the most allowable units on the smallest allowable lots to maximize their profits. These developers and property management teams (notably Mezcon and SpruceLiving) have sectioned off smaller and smaller lots to create localized parcels of high density housing and dropped them in the middle of quiet streets with little concern for the impact on those communities, surrounding residences, tree protection, groundwater recovery, privacy, parking, affordability, road safety or goodness of fit within the neighbourhood. The addition of 24+ bedrooms to a formerly single lot is the equivalent of building a small apartment building 1.2m away from a neighbours lot line. These developments are gentle in branding only, the implementation has been by brute force.

As these developments are in the process of being built, I strongly urge council and the City of Guelph to **evaluate** the impact of these developments, before allowing additional dwelling units on future lots "as a right".

Per the report prepared by the city, Gentle Density is explained as "development that is not meant to be imposing but rather, the ultimate sign of successful gentle density is that it is gentle enough that one hardly notices". I can assure you, that these high density developments are deeply felt and noticed within their communities. By removing community engagement and review processes for the creation of fourplexes, the city will be sanctioning overcrowded and clear cut lots, offered at unaffordable rents to optimize profits for their developers. Single family lots will become even more inaccessible as developers vie for entry level homes to demolish, parcel off the land, remove the trees and then overbuilt.

There are examples of good examples of gentle density within our city that should be noted and celebrated (the triplex at 30 University Ave is one example). However, the in-process developments on Forest Street, Ridgeway, Janefield and Bristol demonstrate that those most likely to build fourplexes, have no intention to use them gently. These developers have used minor variances to have massive impact and created distrust and frustration among neighbourhoods.

Thank you for your time and consideration,

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**Nadine Lozon**