

Here is item 3 I am concerned about :

3.1 Exploring the Potential for Five Plus (5+) Units in Guelph, 2025-56775

Presentation:

Cushla Matthews, Manager, Community and Affordable Housing
Emily Irvine, Manager, Policy Planning and Urban Design

Recommendation:

That Council directs staff to continue evaluating the feasibility of permitting five or more residential units on low density residential lots (RL.1 and RL.2), and to undertake the following actions:

1.
Refine the criteria used to assess suitability for increased residential density

a.
Prepare draft Official Plan policies and zoning by-law amendments, as necessary, to support the implementation of five or more residential units per lot; and

b.
Report back to Council in Q4 2026 with findings, proposed policy directions, and recommended regulatory changes for consideration.

Let it be known that I am opposed to the increase from allowing 3 residential units to 5 OR MORE residential units per lot in the RL.1 and RL.2 areas.

Looks like this has study been going on for a while since it is asking council to ask staff to "continue evaluating" the feasibility of this increase in density. I would love to know how long this study has been going on, how much this has cost so far and a reasoning for this study and where the direction initially came from.

Cheers

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