

October 13, 2021

Guelph City Hall

1 Carden Street

Guelph, Ontario

N1H 3A1

Submitted via email only to clerks@guelph.ca

Attention: Mayor Cam Guthrie and Members of Council

Re: Public Meeting October, 2021

South Clair Road Neighbourhood Association

Shaping Guelph – Official Plan Update

On April 20, 2021 Guelph city staff hosted a Virtual Rolling Hills Town Hall – Shaping Guelph meeting which we greatly appreciate. At this meeting a slide was presented showing the Growth Option for Rolling Hills which is included below in this letter. The owners in Area 1 have organized and created the South Clair Neighbourhood Association. **As an owner in Area 2**, at Serena Lane, Guelph, Ontario I wish to state my **support** for the Strategic Growth Area identified for **Area 1**. I am also in support of the Low Density Greenfield Residential and Medium Density Residential designations as shown for Area 1. I believe that the city is taking the right approach by dividing Rolling Hills into two areas for the purposes of planning for this area. City staff have found a good balance to proceed forward while being fair and respectful of the concerns expressed by both areas of Rolling Hills.

Area 1 has been identified within the Built-Up Area since June 16, 2006 by the province and the Guelph Official Plan identifies the Built-Up Area as a location to direct intensification. The proposed designations along the south side of Clair Road East are not high density designations nor are they part of an intensification corridor. The proposed designations will introduce “gentle density” along Clair Road as per the notion introduced by Jennifer Keesmaat in her remarks at the initiation of the Shaping Guelph process. This “gentle density” will be compatible with the Westminster Woods community and the Rolling Hills Area 2 community.

Area 1

Area 1 can be distinguished from Area 2 in that Area 1 abuts Clair Road and all the changes that have occurred along this transportation corridor over the past twenty years. The Clair Road frontage has now been almost entirely developed by employment uses, commercial development and residential development with the exception of the South Clair Road Neighbourhood Association lands. Area 1 has been directly exposed to the 4 lanes of traffic on Clair Road as this portion of the city has been developed.

Area 1 is also directly adjacent to the development of the Dallan lands and the Westminster Woods lands. The existing road network of Area 1 (ie. Kilkenny Place and Megan Place) have direct access to Clair Road East. The

development of Area 1 will not add any additional traffic or disruption on the local residential streets located in Area 2. There is a distinct natural heritage area acting as a buffer between Area 1 and Area 2 which must be maintained in accordance with the current Official Plan policies. There will be no development “creep” into Area 2 if policies are included within the Official Plan to recognize Area 2 as a stable residential area if the owners in Area 2 would support such a policy.

The growth option presented by city staff is a good approach that could potentially be reinforced with site specific policies related to Area 1 in the Official Plan such as;

- Provide a transition in density and height between Area 1 and Area 2.
- No vehicular connections be permitted between Area 1 and Area 2.
- New development within Area 1 shall be on full urban municipal services;
- The existing Natural Heritage System shall be protected.
- Any pedestrian and cycling linkages between Area 1 and Area 2 shall be provided in accordance with the Natural Heritage System policies of the Official Plan.
- An Urban-Rural Transition Zone be included in Area 1 along Victoria Road South.

As an **owner in Area 2**, I wish to state my **support** of the proposed Strategic Growth Area and Low Density Greenfield Residential and Medium Density Residential designations proposed for Area 1. I urge Council to support this as has been presented by city staff.

Thank you for the opportunity to provide these comments. Please provide me with notice of the decision of Council related to the Shaping Guelph Official Plan Update.

Yours truly,

Ida Baggio

Serena Lane, Guelph, Ontario

Hi there,

I am a resident of Gordon street, and I am worried for the parking situation that comes along with the zoning changes.

We already do not have enough visitor parking at our building, and this appears to be an issue throughout Guelph.

By cutting down on parking, you are basically asking people to drink and drive, it's silly the town hasn't already done something to avoid this problem.

Just here to say no to the zoning changes.

Thank you,

Rebecca Dias

To: Guelph Review Committee

My wife and I are the newest residents in The Rolling Hills area residing at Megan Place. We found out shortly after we purchased the property on October 1st that this proposal was put forth with plans to expand and possible rezone Area 1 of Rolling Hills and from what I can see this does include our street, Megan Place. Since we are situated in Area 1 we are aware that this change would have a direct impact on us, but that could also be in a positive way. We have currently lived in the South end of Guelph for the past twenty years and have seen our past streets where we lived get chopped up into smaller lots in order to provide more affordable housing for people who want to live or relocate to the south end of Guelph since . (Dawn Ave /Lowes rd). Area 1 has so much potential for expansion with such vast lots (acres) and would fit in directly with what's already happened across the street all along Clair rd. The market has changed so drastically over the past few years that there simply isn't enough housing for the demand, especially in the south end. We have seen house prices rise so quickly that it has basically priced my three children out of affordable housing and for them to enter the market at a reasonable cost, so allowing this proposal to move forward would also allow for more affordable units to be built in the surrounding area thus giving a lot of younger families the opportunity to start their lives in the south end of Guelph. This would also give the opportunity for current home owners in the Rolling Hills area to provide lots for their own children or even developers to add more affordable housing throughout the south end. My wife and I have discussed this new proposal in depth and would be in Support as long as all of Area 1 is included in the strategic growth plan which would also include the mid and low density in the Greenfields residential designations as shown in Area 1.

Thank you,

Sincerely ,Nick & Sandra Papadedes

Nick