

Guelph City Hall
1 Carden Street
Guelph, Ontario
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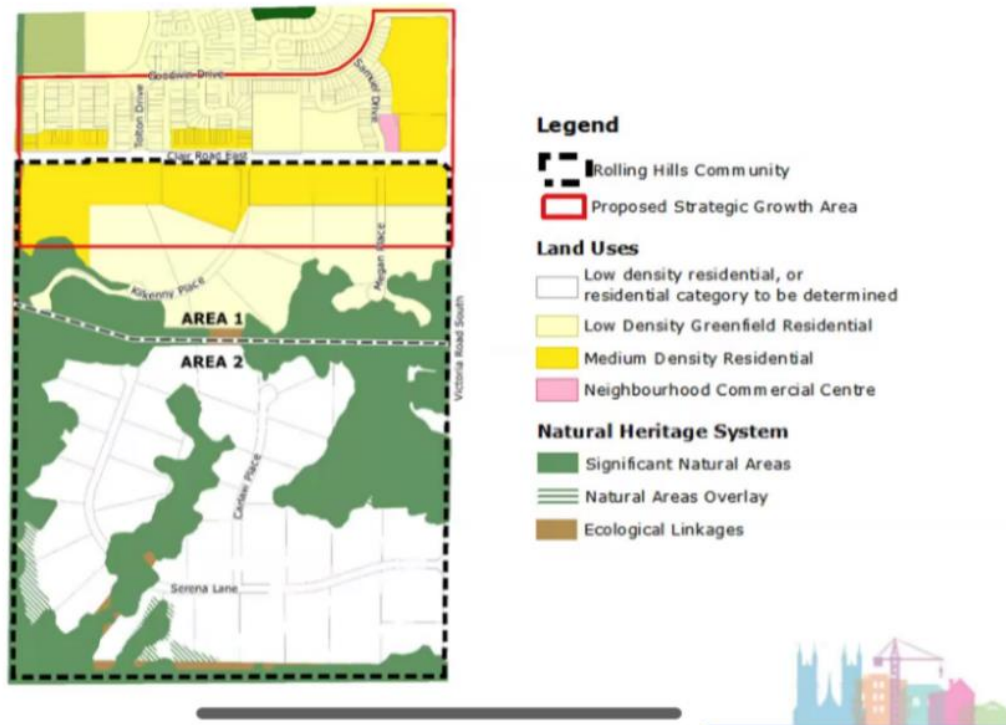
Submitted via email only to clerks@guelph.ca

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 1, at ■ Megan Place. 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.

Rolling Hills – growth options



My husband and I reside at ■ Megan Place, Guelph Ontario. Although we have already made our position and concerns known regarding the redevelopment of the Rolling Hills Subdivision, we are outlining our position once again as we approach the final stages of the decision -making process.

We have resided at ■ Megan Place for over twenty years. During that time, we have seen this area of the city grow and develop and morph into a busy corridor. Our house is located at the corner of Clair Rd and Victoria Rd. What was once a quiet neighborhood is now overcome with commercial and retail space, towering condos, and non- stop traffic. We were always aware of the prospect of future development. For the longest time the plan proposed was for low density residential structures not four-story condos towering into our backyard, commercial spaces and now a private school. And that is just the property located across from us. Further up the road we have additional condo complexes, religious establishments along with restaurants and a movie theatre. The city already has a vision for this area and it most definitely NOT preserving or protecting the integrity of the estate lifestyle of Rolling Hills residents. They started down this path years ago and it is unfair to now argue that Rolling Hills must be preserved. Some individuals will argue that Rolling Hills must be saved. You are saving nothing. The idea of the quiet estate lifestyle is no longer a reality. The time for that has long passed. The city needs to finish what they started and complete the development of this area.

I noted that we support the redevelopment of properties along Clair Rd as these are the properties directly impacted by the on-going development and traffic. We appreciate that those properties located in Area 2 are in a different situation from that in which we find our property and therefore we want to be clear that we agree that those residences are not directly impacted and should be preserved. We are seeking redevelopment to reflect the immediate area surrounding us more accurately which is very different to that of Area 2. Our property value has been negatively impacted by the development around us and it is unfair to expect us to accept that as a consequence of decisions we had no part of.

This area is in a prime location of the city. It is the reason why we have seen the development we have thus far. It makes sense to utilize this land for intensification. Living here among the traffic and noise and the daunting physical structure of the condo complex brings home the reality that this is no longer an estate property but rather a property that feels out of place, out of touch and that has outlived its purpose. The land needs to be integrated into the structures that now surround and dominate it.

We also want to make it clear that this has been a difficult situation for us to live with. We built this home on this property with the intention of a quiet lifestyle and to see it altered so dramatically is discouraging. Our children were born and raised here and we have invested money and time to improve our home. This is not a scheme to turn over our property for a quick buck. This is our life and our home we are talking about. We implore you to move forward with the development of the land in question and would respectfully request that our concerns be considered when making your decision.

Sincerely,

Angela and Alex Baggio