

October 8, 2021

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

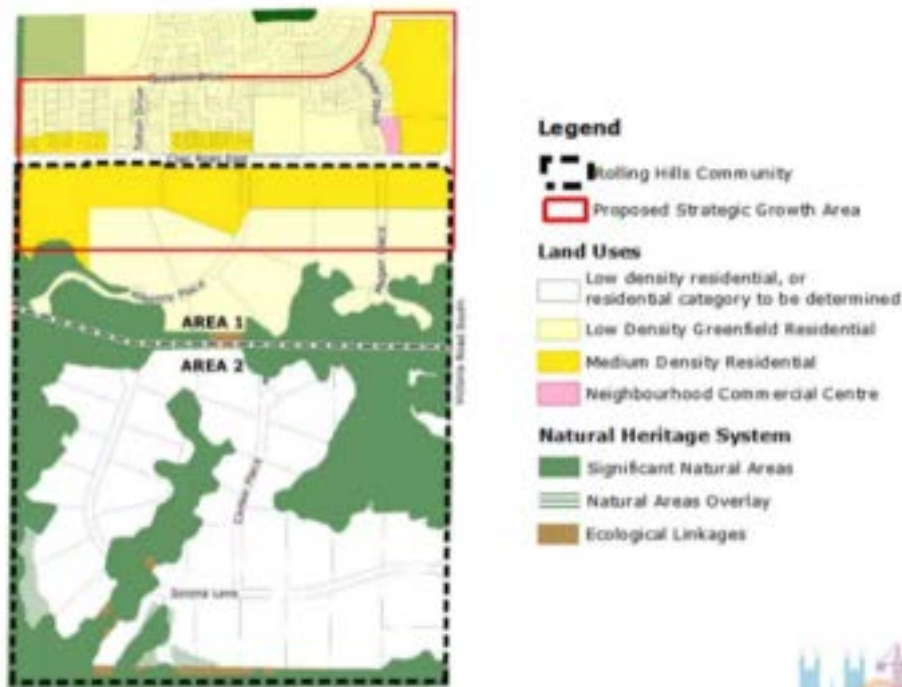
Submitted via email only to clerks@guelph.ca

Attention: Mayor Cam Guthrie and Members of Council

Re: Public Meeting October, 2021
South Clair Road Neighbourhood Association
Shaping Guelph – Official Plan Update

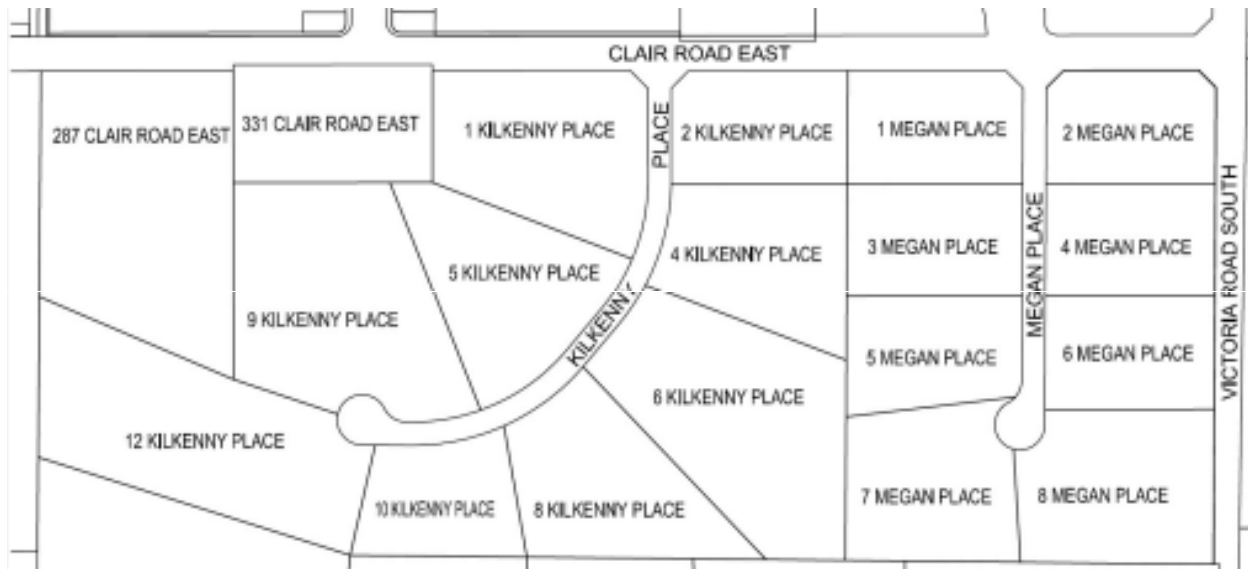
On April 20, 2021 Guelph city staff hosted a Virtual Rolling Hills Town Hall - Shaping Guelph meeting which we greatly appreciate. At this meeting a slide was presented showing the Growth Option for Rolling Hills which is included below in this letter. The owners in Area 1 have organized and created the South Clair Neighbourhood Association. As an owner in Area 1, at [REDACTED] Megan pl. Guelph, Ontario N1L [REDACTED] 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



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 Dallen lands and the Westminster Woods lands. The existing road network of Area 1 (ie. Kilkenney 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.

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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 1 and part of the South Clair Road Neighbourhood Association, 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,

Rajkumar Surajram
Megan Place Guelph, Ontario N1L