

October 3, 2021

Guelph City Hall
1 Carden St
Guelph, ON
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

**RE: Public Meeting
South Clair Road Neighbourhood Association
Shaping Guelph Official Plan Update**

As a 50-year resident of Guelph, a south Guelph resident, a local developer and a Rolling Hills property owner (as of May 2022) within Area 1 – I wish to state my **SUPPORT** of the Proposed Strategic Growth Area and Low Density and Medium Density residential designations proposed for Area 1. I urge council to support this as has been presented by city staff.

Guelph, along with many other cities, is facing a housing crisis of both affordability and lack of supply.

Area 1 is located within the built-up area. Based on the Provincial “Places to Grow” policies – Guelph must add 50% of its population growth within its built-up area. Area 1 represents probably the single largest intensification opportunity to add housing to the city’s built-up area. If we pass on this opportunity, it will add an additional burden to every other neighbourhood that must then bear a disproportionate share of Guelph’s infill housing development.

This intensification opportunity will bring development on municipal services to Area 1 which is an improvement from a Source Water Protection perspective.

The development of Area 1 would be an efficient use of city infrastructure – including roads, sewers, water, hydro, while supporting the existing schools, parks, trails, and the commercial node – and would allow for public transit supportive housing on an arterial road.

The proposed “gentle density” along the south side of Clair Rd would help relieve some of the development on Gordon St and other parts of the city. It would be compatible with the existing development on the north side of Clair Rd as well as Area 2.

City staff is taking the correct approach in dividing Rolling Hills into two distinct areas. Area 1 (Kilkenny and Megan) has direct access to Clair Rd. Development within Area 1 will not add any additional traffic to Area 2 – there are no connecting roads between the two areas. They are separated by a wide natural heritage corridor that must remain and be protected and acts as an excellent natural buffer between the two areas.

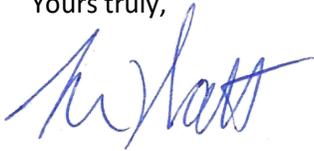
Many of the residents in Area 1 (South Clair Road Neighbourhood Association) that are in support of the Strategic Growth Area are long time residents that have watched their large rural lots change from access to a two-lane gravel road to become a 4-lane truck route.

We do understand the perspective of the residents in Area 2. However, they would not be subject to any changes in their existing traffic volume since their neighbourhood would continue to be accessed via Victoria Rd and would have no additional development or thru roads. Area 2 could be offered further protections against development with the addition of policies in the Official Plan recognizing Area 2 as a “unique residential neighbourhood” if Area 2 residents wanted to support such a designation.

I urge council to support the Strategic Growth Area 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,



Michael Watt

