

October 14, 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

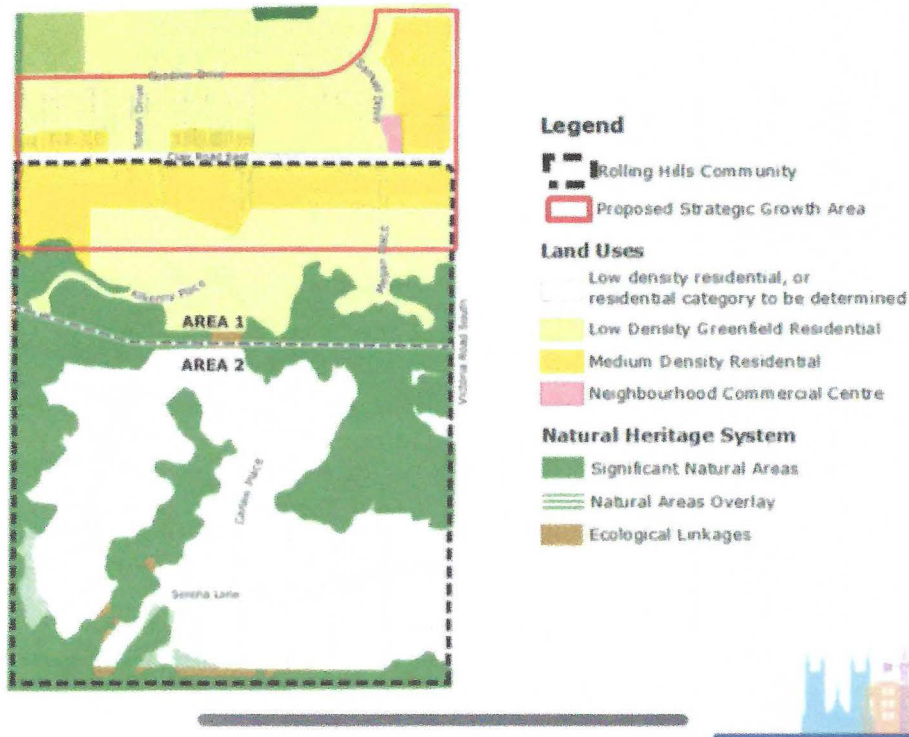
**Re: Area Public Meeting at Council
South Clair Road Neighbourhood Association
Shaping Guelph – Official Plan Update**

As a 34 year Guelph resident, a local business owner and an Area 2 Rolling Hills property owner, **I wish to state my support of the proposed Strategic Growth Area and Low Density and Medium Density residential designations proposed for Area 1.**

Our area of Guelph has changed significantly since myself and my family moved to the south end 21 years ago, especially along Clair Road East. Significant municipal infrastructure is already in place and as I understand can be utilized to develop the remaining lands on the south side of Clair Road. Maximizing existing city infrastructure to add much needed housing stock makes sense to me. So I do believe the city is taking the right approach by dividing Rolling Hills into two areas for the purposes of planning and servicing for this area. From the information presented to me, I also believe city staff have found a good balance to proceed forward while being fair and respectful of the concerns expressed by both Area 1 and 2 of Rolling Hills.

As a small business owner and entrepreneur I understand the frustrations my employees and their families have in obtaining local home ownership. As we all know, the cost of housing, especially in Guelph's south end has increased exponentially over the past few years. Single detached homes are priced out of reach for most families. Developing Area 1, would provide housing options like townhomes, stacked towns and apartment units that could be attainable for most Guelphites. This is a great area allowing new residents the opportunity to be able to walk to restaurants, shopping and places of worship. Local schools are also within close walking distance.


Rolling Hills – growth options



The south limit of Area 1 is over half kilometre away from my house and as such any new residential development along Clair Road East will not impact my property. Future development south of my property, within the Clair Maltby Secondary Plan, will have more impact on my property and my Area 2 neighbours than the south side of Clair Road. I am not opposing any proposed land uses within the CMSP but I am opposing the proposed collector road connecting Area 2 to CMSP. I also support the preservation of Area 2 and the existing Natural Heritage System feature.

Thank you for the opportunity to provide these comments.

Yours truly,


Gary Baker
Serena Lane