

To: Guelph Review committee,

My name is Edgar Davidian, my family and I have been living at Megan place in Rolling Hills for close to 20 years and we are vehemently against any proposed changes to the zoning/development of our neighborhood. We as a group, "families for Rolling Hills", have stood together and provided many clear and concise reasons as to why our neighborhood should be left as is. We have presented and defended the negative environmental impacts, the onerous restrictive covenants, major traffic issues caused by development, the fact that Rolling Hills is not needed to attain the growth targets as required by the province, and many many more. But it seems to me that false promises and unsustainable notions presented by developers to my neighbors has had some effect over the last few years since the last time this plan was brought forth by the city. In my view this is nothing but people being blinded by dollars. No other neighborhood is specifically being targeted like Rolling Hills, why would an already built up and desirable neighborhood be attacked in this harsh fashion; greed and deception. I have been directly approached by developers making me unsubstantiated promises of dollars, time lines, areas that will and will not be developed and statements like " vote or not Ed this is going to happen so you might as well come on board and cash out". Those are the falsehoods that some of my neighbors (thankfully not most) have begun to believe. These are all ridiculous to me but a couple issues that really need to be noted are notions of "gentle density", a favorite statement of the pro development group. What a deceptive idea, am I to believe that developers are going to pay top dollar for property and build as little density as possible just to appease the neighbors! That is the direct opposite of what makes business sense in the development world. If zoning is changed what is actually going to occur is that variances will be applied for to have high density condos built under the guise of affordable housing requirements. Which is another tactic that is being flown around by pro development that allowing Rolling Hills to change zoning will help the affordable housing crisis! Another ridiculous statement, is a business going to buy high and sell low? Not a chance.

Regardless, I know the majority of Rolling Hills is against development but its seems the vocal minority is getting heard more then the silent majority and I can't sit idle and watch my legacy, my family home, and our lives given away to greed. I urge you to see the need for this type of neighborhood in our city and see how beneficial it is in the long run.

thank you

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Edgar Davidian  
President  
Standard Brass

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