

Clerks

From: Nick Papadedes [REDACTED]
Sent: Friday, February 25, 2022 2:38 PM
To: Clerks
Subject: Rolling hills future plans

Categories: Correspondence

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To whom it may concern

I am officially emailing you and wanted to document that I am expressing my concerns to the plans being brought forward to the city for the rolling hills expansion in Area 1. I believe all emails must be provided by March 25, 2022 at 10am if anyone would like to oppose or raise concerns, so I would like to have this email documented today therefore; I do not miss any deadline needed to oppose this plan. To date, the plans have wavered several times since we moved in October 1st, 2021 and prior to January 1st, 2022 when we first found out about the plans. I called the city to speak with someone and I was informed by Phone that all properties on Megan Place were to be included in the re-zoning, and that some lots would be high density and some were to be low to mid density but nonetheless, they would all be included. As disheartening as this was, we reluctantly agreed to go along with what the city had Proposed and sketched out and only agreed to write a support letter because we weren't going to be excluded in the zoning process and it wouldn't have devastating repercussions on our property nor its value down the road. We now find out that this plan maybe changing yet again and this time it will be excluding three of the eight houses on our street including ours. They also suggested that some of the lots only receive partials and this strategy seems to moving forward simply to appease a few of the zone two area residents which raised their strong concerns and maybe one or two that reside along Megan. I understand my neighbour's frustrations and concerns that they are opposed to the plan all together and understandably so, but to cut a street in half which is one of Guelph's most prestigious estate neighbourhoods seems ridiculous and makes zero sense. How can one claim they own an estate residence amongst condos, towns and semi's? The cities decision to exclude these three properties will have irreversible consequences on the home owners excluded and could cost them millions of dollars upon resale. I personally feel that it will be next to impossible to sell a multi million dollar property to someone surrounded by affordable housing. I understand the need for affordable housing as my children are in the same situation but to mix the two simply benefits some and hurts others. The only fair way to proceed would be to include all of area 1 as originally outlined and let the homeowners decide what to do with their own properties.

I have reached out to my lawyer for advise and he will be submitting something more formal and detailed which can then be replaced with this email but I wanted to at least have something documented, so it can be noted.

Thanks

Nick

[REDACTED]
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