

Tyler Shantz  
Municipal Services Office - Western Ontario  
659 Exeter Road  
Floor 2  
London, ON  
N6E 1L3  
Canada

December 30, 2022

**RE: ERO number:** 019-5981, **Ministry reference number:** 23-OP-221935, **Notice type:** Instrument, **Act:** Planning Act, R.S.O. 1990. **Posted by:** Ministry of Municipal Affairs and Housing, **Notice stage:** Proposal, **Proposal posted:** December 5, 2022. Regarding the decision in accordance with Sections 17 and 26 of the *Planning Act*.

**Subject:** 1 Kilkenny Place - Intensify land for High Density Housing and Commercial

Dear Minister of Municipal Affairs and Housing,

I am the landowner in Rolling Hills - Area 1 at 1 Kilkenny Place, Guelph. I am writing to you as I am encouraged and support the government's introduction of **the More Homes Built Faster Act**, which takes bold action to advance the province's plan to address the housing crisis by building 1.5 million homes over the next 10 years.

I am asking to increase the medium density target outlined in the City of Guelph's Official Plan 80 by proposing high density (high rise) housing and commercial development to meet the density and intensification targets at 1 Kilkenny Place, Guelph.

This 6 acre parcel of land does not have any encumbrances or constraints based on the City of Guelph Official Plan outlined as follows:

1. Schedule 1A: Urban Structure – Built up area – adjacent to Medium and High Rise structures (see building example)
2. Schedule 2: Land Use Plan - Medium Density and Mixed Office Commercial (change to High Rise High Density)
3. Schedule 3: Development Constraints – No Constraints
4. Schedule 4: Natural Heritage System – Not part of the Natural Heritage System
5. Schedule 5: Road and Rail Network – Road access - on the corner of Clair (an arterial road) and Kilkenny Place
6. Schedule 6: Open Space System – Trail Network
7. Schedule 7A & 7B: Source Water Protection – No Wellhead Protection or Contributing Issue areas
8. Sewer and Water Access: City consultation confirms there is sewer and water capacity to service 1 Kilkenny Place

I am supportive of Ontario's initiative and want to ensure that this direction is adopted. I am committed to working with Ontario to ensure that the best solution is implemented and provides value to all stakeholders and elicit your support to ensure that our voice is heard and our feedback taken into account.

Thank you for your commitment, and I look forward to receiving a response from you.

Sincerely,

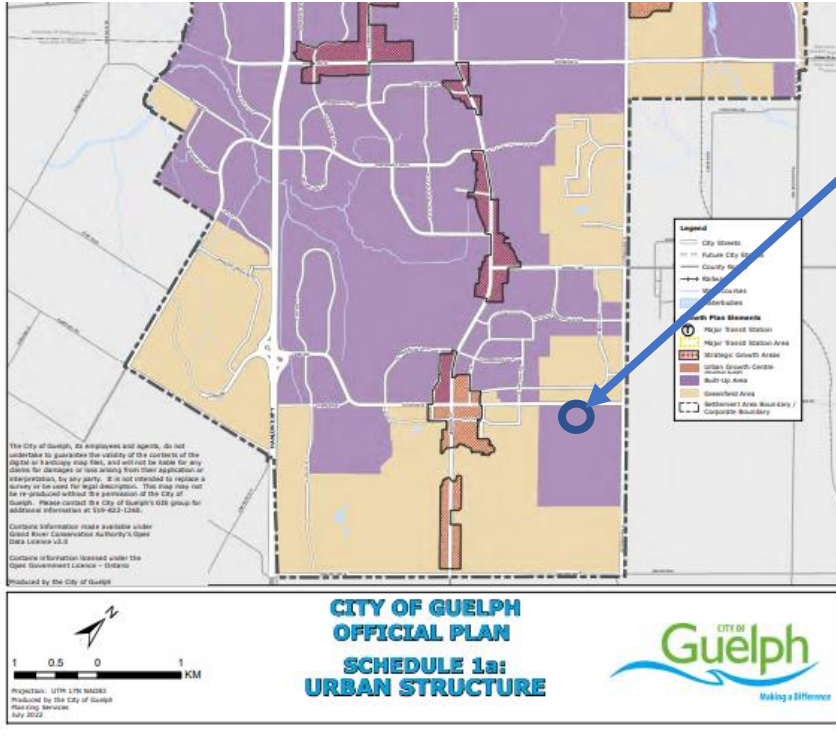


Janet Nagy

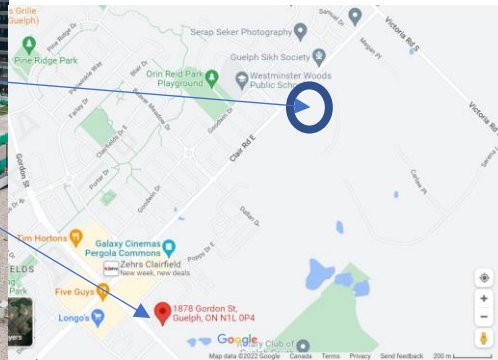
1 Kilkenny Place, Guelph, ON

**Schedule 1:** Urban Structure – High Intensification recommended (see example below)

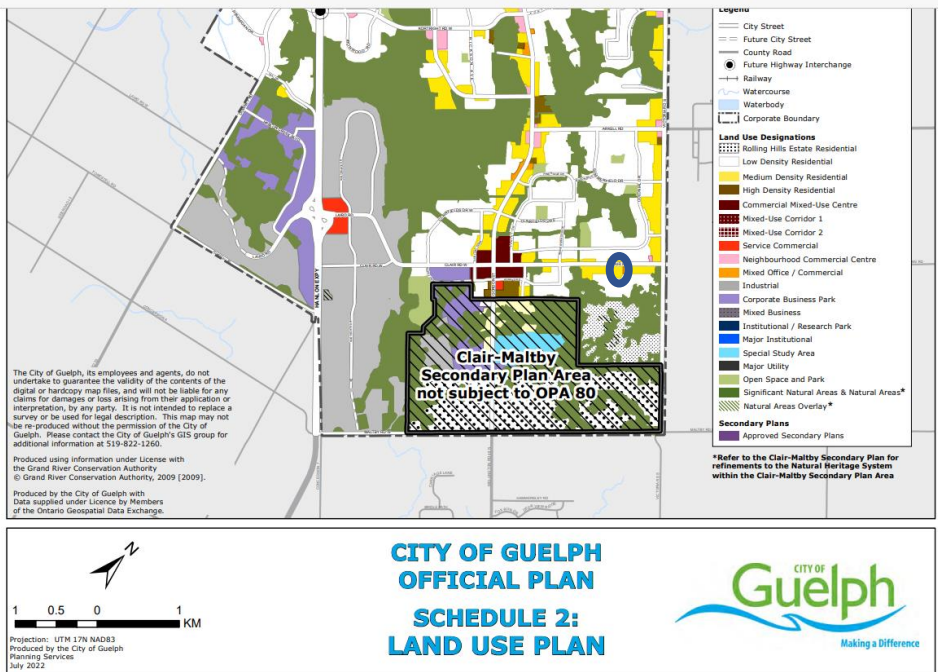
Subject Land



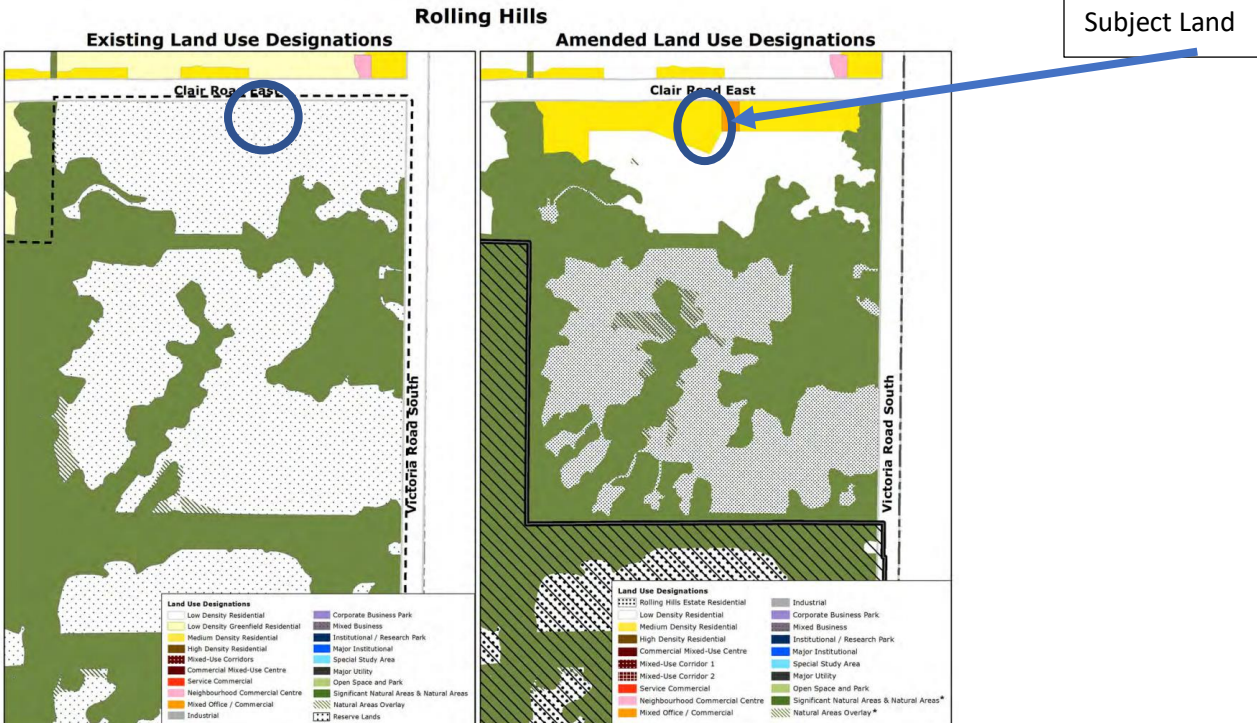
High Density



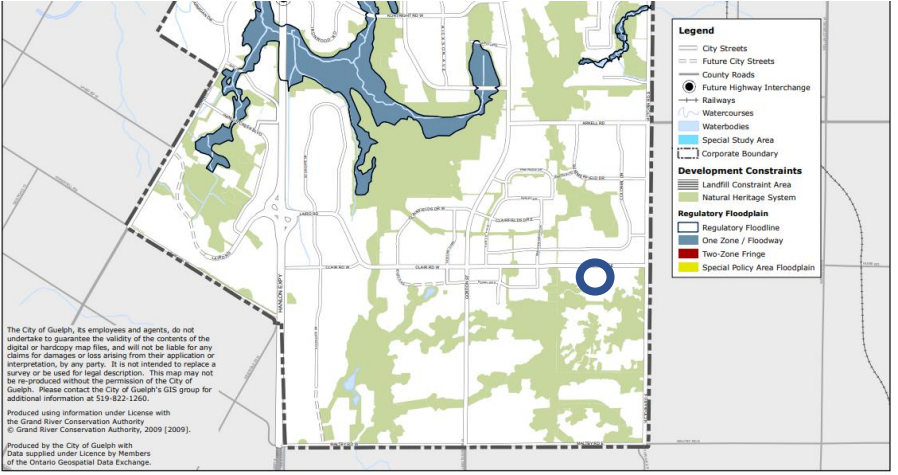
## Schedule 2: Residential



## Schedule 3: No constraints







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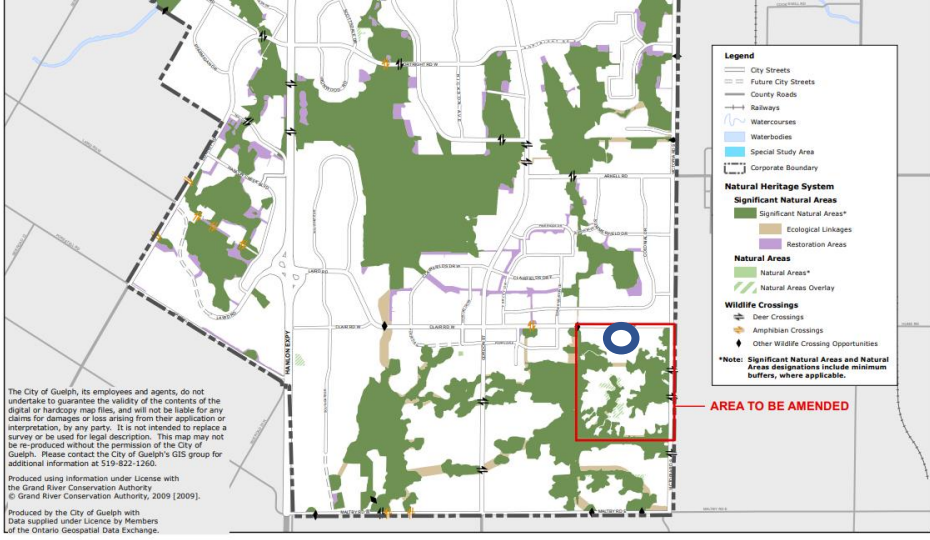
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Planning Services  
July 2022

### CITY OF GUELPH OFFICIAL PLAN SCHEDULE 3: DEVELOPMENT CONSTRAINTS

**Schedule 4: No constraints**



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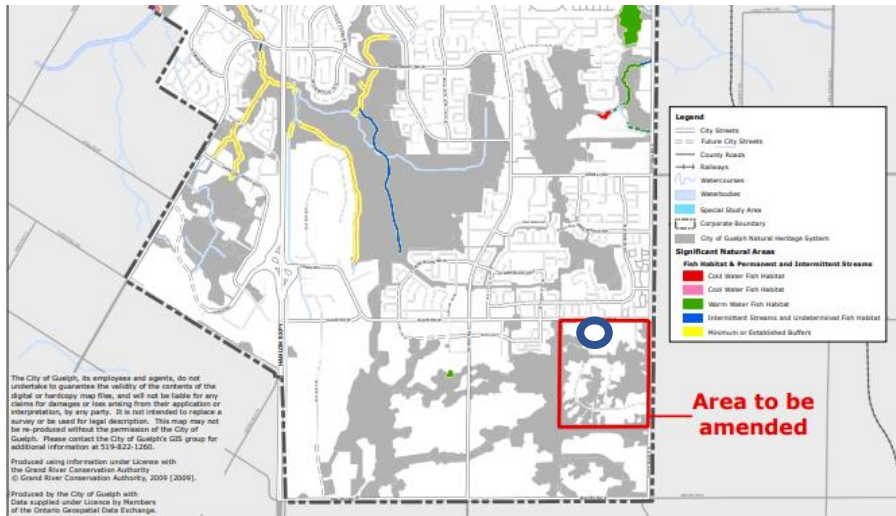
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### CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4: NATURAL HERITAGE SYSTEM Natural Heritage System



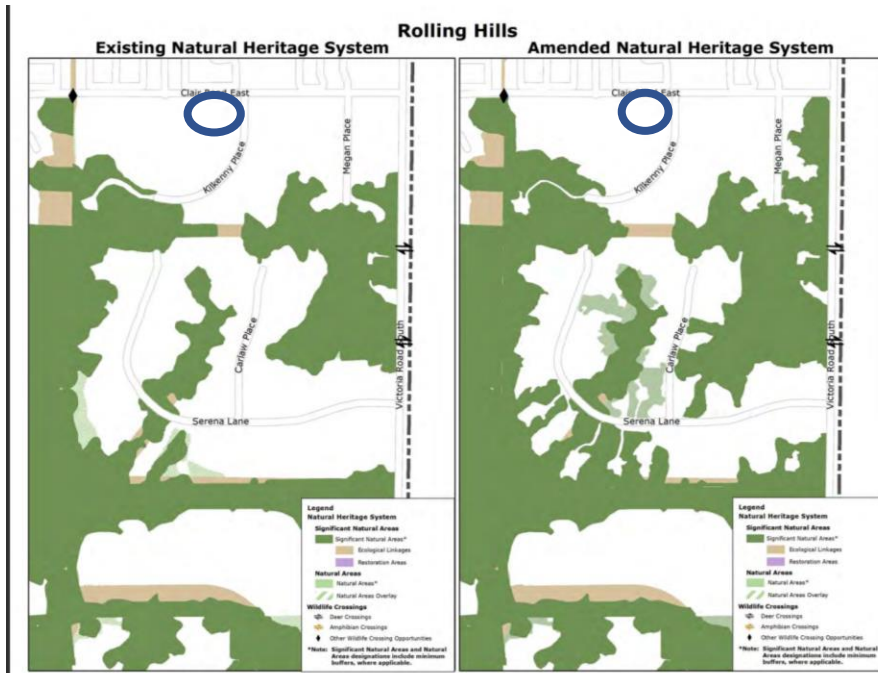
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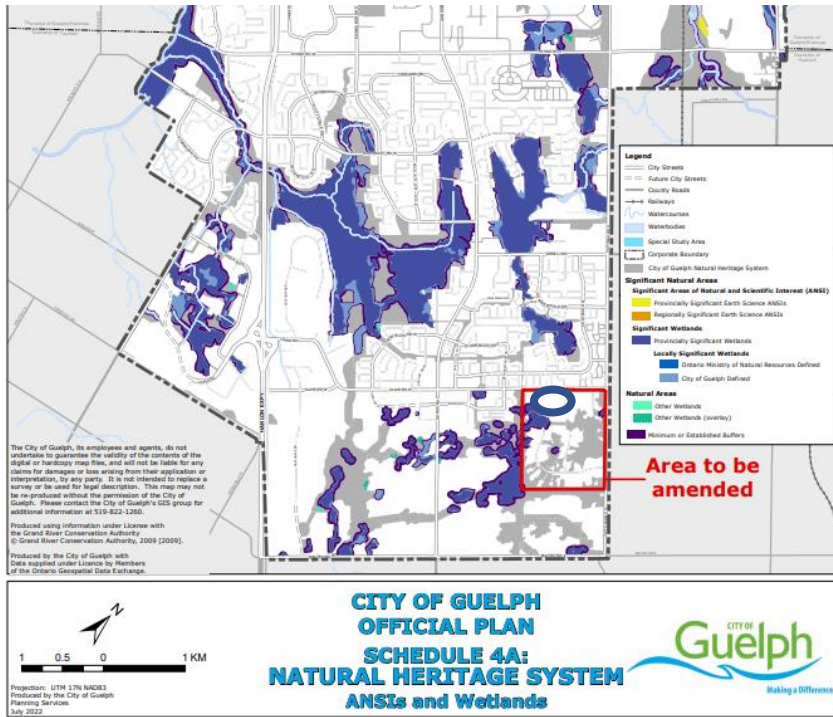
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 July 2022

### CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4B: NATURAL HERITAGE SYSTEM

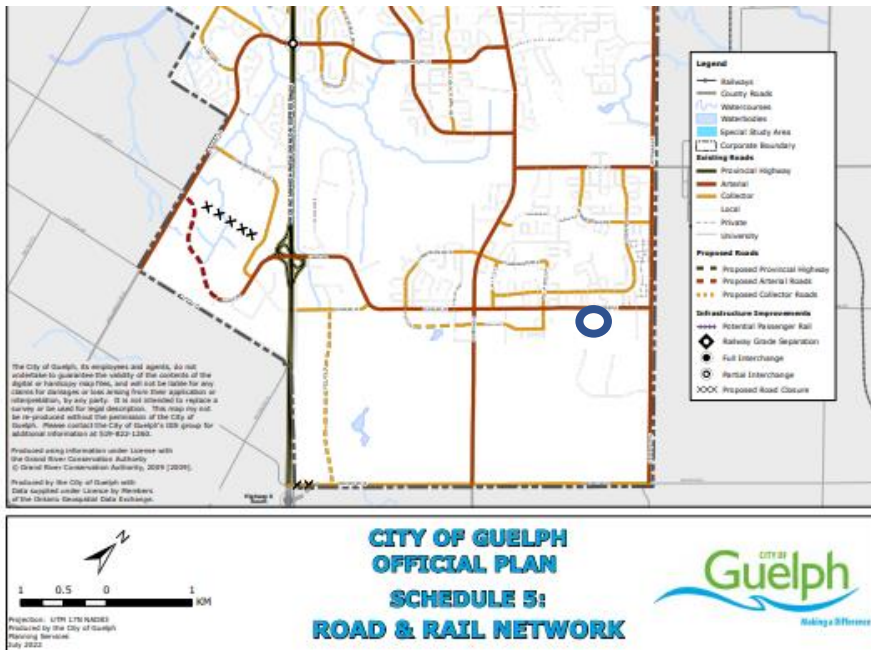
#### Fish Habitat and Permanent and Intermittent Streams

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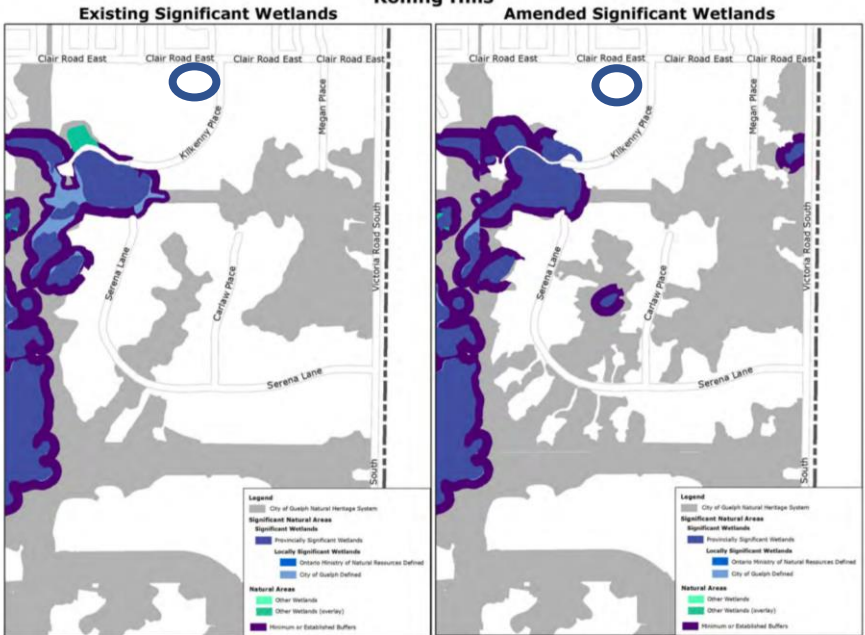
**Schedule 5: No constraints**





Schedule 6: No constraints

Rolling Hills



## Schedule 7: No constraints

