

March 24, 2022

SENT BY EMAILCity Clerk,
City of Guelph,
1 Carden Street,
GUELPH ON N1H 3A1**Subject: Shaping Guelph: Official Plan Review
Proposed Official Plan Amendment 80
Submission: Public Meeting March 30, 2022**

I am retained by the Families For Rolling Hills Group. This community lives and owns their homes within the Rolling Hills Subdivision located in southeast Guelph.

On several occasions, these owners and residents have spoken about this unique residential community of 52 single-detached homes.

On January 17, 2022, I made an oral submission to Guelph Council as a delegation and I reflected on the staff and consultant reports that were presented in the Agenda. As well, Mr. David Sunday, lawyer retained by Families for Rolling Hills Group made a written submission, dated January 13, 2022, to Council regarding the legal implications of the proposed land use designations.

I have reviewed the proposed Official Plan Amendment 80 (OPA80) together with the Rolling Hills Families Group. In my opinion, since January 17, 2022, there are no substantive changes in the proposed OPA80 as it applies to the Rolling Hills Community.

On behalf of the Residents, I recommend the following changes to proposed OPA80:

1. All of the Rolling Hills subdivision should be designated on Schedule 2 (Land Use Plan) as "Estate Residential".
2. The designations of "Low Density Residential", "Medium Density Residential", and "Mixed Office/Commercial" should be removed from the Land Use Plan and the text policies as they relate to the Rolling Hills Community.
3. Proposed Item 67 should be modified to remove proposed subsection 9.3.6.2 that permits "additional residential units" in the "Rolling Hills Estate Residential" designation.

The following concerns support the submission by the Rolling Hills Community:

1. Dividing the Rolling Hills Community into "Estate Residential", "Low Density Residential", "Medium Density Residential" and "Mixed Office/Commercial" is contrary to the City's objective of creating a healthy community. The proposed land uses are fragmenting the land use integrity of the community.



2. This land use proposal affects the existing properties by establishing "Estate Residential" on 21 dwellings, "Low Density Residential" on 26 dwellings, and "Medium Density Residential"/"Mixed Office Commercial" on 5 properties.
3. As an example of how these distinctions affect the Rolling Hills Community, the only land uses permitted in the "Estate Residential" are the existing 21 dwellings whereas in the "Low Density Residential", several types of residential dwellings up to 3-storey apartments are permitted. The more intensive land uses on the south side of Clair Road East are further examples of disruption to the stable, mature community.
4. Another negative effect is that on Serena, Megan and Kilkenny, the proposal to mix land uses on these streets creates impacts of potentially incompatible land uses.
5. The preamble to subsection 9.3.6 (Rolling Hills Estate Residential) that characterizes 21 homes, states:

The designation applies to lands containing low density estate residential uses on large lots that are serviced by private individual on-site water and wastewater services. The extension of municipal services is not anticipated to occur within this designation due to constraints of the Natural Heritage System.

The same characterization applies to the 26 homes in the rest of the Rolling Hills Community that is proposed to be designated as "Low Density Residential". The average lot area in the proposed "Rolling Hills Estate Residential" designation is 2.12 hectares (5.2 acres) and the average lot area in the proposed "Low Density Residential" designation is 1.92 hectares (4.8 acres).

This is not a significant difference in lot area that should be used to justify the land use distinction.

6. This proposed Official Plan Amendment is intended to plan for the thirty-year period to 2051, as required by A Place to Grow. In reality, municipal services may not be available in Rolling Hills until at least ten to twenty years. There is no rational planning justification to anticipate changing the character of Rolling Hills now when we know that further development will not be practical in the longer term. Further, as a reasonable planning exercise, the City of Guelph is required to review its Official Plan every five years. The approach that the City should be taking is to wait until there is interest in redevelopment later and then deal with it.
7. In order to assist Council and staff in visualizing the impacts on the 52 properties, I attach an extract from the proposed OPA80 emphasizing the proposed changes.
8. In an Estate Residential community, it is not good planning to immediately encourage the adoption of the Additional Residential Units policies. Potentially tripling the number of the dwelling units in the Rolling Hills Community will definitely diminish the unique character of the community. There are sufficient existing dwelling units in the City where intensification by ARUs is acceptable.



9. The community's expectation is that if private services do fail, then individual landowners will be responsible for the maintenance and replacement as their choice. This has been the experience since Rolling Hills was created in 1986 and was then annexed to the City of Guelph in 1993.

I understand that following the Public Meeting, staff will review the various submissions according to subsection 26(5) of the *Planning Act*, that provides, in part: "council shall have regard to any written submissions about what revisions may be required".

These proposed revisions to proposed OPA80 are respectfully submitted to the Council and staff for serious consideration.

The Families For Rolling Hills Group looks forward to receiving responses to this submission and is willing to partake in discussion prior to the completion of OPA80 and the presentation to Council on July 11, 2022.

Yours truly,



Mark L. Dorfman, F.C.I.P., R.P.P.

Copy to: Families for Rolling Hills Group
David Sunday, Gowlings WLG



Clair Road East



Victoria Road South

Subject Property(ies)	Mixed Office / Commercial
Land Use Designations	Industrial
Rolling Hills Estate Residential	Corporate Business Park
Low Density Residential	Mixed Business
Medium Density Residential	Institutional / Research Park
High Density Residential	Major Institutional
Commercial Mixed-Use Centre	Special Study Area
Mixed-Use Corridor 1	Major Utility
Mixed-Use Corridor 2	Open Space and Park
Service Commercial	Significant Natural Areas & Natural Areas*
Neighbourhood Commercial Centre	Natural Areas Overlay*



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