

July 8, 2022

City Clerk,
City of Guelph,
1 Carden Street,
GUELPH ON N1H 3A1

**SUBJECT: SHAPING GUELPH: OFFICIAL PLAN
AMENDMENT NO 80**

I am retained by the Families For Rolling Hills Group ("FFRHG"). This community lives and owns their homes within the Rolling Hills Area located in Southeast Guelph. On several occasions during the official plan process, these residents and owners have provided their positions regarding this unique residential community. My written submission, dated March 24, 2022, made to Council at the statutory public meeting provided several suggested modifications to the first version of Official Plan Amendment No. 80 ("OPA80").

I have read and reviewed the entire July 11, 2022 version of OPA80 and I have discussed this with the representatives of FFRHG. I have read and reviewed the various appendices that indicate how the City of Guelph engaged with the community throughout the planning process.

On behalf of FFRHG, I submit the following opinions for consideration of Council and staff:

1. The FFRHG is satisfied and thankful that this final version of OPA80 supports the "Rolling Hills Estate Residential" designation as illustrated on Schedule 2. This is acceptable and welcomed.
2. The FFRHG accepts the amended version of the "Natural Heritage System" and "Natural Areas" as identified on Schedules 2, 3, 4, 4A, 4B, 4C, 4D and 4E. This version adds important areas from the mapping in the existing Guelph Official Plan. This will maintain the integrity of the natural heritage system and the natural areas within the entire Rolling Hills Area.
3. The FFRHG does not support the proposed designations of "Medium Density Residential" and "Mixed Office/Commercial" on the Rolling Hills properties fronting Clair Road East. FFRHG is disappointed that these designations do not maintain the integrity of the Rolling Hills Area.
4. The FFRHG does not support the proposed designations of "Low Density Residential" on the remaining lots fronting on Kilkenny Place and Megan Place. FFRHG is disappointed that these designations do not maintain the integrity of the Rolling Hills Area.
5. In my opinion, the proposed Item 67 that adds new section 9.3.6 setting out policies for the "Rolling Hills Estate Residential" designation is acceptable.



It is very clear that, in the future, OPA80 policies anticipate that there could be new development opportunities within the Rolling Hills Area. The Official Plan generalizes the likely changes that may occur in the planned thirty years to 2051 without providing any provision for further planning within the Rolling Hills Area.

In my professional opinion, there is no provision in the Rolling Hills Area for comprehensive community planning that will maintain the integrity of the natural heritage system and the existing housing. If the policy is silent, the City of Guelph and the residents will be confronted with piecemeal development proposals that are out of context and that may cause conflicts and incompatibility between property owners and residents. This is a significant gap in this proposed OPA80 policy. Accordingly, I recommend that the following policy should be added to OPA80 as an amendment to Section 10.2 Implementation:

Within the entire Rolling Hills Area as identified on Schedule 2, the City of Guelph will undertake the preparation of the "Rolling Hills Area Secondary Plan." This Secondary Plan sets out the parameters for future development and change. In addition to the criteria set out in section 10.2.4, this Plan shall require comprehensive public engagement during the City's consideration of all development applications.

This proposed policy is intended to apply to all of the designations in whatever form these are imposed in this Official Plan.

I will be pleased to further explain this submission with Council and staff prior to the adoption of OPA80 by Council.

Yours truly,



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

Copy to: Plan2051@guelph.ca
Families For Rolling Hills Group

