

**January 13, 2014**

**Mr. Todd Salter,  
General Manager, Planning Services,  
City of Guelph,  
1 Carden Street,  
GUELPH, ON, N1H 3A1**

**Dear Mr. Salter:**

**Subject: The Village of Riverside Glen  
60 Woodlawn Road East  
OP1303/ZC1310**

I have been asked by various representatives of the Residents Council and the Family Council to review the current planning applications that are being considered by staff and City Council.

I have had the opportunity to visit with some of the residents and family members at the long term care home. As well, I have read and reviewed Staff Report 13-58, dated October 7, 2013, the minutes of the public meeting held on October 7, 2013, and various documents submitted by residents, family members, the applicant, and interested stakeholders.

The purpose of this submission is to provide the residents, family members and the City of Guelph with my objective planning opinion regarding the two applications.

### **The Subject Applications**

- The proposed amendment to the Official Plan adds a policy to allow a medical clinic use and a post secondary school in the "High Density Residential" designation.
- The proposed amendment to the Zoning Bylaw adds a medical clinic and a post secondary school in the "R.4B-3 (Specialized High Density Residential) Zone. As well, the maximum gross floor area of the medical clinic is 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) and the maximum gross floor area for the post secondary school is 464 m<sup>2</sup> (4,995 ft<sup>2</sup>), as proposed by the applicant.



