

Jennifer Meader

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VIA EMAIL

June 27, 2022

City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Guthrie and Members of Council

Dear Messrs and Mmes:

**Re: PARKLAND DEDICATION BY-LAW
Comments on Behalf of Wesley Wood Ltd.**

We are counsel to Wesley Wood Ltd. ("Wesley"). Our client owns lands within the City of Guelph ("City"). In consultation with our client and our client's planning consultant, we have reviewed the City's draft Parkland Dedication By-law ("Draft PDB"), which is expected to be considered by Council in July. We are writing to provide Wesley's comments on the Draft PDB.

The Draft PDB does not properly account for situations where draft plans of subdivision are approved in phases and each phase estimates a range of parkland that will be conveyed (or cash in lieu thereof that will be collected). Based on Wesley's experience, the City has not properly accounted for the over-dedication of parkland in prior phases when assessing the amount of parkland to be collected from subsequent phases. Without the appropriate reconciliation, this approach results in unjust enrichment and new development subsidizing the parkland requirements of existing development. We would ask that the City give serious reconsideration to the protocol for collecting parkland in respect of phased developments.

We thank you in advance for your consideration of these submissions. We would welcome an opportunity to meet with you to discuss these comments. We would also ask that this letter be included on the Agenda for July 18, 2022, when the Draft PDB is expected to be considered. We are also requesting notice of Council's decision in respect of the Draft PDB.

Yours truly,

A handwritten signature in black ink, reading "Jennifer Meader". The script is fluid and cursive, with the first name "Jennifer" and last name "Meader" clearly legible.

Jennifer Meader

JM/jm

JENNIFER J MEADER PROFESSIONAL CORPORATION
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