

August 20, 2025

OUR FILE #: 23-900

City of Guelph Planning Services

1 Carden Street
Guelph, Ontario
N1H 3A1

**Attention: Chris DeVriendt, Manager of Development Planning
Eric Rempel, Development Planner I**

**REFERENCE: Application for Zoning By-law Amendment – Pre-Submission Review
Proposed Place of Worship, Personal Residence, and Accessory Dwelling Unit
81 College Avenue West, Guelph, ON**

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, Chabad of Guelph (c/o Raphael Steiner), is pleased to submit a site-specific application to amend the City of Guelph Zoning By-law (2023)-20790, as it applies to the lands municipally known as 81 College Avenue (“subject lands”) in Guelph, Ontario. **This submission is for pre-submission review.**

The proposed planning approval seeks to permit the development of a three (3) storey place of worship (Chabad) with an attached accessory two (2) storey residence (with attached garage and Nancy suite). The proposed development is intended to replace the existing one (1) storey Chabad building on the subject lands.

For your review and consideration, please find the following materials included in our digital submission package:

- One (1) copy of this Covering Letter for the Above-Noted Planning Application;
- One (1) copy the Zoning By-law Amendment (Development) Application Form;
- One (1) copy the Planning Justification Report, prepared by MBPC (2025);
- One (1) copy the Detailed Site Plan, prepared by Alink (2025);
- One (1) copy the Rendered Site Plan, prepared by MBPC (2025);
- One (1) copy the Draft Proposed Zoning By-law Amendment Matrix, prepared by MBPC (2025);
- One (1) copy the Neighbourhood Information Meeting and Community Engagement Report, prepared by MBPC (2025);
- One (1) copy the Tree Inventory and Protection Plan and Landscape Plan, prepared by Hill Design Studio (2025);
- One (1) copy the Existing Conditions Plan, prepared by Vaan Harten (2023);
- One (1) copy the Functional Servicing Report, prepared by Vaan Harten (2025);
- One (1) copy the conceptual Grading and Drainage Plan, prepared by Vaan Harten (2025);
- One (1) copy the conceptual Servicing Plan, prepared by Vaan Harten (2025);
- One (1) copy the Geotechnical & Hydrogeological Assessment (with groundwater monitoring), prepared by Stonecairn (2025);

- One (1) copy of the Noise Feasibility Study, prepared by HGC Engineering (2025);
- One (1) copy of the Phase 1 Environmental Site Assessment, prepared by LDS (2023);
- One (1) copy of the Swept Path Analysis, prepared by RC Spencer (2025);
- One (1) copy of the Elevations and Renderings, prepared by Alink (2025);
- One (1) copy of the Salt Management Plan, prepared by Vaan Harten (2025);
- One (1) copy of the Section 59 Policy Applicability Review; and,
- One (1) copy of Authorization as Agent.

The planning application fee for the Zoning By-law Amendment will be submitted directly to the City by our client.

We trust that the enclosed information is satisfactory to address the submission requirements and look forward to working with staff to advance the application. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Respectfully submitted,

Monteith Brown Planning Consultants



Patrick Matkowski MCIP, RPP
Intermediate Planner