

August 18, 2025

# Community Engagement Report

## Neighbourhood Information Meeting

81 College Avenue West – Proposed Place of Worship and Personal Residence

PREPARED FOR:

**Chabad of Guelph**  
c/o Raphael Steiner  
81 College Avenue West  
Guelph, ON N1G 1S2

PREPARED BY:

**MONTEITH  
BROWN**   
PLANNING CONSULTANTS

219 Oxford Street West,  
Unit# 302, London, ON N6H 1S5  
519.686.1300 | [www.mbpc.ca](http://www.mbpc.ca)



# TABLE OF CONTENTS

---

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2.0</b>	<b>DESCRIPTION OF PROPOSAL.....</b>	<b>3</b>
<b>3.0</b>	<b>DATE AND LOCATION OF THE MEETING.....</b>	<b>7</b>
<b>4.0</b>	<b>SUMMARY OF PUBLIC COMMENTS .....</b>	<b>7</b>
<b>5.0</b>	<b>REFINEMENTS TO PROPOSAL.....</b>	<b>9</b>
	<b>Appendix A</b>	
	<b>Appendix B</b>	
	<b>Appendix C</b>	

# 1.0 INTRODUCTION

Monteith Brown Planning Consultants Ltd. (“MBPC”) was retained to prepare this Community Engagement Report. The purpose of this Community Engagement Report is to summarize the Neighbourhood Information Meeting held on July 23, 2025, in support of the proposed new place of worship and personal residence at 81 College Avenue West in Guelph, Ontario. More specifically, this report documents the engagement process, key themes and feedback received from participants, and applicant responses to feedback received. It serves as a record of community input, helping inform ongoing review of the proposal and ensuring that perspectives from the neighbourhood are considered as part of the City’s planning and approvals process.

## 2.0 DESCRIPTION OF PROPOSAL

### 2.1 Subject Lands

The subject lands, rectangular in shape, are located in the south-central part of the City of Guelph, east of the College Avenue West and McGilvray Street T-intersection. The property has an area of approximately 0.32 hectares (0.79 acres), with approximately 32.07 metres of frontage on College Avenue West.

For context, College Avenue West is an arterial road intended to move moderate to large volumes of traffic and accommodate a high level of transit service. Bus stops for westbound Bus Route #2 (College Edinburgh) and eastbound Bus Route #1 (Edinburgh College) and #15 (College) are conveniently located in front of the subject lands. The lands also form part of the City’s Built-Up Area.

The aerial photograph shown in **Figure 1** below identifies a one-storey dwelling central to the site, understood to be utilized as a private residence as well as for the current Chabad of Guelph service, with front yard parking and a driveway accessing College Avenue West to the south of the property. A number of mature trees line the perimeter of the site.

A private sanitary easement bisects the central portion of the site, which provides access for shared privately owned and maintained wastewater service with the property to the west (83 College Avenue West) and east (85 University Avenue West). It is anticipated that the easement be maintained, as it exists, as no buildings or structures are proposed to transverse the easement.

**Figure 1 | Subject Lands**



Source: MBPC, 2025

## 2.2 Proposed Development

Our client is proposing to demolish the existing single storey building and to develop the lands for a new place of worship (Chabad) and personal residence. A conceptual site plan (MBPC, 2025), illustrating the proposed development, is provided as **Figure 2**, below.

More specifically, the proposed development will include a three (3) storey, 5,788.8 square foot Chabad facility proposed central to the site. The Chabad will serve as a hub for Jewish life, education, prayer, and outreach. The facility will include a Shul (synagogue or prayer space), study hall, social hall, kitchen, Mikvah (ritual bath), and Rabbi Office. A sukkah (temporary hut to celebrate the Jewish holiday of Sukkot) is planned west of the proposed Chabad and residence, while private amenity (and proposed play area) is provided at the rear of the site).

The Chabad will also include a small-scale accessory preschool and daycare on the second floor of the Chabad, specifically designed to serve members of the congregation. This will provide a safe, nurturing environment for young children, supporting families within our community and strengthening our connection through early childhood education.

Figure 2 | Conceptual Site Plan



Source: Alink, 2025

A two (2) storey, 2,277.7 square metre residence is contemplated at the rear of (but attached to) the new Chabad building, to serve as a personal residence for our client (Rabbi). The residence will include a first floor attached garage, and a basement level nanny suite (670 square feet). With an emphasis of providing a warm, welcoming, and home-like environment for congregation, the Chabad has been carefully designed to look like a regular residential dwelling – in keeping with the general character and nature of the low-density residential neighbourhood.

Access to the proposed development will be maintained onto College Avenue West. The location of the proposed access has been defined through detailed discussions with the City’s Transportation Engineering Staff, who requested that the access be shifted west from where it currently exists to provide sufficient separation distance from the proposed pedestrian crossing (“PXO”) at the intersection of College Avenue West and McGilvray Street.

A total of sixteen (16) parking spaces are proposed; four (4) are provided at the front of the Chabad (two (2) standard, and two (2) Type ‘A’ and Type ‘B’ accessible parking spaces for convenient access to the main entrance) and the remainder of the parking is provided at the rear of the site, accessed via a 6.0 metre private driveway.

An in-ground garbage concrete pad (to support molok bins) is proposed in the south-east corner of the property, adjacent to the private driveway. A swept path analysis has been completed by RC Spencer Associates Inc. (2025), which confirms safe truck (i.e., garbage) maneuvering into and out of the site. A copy of the Swept Path Analysis is submitted as part of the complete application package.

Enhanced landscape treatment is anticipated to be refined at the time of Site Plan Approval; opportunities for new sod and plantings have been provided in the front, side and rear yards to beautify the pedestrian realm and to provide opportunities for landscape buffering to alleviate concerns for privacy and intensity.

## 2.3 Proposed Planning Approvals

### *City of Guelph Official Plan*

Schedule 1a (Urban Structure) of the City OP delineates the subject lands within the City's "Built-Up Area", and further designated "Low Density Residential" on Schedule 2 (Land Use Plan). Permitted uses in the "Low Density Residential" designation include detached, semi-detached and duplex dwellings, as well as multiple unit residential buildings, such as townhouses and apartments (s.s. 9.3.2.1, City OP). Within the residential designations of the City OP, a variety of small-scale non-residential uses may also be permitted that are complementary to and serve the needs of residential neighborhoods, including schools, places of worship, childcare centres, municipal open space, parks, trails and recreational facilities, and convenience commercial units (s.s. 9.3.1.2, City OP).

With respect to height and density, the maximum height shall be three (3) storeys within the delineated built-up area or four (4) storeys within the designated greenfield area. The maximum net density is 35 units per hectare within the delineated built-up area or 60 units per hectare for properties within the designated greenfield area and for sites located on arterial roads within the delineated built-up area (s.s. 9.3.2.2, 9.3.2.3, City OP).

As such, an amendment to the City OP is **not** required.

### *City of Guelph Zoning By-law*

Schedule 'A' (Key Map 26) of the City of Guelph Zoning By-law ("City ZBL") zones the subject lands as 'Low Density Residential 1' ('RL.1'). The purpose of the RL.1 zone is to accommodate single detached dwellings, semi-detached dwellings and duplex dwellings, as well as small multi-unit residential buildings and on-street townhouses (s.s. 6.1, City ZBL).

The current zone on the property does not permit place of worship (a component of the proposed development) as a permitted use as-of-right. The proposed daycare facility (accessory, small-scale and proposed for the second floor of the Chabad) and attached dwelling and additional residential dwelling unit (nanny suite) are permitted.

For context, the City ZBL defines place of worship as, "*a premises owned or occupied by a religious organization or congregation which is dedicated exclusively to worship and related social and charitable activities but does not include a gaming establishment.*" (Part B: Definitions).

To permit the proposed development, an amendment to the City ZBL is required. More specifically, the subject lands are proposed to be re-zoned **FROM** 'Low Density Residential 1' ('RL.1') **TO** 'Neighbourhood Institutional, Site Specific' ('NI-\*') and permit the following site-specific provisions:

- A residential building or use accessory to a place of worship, as an additional permitted use;
- A minimum interior side yard depth (west) of 3.0 metres, whereas 6.0 metres (or half of building height) is required;

- A minimum landscape buffer strip of 1.5 metres (interior side yard – east) and 0.0 metres (rear yard and interior side yard - west), whereas 3.0 metres is required adjacent to interior side yard and rear lot lines; and,
- A minimum parking requirement of 11 spaces for a Place of Worship Use, whereas 5.5 spaces per 100 m<sup>2</sup> of GFA for a Place of Worship use is required. No amendment is required for the daycare or residential component of the proposed development.

The proposed development satisfies all other regulations set out in the parent NI zone.

### 3.0 DATE AND LOCATION OF THE MEETING

The neighbourhood information meeting was held on July 23, 2025, from 6:00 – 7:30 P.M. as a webinar via the Zoom platform. The meeting was held virtually (approved by the City Planner, Eric Rempel).

Invitations (provided in **Appendix A**) were prepared using the City-approved Neighbourhood Meeting invitation template, provided by City Staff, and mailed out to all property addresses within at least 120 metres of the subject lands (the standard notification distance prescribed in the *Planning Act* for public meetings relating to Official Plan and Zoning By-law Amendments). The invitations provided the following information as prescribed by the Neighbourhood Meeting Terms of Reference:

- Meeting location;
- The time of the meeting (including date, start and end times);
- The current Official Plan designation and zoning of the site;
- An overview of the role of Council, City staff, and the applicant at the meeting;
- Applicant contact information;
- A location map of the subject property;
- A rendering of the proposed development; and,
- A statement that no application has been submitted and that no decision has been made by the City.

A total of nineteen (19) members registered to attend the meeting; thirteen (13) participants attended the meeting, including City File Planner Eric Rempel . City Councillors and the Mayor were not in attendance. The registration and attendance list are provided in **Appendix B**.

The meeting was facilitated by, and a presentation was provided by, Monteith Brown Planning Consultants Ltd. A copy of the presentation slides is provided in **Appendix C**.

### 4.0 SUMMARY OF PUBLIC COMMENTS

At the neighbourhood meeting, a majority of attendees expressed support for the proposed development, highlighting both the demonstrated need for the facility and the thoughtful design approach. Many noted that the proposal is sensitive to the surrounding neighbourhood context and character, and viewed it as a positive contribution to fostering community growth and emphasizing the broader social and cultural importance of the development. Some key public comments are summarized below:

- *“There are currently an aggregation/row of multiple townhouses about 100 m to the east on College Avenue that is semi-high density, The proposed Chabad facility is lower density and more in keeping with the extant buildings.”*
- *“I am supportive of the project and excited to see the vision come to life.”*
- *“The renderings are outstanding. Clean lines and appropriate for the neighbourhood [...]”*
- *“I am supportive and excited the Chabad will have room to grow their community.”*
- *“No immediate concerns. Raphi has done a good job of reviewing the plans with me.”*
- *“Guelph is the third most ethnically divers city in Canada. There are multiple worship and ministry options for non Jewish minorities... It seems that the proposed development seeks to create some level of equity for the Jewish community.”*
- *“Thank you for making it possible for our community to come together for the purpose of building bridges and opening dialogue.”*
- *“In my opinion the Chabad of Guelph has always been a respectful neighbour.”*

The following table (**Table 1**) summarizes the main themes and concerns and questions heard by the public during the Neighbourhood Meeting.

**Table 1 | Summary of Public Comments**

Key Theme	Summary of Comments
<b>Scale and Intended Use of the Development</b>	<ul style="list-style-type: none"> <li>• Concern about the size of the proposed building relative to its stated purpose of serving university students.</li> <li>• Question about whether the inclusion of a daycare is intended for revenue generation rather than community use.</li> <li>• Request for clarification on the proposed multi-uses of the building—including daycare, place of worship, and social services—and how these uses are intended to function in both the short and long term.</li> </ul>
<b>Traffic and Access</b>	<ul style="list-style-type: none"> <li>• Concern about the location of the proposed driveway in proximity to neighbouring residences.</li> <li>• Suggestion to relocate the driveway to reduce potential impacts and improve traffic flow.</li> <li>• Recommendation to place access farther from University Avenue due to expected traffic increases from nearby developments.</li> </ul>
<b>Area Context and Coordination with Other Plans</b>	<ul style="list-style-type: none"> <li>• Request for clarification on how the proposal aligns or coordinates with other developments in the area, including University of Guelph plans</li> <li>• Question regarding the existence or scope of traffic studies considering other planned developments in the vicinity.</li> </ul>

<b>Project Timing and Implementation</b>	<ul style="list-style-type: none"> <li>• Question regarding the expected timeframe for development if planning approvals are granted.</li> </ul>
<b>Site Design, Aesthetics, and Security</b>	<ul style="list-style-type: none"> <li>• Concern raised about the potential for graffiti or vandalism, and whether design strategies or security measures have been considered to deter it.</li> </ul>
<b>Zoning Implications and Precedent</b>	<ul style="list-style-type: none"> <li>• Question about whether the proposed zoning change could impact or place limitations on future developments or zoning changes on neighbouring or nearby properties.</li> </ul>
<b>Community Amenities and Recreational Space</b>	<ul style="list-style-type: none"> <li>• Inquiry about whether space will be maintained for seasonal uses such as a winter ice rink.</li> <li>• Question about whether a playground or other child-friendly amenities will be included as part of the development.</li> </ul>
<b>Neighbourhood Impacts and Mitigation Measures</b>	<ul style="list-style-type: none"> <li>• Concern about light and noise pollution, particularly after-hours.</li> <li>• Question regarding how the parking area will be monitored or secured during non-operational hours to minimize potential disturbances to nearby properties.</li> </ul>
<b>Community Engagement and Consultation</b>	<ul style="list-style-type: none"> <li>• Questions about whether representatives from the Old University Neighbourhood Residents' Association (OUNRA) have been involved in the consultation process.</li> </ul>
<b>Impact on Vegetation and Trees</b>	<ul style="list-style-type: none"> <li>• Concern about potential harm to trees and vegetation along property lines from driveway and parking expansion.</li> <li>• Issues related to root damage, soil compaction, drainage changes, physical injury, and chemical exposure.</li> </ul>
<b>Property Boundary Treatments</b>	<ul style="list-style-type: none"> <li>• Inquiry about plans to build a fence along the property lines.</li> </ul>

## 5.0 REFINEMENTS TO PROPOSAL

### 5.1 Response to Community Feedback

A response to the Key Themes in **Table 1**, above, are provided below in **Table 2**.

**Table 2 | Response to Public Comments**

Key Theme	Summary of Comments
<b>Scale and Intended Use of the Development</b>	The proposed building’s scale reflects the need to accommodate the community functions associated with the Chabad of Guelph. The daycare is specifically designed to serve members of the congregation; it is not intended as a revenue-generating feature. The multi-use design is intended to provide flexible space that can evolve over time to meet community needs both in the short and long term.
<b>Traffic and Access</b>	The location of the proposed access has been defined through detailed discussions with the City’s Transportation Engineering Staff, who requested that the access be shifted west from where it currently exists to provide sufficient separation distance from the proposed pedestrian crossing (“PXO”) at the intersection of College Avenue West and McGilvray Street. The location ensures no impact to PXO or Bus stop along College Avenue West.
<b>Area Context and Coordination with Other Plans</b>	The proposed development will be carefully reviewed by City Staff to ensure alignment and coordination with existing and planned developments in the surrounding area.
<b>Project Timing and Implementation</b>	Timing of development will depend on the processing and approval of the Zoning By-law Amendment, as well as the subsequent Site Plan Approval process, and Building Permit Process.
<b>Site Design, Aesthetics, and Security</b>	Concerns regarding graffiti and vandalism have been acknowledged. The project includes design strategies and security measures—such as durable materials, lighting, and surveillance considerations—to deter vandalism and maintain a safe environment.
<b>Zoning Implications and Precedent</b>	The proposed Zoning By-law Amendment is site-specific and will not unduly restrict future developments on adjacent properties.
<b>Community Amenities and Recreational Space</b>	Outdoor seasonal uses and community amenities will be finalized and determined once the new Chabad of Guelph is fully operational.
<b>Neighbourhood Impacts and Mitigation Measures</b>	Measures to mitigate light and noise pollution, particularly during after-hours, will form part of the Site Plan Approval Process. Security and monitoring of the parking area outside operational hours will be established to minimize disturbances to nearby residents.

<b>Community Engagement and Consultation</b>	Engagement with local stakeholders, including the Old University Neighbourhood Residents' Association (OUNRA), is ongoing.
<b>Impact on Vegetation and Trees</b>	Matters of Vegetation and Tree Impact will be addressed through the Tree Management Plan submitted as part of the complete Zoning By-law Amendment application submission package.
<b>Property Boundary Treatments</b>	Fencing, along with other matters such as detailed servicing, parking, landscaping, lighting, and accessibility, will be addressed through the Site Plan Approval process.

### 5.2 Refinements to Proposal

Given the overall positive feedback on the proposed development and the absence of any significant concerns, no further refinements to the proposal are considered necessary at this time.

# Appendix A

## Neighbourhood Information Meeting Invitation

# Public Information Session



## Proposed Place of Worship and Private Residence 81 College Avenue West, Guelph

Hello Neighbour,

My name is Rabbi Raphi Steiner, and I'm the Director and Rabbi of the Dr. Jeff & Lisa White Chabad of Guelph, located at **81 College Avenue West**. I would like to personally invite you to a **virtual Public Information Session** hosted by our planning consultants, Monteith Brown, where we will be sharing details about our proposed redevelopment for the property. The session will include a presentation by Monteith Brown outlining the vision for the development, followed by an opportunity for discussion and feedback. Council and City staff may attend the meeting to listen and learn more about the project.

Founded in 2012, Chabad of Guelph is a warm and inclusive Jewish centre where students, families, and local residents can come together in a welcoming, home-like setting. Through classes, events, and community gatherings, we strive to create meaningful Jewish experiences and foster a sense of connection and pride for people of all backgrounds and ages.

The property is designated and zoned Low Density Residential, with the City's Official Plan permitting residential dwellings as well as complementary small-scale non-residential uses, including places of worship. To better support our community, we're proposing to replace the existing one-storey building with a **new three-storey place of worship and personal residence** for my family and I. The new space will allow us to more effectively serve as a hub for Jewish life in Guelph. Our plans have been developed with the guidance of professional architects, engineers, and planners, and informed by ongoing conversations with City Staff to ensure the design fits seamlessly with the neighbourhood. An application for a Zoning By-law Amendment is required to permit the proposed development.

We value your input! This virtual Public Information Session is an opportunity for us to share our vision, answer your questions, and hear your feedback—before any formal applications are submitted to the City. Please note this is an informal session, no decisions are being made by the City at this time.

If you are unable to attend or have any questions or comments, please contact Patrick Matkowski (applicant) at [pmatkowski@mbpc.ca](mailto:pmatkowski@mbpc.ca), or myself at [rabbi@jewishguelph.com](mailto:rabbi@jewishguelph.com). Looking forward to connecting with you.

Warm regards,  
**Rabbi Raphi Steiner**

### When:

**Wednesday, July 23<sup>rd</sup>, 2025**  
6:00 pm – 7:30 pm (EST)

### Where:

**Online Zoom Webinar**

### How:

Scan the QR code or go to the website below to pre-register for the event. A link to the Zoom meeting will be available once you pre-register for the event.



See you there!

<https://bit.ly/81CollegeAveW>

# Appendix B

## Registration and Attendance List

Attendee Report				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registrants
Public Information Session: 81 College	858 8053 7241	07/23/2025 17:53:18		20
Host Details				
Attended	User Name (Original Name)			
Yes	Patrick Matkowski(MBPC)			
Yes	Jay McGuffin (MBPC)			
Panelist Details				
Attended	User Name (Original Name)		Email	
Yes	RaphiSteiner		rabbi@jewishguelph.com	
Attendee Details				
Attended	First Name	Last Name	Email	
Yes	Raphi	Steiner	rabbi@jewishguelph.com	
Yes	Martha	van Berkel	Marthavanberkel@gmail.com	
Yes	Eric	Rempel	eric.rempel@guelph.ca	
Yes	Judith	Rosenberg	Judithf7a@gmail.com	
Yes	Richard	Rivkin	rrivkin@mun.ca	
Yes	Lisa	White	lisajenwhite@gmail.com	
Yes	Michael	Eggens	mjeggens@gmail.com	
Yes	Tim	Dewhirst	dewhirst@uoguelph.ca	
Yes	Kanchan	Ghadge	kanchan.ghadge@guelph.ca	
Yes	Bruce	Reed	reed@uwaterloo.ca	
Yes	Howard	Partnoy	howard.johanna@gmail.com	
Yes	Liz	Meiering	emmeiering@gmail.com	
Yes	Arend	van Eck	a_vaneck@hotmail.com	
Yes	Jonas	White	jonaswhite@charlestonhomes.ca	
No	Tami	Martino	tami.martino@gmail.com	
No	Jay S.	Rosenberg Lefler	jayslefler1@gmail.com	
No	Andrew	Arklie	andrew.arklie@yahoo.ca	
No	TIM	LeBlanc	tim.leblanc@gmail.com	
No	Michelle	Broydell	mebroydell@gmail.com	
No	Nick	Harris	nph5757@gmail.com	

# Appendix C

Presentation Slides



# **81 College Avenue West**

## **Guelph, Ontario**

**Proposed Re-Development**  
**Place of Worship and Personal Residence**  
Dr. Jeff & Lisa White Chabad of Guelph

**Community Information Session**

July 23, 2025



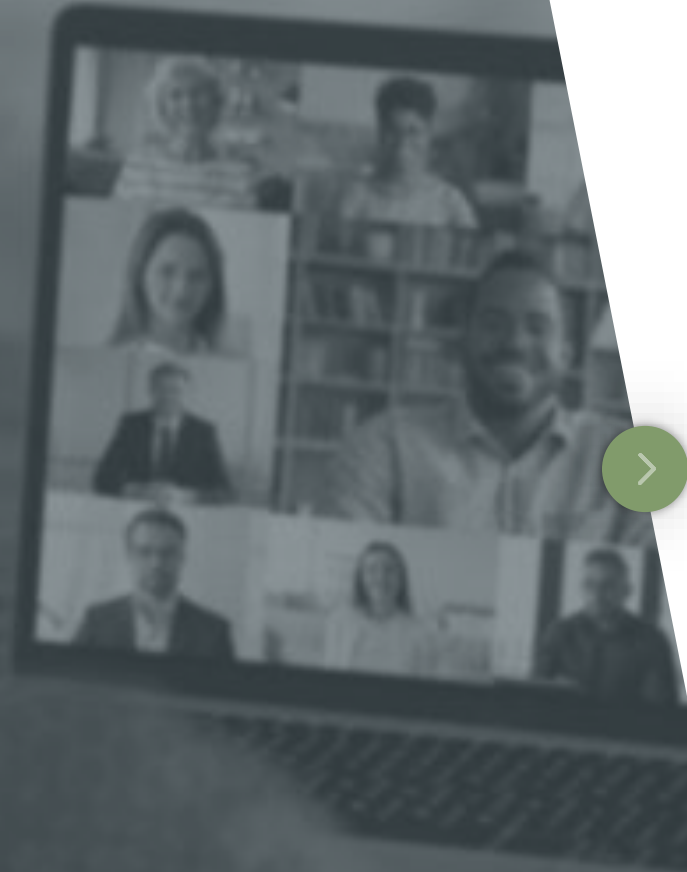
# AGENDA

Monteith Brown Planning Consultants Ltd. | 81 College Avenue W, London

- Introductions
- Neighbourhood Context
- Development Vision
- Policy Framework
- What Happens Next?
- Questions and Comments

# HOUSEKEEPING

Monteith Brown Planning Consultants Ltd. | 81 College Avenue W, London



Type your questions or comments in the Q&A box.



Please "raise your hand" if you would like to speak at the end of the presentation.



This presentation is being recorded.

# WHO ARE WE?



## RAPHI (AND MUSSIE) STEINER

- Have lived in Guelph for over a decade and have been dedicated to serving the community.
- Proud parents of three children, ages 11, 9, and 1.5.
- Their home has become a warm community hub, welcoming hundreds of people around their Shabbat tables for connection and community building.

## MONTEITH BROWN PLANNING CONSULTANTS LTD.

- London-based planning firm with more than 48 years of professional land use planning service to southwestern Ontario.
- Extensive experience working in London on urban re-development projects.

# WHAT IS CHABAD OF GUELPH?



- A **Jewish home away from home** for students, families, and community members in Guelph.
- Part of the worldwide **Chabad-Lubavitch movement**, promoting Jewish life, learning, and connection.
- Offers **Shabbat dinners, holiday celebrations, classes, and social events** in an inclusive, non-judgmental environment.
- Run by **Rabbi Raphi Steiner and his family**, who provide personalized support, guidance, and friendship.
- Welcomes **everyone** regardless of background, level of observance, or affiliation.
- Aims to build **Jewish pride, unity, and identity** on campus and in the wider community.

FIGURE. 01



# WHY ARE WE HERE?



Introduce the proposed development concept to the community **before** submitting any formal planning applications, and **before** the approval authority makes a decision on the Planning Applications.

Present our client's plans, to gather feedback on the proposal and to answer questions and respond to any concerns regarding the development proposal.

# SUBJECT LANDS

## ADDRESSES:

- 81 College Avenue West, Guelph

## AREA:

- 0.32 hectares (0.79 acres)

## FRONTAGE:

- 32.07 metres on College Avenue West

## EXISTING LAND USE:

- Chabad of Guelph (1 storey)

## SURROUNDING LAND USES:


- Characterized primarily by established single-detached dwellings (1 to 2.5 storeys) to the north, east and west, vacant institutional lands and University of Guelph facilities to the south (including a planned 10-storey student residence), with adjacent woodland and university residences nearby.

FIGURE. 02












### Legend

-  Subject Lands
-  400m buffer
-  800m buffer
-  Roads
-  Bus Stop
-  Buildings

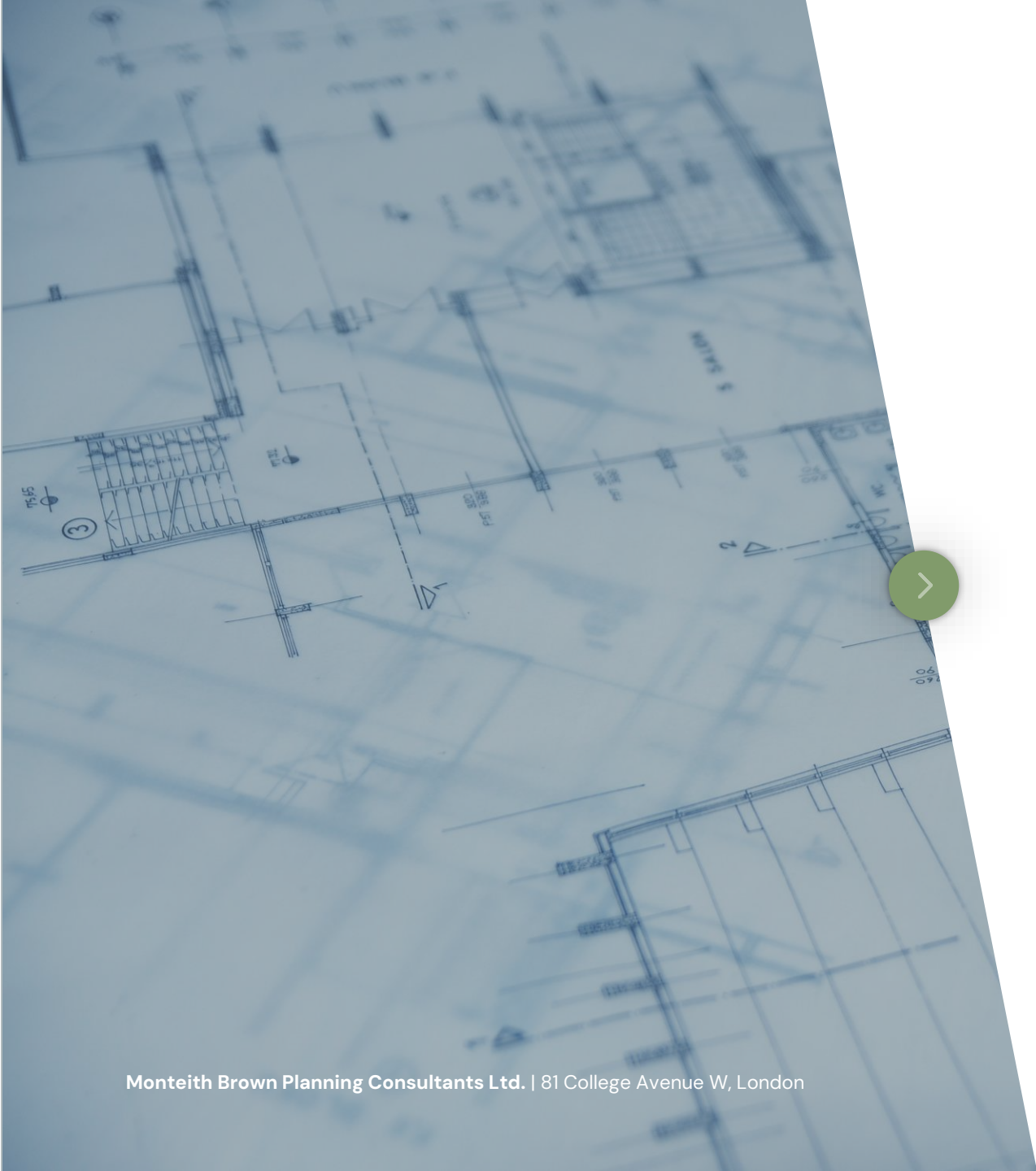
### Amenity

-  Place of Worship
-  Park
-  School

### Non-Residential Land Use

-  Commercial
-  Employment (Office)
-  Institutional
-  Parks

**FIGURE. 03**  
**LAND USE**  
**CONTEXT**



# DEVELOPMENT VISION



# HOW DID WE REALIZE OUR DEVELOPMENT VISION?



1

Identifying an opportunity for the re-utilization and intensification of underdeveloped lands within the City's Built Area Boundary on existing municipal services through the development of a place of worship that includes a personal residence and a nanny suite;

2

Responding to the Provincial Planning Statement's (PPS) direction to accommodate a diverse range of institutional and residential uses—including places of worship and accessory residential units—to meet long-term community and housing needs;

3

Supporting the City's objectives for inclusive community-building and housing diversity by integrating a place of worship with a personal residence and nanny suite, contributing to a broader range of housing options and supporting intergenerational living;

4

Providing an opportunity to complement and extend existing land uses by introducing a place of worship and integrated residential units that foster a sense of place, community connection, and age-in-place opportunities; and,

5

Creating a space that supports community programming, outreach, and social services, further enhancing the role of the place of worship as a hub for spiritual, cultural, and community life.



Exterior View (Front),  
College Avenue West – North Elevation



**FIGURE. 05**  
**MASSING**  
**MODEL**

Exterior View (Front),  
College Avenue West – North & East Elevation



**FIGURE. 06**  
**MASSING**  
**MODEL**

Exterior View (Side),  
College Avenue West – East Elevation



**FIGURE. 07**  
**MASSING**  
**MODEL**

Exterior View (Rear),  
College Avenue West – South Elevation



**FIGURE. 08**  
**MASSING**  
**MODEL**

Exterior View (Side),  
College Avenue West – West Elevation



**FIGURE. 09**  
**MASSING**  
**MODEL**

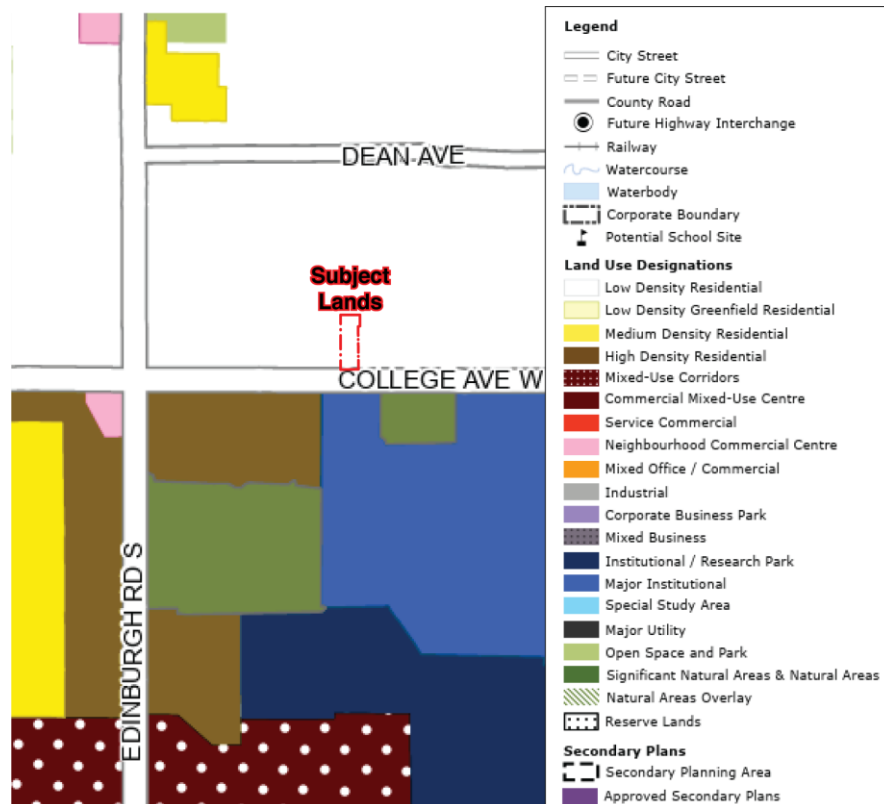


# POLICY FRAMEWORK

# POLICY FRAMEWORK: OFFICIAL PLAN



## SCHEDULE 2: LAND USE PLAN



### PURPOSE:

Outlines how land should be used to guide growth, services, and development in a way that meets the community's needs.

### DESIGNATION:

Low-Density Residential

### PERMITTED USES:

- Detached;
- Semi-detached;
- Duplex dwellings;
- Multiple unit residential buildings (i.e., townhouses and apartments);
- Small-scale complementary non-residential uses (i.e., schools, places of worship, childcare centres, municipal open space, parks, trails and recreational facilities)

### PERMITTED INTENSITY:

- **Maximum height:** three (3) storeys (built-up area); four (4) storeys (greenfield area)
- **Maximum net density:** 35 units per hectare (built-up area); 60 units per hectare (greenfield area and for sites located on arterial roads within the delineated built-up area)

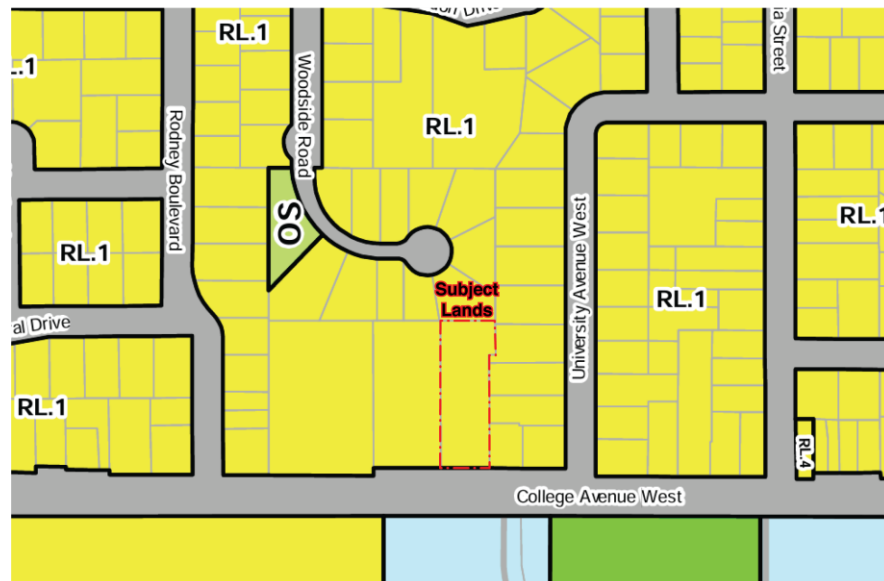
### PROPOSED AMENDMENTS:

None.

# POLICY FRAMEWORK: ZONING BY-LAW



## Schedule 'A' (Key Map 26)



### PURPOSE:

Regulates how land can be used and developed by setting rules for building height, location, and use, ensuring new development fits the surrounding area, and supporting the goals of the City's Official Plan.

### ZONE:

Low Density Residential 1 ('RL.1')

### PERMITTED USES:

- Additional residential dwelling unit;
- Apartment building;
- Bed and breakfast;
- **Day care centre;**
- Day care, private home;
- Duplex dwelling;
- Group home;
- Home occupation;
- Hospice;
- Lodging house type 1;
- Semi-detached dwelling;
- **Single detached dwelling;**
- Supportive housing;
- Townhouse, on-street;
- Townhouse, rear access on-street; and,
- Triplex.

### PERMITTED INTENSITY:

- **Maximum height:** three (3) storeys
- **Maximum net density:** N/A

### PROPOSED AMENDMENT(S):

Site-specific permission for 'Place of Worship' as an additional permitted use, along with relief for minimum interior side yard depth, minimum landscape buffer strip, and minimum parking requirements.

# WHAT HAPPENS NEXT?





# QUESTIONS & COMMENTS?



# THANK YOU

219 Oxford Street West, Unit 302, London, Ontario N6H 1S5

[www.mbpc.ca](http://www.mbpc.ca) | 519.686.1300

---

For more information, please contact:

**PATRICK MATKOWSKI**

Intermediate Planner

Monteith Brown Planning Consultants Ltd.

519. 686. 1300 | [pmatkowski@mbpc.ca](mailto:pmatkowski@mbpc.ca)

**MONTEITH  
BROWN**   
PLANNING CONSULTANTS

219 Oxford Street West,  
Unit# 302, London, ON N6H 1S5  
519.686.1300 | [www.mbpc.ca](http://www.mbpc.ca)