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Our ref: 12685752

December 5, 2025

Rabbi Rafael Steiner
Chabad of Guelph
81 College Avenue West
Guelph, ON N1G 1S2

sent via email

Subject: **Parking Justification**
81 College Avenue West, Guelph

Dear Rabbi Raphi,

GHD is pleased to provide the following Parking Justification for the proposed redevelopment of the existing place of worship and daycare facility at 81 College Avenue West in the City of Guelph.

There is an existing house used for prayer and daycare activities. The redevelopment will replace the existing building. There is one access driveway and the plan for 16 parking spaces. The site plan is provided in **Appendix A**. The parking will be used on different days and different times of the day for daycare activities and prayer services. The daycare will be open during weekdays and prayer activities will occur on Saturdays.

The daycare will be licensed for up to 49 pre-school children. Parents will drop-off their children in the morning or afternoon and pick them pick up in the afternoon or early evening depending on whether the family selected half-day morning, half-day afternoon, or all-day care programs. Therefore, there will not be 49 vehicles on-site. Some families have multiple children enrolled and with the split of programs further reducing the number of vehicles at any one time. It is estimated based on parent schedules that drop-off vehicles will arrive/depart the site in a random distribution within a drop-off period (7-9am) and similarly for the pick-up period (3-6pm). It is anticipated that at most 3-4 vehicles will be on-site at any single time.

The prayer services are offered on Saturdays and Sundays. Within the Jewish faith, it is customary to not drive to/from prayer service. This situation is also evident during high-holidays, when more members attend service.

For comparison purposes, the following table provides rates of parking supply at approved / existing locations

Location City, address	Floor area, m ²	Number of parking spaces	Parking space per 100 m ²
Approved / existing location			
157 Falkirk, Toronto	2238	19	0.85
3825 Coronation, Whitby	1932.73	39	2.02
Subject Development			
81 College Ave W, Guelph	1245.3	16	1.28

The Whitby site does not have transit, whereas the Guelph and Toronto sites have frequent bus service. The Guelph site has a bus stop within 30m whereas the Toronto site has a bus stop approximately 450m away. Therefore, the Guelph site is well situated to promote no vehicle use and the amount of provided parking will be sufficient to accommodate the proposed uses at 81 College Avenue W.

If you wish to discuss any aspect of the parking justification, please do not hesitate to contact the undersigned. We appreciate the opportunity to present this. We trust that the above noted information is suitable for your purposes at this time.

Sincerely,

GHD



Roland Roovers, P.Eng.
Senior Manager, Transportation Planning
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Attach. Appendix A

Appendix A

Site Plan

