

December 12, 2025

PLANNING JUSTIFICATION REPORT

Proposed Zoning By-law Amendment

Place of Worship, Day Care Facility and Accessory Residence

(Dr. Jeff and Lisa White Chabad of Guelph)
81 College Avenue West
City of Guelph

PREPARED FOR:

Chabad of Guelph

c/o Raphael Steiner
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PREPARED BY:

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1.0 Introduction

1.1 Purpose

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, Dr. Jeff and Lisa White Chabad of Guelph (“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.

The proposed planning application seeks approval to permit the development of a new three-storey place of worship (Chabad), including a small-scale accessory daycare facility, along with an attached two-storey accessory residence featuring an attached garage and a nanny suite. This new development is intended to replace the existing one-storey residence and Chabad building currently on the property.

The intent of this report is to analyze the land use planning merits of the proposed Zoning By-law Amendment to determine the appropriateness of the proposed development. The proposal will be analyzed within the context of the surrounding community and the relevant planning documents, including the new Provincial Planning Statement 2024, the City of Guelph Official Plan, and the City of Guelph Zoning By-law.

1.2 Site Description

The subject lands are rectangular in shape, 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.

An aerial photograph provided in **Figure 1** below identifies a one-storey dwelling central to the site, currently utilized as a private residence and 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 (MS29835, see Existing Conditions Plan (Van Harten, 2023)) 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

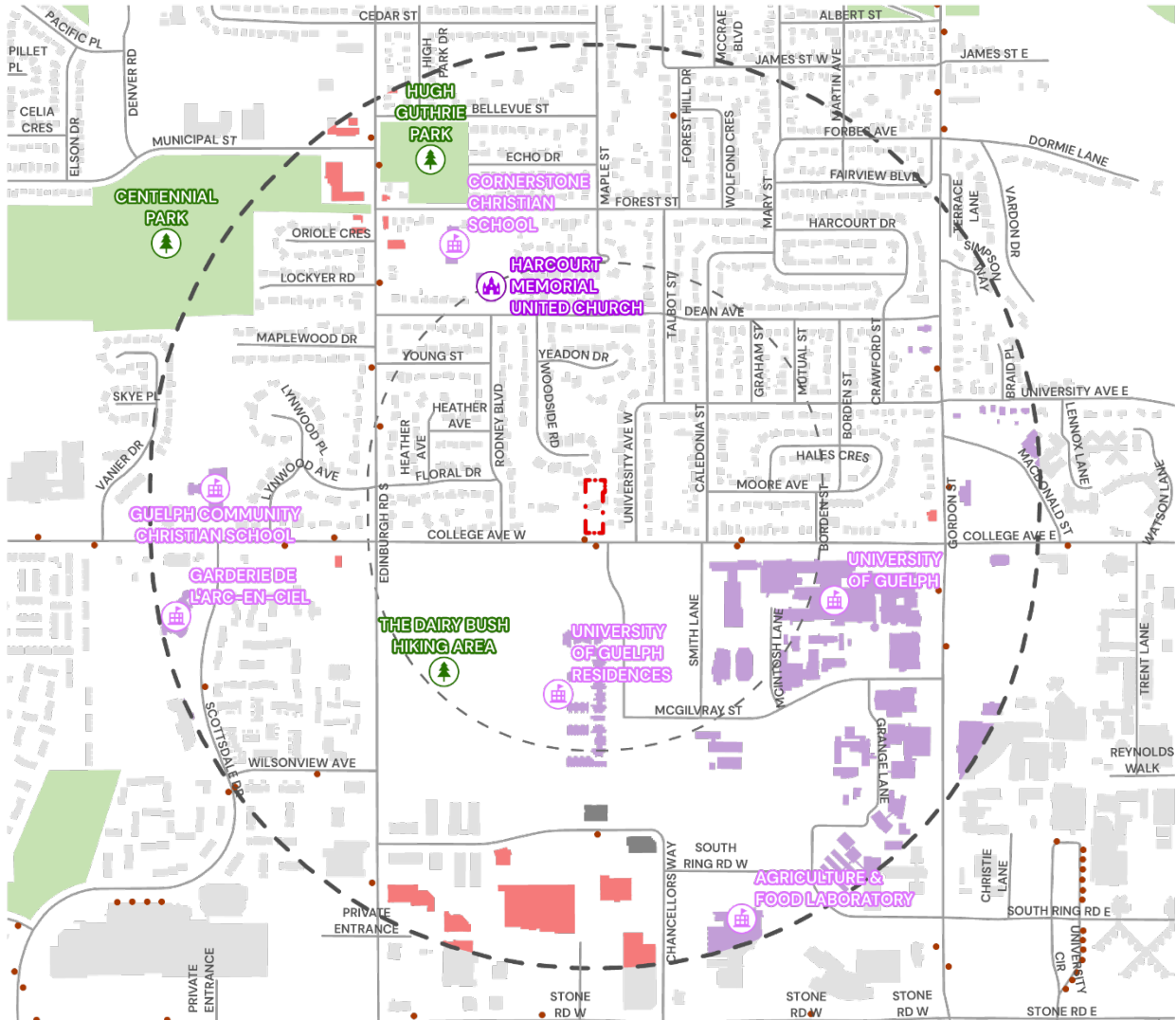
1.3 Land Use Context

The surrounding land uses include the following, as illustrated in **Figure 2** below:

- North:** Lands to the north are largely occupied by established street-fronting single-detached dwellings (1 to 2.5 storey) along University Avenue West and Caledonia Street.
- East:** Lands to the east are largely occupied by the University of Guelph. The subject lands face toward vacant institutional lands associated with the University, The Dairy Bush (seven (7) hectare woodland feature), and University of Guelph West Residences. It is understood that a 10-storey, 1,500 bed first-year student residence is planned at the corner of College Avenue and McGilvary Street.
- South:** Lands to the south are occupied by vacant institutional lands and established street fronting single-detached dwellings (1 to 2.5 storey) along College Avenue West.

West: Lands to the north are largely occupied by established street fronting single-detached dwellings (1 to 2.5 storey) along Rodney Boulevard and Woodside Road.

Figure 2 | Land Use Context



Legend

- | | | |
|---------------|------------------|---------------------------------|
| Subject Lands | Amenity | Non-Residential Land Use |
| 400m buffer | Place of Worship | Commercial |
| 800m buffer | Park | Employment (Office) |
| Roads | School | Institutional |
| Bus Stop | | Parks |
| Buildings | | |

Source: MBPC, 2025

1.4 Pre-Consultation Meeting

A Pre-Application Consultation Meeting was held on September 6, 2023, with City of Guelph Staff to discuss the proposed re-zoning of the subject lands to replace the existing dwelling with a new place of worship and personal residence. More specifically, the purpose of the meeting was to discuss the

proposed development and to gather input and comments on the preliminary issues for consideration and requirements for the submission of a complete Zoning By-Law Amendment application.

At the meeting, City Staff confirmed that a Zoning By-Law Amendment would be required. A Pre-Consultation Summary and Checklist Report was subsequently circulated, dated September 12, 2023, which identified requirements for the Zoning By-Law Amendment application:

- Cover Letter;
- Development Application Form;
- Planning Justification Report;
- Detailed Site Plan;
- Draft Proposed Zoning By-law Amendment;
- Neighbourhood Information Meeting and Community Engagement Report;
- Tree Inventory and Protection Plan;
- Landscape Plan;
- Functional Servicing Report;
- Conceptual Grading and Drainage Plan;
- Conceptual Servicing Plan;
- Geotechnical Report;
- Noise Feasibility Study;
- Phase 1 Environmental Site Assessment;
- Elevations/Renderings
- Salt Management Plan;
- Water Survey Report;
- Section 58 Policy Applicability Review; and,
- Image of site or rendering of proposed building for site sign(s)

The above-noted materials have been submitted as part of the complete application submission package. The findings and recommendations of the required technical studies have been summarized in Section 3.0 of this Planning Justification Report.

2.0 Development Proposal

2.1 Proposed Development

Founded in 2012, Chabad of Guelph (as it currently operates on the subject lands) is an inclusive Jewish community organization that serves students, families, and local residents. With a focus on creating a ‘home away from home,’ particularly for Jewish students at the University of Guelph, Chabad offers a welcoming space for people of all backgrounds and levels of observance. Through Shabbat dinners, holiday celebrations, educational classes, and social events, Chabad fosters meaningful Jewish experiences, a strong sense of connection, and pride in Jewish identity while enriching the cultural diversity of the broader Guelph community.

To better support their community and to allow a more effective service hub for Jewish life in Guelph, our client is proposing to demolish the existing one-storey building and to develop the lands for a new place of worship (Chabad), small-scale accessory daycare facility, and personal residence. A conceptual site plan (Alink, 2025), illustrating the proposed development, is provided as **Figure 3**, below.

More specifically, the proposed development will include a three (3) storey (10.59 metre), 5,763.0 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.

A two (2) storey, 2,277.6 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 additional residential dwelling unit in the form of a 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. Renderings, prepared by Alink (2025), are illustrated in **Figures 4 to Figure 7**, above; a full-size copy of the drawings is provided as part of the complete application submission package.

Access to the proposed development will be maintained from 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.

Given that Jewish religious restrictions preclude the use of motorized vehicles on the Sabbath, participants typically walk to services, resulting in minimal demand for vehicular parking. As such, 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. A breakdown of the parking composition is provided in **Table 1**, below.

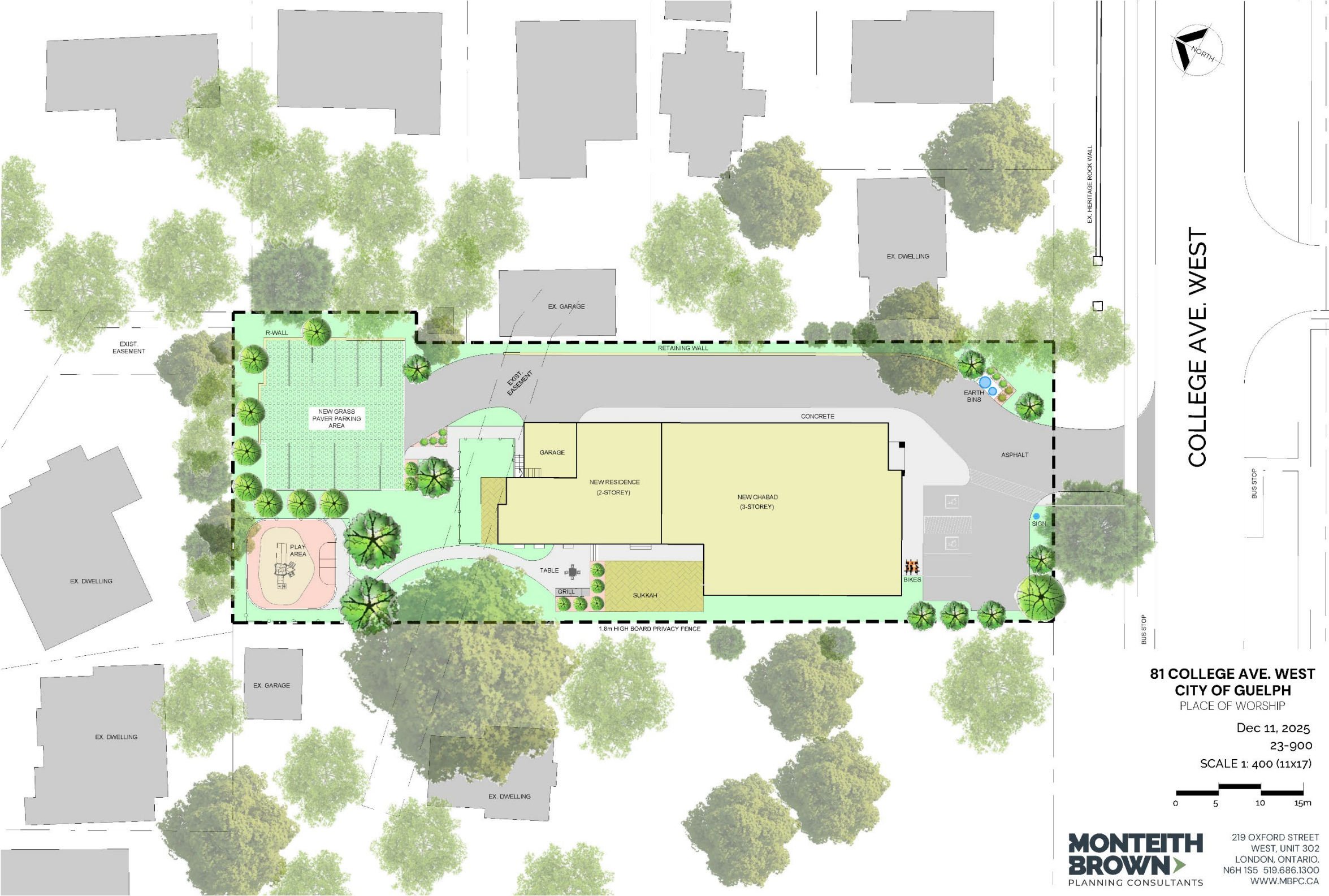
Table 1 | Parking Composition

Use	Area (m ²)	Number of Parking Spaces
Place of Worship	1142 m ²	11 spaces
Daycare Centre	137 m ²	5 spaces
Single Detached Dwelling	502 m ²	1 (garage)
Additional Residential Dwelling	62 m ²	1 (garage)

An in-ground garbage system on a 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 treatments are anticipated and will 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.

Figure 3 | Conceptual Site Plan



Source: MBPC, December 2025

81 COLLEGE AVE. WEST
CITY OF GUELPH
 PLACE OF WORSHIP

Dec 11, 2025
 23-900
 SCALE 1: 400 (11x17)

0 5 10 15m

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Figure 4 | Conceptual Rendering, Exterior View (Front), College Avenue West - North Elevation



Source: Alink, 2025

Figure 5 | Conceptual Rendering, Exterior View (Side), College Avenue West – East Elevation



Source: Alink, 2025

Figure 6 | Conceptual Rendering, Exterior View (Rear), College Avenue West – South Elevation



Source: Alink, 2025

Figure 7 | Conceptual Rendering, Exterior View (Side), College Avenue West – West Elevation



Source: Alink, 2025

3.0 Technical Studies

3.1 Functional Servicing and Stormwater Management Report (Van Harten, 2025)

Van Harten Surveying Inc. (“Van Harten”) was retained to prepare a Functional Servicing and Stormwater Management Report in support of the proposed development. The report addresses water servicing, sanitary servicing, stormwater management, and erosion and sediment control to demonstrate that the development can be adequately and appropriately serviced in accordance with City of Guelph standards.

With respect to water servicing, the development will be connected to the existing 300 mm diameter municipal watermain located within the College Avenue West right-of-way. A new 100 mm PVC water service will be installed to service the site, replacing the existing 25 mm residential water connection. Based on City and provincial guidelines, the proposed development will have a peak hour water demand of 0.53 L/s and a maximum daily flow of 0.36 L/s. Fire flow requirements were assessed using the Fire Underwriters Survey (2020) method and calculated at 117 L/s for a two-hour duration. This required flow can be accommodated by existing hydrants located approximately 24 and 31 metres from the subject property, ensuring adequate fire protection.

For sanitary servicing, the proposed development will utilize the existing 100 mm sanitary service lateral connected to the 250 mm municipal sanitary sewer on College Avenue West. The lateral, originally designed with a future ‘Y’ connection to support development at 83 College Avenue West, has been confirmed to provide sufficient capacity for the proposed uses. The peak sanitary flow is calculated at 0.45 L/s, well within the 7.31 L/s full-flow capacity of the existing 100 mm sanitary service based on FlowMaster modelling. The existing lateral serving the current single-detached dwelling will be decommissioned as part of the site redevelopment.

A comprehensive stormwater management strategy has been developed in accordance with Policy Area 13 of the City’s Stormwater Management Master Plan. The design includes quantity control measures to ensure post-development peak flows do not exceed pre-development rates for all storm events from the 2-year through 100-year return periods. Stormwater from the building roofs, driveways, and parking areas will be managed through a combination of permeable pavers, a dual-cell underground storage tank system (consisting of permeable and impermeable cells), and flow controls such as a 100 mm diameter orifice pipe. Stormwater quality objectives are met through the use of an oil-grit separator (Stormceptor EFO4 or approved equivalent), providing the enhanced treatment level of 80% total suspended solids (TSS) removal required by the City. In addition, infiltration and water balance criteria are satisfied through the use of low impact development (LID) features. A minimum of 5 mm of runoff will be retained on-site via the paver and tank systems, with modelling indicating that annual recharge volumes under post-development conditions will exceed the pre-development baseline, thereby address infiltration deficits and ensuring sustainability of the local groundwater regime.

The report also addresses erosion and sediment control during construction. Measures such as sediment control fencing and inlet protection for catchbasins (e.g., siltsacks) will be installed to minimize the risk of off-site sediment transport. These controls will be maintained throughout the construction period and removed only once final site stabilization has been achieved. Additional measures may be deployed if required, subject to on-site conditions and professional direction.

In summary, the Functional Servicing and Stormwater Management Report demonstrates that the proposed development can be fully serviced with municipal infrastructure, meets all applicable servicing

and stormwater criteria, and will not result in negative impacts to the surrounding environment or municipal systems. The servicing design reflects best practices in sustainability and stormwater management and supports the orderly redevelopment of the site.

A copy of the Functional Servicing and Stormwater Management Report is submitted as part of the complete application submission package.

3.2 Geotechnical & Hydrogeological Report (Stonecairn, 2025)

Stonecairn Consulting Inc. (“Stonecairn”) was retained to conduct a Geotechnical Assessment, Hydrogeological Review, and Water Monitoring, for the proposed development. The information contained within the report relied upon information provided by LDS Consultants Inc. (“LDS”), which ceased operations in September 2024; however, Stonecairn was able to provide a continuation of services, under the same supervising engineer that oversaw the work by LDS.

LDS carried out a field program consisting of a series of four (4) boreholes, drilled on January 15, 2024. The boreholes were advanced to a depth of 6.55 metres (21.5 feet) below existing grade. Monitoring wells, comprised of a 50 mm diameter CPVC pipe, with a slotted and filtered screen, were installed in two of the boreholes (BH1 and BH4, illustrated on Drawing 5 in the Stonecairn Report) to allow for monitoring the stabilized groundwater level at the site.

In general, soils observed in the boreholes consisted of topsoil overlying interlayered deposits of sand and sandy silt, overlying sand, and gravel.

Short term water level observations were recorded from the open boreholes at the completion of drilling. In general, each was found to be open and dry through the full depth of the borehole excavation. Shallow groundwater is present within the near-surface silt and sand and gravel soils, below Elevation 322.7 m. Shallow groundwater will vary in response to climatic or seasonal conditions, and, as such, may differ at the time of construction, with higher levels possible during mild weather conditions which create melting conditions, and during wet periods.

With respect to water monitoring, Stonecairn reviewed the precipitation records for the City of Guelph, to determine how the precipitation records compare to the 30 year historical averages, and to see how water levels are influenced by precipitation levels recorded for the site. Water levels recorded in the late winter of 2023/2024 and into early spring 2024 were recorded when precipitation levels were below typical average levels, however rain events through April to August were generally at or above typical values. This corresponds with water levels being below the depth of the northerly below in early parts of the year and then falling within the screened strata in the monitoring well into the summer months. Water levels have been slow to drop through the fall months, although precipitation records show a distinct drop in the final quarter of the year, well below typical levels at this time of year. Based on this data, the water levels recorded in July when precipitation levels were at their highest is a fair representation of what seasonal high-water levels are at the site.

Based on the findings of the geotechnical investigation, Section 4 of the Geotechnical & Hydrogeological Report provides recommendations and comments to assist with design and construction of the proposed residential & recreational development, including:

- Site Preparation and Grading, including discussion on excess soils which may be generated from onsite excavations, and which may require disposal offsite, in addition to discussing possible regulatory exemptions, under O.Reg. 406/19;
- Temporary excavations, including maximum slope inclinations to provide stable excavation side slopes in accordance with OHS requirements, excavation support, and lateral earth pressures;
- Groundwater Control;
- Foundation design, including soil bearing capacity, subgrade preparation and allowable settlements, foundation drainage and backfilling;
- Concrete slab and basement construction;
- Seismic design considerations based on borehole data and published information for soil conditions below the depth of exploration;
- Servicing connections, including recommendations for bedding and backfill materials; and,
- Pavement design and recommendations for concrete curbs and sidewalks within the site.

With respect to the hydrogeologic setting, stabilized water levels were recorded during two return visits to the site, prior to issuance of the Geotechnical & Hydrogeological Report. Where encountered, it is anticipated that the groundwater flow direction will follow site topography, towards the south. The shallow groundwater encountered in the monitoring wells installed at the site contact the shallow (< 15 m depth) unconfined overburden aquifer.

It is important to note that shallow groundwater will vary in response to climatic or seasonal conditions, and, as such, may differ depending on the seasonal conditions. Shallow groundwater in unconfined aquifers can be significantly influenced by exceptional and/or sustained rainfall events.

Some water supply wells for the area, as summarized in the MECP well records, are reportedly sourced from the intermediate/deep overburden aquifers. Excavation depths for building foundations and site servicing for the site are not expected to penetrate down to the intermediate/deep overburden aquifers.

Bedrock is estimated at more than 16 to 18 m below ground surface in the vicinity of the site. As such, the potential impact to the bedrock aquifer from the proposed residential development at the site is not anticipated to be significant, and no further discussion is provided regarding the bedrock aquifer.

A copy of the Geotechnical & Hydrogeological Report is submitted as part of the complete application submission package.

3.3 Noise Feasibility Study (HGC, 2025)

HGC Engineering (“HGC”) was retained to prepare a Noise Feasibility Study to evaluate potential noise impacts and compliance with provincial and municipal guidelines. The study assessed transportation-related noise—primarily road traffic along College Avenue West—on both the proposed three-storey place of worship and the accessory residential dwelling unit.

The predictions indicate that the traffic sound levels are expected to exceed MECP limits during daytime hours and nighttime hours at the proposed place of worship building.

The study provides the following recommendations:

- The proposed place of worship should include the provision for the future installation of central air conditioning by the occupant. Inclusion of air conditioning will meet and exceed the

requirements. There are no ventilation requirements for the proposed residential dwelling unit. The location, installation and sound ratings of the air conditioning devices should comply with NPC-300 [3], as applicable.

- Any exterior wall, and double-glazed window construction meeting the minimum requirements of the OBC will provide adequate sound insulation for the proposed dwellings.
- Warning clauses, as included in the City of Guelph Noise Control Guidelines, should be included in the property and tenancy agreements and offers of purchase or sale to inform future owners/occupants of the potential noise excesses and proximity to institutional uses.

A copy of the Noise Feasibility Study is submitted as part of the complete application submission package.

3.4 Phase 1 Environmental Site Assessment (LDS, 2023)

LDS Consultants Inc. (“LDS”) was retained to complete a Phase I Environmental Site Assessment (ESA) for the subject lands. The Phase I ESA was completed in accordance with the Canadian Standards Association (CSA) Standard Z768-01 (R2022).

At the time of LDS’ Site visit on November 15, 2023, the Site was occupied by a one-storey residential home with basement that was occupied by the Chabad of Guelph and used as residence in conjunction with a religious services centre.

Based on historic research, the current Site building was constructed at the Site in the 1950s/1960s. The Site was used as private residence and later student housing until 2012, when the Chabad of Guelph obtained ownership of the Site. Much of the structure was significantly renovated in recent years and the building is currently used as residence and religious services centre.

Physiographic mapping for Southwestern Ontario identifies that the Site is located within the limits of the Physiographic Region known as the Guelph Drumlin Field and is set within a drumlinized till plain. Surficial soils in the immediate area are described as gravelly glaciofluvial deposits composed of river deposits and delta topset facies. Shallow groundwater flow in the general area is inferred to follow local topography northward, towards the Speed River, which is located approximately 1 km from the Site.

Based on the findings of this Phase I ESA, **no significant environmental concerns were identified with respect to current and/or former activities at the subject Site or neighbouring properties.** No evidence was identified of issues representing potential, actual or known/previously documented environmental contamination at the subject property. Therefore, no further environmental assessment work at the Site is recommended at this time.

Due to the age of the existing residence, there may be designated substances (such as lead [paint], asbestos, and aged technology which may contain mercury or other metals). The scope of the Phase I ESA Report does not include identification of designated substances. The presence of designated substances, as defined under Ontario Regulation (O.Reg.) 490/09, is determined through a detailed DSS survey.

A copy of the Phase 1 ESA report is submitted as part of the complete application submission package.

3.5 Tree Inventory and Protection Plan (Hill Design Studio Inc., 2025)

A Tree Inventory and Protection Plan was prepared by Hill Design Studio Inc. (2025) in support of the proposed development to assess the existing vegetation on the site and identify appropriate tree

preservation measures in accordance with the City of Guelph’s Tree Bylaw and Urban Forest Management policies. The plan documents all trees located on and immediately adjacent to the subject property, including details on species, size, health, ownership, and structural condition, and evaluates each tree’s suitability for retention in the context of the proposed development.

A total of 42 trees were inventoried. Of these, twelve (12) trees are proposed for removal due to either construction impacts or poor condition, while the remaining trees are proposed to be retained and protected.

A copy of the Tree Inventory and Protection Plan has been included as part of the complete application submission package.

3.6 Community Engagement Report (MBPC, 2025)

A copy of the Community Engagement Report, prepared by MBPC (2025), outlining the description of the proposal, date and location of the meeting, summary of public comments, and refinements to proposal is provided as **Appendix ‘A’** to this Report.

4.0 Planning Framework and Analysis

4.1 Provincial Planning Statement, 2024

On August 20, 2024, the Ontario government released the Provincial Planning Statement, 2024 (“2024 PPS”), introducing fundamental changes in how growth planning is carried out in the province. The 2024 PPS is anticipated to consolidate and replace the primary policy documents that govern land use planning in southern Ontario, being the former Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

The 2024 PPS came into effect on October 20, 2024, and applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date.

Building Homes, Sustaining Strong and Competitive Communities

The proposed planning approvals are consistent with PPS policies with respect to building homes and sustaining strong and competitive communities by proposing growth and development within the City’s Urban Growth Boundary, through infill and intensification on an underutilized and vacant institutional property, and providing for a range and mix of housing opportunities (i.e., accessory dwelling units), as well as an institutional use (i.e., place of worship, daycare facility) which efficiently use land and resources, optimize existing infrastructure and public service facilities, and are transit supportive (Policy 2.3.1.1, 2.3.1.2, 2.3.1.3, 2.4.1.1).

The proposed development will contribute to the provision of a range and mix of residential housing options and institutional uses, in proximity to active transportation facilities and transit routes (#1 (Edinburgh College); #2 (College Edinburgh); and #15 (College)), in proximity to commercial, employment, parks (i.e., Centennial Park), and recreational uses (i.e., Centennial Area), as well as other residential and institutional uses (i.e., University of Guelph, Guelph Community Christian School), to support a mixed-use neighbourhood and the achievement of complete communities (Policy 2.1.6, 2.4.1.1, 2.4.1.2, 2.4.1.3).

To support energy conservation, air quality and climate change (Policy 2.9.1), the proposed development will support the achievement of compact, transit-supportive, and complete communities, support energy conservation and efficiency through appropriate built form and site design, and take into consideration approaches for sustainable development, including, but not limited to, opportunities for bicycle parking spaces, increased glazing for buildings to improve availability of natural light and ventilation internally, enhanced landscaping, and the potential use of full cut-off LED lighting to minimize energy consumption; these design elements, however, will be refined at the time of Site Plan Approval.

To promote economic development and competitiveness, Policy 2.8.1.1 of the PPS 2024 requires planning authorities to provide an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

Infrastructure and Facilities

The proposed development is intended to be supported by municipal services (water, wastewater, and storm) and infrastructure (existing municipal roads, maintained year round), and the lands are adequately located in proximity to infrastructure and public service facilities for the effective and efficient delivery of emergency management services, to ensure the protection of public health and safety (Policy 3.1.1, 3.1.3). More specifically, Guelph Fire Station #3 is located approximately 2.1 kilometres (5 minute drive) south-east of the subject lands, along Stone Road East, and the Guelph Police Station is located approximately 2.4 kilometres (5 minute drive) north of the subject lands, along Wyndham Street South.

The subject lands are also located in proximity to a number of parks and open spaces, including the Dairy Bush to the south, and Centennial Park and Arena to the west, which supports and promotes healthy, active, and inclusive communities (Policy 3.9.1).

As previously discussed, full municipal services are available for the proposed development, to promote the efficient use and optimization of existing services and to support protection of the environment and minimize potential risks to human health and safety (Policy 3.6).

Wise Use and Management of Resources

The subject lands are not located within or adjacent to Natural Heritage or Natural Hazard areas, and thus it is not anticipated that the proposed development will impact long term protection of natural features (Policy 4.1.1), nor have any impact on water resource systems (Policy 4.2). Further, the subject lands are not located on or adjacent to any built heritage resources or cultural heritage landscapes, including areas of archaeological potential or designated heritage sites (Policy 4.6).

With respect to the general agriculture policies of the PPS (Policy 4.3), the proposed infill development is contemplated within the built-up area of the City of Guelph Settlement Area Boundary, and thus will not remove land from the prime agricultural areas within the corporate limits of the City of Guelph (or the County of Wellington).

Protecting Public Health and Safety

The subject lands are not located on, or adjacent to, hazardous lands, hazardous sites, or human-made hazards (i.e., mine hazards, oil, gas and salt hazards, former mineral mining operations, sites with contaminants) (Policy 5.2, 5.3).

Summary

In light of the above, the proposed Zoning By-law Amendments is consistent with the 2024 PPS.

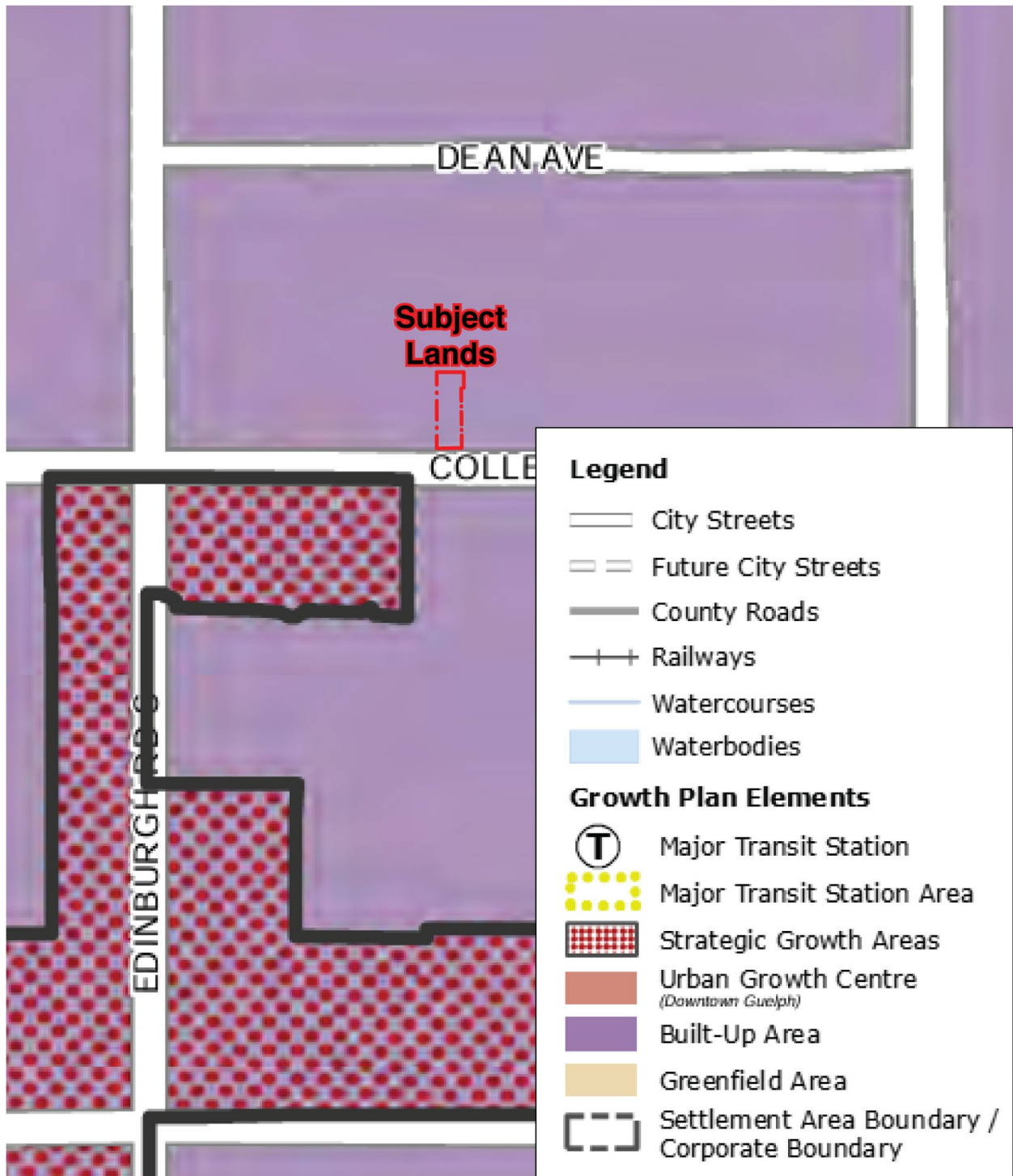
4.2 City of Guelph Official Plan

The City of Guelph Official Plan (“City OP”) was adopted by City Council on November 1, 1994, and approved by the Ministry of Municipal Affairs and Housing on December 20, 1995. It has undergone comprehensive updates in 2001, 2009-2012, and most recently through OPA 80, approved by the Minister on April 11, 2023. The February 2024 consolidation incorporates all amendments up to OPA 80 (enacted under Bill 150) and OPAs 81-87, 89, 91, and 92.

The City OP establishes a vision, guiding principles, and policies to manage future land use while promoting social, economic, cultural, and environmental sustainability. It supports long-term community well-being, climate resilience, and energy sustainability, ensuring balanced growth. Serving the public interest, it provides a comprehensive land use framework implemented through the Zoning By-law and other controls, guiding development and decision-making through to 2051.

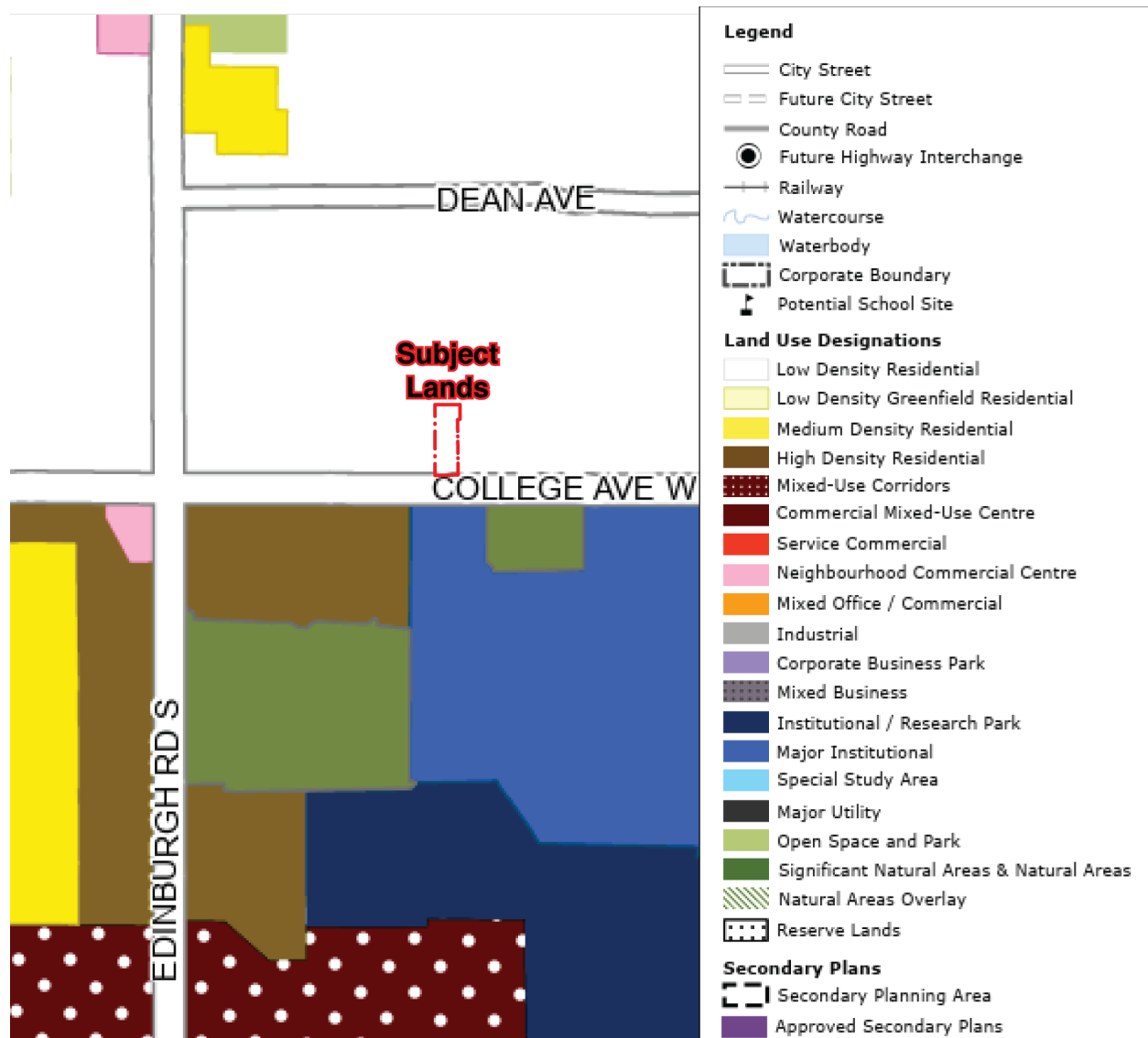
Schedule 1a (Urban Structure) of the City OP delineates the subject lands within the City’s “Built-Up Area” and further designated “Low Density Residential” on Schedule 2 (Land Use Plan) (See **Figure 8** and **Figure 9**, below).

Figure 8 | Excerpt of Schedule 1a – Urban Structure, City of Sarnia Official Plan



Source: City of Sarnia Official Plan

Figure 9 | Excerpt of Schedule 2 – Land Use Plan, City of Sarnia Official Plan



Source: City of Sarnia Official Plan

Residential Designations

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). 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).

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). This policy applies to multiple unit residential buildings such as townhouses and apartments. The proposed development is in keeping with the height and density policies of the City OP.

Subsection 9.3.1.2 states that non-residential uses shall be developed in a manner that is compatible with adjoining residential properties, and which preserves the amenities of the residential neighbourhood. In this case, the proposed place of worship (and accessory small-scale daycare facility) will be designed to personate a single-detached dwelling, and will maintain the maximum permitted height (in this case, three (3) storeys) permissible under the “Low Density Residential” designation). Opportunities for enhanced landscaping, to be defined at the time of site plan control, will help alleviate concerns for intensity and privacy. A supporting shadow study, prepared by Alink (2025), has also been submitted as part of the complete application submission.

The proposed place of worship (and accessory small-scale daycare facility) conforms with the design policies for non-residential uses under subsection 9.3.1.2.3 of the City OP, namely:

- Locating development on an arterials or collector road.
- Locating development on the property in a manner which minimizes traffic, noise, signs, and lighting impacts on adjoining residential properties.
- Promoting compatibility with adjacent activities through the provision of landscaping and screening.
- Providing sufficient off-street parking, circulation, and access points; and,
- Having adequate municipal services.

The proposed nanny suite is supported by subsection 9.2.1.2 of the City OP which states that the City shall provide for the creation of additional residential dwelling units. Specific regulations for additional residential dwelling units are established through the Zoning By-law. In this case, the nanny suite will not be located in a separate building but instead attached to the proposed attached dwelling.

The proposed development conforms to the Residential Designation objectives (s.s. 9.3), by:

- Accommodating residential uses (through the proposed primary dwelling and accessory dwelling unit) to ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.
- Supporting development of a full range of housing types, affordability, densities, and tenure to meet a diversity of lifestyles and the social needs, health, and well-being of current and future residents, throughout the city.
- Ensuring compatibility between residential and non-residential uses by proposing uses that maintain the low-rise form and character of the surrounding established neighbourhood, and supportive enhanced landscaping to alleviate intensity and privacy concerns.
- Directing development to areas where municipal services and infrastructure are available or can be provided in an efficient and cost-effective manner.
- Supporting an appropriate distribution of institutional uses inappropriate locations within residential areas.
- Promoting development that is conveniently located to employment, shopping, institutions, recreation, and transit.

Strategic Directions

Subsection 2.3 of the City OP outlines the Official Plan's Strategic Goals. The proposed development supports these goals by:

- Supporting an appropriate range and mix of employment opportunities, local services, community infrastructure, housing and other land uses to meet current and projected needs (Planning a Complete and Healthy Community);
- Providing for urban growth and land use patterns that support community needs and ensures efficient use of public expenditures and municipal financial sustainability over the long term (Planning a Complete and Healthy Community);
- Ensuring that development is planned to meet the goals, objectives, and policies of the City OP (Planning a Complete and Healthy Community);
- Preserving and enhancing a safe, liveable, and healthy community (Planning a Complete and Healthy Community);
- Protecting, maintaining, enhancing, and restoring natural heritage features and functions as well as cultural heritage resources (Protecting what is Valuable);
- Supporting, where possible, the implementation of the City's Community Energy Initiative (Protecting what is Valuable);
- Mitigating risks to public health and safety or property damage from natural hazards (Protecting what is Valuable);
- Preparing for the impacts of a changing climate (Protecting what is Valuable);
- Ensuring safe, efficient, convenient, and sustainable transportation systems that provides for all modes of travel including cycling and walking to support sustainable land use patterns (Transportation);
- Directing development to areas where full municipal services and related infrastructure are existing or can be made available, while considering existing land uses, natural heritage systems, development constraints, fiscal sustainability, development costs and related factors (Municipal Services);
- Providing an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility (Community Infrastructure);
- Ensuring that an adequate supply, range, and geographic distribution of housing types including affordable housing, special needs housing and supporting amenities are provided to satisfy the needs of the community (Community Infrastructure);
- Preserving, enhancing, and protecting the distinct character of the city and the sense of a community of neighbourhoods, building a compact, mixed-use, and transit-supportive community, and planning and designing an attractive urban landscape (Urban Design); and,
- Encouraging intensification and redevelopment of existing urban areas that is compatible with existing built form (Urban Design).

Planning a Complete and Healthy Community

The proposed development further supports the objectives for a "*Complete and Healthy Community*" in Section 3 of the City OP. These objectives include, but are not limited to, the following:

- Directing growth to locations within the delineated built-up area where the capacity exists to best accommodate the expected population and employment growth;

- Support a healthy mix of residential and employment land uses.
- Promoting development in proximity to efficient public transit.
- Ensuring sustainable energy, water and wastewater services are available to support existing development and planned growth.
- Protecting and enhancing the City’s Natural Heritage System and water resource system, as well as the City’s cultural heritage resources; and,
- Providing transit-supportive development.

The proposed development supports the achievement of complete communities, a central theme of the City OP, by proposing development that is well-designed, compact, and provides for a range and mix of housing options and local public services and facilities, in proximity to high quality publicly accessible open space and recreation, and conveniently accessed by a range of transportation options including public transit and active transportation (s.s. 3.1.1.).

Protecting What is Valuable

The subject lands are **not** delineated within any natural heritage systems on Schedules 4 (Natural Heritage System), 4A (Natural Heritage System – ANSIs and Wetlands), 4B Natural Heritage System – Fish Habitat and Permanent and Intermittent Streams), 4C (Natural Heritage System – Significant Woodlands), 4D (Natural Heritage System -Significant Valleylands & Significant Landforms), and 4E (Natural Heritage System – Significant Wildlife Habitat & Habitat for Significant Species) of the City OP. As such, it is not anticipated that the proposed development will impact long term protection of natural features and their associated ecological and hydrological functions (s.s. 4.1.1).

Schedule 7a (Source Water Protection – Wellhead Protection Areas) of the City OP delineates the subject lands as having a Significant Drinking Water Threat Vulnerability Score of 8. Schedule 7b (Source Water Protection – Issue Contributing Areas) further delineates the subject lands as part of the “Issue Contributing Areas”. In response, as requested by the City, a Section 59 Policy Applicability Review Form, Salt Management Plan, and Waste Survey Report, have been completed and submitted as part of the complete application submission package to respond to Source Water Protection.

As previously mentioned, to support energy conservation, air quality and climate change (s.s. 4.7.4), the proposed development will support the achievement of compact, transit-supportive, and complete communities, energy conservation and efficiency through appropriate built form and site design, and take into consideration approaches for sustainable development, including, but not limited to, opportunities for bicycle parking spaces, increased glazing for buildings to improve availability of natural light and ventilation internally, enhanced landscaping, and the potential use of full cut-off LED lighting to minimize energy consumption; these design elements, however, will be refined at the time of Site Plan Approval.

The subject lands are not located on or adjacent to designated or listed built heritage resources and/or cultural heritage landscapes (s.s. 4.8).

Movement of People and Goods

The proposed development conforms to the transportation policies (Section 5) of the City OP, by encouraging and supporting various transportation modes, including walking and cycling, through the subject lands’ convenient location to both pedestrian sidewalks as well as protected cycling infrastructure (currently being constructed), along College Avenue West (s.s. 5.4). The proposed development is also in proximity to active transportation facilities and transit routes (#1 (Edinburgh College); #2 (College

Edinburgh); and #15 (College)), promoting alternative forms of transportation and transit-supportive development (s.s. 5.5).

The subject lands also provide for sufficient parking, including barrier free parking spaces at the front of the property for convenient access to the Chabad (s.s. 5.3). Off-street parking requirements will be established through the Zoning By-law.

Municipal Services and Infrastructure

The proposed development is intended to be supported by full municipal services (water, wastewater, and storm) and infrastructure (existing municipal roads, maintained year-round), consistent with the Municipal Services and Infrastructure policies (Section 6) of the City OP.

Community Infrastructure

In conformity with Section 7 (Community Infrastructure) of the City OP, the proposed development will support the adequate provision of community facilities in conjunction with new residential growth, by proposing both a place of worship as well as a personal residence and an additional residential dwelling unit on the property (s.s. 7.1.1)

As previously discussed, the subject lands are also located in proximity to a number of parks and open spaces, including the Dairy Bush to the south, and Centennial Park and Arena to the west, which supports and promotes community health and wellness (s.s. 7.3). It is anticipated that cash-in-lieu of parkland dedication will be required for the subject lands, recognizing that the amount of parkland dedication on the site would be insufficient to accommodate the development of a desirable range of recreation facilities, and because there are more suitable parcels of land available for municipal park purposes in other locations (s.s. 7.3.5.6, 7.3.5.7).

Urban Design

Defined at the time of the subsequent, comprehensive Site Plan Approval process, the proposed development will conform to the Urban Design policies (Section 8) of the City OP. Namely, the following policies will be applied and/or considered:

- The design of site and building development will support energy efficiency and water conservation through the use of alternative energy systems or renewable energy systems, building orientation, sustainable building design, low impact stormwater infiltration systems, drought-resistant landscaping, and similar measures (s.s. 8.1.1);
- New development shall be integrated with the existing topography where possible to maintain the physical character of the area and minimize the amount of grading and filling required (s.s. 8.1.2);
- New residential developments shall be designed to be integrated and connected to surrounding existing neighbourhoods, providing full pedestrian and vehicular access including access to transit (s.s. 8.2.2);
- Road design will balance the provisions for a safe, accessible, functional, and attractive pedestrian-oriented environment with an acceptable level of motor vehicle traffic (s.s. 8.2.7);
- New development shall be designed to contribute to a pedestrian-oriented streetscape, through the provision of locating built form to address the street edge and placing principal building entrances towards the street (s.s. 8.2.11);

- Parks, schools, places of worship and other community facilities should be established in visually prominent, central, and accessible locations to serve as neighbourhood focal points or gathering places (s.s. 8.3.3);
- To create visual interest and diversity in the built environment, a wide variety of architectural designs are encouraged. However, new buildings proposed within older, established areas of the city are encouraged to be designed to complement the visual character and architectural/building material elements found in these areas (s.s. 8.5.1);
- New buildings shall address the street. Buildings will enhance the rhythm and frequency of the immediate vicinity, and where appropriate will have entrances and windows that face the street (s.s. 8.6.1);
- The principal entrances of commercial and mixed-use buildings shall be oriented toward and/or visible from the street and provide direct user entrances from adjacent streets and walkways. Blank facades facing a street, open space or park shall not be permitted (s.s. 8.6.2);
- Generally, a minimum building height of 2 storeys will be encouraged to provide definition to streets and open spaces (s.s. 8.6.12);
- Building placement in combination with landscaping shall be used to screen surface parking areas. Surface parking areas should *generally* be located at the rear or side of buildings and not between the front of a building and the street (s.s. 8.12.1);
- Walkways should be provided directly from parking areas and municipal sidewalks to the main entrance(s) of the building(s) (s.s. 8.12.4);
- Bicycle parking shall be provided and conveniently located in close proximity to building entrances (s.s. 8.12.6);
- Private roads and internal driveways required for site circulation shall be designed to be comfortable for pedestrians, cyclists, and vehicles (s.s. 8.13.3);
- Well-articulated and distinct pedestrian walkways should be placed along a building street frontage and linked to public boulevards, public sidewalks, transit stops, trail systems and other pedestrian systems (s.s. 8.13.4);
- Pedestrian systems shall incorporate landscaping, pedestrian scale lighting and be defined by distinct materials and/or raised walkways (s.s. 8.13.5);
- Signs, display areas and lighting should be compatible in scale and intensity to the proposed activity and tailored to the size, type and character of a development or the space to be used (s.s. 8.14.1);
- Signage should be incorporated into the building facade design (s.s. 8.14.3);
- Lighting of buildings and sites shall be provided at levels sufficient for building identification and safety (s.s. 8.16.1);
- All building and site lighting shall be oriented and shielded to minimize the infringement of light and the creation of glare on adjacent properties or public roads (s.s. 8.16.2);
- Landscaping shall complement built form and contribute to the creation of a high-quality public realm (s.s. 8.17.1);
- Where possible existing trees should be retained on-site and where appropriate suitable new trees should be planted on-site, in the street right-of-way or in other City-approved locations (s.s. 8.18.3);
- Where required, buffer strips shall consist of plant material that, at maturity, will form a visual barrier, in combination with other strategies such as fencing (s.s. 8.18.5);
- Sidewalks and community trails should be visible, accessible, and aligned along well used public spaces (s.s. 8.18.1); and,

- Accessibility standards and designs will be implemented through development, including transportation and parking in accordance with the Accessibility for Ontarians’ Disability Act and the Ontario Building Code (s.s. 8.19.2).

Summary

In light of the above, the proposed Zoning By-law Amendments conforms with the policies of the City of Guelph Official Plan.

4.3 Area Plans and Secondary Plans

There are no area studies or secondary plans applicable to the subject lands.

4.4 City of Guelph Zoning By-law

On April 18, 2023, City Council approved the new Zoning Bylaw (2023)-20790. As of February 6, 2024, the Comprehensive Zoning Bylaw (2023)-20790 is now in force and effect, save and except for the lands, areas, and sections associated with the appeals of the Comprehensive Zoning Bylaw.

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’) (See **Figure 10**).

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). Table 6.1 in the City ZBL outlines the list of permitted uses in the residential zones, including the RL.1 zone. These uses include:

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

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).

- A minimum parking requirement of 11 spaces for a Place of Worship Use, whereas 5.5 spaces per 100 m² of GFA for a Place of Worship use is required. No amendment is required for the daycare or residential component of the proposed development; and,
- Relief from Section 4.9(a) of the Zoning By-law to permit garbage and refuse to be stored within the building or structure or in a container that is screened in a front yard.

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

Additional Permitted Uses

The proposed use of the property as a place of worship with an accessory small-scale daycare facility and personal residence (two residential units, including a principal residence and an additional dwelling unit/nanny suite) is compatible with the surrounding residential neighbourhood and aligns with the City OP “Low Density Residential” designation policies which allows for residential uses as well as a variety of small-scale non-residential uses that are complementary to and serve the needs of residential neighborhoods, including places of worship and childcare centres (s.s. 9.3.1.2, City OP).

The inclusion of a personal residence on-site for a religious leader is a common and functional component of such uses, enhancing site security and operational continuity. The scale, design, and residential character of the development have been thoughtfully planned to ensure compatibility with adjacent properties, minimize impacts, and maintain the overall residential streetscape. As such, the proposed use represents an appropriate and context-sensitive addition to the neighbourhood.

Interior Side Yard Depth

The proposed development includes a reduced interior side yard depth to support a compact and efficient urban form consistent with the City’s planning objectives. The interior side yard allows for sufficient setback to accommodate a landscaped strip, which will enhance visual screening, maintain privacy, and support compatibility with adjacent residential uses. The building has been sited and designed to ensure appropriate massing and a sensitive interface with neighbouring properties, minimizing potential impacts. The proposed interior side yard also exceeds the standard interior side yard setback required for uses within the RL.1 (1.5 metres).

Landscape Buffer Strip

The proposed development includes a reduced landscaped buffer strip along the side yards and rear yard to accommodate the building, on-site parking, and driveway. Where feasible, a continuous landscaped buffer is proposed to be maintained along property boundaries. Strategically placed plantings will enhance visual screening, maintain privacy for adjacent residential properties, and support site aesthetics. The reduced strip will continue to meet key objectives of buffering, softening the built form, and ensuring compatibility, while allowing for a more efficient site layout.

Parking Requirement

The breakdown for each proposed use and corresponding parking requirements is provided in **Table 2**.

Table 2 | Parking Composition

Use	Area (m ²)	Minimum Required Parking Spaces	Proposed Required Parking Spaces
Place of Worship	1142 m ²	5.5 spaces per 100 m ² of GFA (=63 spaces)	11
Daycare Centre (2 nd Floor)	137.2 m ²	3 spaces per 100 m ² of GFA (=4.11 spaces)	5
Single Detached Dwelling	502 m ²	1 space per dwelling unit	1 (garage)
Additional Residential Dwelling (basement)	62.2 m ²	1 space per dwelling unit	1 (garage)

The proposed reduction in parking spaces (for the Place Of Worship use) supports a compact and efficient urban form, in keeping with the City's intensification and sustainable mobility goals. The site is well-served by public transit and active transportation infrastructure, and temporary on-street parking opportunities exist within the surrounding neighbourhood to supplement demand during peak periods (i.e., University Avenue West, Rodney Boulevard). The place of worship will primarily serve university students, with the University of Guelph located directly adjacent to the site. As a result, many congregants are within walking or cycling distance and do not rely on personal vehicles. Additionally, religious observances such as Sabbath (Shabbat) and holidays such as Yom Tov and Sukkos prohibit driving, further reducing parking demand during key periods.

In summary, the proposed Chabad serves a localized congregation, primarily operating during off-peak hours and religious days when attendees do not drive. With modest assembly space, staggered programming, and a walkable context, the site generates limited vehicular demand. The existing/proposed parking supply is sufficient to meet actual needs without over-allocating land for underutilized parking. Given the site's context and the nature of its use, the proposed parking supply is appropriate and does not pose any adverse impacts on the surrounding area.

In support of the requested parking reduction, the proponent retained GHD to prepare a Parking Justification Letter. The study concluded that peak parking demand will be low due to the staggered nature of daycare drop-off and pick-up (with an estimated maximum of 3–4 vehicles on-site at one time) and the customary practice within the Jewish faith of not driving to prayer services. As a result, the proposed supply of 16 parking spaces is expected to adequately accommodate the site's needs. The Parking Justification Letter is included as part of the complete application submission package.

No amendments required to standard parking requirements for the daycare and residential components of the proposed development.

Garbage, Refuse and Storage

Section 4.9(a) of the Zoning By-law prohibits the storage of garbage or refuse except within a building or structure on the lot, or within a container located in an interior side yard or rear yard. Relief from this provision is requested to permit the placement of a discreet, screened Molok bin in the front yard, recognizing that site constraints prevent its placement in the rear or interior side yard.

Locating the bin in the front yard provides the safest and most efficient collection arrangement, allowing the collection vehicle to complete a simple three-point turn after servicing the container. Conversely, placing the Molokunit at the rear of the property would require the collection vehicle to reverse the full length of the driveway, as there is insufficient room to turn around—an issue that applies to any collection vehicle, crane-equipped or otherwise. The proposed units can be serviced by any standard waste collection vehicle with a crane attachment and can be effectively screened to ensure they are not visible from the street.

Enhanced screening of the molok bins is anticipated to be addressed at the time of Site Plan Approval, to ensure the waste collection system is appropriately concealed and minimize visibility from the street.

See **Table 3** below for the proposed NI-* zone discussed above. The proposed development satisfies all other regulations of the parent NI zone.

Table 3 | Proposed NI-* Zone Provisions

Regulation	Standard NI Zone	Proposed NI-* Zone
Permitted Use	Accessory use; Art gallery; Community centre; Day care centre; Food vehicle; Group home; Hospice; Hospital; Long term care facility; Medical clinic; Medical treatment facility; Museum; Place of worship; Recreation facility; Retirement residential facility; School; School, post-secondary; Social service establishment; Supportive housing; University of Guelph	Accessory use; Art gallery; Community centre; Day care centre; Food vehicle; Group home; Hospice; Hospital; Long term care facility; Medical clinic; Medical treatment facility; Museum; Place of worship; Recreation facility; Retirement residential facility; School; School, post-secondary; Social service establishment; Supportive housing; University of Guelph; residential building, additional residential dwelling unit
Lot Area Per Unit (minimum)	700 square metres	no change
Lot Frontage (minimum)	30 metres	no change
Front Yard Setback (minimum)	6.0 metres	no change
Exterior Side Yard Setback (minimum)	6.0 metres	no change
Rear Yard Setback (minimum)	7.5 metres or one-half the building height, whichever is greater	no change
Interior Side Yard Setback (minimum)	6.0 metres or one-half the building height, whichever is greater	No change (east) 3.0 metres (west)
Buffer Strip (minimum)	A 3 m wide buffer strip is required adjacent to interior side and rear lot lines	1.2 metres (east, interior) No change (north, rear) 1.4 metres (west, interior)

Landscape Open Space (minimum)	15 % The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped	no change
Height (maximum)	4 storeys and in accordance with Section 4.14	no change
Parking (minimum)		
Place of Worship	5.5 spaces per 100 m ² of GFA	11 spaces
Day Care Centre	3 spaces per 100 m ² of GFA	no change
Single-Detached Dwelling	1 space per dwelling unit	no change
Additional Residential Dwelling Unit	1 space per dwelling Unit	no change
Electric Vehicle	For any non-residential use, a minimum of 10% of required parking spaces shall be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces shall be provided as designed electric vehicle parking spaces.	no change
Other:	4.9 Garbage, refuse and storage. (a) No garbage or refuse shall be stored on any lot in any zone except within the building or structure on such lot or in a container in an interior side yard or rear yard of such lot.	Garbage and refuse may be stored within the building or structure or in a container that is screened in a front yard.

Bold red text represents special provisions required.

5.0 Proposed Planning Approvals

5.1 Zoning By-law Amendment

To support the proposed development on the subject lands, an amendment to the City's Zoning By-law is required. The proposed amendment would re-zone the subject lands **FROM** 'Low Density Residential 1' ('RL.1') **TO** 'Neighbourhood Institutional, Site Specific' ('NI-*) to facilitate the development of a place of worship, personal residence, and accessory dwelling, with special provisions for interior side yard depth, landscape buffer strip, and parking requirements.

The special provisions for the proposed NI-* zone are listed below.

Specific Special Provisions – Proposed Text

18.22.X NI-X

81 College Avenue West

*As shown on Map XX on Schedule A of this **by-law**.*

(a) *Permitted **uses***

*In addition to the permitted **uses** listed in Table 11.1 (NI zone), no **building or structure** shall be erected or **used** except for one or more of the following permitted **uses**:*

- *Residential building or use accessory to a **Place of Worship***
- ***Additional Residential Dwelling Unit**, including a nanny suite*

(b) *Regulations*

In accordance with the provisions of Section 4 and Section 11.3.1 (NI zone) of this by-law with the following exceptions:

(i) *Minimum **interior side yard***

Despite Table 11.3, the minimum interior side yard depth shall be 3.0 metres, measured from the westerly property line to the building.

(ii) *Minimum **buffer strip***

*Despite Table 11.3, the minimum buffer strip shall be 1.2 metres wide for the easterly **interior side yard** and 1.4 metres wide for the westerly **interior side yard**.*

(iii) *Minimum Parking*

*Despite Table 5.3, the minimum number of **parking spaces** for a **Place of Worship** shall be 11 spaces.*

iv) *Garbage, refuse and storage*

*Despite Section 4.9(a), garbage and refuse may be stored within the building or structure or in a container that is screened in a **front yard**.*

A draft Zoning By-law Amendment has been submitted as part of the complete application submission package.

6.0 Conclusion

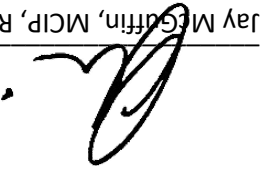
The proposed redevelopment at 81 College Avenue West represents reinvestment in a long-established and valued community institution. Chabad of Guelph has served the City since 2012, offering inclusive religious, cultural, and educational programming in a welcoming, home-like environment. The proposed

new place of worship, accessory daycare, and residence will allow the Chabad to expand its programming and better serve students, families, and residents in a purpose-built facility designed with sensitivity to the surrounding neighbourhood.

Based on the above analysis, the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024), conforms to the City of Guelph Official Plan, maintains the general intent and purpose of the City of Guelph Zoning By-law (2023)-20790, and represents sound land-use planning.

Respectfully submitted,

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