

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
- March 1, 2010 -

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DELEGATIONS

- a) **410 Clair Road East:** Proposed Zoning By-law Amendment (ZC0912)–Ward 6

Erinn White on behalf of Guelph & District Labour Council
Dr. Wayne Martin
Mark Kozak
Bill Hulet
Rev. John Lawson
Dr. Dennis Galon
Susan Watson

CORRESPONDENCE

- a) **410 Clair Road East:** Proposed Zoning By-law Amendment (ZC0912)–Ward 6

Correspondence:

- Richard & Elizabeth Kittel
- Brittney Hanna
- Tessarae Arpa
- Sujay Bhattacharjee
- Antonio D'Alessandro
- Mark Kozak
- Rob Edgar
- Paula Plante

410 Clair Rd E

Westminster Woods
Residents Association
(WWRA)



WWRA

WESTMINSTER WOODS RESIDENTS ASSOCIATION

410 Clair Rd E



Overview

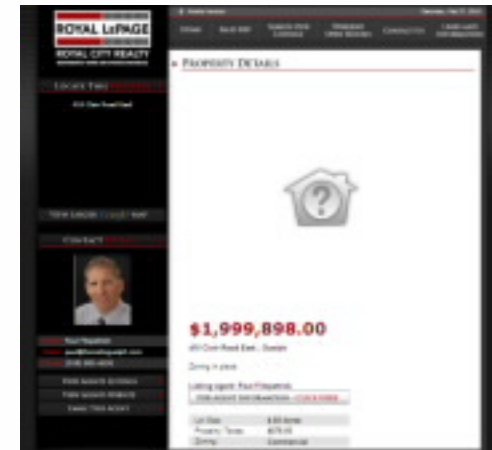
This presentation is designed to provide unbiased, tangible and accurate information regarding the application for Zoning amendments for the property known as 410 Clair Road East.

410 Clair Rd E



General Facts

- 410 Clair Rd. is a 'hold out' property and was not included in the original development of the surrounding subdivision (Westminster Woods)
- The Westminster Woods Condo Association run by Inspirah Property Mgmt has no link to this property, however, the 3 meter strip of land owned by Reid's Heritage Homes between Goodwin and 410 Clair Rd. is part of the subdivision which is also included in this application
- 410 Clair Rd is currently still for sale at \$1,999,898
 - Sale of the property to current applicant is conditional upon getting this application approved
 - Property was previously listed for \$2.250,000, however, was just recently reduced to \$1,999,898, owners want to sell and would rather not wait for zoning changes and appeals to be complete



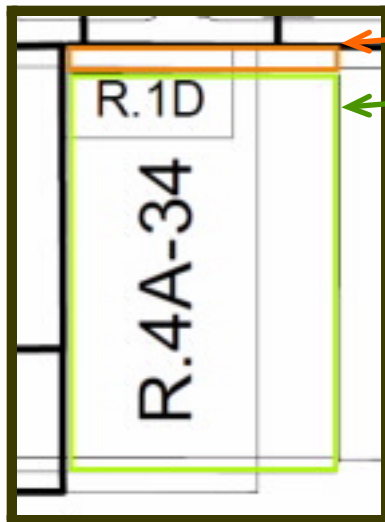
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410 Clair Rd E



General Facts

- The Application involves additional land to the north of 410 Clair Rd.
- **Reid's Heritage Homes under Westminster Woods Ltd. owns a 3 m deep buffer strip between Goodwin Dr and 410 Clair Rd. (not part of 410 Clair Rd)**



Reid's Heritage Homes land

410 Clair Rd E

- » The developer of 410 Clair Rd will require access to Goodwin Rd in order to access services (sewer, utilities, etc) therefore they need to acquire the land owned by Reid's Heritage Homes
- » Reid's Heritage Homes is a co-applicant on this application along with the Guelph Sikh Society, both represented by Smith-Valeriotte LLP

WWRA

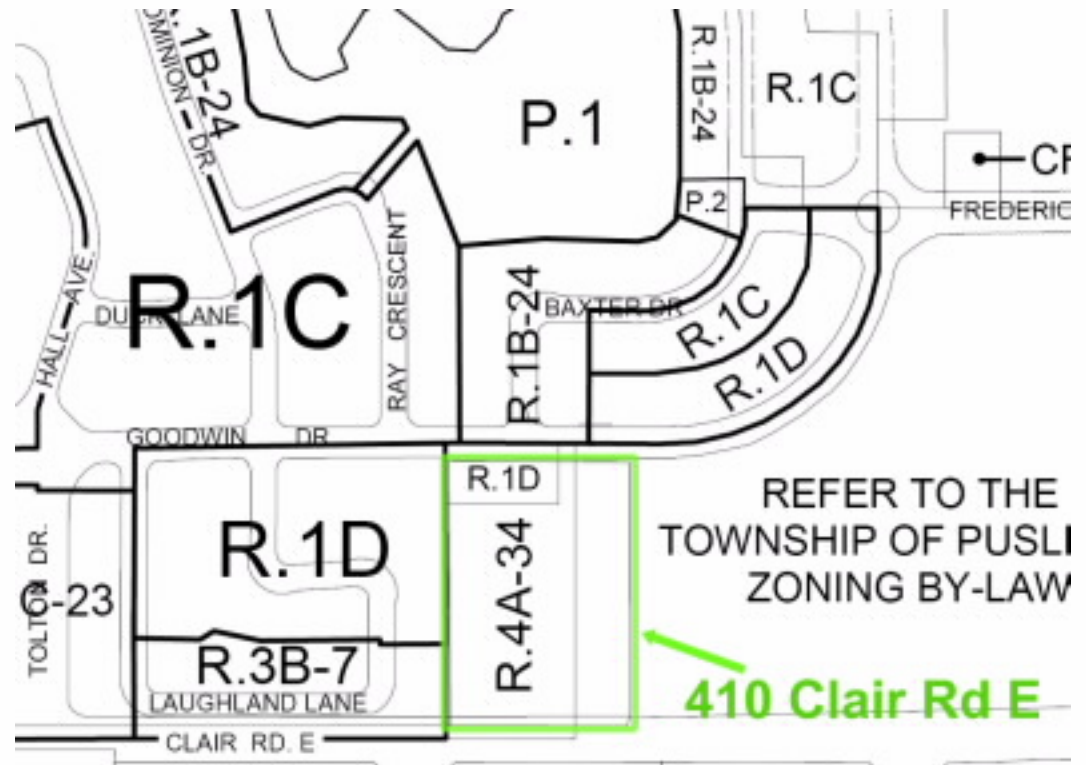
WESTMINSTER WOODS RESIDENTS ASSOCIATION

410 Clair Rd E



Property Details

- Property is 4.85 acres
- Currently listed for sale by Royal LePage Realty for \$1,999,898
- Currently Zoned for R.1D and R4A-34

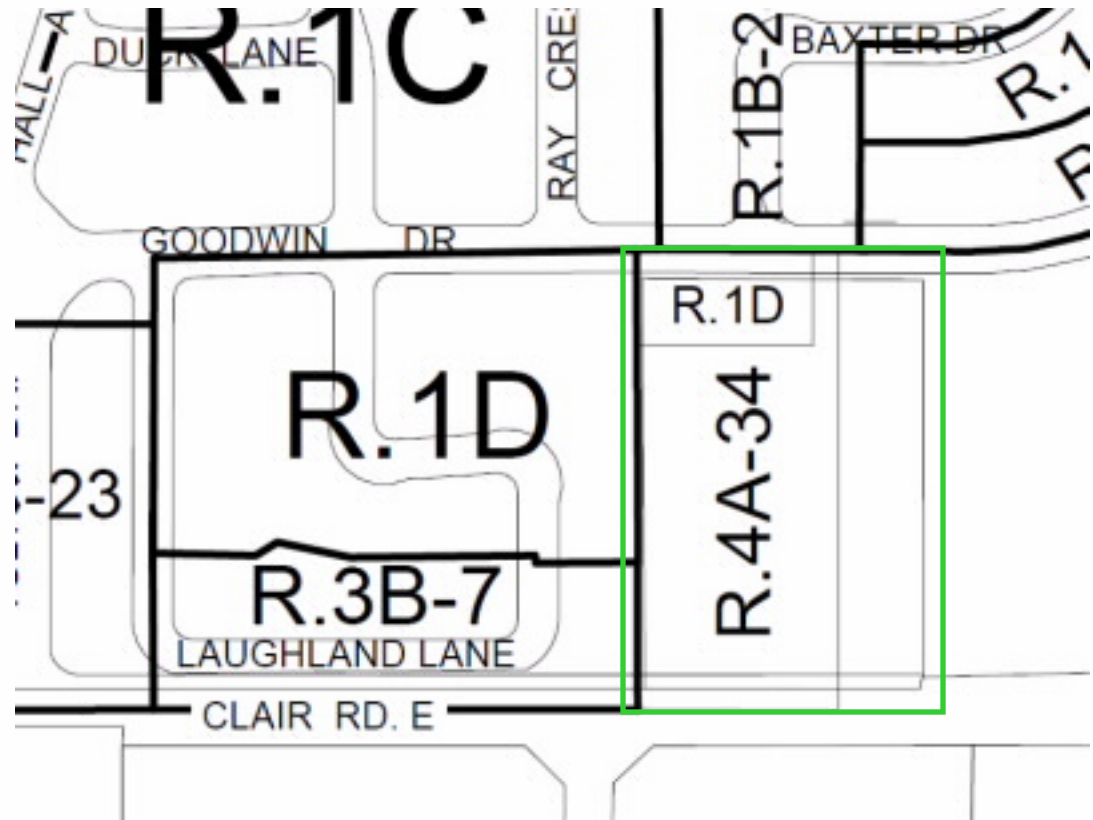


410 Clair Rd E



Zoning Details

- Guelph's Official Plan has the property and vast surrounding listed as General Residential
- R.x and I.x zoning are accepted in General Residential
- Guelph Zoning By-law has the property zoned as R.1D and R.4A-34, residential detached and high density residential respectively

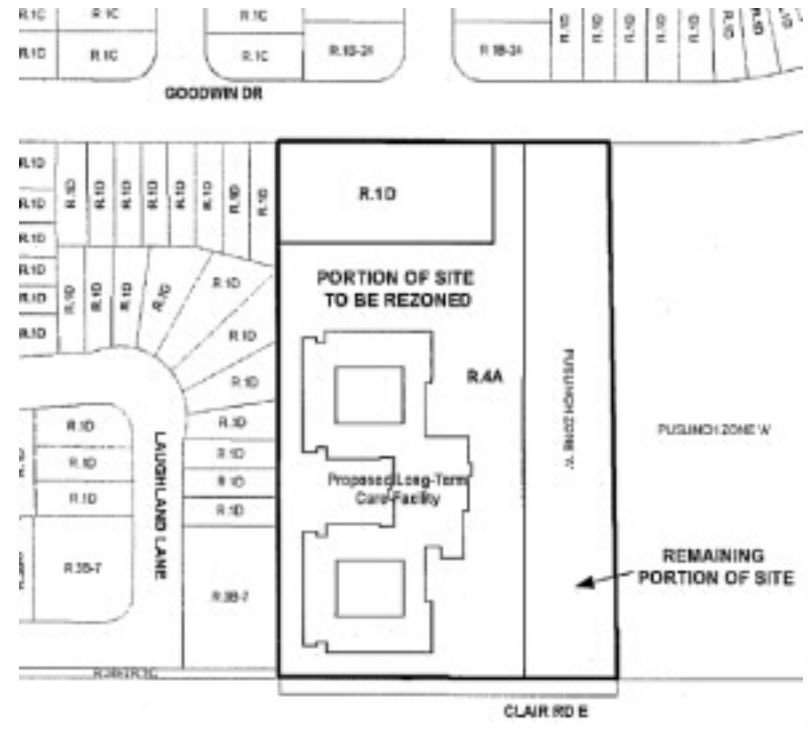


410 Clair Rd E



Previous Zoning Change

- 410 Clair Rd E was previously rezoned for a long term care facility as follows:
 - Part of the north section of 410 near Goodwin, in conjunction with the land owned by Reid's Heritage Homes, was rezoned to R.1D to allow 40' single detached homes in conjunction with the land owned by Reid's Heritage Homes
 - The main portion of the property, 2.96 acres, was rezoned to R.4A-34
 - The remaining portion of 410 to the east was left as Puslinch Zone "A" with the intent it would be added to the Westminster Woods residential subdivision at a later date



410 Clair Rd E



Applications

First Application

- Focused on 2.96 acres of the 4.85 parcel of land previously rezoned to permit a long term care facility (R.4A-34)
- The application was to rezone to an Institutional zoning to permit a religious establishment
- The remaining portions of 410 Clair Rd E were to remain the same as it was previously rezoned
 - Parcel to the north would remain R.1D, 40' single detached residential development
 - Parcel to the east would remain "A" Zoning. The Nursing Home rezoning stated this land would likely be developed in the future phases of Westminster Woods

410 Clair Rd E



Applications

Revised Application

- Main change is to not request Institutional zoning but instead request that the proposed use be added to the current zoning
 - Adding uses to the existing zoning is possible and the official plan and zoning by-law support adding select and “small scale” institutional type uses to the current R.4 zoning
- The revision also requests new zoning changes for the parcel of land to the east to be included in the R.4-34 zoning as well as expanding the R.1D zoning to the north
 - The new application adds the land to the east and moves the street access further to the east on Goodwin. New R.4-34 specialized zoning is for 3.95 acres now, up from the 2.96 acres under the original application
 - The change also adds 3 more 40’ lots to the application bringing the total to 11

410 Clair Rd E



Proposed Building

- 36.3m x 48.0m footprint (1742 m², or 18,755 square feet) according to the application
- Actual building blueprints offered were slightly smaller at 37.2m x 44.8m (1667m², or 17,940 square feet)
- 2 full floors, raised main floor with raised lower floor plus partial upper floor
- 2 full floors are mainly open worship space
- Total size is approximately 40,000 square feet
- < 170 parking spaces
- Open 24 hours a day / 7 days a week

410 Clair Rd E



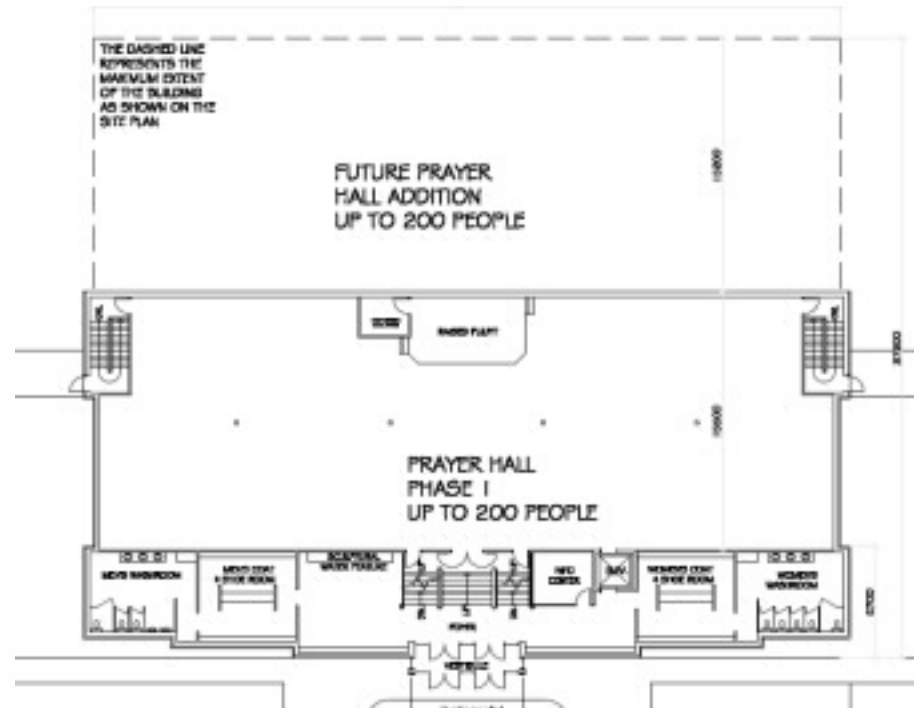
Proposed Building

Current Floor Plans

- 37.2m x 44.8m building footprint
- G.F.A = 3,634 m² (39,116 sq ft)
- Proposed Halls
 - Prayer Hall = 1,375 m² (14,804 sq ft)
 - Langer Hall = 1,281 m² (13,787 sq ft)

	m ²	sq ft
G.F.A	3,634	39,116

	m ²	sq ft
main floor hall	1,375	14,804
lower floor hall	1,281	13,787
upper floor	300	3,231





Objections

- Compatibility
 - Building is too large, based on usable floor area, for this area
 - There is no overflow parking available on Clair Rd or anywhere else nearby
 - Being open 24/7 does not fit with surrounding low density residential neighbourhood (noise, lighting, etc)
 - The subject lands are 100% surrounded by low density single detached residential homes with only 1 arterial road
- Not in the interest of the majority of immediate and surrounding constituents
 - Doesn't serve the needs or wants of the vast majority of residents in the immediate or surrounding area



Major Compatibility Issues

- Size relating to Building Capacity
 - Official capacity has not been disclosed or determined by the City Staff and the proposed building has the ability to accommodate a significant number of people at one time
 - The proposed building would be approximately 40,000 square feet in gross floor area making it the largest religious establishment in Guelph and the only one 100% surrounded by low density residential
 - This is bigger than the Church of Our Lady in both footprint and total floor space
- Parking and traffic
 - Resulting from calculation based on capacity have yet to be adequately reviewed
 - No room for necessary parking
 - No overflow parking (a requirement for this type of zoning/use)
 - Only has single entrance from arterial road



Building Capacity

Calculations

Building Capacity can be roughly calculated by referencing the Ontario Building Code (OBC) for this type of structure to help to determine a realistic capacity ranges. Final building occupancy is usually pinpointed during the site plan approval phase of a development (or even further along in the process) and involve other departments, engineers, and emergency service representatives.

OBC calculations are the most realistic estimations of recommended occupancy for the specific rooms and halls proposed in this application.

“The Ontario Building Code also defines a way to measure capacity or “assembly occupancy”, as the occupancy or the use of a building, or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink”. Assembly occupancy is determined as:

- 1. The number of fixed seats, plus*
- 2. 0.75 m² per person for space with non-fixed seats or stages for theatrical performances, plus*
- 3. 0.4 m² per person for standing space, plus*
- 4. 1.85 m² per person for classrooms and lounges.” **

* Source: City of Toronto, REVIEW OF THE CITY OF TORONTO ZONING BY-LAW PARKING STANDARDS FOR PLACES OF WORSHIP, FINAL REPORT APRIL 2009

410 Clair Rd E



Building Capacity

Calculations

- A rough calculation based on OBC and strictly dealing with the proposed floor plans as follows:

	m2	sq ft	m2 / person	Capacity
main floor hall	1,375	14,800	0.75	1,833
main floor other	291	3,132	10	29
lower floor hall	1,281	13,789	0.75	1,708
lower floor other	385	4,144	10	39
upper	300	3,229	10	30
			TOTAL CAPACITY	3,639

- This almost 10 times the 400 person capacity that the Applicant is claiming



Parking

- Guelph Zoning Bylaw section 4.13.4.4 states:
*“Miscellaneous Use Parking Ratios Public Hall including:
Arena (with seats), Assembly Hall, Auditorium, **Religious Establishment**, Gymnasium,
Auction Centre, Club, Other place of assembly, Auditorium or Gymnasium accessory to
another*

*1 per 5 seats or 1 per 10 m² G.F.A. used for a hall, auditorium or similar Use involving the
assembly of persons, whichever is greater. Where public assembly seating is provided in
the form of fixed benches or pews, then 0.5 metres of each such bench or pew length shall
be considered as equaling one seat. The number of persons to be accommodated for
public assembly activities with movable seating shall be based on 1 person per 1 m² of
movable seating.”*
- G.F.A. is gross floor area, which includes all levels*. Capacity based parking requirements are 1 per 5 seats and the bylaw defines seats for open space or flexible seating areas

* Definition of GFA is clarified in Guelph By-law number (2009) - 18729

410 Clair Rd E



Parking

- *Guelph's By-law states: "1 per 5 seats or 1 per 10 m² G.F.A. used for a hall, auditorium or similar Use involving the assembly of persons, **whichever is greater.**"*
- Using whichever is **LESS**, 1 per 10 m² G.F.A. equates to **363** spaces for hall space alone
- Following the by-law, and using capacity calculations from the previous slide, parking breaks down as follows:

	m2	sq ft	m2 / person	Capacity	ParkingSpots
main floor hall	1,375	14,800	0.75	1,833	367
main floor other	291	3,132	10	29	3
lower floor hall	1,281	13,789	0.75	1,708	342
lower floor other	385	4,144	10	39	4
upper	300	3,229	10	30	3
					718

410 Clair Rd E



Traffic

Again, depending on capacity, and parking requirements a complete and thorough traffic study is needed.

The surrounding area is already saturated with a large commercial node, and is the gateway to Guelph in the City's South End Study.



Zoning

- The application is asking for a Zoning change to allow Institutional use to existing R.4-34
- Official Plan Policy 7.2.26 regarding non-residential uses in residential areas states:

“Within designations of this Plan permitting residential uses, a variety of smallscale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, day care centres, municipal parklands and recreational facilities. In addition, convenience commercial uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum gross leasable floor area of 300 square metres (3,200 square feet) on a property.”

- The building is not the “small scale” size required to allow this type of amendment.
 - This isn’t even rationally debatable. According to the aforementioned City of Toronto study, the proposed building is considered a “mega church”



Other Issues

- Zoning change to add proposed use to existing R.4-34 Zoning
 - The building is not the “small scale” size required to allow this type of amendment
- Will the new 40’ lots on Goodwin be part of the condo association?
 - They will share the same landscaped street features and subdivision entrances that the association members pay to up keep
- If street access is provided from the institution to any Westminster Woods street...
 - Will they be part of the condo association too? If no, then street access will not be in the best interests of the Condo Association
 - How will overflow parking be kept off the subdivision streets? How will this be enforced?



Other Issues

- Guelph has a predetermined need for retirement living / care facilities and this location was a good fit for the community and the city
- Fiscal responsibility
 - This application changes the use of the property from tax generator to a tax free property
 - Normally, undeveloped land isn't a big factor in future tax revenue, however, this property was already generating nearly \$5,000 annually, and with the prior zoning change would've brought in closer to 6 figures annually. This actually has a negative affect to budgeted revenue the city may already be counting on, and certainly needs.
 - Other indirect costs will be attributed to this proposal as well, from traffic costs, increased civil service requirements, etc.
 - During the 'Great Recession', while other municipalities were cutting taxes to relieve pressure to taxpayers and also due to lower costs, the City of Guelph raised taxes



Major Compatibility Issues

To Summarize the issues with this application:

- Building is too big for the location
 - The largest church in Guelph doesn't belong on a small arterial road, in the middle of single detached residential zoning; of all available properties in Guelph this is by far the least compatible site
- Vast majority of immediate and surrounding constituents are not in favor of this application
 - Under the Municipal Act our elected officials are required to make decisions with this in mind
- Surrounding condo association further complicates the matter and places condo association members in an unwanted and unfair situation

410 Clair Rd E



Putting Things into Perspective

- The proposed religious establishment is currently almost 40,000 square feet in size making it the largest religious establishment & place of assembly in Guelph
- Where are the other large religious establishments / places of assembly?

Building	Location	Corner Lot	Surroundings	Size (sq ft)
Salvation Army Citadel	Gordon St & Arkel Rd	No	Commercial & Residential	35,000
Church of Our Lady*	Norfolk / Downtown	No	Institutional & Commercial	28,000
Parkview Church	Speedvale & Marlborough	Yes	Commercial, Institutional, mixed Residential	24,500
Trinity United Church	Stevenson & Balsam	Yes	Institutional, mixed Residential	17,500
Legion Hall	York Rd & Watson Pkwy	Yes	Business Park	28,000
Italian Canadian Club	Ferguson & Morris	Yes	Single Detached Residential, Railroad, Parking	22,000
410 Clair	Clair Rd E	No	Single Detached Residential - all sides	40,000

**Church of Our Lady is 16,000 sqft in footprint with a partial basement, estimated total size is 28,000*

Note: all square footage calculations are based on exterior measurements and include all levels (estimations are made as needed)

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410 Clair Rd E



Putting Things into Perspective

- All large religious establishments in Guelph, have a large membership, in the 0,000's, and offer a number of community services aside from direct religious programs

Building	Location	Community Offering	Size (sq ft)
Salvation Army Citadel	Gordon St & Arkel Rd	Daycare, Gym/Hall, Library, Sanctuary	35,000
Church of our Lady	Norfolk / Downtown	Worship	28,000
Parkview Church	Speedvale & Marlborough	Daycare, Preschool/Classrooms, Gym, Sanctuary	24,500
Trinity United Church	Stevenson & Balsam	Daycare, Classrooms, Sanctuary	17,500
Legion Hall	York Rd & Watson Pkwy	Hall	28,000
Italian Canadian Club	Ferguson & Morris	Hall	22,000
410 Clair	Clair Rd E	Worship	40,000

410 Clair Rd E

Putting Things into Perspective



Scaled aerial shot of proposed building footprint superimposed on the Church of Our Lady

410 Clair Rd E



Strange Myths

- At the first public meeting a number of comments were made by City Council, Staff and the Applicant that were without merit
- Two uniformed points that were made:
 - There isn't enough/any suitable land for churches
 - Land is too expensive for churches to develop

Land	Broker	Surroundings	Suitability	Size (acres)	Price
320 Eastview (@ Watson)	Parkview Capital	Commercial, Park, Residential	Good	3.47	~\$800,000
70 Eastview	Coldwell Banker	Mixed , undeveloped, Residential	Good	~ 4	\$1,350,00
561 York Rd. (near Victoria)	Parkview Capital	Commercial, Industrial, Residential	Good	5	\$1,395,00 ⁰
630 Laird (Hanlon Creek Business Park)	Cushman & Wakefield	Business Park	Best	2.75 - 50	\$375,000 / acre ⁰
Stevenson (beside current temple)	Royal LePage	Mixed	Good	5	\$610,000*
410 Clair Rd E	Royal LePage	Single Detached Residential - all sides	Worst	2.95 (4.85)	\$1,999,89 8

* Stevenson St N Property reportedly may require environmental cleanup

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Final Thoughts

- With more suitable land available, and less expensive, the question has to be asked...Why? And currently there isn't an answer
- Over the last few months there has been a grossly uneducated buzz about this application, the aim of this presentation is to present the facts in an unbiased and informative manner to the members of WWRA
- A final fact might be made that the City of Guelph is approaching a new level of growth and development with the same policies and plans in place
 - Are our City Staff and our Elected Officials ready for the new challenges that will continue to come our way?
 - The City is not yet lending an ear to our bigger brothers, other municipalities in the GTA, whom have all gone through these same growing pains and have valuable lessons learned for us. We aren't the first city to deal with an issue like this.
 - The City of Guelph certainly cannot risk unnecessary legal costs, due to appeals, that a proper level of due diligence at the front end of this application could prevent or minimize



Final Thoughts

- Racism:
 - The local Media, and others have rallied against those opposed to this application and put us under the racism umbrella
 - Their comments are mostly misinformed and misdirected and only take away from the legitimate and significant issues that surround this particular application
 - Almost every development change in the city raises objections from local or affected constituents. Usually these objections involve building design or features, or maybe a tree that may or may not be removed. Often these objections are “soft” and involve consideration of people’s wants as opposed to directly enforcing current by-laws, policies, and plans that are currently in place.

410 Clair Rd E



Final Thoughts

- Given that Reid's Heritage Homes (RHH) is a co-applicant, and has property involved in this proposed development, it's odd that the builder has chosen to remain tight-lipped regarding this application
 - Many residents, and association list members, have mentioned that RHH advised them of the retirement home facility at time of purchase, however they are refusing to comment on the current development plans of the same property
 - When notification of the application was sent to residents within 120m of the subjects lands, RHH chose not inform the owners of houses that were within this notification zone. Many residents are finding out about this application after they have taken possession of their new home, due to timing, as many homes in this area were being built or in process of closing when the notification was sent both times. True, RHH has no legal obligation to inform residents in this case, however ethics do play a role in business.



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WESTMINSTER WOODS RESIDENTS ASSOCIATION

410 Clair Rd E

Westminster Woods Residents Association

e-mail: wwr_association@live.com

The information in this presentation, where not directly sourced, is as accurate as possible given the resources and information available at the time of preparing this presentation. Much of the information or data presented is readily available online or through the City of Guelph.



WWRA

WESTMINSTER WOODS RESIDENTS ASSOCIATION

February 23, 2010

City of Guelph

Attention: Lois Giles, City Clerk

Subject: RE: 410 Clair Rd East – Zoning Bylaw Amendment Application File ZC0912

Dear City of Guelph Council,

We are residents of Westminster Woods community and live in close proximity to the proposed rezoning of the property at 410 Clair Road East. We are opposed to the rezoning of this land. One of our primary concerns with the proposed site is the increased volume of traffic in the neighbourhood, and the impact this has on pedestrian and vehicular safety. Westminster Woods is a residential community that encourages the use of our numerous walking trails and green spaces, and currently has a high volume of pedestrian traffic. In fact, the residents of Westminster Woods financially subsidize these facilities through the condo fees paid. Placing a facility that can accommodate such a large number of visitors in a residential neighbourhood can be detrimental to the safety of the local residents. Furthermore, we are concerned about the 10 metre wide service corridor off of Goodwin Drive that will be used by the property and will allow increased parking on the nearby residential streets. Regardless of any traffic and parking studies that are currently underway for the proposed site, there is no guarantee for the nearby residents that traffic and parking issues will not increase further if future expansion of the facility is made, nor has future expansion of the facility been taken into account in the city staff's information report.

We are concerned with the overall size and compatibility of the proposed site building with the surrounding community. The Council Report (report 10-12) falsely stated that the height of the proposed building was the same as the original application (nursing home). According to the elevation drawings provided, the total height of the proposed site building will actually be approximately 50% higher than the nursing home. The height of the proposed building will clearly stand out above the surrounding homes. This is likely also a concern for many other Westminster Woods residents since one of the major appeals to the community was that it was a master planned community that harmonized with the natural aspects of the community. This concern is amplified by the potential that the proposed site can allow the building to expand beyond its original plan, into the 38 metre wide field that is adjacent to the building. Also, since this is a master planned community, there has been much more effort than in other subdivisions into maintaining the harmonized appearance through many restrictions and by-laws, and pre-designed features. These efforts were well advertised to homebuyers from the beginning. The proposed site, however, is not held to the same standards, nor has there been sufficient public awareness about the proposed application.

Please respectfully consider our concerns as neighbours to the proposed site.

Regards,

Richard and Elizabeth Kittel

cc:

Councillor Christine Billings (christine.billings@guelph.ca)

Councillor Karl Wettstein (karl.wettstein@guelph.ca)

From: Brittney Hanna

Sent: February 24, 2010 8:55 AM

To: Lois Giles

Subject: 410 Clair Road East: Proposed Zoning By-law Amendment (File #ZC0912) - Ward 6

Good Morning Lois,

I am a concerned citizen of Guelph in Westminster Woods. For many reasons, I am against the Sikh Temple being built at 410 Clair Road East as it currently is being presented.

1. Size/Capacity – I understand that the estimated amount of individuals attending the temple is 300-400. However, this is not a guarantee. I think the temple needs to have a MAXIMUM capacity of 400 set.

2. Traffic – This would be solved if a maximum capacity was set. The roundabouts in the area would be horrible to use with increased traffic. Unlike a store or many businesses, people would be arriving and leaving all at once.

3. Parking – Again, a maximum capacity would assist with this issue. 169 parking spots are fine for 300-400 people. However, I am concerned more people will begin to attend the temple and there will be an overflow of traffic onto neighbourhood streets. A path to Goodwin will also cause this.

4. Exterior Appearance – Residence of Westminster Woods pay fees to guarantee an agreed appearance. I would be concerned that the Temple will be exempt from this. Just as the neighbourhood library and stores match the exterior look and landscaping of Westminster Woods, I think it is important that the temple does too.

5. Most efficient use of the space – Perhaps something that is useable by the whole community would be a better use of the space.

There has been very rude and racial comments made from both sides; not just by the individuals against the temple being built. However, I feel we are getting extremely side-tracked from the real creditable concerns and nothing is getting addressed or accomplished.

I appreciate your time.

Regards,

Brittney Hanna

From: Tessarae Arpa
Sent: February 24, 2010 8:28 AM
To: Lois Giles
Subject: Clair Road Temple

Good Morning Lois,

I am emailing you concerning the Temple that is being proposed on Clair Road. I understand that I needed to have a written submission in by 4 pm today to have my thoughts considered.

To start off I would like to say that I am not racist and none of my thoughts have to do with race or religion. I am starting off with this because every time I raise my concerns I get called ignorant names such as a racist "red neck". I understand that the city has to take in account that there may be prejudice people out there but I know that this is not an issue with the vast majority who are concerned. I also feel that I need to defend myself as so many accusations have been thrown my way. I am very tired of the "race card" getting thrown around. I think we all need to sit back and start looking at the real issues on both sides.

My first concern is the fact that the City is allowing the capacity at this point to be 400 people. There is no way that the capacity of a building of that size is JUST 400 people. They are thinking of expanding it to over 3000 sq feet are they not? Even the Sikhs notice they are the fastest growing community so for once should'nt we plan a head? I live at the _____ and I know from first hand that there is not enough parking. This could have been easily avoided if the city, along with Reid's, took some time to take realistics into consideration. We are not in China, people do not ride bikes. I understand we want to be green , but you need to be realistic at the same time. Now everyone is hostile about the issue and park all over the streets. It is very unattractive and can be quite a nousance. I am sure that the people across from our buildings are upset that their streets are jammed pack with unessary traffic. All you need to do is plan ahead. We were aware that there were around 450 people at the Condos, and we have under 10 visitor parking spots, and very few people can have more than one space. What about commuters who cannot share cars? We knew this , but ignored the facts and hoped people would ride a bike to work.

I also do not think that it is fair in any way that the Temple is literally amongst Westminster Woods. Every resident in Westminster Woods pays high fees to be apart of it. Aesthetics are why people move there, and it is my concern the temple will diminish them. I have never heard of the City asking them to use the same brick , or exterior appearances are the surrounding neighbourhood. This is extremely important to us as residents and I think it would put people a little more at ease. If you look at Arpies hair salon, it is amongst Westminster, and its exterior design matches the surrounding buildings, along with the entire plaza that is on Goodwin. I also think that they should have some sort of contract saying they will uphold the exterior appearance. The condos alone pay \$30,000.00 a year for landscaping alone. We pay a lot of money for the appearance and I believe that if they want to be apart of our community they should as well. I don't think that words are good enough here, I think they need to have a signed agreement saying they will.

I really do not see why the Sikhs have to be in that exact location. There WILL be an overflow of traffic, even with 400 people. I KNOW that because of the condos. I am not saying they do not deserve a Temple in Guelph , I just do not think this is the appropriate place for it. The amount of guests that will be coming all at once will just hit the neighbourhood hard, and we pay a lot to live here.

There are many other concerns I have but unfortunately I have to go to work . I will be attending the next meeting.

Thank you ,

Tess Arpa

To
The Mayor and Council Members,
City of Guelph.

Sub: Proposed Sikh Temple at 410 Clair Rd E.

I am writing this email to voice my strong opposition to the proposed construction of a Gurudwara (Sikh Temple) at the above location. I hope you will find time to read this email and understand my concerns.

Both me and my wife are residents of _____, which is close to the proposed site. We have lived in India for much of our early life before moving to Canada. Although we are Hindu (and not Sikh), many of our friends are Sikh and I have visited Sikh temples. In India, big places of worship are in a market/high-traffic area. But that is beside the point.

This is certainly not a religious issue to us. I would be vehemently opposed to a mega hindu temple or a mega church or even a home depot at the same location. By being the member of a minority religion in this country, I believe I can bring a different perspective to this discussion.

The proposed building does not fit in to the surroundings. We were attracted to this neighbourhood, and eventually became homeowners because of the beautiful way public buildings like the library and school blended into the landscape. The mega temple will not. However, there are other more important concerns too. I will provide real life examples to illustrate my point.

There is a misplaced sense of propriety among some who believe that it is hypocritical to allow hundreds of churches to be built and not this one temple. That is actually the very reason why we have to be so careful. There are very few places of worship for minority religions in this country. We have to be careful where we place them for this very reason, especially when they are planned this big.

I personally (on occasion) visit a hindu temple near the toronto airport (6815 Professional Court, mississauga). There is another temple on the same road and a number of church variants. This temple is pretty big (or so I used to think, because this proposed sikh temple will dwarf it). There is a huge influx of people from far away. If you dig deeper in Google Maps, you will find that the area allocated is far far away from anything residential. The dead end road is inhabited by other places of worship, and a few industrial buildings. I always end up parking at the industrial building opposite the temple because there is no space on important festivals. On Weekdays, you cannot do park on reserved industrial lots and have to park further away and walk to the place. If this were a residential area, I would feel sorry for the residents. Somebody got things right with the location, and I suspect it is both the city and the temple management.

The Hindu temple in Ottawa is in a secluded area. Closer to home, I have visited a temple on Bridge st in waterloo. Again it borders a industrial building and there is nothing on the

other side of the road. The famous SV temple in pittsburgh sits on top a secluded hill many miles outside the city. There are actually people from ontario who drive this temple in pittsburgh. I dont want to clutter this email with other example here and in the US, but I have never seen a big temple the middle of single family homes. The reason is simple: these big places of worship are few in number, and there are thousands of people who want to visit.

I dont think anyone travels to a different city to go to a church on sundays. there are more than a hundred churches in Guelph. This is not going to be like your small neighbourhood church. This is big, and there will be a continuous influx of people from surrounding areas. The mega structure will rise like a behemoth in front of Goodwin drive. The parking backflow is a genuine concern. Noise is a major concern. Overall congestion will greatly increase. This is not fearfongering, or religious discrimination, it is just a fact. It will happen because I have seen it.

The biggest Sikh temple in Ontario is located at Dixie road in mississauga. This is not a residential area either. It attracts tens of thousands of visitors, and the place is literally swamped with people on important dates. The proposed construction at Clair Road will be smaller than this, but still end up as one of the largest Sikh temples in Canada. Many Sikhs from south eastern ontario will understandably end up coming to the Clair rd temple instead, making this a high traffic area. People in and west of Milton dont really want to drive into "bad traffic" Mississauga. I would do the same.

This is a beautiful city, and in my opinion, much of our controlled growth should be attributed to prudent decisions taken at City Hall. We should not cloud our judgement based on articles/letters in the Guelph Mercury (often written by people who live nowhere near and are unaware of facts) or perceived religious intolerance. I urge you to make an objective decision based on facts about other such temples elsewhere in the country. There is a reason why all such temples are never built in low density, low rise residential communities. The residents of this community are overwhelmingly against this proposed construction. As part of a religious and linguistic minority myself, I do not expect a sympathy vote or a free pass, and neither should anyone else.

This proposed Sikh temple is too big for any residential community. I implore you to stop this rezoning process from going through.

Thank you very much for finding the time to read this.

Regards,
Sujoy Bhattacharjee

February 24, 2010

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

To Members of Council

RE: 410 Clair Road East, Zoning By-law Amendment Application File ZC0912

I am a resident at _____ in the Westminster Woods community and am quite concerned about the proposed zoning amendment and development of a religious establishment at 410 Clair Road. This is the second correspondence letter I have written indicating my concerns with this application.

Firstly, I view the Official Plan as a progressive approach to good, sustainable planning practice in the City of Guelph. I think the City has evolved over the years to being one of the best places to live in Canada – and I am truly proud living here. However, I cannot help but be discouraged to know that staff and Council are considering this application within the context of the surrounding and incompatible, low density residential neighbourhood.

From my general understanding of zoning in other cities, typically religious establishments are located in areas that can support and accommodate mass vehicular traffic and parking, as well as long term growth (such as industrial designated land uses). It would also minimize the potential for pedestrian/vehicular conflict. The site at 410 Clair Road is a location that not only contributes to pedestrian/vehicular conflict, but also has the potential for parking spillover to adjacent residential streets. The proposed site also limits the amount of growth that could be accommodated given the property size constraints, and the potential for the facility to be a “regional” centre, even if its primary intent is to serve Guelph patrons. The location is within proximity of major transportation corridors (i.e. 401) and the “newness” of the facility would definitely attract patrons from Cambridge, Kitchener and Waterloo.

Additionally, I also oppose the zoning amendment because the proposed religious establishment is a dedicated facility to patrons that represent the minority of the surrounding Westminster Woods community. Alternatively, I would graciously and financially support, through my property taxes, a more inclusive type of facility that the entire neighbourhood could use, like a community centre. Depending on programming, a community centre has greater ability to attract a wide range of residents, establishing diversity and social inclusivity through participation. It could also support active transportation modes and public transit.

In conclusion, I still believe that the proposed zoning amendment goes against Official Plan policy, based on surrounding incompatible land uses, lack of sustainable cohesiveness, and insufficient and/or non-existent long term growth plan.

Please forward me any further information stemming from this application.

Sincerely,

Antonio D'Alessandro

cc Lois Giles, City Clerk
 Katie Nasswetter, Senior Development Planner

Hello,

My name is Rob Edgar and I live at _____ in the Westminster woods development in South Guelph. I would like to officially voice my concerns about the building of a religious institution in my neighbourhood. I request that the city of Guelph does not allow this to happen.

To name a few of my concerns:

-The entire Westminster woods community pays a condo fee to maintain our neighbourhood. The neighbourhood is attractive and all of the buildings are aesthetically pleasing and look like they were all developed by the same builder. A different type of architecture is something that I would not like to see. I will admit I am ignorant to the type of architecture proposed so I will try and attend the public meeting this evening.

-I am not a religious person in the sense that I would follow a religion and go to church. I don't believe that a community should be built and then a church added to it as a surprise (My lawyer informed me of what was zoned when we built here 3 years ago and this was not mentioned.) If anything, a church should be built away from a community and then the neighbourhood can grow around it.

-This will bring traffic to Clair road and I feel it will bring traffic into my neighbourhood. This will be more congestion, wear, and tear on our roads, park areas, and trail systems created by people who are not necessarily paying taxes in that area.

If I may be added to an update list for when a decision is reached I would appreciate it.

Regards,

Rob Edgar

Gymnastics Academy and a Greek hall. Both are

410 Clair Road Rezoning

Stop the Accusations of Racism and look at the REAL issue...

The rezoning from residential to religious is **not about religion** it's about compatibility with the immediate surrounding area. It is not appropriate for ANYTHING but residential (including old-age home). Residents in this community bought properties in this area based on the zoning that was in PLACE. 410 Clair Road was zoned RESIDENTIAL and now that these homeowners have moved into their homes the City is proposing to pull the rug out and change the zoning to religious institution. On top of that, only residents 120 metres from the property were notified.

The reason there was not the uproar regarding the Catholic Church rezoning on Poppy Drive is because it lies next to a high school and a fire hall. The Salvation Army Church on Gordon is also not surrounded by residential but by soon to be commercial properties. Both are appropriate places for a church and are compatible with their surroundings. The proposed temple is flanked on three sides by houses that were zoned residential from the beginning as this property was.

The Sikh temple in Kitchener is outside city boundaries and therefore not surrounded by existing residential. The Brantford temple is flanked by a

not next to residential properties however there may be residential across the street which provides a natural buffer and is therefore suitable.

Traffic is also an issue as there is bound to be spill over of cars parked on neighbouring streets during large gatherings. Also, there is a swath of land next to the temple that is now in the rezoning. The only reason I can see that this is also included is for future expansion of the temple. They will build something for 400 people today and then there is lots of room for expansion in the future.

This is not the right place for this temple. It is not an appropriate use for this property. It belongs somewhere around other "institutional" zoning.

There is a property of the same size and price across the street on Clair that would be ***more suitable*** for this size and design and would not be next to a large subdivision.

The vast majority of people in this area feel the same way as evidenced by the out-pouring of comments at the first public meeting. Are these meetings held just to appease the people? Is anyone in our City council REALLY listening?

P. Plante