

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
- December 7, 2009 -

DELEGATIONS

- a) **410 Clair Road East:** Proposed Zoning By-law Amendment (ZC0912)–Ward 6
- A representative of residents of Hall Avenue and Dominion Drive
 - Adam Minnion
- b) **150 Eastview Road (Grangehill Phase 7)** – Proposed Draft Plan of Subdivision and Zoning By-law Amendment (File 23T-07501/ZC0703 – Ward 2)
- John Cox on behalf of J.L. Cox Consultants Inc.
 - Peter Murphy on behalf of Metrus Developments Inc.
 - Julian Zilio
- c) **Traffic Operational Assessment – St. George’s Square**
- Lorenz Calcagno on behalf of Guelph Downtown Business Association
 - Charles Cares

CORRESPONDENCE

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

Correspondence:

- Adriana Elena
- Valentin Banica
- Marc Polla
- J. Scott Galadja on behalf of Kevin Huckle
- Amy M. Delisle on behalf of Michael Delisle & Sandra McCormick
- Julie Luis
- James Wright
- Sahar Hussain
- Kevin Tait
- Brad Wallace
- Kate Decker
- Mark Kozak

- Clarissa Kozak
- b) **150 Eastview Road (Grangehill Phase 7)** – Proposed Draft Plan of Subdivision and Zoning By-law Amendment (File 23T-07501/ZC0703 – Ward 2)
- Julian Zilio

Hello,

It was brought to my attention about the construction of a Sikh temple on 410 Clair Road East and I want to express my concern about the impact a such construction will have on the neighborhood. I am currently building a new house in the area, north of Clair Road, and the reason I chose Guelph South is because is quiet, with very little traffic, it's safe and has a beautiful landscape.

Sikh culture is also known for their violent doctrine. The site chosen is not large enough, will only have 176 parking slots compared to similar religious establishments in the area that have 400 parking spaces, the proposed establishment will be open 24/7 which raises concern over cars overflowing onto quiet residential streets at any given time in the day, noise and safety for the residents living nearby.

Would the opinion of the residents living or moving in the neighbourhood be taken into consideration?

Thank you,
Adriana Elena

410 Clair Road East –Sikh Temple

We (the neighborhood around 410 Clair Road East) are writing because we are very concerned with the new Planning Act for the Zoning By-law Amendment application from Smith-Valeriotte LLP for the property known as **410 Clair Road East**. The applicant wishes to rezone a 1.2 hectare portion of the site along Clair Road East from the specialized R.4A-34 zone to the I.1 (Institutional) zone to permit building a Sikh Temple for the site.

We respect Sikh's culture and tradition but we believe the city of Guelph should educate themselves further more in order to handle this proposal properly as what impact would have this Temple or any other religious establishment on the whole area.

This neighborhood is a beautiful and quiet residential area that would be dramatically altered by bringing in a Temple or any other facility this large. Parking problems are always an inherent problem with a development such as this. Since the subject land backs onto a residential street (Goodwin Drive), many residences will be interfered with. The subject land is too small and inadequate. There are two other Religious establishments in the south end community. One is the Baptist Church located on Arkell Road. The second is the Salvation Army Church, located on Gordon near Arkell. Both of these Churches are located in an isolated, non residential area on large properties. Both of these Churches have greater than 400 parking spots available to them which is significantly more than the 176 parking spaces that have been designated for the Proposed Temple on Clair. Parking will be a definite problem and there is no overflow relief other than onto quiet residential roads. This congestion of residential roads will present safety concerns for the community.

We have other city's example that already have a Sikh Temple: Brantford, Etobikoke, Brampton, etc. The streets around the Temples are packed with cars, almost every hour of the day, as the Sikh Temple is opened every day 24/7!

In addition, throughout the year many religious celebrations are held at these Temples which results in loud noise. This area of Guelph is too confined and too close to a quiet residential neighborhood to be considered an appropriate place for this temple. Also it will not be an adequate landscaping and screening to promote compatibility with community's adjacent activities. It will not fit with signs and lighting on adjoining residential properties and it will not have adequate municipal services.

We believe the city of Guelph should educate themselves further and provide the Sikh Community with an appropriate and suitable area to build their religious establishment. There are several Sikh's that live in this community that we consider great neighbors and hope that they will be given a suitable area to build their Temple.

In conclusion parking will be an issue, noise will be an issue, safety will be an issue and Guelph South will be everything BUT beautiful, quiet and desirable to live in.

It's a long way to understand properly any religion and we won't try to do it here and now.

A recent poll in B.C. reveals that being "tolerant" is far more complicated than pro-multicultural Canadians like to think.

Half of the country's roughly 350,000 Sikhs live in British Columbia, particularly in Surrey and Vancouver.

But only 28 per cent of British Columbians surveyed reported a favorable impression of Sikhism, according to Angus Reid pollster Andrew Grenville.

That was well below the figures in provinces where Sikhs are far less numerous, like neighboring Alberta, where 47 per cent reported a favorable opinion of Sikhism, **or Ontario, where Sikhism was rated favorably by 35 per cent.**

In addition, residents of the West Coast of Canada are more likely to view Sikh doctrine as violent. Thirty per cent of British Columbians said they think Sikhism encourages violence.

The connection with violence may or may not be unfair. But it no doubt has a lot to do with the 1985 bombing of an Air India jetliner, which was linked to B.C. Sikhs -- as well as to recent front-page news reports of vicious gang killings by members of the Indo-Canadian/Sikh community.

The generally low view of Sikhism as a religion can also be partly explained by residents' ignorance of the faith, which is revealed in the poll.

In conclusion allowing building this Temple it will have a very negative impact in the whole south city area and we have to stop this!

Valentin Banica

To Planners and Council

I have prepared some questions for the public meeting on December 7,2009 in regards to 410 Clair Rd. East.

1. When will Planning Staff be coming back to Council with a recommendation report?
2. How is the proposed facility going to function on a weekly basis. How often will it be used and in what manner?
3. Is the applicant seeking to permit ancillary uses within the building such as a day care center, banquet facility, hall rental for weddings etc?
4. What is the ultimate height of the proposed building measured to the top of the main turret/minaret?
5. Has the applicant provided a traffic impact study for the proposed development and can this be made available to the public?
6. Can the applicant provide a plan or illustration/image of the proposed garbage enclosure?
7. Have the people that have not moved in to the houses being built been notified of this meeting?
8. In regards to the walk way what is its purpose?

Thank You

Marc Polla

MILLER THOMSON LLP

Barristers & Solicitors
Patent & Trade-Mark Agents

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CITY CLERK'S OFFICE

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December 3, 2009

Delivered Via Fax 519-763-1269
Private and Confidential

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Direct Line: 519.780.4615
sgalajda@millerthomson.com

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

Attention: Lois Giles, City Clerk

Dear Ms. Giles:

Re: 410 Clair Road East
Zoning Bylaw Amendment Application File ZC0912

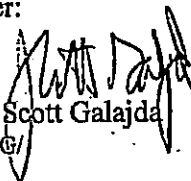
Please be advised that we are the solicitors who represent Mr. Kevin Huckle, owner and resident of . We have been asked by Mr. Huckle to write this letter of opposition to the above-mentioned application as he will be unable to attend the public meeting scheduled for December 7, 2009 as a result of being out of the country on a business trip.

Our client opposes the application on the basis that the proposed use of the subject site will result in an inappropriate traffic flow issue at the intersection of Clair Road East and Kilkenny Place. More generally, the proposed use of the subject lands is inconsistent with the estate residential use across Clair Road East as a low-density land use. The original intention of the City Planning Department for the use of the site as residential, relied upon by those who chose to reside in the area, should be maintained.

Yours truly,

MILLER THOMSON LLP

Per:



J. Scott Galajda
JSG/

4117725.1

December 3, 2009

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CITY CLERK'S OFFICE

SENT VIA FACSIMILE TO (519) 763-1269

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

Attn: Lois Giles, City Clerk

Dear Ms. Giles:


RE: 410 Clair Road East
Zoning Bylaw Amendment Application File ZC0912

Please be advised that we represent Mr. Michael Delisle and Dr. Sandra McCormick, owners and residents of [redacted]. We have been asked by Mr. Delisle and Dr. McCormick to send to you a letter of opposition regarding the above stated application. Mr. Delisle and Dr. McCormick are unable to attend the public meeting scheduled for December 7th, 2009.

Mr. Delisle and Dr. McCormick oppose the application on the basis that the proposed use of the subject site will result in an inappropriate traffic flow issue at the intersection of Clair Road East and Killkenny Place. Further the proposed use is incompatible with the current low-density land use of the estate residential lands across Clair Road East as the original intention of the City Planning Department for the use of the site as residential, relied upon those who chose to reside in the area, should be maintained.

Yours truly,

KEYSER MASON BALL, LLP



Amy M. Delisle

AMD

November 4, 2009

Re: Proposed Zoning By-Law Amendment proposed for 410 Clair Rd

Dear Guelph City Council,

I am a resident of Westminster Woods subdivision and have some concerns regarding the proposed zoning by-law application for 410 Clair Rd that I would like to be considered by Guelph City Council as they enter into the discussion of this application. My understanding of the Sikh community is that they are a caring community that also extends this ethic of care to others. I can understand that the temple they would like to build would be a place to carry out traditional cultural and religious practices that are cornerstones of their identity. My concern is not whether the Sikh Society of Guelph should have a temple, but rather whether that the temple should be located in the Westminster Woods subdivision, further to this I believe that the City of Guelph should aid the Sikh Society of Guelph to locate the temple in an area conducive to conducting *all* the Sikh cultural traditions that are important to them. I am unconvinced that the proposed Clair Rd. site would be the right location. My concerns with the 410 Clair Rd location, and the many unanswered questions I have regarding this application fall into the broad categories I have outlined below.

Communication

Residents of the Westminster Woods subdivision were very inadequately informed of both the City of Guelph's meeting to rezone 410 Clair Rd. and poorly informed by the Sikh Society of Guelph about their open house. Only a few homes in the very immediate area around the proposed Clair Rd site were given information in their mail boxes. Most residents of the area were not notified of the Open House held by the Sikh Society of Guelph.

*Why were we not invited to listen and talk about the temple **as a community** given that we will be asked to live with the temple on a daily basis as **residents** of Westminster Woods, unlike the many temple worshipers who will attend the temple, but do not live here?*

Further to this, the neighbourhood surrounding the proposed Clair Rd. site does not receive the Tribune as it is a new part of the community and there are no carriers so many residents would have no way of knowing any of these changes were being proposed.

How are community members able to respond to this zoning request & subsequent meetings in a timely fashion when the community is vastly uninformed through no fault of our own?

Aesthetics

Residents purchased homes in the Westminster Woods subdivision were **required** to choose

exterior building materials and colours based upon strict prepackaged guidelines to create a uniform “look” or “feel” to the community. Most of this part of the subdivision was also created to respect our natural environment through Energy Star and Leed energy conservation strategies, rain water collection and diversion system for the wetland, and through aesthetic considerations that allow homes to BLEND with the surrounding natural features of the subdivision. The design of the homes in Westminster Woods has an “Arts and Crafts” architectural aesthetic that the temple would not likely be in keeping with.

How will the proposed temple, constructed with domes and minaret features fit into the aesthetic look of the neighbourhood?

What height standards will there be for the building itself and for design features like minarets, flags, etc.?

Guelph City Council members might wish to refer to the Ontario Sikh & Gurdwara Council website, www.osgc.ca to see an array of pictures of Sikh temples built in Ontario communities. Many of these pictures also give an idea of the zoning they likely fit into.

Location & Size of the Proposed Temple

The proposed temple at 17, 997feet squared, is not a small local community temple. A temple this size would be considered a **large regional serving** place of worship according to a recent City of Brampton Places to Worship Policy Review Recommendation Report (page #2). This temple would not be to support a small community based faith community, but rather to support a large faith community from all over the City of Guelph and other **regional** areas. The size of the temple and developable property also indicates room for the growth of the faith community.

How large is the capacity of the temple that is proposed?

How will the inflow and outflow of these many worshipers (we are presuming a large congregation given the building size) impact the surrounding community of Westminster woods during regular and special celebrations?

Is Clair Rd sufficient to manage the traffic flow such a potentially large congregation?

Considering that the Sikh temple (Gurdwara) is a central part of community, cultural and religious life of Sikhs, is this temple to be used as a community/cultural centre also? Convention centre? What specific uses will this temple be put to and is institutional zoning appropriate for all the potential uses?

How often are these celebrations? Noise?

What hours will the temple keep?

What impact will inflow and outflow of worshipers have if they are visiting 24hrs (as can be common in Sikh temples) a day have on the surrounding community?

Given that Clair Rd. is a transport truck route are any vehicles (e.g. transports, taxis) carrying worshipers permitted on the property and for how long?

What method does the City have to calculate parking capacity? Future parking capacity?

Is the surrounding community also expected to provide overflow street parking? How will this impact the quiet narrow residential streets of Westminster Woods?

Is this proposed lot an appropriate size for a temple this large and to buffer (noise, traffic) the surrounding residential community from the activities at the temple?

The above concerns lead to the next point of consideration, what do we *actually know* about the appropriateness of a large regional place of worship placed in a strictly residential community? As an example, the City of Brampton engaged in a process of review of their “places to worship” by-laws through a very considered process of consultation with a variety of faith communities, representatives from all areas of city development (including planning, development & financial), councillors, and the public to create recommendations guide the placement of “places to worship”. These recommendations also have also resulted in recommended restrictions on placement of places of worship so that consideration is given to the impact to the surrounding community.

Has the City of Guelph undertaken any studies to determine the appropriate integration of places of worship into Guelph residential communities to understand the potential impacts, especially when considering integrating such a large regional place of worship?

If most of the congregants are from outside of the Westminster Woods subdivision, and possibly outside of Guelph can this temple really be considered a community institution that will enrich this residential neighbourhood?

What will be the impact of the place of worship on noise, traffic flow, and community aesthetic?

If this temple is open 24 hours to worshipers, serving meals and offering temporary accommodation (as some temples do), what will be the impact on the community of a constantly operating establishment?

What impact on the community will delivery trucks bringing in supplies to the temple to operate the “community kitchen” that provides meals after worship that is a traditional

practice to Sikh temples?

Does the City of Guelph expect Westminster Woods residents to be a “trial run” for integration of regional multipurpose places of worship into residential neighbourhoods?

In the Brampton report, places of worship would not be recommended in residential areas if they were a “large regional serving” place of worship, as this one is given its size, nor would it be placed in a residential area that is home to “estate lots, village, or upscale executive homes” (page 3 of the report). Reid’s Heritage Homes sold homes in this community labeled as “estate homes” (Dominion Drive & Hall Ave), and “executive townhomes” (Laughland Rd), not to mention the many upscale executive homes on Dominion Drive, Ray Crescent and Baxter Drive. There is also the Rolling Hills subdivision which the City has zoned Estate Residential directly across the street from the proposed site on 410 Clair Rd. at Kilkenny Place and Megan Place.

Has the City of Guelph considered whether there should be guidelines around where to place a “place of worship” so that the needs and impact to the surrounding community is also well thought-out?

Has the City of Guelph considered whether study and by-law legislation should be the first step given the likely multipurpose use of the temple and Guelph’s relative inexperience in integrating an establishment of this nature in a residential community?

Lastly, in regard to location, and perhaps most compellingly, when most Sikh Temples are usually found in rural, industrial or commercial settings *why would a residential setting be called for in Westminster Woods given the multiple and round-the-clock use of these establishments?* It would seem that those settings (outside of residential areas) are indeed more appropriate given the traffic volume (from a large faith community who reside primarily outside of Westminster) and the ability to make use of the facility at all hours without impacting residential areas. As a point of curiosity I did contact the surrounding communities to confirm this, below please find the results of my inquiries.

Community Served	Address	Zoning
Kitchener – Waterloo	2070 Snyders Rd., Petersburg	Zoned institutional for the temple and surrounding land is zoned agricultural and extractive industrial
Cambridge	1401 Roseville Rd., Galt (North Dumphries Township)	Zoned agricultural (Z1) with amendment for temple. Surrounding land zoned Z14 for gravel pit

Dundas	200 Old Guelph Rd.	Surrounding land is zoned PPS which is public and private service and the temple specifically is zoned S-56 within this category
Stoney Creek	290 Lake Ave N.	Zoned JJ – or restricted light industrial (temple and surrounding)
Hamilton	86 Covington St.	Zoned KK – restricted heavy industrial (temple and surrounding)
Brantford	483 Park Rd. N.	Zone I2-for the temple (institutional) and C8 for the surrounding land – (general commercial)

Additional Residential Land

As any resident in the Westminster Woods subdivision can confirm, this southend community is a desired place to live for many reasons. There has also already been so much land allocated to “institutional” zoning for four elementary schools, and a library, so that leads me to ask why another institutional zoning should be granted when there is still so much need for additional residential property within the community. I also question this given the fact that the southend residents pay extremely high taxes in relation to other areas of Guelph with very few facilities. Instead of adding to our tax base so that our community needs of a southend recreation centre might be realized, valuable *taxable residential* land is being considered for a use that does not serve the needs of the *whole* community.

Is this the best planning solution when there are other less residentially valuable pieces of land in the southend and elsewhere in Guelph?

Common Elements Condominium

Residents of the Westminster Woods subdivision are also part “owners” of the common elements of the neighbourhood by virtue of the Common Elements Condominium. This condominium that all members of the Westminster community are a part of should also grant residents the ability to be properly informed and have decision making power when access via a concrete footpath and access road will connect the proposed property with Goodwin Drive.

Why has the City of Guelph and the Sikh Society of Guelph felt the Westminster community at large would be uninterested in this proposal and should be uninformed about this zoning proposal when we are obviously connected as a community and committed (through participation in the Common Elements Condominium) to the well-being of this community?

Why have preliminary drawings of the property not included this emergency access road which would allow worshipers as well as emergency vehicles into the community at large, increasing traffic volume?

I would like to thank City Council for reading my concerns and I hope to be added to any mailing lists to receive additional information on this rezoning request. It is my hope to not only have my questions answered in the weeks to come but to also ask council to remember that in this very multicultural community, there are people of many faith, language and cultural traditions, and that *any changes to zoning must be to the benefit of all of us that **live** in this community, we are the priority as this is our home.*

Sincerely,

J. Luis

To Planning staff and Council Members,

I am a member of the Westminster Woods subdivision. Other members and I have concerns over the proposed zoning by-law amendment for 410 Clair Road East. These concerns are:

1) Traffic concerns. The emergency vehicle entrance/exit off Goodwin drive will increase traffic within the neighborhood. As a result of increased traffic onto Goodwin drive there is an increased risk to the safety of our children and all community members. Also, Clair road is for single lane traffic between Gordon st. and Victoria street. Can Clair Road accomodate an increased traffic flow for such a large congregation? The likliehood that the side streets within the Westminster Woods community be used as alternate routes increases traffic congestion for community dwellers and increases safety risks.

2) Our community has strict guidelines pertaining to the exterior design of our homes in order to give our community a cohesive look and feel. The design of the temple proposed as in the city council report, and as drawn by architect, J.William Birdsell, does not follow the design aesthetic of our community guidelines.

3)Will this temple be open 24 hours as are other temples in Ontario. What will the operating hours be and will they be conducive to a residential neighborhood?

4) The size of the temple suggests that it will serve many functions. What will these other functions be?

5) How will the proposed temple be integrated into the community? How will it serve the needs of ALL community members?

6) Will there be enough parking spaces for the congregation? Will our residential streets be filled with the overflow of parked cars when there is a large event? Will there be enough land to cover all the parking needs for now and the future?

7) Many temples have an open door policy to traveling members. Will there be large trucks, semi trucks, or RV's parked in the parking lot?

8) Does it make sense to rezone this property when it may not be able to provide adequate parking in the first place.

9) Is the proposed lot large enough to accomodate the size of the temple and parking and still have adequate buffer zones between it and the residential area?

I would like to be notified of when City Council will consider staff's recommendation on this application.

Thank you for considering these concerns.

Sahar Hussain

Dear Mayor Farnbridge, Councillor Billings, and Councillor Wettstein:

Attached is a very well written letter, authored by a neighbour of mine, Ms. Luis, in response to the proposed Sikh temple at 410 Clair Road. I believe that Ms. Luis has articulated the MANY, MANY, concerns that are shared by our entire Westminster Woods and surrounding community members.

I am writing to not only lend support for the letter attached, but quite frankly to let you know that I am extremely disappointed that an entity of this magnitude, (18,000 square feet) is even being given a second thought for our residential neighbourhood. Does anyone realize just how big this actually is, and the overall impact that it will have on our quiet, peaceful part of the city? This facility, if permitted, would fundamentally change, in a negative way, our entire community. The increased traffic, noise, congestion are all byproducts that just don't belong in a subdivision such as ours.

A temple, or convention center, or whatever it gets labelled, that is as big as this one, does NOT belong, or fit in, in a residential area such as Westminster Woods. Surely there are locations in the City that are zoned more appropriately, in areas that make sense for such as establishment.

Please provide the residents of Westminster Woods with the respect that we deserve, and do the right thing, by not allowing for a change to the zoning now. People make decisions on where to set up their homes and their families, based on certain information and zoning, as all of these things impact one's quality of life. It would not be just, to begin changing the zones/by-laws at this point, as so many Guelph families have already made decisions based on the current zoning rules.

There is a place for everything, but 410 Clair Rd. is not the place for an 18,000 square foot temple/convention hall.

Thank you for taking the time to consider these very real concerns.

Sincerely,

Kevin Tait

Guelph City Council,

My name is Brad Wallace and I am a resident at (Clair/Victoria intersection) and I would like to provide the following comment as I am against the proposed Zoning Bylaw Amendment for 410 Clair Road East, File #ZC0912, Ward 6.

As stated in Section 7.2.27 of the City of Guelph Official Plan, I feel that the design of the proposed facility is **not** compatible with adjoining residential properties and would **not** preserve the amenities of the residential neighbourhood.

As I cannot be present at the December 7, 2009 public meeting, please consider this my written submission. Hence, I would like to receive any future information related to this proposal (address provided below).

Regards,
Brad Wallace

My name is Katharine Decker. I live at _____ in Westminster Woods. I am writing to voice my opposition to the rezoning of the area off Clair Road known as 410 Clair Road East from Specialized Residential R.4A-34 to Institutional I.1 for the purposes of building a Sikh Temple. This area was zoned special residential when we bought into this area and, in my opinion, this zoning should remain unchanged unless all homeowners in the vicinity agree to change it.

My husband and I chose Westminster Woods for its quiet residential feel. We paid a premium for our lot close to greenspace and with a natural setting. I believe that the said proposed rezoning and new structure would diminish the aspects of our community that we treasure and paid a premium for.

Places of Worship are for worship, but mainly a place of meeting and congregation. I feel that the increase of traffic and large gatherings of members and visitors would be disruptive to the people already living here. We in Westminster Woods also pay for the upkeep of our community through our condo corporation fees. Rezoning from Residential to Industrial would diminish the number of people paying into the upkeep of our community, while at the same time drawing people to the area who don't have the same vested interest in upkeeping our amenities. I am also concerned about the noise pollution as a result of many people arriving and leaving at the same time for services and special events. Another reason for my objection is that the owners could sell the building and have it used for another Institutional use within the zoning allowance, that may be even more objectionable.

Please respect the wishes of Guelph taxpayers and keep current zoning of 410 Clair Road East as specialized residential.

Regards,

Kate Decker

December 7, 2009

Attn: Lois Giles, City Clerk

Sent via e-mail only

Reference: 410 Clair Road East, File ZC0912

Dear Katie Nasswetter and Council,

I am submitting comments regarding the proposed zoning by-law amendment for 410 Clair Road East.

It is my understanding that the subject lands are designated for high density residential development that may include structures such as schools, churches, daycare centers etc. I have no objection with the subject lands being used for such purposes or to being rezoned to an institutional land use or any other land use that would permit such high density residential structures.

However, in review of the relevant Official Plan policies (Section 7.2.22 and 7.2.27) I am adamantly opposed to the design of the proposed structure on the basis that it is not *complementary to the residential neighbourhood* and would not *have adequate landscaping and screening to promote compatibility with adjacent properties*.

Westminster Woods has been designed so that each new structure is compatible with existing properties. This includes the architecture of residential buildings, high density residential buildings, community centres, schools and the overall streetscape of the neighbourhood. A perfect example is the Westminster Square which includes a public library and other services located at 31 Farley Drive. The architectural design (exterior brick and masonry, size, mouldings) fits with the adjacent properties and is a welcomed addition to our neighbourhood. The same can be said with the design of the neighbouring condo complex which has incorporated many of the same design features. It is my belief that the proposed structure at 410 Clair Road East is the exact opposite of what can be considered as complementary to our residential neighbourhood. There is not a single structure within our neighbourhood in which the design of the proposed building would have any resemblance to. The "golden colour medal cladding domes, precast arches, and precast mouldings around the windows" are examples of the proposed architecture which bears no resemblance or compatibility with our existing residential neighbourhood. It is questionable as to why such a unique and incompatible structure would be proposed within a residential community that has been designed with a consistent architectural flow. As noted within the City Council Agenda for the October 11, 2005 meeting regarding the development of the Westminster Square the following was stated:

The subject site forms part of the planned northeast quadrant of the Mixed Use Node within the South Guelph District Centre (SGDC) in the recommended framework of the CPR. Section 7.4.34 of the Official Plan highlights specific policies that apply to development within the SGDC. Objectives include the creation of a focal point for the local neighbourhood and an attractive and distinct gateway feature for the City. The section also promotes development with a high standard of design and allowing the mix of uses while ensuring compatibility with surrounding uses and other SGDC uses. The subject proposal and site plan submission meets these objectives within the proposed Specialized I.1 zoning and applicable urban design

guidelines.

Based on the comments noted above, it would appear as though the development of the Westminister Square was held to a much higher standard than what is being considered at 410 Clair Road. In no way can the proposed development be considered as a development with a high standard of design that also ensures compatibility with surrounding uses. It is my hopes that the review and consideration of the proposed development will in fact be held to the same standards as the Westminister Square development.

Furthermore, based on the size of the proposed structure and its incompatible architecture, it is tough to believe that there is landscaping and screening options that could promote compatibility with the adjacent properties. The proposed screening of post and wire fencing around the property would provide minimal screening. In addition, the setback of 6 m from Clair Road may not be sufficient to include landscaping and screening measures. As landscaping and screening are site design components that are usually dealt with during the detailed design phase of projects rather than at a zoning level (and thus not part of the public process), I respectfully request that public participation be provided during the detailed design phase of the project (if it proceeds) so that members of the neighbourhood can be actively involved in the site design. It is envisioned that this could include public discussions regarding architectural design components, site layout, setbacks, landscaping and screening options.

Thank you for your consideration of my comments and I request that I be included on any notices regarding this proposed development and be provided an opportunity to provide comments regarding the recommendation report from Community Design and Development Services to City Council.

Mark Kozak
Resident of Westminister Woods

CC. Councillor Christine Billings
Councillor Karl Wettstein

December 7, 2009

Attn: Lois Giles, City Clerk

Sent via e-mail only

Reference 410 Clair Road East
File ZC0912

Dear Katie Nasswetter and Council,

I am submitting comments regarding the proposed zoning by-law amendment for 410 Clair Road East.

I am a property owner within the Westminister Woods community located within 300 m of the proposed site and am opposed to the rezoning of 410 Clair Road East for the purpose of a Religious Establishment.

In review of the relevant Official Plan Policies (Section 7.2.26), I do not believe the construction of the establishment will *complement or serve the needs of the surrounding residential neighbourhoods* but rather impose a negative impact by creating undue traffic congestion for residents of Westminister Woods and homeowners near Clair Road East. The planned envelope for this building is 1,600 square metres with approximately 176 on-site parking spaces. If the Temple operates at capacity, the traffic “waves” prior to and following activities held at 410 Clair Road will result in traffic congestion effecting not only the access points to Westminister Woods, Kilkenny Place, and Megan Place, but will effect the overall flow of traffic on Clair Road. Currently there are no traffic lights at Victoria and Clair and traffic is already becoming an issue without the additional overflow from activities at the proposed site. This type of traffic would not benefit the surrounding community and would not be created by a high density residential property, which was originally intended for the proposed site. I believe an establishment of this capacity that is capable of creating “waves” of traffic, is not suited to be incorporated in a highly populated residential community such as Westminister Woods and rather better suited for non-residential areas. For example, The Gurdwara Sahib Sikh Temple in Kitchener, Ontario was constructed one kilometre west of the city limits on Snyder's Road East.

I am also opposed to the design of the proposed structure on the basis that it is not *complementary to the residential neighbourhood*. Schedule 5 of the Council Report (Report Number 09-95) shows the proposed design for the Sikh Temple. The architecture design of this building is not complementary to nor bares any resemblance or compatibility with the surrounding residential neighbourhood of Westminister Woods or the residential community east of the proposed site. As site design components are usually dealt with during the design phase of projects rather than at a zoning level (and thus not part of the public process), I respectfully request that public participation be provided during the detailed design phase of the project (if it proceeds) so that members of the neighbourhood can be actively involved in the site design. It is envisioned that this could include public discussions regarding architectural design components, site layout, setbacks, landscaping and screening options.

I am also concerned that a conflict of interest exists with having Smith –Valeriotte act on behalf of the Guelph Sikh Society. Frank Valeriotte, cofounder of the Smith-Valeriotte LLP, and current

Guelph MP also members the Intercultural Leadership Advisory Board with Mayor Karen Farbridge. My concern is that this rezoning application will be favoured in support of the goals of the Intercultural Leadership Advisory Board (in which Mayor Karen Farbridge is a member) and to promote culture inclusion without thoroughly looking at the negative impacts or architectural incompatibility that will be imposed on the residents of Westminister Woods and residents of the surrounding properties.

Sincerely,

Clarissa Kozak
Resident of Westminister Woods

City of Guelph Public Meeting Notice

File # 23T07501/ZC0703

We are submitting this letter in response to the Public Meeting Notice dated November 13, 2009

We are concerned about the increased trespassing potential. Also these plans do not appear to take into consideration the future developments of the adjacent properties both to the west and to the North.

Issues that we would like to bring to your attention for consideration are as follows:

- The relocation of the park from the Center of the proposed development to the far North West corner. Seen as a high potential promotion of trespassing.
- The removal of the proposed street access at the North West corner with buildings. This issue appears to not consider possible future development of the adjacent lands by not allowing for a secondary access route for future development.
- No plan or mention of future development with lands to the North of this development. We realize this is not the developers issue but should be with the Cities participation be worked into the plans.

Proposed resolutions:

- Keep the originally planned street on the North West corner.
- Relocate the planned park back to the Center of the subdivision or possibly mid way on Street B thereby maintaining a frontage on the wetland.
- Address possible trespassing issues.
- Bring the adjacent land owners Cities concerns and requirements for future development into the plans.

Regards

Mr. Julian Zilio

Mrs. Lisa McCann-Zilio