
Date: January 30, 2020 rev Feb 10, 2020

No. of Pages: 2

Project: First CRC Manse Conversion

Project No.: TE-34700-19

Address: 287 Water Street Guelph

To whom it may concern,

I am writing this memo to you, in my role as Chair of the Board of Stewards (Property Committee) for the First Christian Reformed Church of Guelph.

Our church was originally constructed in 1953, and construction for a renovation and addition was just completed.

On the church property is a detached house which formerly was the pastor's manse (residence). Now days most pastors buy their own house in order to appreciate value when the housing market rises.

In the course of time, the church heard that a charitable organization, Beginnings Guelph, was looking for a new place to rent, as they were outgrowing their current space. Beginnings offers support to individuals and families who are going through raising a child or are considering or moving through adoption. This support includes counselling, teaching, listening and donations of materials. They primarily work with low income households, especially recent immigrants and refugees, as these households need the most support financially, emotionally, in training, and in navigating the Canadian systems.

Beginnings had the challenge of not being able to afford market rate office space due since their work is funded through limited donations. We saw the opportunity to continue our charitable works by renting the majority of the manse to them at substantially below marked rates. This requires a change of use from residential to office space.

To that end we submit this building permit application. Our plan is for Beginnings Guelph to rent the main floor and basement, and to make the space work for them we are tweaking the exiting house layout and adding some office spaces and private counselling rooms.

Since Beginnings does not need the second floor we plan on renting out the rooms upstairs as small office spaces. Ideally this is to other charitable activities, but we currently do not have other tenants lined up.

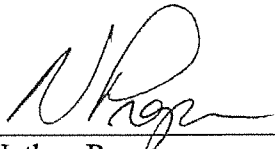
Regarding parking, there is ample parking for the office use in the existing parking lot. This is for two reasons:

- 1) The existing parking requirement for the church is 92 spots and we have provided 148 spaces.
- 2) The time usage of the office and the church would not overlap. The peak church usage is Sunday mornings from 10 to 12 am, and the offices would be used Monday to Friday, 8 am to 5 pm.

We believe using a parking lot for multiple uses is good environmental and property stewardship.

If you have any questions, I'd be happy to answer them.

Yours Truly,



Nathan Proper
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