

Attachment-8 Staff Review and Planning Analysis

Provincial Policy Statement, 2024

The Provincial Policy Statement, 2024 (PPS 2024) provides direction on matters of provincial interest related to land use planning, growth management, housing, infrastructure, and the development of complete, resilient communities. Chapter 2 of the PPS, 2024 emphasizes supporting complete and inclusive communities by providing a balanced mix of land uses including housing, employment, and institutional uses for communities to grow sustainably and meet the needs of current and future residents.

Policy 2.1.6(a) provides for planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs. The proposed development aligns with the PPS policy by introducing a complementary mix of institutional, childcare, and residential uses on a 0.32-hectare lot, contributing to the achievement of complete neighbourhood.

Policy 2.1.6(b) provides for improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society. The proposed development enhances accessibility by locating congregational, educational, and social spaces within a walkable, transit-supported residential neighbourhood and in close proximity to the university campus, improving access for students, families, and residents.

Policy 2.1.6(c) makes provisions for improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. The proposed development supports social equity by integrating institutional uses with childcare services and adding residential options, improving access to childcare within the neighbourhood and contributing to a broader range of housing choices.

Policy Section 2.2 of the PPS directs municipalities to ensure a range of housing options and densities are promoted through all forms of residential intensification, promoting efficient land use, and prioritizing higher density, transit supportive development. Its focus is on meeting diverse and evolving housing needs while encouraging redevelopment, compact growth, and the efficient use of existing infrastructure and public service facilities. The proposed development introduces residential options attached to institutional uses within an established neighbourhood, thus aligning with Provincial direction for modest intensification, efficient land use within transit-supportive areas.

Policy 2.2.1.(b).2 requires planning authorities to provide for an appropriate range and mix of housing options by permitting and facilitating all types of residential intensification,

including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3. The proposed development is consistent with this Provincial direction by adding different housing configurations on a site having institutional function, resulting in a net increase in housing supply.

Policy 2.2.1.(c) promotes densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation. The proposed development has a lot coverage of 24 percent including the institutional and residential uses and a built form that is compatible to the surrounding residential neighbourhood. It demonstrates efficient use of land, available physical and social resources and utilizing existing public infrastructure.

Policy Section 2.3 on Settlement Areas and Settlement Area Boundary Expansions directs municipalities to focus growth within settlement areas and to plan land use patterns that use land, infrastructure, and public service facilities efficiently. This includes an emphasis on supporting intensification, redevelopment, and a mix of uses in built-up areas to support compact, transit-supportive, and well-serviced communities. The subject lands are within the City's Built-Up Area, and the proposed redevelopment introduces a complementary mix of uses on fully serviced urban land, thus supporting intensification and contributing to compact and complete community concepts.

Policy 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources, b) optimize existing and planned infrastructure and public service facilities, c) support active transportation, d) are transit-supportive, as appropriate. The mix of institutional, childcare, and residential uses supports an efficient land-use pattern and effective use of resources. The proposed redevelopment efficiently uses the 0.32-hectare site and makes productive use of existing municipal services without requiring extensions or upgrades, thereby optimizing available infrastructure. The subject lands are located within a walkable, well-connected neighbourhood close to the University campus, and are served by transit routes (#1 – Edinburgh College, #2 – College Edinburgh, and #15 – College), supporting both active transportation and transit-supportive densities.

Policy 2.3.1.3 states that Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. The proposed redevelopment of the subject lands provides additional housing in the form of an ADU along with a mix of community serving institutional uses. This enhances the access to community services to families in the neighbourhood and the students at the University. This allows for infill and intensification of the subject lands and contributes to achieving complete and inclusive community.

Policy 2.9.1.(a) (on Energy Conservation, Air Quality and Climate Change) directs Planning authorities to plan for the reduction of greenhouse emissions and prepare for the impact of climate change through approaches that support the achievement of compact, transit-supportive and complete communities. Policy 2.9.1.(d) promotes green infrastructure, low impact development and active transportation, protect the environment and improve air quality. Policy 2.1.(e) encourages planning authorities to take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate. The proposal supports climate-resilient planning by locating community-serving uses and housing in a walkable, transit-accessible area. The applicant has proposed to incorporate low-impact development (LID) features such as use of permeable/green parking areas, bicycle parking, increased glazing for natural light and ventilation, enhanced landscaping to introduce noise attenuation measures and use of cut-off LED lighting to reduce energy consumption. These sustainability measures will be explored further through the subsequent site plan approval process.

Policy 3.6.1(a) requires that Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services. Further, Policy 3.6.1 (d) requires that these services are integrated with land use considerations at all stages of the planning process. The proposed infill development will connect to existing municipal services and does not require upgrades, aligning with PPS direction for efficient, cost-effective and sustainable growth management.

The proposed Zoning By-law Amendment application is consistent with the PPS 2024, particularly Policy Section 2.1 related to Planning for People and Homes, 2.2 Housing and 2.3 Settlement Areas and Settlement Areas Boundary expansions. The proposed development addresses PPS, 2024 direction on complete communities, intensification, efficient land use, climate resilience, and the optimization of existing infrastructure.

City of Guelph Official Plan Conformity

The subject lands are designated as Low Density Residential on Schedule 2 (Land Use Plan) of the City's Official Plan and are located within the City's Built-Up Area, as shown in Schedule 1A – Urban Structure. The proposed development has been reviewed in relation to the applicable policies of the Official Plan, as outlined below.

Residential Land Use Designations

Policy 9.3 of the OP provides objectives for Residential Designations in the Official Plan, which include Low Density Residential land uses. The proposed development aligns with these objectives as follows:

- To facilitate the 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 [9.3.(b)]

- To ensure compatibility between various housing forms and between residential and non-residential uses. [9.3.(e)]
- To maintain the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification [9.3.(f)]
- To encourage the distribution of local convenience commercial uses and institutional uses in appropriate locations within residential areas [9.3.(h)]
- To ensure that existing and new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit [9.3.(k)].

The proposed development aligns with the objectives for Residential Land Use Designations by introducing compatible infill within an established neighbourhood, maintaining the low-rise character of the area through a maximum building height of three storeys, and supporting pedestrian- and transit-oriented access. The proposal meets the Official Plan's intent for well-integrated residential intensification, appropriate institutional uses within neighbourhoods, and improved access to community services.

Non-Residential Uses in Residential Designations

Policy 9.3.1.2 of the Official Plan permits a variety of small-scale non-residential uses on within residential land use designations that complement and serve the needs of residential neighborhoods, including (i) schools, (ii) place of worship, (iii) child care centres (iv) municipal open spaces, parks, trails and recreation facilities and (v) convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property [9.3.1.2.1].

The proposed Chabad and childcare facility on the subject lands are consistent with these objectives of the Official Plan.

Further, the Official Plan requires non-residential uses within residential land use designations to meet the following criteria:

- Be compatible with adjoining residential properties and preserves the amenities of the residential neighbourhood [9.3.1.2.2].
- In addition to the Urban Design policies of this Plan, non-residential uses shall:
 - Be located on an arterial or collector road [9.3.1.2.3.(i)]
 - Be located on the property in a manner which minimizes the impact of traffic, noise, signs, and lighting on adjoining residential properties [9.3.1.2.3.(ii)]
 - Have adequate landscaping and screening to promote compatibility with adjacent activities [S.9.3.1.2.3.(iii)]
 - Have sufficient off-street parking, circulation and access points and [S.9.3.1.2.2 (iv)]
 - Have adequate municipal services [S.9.3.1.2.2.(v)].

The proposed uses and the three- and two-storey built-form are compatible with neighbouring residential properties and add to the amenities in the neighbourhood. The subject lands front onto College Avenue West, an arterial road. The proposed site plan incorporates landscaping, screening, access design, and building placement to minimize potential impacts related to traffic, noise, and lighting on adjoining residential properties. The detailed design will be further reviewed for consistency with the urban design policies during the subsequent site plan approval process. The development can be fully serviced by existing municipal infrastructure. The proposed development is therefore consistent with the Official Plan criteria for siting non-residential uses within residential land use designations.

Low Density Residential Policies

The Low-Density Residential designation applies to areas within the City that are currently, or planned to be, predominantly low-density in character [9.3.2]. Additionally, Policy 9.2.1.2 provides for the creation of additional dwelling units within all Residential Land Uses designations.

The following height and density policies apply to Low-Density Residential designations:

- The maximum height shall be three (3) storeys within the delineated built-up area [9.3.2.2]
- The maximum net density is 35 units per hectare within the delineated built-up area [9.3.2.3].

The proposed three-storey institutional building and attached two-storey residential development complies with the height and density limits of the Low-Density Residential designation and is therefore consistent with the above Official Plan policies.

Delineated Built-up Area and General Intensification Policies

Section 3.4 provides direction for intensification within the Delineated Built-Up Area. The proposed development contributes to the following policies by:

- Supporting the target that a minimum of 46% of all residential development annually occur within the Built-Up Area [3.4.1.2]
- Revitalizing an underutilized lot through infill development, consistent with policies encouraging redevelopment of vacant, greyfield, and brownfield sites [3.4.1.4]
- Contributing to a diverse range and mix of housing options and densities to meet the needs of residents at all life stages and income levels [3.4.1.5]
- Achieving a density that is higher than surrounding areas while maintaining an appropriate transition of built form [3.4.1.6].

The proposed infill redevelopment includes gentle residential intensification and provides housing options within existing Built-Up Area thus meeting the City's intensification objectives for growth within Built-up Areas.

Strategic Goals of the Official Plan

Section 2.3 of the OP outlines the City's strategic goals related to ecological, social, cultural, and economic sustainability. The proposed development aligns with the following strategic goals:

- Planning a Complete and Healthy Community: Ensuring an appropriate range and mix of employment opportunities, local services, community infrastructure, housing including affordable housing and other land uses are provided to meet current and projected needs to the year 2051 [2.3.1(b)]
- Protecting what is Valuable: Ensuring land use planning provides for a diverse and inclusive city [2.3.2(a)]
- Municipal Services: Directing development to areas with existing or planned municipal services while considering natural heritage, development constraints, and fiscal sustainability [2.3.4(b)]
- Community Infrastructure: Providing an appropriate supply and distribution of community facilities to meet social, health, and education needs [2.3.5(b)]
- Urban Design: Building a compact, mixed-use, transit-supportive community [2.3.6(b)]
- Urban Design: Encouraging intensification and redevelopment that is compatible with existing built form [2.3.6(d)].

The proposed development supports these Official Plan Strategic goals by providing community-serving institutional uses and residential units in a compact, serviceable, and transit-accessible location.

Complete and Healthy Communities

Section 3 of the Official Plan outlines the City's vision for Guelph as a compact, vibrant city of complete communities. The proposed redevelopment aligns with the City's objectives for creating complete and healthy communities, specifically the below listed policies:

- Directing growth to locations within the Built-Up Area where capacity exists to accommodate population and employment growth [3(b)]
- Reducing overall energy demand through integrated planning [3(g)]
- Planning for community infrastructure to support growth in a compact and efficient form [3(h)]
- Supporting transit, walking, and cycling for everyday activities [3(l)].

Sustainability Objectives

The Official Plan establishes for enhancing community sustainability, including improving building energy efficiency through reduction on energy use in the city [4.7.1(a)] & developing tools that integrate land use, transportation, and energy planning (4.7.1(c)). Section 5.4 further supports active transportation and planning land use that encourages walking and cycling [5.4.1]. Public transit policies [5.5.2(i), (vi)] encourage compact

development patterns that will support sustainability, community energy and healthy community.

The proposed development aligns with the City’s sustainability objectives through its location within an established neighbourhood and proximity to the University campus, emphasis on pedestrian-oriented use, and integration of complementary uses within a single facility. All these factors contribute to reduced reliance on private vehicles, more efficient land use, and opportunities for lower overall energy consumption.

Review of Proposed Zoning

The subject lands are zoned Low Density Residential 1 (RL.1) under Schedule A, Map 26 of the City of Guelph Zoning By-law (2023)-20790, as amended. The RL.1 Zone permits a range of low-density residential forms [Zoning Regulation 6.2, Table 6.1], however, a place of worship is not a permitted use in the RL.1 Zone. List of permitted uses in Low Density Residential 1(RL.1) Zone is included in Attached-4 Existing Zoning.

To facilitate the proposed development, the Zoning By-law Amendment application seeks to rezone the subject lands from Low Density Residential 1 (RL.1) Zone to Neighbourhood Institutional (NI) Zone to formally recognize the institutional nature of the Chabad use. The Chabad provides institutional functions, such as a place of worship, religious congregation space, and community and educational services, all of which are permitted in the NI Zone [Section 11.2, Table 11.1 of the City of Guelph Zoning By-law (2023)-20790]. A day care centre is also a permitted use in the NI Zone.

As residential uses are also not permitted within the NI Zone, the Zoning By-law Amendment application is requesting a site-specific NI exception to allow the proposed two-storey residential building, containing an additional dwelling unit (ADU), as an additional use supporting the primary institutional function. The Zoning By-law Amendment application also requests site-specific special zoning provisions to facilitate the development, as listed below:

Table 1: Proposed Site-Specific Zoning Provisions

Provision	Zoning Requirement (ZBL 2023-20790, as amended)	Site-Specific Zoning provision requested
Interior side yard setback (west)	6.0 m or half building height	3.0 m
Landscape buffer (interior side yard – east)	3.0 m	1.2 m
Landscape buffer (rear & interior side yard - west)	3.0 m	0.0 m
Parking for place of worship	5.5 spaces per 100 m ² GFA	11 spaces total

Section 4.9(a)	garbage and refuse to be stored within the building or structure or in a container that is screened in a front yard	Built in-ground storage located in southeast corner of front yard
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Additional Permitted Uses

The purpose of the Neighbourhood Institutional (NI) Zone is to accommodate institutional uses that serve surrounding residential neighbourhoods (Section 11.1). A place of worship and a day care centre are permitted uses within the NI Zone (Section 11.2), both of which function as community-serving uses that are compatible with the existing neighbourhood context.

The zoning by-law amendment application requests a site-specific NI provision to permit one private residential dwelling unit, containing an additional dwelling unit (ADU), as an additional use on the subject lands. The residential unit is intended to function as the personal residence of the religious leader, a form of accommodation that is common to the functional needs of the Chabad.

The primary institutional building is three storeys with a total gross floor area of 1,279 square metres, including the basement. A two-storey private residential dwelling unit attached to the institutional building is proposed at the rear of the subject lands. The two-storey residential dwelling unit has a total area of 621.6 square metres, including a 62.24 square metre basement ADU and an attached two-car garage measuring 40.50 square metres. The ADU is 10 percent of the gross floor area of the private residence and is supported by Policy 9.2.1.2 of the Official Plan. Section 4.12 of Zoning By-law (2023)-20790, as amended, provides zoning regulations for additional dwelling units and the proposed ADU meets the applicable requirements.

The three-storey institutional building and the two-storey residential component are compatible in height and scale with adjacent low-density residential forms, as the neighbouring RL.1 Zone permits residential development up to three storeys. The proposed ADU contributes to the housing options available in the neighbourhood and supports broader municipal objectives related to gentle intensification, efficient use of underutilized institutional land, and the optimization of existing municipal infrastructure. The proposed development is consistent with the PPS, 2024 and the City’s Official Plan objectives that encourage compact built form, efficient land-use patterns, housing intensification, and complete-community principles.

Staff support the addition of one private residential dwelling unit for the religious leader of the proposed institutional use, as well as one additional dwelling unit (ADU).

Interior Side Yard Depth

Table 11.3 of Zoning By-law (2023)-20790, as amended, requires a minimum interior side yard setback of 6.0 metres, or one-half of the building height, whichever is greater, within the NI Zone. The proposed height of the institutional building is 10.59 metres, and

one-half of this height is 5.295 metres. Accordingly, the applicable minimum interior side yard setback is 6.0 metres.

The zoning by-law amendment application requests a site-specific NI provision to permit a reduced interior side yard setback of 3.0 metres along the west interior lot line, as shown on the submitted conceptual site plan (Attachment-6 Conceptual Site Plan). The proposed site plan also identifies an uncovered porch on the west side of the institutional building with a setback of 1.5 metres from the west lot line (Attachment-6 Conceptual Site Plan and Attachment -7 Conceptual Rendering of Proposed Development). This uncovered porch is intended to function as a Sukkah, a semi-covered temporary hut constructed during the Jewish festival of Sukkot. It is noted that the first floor of the building is recessed along the west elevation to accommodate a balcony associated with the children's play area.

The proposed three-storey institutional building complies with the maximum permitted height in the NI Zone and is consistent with the height permissions of the adjacent RL.1 Zone, where residential buildings may also reach three storeys. Within the RL.1 Zone, the minimum interior side yard setback requirement is 1.5 metres, demonstrating that the proposed setback reduction remains compatible with the prevailing residential development standards in the surrounding neighbourhood.

Based on the submitted shadow study, the structures abutting the subject lands to the west would not experience any adverse privacy or shadow impacts resulting from the reduced setback. The reduced setback does not impede fire access, maintenance, or servicing for either the subject lands or the adjacent lot. The requested reduction facilitates an appropriate built form and site layout, supports functional design considerations, and maintains compatibility with the lands to the west.

Staff recommend that the reduced 3.0-metre west interior side yard setback, as shown on the submitted site plan, be supported.

Landscape Buffer Strip

Table 11.3 of Zoning By-law (2023)-20790, as amended, requires a 3 metre wide landscaped buffer strip adjacent to all interior and rear lot lines within the NI Zone. The Zoning By-law defines a buffer strip as an area of land consisting of soft landscaping, such as grass, flowers, trees, and shrubbery, and can include a fence.

The zoning by-law amendment application requests a site-specific NI provision to reduce the required buffer strip to 1.2 metres along the east interior side yard and to 0.0 metres along both the rear yard and the west interior side yard.

The submitted site plan provides a 1.2-metre buffer strip along the east interior side yard, which is required to accommodate driveway access to the rear parking area. The Planning Justification Report proposes strategically placed plantings, in addition to the fence, to enhance visual screening, maintain privacy, and mitigate potential noise and light spillover onto adjacent properties.

Along the west interior side yard, the submitted site plan achieves a buffer strip that varies from a maximum of 9.24 metres adjacent to the proposed private residential unit, 3.0 metres adjacent to the institutional building, and 1.5 metres adjacent to the proposed uncovered porch. The submitted site plan also achieves a 3.0 metre buffer strip between the proposed parking lot and the rear lot line.

Although the application requests a uniform 0.0-metre buffer strip for the west and rear yards, the site plan demonstrates that buffer widths vary by building element and that a 3.0-metre buffer strip is achievable along the west interior side yard and rear yard.

Staff support a site-specific zoning provision establishing a 1.2-metre buffer strip along the east interior side yard. Staff further recommend a 3.0-metre buffer strip along the west and rear lot lines, with an allowance for the uncovered porch to encroach to 1.5 metres from the west lot line, consistent with the setback shown on the submitted site plan.

Parking Requirement

Section 5.5, Table 5.3 of Zoning By-law (2023)-20790, as amended, establishes the following parking requirements:

- Daycare centre - 3.0 spaces per 100 square metres of gross floor area (GFA)
- Place of Worship - 5.5 spaces per 100 square metres of GFA.

The proposed institutional building has a total GFA of 1,279.8 square metres, including a 137-square-metre daycare facility. Applying the applicable parking rates results in a requirement of 4.11 spaces for the daycare facility (rounded to 5 spaces) and 62.85 spaces for the remaining institutional GFA (rounded to 63 spaces).

The site is designed with 16 on-site parking spaces, of which 5 spaces satisfy the daycare facility requirement. It is noted that the proposed residential dwelling unit includes a two-car attached garage, which meets the parking requirement for the residential component.

The zoning by-law amendment application requests a site-specific provision to permit 11 parking spaces for the institutional use. The proposed development is intended to function as a congregational space and community hub, offering religious, cultural, and social programming for University of Guelph students and families in the surrounding neighbourhood. Its location directly across from student residences supports a high level of access by walking, cycling, and transit. The Planning Justification Report further notes that observance of the Sabbath limits congregants' use of motor vehicles, thereby reducing peak parking demand. In addition, the day care centre and institutional components operate at different times of day, enabling efficient shared use of the on-site parking supply.

The application has been reviewed by the City's Transportation Services staff, who have confirmed that a Traffic Impact Study is not required. A Traffic Impact Study is typically triggered when a development is expected to generate at least 100 net new peak-hour

trips. The projected traffic associated with the proposed development is below this threshold, with anticipated peak-hour volumes significantly under 100 vehicles.

Off-site parking is available at the University of Guelph campus, approximately 450 metres from the subject lands. A letter from University of Guelph Campus Parking Services, included as Attachment-11 to this report, confirms that parking is available on campus. Paid permits are required Monday to Friday from 8:00 a.m. to 5:00 p.m., with complimentary parking available after 5:00 p.m. and on weekends. This off-site supply can accommodate occasional overflow demand associated with larger gatherings.

Given the operational characteristics of the proposed uses, the shared on-site parking supply, and the availability of nearby off-site parking, staff conclude that the reduced institutional parking requirement is appropriate and is unlikely to result in a parking deficiency. Staff support the requested site-specific provision permitting 11 parking spaces for the institutional use.

Garbage Storage

Section 4.9(a) of Zoning By-law (2023)-20790, as amended, requires that no garbage or refuse be stored on any lot in any zone except within a building or structure on the lot, or within a container located in an interior side yard or rear yard.

The zoning by-law amendment application requests a site-specific provision to permit the installation of an in-ground waste storage system (Molok) on a concrete pad within the front yard, located at the southeast corner of the subject lands adjacent to the driveway access. The in-ground waste containers are proposed to be screened with landscaping to minimize visual impacts.

Staff reviewed alternative waste storage locations and collection methods during the pre-consultation stages, including the potential use of municipal waste collection services. Locating the waste storage area in the rear yard was determined to be undesirable, as it would position the storage closer to adjoining residential properties and could create additional impacts during waste collection if collection vehicles were required to access the rear of the site. Rear-yard placement would also reduce the green lawn area currently proposed in that location.

A swept path analysis prepared by RC Spencer Associates Inc. (2025) confirms that safe truck access and egress for waste collection can be achieved at the proposed front-yard location. By contrast, placing the Molok units at the rear of the property would likely require the collection vehicle to reverse the full length of the drive aisle due to insufficient space for a turnaround. This operational limitation would apply to any collection vehicle, including crane-lifted systems.

Staff support the proposed location of the in-ground waste storage system, noting that detailed design and screening will be further reviewed and secured through the subsequent site plan approval process.

Municipal Services and Infrastructure

Policy 6.1.3 of the Official Plan requires all new development to be on full municipal services, including sanitary sewers, water supply, stormwater management and transportation networks. Engineering supports approval of the Zoning By-Law amendment application with conditions that will be imposed through the site plan approval. Detailed comments from Engineering staff and conditions are provided in Attachment-9 Departmental and Agency Comments.

Community Energy Initiative

The applicant has indicated in the planning justification report, under Strategic Goals that the proposed development will aim to implement the City's Community Energy Initiative (CEI) where possible.

Comments Received on the Applications

Comments were received from members of the public and have been addressed, where possible, as part of the Staff Review and Analysis presented above. Comments received were related to impact of reduced setbacks and buffers, waste storage, parking supply, and the cumulative traffic and safety impacts associated with the proposed development. Concerns were also raised about sightline limitations, future loss of on street parking, and the adequacy of traffic modelling to address combined impacts on the local street network.

Issues raised through the public circulation of the application that were not discussed in detail earlier in this analysis are summarized and responded to below:

Impact on Adjacent Properties

The zoning recommended by staff will limit the building height to three storeys and maintain setbacks that allow for landscaping and fencing to buffer the proposed development from neighbouring residential properties. In addition, through the site plan approval process, the applicant will be required to submit a detailed photometric plan to ensure that exterior lighting does not result in light trespass onto adjacent private properties.

Impact on Traffic

Traffic concerns were raised regarding additional vehicle activity from the proposed development. Staff have considered the site's operational characteristics, shared parking between the daycare and institutional uses, and the site's proximity to active transportation routes and nearby student residences, all of which reduce demand on vehicular use. Anticipated trip generation remains below the threshold for requiring a Traffic Impact Study. Daycare and institutional peak periods occur at different times, and any need for additional review can be identified during site plan approval.

Conclusion

Planning staff recommend approval of the zoning by-law amendment to rezone the subject lands to the Neighbourhood Institutional (NI) Zone with the site-specific provisions outlined in Attachment 5. The amendment will permit the development of a new three-storey place of worship (Chabad of Guelph) that includes a daycare facility as a complementary use, along with an attached two-storey residential dwelling containing an additional dwelling unit (ADU) as an additional use. Staff are satisfied that the proposed development is consistent with the Provincial Policy Statement and conforms to the City of Guelph Official Plan.