

March 29, 2026

SLINKY SWELLNESS RESEARCH CENTER

Re: In Support of re-zoning 81 COLLEGE AVE WEST

File Number: OZS26-005

To Guelph City Council,

With funding cuts and reduced hours to The Royal City Mission, we are seeing The Bench and Hope House in overwhelm. Inclusion, Diversity and space for Equitable practices, is what students need the most support with, especially when integrating into our community.

More accessible social services and daycare in proximity to campus, can provide the vital link for students to gather exposure and experience caring for our vulnerable sectors; leading to more research and workplace opportunities.

The land CAN and should support more students committed to community support and charitable faith.

Thank you.

From The Desk of Candice Barrett:

Family Support Worker with The Developmental Services of Ontario and Canadian Mental Health Association.



Rabbi Raphi [REDACTED]

Letter of Support – Chabad of Guelph Rezoning

1 message

Ryan Press [REDACTED]
To: Rabbi Raphi [REDACTED]

Thu, Mar 19, 2026 at 10:01 PM

Dear Members of Council,

I am pleased to provide my support for the proposed rezoning to permit the Chabad of Guelph community centre.

This type of institutional use is an important part of building complete, inclusive neighborhoods. The inclusion of a preschool, social hall, and gathering space allows the site to serve a broad range of community needs while remaining low-impact in nature.

The location is particularly well-suited for this purpose. Being within walking distance of residential areas and the University of Guelph supports accessibility and reduces reliance on vehicles. This aligns with the City's broader planning goals around walkability and sustainable development.

Concerns about compatibility and traffic are also appropriately addressed. The surrounding area already includes a mix of residential and institutional uses, and the road network is designed to support this type of activity. Developments like this are not only compatible—they are expected in areas of this nature.

In my view, the proposal reflects sound planning principles and contributes positively to the social fabric of the community.

Thank you for your consideration.

Ryan Press



Rabbi Raphi [REDACTED]

Planning-Based Support for Chabad of Guelph Rezoning Application

1 message

Ramon Chait [REDACTED]

Fri, Mar 20, 2026 at 9:14 AM

To: [REDACTED]

Dear Council and Planning Staff,

I am writing to express my support for the rezoning application associated with the Chabad of Guelph.

In reviewing the proposal through a land use planning lens, it is clear that the development aligns well with established planning principles, including compatibility, accessibility, and appropriate integration of institutional uses within residential areas.

The proposed mix of uses—including a preschool, social hall, and community centre—represents a low-impact, community-serving function that is typically encouraged within urban neighborhoods. These types of uses contribute to complete communities by providing social, cultural, and educational services in close proximity to where people live.

The subject site's location near the University of Guelph further reinforces its suitability. The ability to access the facility by foot is a critical consideration, particularly for communities with specific mobility or observance-related needs. Planning frameworks should support, not hinder, equitable access to community infrastructure.

From a transportation perspective, the site is located on a collector road designed to accommodate steady traffic flow. As such, any incremental increase in activity is consistent with the intended function of the roadway and should not pose a concern.

Finally, the proposal appears to respect the existing built form and character of the neighborhood, which is an important factor in maintaining visual and functional compatibility.

For these reasons, I believe the rezoning represents good planning and should be approved.

Thanks,

Ramon Chait

[REDACTED]



Rabbi Raphi [redacted]

Rezoning for Chabad

2 messages

Carol McMullen [redacted]
To: [redacted]

Wed, Mar 25, 2026 at 8:06 PM

To City Hall:

I would like to add my voice to the appeal for rezoning the Chabad property. Chabad would be able to expand their important mission to Jewish students at the University of Guelph and to our Jewish community across the city.

They have such a powerful and positive impact for all of us and their support for students far away from their homes is invaluable. Allowing them to expand their range of services by this rezoning will greatly enhance their ability to help and uplift our entire community.

With much gratitude for your consideration.
Carol McMullen

Rabbi Raphi [redacted]
To: Carol McMullen [redacted]

Fri, Mar 27, 2026 at 11:50 AM

Thank you Carol!!

Rabbi Raphi Steiner

- a.* 81 College Avenue West
Guelph, ON N1G 1S2
- p.* 519.760.2857
- w.* jewishguelph.com
- s.*   



[Quoted text hidden]



Rabbi Raphi [REDACTED]

Support for Rezoning – Chabad of Guelph

1 message

jodi chait [REDACTED]
To: [REDACTED]

Thu, Mar 19, 2026 at 9:59 PM

Dear Council and Planning Staff,

I am writing in support of the rezoning application for the Chabad of Guelph.

From a planning standpoint, the proposed use is appropriate and compatible with the surrounding area. Institutional and community-oriented spaces such as a social hall, preschool, and cultural centre are well established components of complete communities and are commonly integrated within residential neighborhoods.

The site's proximity to the University of Guelph and nearby housing supports walkability and accessibility, which are key principles in urban planning. This is particularly important for community uses that rely on pedestrian access.

Additionally, the location on a collector road is suitable for accommodating modest increases in traffic, and the proposed design appears consistent with the existing character of the area.

Overall, this application represents appropriate land use and should be supported.

Thanks in advance,
Jodi Chait

Sent from my iPhone





Rabbi Raphi [REDACTED]

Support for Rezoning Application – Chabad of Guelph

1 message

carli jadene [REDACTED]

Thu, Mar 19, 2026 at 9:57 PM

To: [REDACTED]

Dear Members of Council and Planning Staff,

I am writing to express my support for the proposed rezoning application for the Chabad of Guelph. I believe this project represents a thoughtful and appropriate use of land that aligns well with sound planning principles, neighborhood compatibility, and broader community needs.

From a land-use planning perspective, the proposed development is well-suited to its location. The inclusion of a social hall, preschool, and full community centre reflects a multi-functional institutional use that serves both immediate and broader community needs. Such uses are commonly integrated within residential areas across Ontario municipalities, as they contribute to complete and inclusive communities.

The site's proximity to the University of Guelph and surrounding residential neighborhoods makes it particularly appropriate. Accessibility by walking is a key planning consideration, especially for communities with specific needs related to observance. Locating this facility within walking distance of housing and student accommodations ensures equitable access and supports inclusive land-use practices. Conversely, relocating such a use to a business park or non-residential area would create unnecessary barriers and would not reflect good planning policy for institutional community uses.

In terms of compatibility, the proposed design appears to respect and complement the existing built form. Maintaining architectural harmony with surrounding structures is an important aspect of neighborhood integration, and this proposal demonstrates sensitivity to local aesthetics.

Traffic considerations also appear to be appropriately addressed. The site's location along a collector road, such as College Avenue, is consistent with planning best practices for accommodating moderate increases in traffic. Collector roads are specifically designed to handle such volumes, particularly in areas adjacent to institutional uses like a university campus.

Overall, the proposal aligns with key planning principles including compatibility, accessibility, appropriate intensification, and community benefit. It represents a meaningful addition to the city's social infrastructure and supports the creation of a diverse and inclusive community.

Thank you for your time and consideration of this application.

Sincerely,
Carli Press

To Whom It May Concern,

As a faculty member at the University of Guelph and as a Jewish resident and home owner in the City of Guelph, I am writing to express my strong support for the requested zoning variance to allow for the expansion of Chabad of Guelph.

Chabad plays a unique and important role in our community. It serves not only students, faculty, and staff from the University of Guelph, but also local residents, creating a rare and valuable bridge between the city and the University. Through its programming, events, and welcoming environment, it fosters meaningful interaction and connection between these groups. While Chabad is by and large for Jews, the connection it fosters between the City and the University strengthens the social fabric of Guelph as a whole.

At a time when antisemitism is rising in many parts of the world, it is especially important for municipalities to take clear, positive steps to support their Jewish communities. Approving this variance would send a strong message that Guelph is a city that values inclusivity, diversity, and the safety and wellbeing of all its residents.

The proposed expansion would also provide critical services that are currently lacking in the community. Facilities such as a mikveh (jewish ritual bath) and a Jewish daycare are not only important for religious life, but also contribute to the practical, day-to-day needs of families in our community. These additions would make Guelph a more complete and supportive place for Jewish residents and those considering making Guelph their home.

From a planning perspective, the location is well suited for this expansion. Being directly across from University property, the site is already positioned within an active and dynamic corridor. College Avenue is a busy street, and the expansion of Chabad would be consistent with the existing character of the area. It is unlikely to create disruption and instead represents an appropriate and thoughtful use of the space. The house that currently sits on the lot is entirely inadequate, and, as I have seen with my own eyes, is bursting at the seams with joyful activity.

More broadly, institutions like Chabad contribute significantly to community wellbeing. They provide educational programming, social services, cultural enrichment, and a sense of belonging for many. Expanding its capacity will only enhance these benefits for both the Jewish community and the wider Guelph population.

For all of these reasons, I strongly encourage approval of the requested zoning variance.

Thank you for your consideration.

Sincerely,

Mary-Michelle DeCoste

Maria and Michael Finoro
[REDACTED] Woodside Road
Guelph, ON [REDACTED]

March 12, 2026

To Guelph City Council

Re: New development at 81 College Avenue West, Guelph

Maria and I are neighbours just north of the above property. We are very supportive of the proposed private residence and place of worship/daycare at 81 College Avenue West in Guelph.

It is always exciting when new developments that beautify the neighbourhood take root. More importantly, places like the one mentioned above serve the wider community benefitting many people.

We wish the owners a fluid building process. On completion, perhaps an open house will be considered so the community can see the new building as it serves the needs of the city.

We have already witnessed many people visiting and enjoying the present site. Imagine the potential for how many can utilize it in the future!

Good luck in your future endeavours.

Sincerely,
Michael and Maria Finoro

March 20, 2026

Re: Proposed Redevelopment of the Dr. Jeff & Lisa White Chabad of Guelph at 81 College Avenue West

Dear Members of Council and Planning Staff,

We are writing as residents of [REDACTED] Woodside Road in support of the proposed redevelopment of the Dr. Jeff & Lisa White Chabad of Guelph at 81 College Avenue West.

We have lived at this address since July 2021, and our property is located directly behind the proposed development site. While we are not members of the Chabad community, we have had the opportunity to observe their activities over the past several years and have seen firsthand the important role they play in serving their community.

In particular, we have observed that the Chabad regularly hosts large community gatherings, often in the range of 100–200 people, particularly during holidays and on Fridays for Sabbath dinners. Due to limited indoor space, these events have frequently been held outdoors when weather permits. While these gatherings are clearly meaningful and well-attended, they are constrained by seasonality and space limitations. The proposed redevelopment would allow these important community events to take place year-round in a more suitable indoor environment, reflecting a clear and demonstrated need.

From our experience as neighbours, the Chabad community has been respectful, friendly, and considerate. Rabbi Raffi has been especially communicative and thoughtful, including taking the time to share information about the project and its intent to support and grow the community. We have appreciated this openness and proactive engagement.

We also believe the proposed redevelopment will enhance the property and contribute positively to the surrounding neighbourhood. Investment in a well-designed, purpose-built space will improve the overall appearance and functionality of the site in a way that aligns with the character of the area.

More broadly, we see this project as a positive addition to the City of Guelph. It supports community building, cultural and religious inclusion, and provides a dedicated space for gathering and connection—elements that contribute to a vibrant and welcoming city.

Based on our experience, we are fully supportive of this proposed redevelopment and have confidence in the Chabad community's continued commitment to being respectful and engaged neighbours. We do not have concerns regarding the project and believe it will be a positive addition to the neighbourhood.

Thank you for your consideration.

Martha van Berkel & Mark van Berkel
[REDACTED] Woodside Road
Guelph, Ontario

March 18, 2026

Mayor and Members of Council
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Re: Support for Zoning By-law Amendment OZS26-005 – 81 College Avenue West

Dear Mayor and Members of Council,

I am writing in support of the Zoning By-law Amendment to rezone 81 College Avenue West from RL.1 to Neighbourhood Institutional. My daughter is an alumna of the University of Guelph, and my entire family depends on the community services provided by Chabad of Guelph, I raise this only to demonstrate that the facility serves a real and ongoing regional need extending well beyond Guelph's boundaries into Wellington County, where I reside.

From a land-use perspective, the proposal is well suited to this location. The building has been designed to resemble a residential dwelling, at three storeys and 10.59 metres; well within the four-storey maximum for the NI zone; and is consistent with the surrounding 1- to 2.5-storey streetscape. The site plan provides 46.2% landscaped open space, more than three times the 15% minimum, with enhanced buffering along the side and rear yards to protect neighbour privacy.

The site's location is critical. College Avenue West is a transit-served collector road with bus stops directly in front of the property, and the site is within walking distance of both residential neighbourhoods and the University of Guelph. Jewish religious observance prohibits the use of motorized vehicles on the Sabbath, so congregants must walk to services. Relocating this use to a commercial or business park area would create an inappropriate barrier to religious practice. A walkable, residential-adjacent location is not a preference; it is a necessity for religious accommodation.

Traffic and parking impacts will be minimal. Because congregants walk on the Sabbath, weekend services generate virtually no vehicular traffic. The daycare operates on weekdays with staggered drop-off and pick-up, with an estimated maximum of three to four vehicles on site at any one time. The Parking Justification prepared by GHD confirms that the proposed 18 spaces are sufficient, and the site's parking rate is consistent with comparable approved facilities in other Ontario municipalities.

The technical reports submitted with the application confirm the site can be fully serviced by existing municipal infrastructure, that stormwater management will meet the City's enhanced treatment standards, and that no significant environmental concerns exist. The Planning Justification Report demonstrates conformity with both the Provincial Planning Statement and the City of Guelph Official Plan, which support institutional uses within established neighbourhoods where they can be integrated compatibly.

I respectfully urge Council to approve this application. It represents sound land-use planning, is compatible with the neighbourhood, and serves a demonstrated community need.

Thank you for your consideration.

Respectfully submitted,

Liza Horowitz

█ Mill street

Wellington County, Ontario

█
█

To the Members of the Guelph City Council

Re: Rezoning of the Chabad property for institutional use

Dear members of the City Council,

I am a resident of Guelph, an employee of the University of Guelph, and a member of the Guelph Jewish community. I am writing to you in support of the application to rezone the Chabad property.

The expansion of Chabad House is necessary to enable it to provide more services to the Guelph Jewish community. In these times where Jews are under attack everywhere, the community has grown closer together and desperately needs to be able to gather for mutual support, comfort and reassurance. Its members have also been rediscovering the importance of ritual, tradition and community in difficult times. The present facility is simply not adequate to serve the expanded needs:

- the number of community members attending Shabbat dinners and holy day celebrations is well beyond what the building can accommodate, and tents aren't all that viable a solution, especially in winter

- young children should be protected from racist bullying, discrimination and hostile attempts at indoctrination, all of which have been occurring recently in various places in Canada, and a kindergarten run by Chabad would be a way of providing Guelph's Jewish children with the safe and nurturing environment they deserve

- Chabad has been playing a vital role in the life of Guelph University students and faculty, especially in view of the recent and ongoing antisemitism on campus, and its proximity to the University is essential to this role

- relocating Chabad House to a commercial zone further from the university would make it inaccessible to many students and inaccessible to many community members on days when religious reasons preclude us from driving.

It is important to Jews such as myself to have access to the events and services that Chabad provides, to continue and expand the collaboration of town and university that Chabad performs for Jews, and to see those services expand as the needs expand. Its present location provides the best possibility for this.

Thanking you for your consideration,

Paola Mayer