

# Staff Report



To **City Council**  
Service Area Infrastructure, Development and Environment  
Date Tuesday, October 8, 2024  
Subject **Statutory Public Meeting Report – 8 Mitchell Street Proposed Zoning By-law Amendment File: OZS24-011**

## Recommendation

1. That the application from Van Harten Surveying Inc. on behalf of 8 Mitchell St Inc. for a Zoning By-law Amendment to change the zoning from the current **Neighbourhood Institutional (NI) Zone (2023 – 20790)** to a **Specialized Low Density Residential (RL.1-XX) Zone** to permit the proposed semi-detached dwellings on the lands municipally known as 8 Mitchell Street, from Infrastructure, Development and Environment dated October 8, 2024, be received.

## Executive Summary

### Purpose of Report

The purpose of this report is to provide planning information on a Zoning By-law Amendment application submitted for the lands municipally known as 8 Mitchell Street to permit the development of four (4) semi-detached dwellings. This report has been prepared in conjunction with the Statutory Public Meeting for the application.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Environment recommendation report to Council.

### Strategic Plan Alignment

The review of this development application will align with the City Building theme in the 2024-2027 strategic plan. The review will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development.

### Future Guelph Theme

City Building

### Future Guelph Objectives

City Building: Improve housing supply

## Financial Implications

Financial Implications will be reported in the future staff recommendation report to Council.

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## Report

### Background

An application for a Zoning By-law Amendment has been received for the property municipally known as 8 Mitchell Street from Van Harten Surveying Inc. on behalf of the owner, 8 Mitchell St Inc. A Zoning By-law Amendment application was received by the City on June 20, 2024. Following the submission of additional materials on August 8, 2024, it was deemed complete on August 28, 2024.

### Location

The subject lands are located between Mitchell Street and Arthur Street North, west of Eramosa Road. The subject lands are municipally known as 8 Mitchell Street (see Attachment-1 Location Map and 120 metre Circulation and Attachment-2 Aerial Photograph).

The subject lands currently have an area of 1,815 square metres with 28.175 metres of frontage along Mitchell Street and 36.576 metres of frontage along Arthur Street North. A former church building is currently located on the site.

Surrounding land uses include:

- To the north: single-detached residential dwellings.
- To the east: residential and neighbourhood commercial uses.
- To the south: single-detached, multiple attached, and semi-detached dwellings; and
- To the west: single-detached dwellings.

### Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that currently applies to the subject lands is **Low Density Residential**. This land use designation permits detached, semi-detached and duplex dwellings, townhouses and apartments, as well as schools, places of worship, and day care centres. The maximum density on low density residential properties is 35 units per hectare, or a maximum density of up to 60 units per hectare when adjacent to an arterial or collector road.

Further details on the land use designation and policies will be provided in the future staff recommendation report. Official Plan mapping can be found in Attachment-4 Official Plan Designation.

### Existing Zoning

The Comprehensive Zoning By-law (2023)-20790 zones the property as **Neighbourhood Institutional** (NI). The Neighbourhood Institutional Zone permits School, place of worship, day care, food vehicle, and supportive housing uses.

The existing zoning for the Subject Lands is shown in Attachment-3 Existing Zoning.

## **Proposed Zoning By-law Amendment**

The purpose of the Zoning By-law Amendment is to change the zoning from the current **Neighbourhood Institutional** (NI) Zone to a **Specialized Low Density Residential** (RL.1-XX) Zone to permit the proposed semi-detached dwellings. Site specific provisions are required to bring into effect relevant provisions that are currently under appeal. The proposal conforms in its entirety with the 2023 Zoning By-law as approved by Council in April 2023, with the exception of the request for one Additional Dwelling Unit (ADU) per lot to be permitted a maximum of four-bedrooms, rather than standard maximum of two-bedrooms, and establishing the Arthur Street frontage as the front lot line.

Details of the proposed zoning are included in Attachment-5 Proposed Zoning.

## **Development Proposal**

The proposed Zoning By-law Amendment is to permit four semi-detached dwelling units on the subject lands. Site-specific provisions are required for provisions in the 2023 Comprehensive Zoning By-law that are currently under appeal. The proposal conforms in its entirety with the 2023 Comprehensive Zoning By-law as approved by City Council in April of 2023 with the exception of the request for one Additional Dwelling Unit (ADU) per lot to be permitted a maximum of four-bedrooms, rather than standard maximum of two-bedrooms per ADU, and establishing the Arthur Street frontage as the front lot line. The proposed site plan can be viewed in Attachment-6 Conceptual Site Plan.

## **Supporting Documents**

The following information was submitted in support of the application:

- Cover Letter, prepared by Van Harten Land Surveyors, dated June 20, 2024
- Site Plan, prepared by Van Harten Land Surveyors, dated June 18, 2024
- Planning Justification Report, prepared by Van Harten Land Surveyors, dated June 19, 2024
- Geotechnical Investigation, prepared by CMT Engineering Inc, dated March 11, 2024
- Grading and Servicing Plans, prepared by GM Blueplan Engineering, dated June 12, 2024
- Noise Feasibility Study, prepared by HGC Engineering, dated June 12, 2024
- Phase One ESA, prepared by Chung and Vander Doelen Engineering Ltd, dated March 11, 2024
- Reliance Letter, prepared by Chung and Vander Doelen Engineering Ltd, dated March 12, 2024
- Site Servicing and SWM Brief, prepared by GEI Consultants, dated June 12, 2024
- Site Servicing and SWM Review, prepared by CMT Engineering, dated June 18, 2024
- Water Level Monitoring, prepared by CMT Engineering, dated June 14, 2024

## **Staff Review/Planning Analysis**

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- Evaluation of the proposal's conformity with the Official Plan.
- Review of the proposed zoning, including the need for specialized regulations.
- Review of the proposal's land use compatibility with adjacent and established land uses.
- Review of the proposed site layout, built form, parking, and site servicing.
- Review of supporting documents submitted with the development applications.
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update.
- Review alignment with the City's Affordable Housing Strategy.
- Address comments and issues raised during the review of the application.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Environment with a recommendation will be considered at a future meeting of Council.

### **Financial Implications**

Financial Implications will be reported in the future staff recommendation report to Council.

### **Consultations and Engagement**

The Notice of Complete Application and Public Meeting was mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands on September 5, 2024. The Notice of Public Meeting was also advertised on the City of Guelph's website and in Guelph Today (City Information section) on September 12, 2024. Notice of the applications have also been provided by signage on the property, which was installed by September 18, 2024. All supporting documents and drawings received with the applications have been posted on the City's website.

### **Attachments**

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Zoning

Attachment-4 Official Plan Designation

Attachment-5 Proposed Zoning

Attachment-6 Conceptual Site Plan

Attachment-7 8 Mitchell Street, Public Meeting Staff Presentation

### **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

### **Report Author**

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**This report was approved by:**

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