

8 Mitchell Street

Statutory Public Meeting for Proposed Zoning By-law Amendment

October 8, 2024

Site Context

- 1,815 square metres in size.
- 28 metres of frontage on Mitchell Street.
- 37 metres of frontage on Arthur Street North.



0 2.5 5 10 15 20 m

Produced by the City of Guelph
Planning and Building Services - Development Planning
April 2024

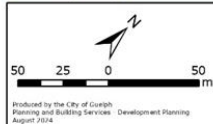
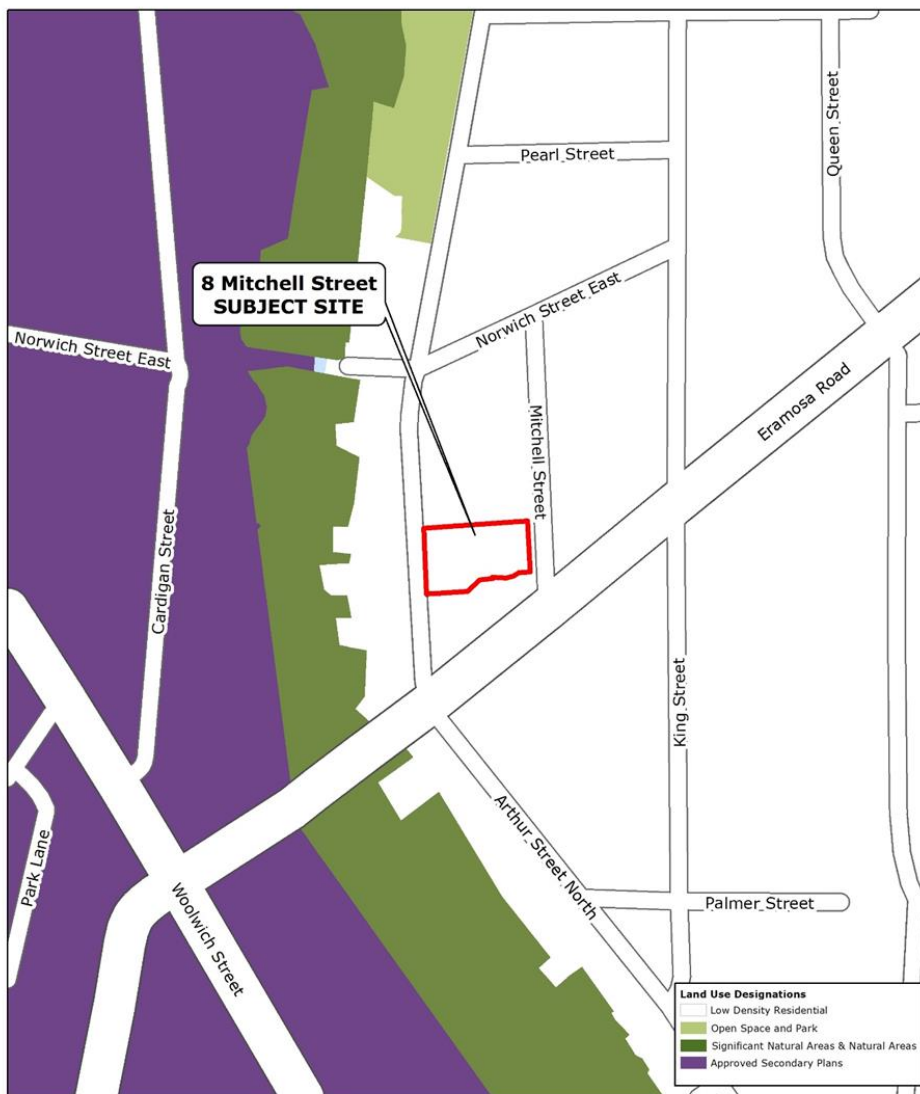
**2023 AERIAL PHOTOGRAPH
8 Mitchell Street**

CITY OF Guelph
Making a Difference

Source: GISPROD GISCA Property (2023) (SDE feature class), The City of Guelph, ON; GISPROD GISCA Address (2023) (SDE feature class), The City of Guelph, ON; Guelph2020 and (2020) (file system raster), The City of Guelph, ON

Official Plan Designation

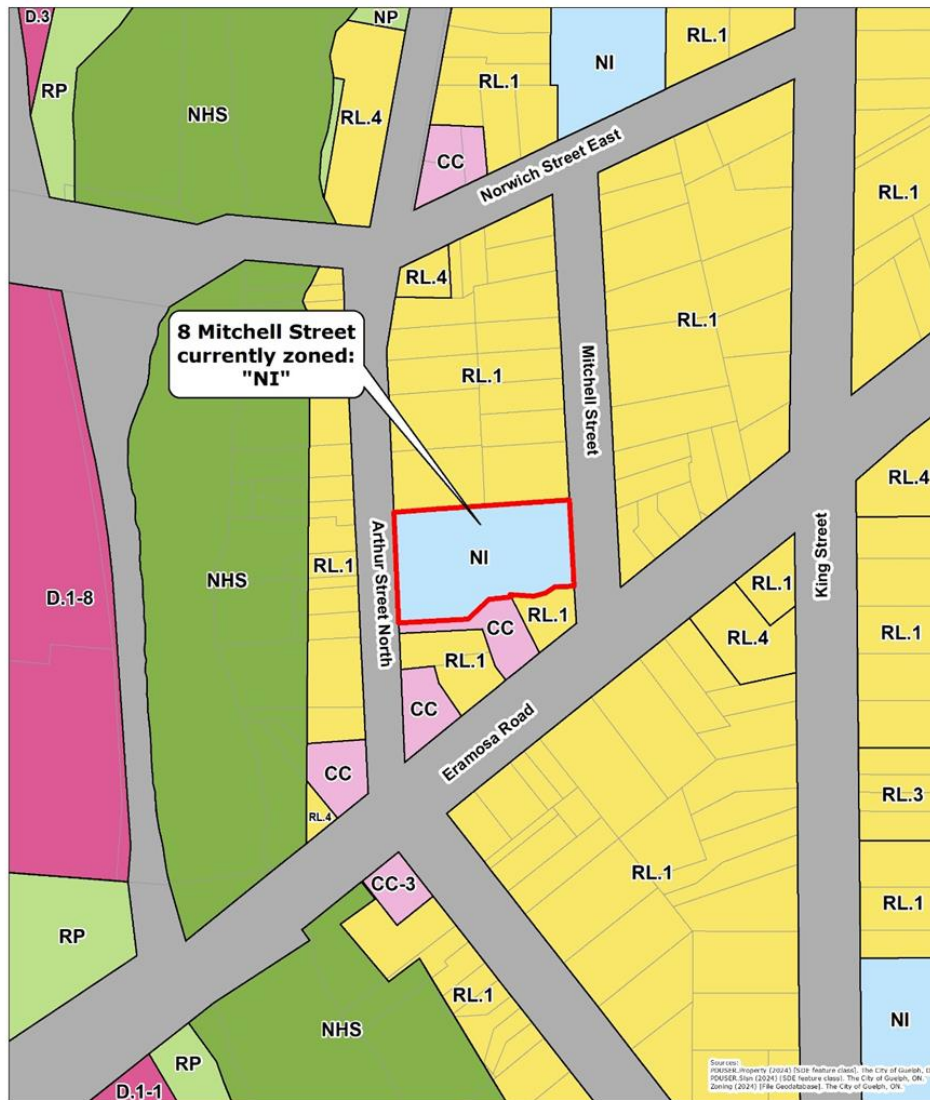
Low Density Residential



EXISTING OFFICIAL PLAN LAND USE
Low Density Residential
8 Mitchell Street

Existing Zoning

Neighbourhood Institutional

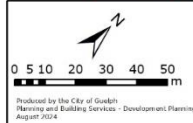
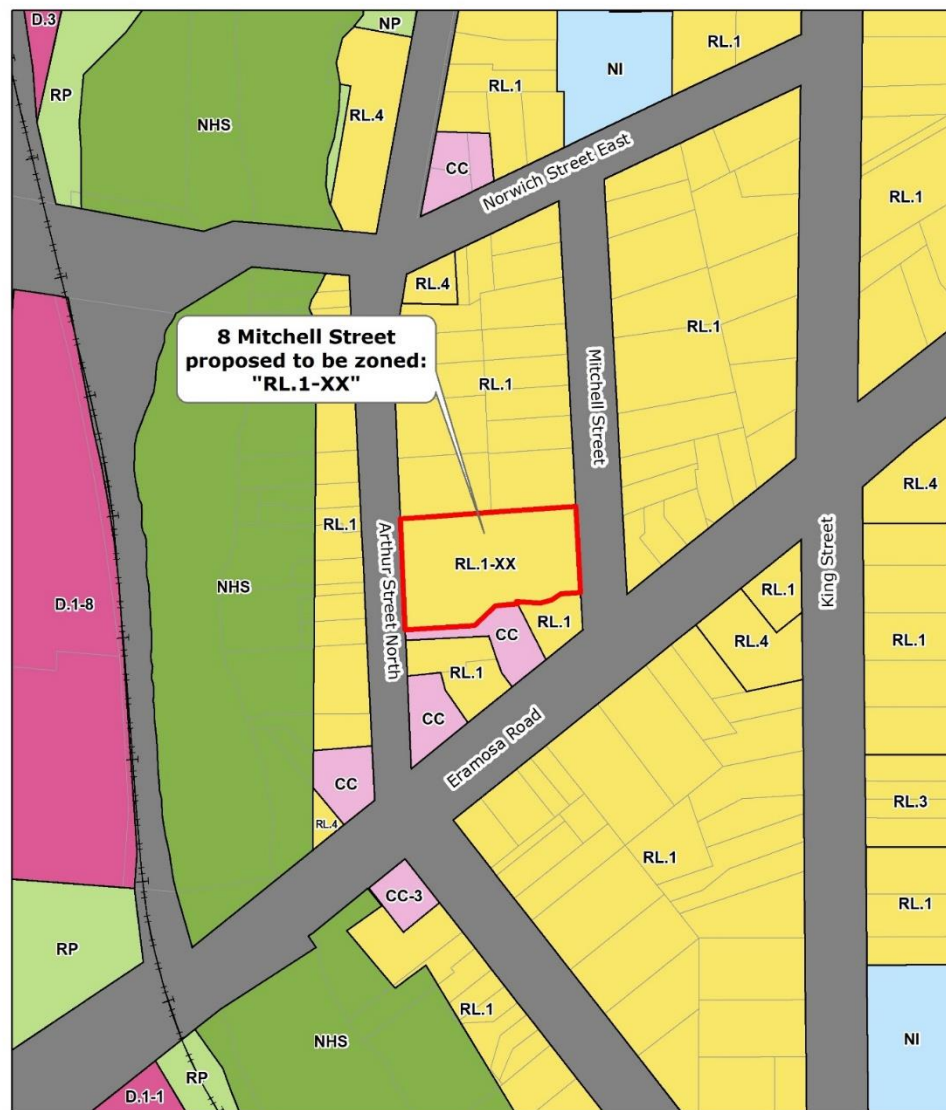


EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
8 Mitchell Street

Source: Municipal Property (2024), Esri, DeLorme, Garmin, The City of Guelph, Ltd., PDV/SR, Slip (2024) (SDE feature class), The City of Guelph, ON, Zoning (2024) (Phe Geodatabase), The City of Guelph, ON.

Proposed Zoning

Low Density Residential (RL.1-XX) zone under City of Guelph Zoning By-law (2023)-20790.



PROPOSED ZONING DESIGNATION
Zoning By-law (2023) - 20790
8 Mitchell Street

Requested Specialized Zoning Regulations

The following specialized regulations are requested to facilitate the proposed development while portions of the 2023 Zoning By-law are under appeal. These provisions are identical to those passed by Council in 2023:

- To permit minimum exterior parking space dimensions of 2.5 metres wide by 5.5 metres in length;
- To permit minimum interior parking space dimensions of 3 metres by 6 metres;
- To permit a minimum attached garage floor area of 20 square metres;
- To permit garages to project up to 2 metres beyond the main front wall where a roofed porch at least 2 metres deep is provided;
- To permit a maximum attached garage width of 5 metres or 50% of the lot area, whichever is less;
- To permit a maximum driveway width of 5 metres or 60% of the lot area, whichever is less;
- That a dwelling must have a minimum setback of 3 metres to any transformer easement in the front yard;

Requested Specialized Zoning Regulations (continued)

The following specialized regulations are requested to facilitate the proposed development while portions of the 2023 Zoning By-law are under appeal. These provisions are identical to those passed by Council in 2023:

- Up to two Additional Dwelling Units (ADUs) are permitted within a primary dwelling unit subject to the following:
 - Basement ADU – 1 parking space required, and the ADU may occupy the entirety of the basement and may contain 3 bedrooms
 - 2nd ADU – 1 parking space required, the size of the ADU shall not exceed 45% of the residential floor area of the building
 - Interior access is required between floor levels and between the ADUs and the primary dwelling unit
 - With respect to ADUs, residential floor area includes basements with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, garages, carports and mechanical rooms.

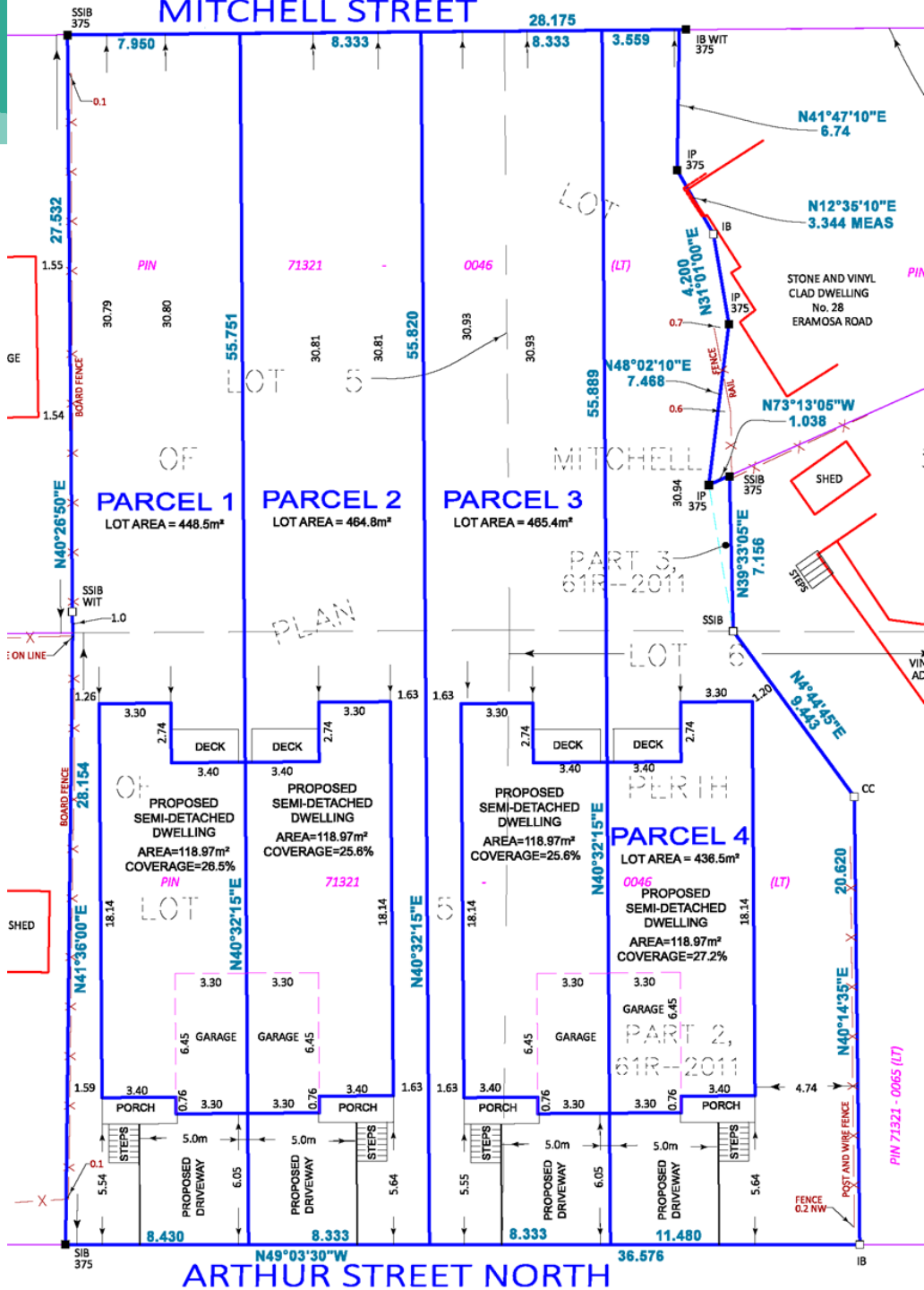
Requested Specialized Zoning Regulations (continued)

The following specialized regulations are requested to facilitate the proposed development. These requests deviate from the 2023 By-law as passed by Council in 2023:

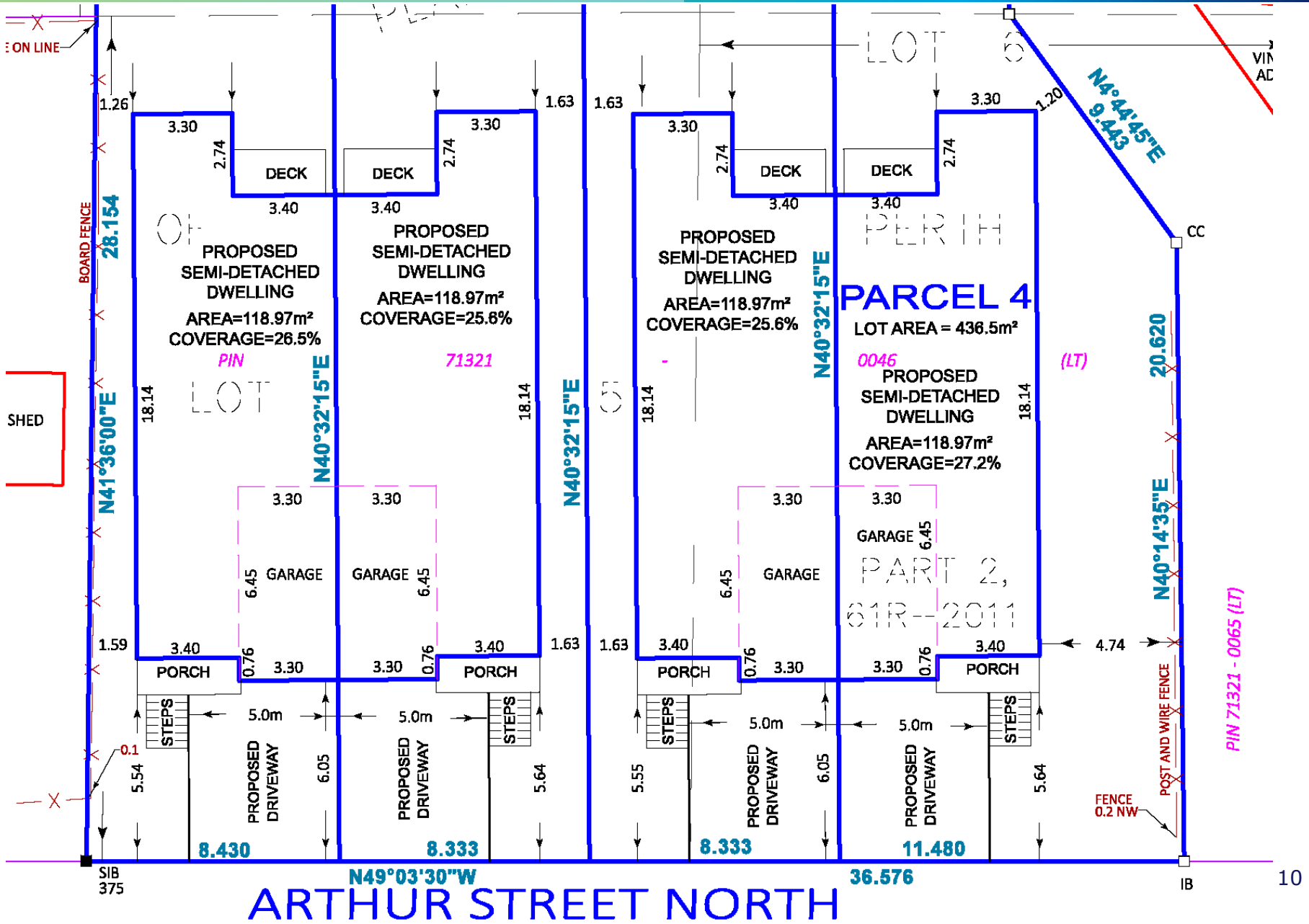
- The front lot line shall be the Arthur Street frontage and the rear lot line shall be the Mitchell Street frontage; whereas the By-law recognizes both frontages on a through lot as front lot lines; and
- The second ADU may contain a maximum of four bedrooms; whereas the By-law limits ADUs to two bedrooms unless they are in a basement, in which case they may have three bedrooms.



Proposed Site Plan



Proposed Site Plan - Enlarged



PIN 71321 - 0065 (LT)

Proposed Building Rendering



Proposed Building Rendering Continued

