

# Staff Report



To **City Council**  
Service Area Infrastructure, Development and Environment  
Date Tuesday, December 10, 2024  
Subject **Decision 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.1-26(H))** Zone to permit the proposed semi-detached dwellings on the lands municipally known as 8 Mitchell Street be approved in accordance with Attachment-5 from Infrastructure, Development and Environment Services Report 2024-445 dated December 10, 2024.

## Executive Summary

### Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the proposed rezoning on the property municipally known as 8 Mitchell Street to facilitate the development of four semi-detached dwellings and eight associated Additional Dwelling Units (ADUs).

### Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations in Attachment-5 Proposed Zoning.

### 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

Estimated Development Charges: \$390K (November 20, 2024 rate)

Estimated Property Taxes: \$18K to \$25K (2024)

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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. A public meeting for this application was brought before Council on October 8, 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 Existing 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.1-26)** 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, establishing the Arthur Street frontage as the front lot line and the Mitchell Street frontage as the rear lot line, and a provision to permit an additional driveway to facilitate a supplementary parking area fronting onto Mitchell Street.

The recommended zoning and specialized regulations to the Zoning By-law are included in Attachment-5 Proposed Zoning.

Staff review of the recommended zoning and specialized regulations to the Zoning By-law is included in the Staff Review and Planning Analysis in Attachment-7.

## **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, establishing the Arthur Street frontage as the front lot line, and the request to permit an additional driveway fronting onto Mitchell Street. 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
- Supplemental Parking Cover Letter, prepared by Van Harten Land Surveyors, received November 19, 2024
- Supplemental Parking Sketch, prepared by Van Harten Land Surveyors, received November 19, 2024
- Supplemental parking Engineering Review Letter, prepared by GEI Consultants, dated November 12, 2024.

## **Staff Review/Planning Analysis**

The staff review and planning analysis for these applications is provided in Attachment-7 Staff Review and Planning Analysis. Comments from internal City departments and agencies are included in Attachment-8 Departmental and Agency Comments. The staff review and planning analysis addresses the following:

- Evaluation of the proposal for conformity and consistency with the 2024 Provincial Policy Statement
- 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.
- Comments received at the Public Meeting held on October 8<sup>th</sup>, 2024
- The recommended holding provision to allow for the applicant to satisfy concerns raised by the Engineering department in Attachment-8 Departmental and Agency Comments.

## **Staff Recommendation**

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2024 Provincial Policy Statement. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations are appropriate for the site.

Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations as outlined in Attachment-5 Proposed Zoning, subject to a Holding Provision.

## **Financial Implications**

Development Charges: \$309K (November 20, 2024 rate)

Estimated Property Taxes: \$18K to \$25K (2024)

## **Consultations and Engagement**

The Notice of Complete Application was mailed on September 5, 2024, to local boards and agencies, City service areas and all property owners within 120 metres

of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on September 12, 2024. Notice of the application was also provided by means of signage on the property, which was posted on September 18, 2024. A Notice of Decision Meeting was e-mailed to interested parties on October 17, 2024 followed by a Notice of Deferral on October 31, 2024. A revised Notice of Decision Meeting was e-mailed to interested parties on November 19, 2024. All supporting documents submitted by the applicant have been posted on the City's website.

Several comments from the public have been received and are addressed in Attachment-7 Staff Review and Planning Analysis.

Final comments from local boards and agencies and City service areas are included in Attachment-8 Departmental and Agency Comments.

## **Attachments**

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Zoning

Attachment-4 Existing Official Plan Designation

Attachment-5 Proposed Zoning

Attachment-6 Conceptual Site Plan

Attachment-7 Staff Review and Planning Analysis

Attachment-8 Departmental and Agency Comments

Attachment-9 Public Notification Summary

## **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

## **Report Author**

Eric Rempel, Development Planner

## **This report was approved by:**

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**This report was recommended by:**

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