



Reimagining Development at 8 Mitchell St

A Proposal to Pause, Reflect, and Plan for Better Outcomes for
these former **Neighbourhood Institutional** lands

Martin Cleaver
Secretary for Wolfond Residents Association

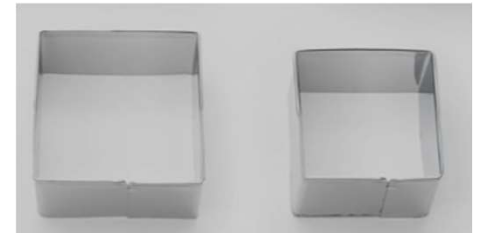
Doing our part for many more homes



Guelph's charm lies in its blend of modern life and historical character.



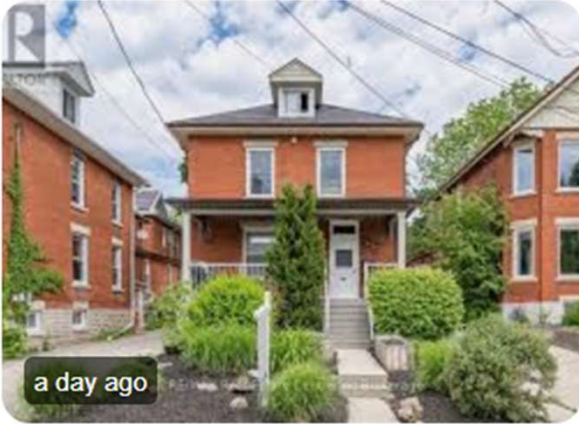
The Mitchell St lot presents an opportunity for thoughtful, community-focused development.



Current proposal falls short of its potential and jeopardizes the neighborhood's character.



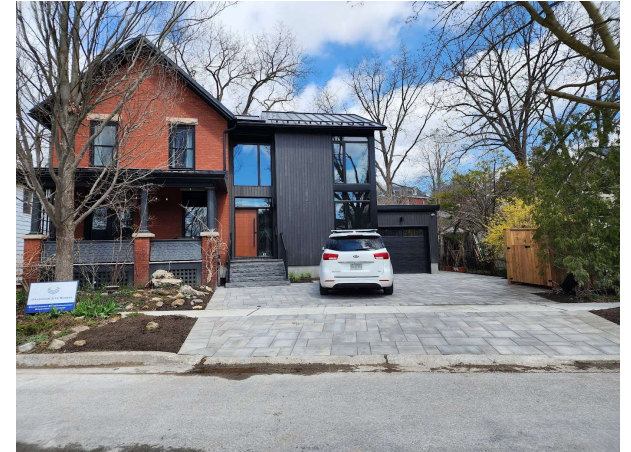
Escaping the Pandemic to Wolfond Park



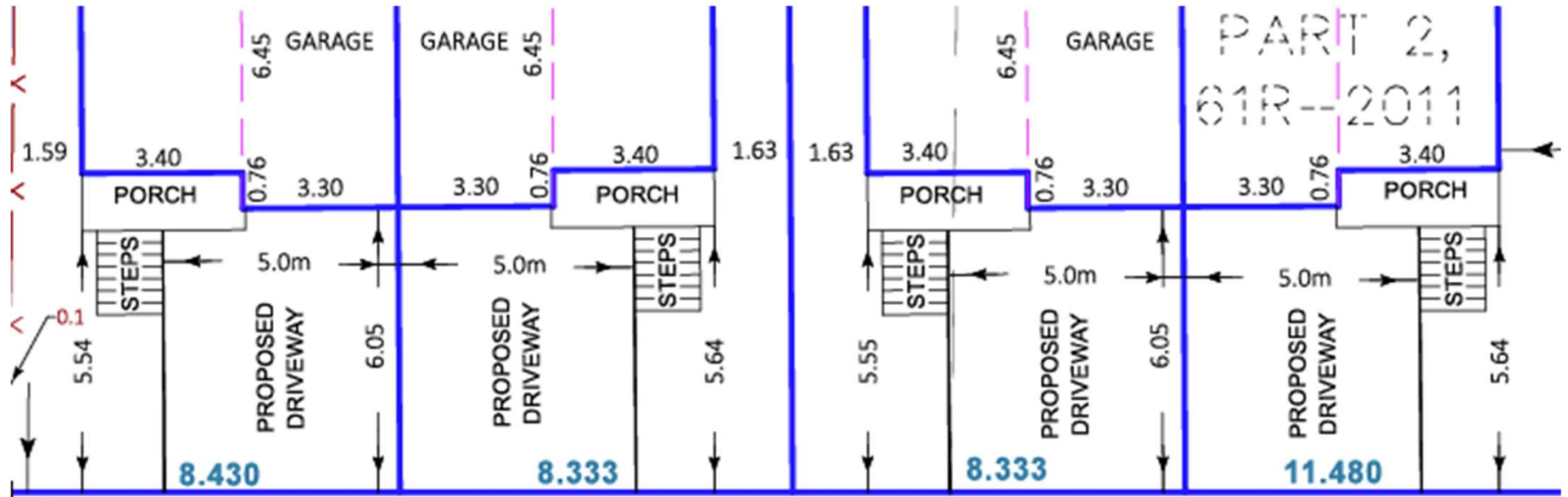
REALTOR.ca
145 ARTHUR STREET N, Guelph (...)



Guelph Real Estate
Guelph Real Estate – DNA Homes



Not this



“Initial” proposed, from Surveyor’s report



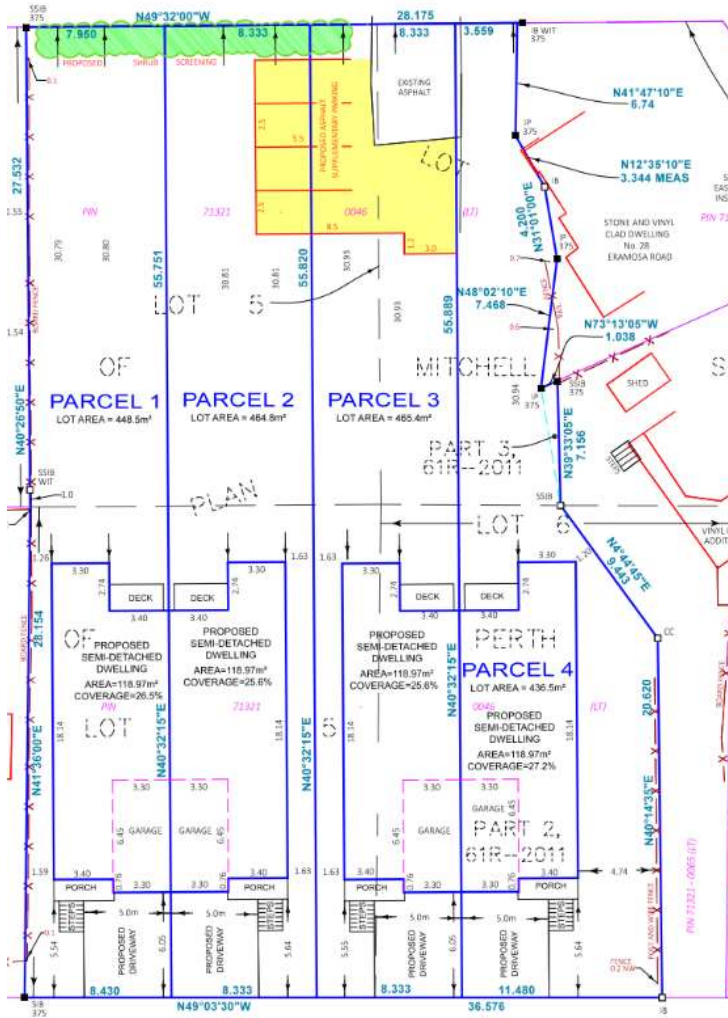
An actual Mezon design, from their website

Concerns with Current Proposal

- The “blocking” of semis and ADUs **do not fit** the character of the area.
- Falls short of **larger potential density opportunity** to meet Ontario's population goals.
- Missed **opportunity for creative**, community-focused design.
- Exacerbates **existing** parking **issues** and damaging neighboring mature trees.



Wait, what?

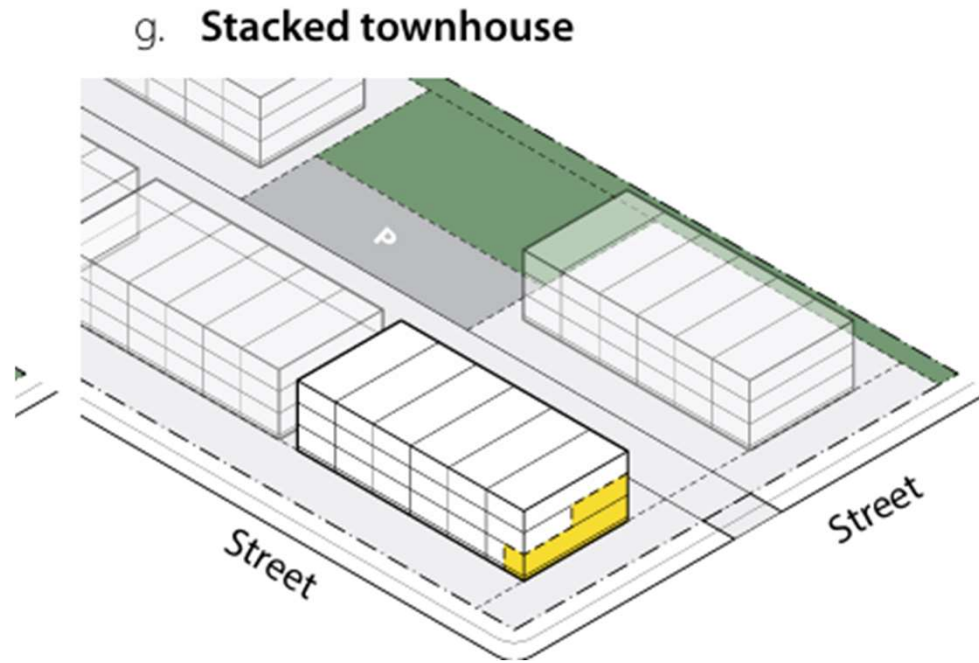


Achieving density needs Big Lots



Image by Daniel Parolek, with additions by Tuf Lab, Michael Piper

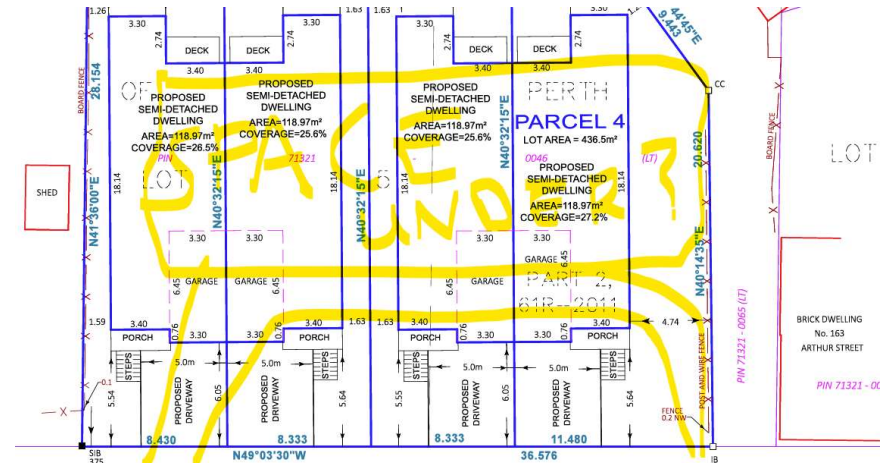
So, what about stacked townhouses?



[The City of Guelph Zoning By-law](#)

Or a Character 4-storey

- A wide low-rise building with underground or side parking.
- Generous front garden to enhance neighborhood aesthetics.
- Higher capacity and mixed-use design to balance density and community needs.



Bigger makes money for the Developer

- Make elegant housing, with green space – this should be an iconic landmark for you.
- Higher Capital costs seem to be worth deferring to understand the upside
- Rental
 - Professionally rented, decent tenants helps everyone
 - Higher Capacity x decades of income
- True mix of luxury, moderate and affordable units
- Perhaps additional spare parking, in a side lot, or the rear, with extra zoning variance.

People want what fits.

- Garage-first looks great in other neighbourhoods.
- It's like shoving this concrete into downtown.
- Doesn't fit. It's permanent.



Councilors, please consider

Engage the community and developer to collaborate on a thoughtful design.



Pause the current proposal and explore higher-impact, character-preserving solutions.

Benefits of Rethinking Development



Aligns with Guelph's identity and heritage.



Addresses Ontario's housing goals more effectively.



Preserves mature trees and enhances neighborhood character.



Builds community collaboration and goodwill.

Closing Call: Take-Pause



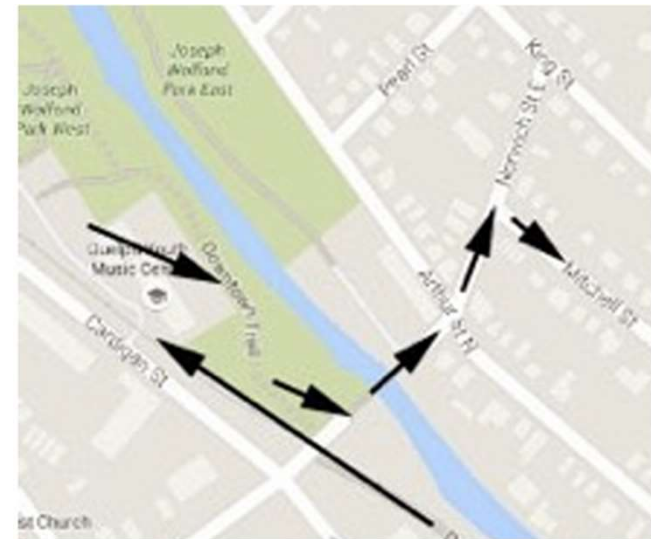
Let's take the time to breathe and build something better for everyone.



Engage the community and developer to collaborate on a thoughtful design.



Pause the current proposal and explore higher-impact, character-preserving solutions.



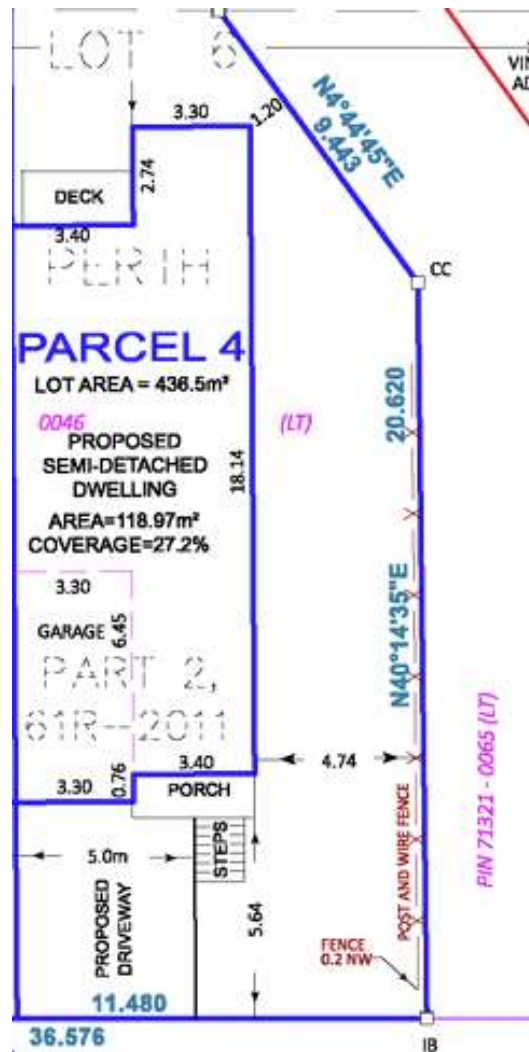
[Walking Tours - Slopes of the Speed](http://WalkingTours-SlopesoftheSpeed-GuephArts.ca) – GuephArts.ca

SLIDES FOR SARAH WOOTON



The revisions don't solve the problems

What's happening with the gap east of parcel 4?



- Why not use that for parking?