

**Re: Decision Meeting Report – 8 Mitchell Street Proposed Zoning By-law
Amendment File: OZS24-011**

I am writing to express my concerns about the proposed 8 Mitchell Street development and to voice my strong support for the community-funded heritage district designation study. While I recognize the need for low-density housing, this project, as currently proposed, would negatively impact our neighborhood due to its incompatible design and further strain on already limited parking on Arthur and Mitchell Streets.

Parking remains a significant issue. Although the development meets minimum zoning by-law requirements, it overlooks the added pressure on street parking, which is heavily relied upon by residents of historic homes without private parking, renters, and visitors to nearby businesses. The four rear parking spaces proposed will not adequately accommodate the new residents. I urge the City to consider solutions such as designated permits for existing residents of Arthur Street North and restrictions on street parking for non-residents.

The proposed design also fails to align with the character of our historic neighborhood. Early site plans reveal garages dominating the frontage, creating a stark, concrete-heavy appearance that is out of place among our homes with front gardens, trees, and minimal driveways. We ask that parking be moved to the side or rear yards and that the design respects the area's unique aesthetic. Additionally, this project threatens mature walnut and sugar maple trees, which contribute significantly to our tree canopy and neighborhood environment.

The lack of community engagement on design details is concerning. Based on similar developments by the same developers, there is a risk of cookie-cutter buildings that fail to harmonize with our neighborhood's character. I request that the developers share building designs with the community to collaboratively refine them to fit the area while achieving increased density.

Finally, I urge Guelph City Council to defer the decision on this application to allow time for collaboration between the developer and community, avoiding adversarial proceedings. To preserve the unique character of the Wolfond Park area, I strongly **support the undertaking of a heritage conservation district study for the Wolfond Park area and the passing of the study area by-law to restrict development for one year.** Please see below for my recommendations regarding this matter.

Recommendations to Council:

That Guelph City Council defer the decision regarding the 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011, 2024-445 and request the applicant work with the community to consider alternative solutions to issues related to building design, tree preservation and parking; and

That Guelph City Council restrict on-street parking on Arthur Street North to residents with permits only; and

That Guelph City Council undertake a heritage conservation district study to be led and funded by the Wolfond Resident's Association; and

That, in accordance with Section 40.1 (1) of the Ontario Heritage Act, Guelph City Council pass a by-law to designate the area bounded by Delhi Street, Eramosa Road, the Speed River and Spring Street/the Homewood property as a heritage conservation study area for a period of one year in order to halt the erection, demolition or removal of buildings or structures in the heritage conservation study area.

Thank you for considering these points.
Sincerely,
Hilary Wootton (████ Arthur St. N)