

December 10, 2024, Planning Council

Re: 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011, 2024-445

Mayor and Members of Council:

I am writing to express my concerns regarding the proposed development at 8 Mitchell Street and the adjacent through lot on Arthur Street North.

As Guelph's Members of Council face pressure to address the Ontario government's push for increased infill, it is essential to approach this challenge thoughtfully, balancing the need for growth with the preservation of the character that makes Guelph a highly desirable city. It is crucial to ensure that, years from now, we do not look back and recognize that these pressures led to hasty decisions with lasting negative impacts.

This proposed development raises significant concerns about density and its impact on our neighbourhood. Accommodating approximately 40 new residents in an area originally intended for one or two families risks overcrowding and fundamentally altering the neighborhood's fabric.

Further, while the proposal technically meets the minimum parking requirements outlined in Guelph's zoning by-law, it fails to account for the increased strain on street parking, which is already under considerable pressure.

I respectfully request that Council defer its decision on this application to allow more time for collaboration between the developer and the community. This would enable the creation of a plan that not only aligns with future development goals but also safeguards the unique character of our neighborhood.

Thank you for your attention to this matter and for your consideration of this request.

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 for a minimum of one year, and request the applicant work with the community to consider alternative solutions to issues related to preserving neighbour character and parking.

Sincerely,

Theresa Shelton

██████████ Arthur Street North
Guelph, ON ██████████