



January 9, 2025
33222-24

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Trista Di Lullo

Dear Ms. Di Lullo,

**Re: Severance Application Submissions
Previously Approved Zoning By-law Amendment: OZS24-011
8 Mitchell Street
Lot 5 and Part of Lot 6, Plan 99
PIN 71321-0046
City of Guelph**

Please find enclosed applications for severances and easements on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map, and required deeds. Payment for the application fees will be made directly with the City.

Proposal:

The subject property is known as 8 Mitchell Street (PIN 71321-0046) and is a “through lot” with frontage along Mitchell Street and Arthur Street North. The property currently contains an existing church along Mitchell Street and the intention is to demolish it and build 2 semi-detached dwellings (4 units) – fronting on Arthur Street North. Each semi-detached unit will contain 2 additional residential dwelling units (ADU’s) within the primary dwelling – for a total of 12 residential units.

This will be a purpose-built rental project, close to the downtown and its amenities, as well as the Speed River and associated open space and trail networks (all less than a five minute walk from the site).

The proposal will be facilitated by a total of 3 severance applications with associated easement requests to create separate parcels for each dwelling unit and in order to accommodate the proposed parking, access, snow storage and shared walkway. The severances will create a total of 4 parcels (three severed and one retained) and will be configured as follows:

Severed Parcel 1: Frontage of 8.4m, depth of 55.6m, for an area of 448m²

Severed Parcel 2: Frontage of 8.3m, depth of 55.7m, for an area of 465m²

Severed Parcel 3: Frontage of 8.3m, depth of 55.8m, for an area of 465m²

Retained Parcel (also referred to as Parcel 4 on the Sketch): Frontage of 11.4m, depth of 55.8m, for an area of 436m²

Zoning:

The zoning for the subject property was Institutional, however a Zoning By-law Amendment was recently approved by Council in December 2024 to rezone the property to a Site Specific Residential – RL.1-26(H) – to permit the proposed semi-detached dwellings with a few site specific provisions. By-law (2024)-21030 is now in effect and the proposed severances are the next step in creating separate lots for the semi-detached dwellings and allowing the development to proceed.

Generally, the RL.1-26 follows the provisions of the City approved 2023 Zoning By-law for RL.1. A site-specific provision in the recent re-zoning was to allow Arthur Street North to be the technical lot frontage and Mitchell Street to be considered the rear lot line since this is a through lot. Another provision was to permit an additional bedroom in the basement ADU and lastly, an additional provision was for a supplemental parking area off Mitchell Street to provide extra parking for the dwelling units. The remaining provisions were sections of the 2023 by-law that have been approved by Council but are under appeal with the OLT.

Therefore, the proposed semi-detached dwellings and severances are in compliance with the recently approved Zoning By-law Amendment Application for this property.

The Holding Provision for the approved by-law is to provide the City with an updated Grading and Drainage design including plans and a stormwater management plan to the satisfaction of the City's Engineer. This is currently being prepared and we will work with the City to ensure the plans and reports are to their satisfaction.

Proposed Easements:

In order to work with neighbours and alleviate any concerns about parking; additional supplemental parking is proposed off Mitchell Street, in the rear yard of the two parcels, to provide extra parking spaces for the dwelling units. There are a total of 4 easements proposed to permit access, parking, snow storage and a shared walkway. The walkway is required from the parking area in the rear yard, to Arthur Street North in order to provide walking access to the dwelling units. The easements are for all Severed and Retained Parcels.

The proposed easements are described below:

- **Easement 1 on Severed Parcel 2 in favour of Parcels 1, 3, 4 for Parking and Access (Area = 27± m²)**
- **Easement 2 on Severed Parcel 3 in favour of Parcels 1, 2, 4 for Parking, Access and Snow Storage (Area = 101± m²)**
- **Easement 3 on Severed Parcel 2 in favour of Parcels 1, 3, 4 for Shared Walkway (Area = 27± m²)**
- **Easement 4 on Severed Parcel 3 in favour of Parcels 1, 2, 4 for Shared Walkway (Area = 27± m²)**

Justification:

The proposal complies with the Official Plan, which designates the subject property as Low Density Residential. Semi-detached dwellings are a permitted use within this designation and the Official Plan encourages residential intensification in the form as is proposed.

This proposal will allow for a compatible housing form in an area with adequate water and sanitary services. The property is on a transit route and close to downtown, trails, the hospital and various amenities in the area. The large size of subject properties provides a great opportunity to utilize the land for the proposed form of moderate intensification. The proposal has been designed to fit in with the neighbourhood, allow for some intensification, while being compatible with the area.

To summarize, the proposal complies with the objectives of the City of Guelph Official Plan and Zoning By-law and the following criteria are met:

1. Fully complies with the approved Zoning By-law Amendment
2. Conforms with the policies of the Official Plan.
3. Thorough consideration on the design and configuration of the parcels and dwellings to be compatible with the area and ensure the parking concerns of neighbours are addressed.
4. The lots will be designed in accordance to City Engineering requirements – through conditions to the approved severances.
5. Allow for a new housing type within an area that is permitted in the Zoning By-law.
6. Allowing for new development in a time when housing is desperately needed and the City is working towards 18,000 new units by 2031.

The severance applications are more administrative in nature as this is the next step in the development process after Council approved the Zoning By-law Amendment in December 2024. This proposal provides a great opportunity to help address the demand for housing through infill development.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

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