

Attachment A - Report CD 25-067  
**Development Application Overview**

# 676 Gilbralter Street, Delhi

Application File Numbers: ZNPL2025156

Owner: Haldimand-Norfolk Housing Corporation c/o Marc Puype

Applicant: G. Douglas Vallee Limited c/o James Canzano

Agent: G. Douglas Vallee Limited c/o Eldon Darbyson

**Statutory Public Hearing**

Date: July 3<sup>rd</sup>, 2025

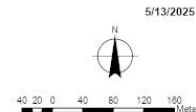
# Site Context

MAP A  
CONTEXT MAP  
Urban Area of DELHI

ZNPL2025156



Legend  
Subject Lands  
2020 Air Photo



## Site Characteristics:

- Subject property is 2400 sq.m. (0.24 hectares)
- Located in the Urban Boundary Area of Delhi
- Intersection Gibraltar Street and Ewell Street
- Subject lands are designated Urban Residential in the County's Official Plan
- Subject lands are currently vacant

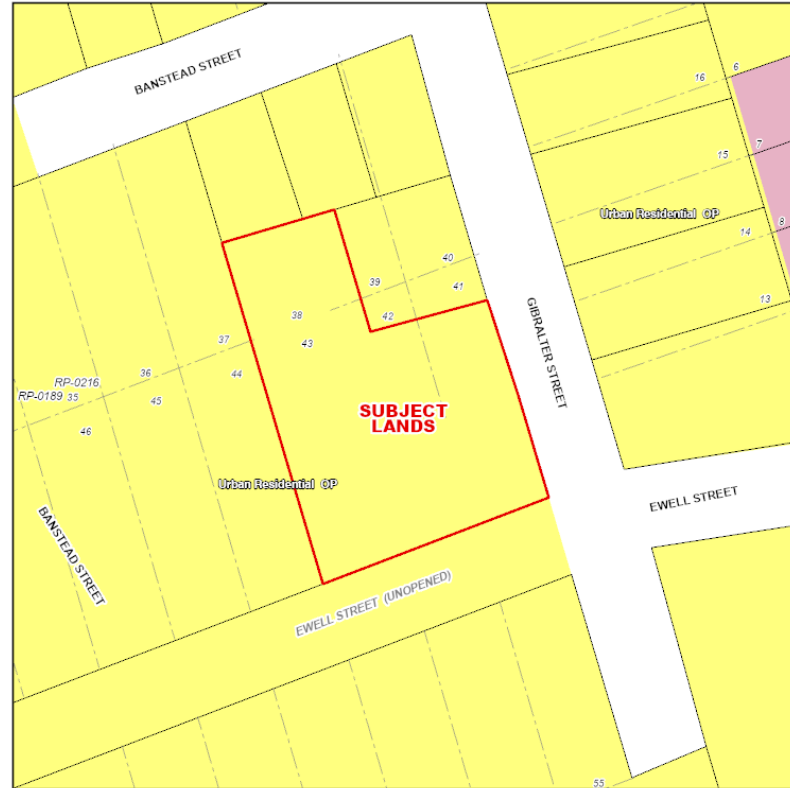
## Surrounding Land Uses:

- **North:** Single detached dwellings, Haldimand-Norfolk Housing Corporation (HNHC) owned lands
- **East:** Duplex dwellings, Semi-detached dwellings
- **West:** Vacant lands subject to approved plan of subdivision for the development of 30 townhouses (application 28TPL2021323)
- **South:** Institutional buildings consisting of a long-term care facility and a retirement community

# Site Context

**MAP B**  
OFFICIAL PLAN MAP  
Urban Area of DELHI

ZNPL2025156



Legend

☐ Subject Lands

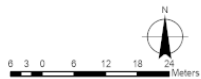
Official Plan Designations

Urban Residential

Commercial

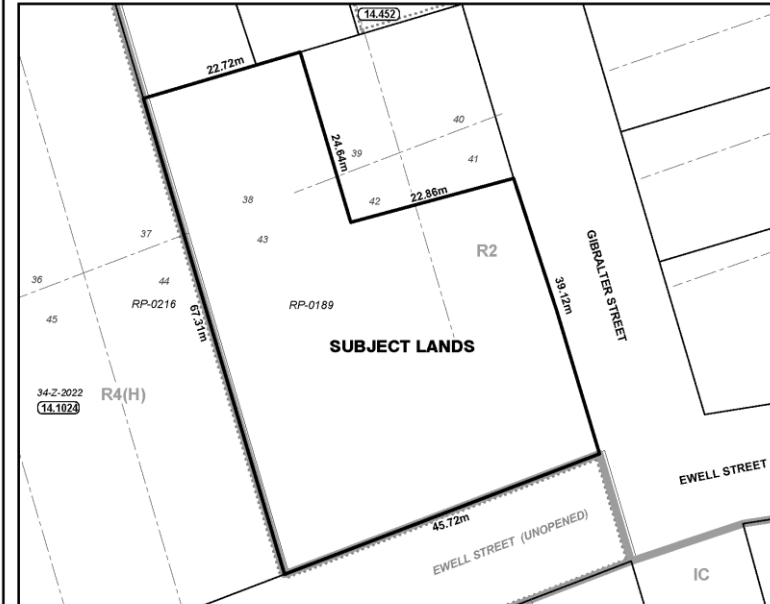
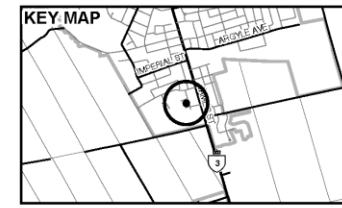
 Urban Area Boundary

5/13/2025



**MAP A**  
**ZONING BY-LAW AMENDMENT**  
**NORFOLK COUNTY**

In the Urban Area of  
**DELHI**



### LEGEND

ZONING BY-LAW 1-Z-2014

(H) - Holding

IC - Community Institutional Zone

From: R2

**To: R5 with special provision**

R2 - Residential R2 Zone

R4 - Residential R4 Zone



1:544



This is MAP A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_

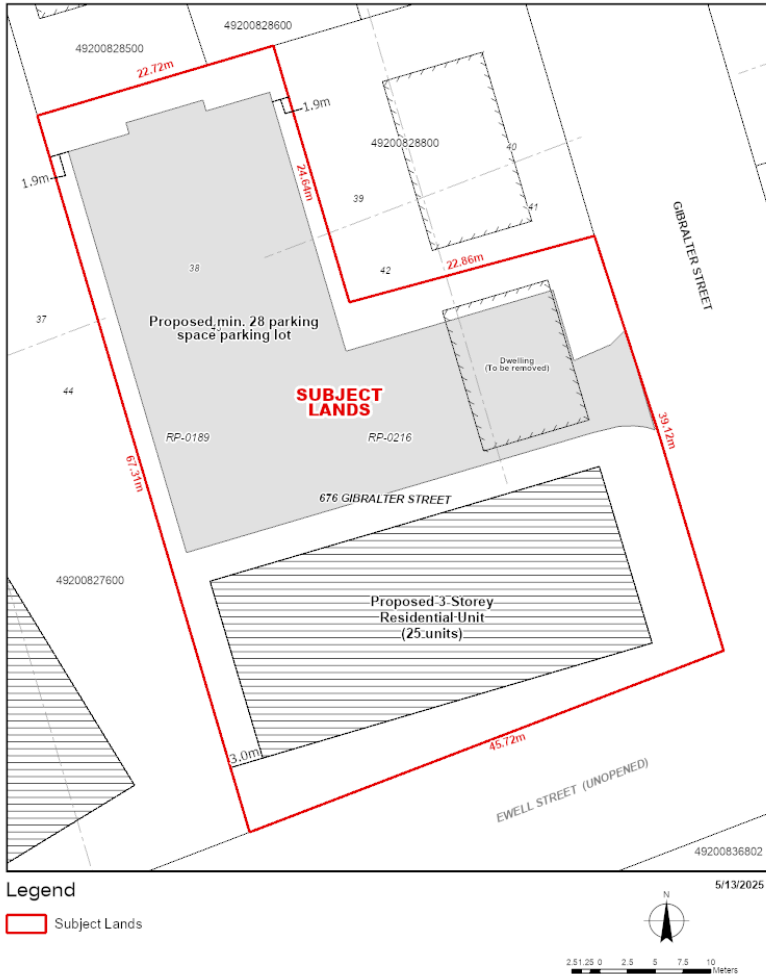
Mayor: A. Martin

Clerk

# Development Proposal

MAP D  
CONCEPTUAL PLAN  
Urban Area of DELHI

ZNPL2025156



## Key Features/Proposed :

### Development Proposal:

(03) Storeys residential apartment that includes 25 affordable housing units and a minimum of (10) Rent-geared-to-income units

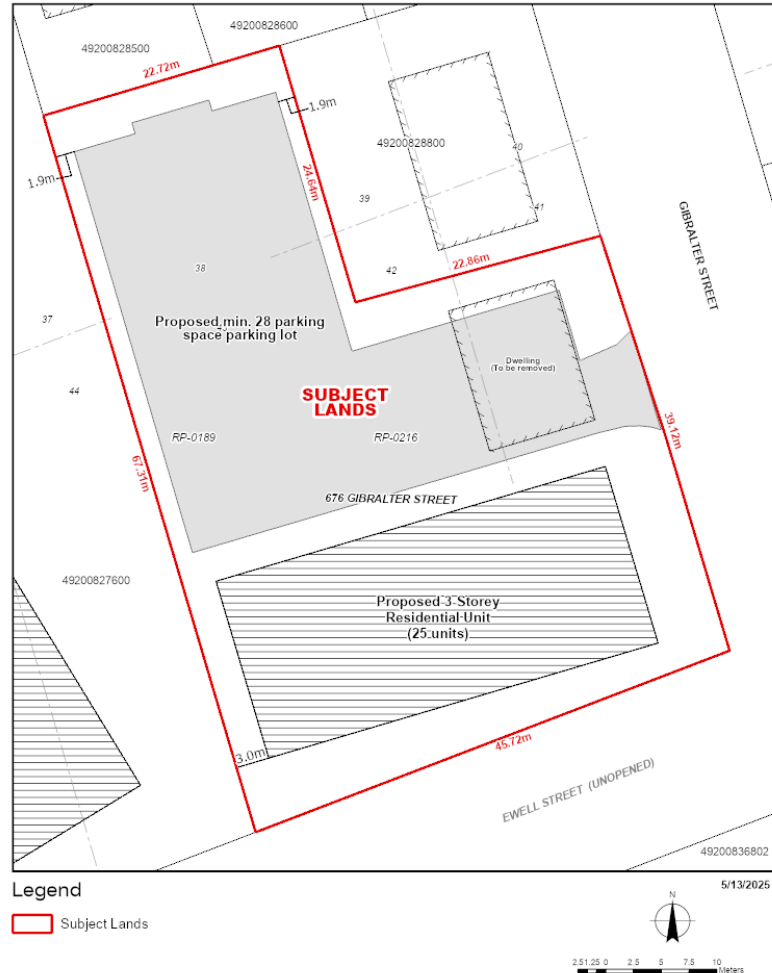
Proposed 28 on-site parking spaces

ROW access from Gibraltar Street

# Development Proposal

MAP D  
CONCEPTUAL PLAN  
Urban Area of DELHI

ZNPL2025156



## Proposed Zoning By-law Amendment

- To amend the zoning of the subject lands from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provision 14.1077 as follows:
  - minimum rear yard setback - 3 metres
  - minimum required parking spaces - 20 parking spaces
  - minimum required sight triangle setback - 8.5 meters
  - minimum required setback of parking lot from the interior lot line abutting another residential zone - 1.9 metre.
  - minimum of 1 visitor space for every 4 dwelling units is required

# Preliminary Review

## Technical Reports:

- Planning Justification Report
- Functional Servicing Report, G. Douglas Vallee Limited (May 2025)
- Stormwater Management Report, G. Douglas Vallee Limited (May 2025)
- Traffic Impact Statement Parking Brief, RC Spencer Associates Inc (May 2025)
- Civil Engineering Drawings, G. Douglas Vallee Limited
- Geotechnical Investigation Report, Pinchin (May 2025)
- Soil Characterization Report, Pinchin (May 2025)
- Plan 37R-11788, Received and deposited 2025/01/02 at the Land Registrar for the Land Titles Division of Norfolk
- Draft Zoning By-law Amendment

# Preliminary Review

## Technical Comments:

Financial Management and Planning provided that the increase in total units will increase the total amount of fees related to the overall planning and building processes for this project. Approving the application as is may cause further reduced revenue and could impact reserve balances and Norfolk's year end surplus/deficit amount as the project moves forward.

The Traffic Impact/Parking Brief concludes that "the addition of site generated traffic will have nominal impact on Gibraltar Street. Furthermore, it is the engineers' opinion that the proposed on-site parking supply of 28 parking spaces should adequately accommodate the peak parking demand generated by the subject affordable housing development proposal".





A development agreement to be registered on title will be required as part of the site plan control approval process.

## Public Input:

General inquiries about the development proposal have not been received.



# Preliminary Considerations

Key Items		Preliminary Review
Affordable Housing		Haldimand-Norfolk Housing Corporation (HNHC) is a publicly owned community housing provider. The proposed development supports affordable housing supply and the maintenance of the County's Rent-geared to income housing stock.
Servicing capacity		Water and sanitary modelling are required to provide confirmation that the proposed development can be adequately serviced.
Transportation		The Traffic Impact/Parking Brief concludes that "the addition of site generated traffic will have nominal impact on Gibraltar Street.
Community Design		The proposed development is subject to a subsequent site plan control application and site plan agreement to be registered on title.



# Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

## Public Hearing Committee Report Recommendation:

*THAT staff Report CD 25-067 for development applications ZNPL2025156 be received for information;*

*AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.*