



Working together with our community

Council Meeting – July 22, 2022

Subject: Application ZNPL2025156 has been received to amend the zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provisions to allow for the development of a 25-unit affordable housing residential apartment.

Report Number: CD-25-068

Division: Community Development

Department: Planning and Realty Services

Ward: Ward 3

Purpose: For Decision

Recommendation(s):

That application **ZNPL2025156** affecting the lands described as **PT LT 38-39, LT 41-43 PI 216, Norfolk County**, to amend the Norfolk County Zoning By-Law 1-Z-2014 from **Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provision 14.1077**, be approved.

Further that all public input received for this application **ZNPL2025156** as part of the decision, as outlined in staff report CD-25-068 was considered.

Executive Summary:

The purpose of the application is to facilitate the development of a three (3) storey residential apartment that includes twenty-five (25) affordable housing units with a minimum of ten (10) rent-geared-to-income units.

The application was submitted by G Douglas Vallee Limited on behalf of Haldimand-Norfolk Housing Corporation (HNHC), a publicly owned community housing provider. As per Council-In-Committee report HSS-24-016 - HNHU Updated Regeneration Strategy (dated April 9, 2024), Council approved the subject development referred to as Delhi New Development project to provide sixteen (16) units of community housing, including a minimum of ten (10) rent-geared-to-income (RGI) units.

The increased number of affordable housing units is intended to secure the zoning by-law amendment approval that allows for the maximum permissible residential density pursuant to the applicable policies and regulations subject to further confirmation of the final number of dwelling units at the site plan control application stage based on available funding and the financial viability of the development (related application SPPL2025204).

Pursuant to the Planning Act, R.S.O. 1990, C. P. 13, a Public Hearing was held on July 3, 2025 to provide information and receive comments about the proposed development. The purpose of this report is to make a recommendation regarding the proposed development.

Discussion -

See Public Hearing Committee report [CD-25-067](#) for background information on the site, proposal and technical submission.

Site Context:

The subject property is located in the Urban Boundary Area of Delhi at the intersection of Gibraltar Street and Ewell Street. The subject lands are approximately 2400 sq.m. (0.24 hectare) in land area and currently vacant.

Surrounding land uses include low and medium density residential development and institutional uses consisting of a long-term care facility and a retirement community. Abutting western lands are approved for a (30) townhouse dwellings draft plan of subdivision. The subject property is accessed from Gibraltar Street. A total of (28) on-site parking spaces are provided.



Figure 1 Subject property and surrounding land uses



Figure 2 View of Gibraltar Street abutting the subject property



Figure 3 View of the intersection of Gibraltar Street and Ewell Street



Figure 4 View of the subject lands

Proposal Summary:

The proposed development includes 25 affordable housing apartment building in the Urban Residential Type 5 (R5) Zone in Delhi at the intersection of Gibraltar Street and Ewell Street.

Surrounding land uses include predominantly medium density residential uses and institutional uses consisting of a long-term care facility and a retirement community. The subject lands are less than 150 metres from James Street (provincial highway) that is a main mixed-use corridor in Delhi.

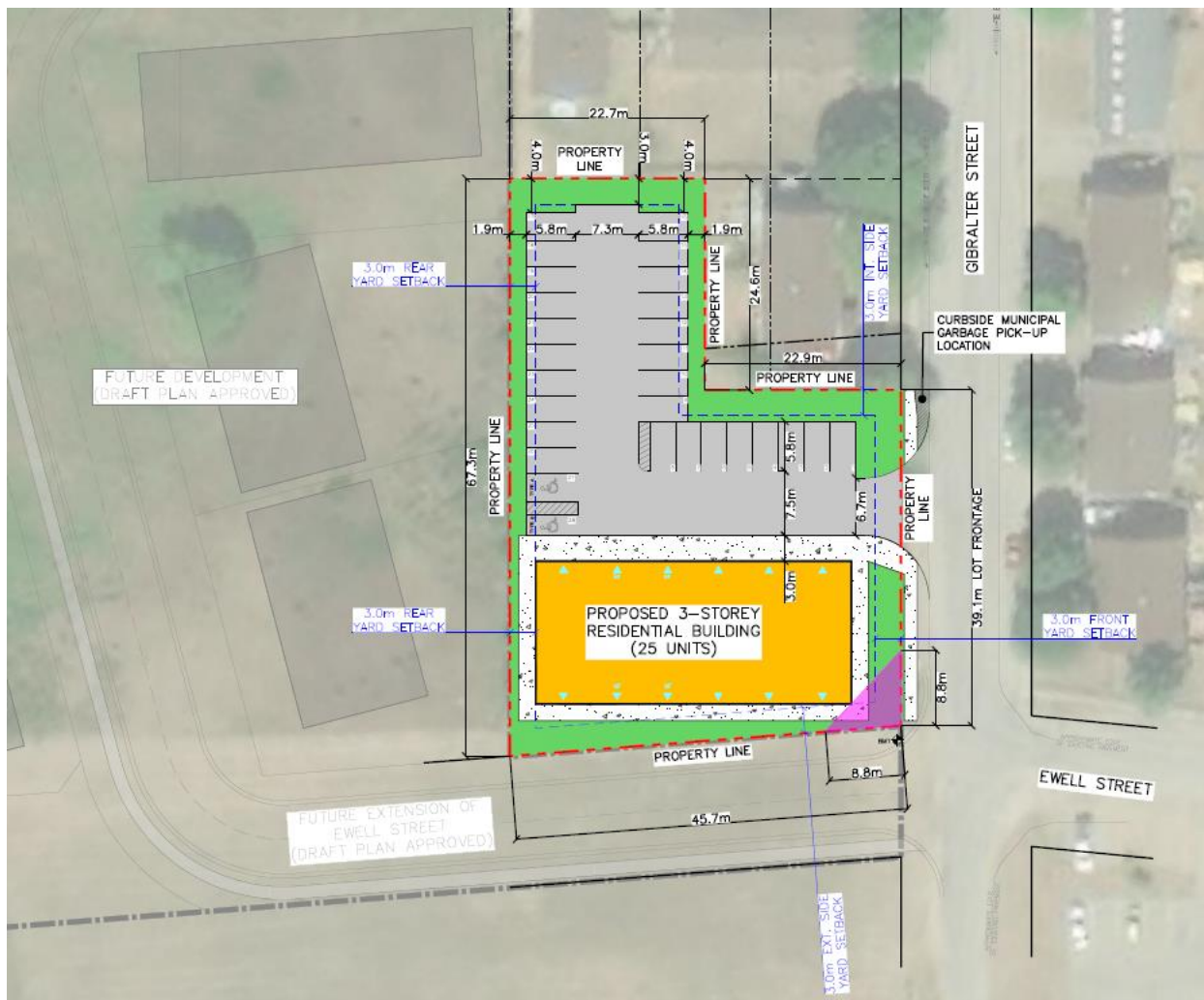


Figure 5 Concept Plan of the proposed development

Residential infill on the subject lands is considered appropriate for intensification and affordable housing supply that aligns with the County's residential intensification targets. The proposed residential infill provides an opportunity to increase residential density within an existing neighborhood that is connected to public transportation and in proximity to public services.

The proposed development aligns with the Grow Norfolk intensification target of 30% in the urban areas for new residential dwelling units and the objectives of the Community Improvement Plan that encourages the construction of a range of housing types and the construction of affordable housing, in support of the goals of the Haldimand Norfolk Housing and Homelessness Plan (2020-2030).

The following technical studies and plans were provided as part of the zoning by-law amendment application:

- 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

The proposed development is subject to a concurrent Site Plan Control application. Staff note that a Stage 1 Archeological Assessment Study was required by Mississaugas of the Credit First Nation at the pre-consultation stage. This requirement will be addressed as a condition of the site plan control application SPPL2025204.

Technical Comments / Analysis:

The application was circulated for comments amongst Norfolk County Departments and applicable agencies. See Attachment B for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application was held on July 3, 2025 at the Public Hearings Committee (of Council) Chambers.

No public inquiries or written submissions were received at the time of writing this report.

Planning Considerations:

The proposed development aligns with the affordable housing definition of the Official Plan, supports the achievement of affordable housing targets and the reduction of housing costs by streamlining the approval process.

The Traffic Impact/Traffic Brief submitted with the application provides an assessment for parking demand based on HNHC data that accurately represents the local demand for affordable units and evaluates transit and active transportation based on the metrics of affordable housing and area characteristics. The study concludes that the provided 28

parking spaces should adequately accommodate the parking demand of the (25) affordable housing units.

Water and sanitary modelling are required to confirm that the development can be adequately serviced and will be addressed as a condition of the concurrent Site Plan Control application SPPL2025204.

Overall, the proposed development is consistent with the Provincial Planning Statement, conforms with the intent of the applicable Official Plan policies and complies with the zoning by-law subject to the confirmation that the development can be adequately serviced.

See Attachment A for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

As per report HSS-24-016, Council agreed to provide a zoning by-law amendment, committee of adjustment and site plan fees towards the affordable housing projects in Delhi and Port Dover, as an in-kind contribution to the Haldimand Norfolk Housing Corporation. It can be assumed that the increase in total units will increase the total amount of fees related to the overall planning and building processes for this project.

Included in report ESS-25-001, Gibraltar Street Project Update, (also on the agenda July 22, 2025), is an updated analysis of the plans and revised development Pro Formas for the Delhi development. The results of the revised plan provide for a feasible and viable project.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Empowering Norfolk - Putting the tools and resources in place to ensure our business' and residents' success.

The proposed development provides access to affordable housing geared to foster inclusive communities and support access to housing.

Conclusion:

Overall, the proposed development is consistent with the Provincial Planning Statement, conforms with the intent of the County's Official Plan and complies with the Zoning By-law as proposed to be amended.

Attachment D contains the recommended Zoning By-law Amendment.

Attachment(s):

Attachment A - Existing Planning Policy and Zoning Considerations
Attachment B - Technical Comments
Attachment C - Public Comments
Attachment D - Recommended Zoning By-law Amendment

Approval:

Reviewed & Approved By:
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