DEVELOPMENT SERVICES
Staff Report

REPORT NO:	DS-2026-20
TO:	Council on July 27, 2026
SUBMITTED BY:	Andrew Martin, MCIP RPP, Director of Development Services
PREPARED BY:	Andrew Martin, MCIP RPP, Director of Development Services
	Cameron Miller, MA, MCIP RPP, Senior Development Planner
REVIEWED BY:	Jeff Willmer, Chief Administrative Officer
DATE:	July 15, 2026
SUBJECT:	Zone Change Application 06/26 – Neville Street, New Hamburg (Tri-County Mennonite Homes)

RECOMMENDATION:

THAT Report DS-2026-20 Zone Change Application 06/26 – Neville Street, New Hamburg (Tri-County Mennonite Homes) be received for information.

SUMMARY:

The subject lands are designated Urban Residential and Open Space in the Township Official Plan, and are zoned Zone 4 (Residential) and Zone 11 (Open Space) within the Township Zoning By-law 83-38, as amended.

The current zoning approved by Council in 2020 permits a residential apartment building and was approved based on a concept that contemplated an apartment building with 97 residential units with a height of up to five storeys.

This application proposes to rezone the lands from Zone 4 (Residential) to Zone 12 (Institutional) as an institutional long term care facility is now proposed.

BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on June 29, 2026. The following is a summary of comments received prior to the Public Meeting.

Public: none

Agencies:

Region of Waterloo – no objections

Six Nations of the Grand River Elected Council (SNGREC) – environmental comments related reducing the amount of surface level parking by incorporating underground parking and also increasing resident amenity areas that have been forwarded to the applicant for consideration.

Enova – no concerns

REPORT:

The subject lands are designated Urban Residential and Open Space in the Township Official Plan, and are zoned Zone 4 (Residential) and Zone 11 (Open Space) within the Township Zoning By-law 83-38, as amended. This application proposes to rezone the lands from Zone 4 (Residential) to Zone 12 (Institutional) as an institutional long term care facility is now proposed. Based on the concept provided, no modifications to existing Zone 12 regulations are required.

The current zoning approved by Council in 2020 (By-law 2020-027) permits a residential apartment building and was approved based on a concept that contemplated an apartment building with 97 residential units with a height of up to five storeys.

Tri-County Mennonite Homes (TCMH) has received Provincial funding for a 224-bed long term care facility subject to them being able to meet the Ministry timelines and requirements. Should the project move forward, the established timelines would be a 2027 start date, with the project anticipated to be completed in 2030. This project is in addition to the five-storey 160-bed long term care facility on Boullee Street which is anticipated to be completed by summer 2027.

Through the previous zone change application process in 2020, several technical reports were provided such as a functional servicing report, geotechnical investigation, noise study and slope stability analysis.

In support of the application, the following materials have been provided, with updates to reflect the new concept:

1. Conceptual Site Plan
2. Slope Stability Amendment
3. Shadow Study
4. Functional Servicing and Stormwater Management Brief

The building is proposed to be eight storeys in height facing Neville Street, and due to differences in grade, will be nine storeys facing south towards the Nith River. The proposed zone, Zone 12 (Institutional), does not contain maximum height provisions or regulations containing the number of storeys. The height of the building, instead, informs the minimum side yard setback. The building is proposed to be approximately 26m from the closest side yard which would exceed the zoning requirements. If each storey of the building were to have a height of 3.0, the minimum side yard setback would be 13.5m.

The development concept includes 253 surface level parking spaces which exceeds the estimated required parking of 133 spaces based on the information available with the application.

Due to the proximity of the site to the Nith River, large portions of the site are regulated by the Grand River Conservation Authority. Through the zone change process, and the previously approved concept, GRCA has been engaged and ultimately will need to provide a clearance through subsequent development stages such as site plan approval should this application be approved. Through the previous zone change application in 2020, a Slope Analysis was conducted which demonstrated that the entire slope in the area of the proposed development is not considered an erosion hazard. As part of this application, a Slope Stability Amendment was also provided to reflect the new concept.

At such time as all agency comments and any additional comments at the Public Meeting have been received and reviewed, staff will return to Council with a detailed report and recommendation on the application.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

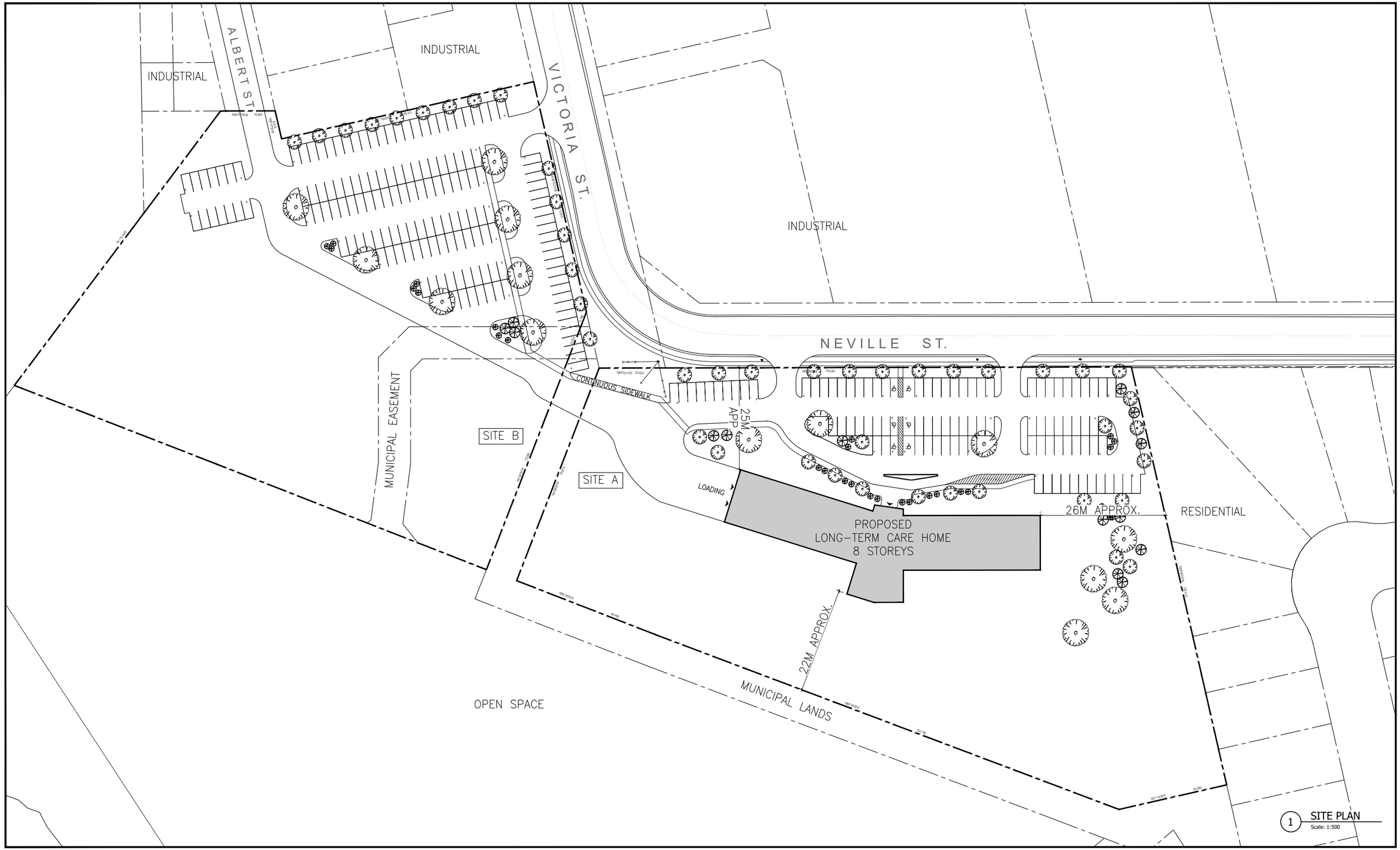
Prosperous Businesses & Balanced Growth

FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

Attachment A: Site Plan



1 SITE PLAN
Scale: 1:500

No.	COMMENTS	DATE	No.	COMMENTS	DATE	No.	COMMENTS	DATE
1	ISSUED FOR ZCA	26.06.11						

KEY PLAN

ARCHITECT facet design studio ltd.
490 DUTTON DR., SUITE B1
WATERLOO, ON
N2L 6H7
facetds.ca | 519.746.1003 | design @ facetds.ca

PROJECT LOCATION : Nithview North,
Neville St.
New Hamburg, ON
N3A 4G7

CLIENT INFO : Tri-County Mennonite Homes
200 Boullee St.
New Hamburg, ON
N3A 2K4

PROJECT TITLE
NITHVIEW NORTH
LONG-TERM CARE
2026.06.11 PROJECT # : 2605_01

TITLE
SITE PLAN

SHEET No.

DRAWN BY : STEVE B

REVIEWED BY : ISB

PLOT DATE: 2026/06/11 TIME: 12:27 PM Plot By : Steve B