

Staff Report



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| To | City Council |
| Service Area | Infrastructure, Development and Enterprise Services |
| Date | Tuesday, December 12, 2023 |
| Subject | Statutory Public Meeting and Decision Report 27 and 35 Janefield Avenue Proposed Zoning By-law Amendment File OZS23-010 |

Recommendation

1. That the application from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) to a "Specialized Residential Single Detached" (R.1B-XX) Zone and the "Specialized Residential Semi-Detached/Duplex" (R.2-XX) Zone and to change the zoning from the current "Low Density Residential" (RL.1) Zone (2023 - 20790) to a "Specialized Low Density Residential" (RL.1-XX) Zone to permit the proposed semi-detached dwellings with site-specific provisions at 27-35 Janefield Avenue be received.
2. That the application from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) to a "Specialized Residential Single Detached" (R.1B-XX(H)) Zone and the "Specialized Residential Semi-Detached/Duplex" (R.2-XX(H)) Zone and to change the zoning from the current "Low Density Residential" (RL.1) Zone (2023 - 20790) to a "Specialized Low Density Residential" (RL.1-XX(H)) Zone to permit the proposed semi-detached dwellings with site-specific provisions at 27-35 Janefield Avenue be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Enterprise Services Report 2023-429, dated December 12, 2023.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit semi-detached dwelling units on the properties municipally known as 27 and 35 Janefield Avenue to facilitate the development of six semi-detached dwellings while preserving one of the two existing single-detached dwellings.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations in Attachment-5 Proposed Zoning and Details 1995-14864 and 2023-20790.

Strategic Plan Alignment

The recommended Zoning By-law Amendment aligns with the Sustaining our Future strategic priority and Grow Guelph's Economy strategic priority in the 2019-2023 and the City Building theme in the 2024-2027 strategic plans. The proposed development application is in conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows.

Financial Implications

Estimated Development Charges: \$332,490

Estimated Property Taxes: \$26,902 (2023)

Report

Background

This report addresses an application to amend the Zoning By-law as received for the lands municipally known as 27 and 35 Janefield Avenue from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. to permit the development of six semi-detached dwellings with site-specific provisions.

The application was initially received by the City on September 8, 2023, and deemed complete on October 5, 2023. The proposal would preserve the existing single-detached dwelling at 27 Janefield and would see the construction of 6 semi-detached dwellings on the subject lands. Additional Residential Dwelling Units are also proposed.

Location

The subject lands are located on the west side of Janefield Avenue, directly south of Mason Court. The subject lands are municipally known as 27-35 Janefield Avenue (see Attachment-1 Location Map and 120 m Circulation and Attachment-2 Aerial Photograph).

The subject lands currently have an area of 2,733 square metres with 48.1 metres of frontage along Janefield Avenue and 56 metres of flankage along Mason Court. The site is currently occupied by two single-detached dwelling units. 2,228 square metres of the lands are part of the proposed zone amendment, with the remaining 464 square metres to be merged with the parcel to the south (41 Janefield Avenue).

Surrounding land uses include:

- To the north: Mason Court, Semi-detached dwellings beyond;
- To the east: Janefield Avenue, Townhouse complex beyond;
- To the south: single-detached dwellings; and
- To the west: semi-detached dwellings.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that currently applies to the subject lands is "Low Density Residential". This land use designation permits detached, semi-detached and duplex dwellings, townhouses and apartments. The maximum density on low density residential properties is 35 units per hectare, or a maximum density of up to 60 units per hectare when adjacent to an arterial or collector road.

The relevant policies for the applicable land use designations are outlined in Attachment-7 Staff Review and Planning Analysis.

Existing Zoning

The subject lands are currently zoned "Residential Single Detached" (R.1B) according to Zoning By-law (1995) - 14864, as amended. The Comprehensive Zoning By-law (2023) - 20790 zones the property as "Low Density Residential" RL.1.

The existing zoning for both applicable By-laws is shown in Attachment-3 Existing Zoning.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) to a "Specialized Residential Single Detached" (R.1B-XX) Zone and the "Specialized Residential Semi-Detached/Duplex" (R.2-XX) Zone and to change the zoning from the current "Low Density Residential" (RL.1) Zone (2023 - 20790) to a "Specialized Low Density Residential" (RL.1-XX) Zone to permit the proposed semi-detached dwellings with site-specific provisions at 27-35 Janefield Avenue. The site specific provisions are to allow a reduced minimum lot size of 192 square metres for proposed parcels 3 and 4, and to permit a reduced minimum rear yard setback of 2.4 metres and an increased maximum exterior side yard setback of 10.6 metres for proposed parcel 5 to accommodate the existing single-detached dwelling at 27 Janefield Avenue.

Both Zoning By-laws must be amended in accordance with the transition provisions included in the recently adopted Comprehensive Zoning By-law (2023) - 20790 until it comes into full force and effect and Zoning By-law (1995) - 14864 is fully repealed.

Details of the proposed zoning under the current Zoning By-law (1995)-14864, as amended, are included in Attachment-5 Proposed Zoning and Details 1995-14864 and 2023-20790.

Development Proposal

The proposed Zoning By-law Amendment is to permit six semi-detached dwelling units on the subject lands, with site specific provisions that would facilitate the proposed severances as shown in Attachment-6 Conceptual Site Plan. The existing dwelling and additional residential dwelling unit at 27 Janefield Avenue would remain. 464 square metres along the south end of 35 Janefield Avenue would be merged with 41 Janefield to the south and would not be rezoned as part of this application.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment-7 Staff Review and Planning Analysis. Comments from internal City departments and agencies are included in Attachment-8 Departmental and Agency Comments. The staff review and planning analysis addresses the following:

- Evaluation of the development proposal in accordance with the policies of the 2020 Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the development proposal's conformity with the Official Plan;
- Review of the proposed zoning; and
- Review of supporting documents submitted with the development application;
- The recommended holding provisions to allow for the applicant to satisfy concerns raised by the Engineering department in Attachment-8 Departmental and Agency Comments.

Staff Recommendation

Planning staff are satisfied that the proposed Zoning By-law Amendment is consistent with the 2020 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The proposed Zoning By-law Amendment conforms to the objectives and policies of the Official Plan and the specialized zoning regulations are appropriate for the site.

Planning staff recommend that Council approve the Zoning By-law Amendment subject to the specialized zoning regulations as outlined in Attachment-5 Proposed Zoning and Details 1995-14864 and 2023-20790, subject to a Holding Provision.

Financial Implications

Estimated Development Charges: \$332,490

Estimated Property Taxes: \$26,902 (2023)

Consultations

The Notice of Complete Application was mailed on October 20, 2023 to local boards and agencies, City service areas and all property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on November 13, 2023. Notice of the application was also provided by means of signage on the property, which was posted on October 30, 2023. The Notice of Public Meeting and Decision Meeting was mailed on November 16, 2023 to local boards and agencies, City service areas and all property owners within 120 metres of the subject lands. All supporting documents submitted by the applicant have been posted on the City's website.

Final comments from local boards and agencies and City service areas are included in Attachment-8 Departmental and Agency Comments. No public comments have been received as of the writing of this report.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Zoning

Attachment-4 Existing Official Plan Designation

Attachment-5 Proposed Zoning and Details 1995-14864 and 2023-20790

Attachment-6 Conceptual Site Plan

Attachment-7 Staff Review and Planning Analysis

Attachment-8 Departmental and Agency Comments

Attachment-9 Public Notification Summary

Departmental Approval

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This report was approved by:

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