

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, April 9, 2024
Subject	Statutory Public Meeting and Decision Report 35 & 41 Janefield Avenue Proposed Zoning By-law Amendment File OZS23-013

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) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Specialized Residential Semi-Detached/Duplex " (R.2-XX(H)) Zone, and a "Specialized Low Density Residential" (RL.1-XX(H)) Zones to permit the proposed semi-detached dwellings with site-specific provisions at 35-41 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) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Specialized Residential Semi-Detached/Duplex " (R.2-XX(H)) Zone, and a "Specialized Low Density Residential" (RL.1-XX(H)) Zones to permit the proposed semi-detached dwellings with site-specific provisions at 35-41 Janefield Avenue be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Environment Report 2024-127, dated April 9, 2024.
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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 35 and 41 Janefield Avenue to facilitate the development of four semi-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 City Building theme in the 2024-2027 strategic plan. 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.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

Estimated Development Charges: \$241,494

Estimated Property Taxes: \$19,369 (2023)

Report

Background

This report addresses an application to amend the Zoning By-law as received for the lands municipally known as 35 and 41 Janefield Avenue from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. to permit the development of four semi-detached dwellings with site-specific provisions.

The application was received by the City on January 17, 2024, and deemed complete on February 12, 2024. The proposal would see the construction of 4 semi-detached dwellings on 41 Janefield Avenue and a portion of 35 Janefield Avenue. Additional Residential Dwelling Units are also proposed.

A similar proposal to permit 6 semi-detached dwellings at 27 Janefield Avenue and a portion of 35 Janefield Avenue was approved by City Council on December 12, 2023.

Location

The subject lands are located on the west side of Janefield Avenue, south of Mason Court. The subject lands are municipally known as 35 and 41 Janefield Avenue (see Attachment-1 Location Map and 120 m Circulation and Attachment-2 Aerial Photograph).

The subject lands currently have an area of 1,868 square metres with 33.3 metres of frontage along Janefield Avenue. One single-detached dwelling is currently located on the subject lands.

Surrounding land uses include:

- To the north: Existing and recently approved semi-detached dwellings;
- 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 Semi-Detached/Duplex" (R.2-XX(H)) Zone to permit the proposed semi-detached dwellings with one site-specific provision at 35 & 41 Janefield Avenue. The site-specific provision is to allow an increased maximum driveway width of 5 metres, whereas the R.2 zone permits a maximum driveway width of 3.5 metres.

The proposed development conforms with the 2023 Comprehensive Zoning By-law (2023 - 20790) as approved by Council in April 2023. However, as parking provisions, driveway width provisions, and additional residential dwelling unit provisions that would impact this proposal are currently under appeal, a site-specific amendment to the 2023 Zoning By-law is still required. This would create a site-specific (RL.1-XX(H)) zone for the subject lands that would conform with the 2023 Comprehensive Zoning By-law as approved by Council but would not be subject to the ongoing appeals that apply to the RL.1 Zone.

Details of the proposed zoning under the Zoning By-law (1995)-14864, as amended, and the Comprehensive Zoning By-law (2023 - 20790) 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 four semi-detached dwelling units on the subject lands, with one site specific provision that would facilitate the proposed severances as shown in Attachment-6 Conceptual Site Plan.

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, subject to a Holding Provision.

Financial Implications

Estimated Development Charges: \$241,494

Estimated Property Taxes: \$19,369 (2023)

Consultations and Engagement

The Notice of Complete Application was mailed on February 15, 2024, 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 March 14, 2024. Notice of the application was also provided by means of signage on the property, which was posted on February 22, 2024. The Notice of Public Meeting and Decision Meeting was mailed on March 12, 2024, 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.

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

Attachment-10 Public Meeting Presentation

Departmental Approval

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