

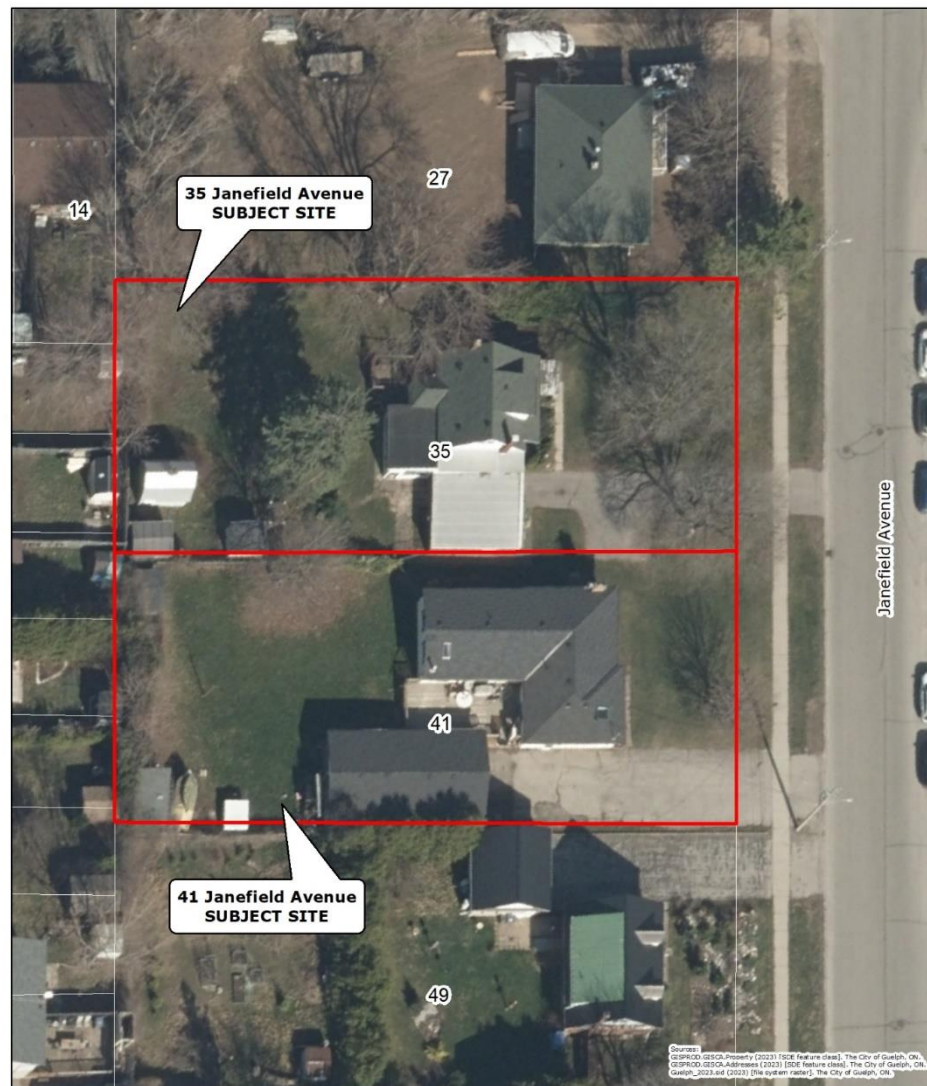
# **35-41 Janefield Avenue**

**Statutory Public Meeting and Decision meeting for  
Proposed Zoning By-law Amendment**

**April 9, 2024**

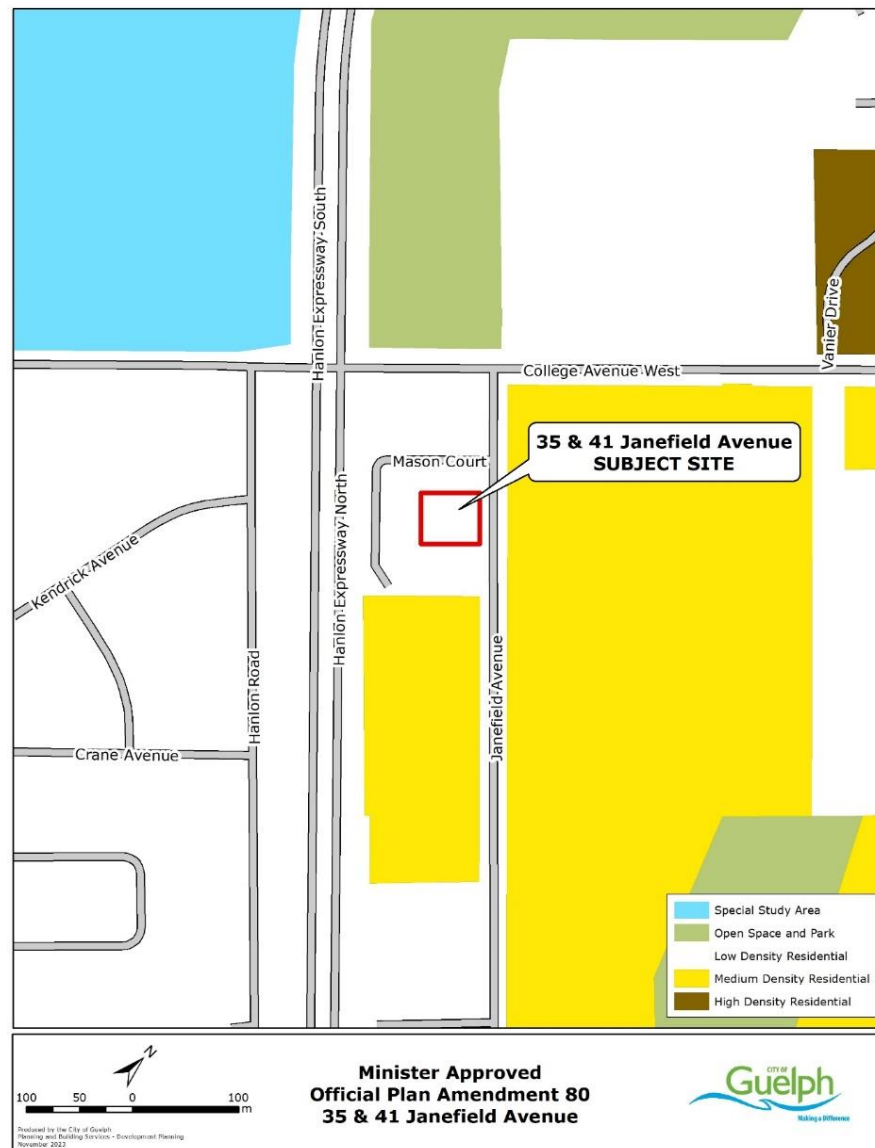
# Site Context

- 1,868 square metres
- Two single detached dwellings currently on site
- 27 Janefield Avenue and the northern portion of 35 Janefield Avenue were approved for 6 new semi-detached dwellings in December, 2023



# Official Plan Designation

- Low Density Residential
- Site is surrounded by Low Density Residential and Medium Density Residential designated lands



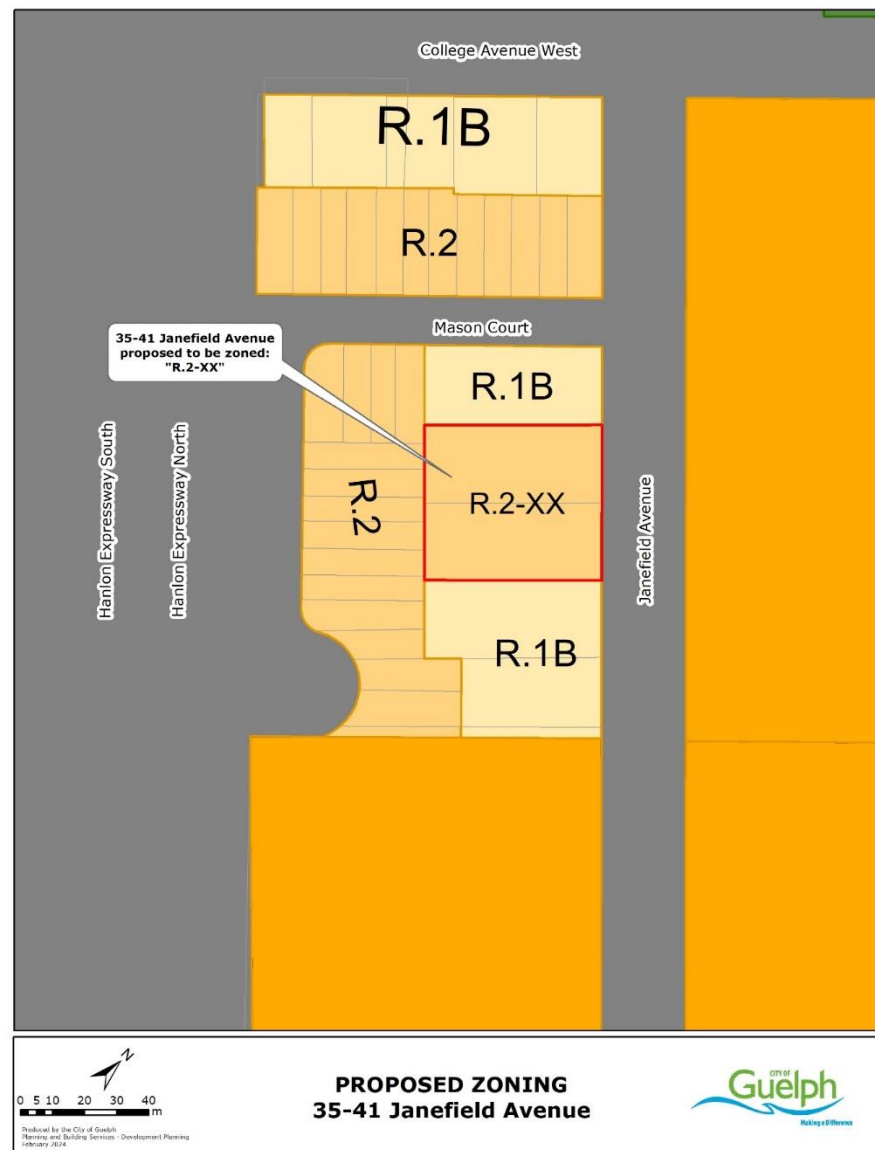
# Zoning (1995)

## Current Zoning (1995):

- R.1B (Residential Single Detached)

## Proposed Zoning (1995):

- R.2-XX (Specialized Residential Semi-detached/duplex)



# Requested Specialized Zoning Regulations (1995 Zoning By-law)

Proposed specialized regulations for the R2.-XX Zone:

- To permit a maximum driveway width of 5.0 metres.

# Zoning (2023)

Current Zoning (2023):

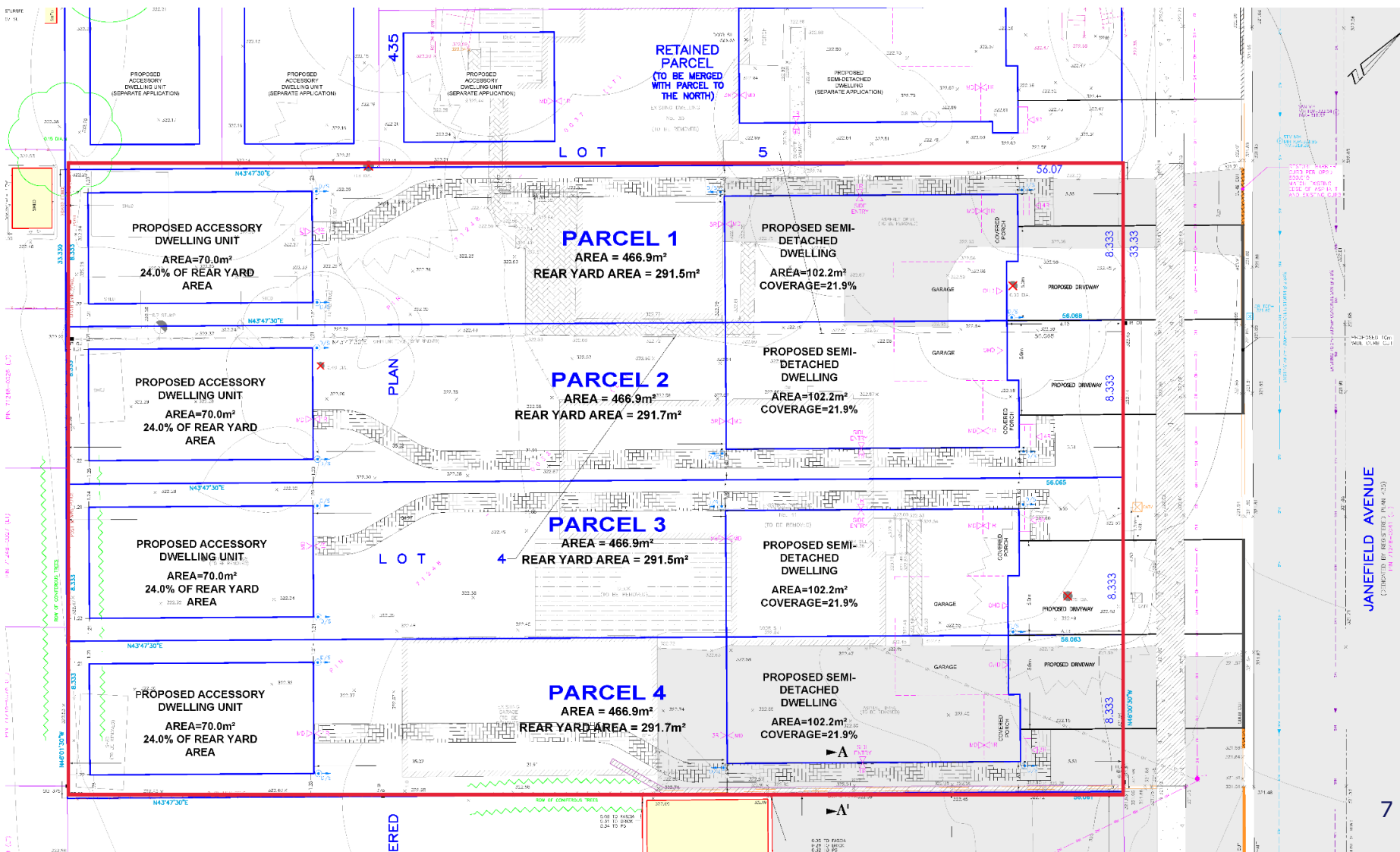
- RL.1 (Low Density Residential).

As the 2023 Comprehensive Zoning By-law is under appeal, a Site Specific RL.1-XX (Low Density Residential) Zone is proposed to allow for ARDUs and a 5.0 metre wide driveway.

This site specific zone would function the same as the RL.1 Zone as approved Council in 2023.



# Proposed Site Plan



JANEFIELD AVENUE  
(CONTINUED FROM REAR STREET PLAN 425)  
PLAN 425-2024-0028 (L2)