



January 17, 2024

32565-23

Jeff.Buisman@vanharten.com

Planning Services
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Eric Rempel

Dear Mr. Rempel,

**Re: Zoning By-Law Amendment Application Submission
41 & 35 Janefield Avenue
All of Lot 4 and Part of Lot 5, Registered Plan 435
PIN 71248-0038 & 71248-0037
City of Guelph**

Please find enclosed the additional reports / studies for the Zoning By-law Amendment Application package on the above-mentioned properties. The following documents are included with this submission:

- Two copies of the Reliance Letter for Phase 1 Environmental Site Assessment prepared by Chung & Vander Doelen Engineering Ltd.
- Two copies of the Environmental Noise Report dated December 2023 prepared by Arcadis IBI Group.
- Two copies of the Environmental Noise Response prepared by Arcadis IBI Group.

Please advise if any additional documents are required for your review and to deem this application complete.

Proposal:

The subject properties are known as 41 Janefield Avenue (71248-0038) and 35 Janefield Avenue (71248-0037), and both contain existing single-detached dwellings with accessory buildings. All buildings from both properties will be removed and the development of semi-detached dwellings with accessory dwelling units are proposed.

There are 2 semi-detached dwellings proposed (4 units) on the properties and each dwelling unit will contain an accessory dwelling unit in the basement and each parcel will also have a separate accessory dwelling unit in the rear yard, for a total of 12 residential units on the lots.



The properties are currently zoned Residential R.1B which does not permit semi-detached dwellings. The parcels will be rezoned to a Specialized R.2 to permit semi-detached dwellings with accessory dwelling units. The parcels will then be severed to separate each unit, pending zoning amendment approval. The proposal is to rezone the parcels is required in order to develop and intensify the lands.

Please note that only the southeasterly part of 35 Janefield Avenue is subject to this Zoning Amendment Application and the remainder of the parcel (shown as "Retained Parcel" on the Site Plan) is being developed separately with the parcel to the north.

Please see the Zoning By-law Amendment requests below:

Parcels 1, 2, 3 and 4:

- Rezone from Residential R.1B to Residential R.2-XX (Semi-Detached/Duplex)
 - Permit a maximum Driveway width of 5.0 metres, whereas the Zoning By-law requires 3.5 metres in Section 4.13.7.2.3.

Summary:

A Zone Change application is being submitted with the require plans and studies to support this positive in-fill development. We look forward to the City's response and input on this development.

Please call me if you or any of the City Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey E. Buisman'. The signature is written in a cursive, flowing style.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Zachary Fischer, Mezcon Construction