

Final

Planning Justification Report 41 Janefield Avenue, Guelph

Zoning By-Law Amendment Application

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Table of Contents

1	Introduction	1
2	Background	1
2.1	Municipal Address and Legal Description	1
2.2	Existing Conditions	2
2.3	Neighbourhood Context.....	3
3	Proposed Development	5
3.1	Overview of Development Concept	5
3.2	Land Use Planning Applications	6
3.2.1	Zoning By-Law Amendment Application	6
3.2.2	Future Consent Application.....	6
4	Land Use Planning Framework	6
4.1	Planning Act.....	6
4.1.1	Matters of Provincial Interest	6
4.2	Provincial Policy Statement (2020).....	8
4.3	Growth Plan for the Greater Golden Horseshoe (2020)	13
4.4	City of Guelph Official Plan	14
4.4.1	Planning a Complete and Healthy Community	15
4.4.2	Housing Supply	16
4.4.3	Delineated Built Up Area and General Intensification.....	16
4.4.4	Affordable Housing and Special Needs Housing	18
4.4.5	Water, Wastewater and Stormwater Systems	18
4.4.6	Land Use Designation - ‘Low Density Residential’	18
4.4.7	Source Water Protection.....	19
4.5	City of Guelph Zoning By-Law (1995)-14864	20
4.5.1	Driveway Width	22
4.6	New City of Guelph Zoning By-Law (2023)-20790	23
4.7	City of Guelph Affordable Housing Strategy	26
4.8	City of Guelph Community Energy Initiative Goals.....	27

Table of Contents (continued)

5	Planning Justification	28
5.1	Alignment with Overarching Planning Framework.....	28
5.2	Efficient Use of Infrastructure and Municipal Services	28
5.3	Promotes the Health and Livability of the Local Community	28
5.4	Range and Mix of Housing Options	29
6	Urban Design Review	29
6.1	Preliminary Elevation Plans	29
6.2	Built Form: Low Rise Residential Forms.....	33
6.3	Parking.....	35
7	Supporting Studies and Reports	36
8	Conclusions and Recommendations	36

Table of Figures

Figure 1:	Location Map of the Subject Property, 35 Janefield in Blue and 41 Janefield in Red (Source: City of Guelph Imagery Map).....	2
Figure 2:	Streetview of 41 Janefield Avenue (centre-left) and the southeasterly portion of 35 Janefield Avenue (right) facing southwest along Janefield Avenue (Source: Google Maps, April 2022)	3
Figure 3:	Neighbourhood Context Map (Source: Google Earth)	4
Figure 4:	Site Plan with proposed parcels, prepared by Van Harten Surveying Inc.....	5
Figure 5:	Schedule 1a, Urban Structure – City of Guelph Official Plan.....	16
Figure 6:	Schedule 2, Land Use Plan – City of Guelph Official Plan.....	19
Figure 7:	City of Guelph Official Plan, Schedule 7a Source Water Protection Wellhead Protection Areas (left) and Schedule 7b Source Water Protection Issue Contributing Areas (right).....	20
Figure 8:	Schedule 'A', Map Area 17 – City of Guelph Zoning By-Law (1995)-14864	20
Figure 9:	Schedule 'A', Map 17 – New City of Guelph Zoning By-Law (2023)-20790.....	23
Figure 10:	Preliminary Elevation Plan of Semi-Detached Building – Front, Prepared by Groen Design.....	30

Table of Contents (continued)

Figure 11: Preliminary Elevation Plan of Semi-Detached Building – Left, Prepared by Groen Design	30
Figure 12: Preliminary Elevation Plan of Semi-Detached Building – Rear, Prepared by Groen Design	31
Figure 13: Preliminary Elevation Plan of Semi-Detached Building – Right, Prepared by Groen Design	31
Figure 14: Preliminary Elevation Plan of Detached ARDU – Front, Prepared by Groen Design	32
Figure 15: Preliminary Elevation Plan of Detached ARDU – Right, Prepared by Groen Design	32
Figure 16: Preliminary Elevation Plan of Detached ARDU – Rear, Prepared by Groen Design	33
Figure 17: Preliminary Elevation Plan of Detached ARDU – Left, Prepared by Groen Design	33

1 Introduction

On behalf of our client, Mezcon Construction Ltd., please accept this Planning Justification Report (“Report”) in support of the proposed development on the properties municipally known as 35 Janefield Avenue and 41 Janefield Avenue in the City of Guelph (“Subject Lands”, “Site” or “Subject Property”).

As shown on the proposed Severance Sketch (Site Plan) submitted as part of a complete application package, our client is proposing to develop the subject lands for a total of 12 dwelling units comprised of four semi-detached units on their own lots, each with a basement ARDU and a detached ARDU.

To facilitate the proposed development, 41 Janefield Avenue is proposed to be severed into three lots (Lots 2, 3, and 4), with Lot 2 including a small lot addition from 35 Janefield Avenue. Lot 1 is proposed entirely on the southwest portion of 35 Janefield Avenue, which are the proposed retained lands from a separate consent application process facilitating development on the adjacent lands at 27 Janefield and the northwesterly portion of 35 Janefield.

The subject property is currently zoned R.1B (Residential Single-Detached) which does not permit the development of semi-detached dwellings. As such, the applicant is proposing to rezone the four (4) proposed parcels accommodating the semi-detached buildings from R.1B to R.2 (Residential Semi-Detached/Duplex) to permit the proposed semi-detached dwellings. Therefore, a Zoning By-Law Amendment to Zoning By-Law (1995)-14864 is required to rezone the subject property from R.1B to R.2 with the following Site-Specific Regulations:

- Permit a maximum Driveway width of 5.0 metres, whereas Section 4.13.7.2.3 of the Zoning By-Law requires 3.5 metres.

The above Site-Specific Regulation is also detailed in Sections 3.2.1 and 4.5 of this Report.

This Report provides an analysis of the land use planning framework applicable to the subject lands, including Provincial legislation, plans and policy, and the City of Guelph’s planning framework. Based on our assessment of these policies, it is our opinion that the proposed development has regard for the “Matters of Provincial Interest” set out by the Planning Act and is consistent with the Provincial Policy Statement, 2020. The proposed development also conforms to the Growth Plan for the Greater Golden Horseshoe and the City of Guelph Official Plan.

Moreover, it is our opinion that the proposed development makes efficient use of underutilized land, provides for an appropriate and compatible form of “infill” development, and contributes to the City of Guelph housing stock. For these reasons and other matters discussed in this Report, it is our opinion that the proposed development represents good land use planning.

2 Background

The following section provides an overview of the subject lands, which includes the existing conditions and a review of the surrounding neighbourhood in relation to the site.

2.1 Municipal Address and Legal Description

The subject lands are municipally addressed as 35 and 41 Janefield Avenue in the City of Guelph. The subject lands are legally identified as All of Lot 4 & Part of Lot 5, Registered Plan 435, City of Guelph, County of Wellington. The subject lands are located along Janefield Avenue

southeast of Mason Court. Please see **Figure 1** below for an aerial image of the subject property. Note that only the southeasterly part of 35 Janefield is subject to this application.

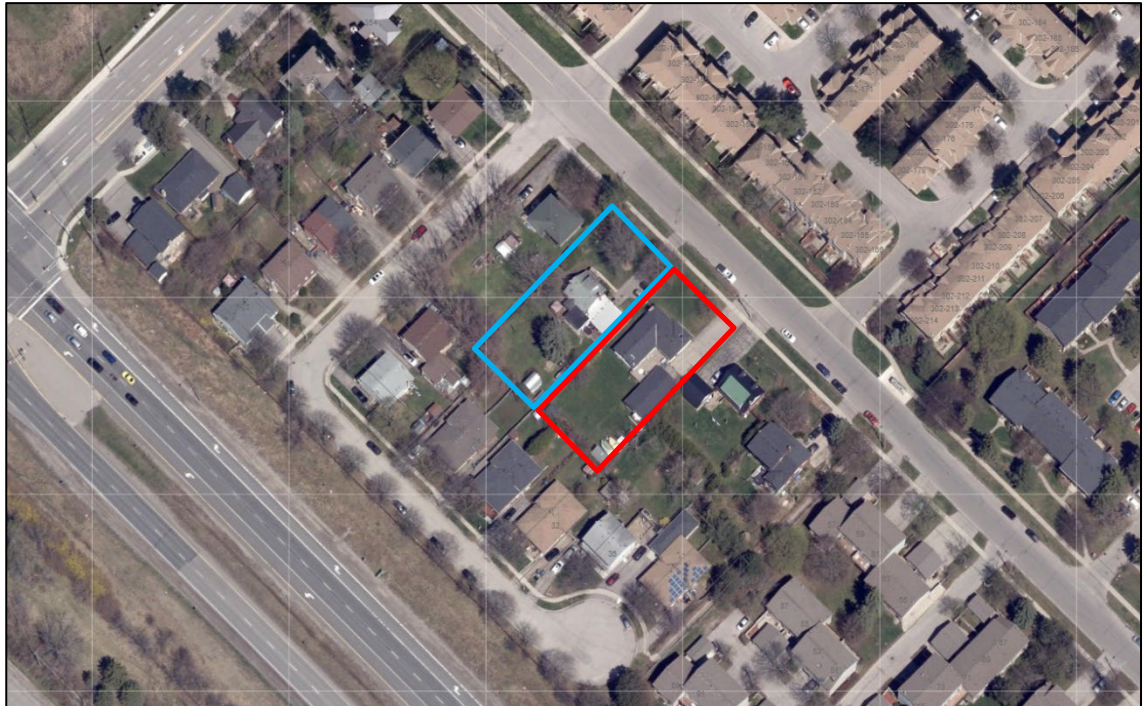


Figure 1: Location Map of the Subject Property, 35 Janefield in Blue and 41 Janefield in Red (Source: City of Guelph Imagery Map)

2.2 Existing Conditions

The subject lands consist of 41 Janefield Avenue and a portion of 35 Janefield Avenue for an approximate total size of 1,868 m² (0.1868 hectares). The subject lands have an estimated frontage of 33.3 metres along Janefield Avenue (see **Figure 2**).

41 Janefield Avenue consists of a single-detached dwelling, a detached garage, and other accessory structures in the rear yard. These buildings and accessory structures will be demolished to develop the proposed semi-detached dwellings and detached accessory residential dwelling units.

35 Janefield Avenue also consists of a single-detached dwelling, attached garage, and accessory sheds in the rear yard. This building, along with the accessory structures, will be demolished in order to facilitate the lot addition to 41 Janefield Avenue in support of the proposed development as well as to facilitate development on adjacent lands that is the subject of a previous Zoning By-Law Amendment application.

Both properties feature driveways along Janefield Avenue which will be removed in favour of new driveway accesses for the proposed semi-detached dwellings.

The subject property also contains trees, primarily in the front yard and rear yard, as well as landscaping in the existing yards. The existing trees/natural vegetation on-site are not identified in the City's Official Plan as having natural heritage significance.



Figure 2: Streetview of 41 Janefield Avenue (centre-left) and the southeasterly portion of 35 Janefield Avenue (right) facing southwest along Janefield Avenue (Source: Google Maps, April 2022)

2.3 Neighbourhood Context

The subject property is located in the Priory Park neighbourhood on the western side of the City of Guelph. The nearest major intersection is the Hanlon Parkway and College Avenue West, just west of the subject property.

The subject property is located within an existing low to medium-density residential neighbourhood, consisting of single-detached, semi-detached, and townhouse dwellings. To the immediate north exists townhouse dwellings, known as the College Park Condominiums at 302 College Avenue. To the east exists single-detached dwellings along Janefield Avenue. To the immediate south and west exists semi-detached dwellings along Mason Court.

The proposed development would be consistent and compatible with the existing low-to-medium density residential development in the immediate area. More specifically, the single-detached dwelling to remain and be converted to a legal duplex would maintain the existing built-form along Janefield Avenue, which consists of single-detached dwellings to the southeast. Similarly, the proposed semi-detached dwellings fronting Mason Court and Janefield Avenue would be consistent with the existing semi-detached dwellings located along Mason Court.

In terms of the broader neighbourhood context, the subject property is located within walking and cycling of several green space and institutional uses. For example, the WE Hamilton Park is southeast of the site, as well as Centennial Park to the northwest. Institutional uses include Priory Park Public School, Saint-René-Goupil Catholic Elementary School, Centennial Collegiate Vocational Institute, and College Heights Secondary School.

The subject property is well-served by a number of commercial, retail, and restaurant uses along Stone Road West to the southeast. Notably, Stone Road Mall is located within driving distance or accessible by public transit, which is known as the largest shopping mall in the City of Guelph. As such, the subject property is surrounded by a range of goods and services.

Given the subject property is also located within proximity of the Hanlon Parkway, this provides greater connectivity to other areas of the City, as well as the Highway 401 to the south. Further, the subject property is within walking distance of multiple City of Guelph Transit bus routes, including the 1 (Edinburgh College), 2 (College Edinburgh), 8 (Stone), and 15 (University

College). This provides future residents multiple transit routes, connecting to the Stone Road Mall, University of Guelph, the Urban Growth Centre, and various areas of the City.

As such, the proposed development on the subject property supports the existing uses in the neighbourhood and provides a broad range of goods and services to future residents.

The following table highlights a number of the notable land uses in proximity to the proposed development and should be read in conjunction with **Figure 3** below:

No.	Description
1	Existing Townhouse Dwellings
2	Existing Single-detached and Semi-detached Dwellings
3	WE Hamilton Park
4	Stone Road Mall
5	Priory Park Public School and Saint-René-Goupil Catholic Elementary School
6	Centennial Collegiate Vocational Institute, and College Heights Secondary School
7	Centennial Park
8	Commercial Uses (Walmart, Metro, Staples, Best Buy, Canadian Tire)
9	University of Guelph
10	Preservation Park

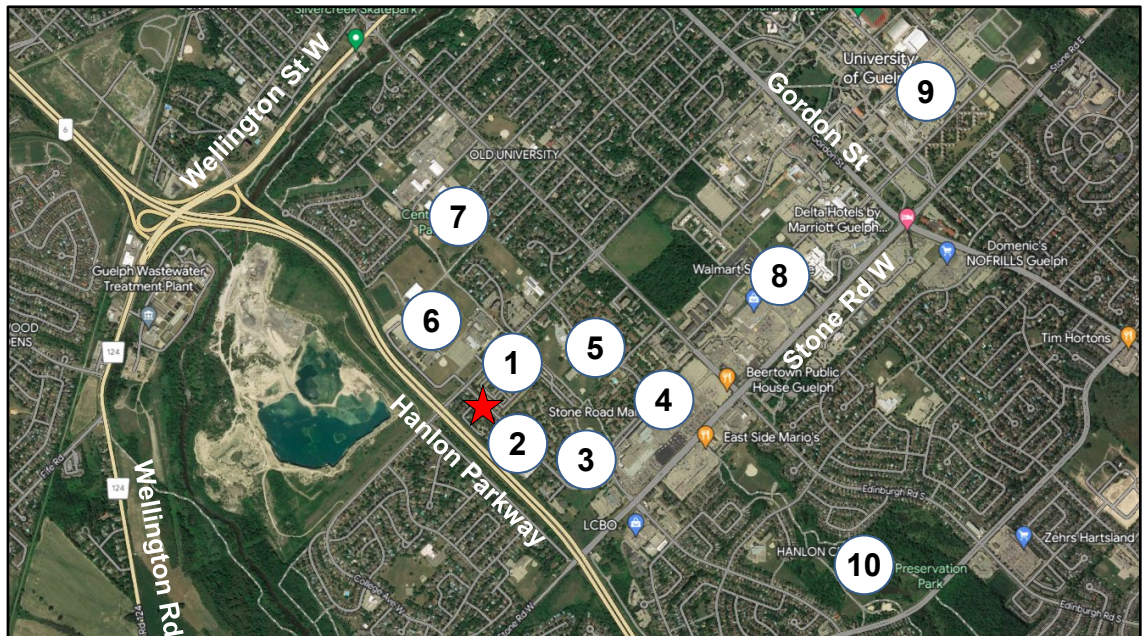


Figure 3: Neighbourhood Context Map (Source: Google Earth)

3 Proposed Development

This section of the Report provides an overview of our client’s proposal, as well as the planning applications necessary to facilitate its development on the subject lands.

3.1 Overview of Development Concept

Our client intends to develop the subject property for a total of 12 dwelling units, with four semi-detached units on their own lots, each with a basement ARDU and a detached ARDU.

To facilitate the proposed development, 41 Janefield Avenue is proposed to be severed into three lots (Lots 2, 3, and 4), with Lot 2 including a small lot addition from 35 Janefield Avenue. Lot 1 is proposed entirely on the southwest portion of 35 Janefield Avenue, which are the proposed retained lands from a separate consent application process facilitating development on the adjacent lands at 27 Janefield and the northwesterly portion of 35 Janefield.

Please see **Figure 4** below of the proposed Site Plan prepared by Van Harten Surveying Inc., illustrating the proposed development, as well as the details pertaining to each parcel. The dashed line represents the current lot boundary between 35 Janefield Avenue and 41 Janefield Avenue.

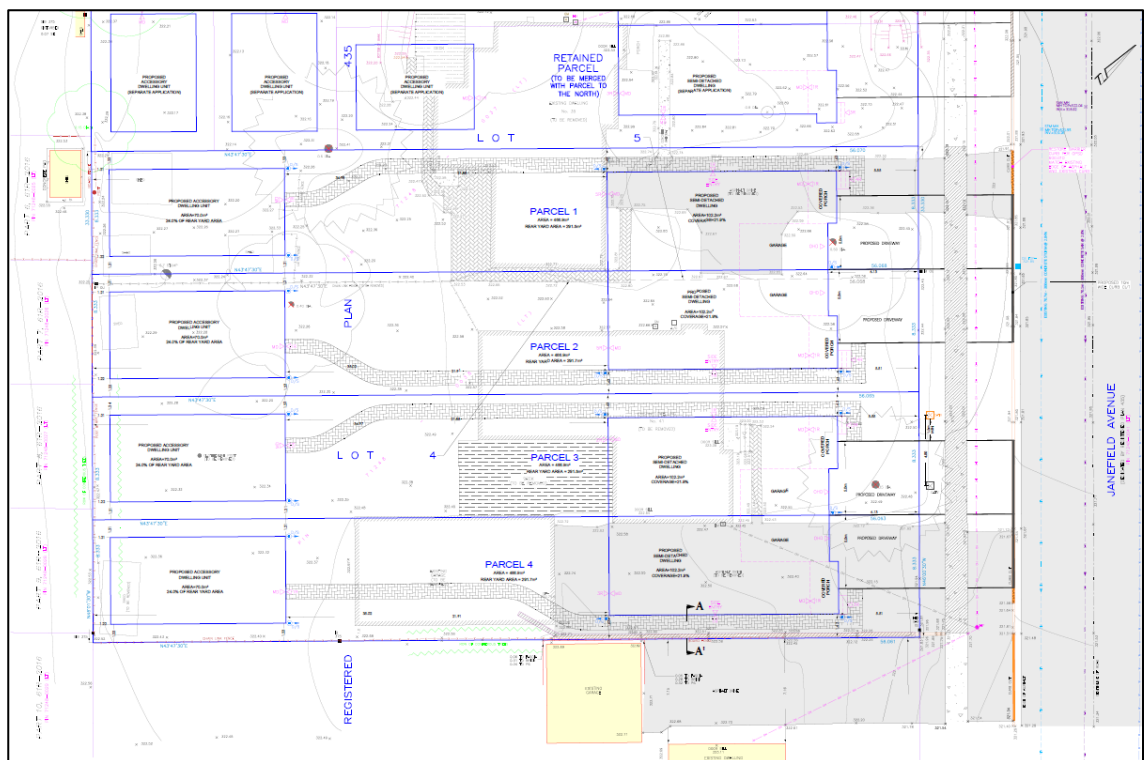


Figure 4: Site Plan with proposed parcels, prepared by Van Harten Surveying Inc.

Each of the semi-detached dwellings will have individual driveways and internal garages fronting Janefield Avenue in order to accommodate the required three (3) parking spaces per semi-detached building: one (1) within the garage and two (2) stacked, side-by-side on the 5 metre wide driveway.

3.2 Land Use Planning Applications

This section of the Report discusses the land use planning approvals required to accommodate the proposed development concept. The subject property requires a Zoning By-Law Amendment to advance the proposed development.

3.2.1 Zoning By-Law Amendment Application

As further described in Section City of Guelph Zoning By-Law (1995)-148644.5 of this Report, a Zoning By-Law Amendment will be required to Zoning By-Law (1995)-14864 to permit the proposed semi-detached dwellings on the subject lands. As such, the applicant is requesting to rezone the subject property from R.1B to R.2 with the following Site-Specific Regulation:

- Permit a maximum Driveway width of 5.0 metres, whereas Section 4.13.7.2.3 of the Zoning By-Law requires 3.5 metres.

Please also refer to the Draft Proposed Zoning By-Law Amendment Schedule for a breakdown of the applicant's request.

3.2.2 Future Consent Application

A future Consent Application would be required to facilitate the creation of new lots and the lot line adjustments pertaining to the proposed semi-detached dwellings and ARDUs. The proposed Retained Parcel would be merged with 41 Janefield Avenue to the south (see **Figure 4**).

The proposed Consent Application would be submitted following approval of the proposed Zoning By-Law Amendment. The Consent Application would be made to the City of Guelph Committee of Adjustment under Subsection 53 of the Planning Act.

4 Land Use Planning Framework

This section provides an overview of the land use policy applicable to the subject lands, including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the City of Guelph Official Plan, the City of Guelph Zoning By-Law and the Comprehensive Zoning By-Law Review. As noted in the Pre-Consultation Record, the following section also provides a review and discussion of the City's Affordable Housing Strategy and Community Energy Initiative Goals in relation to the proposed development.

4.1 Planning Act

The Planning Act, R.S.O. 1990 sets out the legislative framework for land use planning in Ontario and provides the authority for the Minister of Municipal Affairs and Housing to issue policy statements and plans to guide land use planning and development in the province. The Act also sets out the legislative framework for local land use planning tools and plans, including Official Plans, Zoning By-Laws, and Draft Plans of Subdivision.

4.1.1 Matters of Provincial Interest

Section 2 of the Planning Act sets out various "Matters of Provincial interest", which decision-makers must have regard to in carrying out their duties under the Act. These Matters are summarized and addressed in the following table:

Provincial Interest	Demonstration of Regard
a) The protection of ecological systems, including natural areas, features, and functions;	The subject property does not contain natural heritage features of significance. To the extent possible, the applicant will aim to retain existing trees on the subject property not impacted by the proposed development.
b) The protection of agricultural resources of the Province;	As the subject lands are not designated or zoned for Agricultural land use, this policy is not applicable.
c) The conservation and management of natural resources and the mineral resource base;	The conservation and management of natural resources and the mineral resource base is not expected to be impacted by the proposed development.
d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	Features of significant architectural, cultural, historical, archaeological, or scientific interest do not exist on the subject property.
e) The supply, efficient use, and conservation of energy and water;	The proposed development will connect to the existing municipal servicing network. Please see the Functional Servicing Report and Stormwater Management Plan prepared by Van Harten as part of a complete application package.
f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development will connect to the existing municipal servicing network. Please see the Functional Servicing Report and Stormwater Management Plan as part of a complete application package.
g) The minimization of waste;	The proposed development is not anticipated to specifically contribute to the minimization of waste.
h) The orderly development of safe and healthy communities;	The applicant is proposing residential infill on underutilized lands within the Delineated built-up area, as intended in the City Official Plan. The subject property is located within walking/cycling distance of services and amenities in the immediate area.
h.1) The accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies;	The proposed development will conform to the minimum requirements of the Ontario Building Code (OBC) to ensure that accessibility for persons with disabilities is provided.
i) The adequate provision and distribution of educational, health, social, cultural, and recreational facilities;	This Matter of Provincial Interest is not considered directly applicable to the proposed development.
j) The adequate provision of a full range of housing, including affordable housing;	The proposed development will create a total of 12 dwellings units when compared to the up to two (2) existing single detached dwellings on the

Provincial Interest	Demonstration of Regard
	subject lands today. The proposed development aims to contribute to the City's housing stock.
k) The adequate provision of employment opportunities;	The proposed development will not directly provide employment opportunities, as the applicant is proposing a residential use.
l) The protection of the financial and economic well-being of the Province and its municipalities;	The proposed residential uses on the subject property will contribute to and protect the financial and economic well-being of the Province and City of Guelph.
m) The co-ordination of planning activities of public bodies;	The proposed development implements and considers the applicable Provincial and local planning framework.
n) The resolution of planning conflicts involving public and private interests;	The proposed development will contribute to the housing stock in the City and was designed to consider the surrounding uses in the area.
o) The protection of public health and safety;	The proposed development will conform to the requirements of the OBC.
p) The appropriate location of growth and development;	The proposed development is located within the Delineated built-up area of the City as directed by the City Official Plans, making efficient use of underutilized lands. The proposed development is well-served by the surrounding uses in the immediate area and is consistent with the low-to-medium density in the neighbourhood.
q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The proposed development supports public transit by providing residential dwellings located within a ten (10) minute walk to the following Guelph Transit bus routes: 1 (Edinburgh College), 2 (College Edinburgh), 8 (Stone), and 15 (University College).
r) The promotion of built form that, i) is well-designed, ii) encourages a sense of place, and iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.	The proposed development will incorporate a high quality of urban design throughout its design stage. Please see Section 6 of this Report regarding the City's Official Plan policies pertaining to Urban Design.
s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.	This matter of provincial interest is not considered applicable to this application.

Based on the above, it is our opinion that the proposed development has regard for the "Matters of Provincial Interest" as required by the Planning Act.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It replaced the previous version of the PPS, issued in 2014. Approval authorities, in carrying out their responsibilities under the Planning Act, are to ensure that their decisions "are consistent with" the PPS.

The PPS provides policy direction on “Matters of Provincial Interest” related to land use planning, which supports the Provincial goal of enhancing the quality of life for all citizens of Ontario. The focus of the PPS is building strong communities, a clean and healthy environment, and supporting sustainable economic growth by directing development to existing settlement areas, encouraging efficient and cost-effective land use development patterns, and protecting natural resources for the long term.

The PPS is to be read in its entirety and applicable policies are to be applied to specific situations/applications. The following table provides a summary of relevant policies of the PPS and describes how the proposed development is consistent with this policy direction.

Policy No.	Policy	Discussion of Consistency
Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
1.1.1	<p>Healthy, livable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; e) promoting the integration of land use planning, growth management, transit-supportive 	<ul style="list-style-type: none"> a) The proposed development promotes efficient development and land use patterns by developing on currently underutilized lands within the City’s urban boundary. b) The proposed development provides for a mix of residential land use types, including proposed semi-detached dwellings and basement and detached ARDUs, providing a total of 12 dwelling units within the City of Guelph’s housing stock. The subject lands are located in close proximity to institutional, recreational, park and open space uses to meet the long-term needs of future residents. c) It is not anticipated that the proposed development will cause environmental/public health and safety concerns. The proposed development will be built in accordance with the OBC. d) It is not anticipated that the proposed development will prevent the efficient expansion of settlement areas. e) The proposed development will facilitate intensification on lands currently underutilized within the City’s Delineated Built Up Area.

Policy No.	Policy	Discussion of Consistency
	<p>development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p> <p>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</p> <p>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</p> <p>h) promoting development and land use patterns that conserve biodiversity; and</p> <p>i) preparing for the regional and local impacts of a changing climate.</p>	<p>Please see the Functional Servicing Report and Stormwater Management Plan for information regarding servicing.</p> <p>f) The proposed development will be built in accordance with the OBC.</p> <p>g) Please see the Functional Servicing Report and Stormwater Management Plan for information regarding servicing. All required public service facilities are available to this plan.</p> <p>h) It is not anticipated that the proposed development will significantly impact biodiversity in the surrounding area.</p> <p>i) The proposed development is not anticipated to contribute to the regional and local impacts of a changing climate. The proposed development will meet the requirements of the OBC.</p>
Settlement Areas		
1.1.3.1	Settlement areas shall be the focus of growth and development.	The subject lands are located within the City of Guelph's Delineated Built Up Area.
1.1.3.2	<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their</p>	<p>a) The proposed development will introduce residential uses to currently underutilized land within the City's Delineated Built Up Area, promoting the efficient use of land and resources.</p> <p>b) The proposed development will use existing municipal infrastructure and services. See the Functional Servicing Report and Stormwater Management Plan for further information.</p>

Policy No.	Policy	Discussion of Consistency
	<p>unjustified and/or uneconomical expansion;</p> <p>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</p> <p>d) prepare for the impacts of a changing climate;</p> <p>e) support active transportation;</p> <p>f) are transit-supportive, where transit is planned, exists or may be developed;</p> <p>g) are freight-supportive.</p>	<p>c) The proposed development is not anticipated to minimize negative impacts to air quality and climate change or promote energy efficiency. The proposed development will conform to the requirements of the OBC.</p> <p>d) The proposed development is not anticipated to directly contribute toward climate change. The proposed development will conform to the requirements of the OBC, which does not have requirements that are directed to anticipated climate change matters.</p> <p>e) The proposed development will be supportive of active transportation as the subject lands are located in walking/cycling distance to institutional uses and green space, such as WE Hamilton Park, Centennial Park, Priory Park Public School, Saint-René-Goupil Catholic Elementary School, Centennial Collegiate Vocational Institute, and College Heights Secondary School</p> <p>f) The proposed development supports public transit by providing residential dwellings located in proximity to Guelph Transit bus routes 1, 2, 8, and 15.</p> <p>g) Not applicable for the proposed residential development.</p>
Housing		
1.4.1	<p>To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential</p>	<p>The proposed development provides four (4) semi-detached dwellings, each with a basement and detached ARDUs to the City's housing stock, contributing to the mix and range of available housing types and densities to meet the needs of current and future residents of the City's market area.</p>

Policy No.	Policy	Discussion of Consistency
	<p>growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and,</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p>This proposed development will contribute to the required minimum ten (10) year residential growth, including minor intensification.</p>
Sewage, Water and Stormwater		
1.6.6.2	<p>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.</p>	<p>See the Functional Servicing Report and Stormwater Management Plan for information related to this policy.</p> <p>This proposed development facilitates minor intensification in support of this policy.</p>
1.6.6.7	<p>Planning for stormwater management shall:</p> <ul style="list-style-type: none"> a) minimize, or, where possible, prevent increases in contaminant loads; b) minimize changes in water balance and erosion; c) not increase risks to human health and safety and property damage; d) maximize the extent and function of vegetative and pervious surfaces; and e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development. 	<p>The Functional Servicing Report and Stormwater Management Plan in support of the proposed development address these requirements.</p>
Transportation Systems		
1.6.7.2	<p>Efficient use should be made of existing and planned infrastructure, including through the use of</p>	<p>This subject property is located less than 200 metres from the Hanlon</p>

Policy No.	Policy	Discussion of Consistency
	transportation demand management strategies, where feasible.	Parkway, which connects to Highway 401.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	<p>The proposed development provides residential development within proximity to institutional uses, and green space, which may be accessed by future residents through active transportation.</p> <p>The subject property is also located in proximity to Guelph Transit bus routes 1, 2, 8, and 15. The proposed development may contribute to the viability of these service routes.</p>

Based on the above, it is our opinion that the proposed development is consistent with the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe (2020)

As the subject lands are located within the Growth Plan for the Greater Golden Horseshoe Area, any related planning decisions must conform to the applicable provisions of this Plan. The Growth Plan sets out a long-term plan for growth and development within the Greater Golden Horseshoe Area of Ontario. The current Growth Plan came into effect on August 28, 2020.

The Growth Plan 2020 sets out a policy framework which is to be implemented when the next Municipal Comprehensive Review (Official Plan Review) is completed by the City of Guelph, a process which has recently been initiated by the City. Until the next Municipal Comprehensive Review is undertaken, the Growth Plan 2020 directs that planning applications (including this Zoning By-Law Amendment application) are to be considered in accordance with the in-effect City Official Plans, which were approved under the Growth Plan 2006, but also within the policy framework established by the Growth Plan 2020.

Section 1.2.1 of the Growth Plan sets out its guiding principles, which include:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.
- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network.

- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving toward environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

In our opinion, the proposed development conforms to the policies noted above for the following reasons:

- The proposed development achieves context-sensitive and a minor form of intensification on lands within the Delineated Built Up Area and supported by the City Official Plan.
- The proposed residential uses will be located within walking/cycling distance to green spaces and institutional uses, such as WE Hamilton Park, Centennial Park, Priory Park Public School, Saint-René-Goupil Catholic Elementary School, Centennial Collegiate Vocational Institute, and College Heights Secondary School.
- The proposed development includes a mix and range of housing types and densities, including the single-detached dwelling (with basement ARDU), and semi-detached dwellings (with basement and detached ARDUs).
- The proposed residential uses are located in proximity to City of Guelph bus services, including routes 1, 2, 8, and 15, thus promoting the use of public transit.
- The proposed development provides residential growth in a manner which is designed to complement and enhance the surrounding neighbourhood consisting of single-detached, semi-detached and townhouse dwellings.
- The proposed development will achieve a high standard of urban design, as per the City of Guelph's Urban Design policies in the Official Plan and have consideration for the surrounding lands.
- The proposed development is not anticipated to impact the Province's natural heritage resources.
- The proposed development is not anticipated to impact the Province's agricultural resources.
- The proposed development is not anticipated to impact the Province's cultural heritage resources.

Based on the foregoing, it is our opinion that the proposed development conforms to the Growth Plan 2020.

4.4 City of Guelph Official Plan

The City of Guelph Official Plan was adopted by Municipal Council on November 1, 1994 and has subsequently been amended from time to time to reflect and conform to applicable law and provincial land use planning policies and plans. Of note, this has included updates to the City of Guelph Official Plan through Official Plan Amendment (OPA) 39, OPA 42 and OPA 48.

On April 11, 2023, the Ministry of Municipal Affairs and Housing made a decision, with modifications, regarding Official Plan Amendment 80 to the City of Guelph Official Plan, as adopted by By-Law (2022)-20731. The City's February 2022 consolidation of the Official Plan does not include amendments from OPA 80 and must be read in conjunction with OPA 80, as approved by the Minister.

As set out in section 1.1 of the Official Plan, the purpose and intent of the Official Plan is to:

- a) Establishes a vision, guiding principles, strategic goals, objectives and policies to manage future land use patterns that have a positive effect on the social, economic, cultural and natural environment of the city.
- b) Promotes long-term community sustainability and embodies policies and actions that aim to simultaneously achieve social well-being, economic vitality, cultural conservation and enhancement, environmental integrity, energy sustainability, and climate change resiliency.
- c) Promotes the public interest in the future development of the city and provides a comprehensive land use policy basis which will be implemented through the Zoning By-Law and other land use controls.
- d) Guides decision making and community building to the year 2051.

In accordance with the Planning Act, where applicable all land use planning decisions must conform to the Official Plan. Similar to the PPS and the Growth Plan, the Plan “must be read in its entirety as a comprehensive policy framework to be used in land use evaluation and decision making”.

The City of Guelph’s Official Plan was reviewed in detail to confirm the existing policies and designations that apply to the site, and to ensure that the proposed development concept appropriately considered municipal policy direction related to it.

The following subsections of this Report discuss the policies and land use designations that apply to the site which are relevant to the proposed Zoning By-Law Amendment Application.

4.4.1 Planning a Complete and Healthy Community

Section 3 of the Official Plan establishes policy direction supporting the development of the City of Guelph as a Compete and Healthy Community. Section 3.1.1 of the Plan provides that “Planning to support the achievement of complete communities, as a central theme to this Plan, is focused on the achievement of a well-designed, compact, vibrant city that meets people’s needs for daily living throughout their lifetime by providing:

- i) a variety of employment opportunities in appropriate locations;
- ii) a full range and mix of housing options and densities to accommodate a range of incomes and household sizes;
- iii) local services and public service facilities including affordable housing and schools,
- iv) high quality publicly accessible open space and adequate parkland opportunities for recreation including trails and other recreational facilities;
- v) access to healthy, local and affordable food options; and
- vi) convenient access to a range of transportation options including public transit and active transportation.”

In our opinion, the proposed development will contribute to the City’s goal of achieving a complete and healthy community, as the site will provide 12 residential dwellings in proximity open space and institutional uses. The proposed development will support and have access to Guelph Transit routes 1, 2, 8 and 15. The proposed development also makes efficient use of underutilized lands within the Delineated built-up area through intensifying an underutilized site from up to two (2) single detached dwellings to provide 12 dwelling units contributing to the full range and mix of housing options and densities contemplated in the plan.

4.4.2 Housing Supply

Section 3.3 of the Official Plan provides policy direction with regard to housing supply in the City as follows:

“To provide for an appropriate range of housing options and densities to meet projected requirements of current and future residents, the City shall:

- i. maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and on lands which are designated and available for residential development; and
- ii. maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans.”

In our opinion, the proposed development will contribute to providing an adequate supply of appropriate housing options in the City. The proposed development will provide a total of 12 dwelling units on the subject property, which includes a mix of housing types such as semi-detached dwellings and ARDUs, both within the primary buildings and in separate buildings in the rear yard.

4.4.3 Delineated Built Up Area and General Intensification

The subject property is located within the Delineated built-up area, as identified in Schedule 1a, Urban Structure of the City’s Official Plan (**Figure 5**).

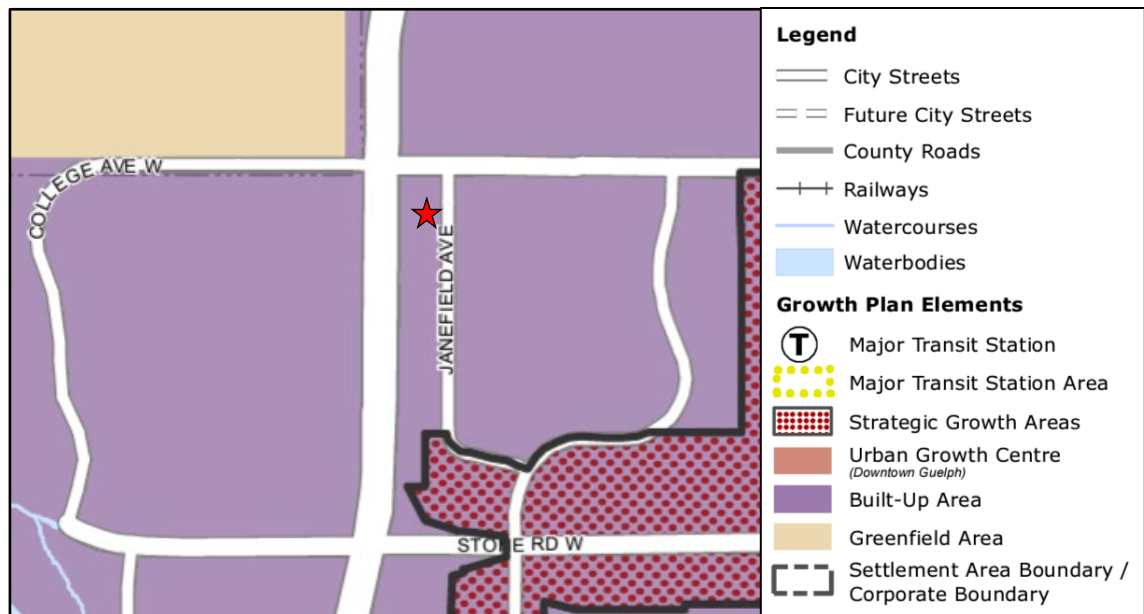


Figure 5: Schedule 1a, Urban Structure – City of Guelph Official Plan

Section 3.4 of the Official Plan provides general intensification policies, including that a minimum of 46% of all residential development is to occur within the Delineated built-up area, and that the City will encourage (“promote and facilitate”) intensification within its strategic growth areas, which include the downtown and strategic growth areas. The general intensification policies are reviewed and analyzed in relation to the proposed Zoning By-Law Amendment in **Error! Not a valid bookmark self-reference..**

Table 1: General Intensification Policy Analysis

Section 3.4	Consideration
<p>1. The delineated built-up area is identified on Schedule 1a of this Plan. The built-up area has been delineated in accordance with A Place to Grow and is based on the limits of the developed urban area as it existed on June 16, 2006. The delineated built-up area remains fixed for the purpose of measuring the density and intensification targets of the Official Plan.</p>	<p>The proposed residential development will occur within the Delineated built-up-area (see Figure 5) contributing to the density and intensification targets of the Official Plan.</p>
<p>2. The minimum intensification target for the delineated built-up area is as follows: a minimum of 46% of all residential development occurring annually will be within the delineated built-up area</p>	<p>The proposed residential development will occur within the Delineated built-up area, as directed by the Province and City.</p>
<p>3. The City will promote and facilitate intensification throughout the delineated built-up area, and in particular within Downtown and Strategic Growth Areas as identified on Schedule 1a.</p>	<p>The subject property is not located within a Strategic Growth Area, however, the proposed infill development aims to intensify lands within the Delineated built-up area.</p>
<p>4. To support the achievement of the minimum intensification target, vacant or underutilized lots, greyfield, and brownfield sites will be revitalized through the promotion of infill development, redevelopment and expansions or conversion of existing buildings.</p>	<p>The subject property consists of underutilized lots on Janefield Avenue given the size of the parcel and context within the neighbourhood / City, being in close proximity to a range of goods and services.</p> <p>The proposed infill development will provide four (4) new semi-detached dwellings with basement and detached ARDUs to the site, resulting in 12 total dwelling units where up to 2 are currently present.</p>
<p>5. A diverse range and mix of housing options and densities will be planned, including affordable housing and additional residential dwelling units to meet projected needs of current and future residents at all stages of life and to accommodate the needs of all household sizes and incomes.</p>	<p>The proposed development includes 12 dwellings units, including four (4) semi-detached dwelling units, four (4) basement ARDUs, and three (4) detached ARDUs.</p>
<p>6. Development within the delineated built-up area will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent properties.</p>	<p>The proposed development provides an opportunity for infill/intensification development that is compatible with the surrounding neighbourhood through similar size, scale, form and massing. The proposed semi-detached dwellings are consistent with the semis existing along Mason Court and proposed through a separate application at 27 and 35 Janefield Avenue. The proposed semi-detached dwellings are compatible with</p>

Section 3.4	Consideration
	cluster townhouse dwellings across Janefield Avenue to the northeast.
7. Development within the delineated built-up area will create attractive and vibrant spaces in accordance with the urban design policies of this Plan.	The proposed development aims to achieve a high level of urban design. Please see Section Error! Reference source not found. of this Report regarding the Urban Design Review.

Based on the above, it is our opinion that the proposed development has consideration for Section 3.4 of the Official Plan. Further, it is our opinion that the Official Plan directs that the site should be contemplated for infilling and intensification to help the city achieve the above policy objectives.

4.4.4 Affordable Housing and Special Needs Housing

Section 7.2 of the Official Plan establishes a policy framework for affordable housing in the City. The Official Plan encourages the development of affordable housing throughout the city by providing a range of housing options, types and forms including ground oriented and medium to high-rise housing options. At the current time, no affordable housing is proposed to be included in the proposed development. However, and consistent with the objectives in Section 7.2 (d), the proposed development plays a role in providing choices for a full range of housing through the provision of eight (8) ADRUs. Please see Section **Error! Reference source not found.** of this Report, which provides additional information pertaining to the City’s Affordable Housing Strategy.

4.4.5 Water, Wastewater and Stormwater Systems

Section 3.12 of the Official Plan directs that “development will be planned and coordinated relative to a program for infrastructure planning, asset management and infrastructure investment that is focused on the orderly extension, repair and upgrading of municipal trunk storm and sanitary sewers and watermains” and which discourages private/communal services. Further policy direction is provided in Sections 6.2 (Water Supply), 6.3 (Wastewater Treatment) and 6.4 (Stormwater Management).

The proposed development is designed to conform to the above policy requirements, making use of existing municipal services. For further details, please see refer to the Functional Servicing Report and Stormwater Management Plan submitted with this application.

4.4.6 Land Use Designation - ‘Low Density Residential’

The subject property is currently designated ‘Low Density Residential’, as per Schedule 2 (Land Use Plan) of the City of Guelph Official Plan (**Figure 6**).

As outlined in Section 9.3.2.1 of the Official Plan, the “designation applies to residential areas within city which are currently, or planned to be, predominantly low-density in character”, providing that detached, semi-detached, duplex dwellings, as well as multiple unit residential buildings such as townhouses and apartments are permitted, subject to provisions of the plan. Further, the proposed uses meet the general intent of the Official Plan land use designation by maintaining a low-density residential character.

Based on the permitted uses in the ‘Low Density Residential’ designation, the proposed semi-detached dwellings with basement ADRUs and detached ADRUs are permitted within the

designation, maintaining the low-density residential character of the neighbourhood, particularly as they replace existing commercial uses.

Section 9.3.2.2 provides a maximum height of 3-storeys within the delineated built-up area and a net density between 15 and 35 units per hectare within the delineated built-up area. The proposed development has a maximum height of 2-storeys and a density of approximately 21 units per hectare, excluding the ARDUs, which conform to the Official Plan.

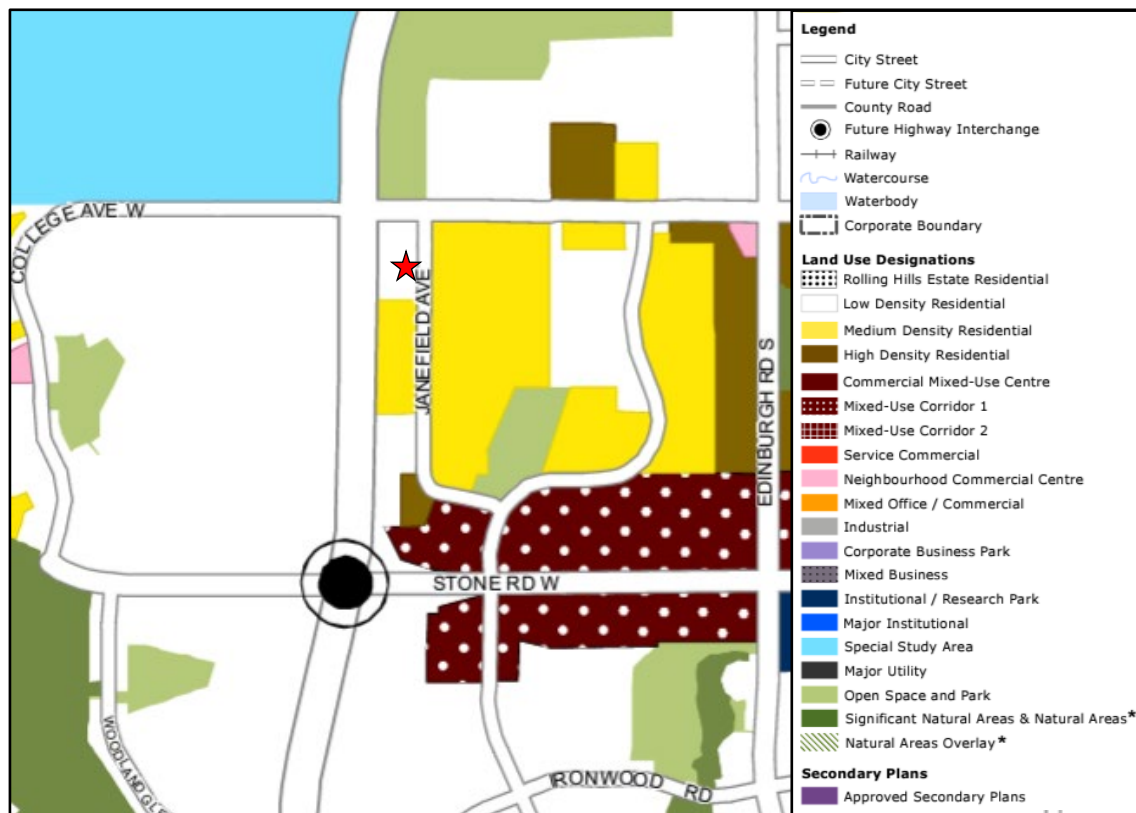


Figure 6: Schedule 2, Land Use Plan – City of Guelph Official Plan

Based on the foregoing, it is our opinion that the proposed development conforms to the policies of the City's Official Plan with regard to its 'Low Density Residential' land use designation and that no amendments to this designation as it relates to the site are required.

4.4.7 Source Water Protection

Section 4.2.4 of the Official Plan establishes a policy framework for source water protection to protect the municipal groundwater supplies. The Plan recognizes and identifies the entirety of the City as a recharge area for municipal drinking water and establishes policies to protect groundwater.

The subject property is located within 'Wellhead Protection Area B' with a Vulnerability Score of 8 and in a 'TCE' Issue Contributing Area, as identified in Schedule 7a and 7b of the Official Plan (see Figure 7). As requested by City staff, a Section 59 Policy Applicability Review Form has been submitted as part of this application. It is our opinion that the proposed residential development is considered low-impact and will not have adverse impacts to the municipal drinking water supply.

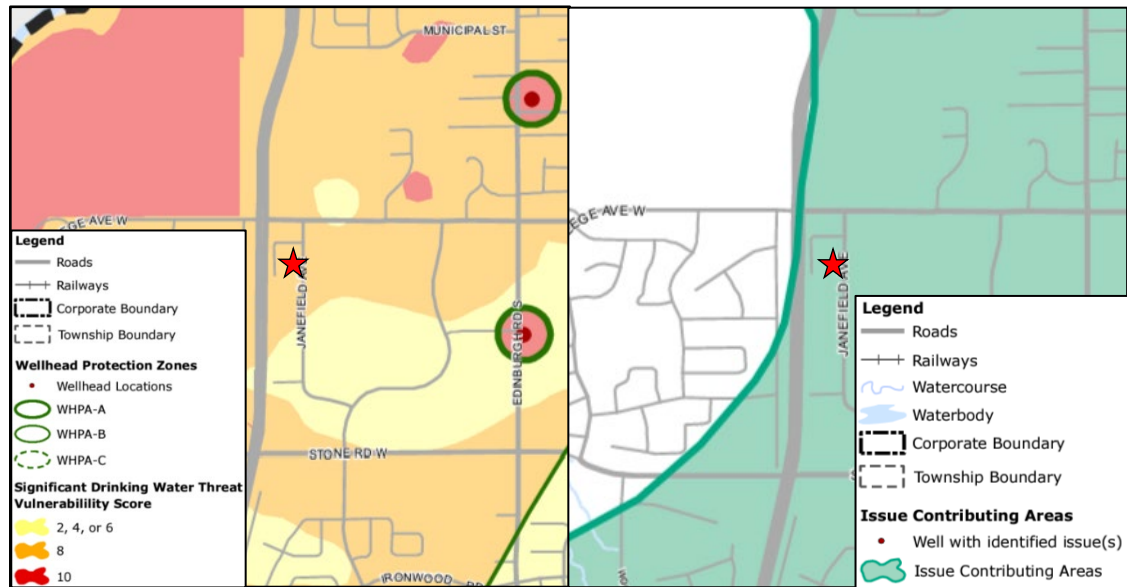


Figure 7: City of Guelph Official Plan, Schedule 7a Source Water Protection Wellhead Protection Areas (left) and Schedule 7b Source Water Protection Issue Contributing Areas (right)

4.5 City of Guelph Zoning By-Law (1995)-14864

The City of Guelph Zoning By-Law (1995)-14864 was adopted by Guelph City Council on June 19, 1995 and certified by the City Clerk on August 29, 1997. The subject property is currently zoned R.1B (Residential Single Detached), as per Schedule 'A' (Map Area 17) of the City of Guelph Zoning By-Law (1995)-14864 (**Figure 8**).

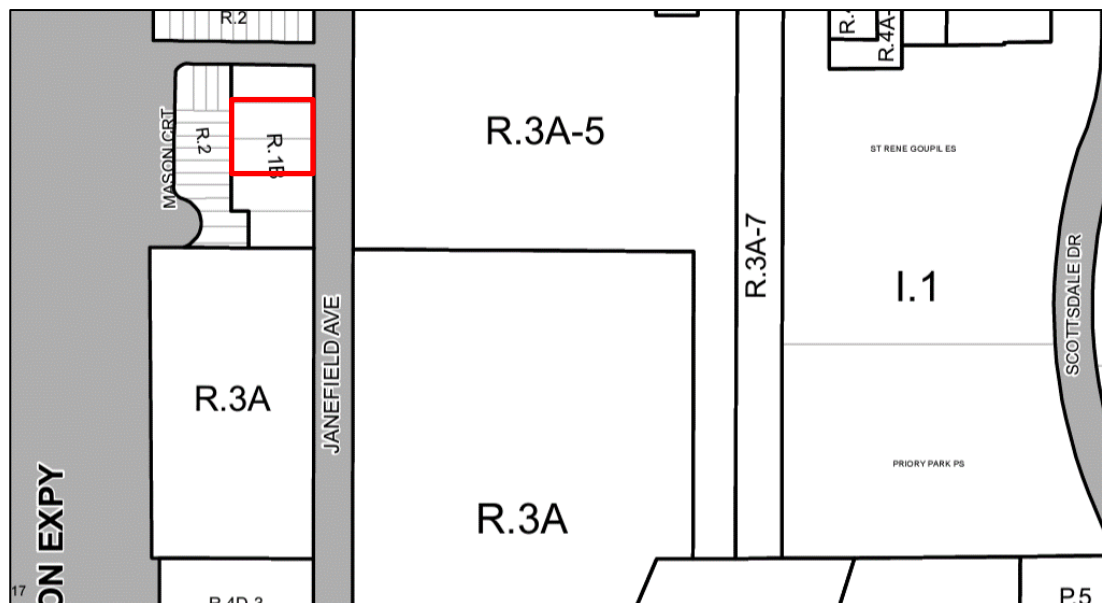


Figure 8: Schedule 'A', Map Area 17 – City of Guelph Zoning By-Law (1995)-14864

As per Section 5.1.1 of the Zoning By-Law, this zone permits the development of Single-detached Dwelling, Additional Residential Dwelling Unit, Bed and Breakfast, Day Care Centre, Group Home, Home Occupation, and Lodging House Type 1. As the proposed semi-detached dwellings are prohibited in the R.1B Zone, a Zoning By-Law Amendment is required.

Specifically, this application proposes to rezone the subject lands from R.1B to the R.2 Zone (Residential Semi-Detached/Duplex) with Site-Specific Regulations.

As per Section 5.2.1 of the Zoning By-Law, the R.2 Zone permits Duplex Dwelling, Semi-Detached Dwelling, Additional Residential Dwelling Unit, Bed and Breakfast, Group Home, and Home Occupation. Therefore, the proposed semi-detached dwellings and ARDUs would be permitted in the R.2 Zone. Further, Section 4.15.1.1 of the Zoning By-Law allows for a maximum of two (2) ARDUs on each lot.

Table 2 provides a summary of the regulations outlined in Table 5.2.2 of the Zoning By-Law pertaining to proposed semi-detached dwellings. Further, the following table provides a summary of the ARDU regulations in Section 4.15 of the Zoning By-Law in relation to the proposed ARDUs. Please note that regulation highlighted in **bold orange** text below indicate the requested Site-Specific Regulation.

Table 2: Review of Proposed Development against R.2 and ARDU Regulations

Regulation	Required (R.2 Zone)	Proposed (R.2 Zone with Site-Specifics)
Semi-Detached Dwellings		
Min. Lot Area	230 m ² per unit	467 m ² per unit
Min. Lot Frontage	7.5 metres	8.3 metres
Min. Ground Floor Area	2+ Storeys = 40 m ²	102 m ²
Min. Front Yard	6.0 metres	6.1 metres
Min. Interior Side Yard	1.2 metres	1.6 metres
Min. Rear Yard	7.5 metres or 20% of the Lot Depth, whichever is less.	34 metres
Max. Building Height	3 Storeys	2 Storeys
Max. Lot Coverage	40%	37%
Off-Street Parking	1.0 space / unit (excl. ARDU)	1 space
Max. Driveway Width	3.5 metres	5.0 metres
Additional Residential Dwelling Units		
Max. Total Net Floor Area	The Additional Residential Dwelling Unit shall not exceed 45% of the Total Net Floor Area of the primary Building, or a maximum of 80 square metres in Floor Area, whichever is less.	<u>ARDU Within Primary Dwelling Unit</u> Details to be provided at the Building Permit Stage and in accordance with the Zoning By-Law. <u>Detached ARDU</u> 70 m ²
Max. Lot Coverage	The Additional Residential Dwelling Unit shall not occupy more than 30% of the Yard, including all accessory Buildings and Structures, and shall be	24%

Regulation	Required (R.2 Zone)	Proposed (R.2 Zone with Site-Specifics)
	in accordance with Section 4.15.1.7.1, whichever is less.	
Max. Building Height	The maximum Building Height shall be 5 metres, and shall not exceed an overall Building Height of the primary Dwelling.	Details to be provided at the Building Permit Stage and in accordance with the Zoning By-Law.
Min. Side Yard for Primary Dwelling	A minimum 1.2 metre Side Yard Setback is required for the primary dwelling in the Yard closest to the unobstructed pedestrian access, unless access to the Additional Residential Dwelling Unit is provided directly from a Street or lane	1.6 metres
Min. Side Yard and Rear Yard	An Additional Residential Dwelling Unit in a separate Building on a Lot shall have a minimum Side and Rear Yard Setback consistent with the Side Yard Setback for the primary Dwelling in the applicable Zone. (1.2 metres)	1.2 metres
Min. Separation Distance	A minimum distance of 3 metres shall be provided between the primary Dwelling Unit and an Additional Residential Dwelling Unit in a separate Building on the same Lot.	21 metres
Off Street Parking	1.0 space per unit, which may be stacked behind the required off-street parking space of the primary dwelling unit (2 spaces per lot)	2 spaces

Based on the table above, the applicant is requesting the following Site-Specific Regulation to the proposed R.2 Zone:

- Permit a maximum Driveway width of 5.0 metres, whereas Section 4.13.7.2.3 of the Zoning By-Law requires 3.5 metres.

4.5.1 Driveway Width

The applicant is proposing a maximum Driveway width of 5.0 metres, whereas Section 4.13.7.2.3 of the Zoning By-Law requires 3.5 metres in the R.2 Zone. It is our opinion that the proposed driveway width exceedance of 1.5 metres is appropriate, as this will allow for adequate off-street parking to meet the required parking spaces for each Lot. Further, it should be noted that the proposed driveway width of 5.0 metres meets the new Zoning By-Law requirement in Table 5.10, Row 1 for the RL.1 Zone. While both Zoning By-Laws must be considered for this application, the proposed maximum driveway width of 5.0 metres meets the requirement supported and adopted by City Council in the new Zoning By-Law.

Therefore, it is our opinion that the proposed maximum Driveway width requested as part of the Zoning By-Law Amendment Site-Specific Regulation to the R.2 Zone is appropriate and should be supported.

4.6 New City of Guelph Zoning By-Law (2023)-20790

On April 18, 2023, City Council approved the new City of Guelph Zoning By-Law (2023)-20790. The New Zoning By-Law is not in full force and effect at this time, as it is currently under appeal. Any application made during the appeal period must comply with both Zoning By-Laws, (1995)-14864 and (2023)-20790. Notwithstanding this, the following section of this Report provides a review, discussion, and analysis of the New Zoning By-Law as it relates to the subject lands and applicant's proposal.

The subject lands are zoned RL.1 Zone (Low Density Residential 1) in Schedule 'A', Map Area 17 of the City's New Zoning By-Law (**Figure 9**).

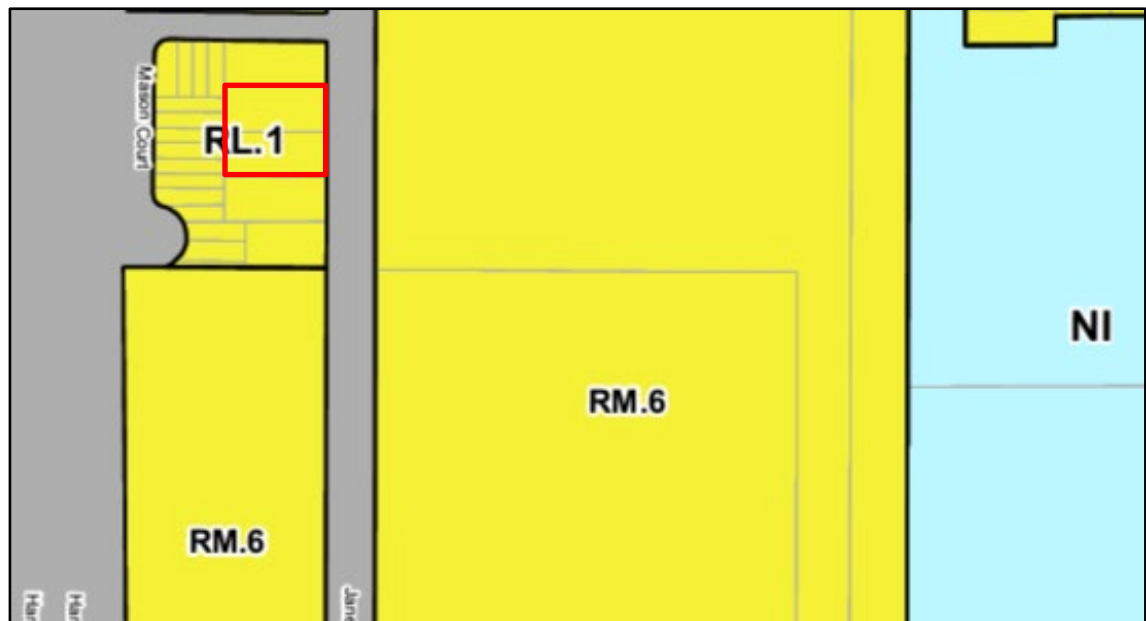


Figure 9: Schedule 'A', Map 17 – New City of Guelph Zoning By-Law (2023)-20790

As per Section 6.1 of the New Zoning By-Law, the purpose of this zone is to accommodate single detached dwellings, semi-detached dwellings and duplex dwellings, as well as small apartment buildings and on-street townhouses. More specifically, Table 6.1 in the New Zoning By-Law lists the following permitted uses in the RL.1 Zone:

- Additional residential dwelling unit
- Apartment building
- Bed and breakfast
- Day care centre
- Day care, private home
- Duplex dwelling
- Group home
- Home occupation
- Hospice
- Lodging house type 1
- Semi-detached dwelling
- Single detached dwelling
- Townhouse, on-street

Based on the uses listed above, the proposed semi-detached dwellings with basement ARDUs and detached ARDUs are permitted within the RL.1 Zone. Further, Section 4.12.1 of the New Zoning By-Law allows for a maximum of two (2) ARDUs on each lot.

Therefore, when the New Zoning By-Law is no longer under appeal, the proposed development on the subject lands would not require a Zoning By-Law Amendment to permit the proposed uses. However, Site-Specific Relief by way of Minor Variance Applications would be required to address any regulation deficiencies or exceedances.

Table 3 provides a summary of the regulations outlined in Section 6.3.2 of the New Zoning By-Law as they relate to proposed semi-detached dwellings. Further, the following table provides a summary of the ARDU regulations in Section 4.12 of the New Zoning By-Law in relation to the proposed ARDUs.

Table 3: Review of Proposed Development against RL.1 and ARDU Regulations

Regulation	Required (RL.1 Zone)	Proposed
Semi-Detached Dwellings		
Min. Lot Area	230 m ² per unit	467 m ² per unit
Min. Lot Frontage	7.5 metres	8.3 metres
Min. Ground Floor Area	2+ Storeys = 40 m ²	102 m ²
Min. Front Yard	6.0 metres	6.1 metres
Min. Interior Side Yard	1.2 metres	1.6 metres
Min. Rear Yard	7.5 metres or 20% of the Lot Depth, whichever is less.	34 metres
Max. Building Height	3 Storeys	2 Storeys
Off-Street Parking	1.0 space / unit (excl. ARDU)	1 space
Max. Driveway Width	60% of the lot frontage or 5 metres, whichever is less	5.0 metres
Max. Garage Width	50% of lot frontage or 5.0 metres, whichever is less. (0.50 x 8.3 metres = 4.1 metres)	2.5 metres
Garage Location	Within residential zones, attached garages shall not project beyond the main front wall of the first storey containing habitable floor space oriented toward the front lot line or exterior side lot line abutting a street line. Where a roofed porch is provided, the attached garage may be located ahead of the main front wall, to a maximum projection of 2 metres.	0.76 metre projection (roofed porch)
Additional Residential Dwelling Units		
Max. Residential Floor Area	The additional residential dwelling unit shall not exceed 45% of the residential floor area of the building. For the purposes of Section 4.12, residential floor area includes basements with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms,	Details to be provided at the Building Permit Stage and in accordance with the Zoning By-Law.

Regulation	Required (RL.1 Zone)	Proposed
	garages, carports and mechanical rooms.	
Max. Lot Coverage (AR DU within a separate building)	The additional residential dwelling unit shall not occupy more than 30% of the yard, including all accessory buildings and structures, and shall be in accordance with Section 4.12.1(d)(i), whichever is less.	24%
Max. Building Height	The maximum Building Height shall be 5 metres, but shall not exceed an overall Building Height of the primary Dwelling.	Details to be provided at the Building Permit Stage and in accordance with the Zoning By-Law.
Min. Side Yard for Primary Dwelling	A minimum 1.2 metre Side Yard Setback is required for the primary dwelling in the yard closest to the unobstructed pedestrian access, unless access to the additional residential dwelling unit is provided directly from a street or lane	1.6 m
Min. Side Yard and Rear Yard	An additional residential dwelling unit in a separate building on a lot shall have a minimum side and rear yard setback consistent with the side yard setback for the primary dwelling unit in the applicable Zone. (1.2 metres)	1.2 metres
Min. Separation Distance	A minimum distance of 3 metres shall be provided between the primary dwelling unit and an additional residential dwelling unit in a separate Building on the same Lot.	21 metres
Off Street Parking	1.0 space per unit, which may be stacked behind the required off-street parking space of the primary dwelling unit (2 spaces per lot)	2 spaces

In our opinion, the proposed development complies with the new Zoning By-Law.

4.7 City of Guelph Affordable Housing Strategy

The City of Guelph Affordable Housing Strategy (2017) provides direction and goals with regard to meeting affordable housing targets. As per the Report, the intent is to address municipal requirements under the previous Provincial Policy Statement (2014) and the Provincial Growth Plan (2006 version). The Report also provides a framework, in addition to the Official Plan, for planning for a range and mix of housing types and densities, through appropriate land use designations and supporting policies. Most notably, affordability issues and recommendations regarding how to advance the Official Plan affordable housing target that 30% of all new residential units constructed be affordable is discussed.

In addition to the City's Affordable Housing Strategy, it is understood that Sections 3.13 and 7.2 of the Official Plan establish a policy framework for affordable housing in the City. The Official Plan encourages the development of affordable housing throughout the city by providing a range of housing options, types and forms including ground oriented and medium to high-rise housing options.

At the current time, no affordable housing is proposed to be included in the development. Though the proposed dwellings are not intended to be affordable housing units, the proposed nature of the dwellings represents a development that may be targeted to lower market-rate pricing. Further, the proposed development will provide a total of 12 dwelling units to the City's housing stock in order to meet housing demands. It is our opinion that the proposed development provides a range of housing types/options to the City's housing stock, including semi-detached dwellings and both basement and detached ARDUs.

4.8 City of Guelph Community Energy Initiative Goals

In 2018, the City of Guelph undertook an update to its community energy plan which resulted in the establishment of 25 actions to support the City's long-term (2050) sustainability objectives. It is understood that the main goal of this initiative is to achieve a Net Zero Carbon community by 2050. Further, it is our understanding that Council has set an additional goal that City corporate operations will take an energy conservation and GHG emissions reduction approach and be powered by 100% renewable energy by 2050.

We note that many of the actions are city wide objectives and not specifically applicable to the proposed development. While the applicant can aid the City in achieving its Community Energy Initiative Goals, it is our opinion that the size and scale of the proposed development, being 0.1868 hectares for four (4) semi-detached dwellings, has limited opportunity for larger-scale actionable items. Notwithstanding this, the applicant is still proposing a number of energy efficiency/sustainability measures to be incorporated into the residential development as follows:

Site Design

- The proposed development provides connections to the existing municipal sidewalk along Janefield Avenue, supporting walkability.
- Future residents will have space to securely store a bicycle within the garage or dwelling to encourage active modes of transportation to and from the site.
- The subject property is in close proximity to multiple Guelph Transit bus routes, including the 1 (Edinburgh College), 2 (College Edinburgh), 8 (Stone), and 15 (University College). This provides future residents multiple transit routes, connecting to the Stone Road Mall, University of Guelph, the Urban Growth Centre, and various areas of the City.
- Landscaping, including trees will be planted to contribute to the overall urban forest canopy.
- Drought resistant soft landscape materials/species will be utilized.

Building Design

- Each dwelling will be individually metered allowing/encouraging each resident to monitor/limit their energy usage.
- The project will incorporate light fixtures which utilize energy efficient bulbs with refractor and cut-off shields to reduce energy consumption and minimize light pollution.
- Dwelling units will be equipped with low flow faucets and showerheads and low volume flush toilets.

- Properly sealed, double-glazed windows that allow minimal air transference will be proposed for all residential units.
- Strategic placement and quantity of windows has been provided to allow sufficient natural light in the home, while keeping to a ratio that minimizes the thermal fluctuations.
- As heat/cooling to each unit is individually controlled and thermostat has settings capable of setting routines, homeowners can reduce energy bills.
- Where feasible, in-suite appliances are Energy Star rated.

Construction

- A construction waste management plan will be implemented, and local materials will be sources wherever possible to reduce the environmental impact on the transportation system.

Based on the above, it is our opinion that the proposed residential development will aid the City in achieving its Community Energy Initiative Goals through site design, building design and construction methods.

5 Planning Justification

This section of the Report summarizes the planning justification in support of the proposed Zoning By-Law Amendment Application.

5.1 Alignment with Overarching Planning Framework

Based on the analysis provided in Section 4 of this Report, it is our opinion that the proposed development demonstrates regard for the “Matters of Provincial Interest” set out by the Planning Act and is consistent with the PPS. We further believe that the proposed development conforms to the applicable policies of the Growth Plan for the Greater Golden Horseshoe and the City of Guelph Official Plan.

In our opinion, the proposed development provides context-sensitive infill development on underutilized lands within the City’s Built-Up Area. The proposed development is consistent with the planning function of the site and is supported by the current land use designation in the City of Guelph Official Plan.

5.2 Efficient Use of Infrastructure and Municipal Services

As mentioned throughout this Report, the proposed development is anticipated to make efficient use of existing infrastructure and municipal servicing. Being located within the City’s Delineated Built-Up Area, the proposed development has access to full municipal services. Please refer to the Functional Servicing Report and Stormwater Management Plan for details.

Further, the site is within walking distance of multiple City of Guelph Transit bus routes, including the 1 (Edinburgh College), 2 (College Edinburgh), 8 (Stone), and 15 (University College). This provides future residents multiple transit routes, connecting to the Stone Road Mall, University of Guelph, the Urban Growth Centre, and various areas of the City.

5.3 Promotes the Health and Livability of the Local Community

The proposed development is located within walking/cycling distance to a broad range of commercial uses, institutional uses, and greenspace uses. As previously mentioned, the subject property is in close proximity of the WE Hamilton Park (southeast of the site), as well as

Centennial Park to the northwest. Institutional uses include Priory Park Public School, Saint-René-Goupil Catholic Elementary School, Centennial Collegiate Vocational Institute, and College Heights Secondary School are also within walking/cycling distance.

The subject property is also well-served by a number of commercial, retail, and restaurant uses along Stone Road West to the southeast. Stone Road Mall is located within driving distance or accessible by public transit.

By encouraging or incentivizing active forms of transportation, this may improve the health and well-being of future residents. As a result, it is our opinion that the proposed development supports the development of a healthy and livable community within the City of Guelph.

5.4 Range and Mix of Housing Options

The Province of Ontario (as expressed through the PPS and Growth Plan) and the City of Guelph (as expressed through its Official Plan) place a strong emphasis on the provisions of a range and mix of housing options to meet the needs of their residents. The proposed development will contribute a total of 12 dwelling units to the City's housing stock, representing compatible infill development on underutilized lands in order to provide a mix of housing options in the City of Guelph.

6 Urban Design Review

As noted in the Pre-Consultation Record provided by City staff, it is understood that the proposed Zoning By-Law Amendment Application shall discuss policies in Section 8 of the City's Official Plan pertaining to Urban Design. As such, the following section provides an overview of the Urban Design policies in the City of Guelph Official Plan as it applies to the proposed development.

6.1 Preliminary Elevation Plans

Figure 10 through **Figure 13** below illustrate the preliminary Elevation Plans of the proposed semi-detached dwellings prepared by Groen Design. These elevations are meant to provide an illustration of the potential built-form and massing of the semi-detached dwellings. Please note that the following images are preliminary at this stage of the development process and may be subject to change.



Figure 10: Preliminary Elevation Plan of Semi-Detached Building – Front, Prepared by Groen Design



Figure 11: Preliminary Elevation Plan of Semi-Detached Building – Left, Prepared by Groen Design



Figure 12: Preliminary Elevation Plan of Semi-Detached Building – Rear, Prepared by Groen Design



Figure 13: Preliminary Elevation Plan of Semi-Detached Building – Right, Prepared by Groen Design

Figure 14 through Figure 17 below illustrate the preliminary Elevation Plans of the proposed Detached ARDU prepared by Groen Design. Please note that the following images are preliminary at this stage of the development process and may be subject to change.



Figure 14: Preliminary Elevation Plan of Detached ARDU – Front, Prepared by Groen Design

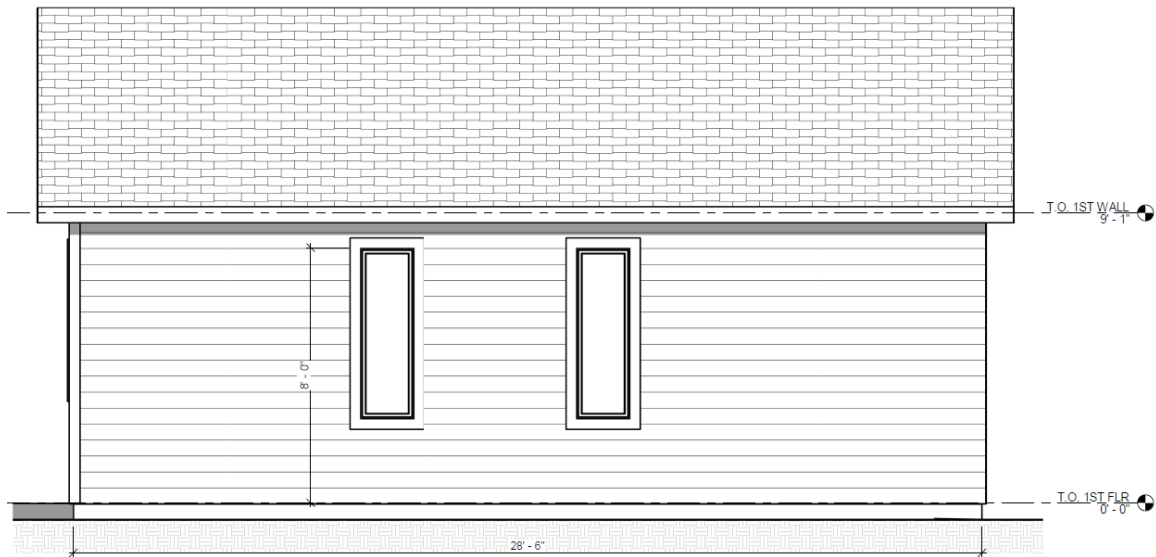


Figure 15: Preliminary Elevation Plan of Detached ARDU – Right, Prepared by Groen Design

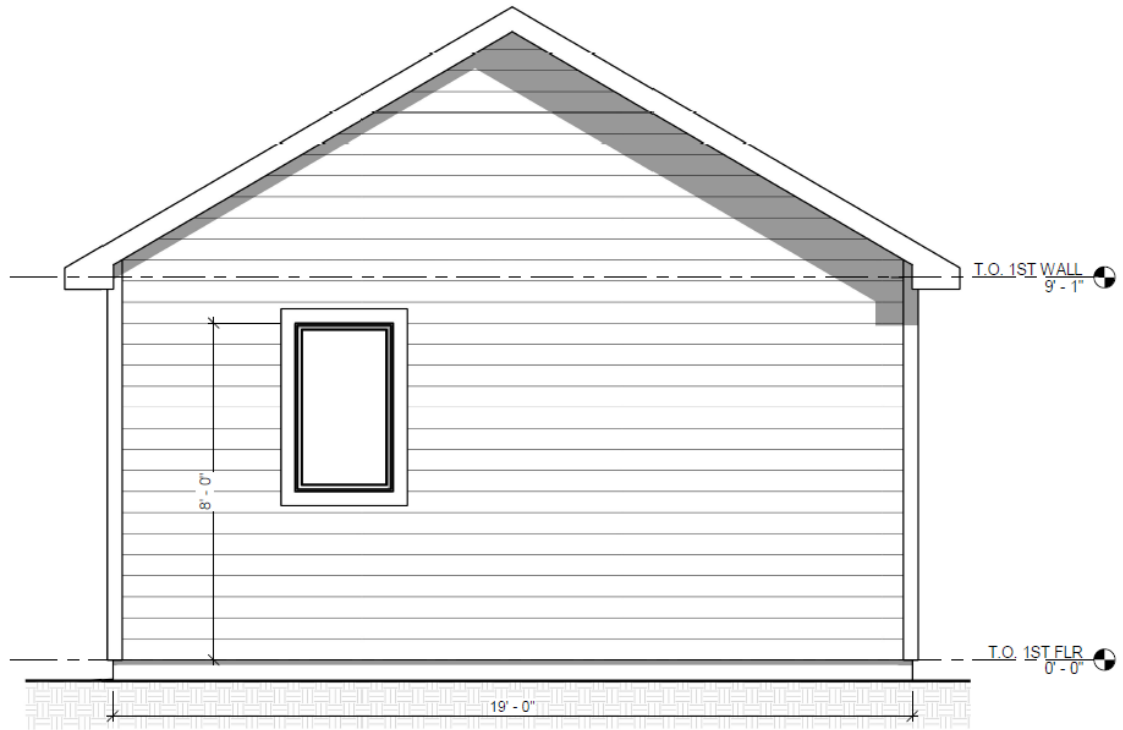


Figure 16: Preliminary Elevation Plan of Detached ARDU – Rear, Prepared by Groen Design

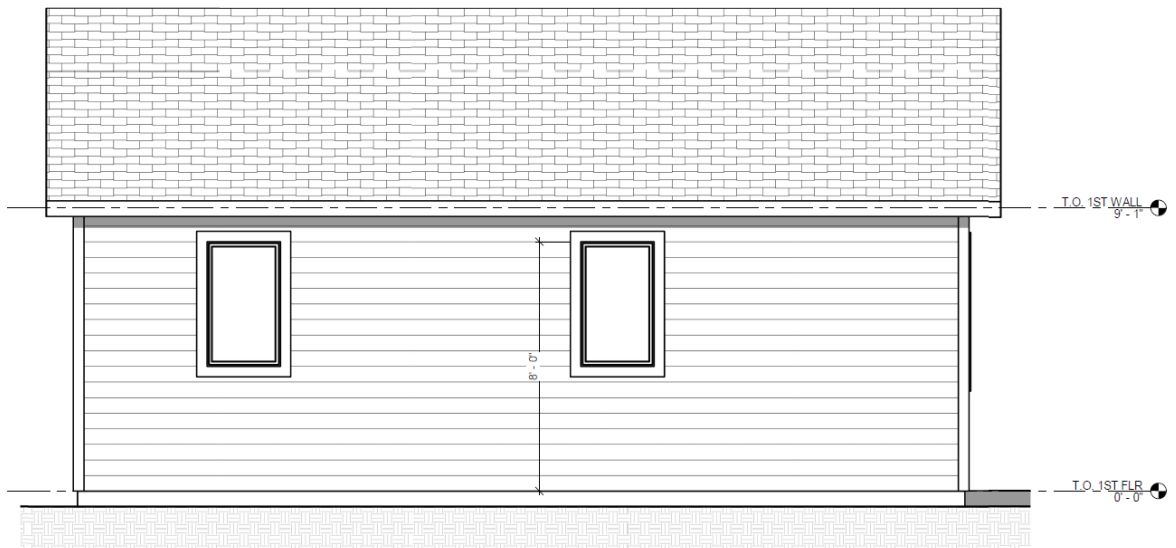


Figure 17: Preliminary Elevation Plan of Detached ARDU – Left, Prepared by Groen Design

6.2 Built Form: Low Rise Residential Forms

Section 8.5 of the Official Plan outlines urban design policies relating to the built form of low-rise residential development in the City. The following table provides a breakdown of the policies in Section 8.5 and how the proposed development has considered each:

Section 8.5	Discussion
<p>1. To create visual interest and diversity in the built environment, a wide variety of architectural designs are encouraged. However, new buildings proposed within older, established areas of the city are encouraged to be designed to complement the visual character and architectural/building material elements found in these areas</p>	<p>The proposed semi-detached dwellings will complement the architectural design of the existing semi-detached dwellings in the area. For example, the proposed development contemplates a ground floor with a brick finish, and second storey with siding. This is consistent with the nearby semi-detached dwellings along Mason Court. While building materials are still preliminary at the Zoning By-Law Amendment stage, it is anticipated that the materials will complement the existing elements in the neighbourhood.</p> <p>It is our opinion that the proposed development will enhance the built environment and maintain a low-rise residential built-form that is consistent with the nearby semi-detached dwellings.</p>
<p>2. Dwellings should be sited with a consistent setback to provide human scale streets. Designs should incorporate features such as prominent entrances and front porches to encourage social interaction and allow for views along the street.</p>	<p>The proposed semi-detached dwellings propose a front yard setback of 6.1 metres, which meets the regulation outlined in the approved and adopted (new) Zoning By-Law. It is our opinion that the siting of the proposed semi-detached dwellings is consistent with the existing semi-detached dwellings along Mason Court to maintain the neighbourhood character.</p> <p>Further, the proposed semi-detached dwellings will feature enclosed / roofed front porches. This will enhance the streetscape and foster greater social interaction or gatherings among future residents in relation to the public realm.</p>
<p>3. To ensure garages do not dominate the streetscape in new development and to promote “eyes on the street” the Zoning By-Law shall limit their width such that garages do not generally exceed half the width of the house. Furthermore, the Zoning By-Law shall limit garage door projection so that most garage doors are recessed and do not project ahead of the front wall of the house.</p>	<p>The proposed semi-detached dwellings will have a maximum garage width of 2.5 metres. The New Zoning By-Law requires a maximum garage width of 50% of lot frontage or 5.0 metres, whichever is less. Therefore, a maximum garage width of 4.1 metres is required based on the proposed lot frontage of 8.3 metres.</p> <p>The proposed garage project’s 0.76 metres from the front wall of the house. The front entrances of the semi-detached dwellings include a roofed porch. The new Zoning By-Law permits a maximum projection of 2.0 metres for buildings with roofed porches.</p>

Section 8.5	Discussion
	Therefore, the proposed semi-detached dwellings will meet the new zoning regulation regarding the garage location and width.
4. Rear lane development is generally encouraged. On narrow lots and particularly along arterials and within mixed-use areas, residential developments shall generally incorporate rear lanes to help create attractive streetscapes and minimize the impact of driveways on the pedestrian realm.	A rear lane does not exist, nor is proposed for the development. It is our opinion that the proposed driveway accesses along Janefield Ave will be consistent with the existing streetscape and have minimal impact to the pedestrian realm.
5. The retention of vegetation in front yards along residential streets is encouraged.	To the extent possible, vegetation in the front yard will be retained. Unfortunately, existing vegetation impacted by the proposed semi-detached dwellings will be removed. Landscaping to enhance the proposed development will be provided at a later stage in the development to enhance the streetscape.

Based on the above, it is our opinion that the proposed development has consideration for the low-rise residential urban design policies and conforms to the Official Plan.

6.3 Parking

Section 8.12 of the Official Plan outlines urban design policies relating to parking for existing and new development in the City. The following table provides a breakdown of the relevant urban design parking policies in Section 8.12 and how the proposed development has considered each:

Section 8.12	Discussion
1. Building placement in combination with landscaping shall be used to screen surface parking areas. Surface parking areas should generally be located at the rear or side of buildings and not between the front of a building and the street. Where permitted adjacent to the public realm, surface parking areas shall be designed in a manner that contributes to an attractive public realm by providing screening and landscaping. Generously sized landscape strips incorporating combinations of landscaping and/or decorative fencing or walls should be provided adjacent to the street edge to provide aesthetically pleasing views into the site while screening surface parking areas.	Given the nature of the development, parking will be in the garage and in the front yard between the dwelling and street. It is our opinion that this design is consistent with other low-rise residential forms of development in neighbourhood. Further, design elements, such as a roofed porch and future landscaping will enhance the proposed semi-detached dwellings from the streetscape. This will minimize visual impacts of surface parking from the public realm.

Section 8.12	Discussion
3. Surface parking areas shall not be permitted immediately adjacent to the corners of an intersection.	The subject lands and proposed development are interior lots. No surface parking areas are proposed adjacent to the corners of an intersection.
4. Walkways should be provided directly from parking areas and municipal sidewalks to the main entrance(s) of the building(s). These walkways should be well articulated, safe, accessible and integrated with the overall network of pedestrian linkages in the area to create a comfortable walking environment. Landscaping should enhance the walkway.	The proposed development will have internal walkways from the dwelling to the driveway and connect to the existing municipal sidewalk along Janefield Avenue.
5. The Zoning By-Law may establish the maximum length of frontage along arterial roads that may be used for surface parking. This provision may provide different standards for various land uses.	The proposed driveway widths for the semi-detached dwellings meet the requirements of the new Zoning By-Law.

Based on the above, it is our opinion that the proposed development has consideration for the parking urban design policies and conforms to the Official Plan.

7 Supporting Studies and Reports

As part of the complete application for the proposed Zoning By-Law Amendment, the following supporting studies and reports have been prepared and submitted for City and Agency review based on the Pre-Consultation Record dated August 17, 2023:

- Detailed Noise Study
- Functional Servicing Report and Stormwater Management Plan
- Preliminary Grading, Drainage, and Servicing Plan
- Phase 1 Environmental Site Assessment
- Section 59 Notice

In addition, the above noted reports and studies were identified to be required to provide for a 'Complete Application'. Please refer to the Cover Letter submitted as a complete application package for a detailed list of the Report, Plans and Studies prepared in support of this submission.

8 Conclusions and Recommendations

This Report provides an overview of the proposed development of the subject property, including its surrounding context and the applicable land use planning framework. It also describes the

development proposed by our client and the required planning applications needed to expand the existing use on the subject property.

Based on the rationale described in this Report, it is our opinion that the proposed Zoning By-Law Amendment is justified, has regard to the “Matters of Provincial Interest” set out in the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the general intent of the Growth Plan for the Greater Golden Horseshoe, and the City of Guelph Official Plan.


Furthermore, this application serves the public interest, represents a much needed form of residential development based on considered minor intensification and compatible form of development on a serviceable underutilized parcel of land and represents overall good planning.

It is, therefore, our recommendation that the City of Guelph:

- Together with the completed municipal application forms and fees deem the Zoning By-Law Amendment Application complete and process the application in accordance with the municipal process;
- Schedule a Public Meeting to obtain comments from the neighbourhood; and
- Provide the opportunity for review of the Report and supporting materials to the City of Guelph, technical review agencies and the community.

Sincerely,

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.


Jeff Henry, M.A. PLANNING
Urban Planner

JH/VL/baw


Victor Labreche, MCIP, RPP
Associate Principal | Practice Lead, Planning



I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planner's Institute Act, 1994.

October 30, 2023
Date


Victor Labreche, MCIP, RPP