

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, May 14, 2018

Subject **Statutory Public Meeting Report
233-237 Janefield Avenue
Proposed Official Plan and Zoning By-law
Amendment
File: OP1702 & ZC1702
Ward 5**

Report Number IDE-2018-63

Recommendation

1. That Report IDE 18-63 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1702 & ZC1702) from Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo to permit a high density residential development on the property municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph, from Infrastructure, Development and Enterprise dated May 14, 2018, be received.

Executive Summary

Purpose of Report

To provide planning information on a revised application requesting approval of an Official Plan Amendment and Zoning By-law Amendment to permit a high density residential development of approximately 165 residential units. This report has been prepared in conjunction with the second statutory public meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications for an Official Plan Amendment and a Zoning By-law Amendment have been received for the property municipally known as 233-237 Janefield Avenue. The proposal is for a high density residential development containing approximately 165 residential units. The applications were originally received May 3, 2017 and deemed to be complete on June 1, 2017. A statutory public meeting was held on July 10, 2017. At this Public Meeting Council and area residents raised concerns about the proposal, including height, density and access. The applicant has amended their application to address these concerns and submitted a revised application on February 12, 2018.

Location

The subject lands are located on the south side of Janefield Avenue, north of Stone Road West, west of Scottsdale Drive and east of the Hanlon Parkway (see Location Map on ATT-1 and Orthophoto on ATT-2). The site is approximately 1.1 hectares in size and is vacant.

Surrounding land uses include:

- A townhouse development on the north side of Janefield Avenue, directly across from the subject site;
- A commercial plaza is located at the intersection of Janefield and Scottsdale Drive, east of the subject site;
- Holiday Inn Guelph Hotel & Conference Centre is located at the intersection of Scottsdale Drive and Stone Road West; which is to the south of the subject site;
- Two Religious establishments, Priory Park Baptist and Jehovah's Witness, are south west and adjacent to the subject site; and
- A single detached dwelling at the intersection of Janefield Avenue and Torch Lane which is to the west of the site.

Official Plan Land Use Designations and Policies

The application was received prior to the City's new Official Plan (OPA#48) coming into full force and effect, so the policies of the previous Official Plan (City of Guelph Official Plan 2001, September 2014 Consolidation) are applied to the review of this application. The land use designations that apply to the subject property are "Medium Density Residential and Intensification Area". Medium Density Residential permits multiple unit residential buildings, such as townhouses, row dwellings and walk-up apartments. The net density of development shall be a minimum of 20 units per hectare and a maximum of 100 units per hectare. The intent of the "Intensification Area" designation is to promote the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the lands base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.

The intensification area is intended to provide a wide range of retail, services, office, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

The relevant policies are included in ATT-3.

Official Plan Amendment #48 Land Use Designations and Policies

Official Plan Amendment #48 (OPA 48) came into effect in October 2017, and is a comprehensive update to the City's Official Plan. It designates the subject property as "Mixed Use Corridor" and "Medium Density Residential". The permitted uses under the Medium Density Residential include multiple unit residential buildings, such as townhouses and apartments. The minimum building height is two (2) storeys and the maximum height is six (6) storeys with a density range of 35 to 100 units per hectare.

The Mixed-use Corridor designation is intended to serve both the needs of residents living and working in-site in nearby neighbourhoods and employment districts and the wider City as a whole. The objectives: to promote the continued economic viability, intensification, diversity of uses and revitalization of the Mixed-use Corridor; to promote a distinctive and high standard of building and landscape design for Mixed-use Corridors; to ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner. Freestanding residential development is permitted in this designation with a permitted density range of 100-150 units per hectare.

Although the application is being processed under the 2001 Official Plan, staff must have regard to the Council adopted policies and designations of OPA 48. The land use designations and relevant policies contained in OPA 48 are included in ATT-4.

Existing Zoning

The subject property is currently zoned "R.4A-1" (Residential Apartment) Zone with specialized regulations and "SC.1-4" (Service Commercial) Zone with specialized regulations in the City of Guelph's Zoning By-Law No. (1995)-14865.

Details of the existing zoning are included in ATT-5.

Description of the Proposed Official Plan Amendment

The applicant is requesting to amend the Official Plan by redesignating the subject lands from the current "Medium Density Residential" land use designation to a "High Density Residential" land use designation, which would have a maximum residential density of 150 units per hectare, similar to the existing Mixed Use Corridor designation on the easterly half of the site.

Description of Proposed Zoning By-law Amendment

The applicant is requesting to rezone the subject lands from the R.4A-1" (Residential Apartment) Zone and "SC.1-4" (Service Commercial) Zone in the Guelph Zoning By-law to the R.4B (High Density Residential Apartment) Zone to permit the development of a residential building with a maximum height of 10 storeys and a total of 165 residential units. No specialized regulations are being requested for this zone.

Original Development Proposal (May 2017)

The original development proposal for the site, from May 2017, consisted of one residential building with varying heights of 12, 10 and 5 storeys, containing approximately 185 residential units. The applicant applied for a site specific Official Plan amendment to permit a density of 168 units per hectare and a site specific high density residential zone (R.4B-?) with specialized regulations for reduced common amenity area, increased density, increased Floor Space Index, reduced side yard setback and increased building height to 12 storeys. (see ATT-7 for details).

Current Development Proposal

The applicant's revised submission is for one residential building containing 165 residential units, that is 'L' shaped, with 10 storeys in the higher portion of the building, then 8 storeys in the other portion, with a 2 storey high podium in the centre joining the two sections. The driveway access has been removed from Torch Lane and is now located on the east side of the building onto Janefield Avenue. The outdoor amenity area has been relocated to provide a larger building setback and buffer to the existing churches and single-detached homes. A total of 212 parking spaces are provided and 121 of those spaces are located in two levels of underground parking. The current proposed development is shown in ATT-8.

Supporting Documents

The following information was submitted in support of the revised application:

- Concept Plan prepared by McKnight Charron Limited Architects dated January 24, 2018.
- Preliminary Perspective prepared by McKnight Charron Limited Architects dated January 24, 2018.
- Removals Plan prepared by MTE dated January 24, 2018.
- Site Grading and SWM Plan prepared by MTE dated January 24, 2018.
- Site Servicing Plan prepared by MTE dated January 24, 2018
- Landscape Plan and Details prepared by MacKinnon & Associates dated January 24, 2018
- Traffic Impact Study prepared by Paradigm Transportation Solutions dated February 2018
- Functional Servicing Report prepared by MTE dated January 24, 2018
- Infiltration Testing prepared by MTE dated January 22, 2018

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017);
- Consideration of the merits of the Official Plan Amendment and evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning;
- Review of the proposed site and building design;
- Review of traffic, parking and servicing; and
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations

The Notice of Complete Application and Public Meeting was mailed on April 12, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands and was also advertised in the Guelph Tribune on April 19, 2018. Notice of the application has also been provided by signage on the property.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Official Plan Amendment #48 Land Use Designations and Policies
ATT-5	Existing Zoning
ATT-6	Proposed Zoning and Details
ATT-7	Original Development Proposal (May 2017)
ATT-8	Current Revised Development Proposal

Departmental Approval

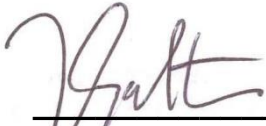
Not applicable.

Report Author

Katie Nasswetter
Senior Development Planner

Approved By

Chris DeVriendt
Manager of Development Planning



Approved By

Todd Salter
General Manager
Planning, Urban Design and
Building Services
519.822.1260, ext. 2395
todd.salter@guelph.ca

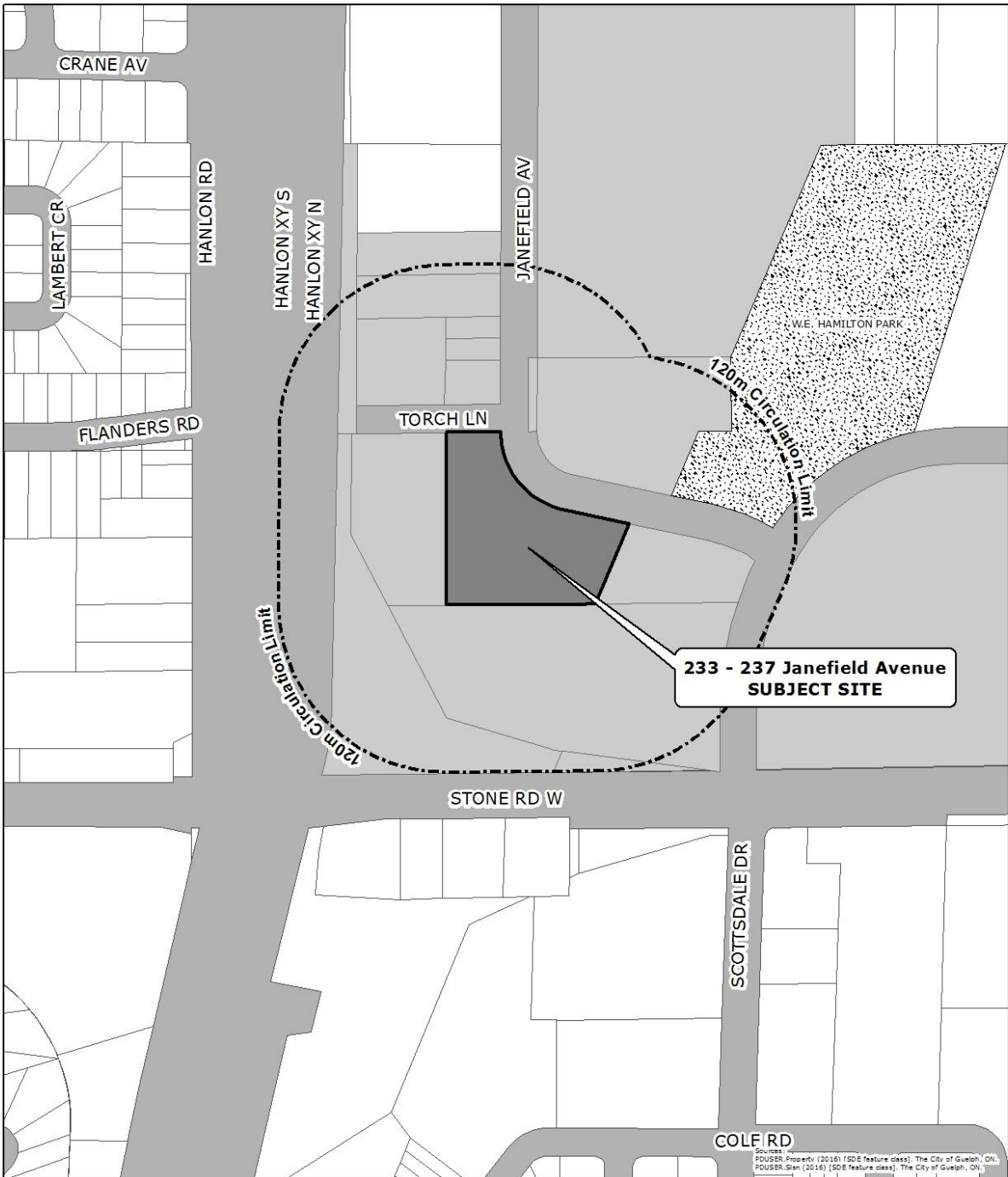


for

Recommended By

Scott Stewart, C.E.T.
Deputy CAO
Infrastructure, Development and Enterprise
519.822.1260, ext. 3445
scott.stewart@guelph.ca

**ATT-1
Location Map and 120m Circulation**



LOCATION MAP & 120m CIRCULATION
233 - 237 Janefield Avenue

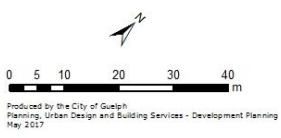
Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 May 2017

Sources: PDUSER_Presently (2016) [SDE feature class], The City of Guelph, ON.
 PDUSER_Site (2016) [SDE feature class], The City of Guelph, ON.

ATT-2 Orthophoto



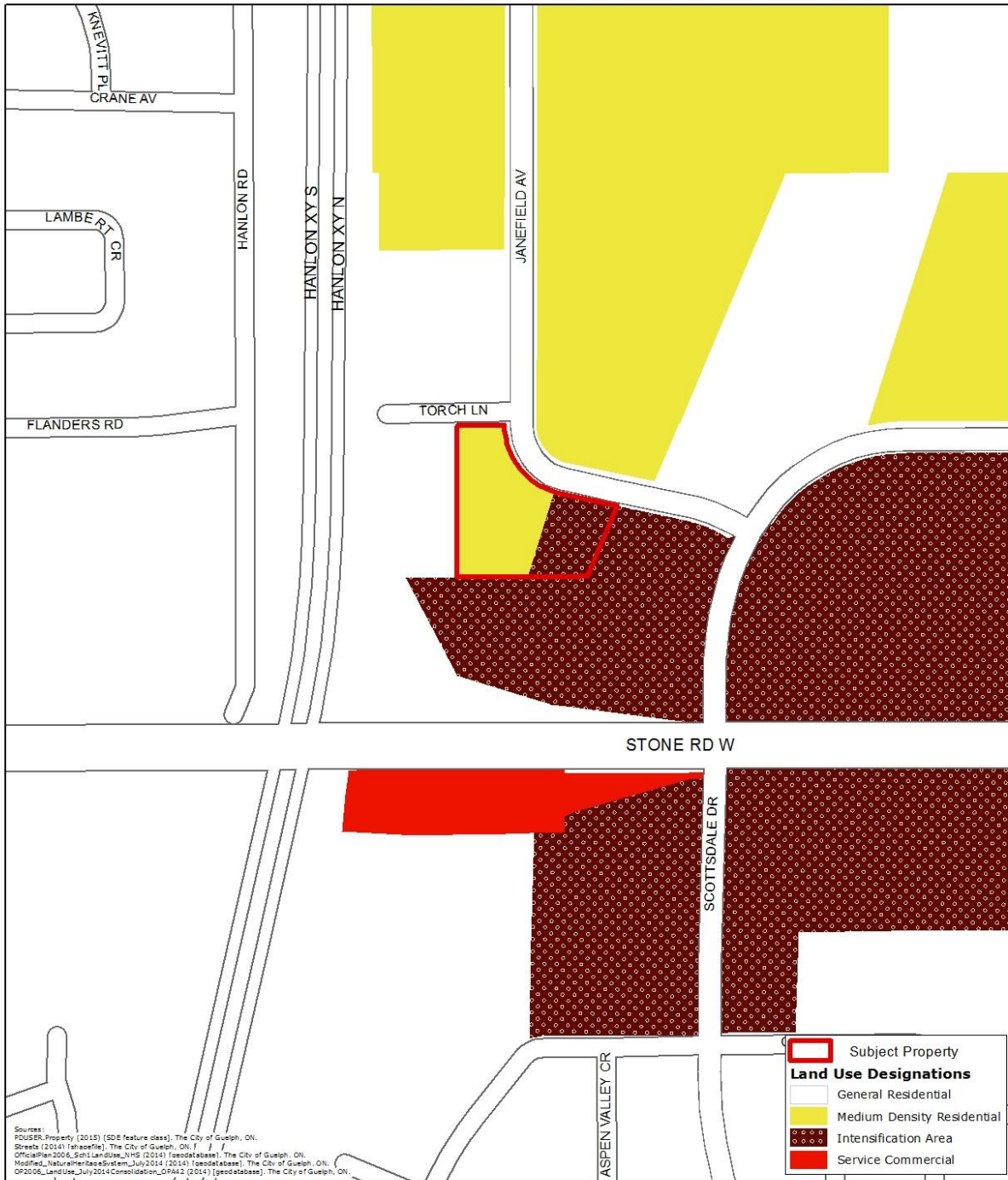
Source: POUSER, Property (2016) [SDC feature class], The City of Guelph, ON; POUSER, Parks (2013) [SDC feature class], The City of Guelph, ON; POUSER, City_Boundary (2013) [SDC feature class], The City of Guelph, ON; Guelph2016.apr (2016) [file system raster], The City of Guelph, ON.



2016 Orthophoto 233 - 237 Janefield Avenue



ATT-3
Official Plan Land Use Designations and Policies



2001 Official Plan, September 2014 Consolidation
Land Use Designations
233 - 237 Janefield Avenue

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 May 2017

ATT-3 (continued)
Official Plan Land Use Designations and Policies

'Medium Density Residential' Land Use Designation

- 7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for multiple unit residential buildings, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as single detached or semi-detached units shall be permitted. Residential care facilities and lodging houses may be permitted by the provisions of this Plan.
- a) Within the Medium Density Residential designation at the northeast side of the intersection of York Road and Wyndham Street South, detached and semi-detached housing forms are permitted with frontage onto York Road, Wyndham Street South and Richardson Street provided that the overall density of development within the Medium Density Residential designation in this location complies with Section 7.2.38.
- 7.2.37 The 'Medium Density Residential' designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:
- a) Medium density housing forms in new growth areas to assist in providing opportunities for affordable housing;
- b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
- c) A variety of housing types and forms to be situated throughout all areas of the community; and
- d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.
- 7.2.38 The net density of development shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.
- 7.2.39 Medium density residential development proposals shall generally comply with criteria established for multiple unit residential buildings in policy 7.2.7 of this Plan, and shall be regulated by the Zoning By-law.
- 7.2.40 In addition to being permitted on land designated 'Medium Density Residential', multiple unit residential buildings may be permitted without an amendment to this Plan on land designated 'General Residential' where such proposals generally comply with the criteria in policy 7.2.7.

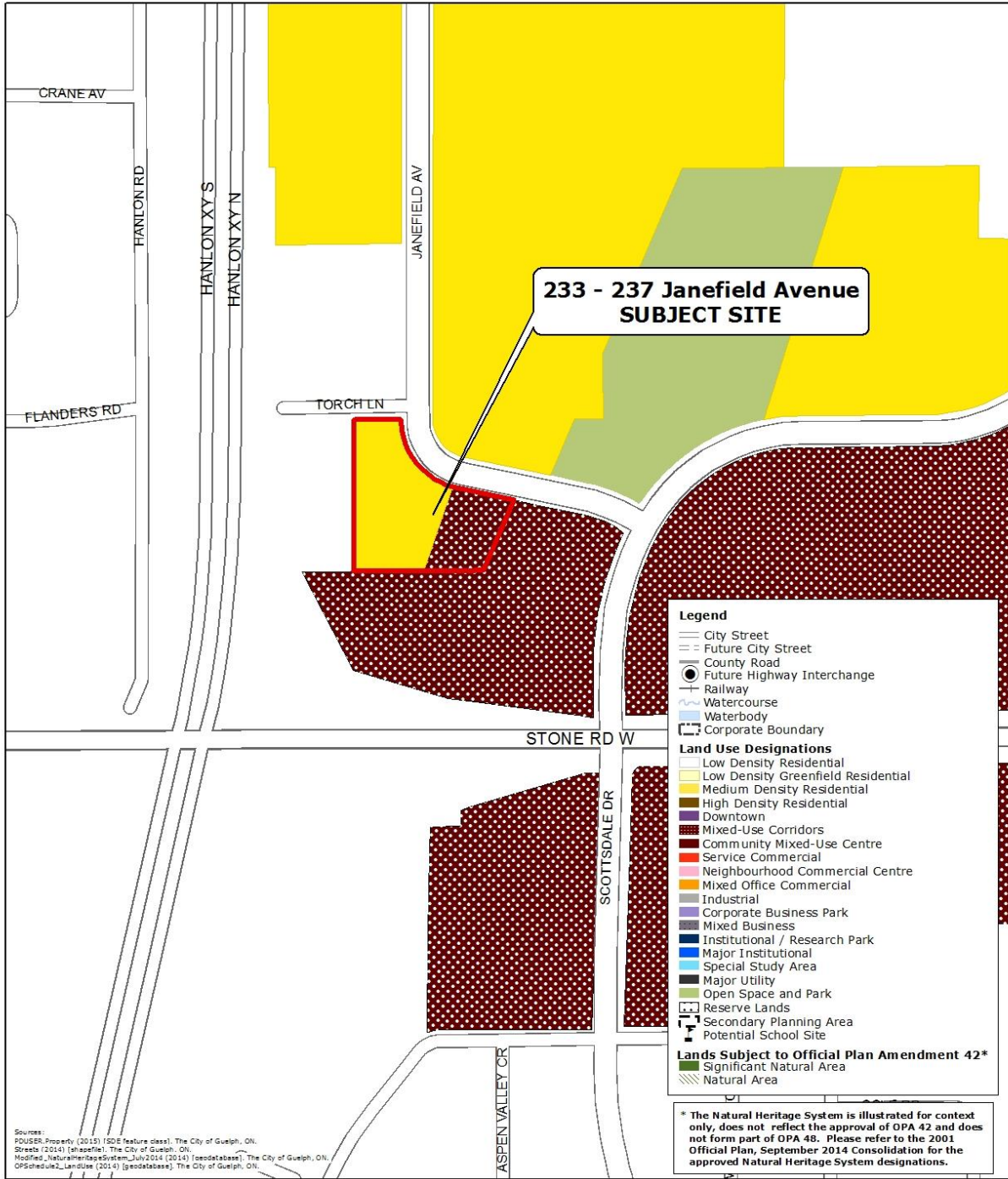
"Intensification Areas"

- 7.4.15 The 'Intensification Areas' designation identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties within a "node", and is intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
- 7.4.16 The intent of the 'Intensification Area' designation is to promote the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base
- 7.4.17 It is intended that where there are adjacent properties within the node that as new development occurs the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Intensification Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.18 The boundaries of the 'Intensification Area' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of section 9.2, proposals to expand an 'Intensification Area' beyond these boundaries shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.19 The 'Intensification Area' is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.
- 7.4.20 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross leasable floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to

the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross leasable floor area within the overall development.

- 7.4.21 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the 'Intensification Area' designation to ensure such consistency.

ATT-4
Official Plan Amendment #48 Land Use Designations and Policies



Official Plan Amendment No. 48
Proposed Land Use Designations
233 - 237 Janefield Avenue


Making a Difference




Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 May 2017

ATT-4 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

i) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.

3. The maximum net density is 100 units per hectare and not less than a minimum net density of 35 units per hectare.

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

9.4.3 Mixed-use Corridor

The Mixed-use Corridor designation is intended to serve both the needs of residents living and working on-site, in nearby neighbourhoods and employment districts and the wider City as a whole.

The following Mixed-use Corridors are designated on Schedule 2:

- Silvercreek Parkway Mixed-use Corridor
- Eramosa Mixed-use Corridor
- Stone Road Mixed-use Corridor.

Objectives

a) To promote the continued economic viability, intensification, diversity of uses and revitalization of the Mixed-use Corridor.

b) To promote a distinctive and high standard of building and landscape design for Mixed-use Corridors.

c) To ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner.

Policies

1. The Mixed-use Corridor designation promotes the intensification and revitalization of existing well-defined commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs and residential use at one location. Implementing Zoning By-laws may include mechanisms such as minimum density requirements, heights and maximum parking standards to promote the efficient use of the land base.

2. Where new development occurs within the corridor, adjacent lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and urban squares and stormwater management systems.

3. Furthermore, individual developments within the Mixed-use Corridor will be designed to be integrated into the wider community by footpaths, sidewalks and the Bicycle Network and by the placement of multi-storey buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

4. Development within the Mixed-use Corridor will address the adjacent arterial or collector road and will be planned and designed to:

- i) front multi-storey buildings onto arterial or collector roads;
- ii) provide for ground floor retail and service uses; and
- iii) provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.

5. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and shall incorporate measures into the approval of Zoning by-laws and Site Plans used to regulate development within the Mixed-use Corridor designation to ensure such consistency.

6. The boundaries of the Mixed-use Corridor designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed-use Corridor beyond these boundaries shall require an Official Plan Amendment supported by a Market Impact Study.

Permitted Uses

7. The following uses may be permitted in the Mixed-use Corridor designation, subject to the applicable provisions of this Plan:

- i) commercial, retail and service uses;
- ii) office;
- iii) entertainment and recreational commercial uses;
- iv) cultural and educational uses;
- v) institutional uses;
- vi) hotels;
- vii) live/work;
- viii) medium and high density multiple unit residential buildings and apartments; and
- ix) urban squares and open space.

8. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft.) of gross floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross floor area within the overall development.

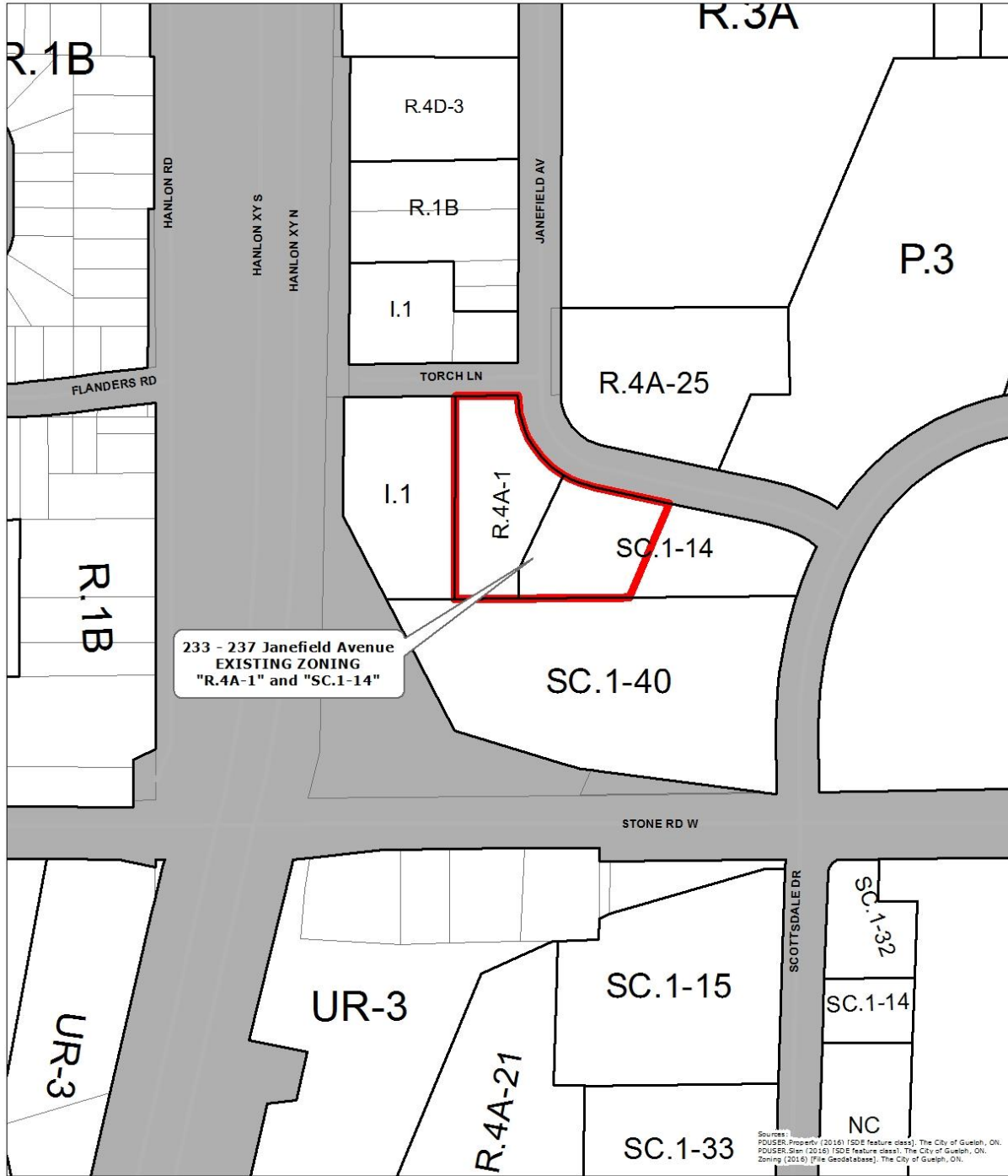
Height and Density

9. The maximum height is six (6) storeys.

10. For freestanding residential development, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.

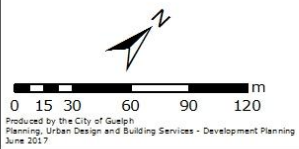
11. Additional height and density may be permitted subject to the Height and Density Bonus provisions of this Plan.

**ATT-5
Existing Zoning**



233 - 237 Janefield Avenue
EXISTING ZONING
"R.4A-1" and "SC.1-14"

Sources:
POUSER, Property (2016) (SDE feature class), The City of Guelph, ON.
POUSER, Size (2016) (SDE feature class), The City of Guelph, ON.
Zoning (2016) (File Geodatabase), The City of Guelph, ON.



**EXISTING ZONING
233 - 237 Janefield Avenue**



ATT-5 (continued)
Existing Zoning and Details

The following are the regulations and the special regulations for Residential Apartment R.4A-1 Zone:

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			

17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

R.4A-1 (Specialized Apartment Residential) Zone:

As shown on Defined Area Map Number 17 of Schedule "A" of this Bylaw.

5.4.3.1.1.1 Permitted Uses

In addition to the permitted Uses listed in Section 5.4.1.1, the following shall also be permitted:

Townhouses

5.4.3.1.1.2 Regulations for Apartment Dwellings

All regulations of the R.4A Zone as specified in Sections 4 and 5.4.2 of this By-law with the following additions and exceptions:

5.4.3.1.1.2.1 Maximum Number of Dwelling Units

48 Units.

5.4.3.1.1.2.2 Maximum Building Height

3 Storeys.

5.4.3.1.1.2.3 Parking Space Size

Despite Section 4.13.3.2, every off-street Parking Space shall have dimensions of not less than 2.8 metres by 6 metres provided that the Parking Aisle width is a minimum of 7 metres.

5.4.3.1.1.3 Regulations for Townhouse Dwellings

All regulations of the R.3A Zone as specified in Sections 4 and 5.3.2 shall apply to Townhouse development in the R.4A-1 Zone.

The following are the regulations and the special regulations for the Service Commercial SC.1-14 Zone:

Row 1	Commercial Type	Service Commercial	Highway Service Commercial
2	Zones	SC.1	SC.2
3	Minimum Lot Frontage	30 metres	
4	Minimum Front and Exterior Side Yard	6 metres and in accordance with Section 4.24.	
5	Minimum Side Yard	3 metres except where adjacent to any residential Zones in which case the minimum Side Yard shall be no less than 6 metres or one half the Building Height , whichever is greater.	
6	Minimum Rear Yard	One-half the Building Height but not less than 6 metres.	
7	Maximum Building Height	3 Storeys and in accordance with Sections 4.16 and 4.18.	5 Storeys and in accordance with Sections 4.16 and 4.18.
8	Buffer Strips	Where a SC Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a buffer strip shall be developed.	
9	Off-Street Parking	In accordance with Section 4.13.	
10	Off-Street Loading	In accordance with Section 4.14.	
11	Minimum Landscaped Open Space	10% of the Lot Area .	
12	Outdoor Storage	In accordance with Section 4.12.	
13	Fences	In accordance with Section 4.20.	
14	Accessory Buildings or Structures	In accordance with Section 4.5.	
15	Enclosed Operations	In accordance with Section 4.22.	
16	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	
17	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line , except for those areas required for entry ramps.	

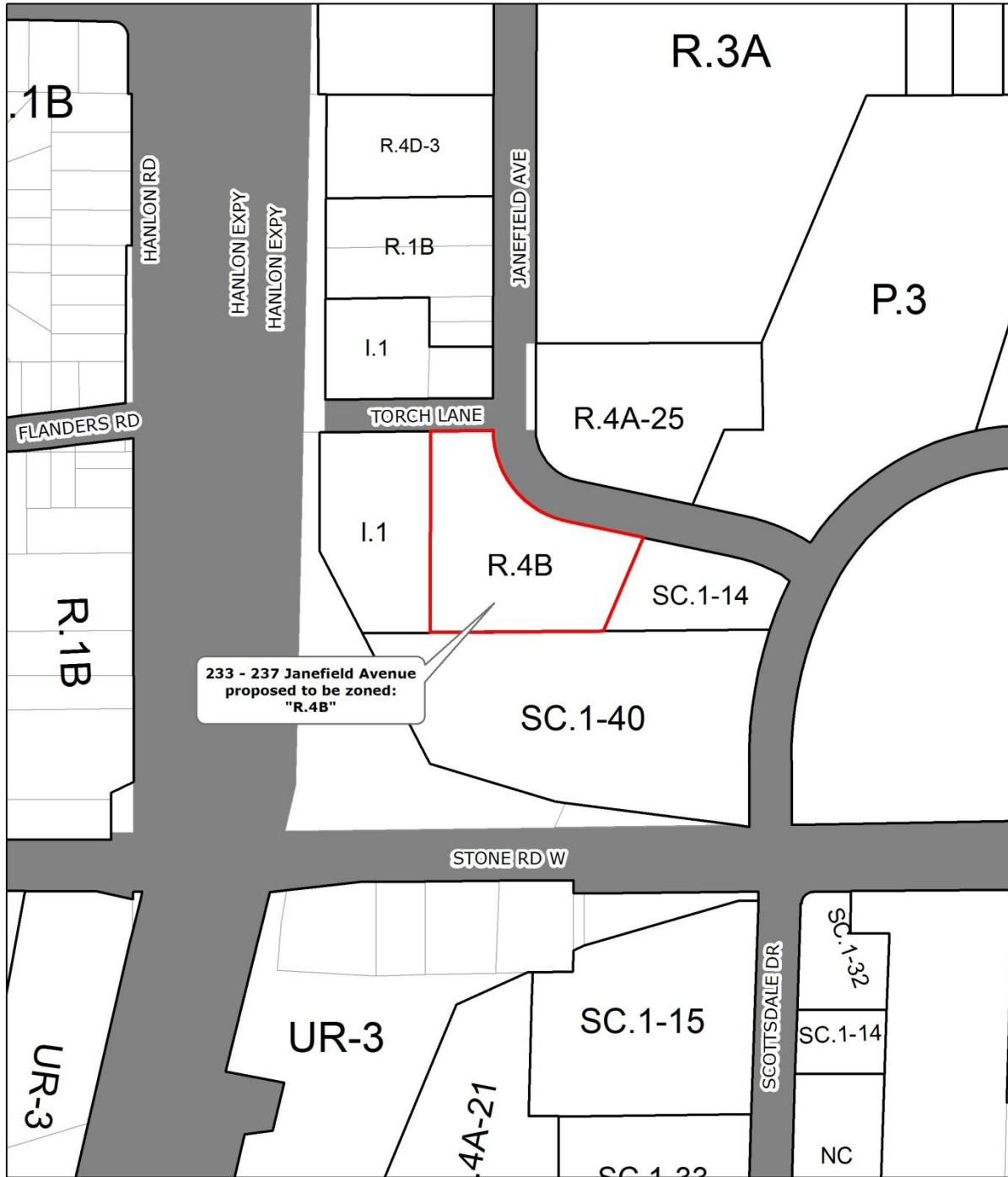
SC.1-14 (Specialized Service Commercial) Zone:

As shown on Defined Area Map Numbers 14, 17, and 40 of Schedule "A" of this By-law.

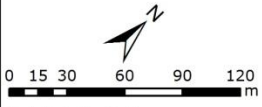
6.4.3.1.14.1 Permitted Uses

- Financial Establishment
- Medical Clinic
- Medical Office
- Office
- Veterinary Service
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

**ATT-6
Proposed Zoning and Details**



233 - 237 Janefield Avenue
proposed to be zoned:
"R.4B"



**PROPOSED ZONING
233 - 237 Janefield Avenue**



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
April 2018

ATT-6 (continued)
Proposed Zoning and Details

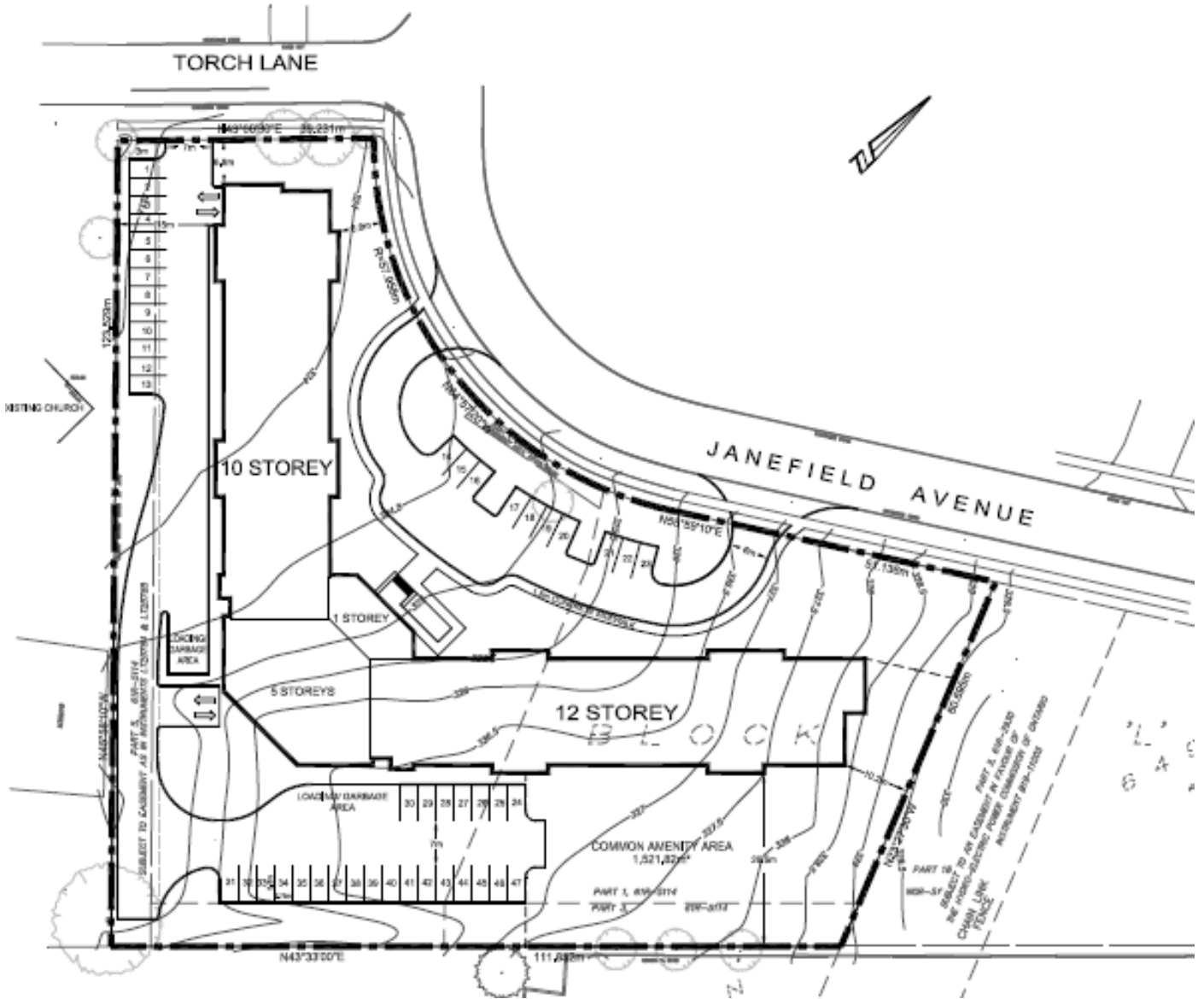
Standard R.4 Apartment Zone Regulation Summary Table

(Proposed Zoning: R.4B)

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

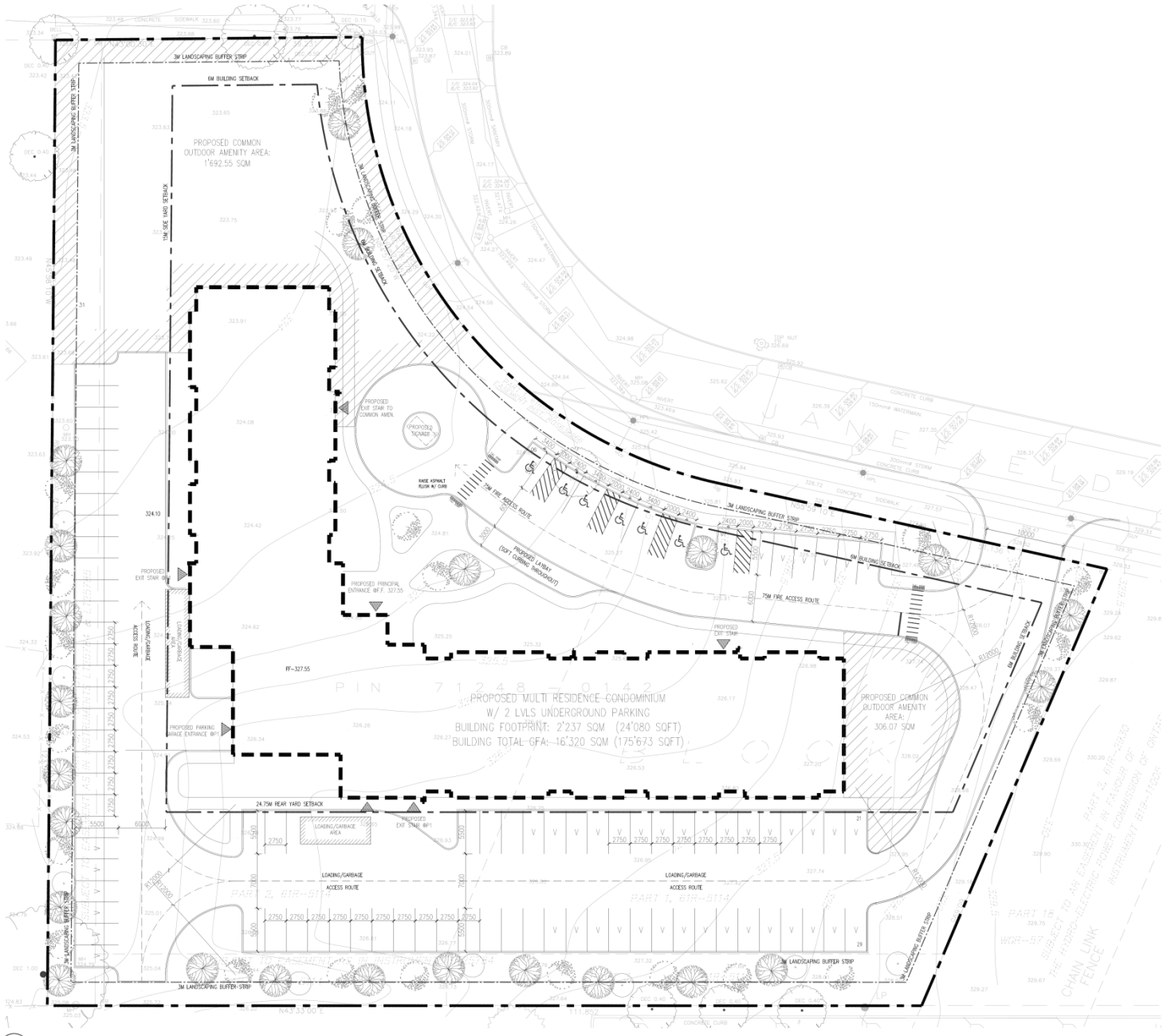
ATT-7
Original Development Proposal (May 2017)



ATT-7 (continued)
Original Development Proposal (May 2017)



ATT-8 Current Revised Development Proposal



1 SITE PLAN
AT 1 / SCALE: 1:250

PART 1A
 SUBJECT TO AN EXISTENT AND PROPOSED
 FIBRO-ELECTRIC POWER CONDUIT OF ONTARIO
 INSTRUMENT BIP-11008

ATT-8 (continued)
Current Revised Development Proposal



① North Perspective - In-Progress Design



② Front Ariel Perspective - In-Progress Design