

1541 Queenston Road, Cambridge



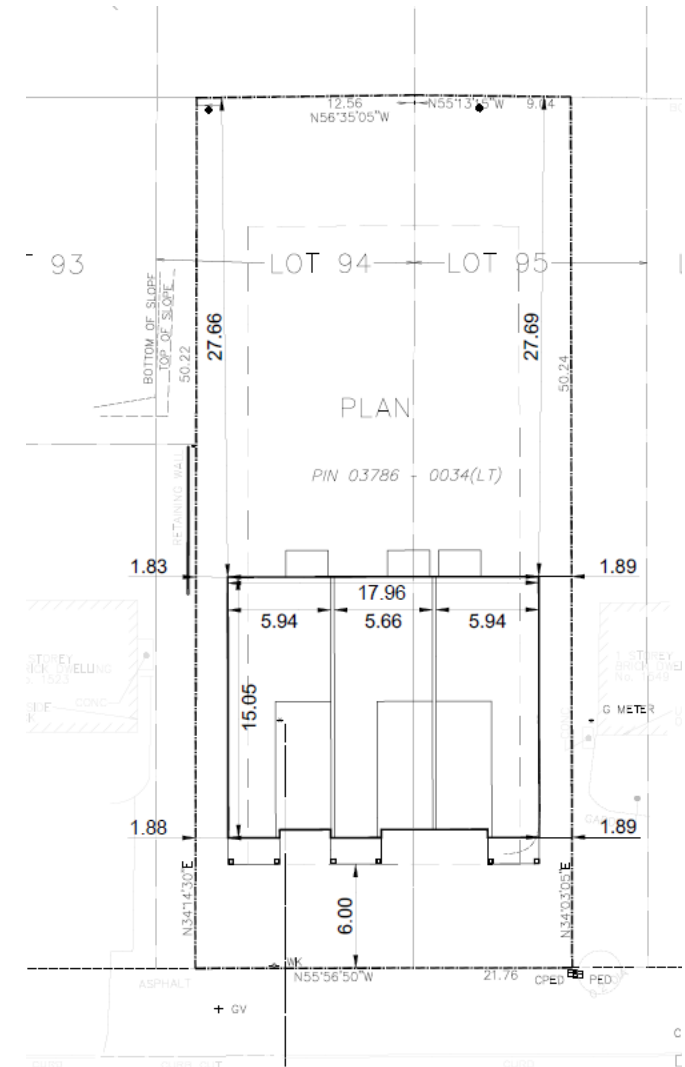
IBI GROUP

Public Meeting – Zoning By-law Amendment (R09/21)

2022-01-18, 10:00am

Our Approach

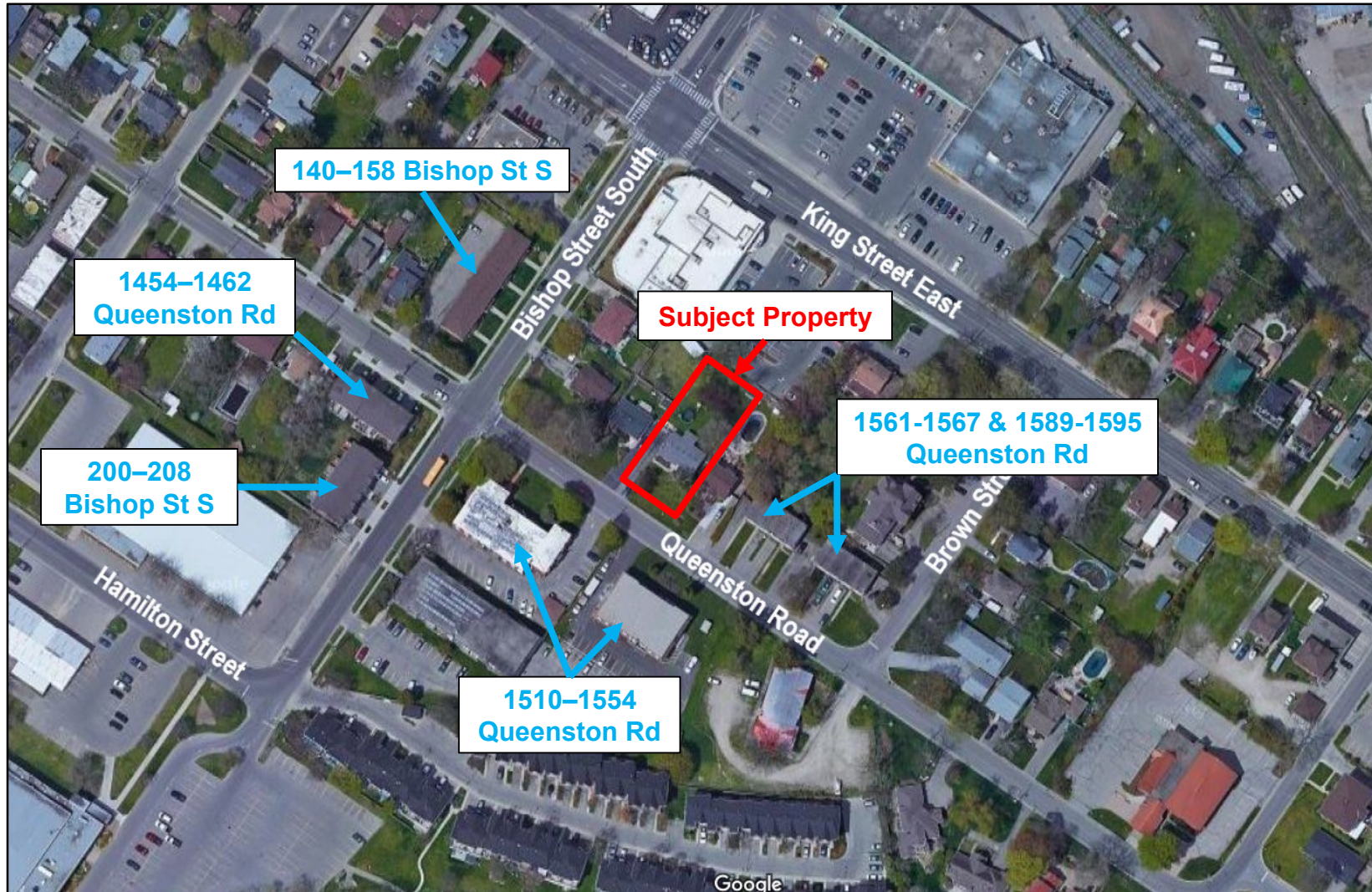
- Policy Review - Public Policy Framework
- Development Concept
- Servicing Evaluation



Policy Review - Public Policy Framework

- Provincial Policy Statement, Growth Plan, Regional Official Plan and Cambridge Official Plan (OP)
- The proposed development represents an appropriate, modest scale and compatible infill development
- Development has compatible building height, massing and scale to the existing surrounding buildings (OP, 8.4.2.2.a. & b.)
- Development respects the façade details and materials (brick and peaked roofs) similar to the adjacent buildings (OP, 8.4.2.2.e.)
- Permitted density in the Official Plan (OP, 8.4.6.3.a.) and compatible with surrounding multi-unit buildings along Queenston Road and Bishop Street South (see following slides).

Neighbourhood Context - Key Map



Existing Density along Queenston Road



1510 and 1554 Queenston Road

Existing Density along Queenston Road



1561-1567 and 1589-1595 Queenston Road

Existing Density along Queenston Road



1454-1462 Queenston Road

Existing Density along Bishop Street South



200–208 Bishop Street South

Existing Density along Bishop Street South



140–158 Bishop Street South

Questions?