



# 1541 Queenston Rd R09/21

January 18, 2022 – Special Council Meeting

Phone Number: 519-623-1340 x4307

Michelle Baya, Planner 1: [bayam@cambridge.ca](mailto:bayam@cambridge.ca)

## Purpose of Meeting

- Formally introduce proposed Planning Application to Council and the public
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.
- Interested parties are encouraged to contact me for further information and/or to receive future notification.
  - Michelle Baya, Planner 1: [bayam@cambridge.ca](mailto:bayam@cambridge.ca)

## Process to Date



**Changes to the proposal may change between the public meeting and recommendation to Council.**

Anyone interested in staying informed are required to request to be on the mailing list for this application.

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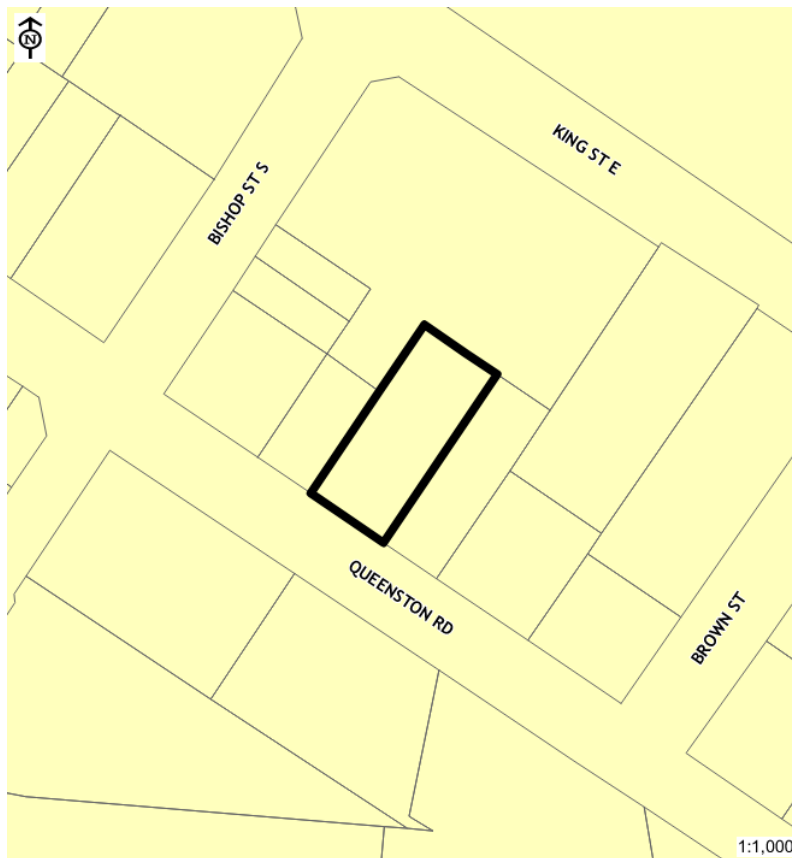
## Location/Context

- 1.2 km east of the Preston Towne Centre.
- East of the Queenston Rd and Bishop St S intersection.
- Site is approximately 1,094 sq. m (0.1 ha) and presently occupies a single detached dwelling.
- Surrounded by a mix of uses (e.g. existing low to medium density residential, commercial and institutional uses)

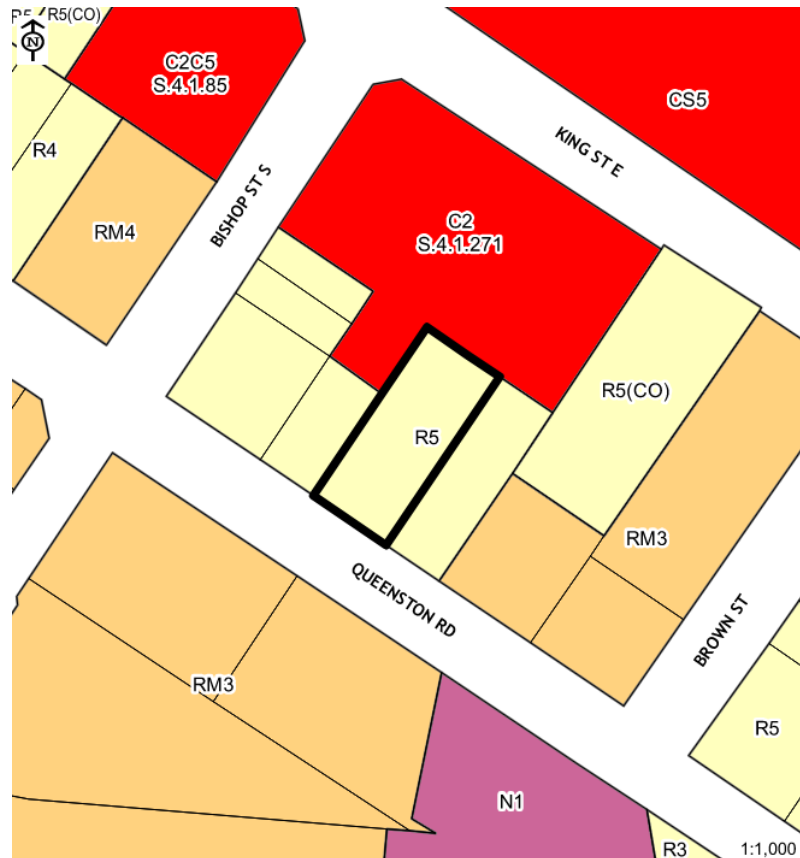


# Official Plan Designation & Zoning

## Low/Medium Density Residential

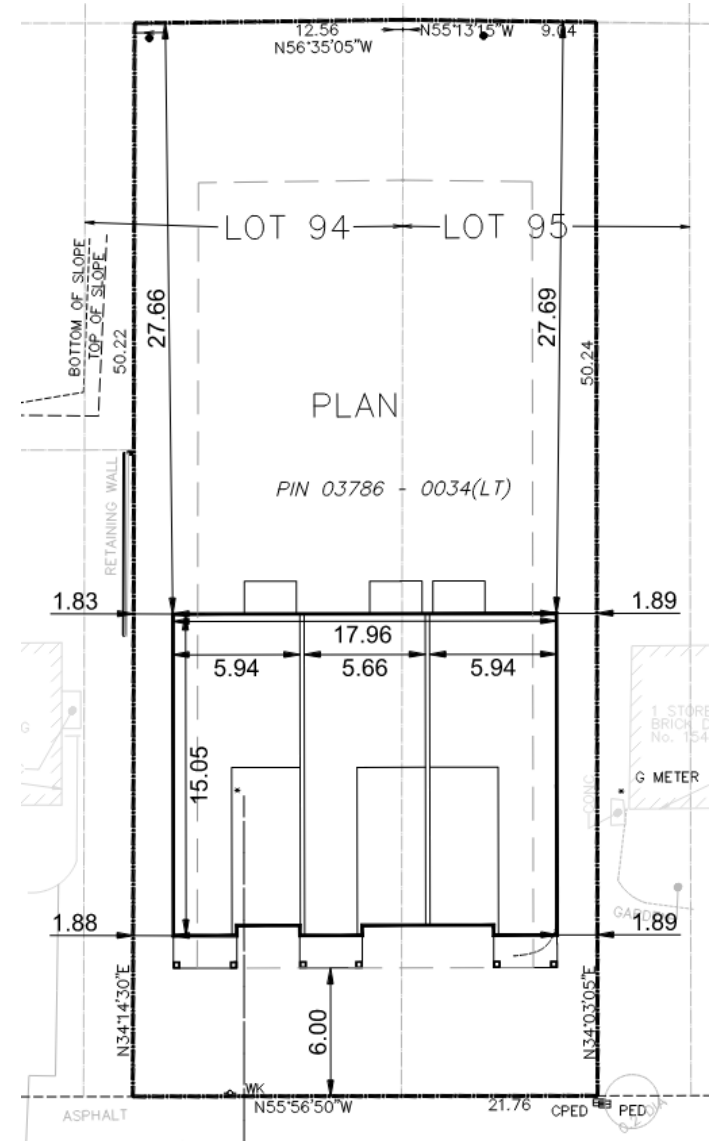


## Low Density Residential – R5



## Proposal

- The applicant is proposing to develop the subject site with a two-storey linear row house consisting of 3 dwelling units.
- Two parking spaces are proposed for each dwelling unit.
- The proposed tenure is freehold ownership.
- A **Zoning By-law amendment** is proposed to facilitate the development of the row house.



## Zoning By-law Amendment

- A Zoning By-law amendment has been requested to rezone the subject property from the “Low Density Residential - R5” zone to the “Multi-Residential - RM4” zone, with a site specific provision for the interior side yard setback.
  - Interior side yard setback required (RM4) = 3 m (9.84 ft)
  - Interior side yard setback proposed = 1.83 m (6 ft)
- The existing minimum interior side yard setback requirement, for the R5 zone, is 1.2 m (3.28 ft)

## **Zoning By-law Amendment Cont'd**

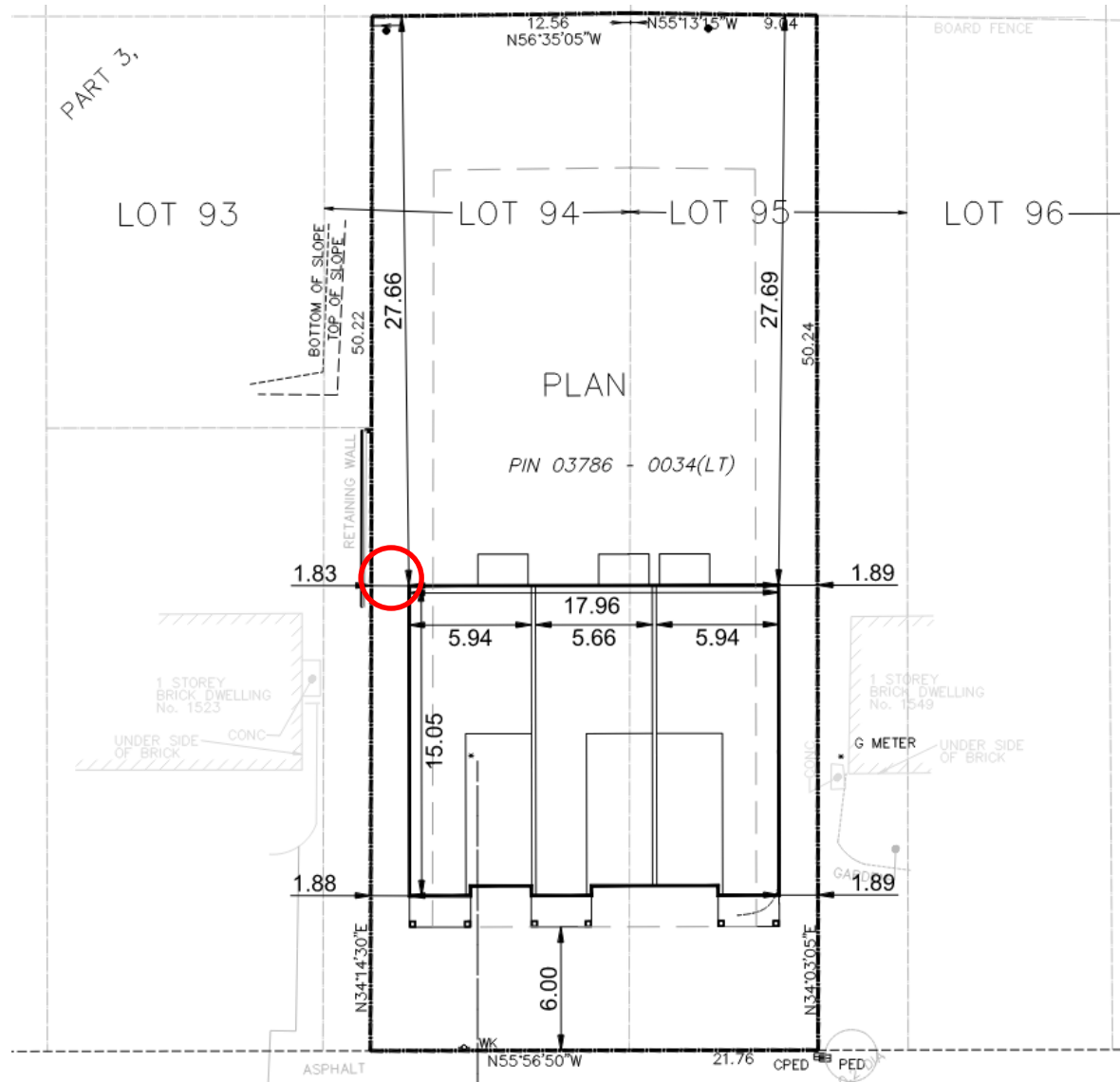
- Staff have proposed that a Holding “H” Provision be applied to the Zoning By-law, when passed, in order to ensure that the outstanding Record of Site Condition (RSC) for the property is completed.
  - The Region of Waterloo has requested the RSC to address the property’s location within the Bishop Street Community area, which is associated with known historic TCE groundwater contamination in the area. The “H” Provision would be lifted once the RSC is acknowledged by the Ministry of Environment, Conservation and Parks.



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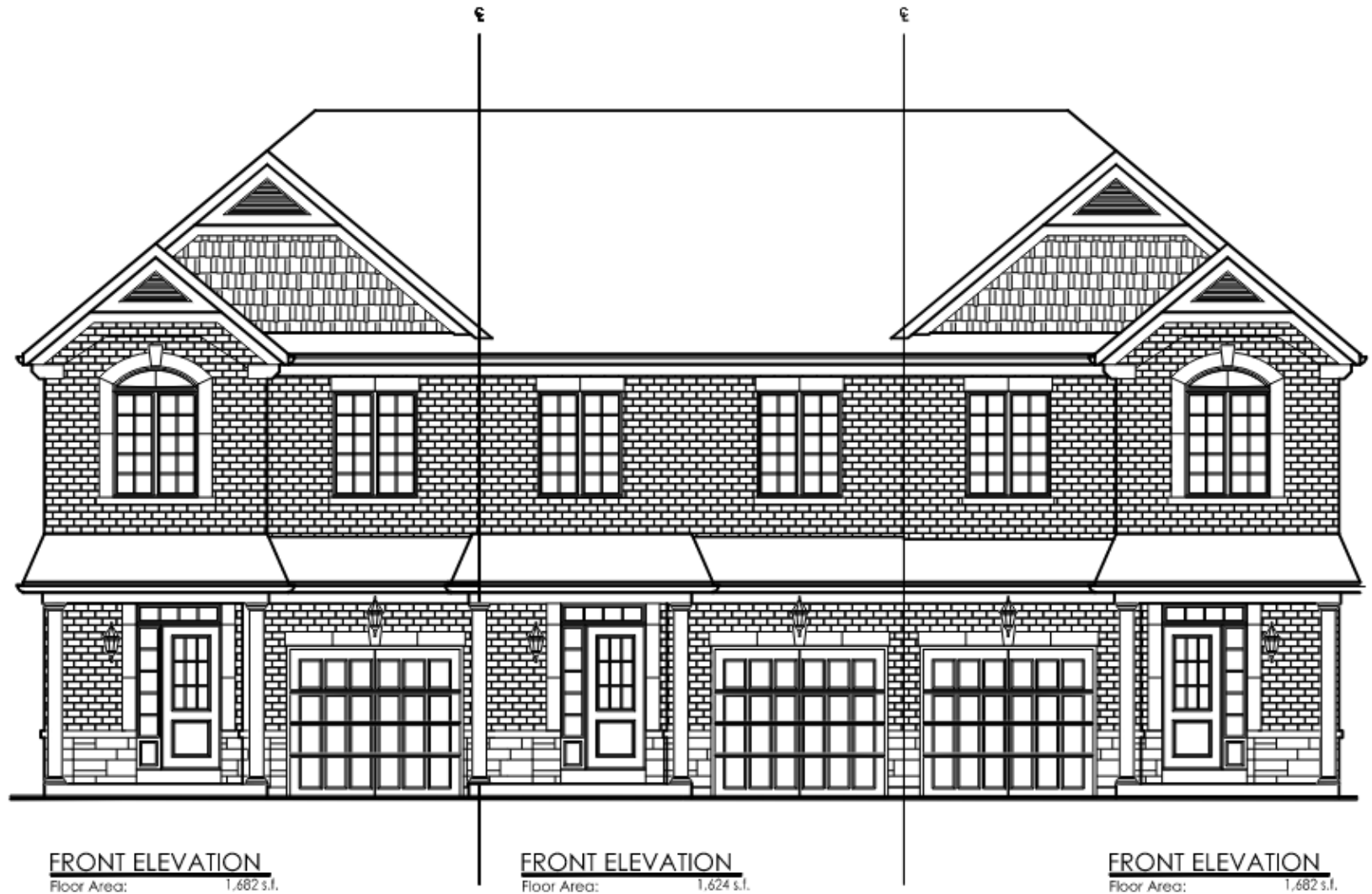
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## Considerations:

- Compatibility with the surrounding neighbourhood
- Proposed changes to the zoning category and site specific provision
- Record of Site Condition
- Comments received from Council, the public and agency circulation

# Recommendation

- **THAT** report No. 22-003(CD) be received;
- **THAT** application R09/21 for 1541 Queenston Rd be referred back to staff for a subsequent report and staff recommendation.

# CONTACT INFORMATION

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Development/Zoning

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