

To: COUNCIL

Meeting Date: 01/18/22

Subject: Public Meeting Report – 1541 Queenston Road Zoning By-law Amendment Firmus Homes Inc. (C/O IBI Group)

Submitted By: Lisa Prime, Chief Planner, MCIP, RPP

Prepared By: Michelle Baya, Planner 1 – Site Development/Zoning

Report No.: 22-003 (CD)

File No.: R09/21

Recommendations

THAT report 22-003 (CD) - Public Meeting Report – 1541 Queenston Road – Zoning By-law Amendment – Firmus Homes Inc. (C/O IBI Group) - be received;

AND THAT application R09/21 for 1541 Queenston Road be referred back to staff for a subsequent report and staff recommendation.

Executive Summary

Purpose

This report has been prepared for the statutory public meeting required by the Planning Act to introduce the requested Zoning By-law Amendment to Council and the public.

Key Findings

- The applicant is proposing to construct a two-storey street fronting linear row house, consisting of three dwelling units, on a 1,094 square metre (0.1 hectare) property. The property is presently occupied by a single detached dwelling that is to be demolished.
- The proposed development would contribute to the City's objective of providing for a range and mix of housing options in the built-up area. The proposed intensification of the site will also support the City's objective of directing 45 percent of new development to the built-up area.

- The proposed development respects the scale, character and context of the surrounding established neighbourhood, through the proposal of a similar built form and use. In addition, the built form proposed would assist in the transition between low-rise apartment buildings, located on the south side of Queenston Road, and the mix of low to medium density residential development located on the north side of Queenston Road.
- The proposed development represents an efficient use of the subject lands, as the proposed development would use existing municipal services, and would support the existing transit services nearby.
- The proposed development is well located at a walkable distance to nearby commercial uses and institutional uses, contributing to the City's objective of creating a complete community.

Financial Implications

- Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

Background

The purpose of this report is to advise Council and the public of a proposed development for a two-storey residential building containing a total of 3 residential units. Two parking spaces are provided for each dwelling unit, with one space located within the driveway, and the second within the attached garage. This results in a total of 6 parking spaces proposed. The total number of proposed parking spaces meet the minimum requirements of the City's Zoning By-law No. 150-85.

The subject lands presently occupy a one (1) storey single detached dwelling. The driveway for the property is located along the western limit of the property. There are several trees existing on both the front and rear yards of the property. As part of the proposed development, a Tree Management Plan/Vegetation Plan has been submitted to demonstrate how the existing trees will be maintained on the property.

The existing dwelling is to be demolished, in order to accommodate the proposed development. The proposed linear row house will be oriented as the existing dwelling along the frontage of Queenston Road, which will be in keeping with the neighbourhood streetscape. While the row house is proposed to be located closer to the street than the existing single detached dwelling, the development provides for a front yard setback of 6.0 metres. Further, the proposed development provides for a rear yard setback of approximately 27.66 metres which will provide future residents with sufficient private

amenity space. With the proposed development being greater in width than the existing single detached dwelling, the resulting interior side yard setback is 1.83 metres.

In order to facilitate the development of the two-storey residential building, a Zoning By-law Amendment is required. A Zoning By-law Amendment application is necessary to rezone the subject lands from the current “Residential – R5” to a “Multi-Residential – RM4” zone, which permits the development of multi-unit residential buildings. The proposed zoning amendment will also seek to establish a site-specific exception pertaining to the interior side yard setback. The RM4 zone that is proposed for the lands requires a minimum interior side yard setback of 3.0 metres, whereas the proposed development is pursuing an interior side yard setback of 1.83 metres. All other provisions of the RM4 zone are being complied with as part of this submission.

Location:

The subject lands are municipally addressed as 1541 Queenston Road and are legally described as PLAN 531 PT LOT 94 PT LOT 95, in the City of Cambridge, within the Regional Municipality of Waterloo.

The subject lands are approximately 1,094 square metres (0.1 hectares) and have a lot frontage of approximately 21.7 metres along Queenston Road. The subject lands are generally located east of the King Street East and Bishop Street South intersection.

The subject lands are shown in the aerial below:



Figure 1 – Aerial Map of the Subject Lands (1541 Queenston Road)

Existing/Surrounding Land Uses:

The subject lands are located just outside of the Preston Towne Centre to the west, approximately 1.2 kilometres away. The surrounding land uses are mixed and consist of existing low to medium density residential, commercial and institutional uses. To the north of the subject lands are a variety of commercial uses. Lands located to the east comprise of existing low to medium density residential dwellings, including single detached dwellings and fourplexes. To the south of the subject lands are existing low-rise apartment buildings, and to the southeast of the lands is an institutional use, in the form of a church. Finally, lands to the west consist of existing low to medium density residential uses and an institutional use, to the southwest, in the form of an arena.

The surrounding land uses are in keeping with the character of a low to medium density residential area and mixed-use neighbourhood.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

A statutory public meeting is a requirement of the Planning Act, which provides Council and members of the community an opportunity to review the proposed application and to provide input on the proposal. Any input received at the public meeting will be considered as part of the review of the application.

Comments

The proposed Zoning By-law Amendment application is currently under review by City staff and applicable commenting agencies. Considerations for the review of this application include (but are not limited to) the following:

- Consistency with the policies of the Provincial Policy Statement (2020);
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85;

- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,
- Comments received from members of Council, public, City staff and agency circulation.

In addition, the Region of Waterloo has requested a Record of Site Condition (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 from the former Northstar Aerospace property at 695 Bishop Street North. Staff have proposed that a Holding "H" Provision be applied to the Zoning By-law, when passed, in order to ensure that the outstanding RSC for the property is completed. The "H" provision would be lifted once the Record of Site Condition is acknowledged by the Ministry of Environment, Conservation and Parks.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the application back to staff to continue the processing of the planning application. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application to the Ontario

Land Tribunal (OLT) after the timeline for processing the application set out in the Planning Act has passed. If Council were to decide to refuse this application at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If appeals are filed under either of these scenarios then that would then leave the decision about this planning application to the outcome of the OLT process.

Existing Policy/By-Law

City of Cambridge Official Plan (2012)

The City of Cambridge Official Plan (2012) designates the subject lands as "Built-Up Area" on Map 1A and "Low/Medium Density Residential" on Map 2 (included in this report as Appendix No.3).

The Built-Up Area encourages the intensification of lands as part of the City's growth management strategy and directs that "infill, intensification, and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible". Lands within the Low/Medium Density Residential designation may permit residential uses, including

single detached; row house and/or walk up apartments; subject to the availability of municipal water supply and municipal wastewater systems.

This designation permits residential land uses of a variety of types up to a maximum of 40 units per hectare. The proposed density of the development is approximately 30 units per hectare and therefore the development density conforms to the Official Plan.

City of Cambridge Zoning By-law No. 150-85 (as amended)

The subject lands are currently zoned “Residential – R5” by the City’s Zoning By-law No. 150-85, as amended. The zoning currently applied to the lands does not permit the proposed development. The R5 zone only permits single-detached dwellings with respect to residential permissions. As a result, an application for a Zoning By-law Amendment is required to rezone the lands to the “Multi-Residential – RM4” zone, along with a site-specific provision to permit an interior side yard setback of 1.83 metres, whereas the RM4 zone requires a minimum interior side yard setback of 3.0 metres.

In addition, a Holding “H” Provision would be applied to the Zoning By-law in order to address the required RSC for the property. The RSC is required to address the property’s location within the Bishop Street Community area, which is associated with known historic TCE groundwater contamination in the area from the former Northstar Aerospace property at 695 Bishop Street North. The “H” provision would be lifted once the Record of Site Condition is acknowledged by the Ministry of Environment, Conservation and Parks.

A zoning map representing the current zoning of the subject lands has been included as Appendix No. 4 of this report.

Financial Impact

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

Public Input

The statutory public meeting being held under the Planning Act is being held January 18th, 2022 and official notification was provided in the Cambridge Times. In addition, notice was provided to all assessed property owners within a 120 metre (393.7 feet) radius of the subject lands and anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the January 18th, 2022 public meeting. The supporting studies provided in support of the applications are available on the City of Cambridge Current Development website found here:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

All public comments received will be considered as part of the review of the application and will be included in the future recommendation report to Council.

Posted publicly as part of the report process.

Internal/External Consultation

The application has been circulated to the departments and commenting agencies listed in Appendix No. 5. Any comments received will be included in a future planning recommendation report.

Conclusion

Staff will provide further comments and analysis regarding this application as part of the future recommendation report to the Planning and Development Committee. A statutory public meeting is required by the Planning Act to provide an opportunity for the public and Councillors to give input on the proposal.

Signature

Division Approval



Name: Lisa Prime
Title: Chief Planner MCIP, RPP

Reviewed by the CFO

Reviewed by Legal Services

Departmental Approval

Name: Hardy Bromberg
Title: Deputy City Manager, Community Development

City Manager Approval

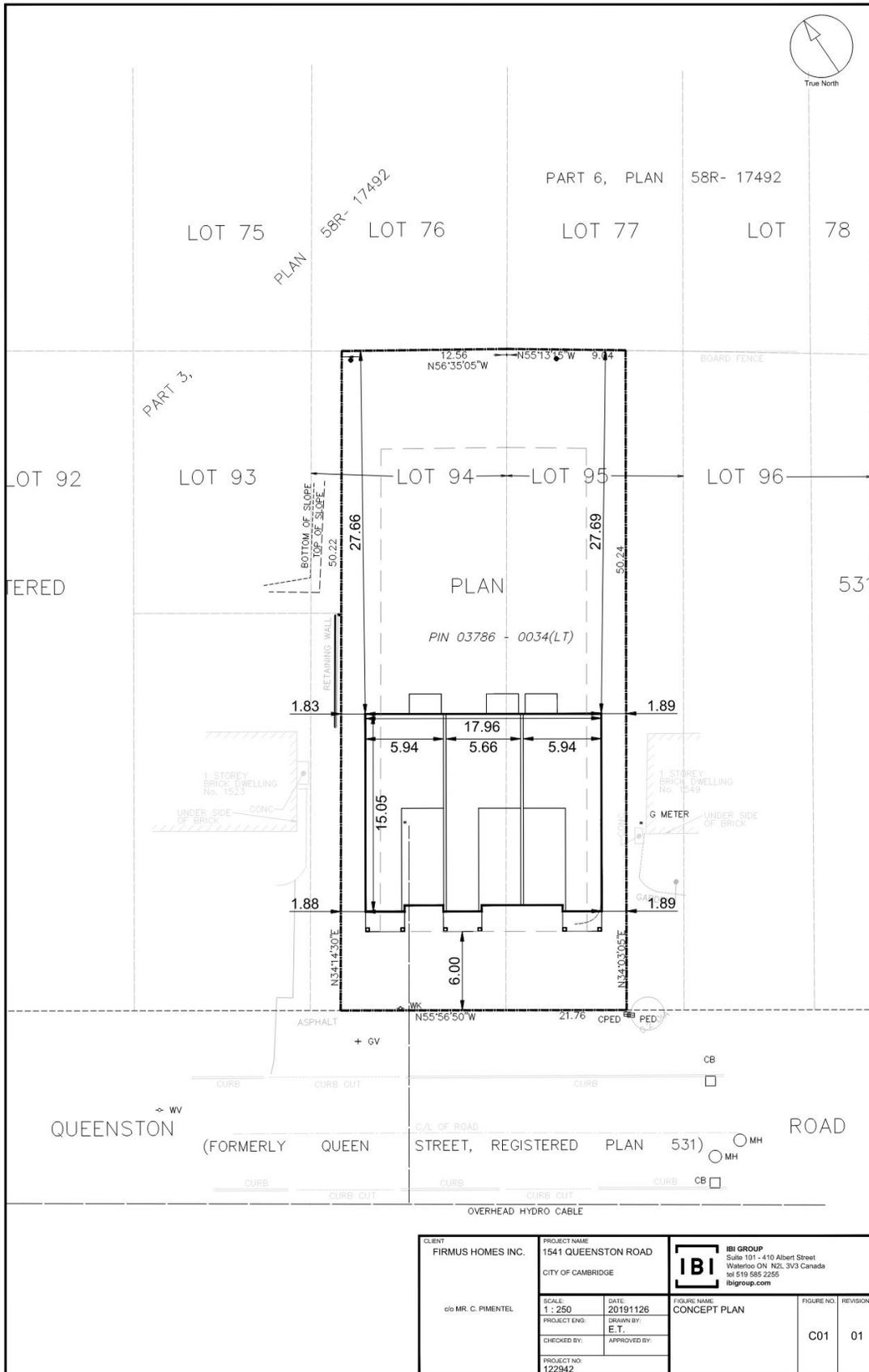


Name: Hardy Bromberg
Title: Acting City Manager

Attachments

- Appendix No. 1 – Proposed Concept Plan
- Appendix No. 2 – Proposed Elevations & Floor Plans
- Appendix No. 3 – Existing Official Plan Map
- Appendix No. 4 – Existing Zoning Map
- Appendix No. 5 – Internal/External Consultation & List of Supporting Studies

Appendix No. 1 – Proposed Concept Plan



CLIENT FIRMUS HOMES INC. c/o MR. C. PIMENTEL	PROJECT NAME 1541 QUEENSTON ROAD CITY OF CAMBRIDGE		 IBI GROUP Suite 101 - 410 Albert Street Waterloo ON N2L 3V3 Canada tel 519 885 2265 ibigroup.com	FIGURE NO.	REVISION
	SCALE 1 : 250	DATE 20191126		FIGURE NAME CONCEPT PLAN	C01
	PROJECT ENG. E.T.	DRAWN BY: E.T.			
	CHECKED BY:	APPROVED BY:			
	PROJECT NO. 122942				

Appendix No. 2 – Proposed Elevations & Floor Plans



FRONT ELEVATION
Floor Area: 1,682 s.f.

FRONT ELEVATION
Floor Area: 1,624 s.f.

FRONT ELEVATION
Floor Area: 1,682 s.f.

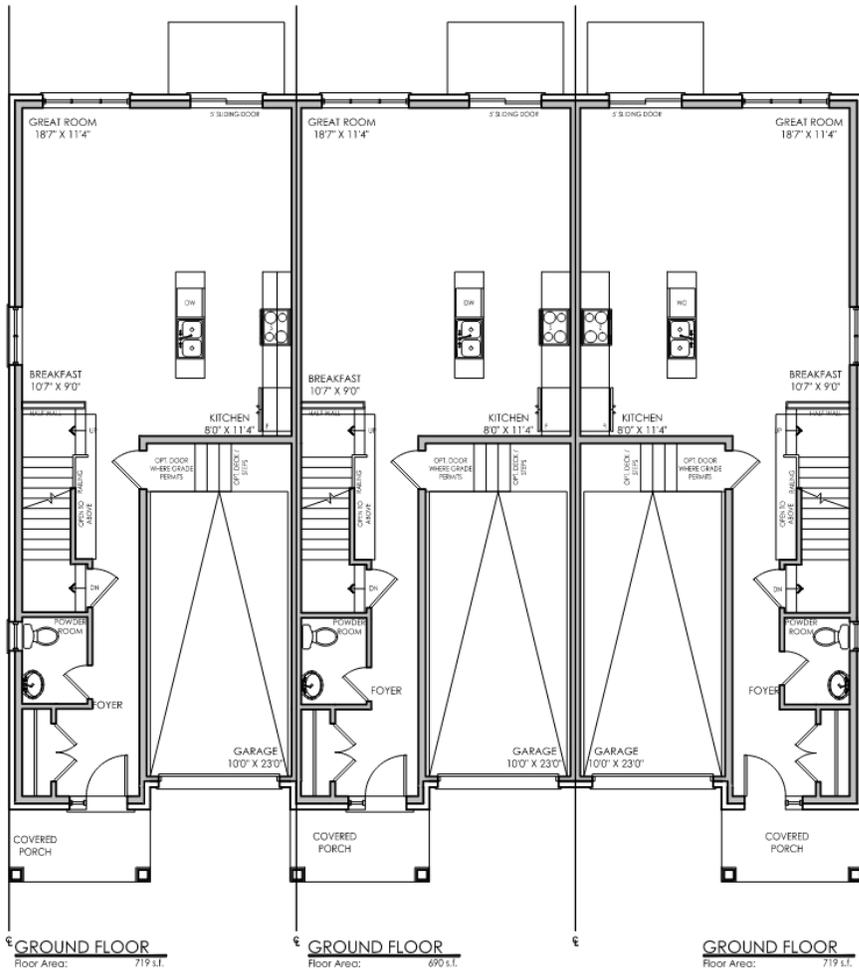


LEFT SIDE ELEVATION

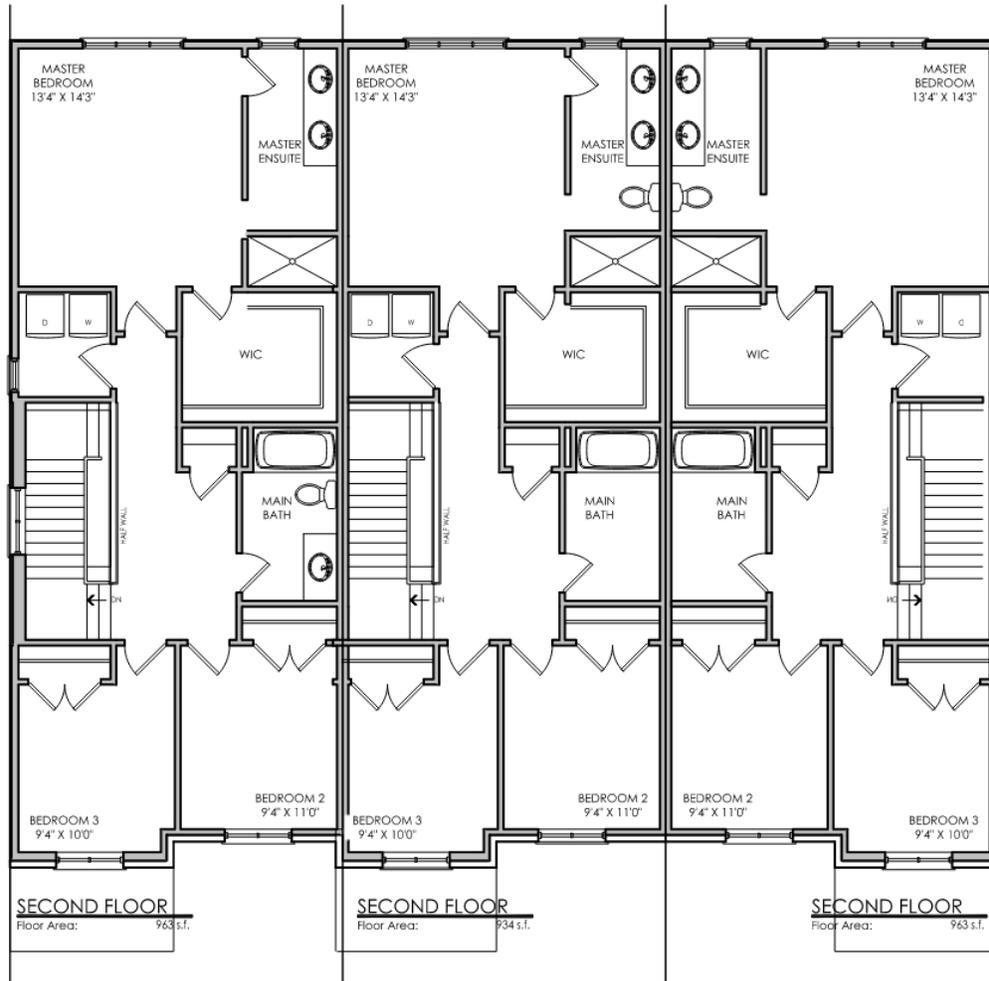
Appendix No. 2 – Proposed Elevations & Floor Plans Continued



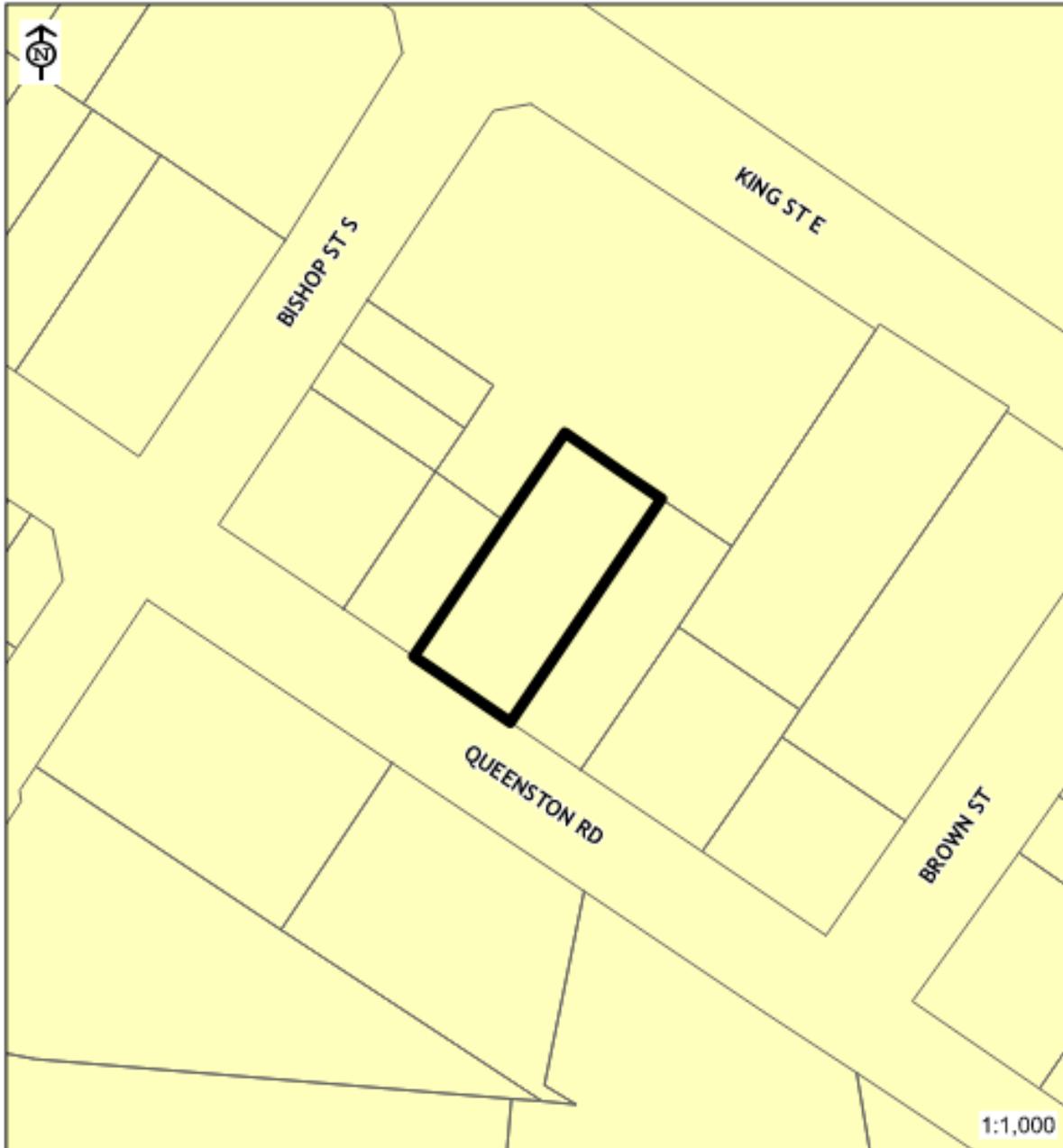
RIGHT SIDE ELEVATION



Appendix No. 2 – Proposed Elevations & Floor Plans Continued



Appendix No. 3 – City of Cambridge Official Plan Map



Extract from Map 2 of the
City of Cambridge Official Plan

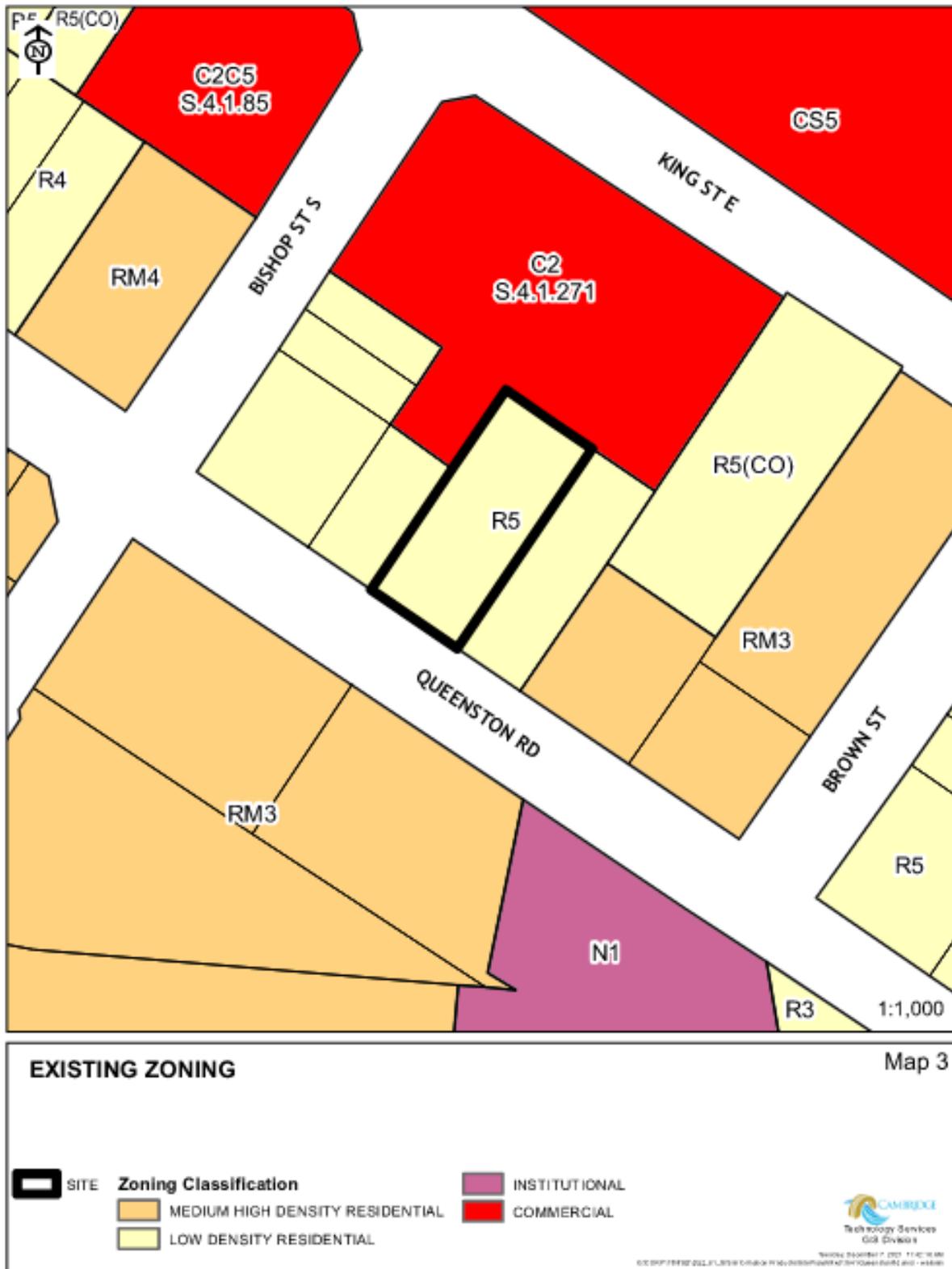
Map 5

 SITE  Low / Medium Density Residential



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Appendix No. 4 – Current City of Cambridge Zoning By-law Map



Appendix No. 5 – Internal/External Consultation & List of Supporting Studies

This application has been circulated to the departments and agencies listed below. Their comments will be included in a future staff report to the Planning & Development Committee for consideration.

- Energy + Inc;
- Public & Catholic School Boards;
- City of Cambridge Engineering Division
- City of Cambridge Transportation Engineering Division;
- City of Cambridge Recreation and Cultural Division;
- City of Cambridge Fire Department;
- City of Cambridge Building Services Division;
- City of Cambridge Accessibility Coordinator;
- Regional Municipality of Waterloo;
- Grand River Conservation Authority; and,
- Canadian Pacific Rail.

List of Supporting Studies:

- Planning Justification Report;
- Functional Servicing Report;
- Stage 1-2 Archaeological Assessment; and,
- Tree Management Plan.