

**To:** SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

**Meeting Date:** 9/13/2022

**Subject:** 22-126-CD – Public Meeting Report – 540 Queenston Road – Zoning By-law Amendment – C/O Brock Linklater – Dryden Smith & Head Consultants Ltd.

**Submitted By:** Lisa Prime, Chief Planner

**Prepared By:** Michael Campos, Intermediate Planner

**Report No.:** 22-126-CD

**File No.:** R07/22

**Wards Affected:** Ward 3

**RECOMMENDATION(S):**

THAT Report 22-126-CD - Public Meeting Report – 540 Queenston Road – Zoning By-law Amendment – C/O Brock Linklater – Dryden, Smith & Head Consultants Ltd. be received;

AND THAT application R07/22 for 540 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 application to Council and members of the Public.
- The applicant is proposing to convert an existing three-storey, single-detached residential dwelling that has been previously used as a residential special care facility to an apartment house consisting of four residential dwelling units. The applicant is not proposing external changes to the existing residential building, however, intends to renovate the interior of the building to create the four separate dwelling units.
- A Zoning By-law Amendment is necessary to rezone the lands from the existing “Residential – R4 (S.4.2.33)” to the “Multiple-Residential – RM1” zone to facilitate the use of the site for an apartment house.

## Key Findings

- The proposed application considers the conversion of an existing single-detached residential dwelling into an apartment house containing four units without the need to make alterations to the exterior of the building. The proposed change in use will permit an increase in density while maintaining the site's character and compatibility with the surrounding neighbourhood.
- The subject property is located south west of the Preston Core Area and within walking distance to King Street East, which provides a range of community uses and local amenities, as well as access to existing and future planned transit, which further supports increased residential densities.
- The property is identified as being within the Built-Up Area of the City, which is intended to embrace 45 percent of all new development and intensification in the City. The proposed application will positively contribute to intensification within an appropriate location of the City.
- The proposed intensification supports provincial, regional and local policy that seeks to provide for a range and mix of housing options, represents an efficient use of the subject lands and, existing infrastructure, with access to local services and amenities.

## Financial Implications

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

## STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or  
☒ Core Service

**Objective(s):** PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

**Strategic Action:** Increase housing options

**Program:** Land Use Planning

**Core Service:** Planning

The proposed conversion from a single-detached dwelling to a fourplex in this existing neighbourhood is appropriate and encouraged. The development will broaden the mix of residential uses and housing choice in an existing low/medium density neighbourhood in proximity to the Preston Core Area. This development achieves an appropriate level of intensification within an existing building, thereby maintaining the

existing character of the immediate area surrounding the site. It is an ideal example of how intensification can occur within an existing residential neighbourhood.

## **BACKGROUND:**

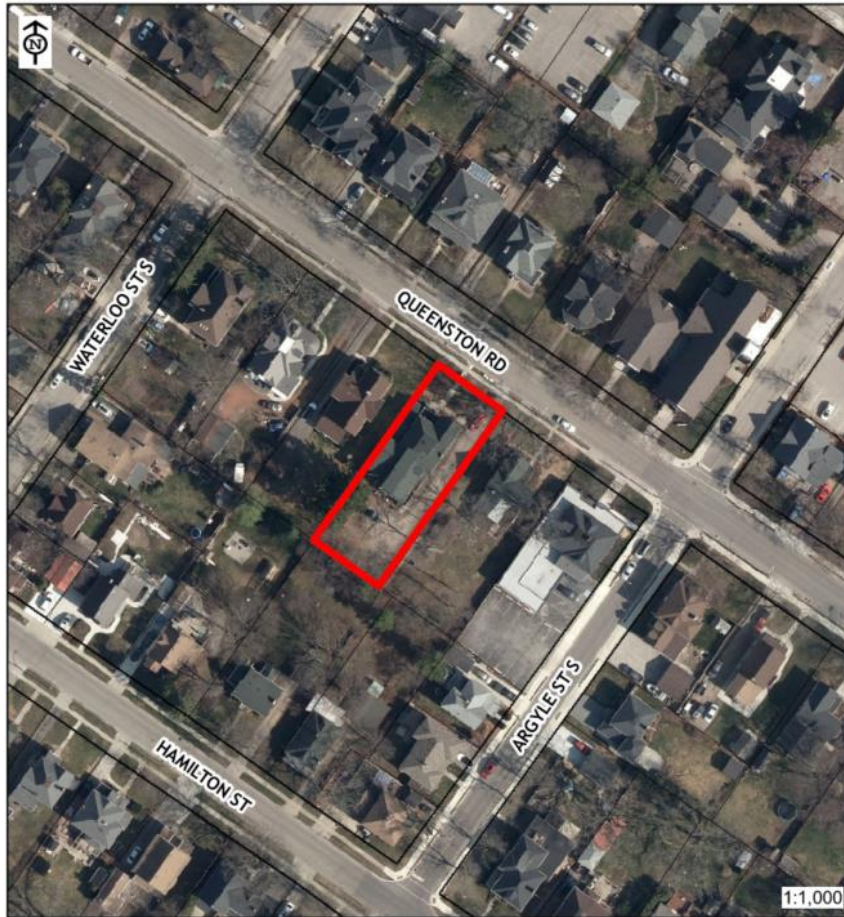
### **Property:**

The subject property has a total area of 0.10 hectares (1,010 square metres) and provides a total frontage of 20.1 metres onto Queenston Road. The subject property as it exists today contains the existing dwelling, provides six full-sized parking spaces, landscaped space and a snow storage location at the rear. One access driveway exists from Queenston Road that provides both ingress and egress to the surface parking at the rear of the site. The property is located south west of the Preston Core Area and within a short walking distance of King Street East (approximately 150 metres).

### **Location:**

The subject property is municipally addressed as 540 Queenston Road and is legally described as Plan 521, Lot 106, SS Queen, City of Cambridge, Regional Municipality of Waterloo. The immediate surrounding area of the subject property consists entirely of low density residential housing. King Street East and the Preston Core Area is within walking distance, being located one block to the north east and providing a range of commercial and service uses to local residents.

The subject lands are shown on Figure 1 below:



*Figure 1: Aerial Map of the Subject Lands*

## **ANALYSIS:**

A Zoning By-law Amendment for the subject lands is required in order to permit the proposed conversion of the existing single-detached dwelling into an apartment house containing four units. The amendment seeks to rezone the subject lands from its existing “Residential – R4 (S.4.2.33)” zone to the RM1 zone, along with establishing site-specific provisions that are already in place for the site through the existing site-specific by-law. The same site-specific provisions are sought to be included as part of the proposed Zoning By-law Amendment as it represents the existing conditions of the site that are not planned to change, including the following:

- To permit a lot frontage of 20.1 metres, whereas a minimum lot frontage of 30 metres is required; and,
- To permit a minimum interior side yard setback of 0.0 metres, whereas a minimum required side yard setback of 3.0 metres is required.

[illegible]

Inclusiveness • Respect • Integrity • Service

No other site-specific provisions are being requested as part of this proposal. All other provisions of the proposed RM1 zone are being complied with.

The proposed conversion, as illustrated in Appendix B, will see one unit being located on the main floor and providing 3 bedrooms and 2.5 bathrooms. Two units will be located on the second floor. The first unit on the second floor will consist of a one bedroom and one-bathroom unit, while the second unit will consist of 3 bedrooms and 2.5 bathrooms. Finally, the fourth unit is proposed on the third floor and will provide 2 bedrooms and 2 bathrooms.

With respect to parking, Section 2.2.1(d) of the Zoning By-law requires that apartment houses provide one space per dwelling unit, plus one space for each four dwelling units for visitors only. As such, a total of five spaces are required on the site. The site currently provides six spaces, thereby exceeding the minimum requirement. It is to be noted that the existing parking has been in place since the use of the dwelling as a special care facility.

The proposed density of the site has been calculated as 39.6 units per hectare. This is in conformity with the maximum density permitted by the “Low/Medium Density Residential” designation of the City’s Official Plan, as well as being in compliance with the maximum density permitted by the proposed RM1 zone.

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 this application.

Following the statutory public meeting, City Planning Staff will review comments received from City departments and external commenting agencies and will work with the applicant to address any concerns prior to moving forward with a final recommendation to Council regarding the application. Should there be significant interest from members of the community on this application, an additional neighbourhood meeting can be facilitated to provide a second opportunity for the public to provide feedback on the proposed development.

The 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 requests associated with the proposed development;
- Proposed density of the development related to the subject lands and adjacent properties; and,
- Comments received from members of Council, public, City staff and agency circulation.

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 leave the decision about this planning application to the outcome of the OLT process.

## **EXISTING POLICY / BY-LAW(S):**

### **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 C). 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”. The proposal to convert the interior of an existing residential dwelling into an apartment house is in line with the intent of the Built-Up Area and the proposal is supported by the policies of the Official Plan.

The “Low/Medium Density Residential” designation permits uses including single and semi-detached dwellings, townhouses and walk-up apartments at a maximum density of 40 units per hectare. The proposal conforms to the City of Cambridge Official Plan.

As a result, there is no need for an Official Plan Amendment to facilitate this intensification project.

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

The subject lands are currently zoned “Residential – R4 (S.4.2.33), which permits a single-detached dwelling, a residential special care facility, a use permitted in any zone in accordance with section 2.1.1 of the By-law, and an accessory use, building or structure in accordance with section 2.1.11 of the By-law. The site-specific provision associated with this property also permits a domiciliary hostel. In order to permit an apartment house, an amendment is required to change the zoning of the site to the “Multiple-Residential -RM1” zone. In addition, the amendment will carry forward the site-specific provisions already in the existing site-specific by-law for the site, as explained earlier in this report.

A zoning map representing the current zoning of the subject property has been included as Appendix D 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 VALUE:**

#### **Engagement:**

The intent of the Statutory Public Meeting is to provide an opportunity to the public to be involved in the decision-making process with respect to new development proposed in their neighbourhoods. Participants are able to share their feedback, whether that be in support of the application or in opposition. This opportunity will allow for engagement between the community and the applicant, as well as with staff, in order to gain insight on the impacts the development may have on surrounding residents and the area. The Public Meeting is a key milestone in the planning approval process that introduces the development to the community and allows for further engagement and dialogue between stakeholders.

### **ADVISORY COMMITTEE INPUT:**

- Not applicable



## **PUBLIC INPUT:**

The statutory public meeting being held under the Planning Act is scheduled for September 13th, 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 September 13th, 2022 public meeting. The 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.

## **INTERNAL / EXTERNAL CONSULTATION:**

The application has been circulated to the departments and commenting agencies listed in Appendix E. 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 members of Council to give input on the proposal.

## **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

## **APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

**ATTACHMENTS:**

1. Report Number 22-126-CD Appendix A – Proposed Site Plan
2. Report Number 22-126-CD Appendix B – Proposed Floor Plans
3. Report Number 22-126-CD Appendix C – Existing Official Plan Map
4. Report Number 22-126-CD Appendix D – Existing Zoning Map
5. Report Number 22-126-CD Appendix E – Internal/External Consultation & List of Supporting Studies