



Zoning By-Law Amendment Application

Special Council Meeting

540 Queenston Road, Cambridge

Subject Property

Site Area: 1010.7 m²

Location: 540 Queenston Road

Existing Uses and Description:

Residential building (former assisted living facility, once known as 'The Hanning House'), and associated parking and open space areas. The use of an Domicillary Hostel/Assisted living facility was permitted through site-specific provision S.4.2.33.

Currently the building is used as a one-family, single-detached dwelling

The site is accessed via a driveway from Queenston Road



Subject Property

Full Municipal Services:

- All Municipal services are available to the Site.

Proximity to Amenities:

- The property is located just outside of the 'Preston Towne Centre' Core Area of Cambridge

Surrounding Uses:

- The surrounding area is made-up completely of low/medium density residential uses
- King Street and the 'Preston Towne Centre' core area are located one block to the North



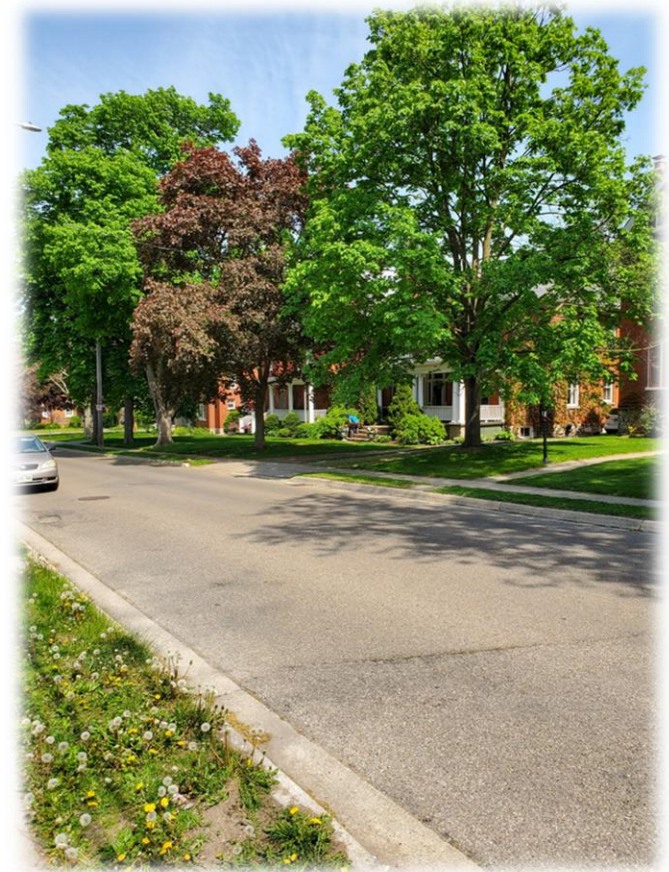
Policy Framework

In compliance with all Provincial, Regional and Local planning documents:

- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe
- Region of Waterloo Official Plan
- City of Cambridge Official Plan

Zoning By-Law

- The property is currently legal in the City of Cambridge Zoning By-law, and is designated as R4 (site specific by-law S.4.2.33)
- The proposed Zoning Amendment/Zone Change will also comply with the policies set-out in the Zoning By-law



Existing Zoning

(Site Specific By-law S.4.2.33)

Current Zoning:

- R4 (Site Specific S.4.2.33)

Allowable Uses

- Detached one-family dwelling
- Residential special care facility
- Domiciliary hostel (assisted living facility)
 - As permitted through site-specific provision
- The property is currently used as a one-family dwelling, and is in compliance with the Zoning By-law



Proposed Zoning (ZBA)

The development proposal is to convert this existing single-detached dwelling to a fourplex apartment dwelling

The current zoning of the property does not currently permit a fourplex apartment dwelling. As a result, the following Zoning is proposed:

Proposed Zoning:

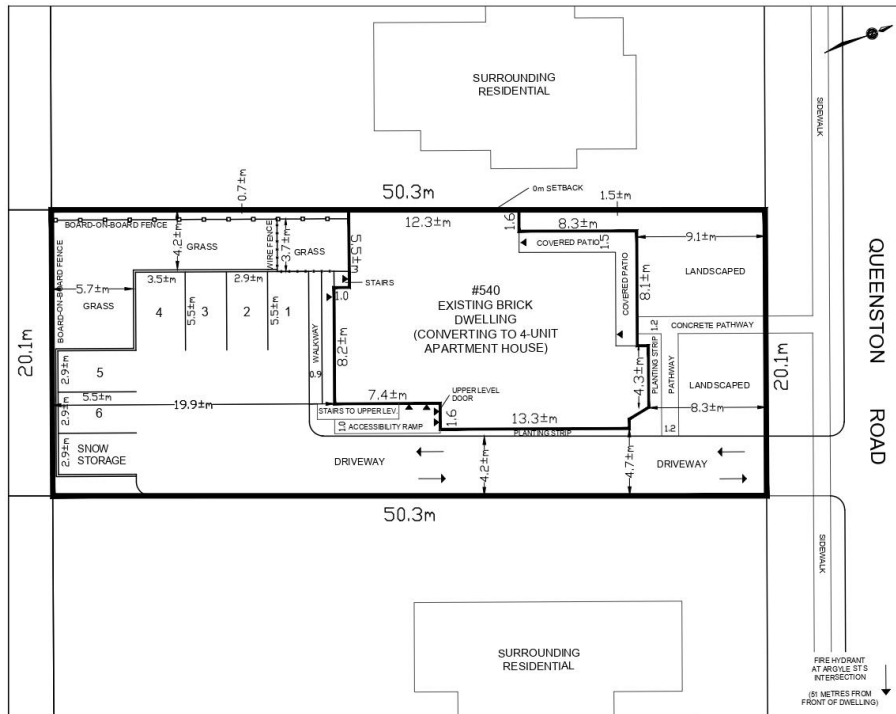
- RM1 (with Site-specific provisions)

Site-specific provisions will be required to acknowledge the existing conditions of the subject site

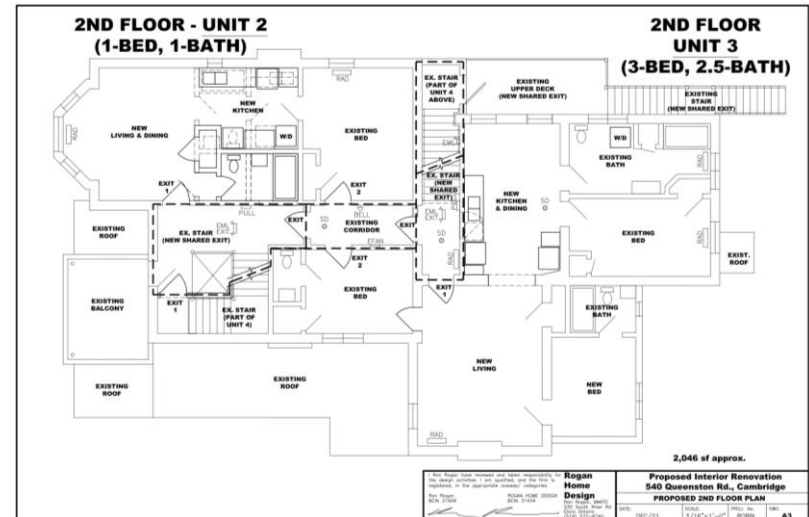
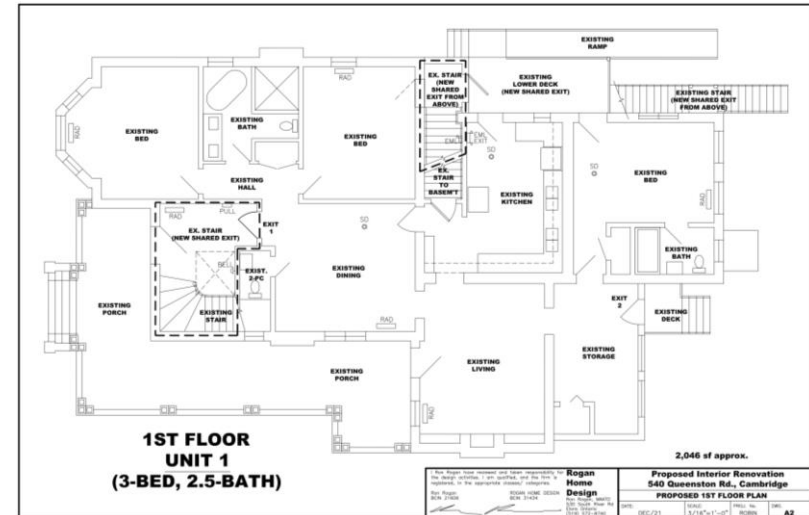
- Lot frontage of 20.1m (*rather than 30m as listed in the By-law*)
- Interior side yard of 0m (*rather than 3.0m as listed in the By-law*)



Site Plan & Floor Plans



- Minimum parking requirement is **exceeded** (5 spaces are required, and 6 spaces are provided).
- A variety of residential unit sizes will be provided (1, 2, and 3 bedroom units)



Conclusion

- This Zoning By-law amendment represents “smart” Planning, by slightly increasing the density (fourplex) in a residential neighborhood located just outside of the Preston Towne Centre core area
 - Close to a number of different types of amenities
- The conversion to a fourplex dwelling will intensify an existing residential use in the low/medium designation
 - Also located within the ‘Built Up’ area of the City
- With no changes require or proposed for the exterior of the building, the aesthetic of the surrounding neighborhood will be maintained
- This is an ideal example of how intensification can occur within an existing residential neighborhood
- **We support the staff report, and ask that this report is moved forward and given the three readings for approval**

