

To: COUNCIL

Meeting Date: 1/31/2023

Subject: 23-158-CD Recommendation Report – Zoning By-law Amendment – 540 Queenston Road (c/o Brock Linklater – Dryden, Smith and Head Consultants Ltd.)

Submitted By: Lisa Prime, Chief Planner

Prepared By: Michael Campos, Planner

Report No.: 23-158-CD

File No.: R07/22

Wards Affected: Ward 3

RECOMMENDATION(S):

THAT Report 23-158-CD Recommendation Report – Zoning By-law Amendment – 540 Queenston Road (c/o Brock Linklater – Dryden, Smith, and Head Consultants Ltd.) be received;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to rezone the subject lands from “Residential – R4 (S.4.2.33)” to the “Residential – RM1 (S.4.1.436)” to facilitate the conversion of an existing single-detached dwelling to a fourplex;

AND THAT Cambridge Council is satisfied that the requirement for a public meeting in accordance with subsection 34(17) of the Planning Act has been met;

AND FURTHER THAT the by-law attached to this report be passed.

EXECUTIVE SUMMARY:

Purpose

- This report has been prepared to provide a recommendation on the proposed Zoning By-law Amendment application for the lands at 540 Queenston Road, to facilitate the conversion of an existing three-storey, single-detached residential dwelling to a fourplex.

Key Findings

- The proposed conversion of the existing house will facilitate an appropriate increase in density while maintaining the site's character and compatibility with the surrounding neighbourhood.
- The property is 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 intensification supports provincial, regional, and local policy that seeks to provide for a range and mix of housing options and represents an efficient use of the subject lands and existing infrastructure, with access to local services and amenities.

Financial Implications

- \$12,000 has been paid to the City to process the Zoning By-law Amendment application.
- If approved, the proposed development will contribute additional tax revenue to the City. An estimate of the potential tax revenue is provided further below in this report.
- Applicable City and Regional Development Charge Fees will be collected prior to building permit issuance.

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: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Property:

The subject property is located at 540 Queenston Road and is legally described as Plan 521, Lot 106, SS Queen, City of Cambridge, Regional Municipality of Waterloo. The subject property consists of total area of 0.10 hectares (1,010 square metres) and provides 20.1 metres of frontage onto Queenston Road. The subject property as it

exists today contains an existing single-detached dwelling, provides six full-sized parking spaces, landscaped space and a snow storage location at the rear. One access driveway exists off of Queenston Road, which provides both ingress and egress access to the surface parking at the rear of the site. The property is located south-west of the Preston Core Area and is within a short walking distance of King Street East (approximately 150 metres).

The subject lands are shown in Figure 1.

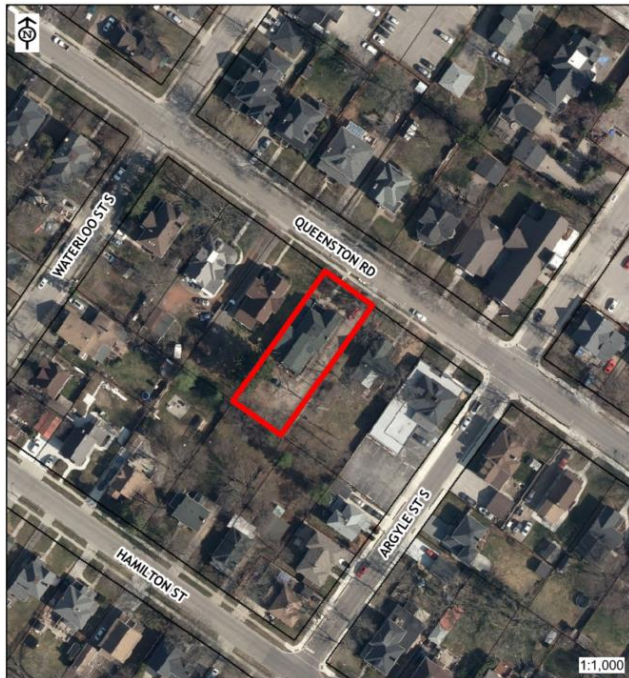


Figure 1: Aerial Map of the Subject Lands

Surrounding Land Uses:

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 provides a range of commercial and service uses to local residents.

ANALYSIS:

Proposal:

The applicant has submitted a Zoning By-law Amendment application for the subject lands that seeks to rezone the property from its existing “Residential – R4 (S.4.2.33)” zone to the “Multiple Residential – RM1” zone to permit the proposed conversion of an

existing single-detached dwelling into an apartment house / fourplex containing four units intended for rental, along with establishing site-specific provisions to permit a reduced lot frontage and interior side yard setback.

The request for site-specific provisions on this site are not a result of the proposed land use change for the site. The applicant is not proposing any exterior changes to the site through this application and is seeking to legalize the existing conditions of the site. All proposed changes to the site are being considered internally to create the separate units. The exterior of the building will not be altered, nor will the driveway access, parking, or landscaped areas.

The existing frontage for the property was established at the time of the creation of the lot. As such, the applicant is requesting that a site-specific provision be granted to legalize the existing lot frontage that has existed since its creation. Additionally, the requested site-specific provision for a reduced interior side yard setback is also being sought to legalize the existing location of the building, which is immediately on the property line. As the applicant is not proposing new development, the request will simply address the existing location of the building.

The proposed conversion, as illustrated in Appendix B, will have the first unit consisting of 3 bedrooms and 2.5 bathrooms located on the main floor. The second and third units will be located on the second floor with one unit consisting of 1 bedroom and 1 bathroom, while the other unit consisting of 3 bedrooms and 2.5 bathrooms. Finally, the fourth unit is proposed on the third floor and will consist of 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. A total of five spaces are required on the site. The site currently provides six spaces, exceeding the minimum requirement. 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 at 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, in compliance with the maximum density permitted by the proposed RM1 zone.

Figure 2 below provides an illustration of the proposed site plan:

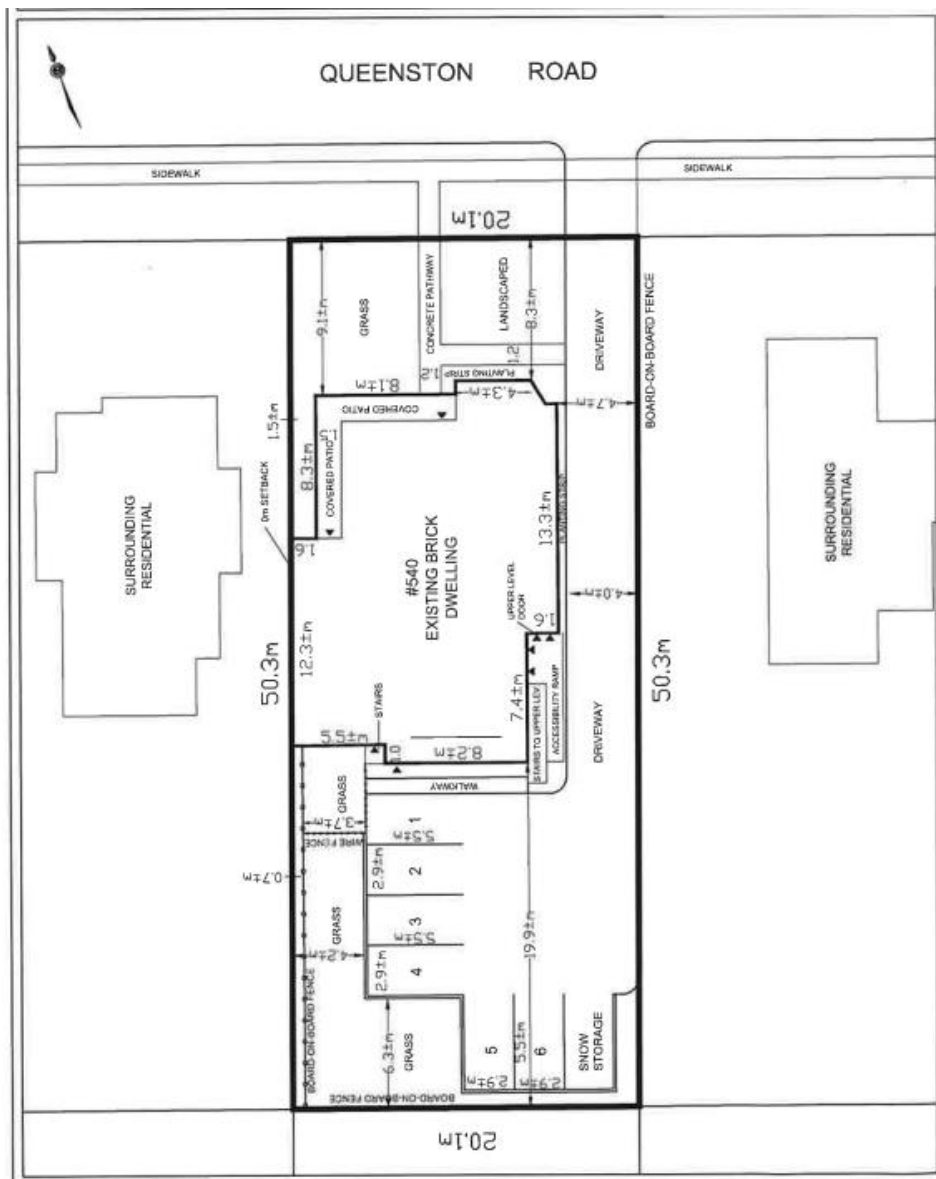


Figure 2: Existing Conditions Plan

Policy Overview:

City Staff have completed a review of the proposed application, including all submitted application materials, department and agency comments, compatibility of the proposed density with existing surrounding development, and the appropriateness of the proposed site-specific zoning requests that have been submitted by the applicant.

It is the opinion of Staff that the proposal is consistent with the policy directions regarding intensification within the Built-Up Area. The subject lands provide an opportunity for appropriate residential intensification using an existing building without

any proposed external changes to the existing building, and remaining the existing front façade in keeping with the single-family dwellings adjacent to it. The proposed conversion will add diversity to the residential neighbourhood by introducing a mix of unit styles and types. The proposal represents a logical and efficient repurposing of the existing building. It is an ideal example of intensification within an existing residential neighbourhood.

The proposed development conforms with the current Official Plan policies for the “Low/Medium Density Residential” designation.

Planning Staff have no concerns with the proposed rezoning of the subject lands to the RM1 zone and support the increased density in proximity to the Preston Core Area in a manner that maintains the character of the neighbourhood and is compatible with the existing built form in this area.

The site-specific provisions that are being requested as part of this application will bring the existing conditions of the site into conformity with the Zoning By-law. Given that the site has existed with a reduced lot frontage and interior side yard since the development of the single-detached dwelling, there are no concerns that the requests would cause any forms of adversity on the subject lands or with adjacent properties as an existing condition.

Additionally, the existing site-specific provision for the subject lands (S.4.2.33) permits a Domiciliary hostel and this provision will be carried over to the proposed site-specific zoning by-law.

It should be noted that planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act.

Contributions to City:

Area of Focus	Targets	Contribution
Intensification Contribution	<ul style="list-style-type: none">• 45 percent of new development to be directed to the Built-Up Area through intensification.	<ul style="list-style-type: none">• Supports the City’s interest in intensifying existing properties within the Built-up Area.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Built-up Area - Map 1A and Low/Medium Density Residential - Map 2

The existing land use designation in the City's Official Plan is shown on Figure 3 below.



Figure 3: Existing Official Plan Map

City of Cambridge Zoning By-law 150-85, as amended

Existing Zoning: R4 (S.4.2.33)

Proposed Zoning: RM1 with site-specific S.4.1.436

Proposed Site-specific Zoning Provisions:

Development Standard	Existing Zoning By-law 150-85 (RM1)	Proposed (RM1, S.4.1.436)
Minimum Lot Frontage	30 metres	20.1 metres
Minimum Interior Side Yard Setback	4.5 metres	0.0 metres (existing building built to the property line)

The existing and proposed zoning is shown on Figure 4 below.

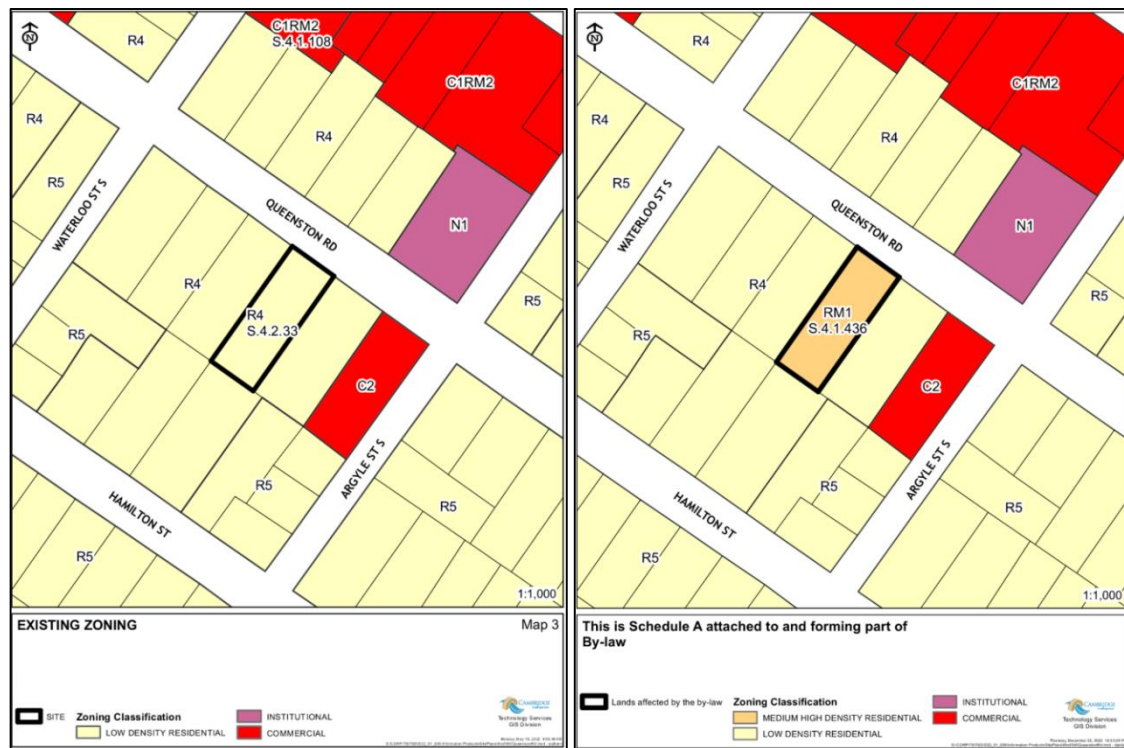


Figure 4: Existing and Proposed Zoning

FINANCIAL IMPACT:

- A Planning Application fee for the Zoning By-law Amendment application totaling \$12,000 has been paid to the City (2022) to process this application.
- The estimated City of Cambridge tax revenue for the proposed development will be approximately \$14,752 using the 2021 City tax portion rate. Please note that this is an estimate of assessed value and property taxes only.
- Development Charges will be calculated using the recently adopted provincial requirements from the More Homes Built Fast Act, 2022 (Bill 23), which applies development charge reductions of up to 25 percent for rental units based on the total number of bedrooms. The estimated calculation of the total City Development Charges for three proposed new rental units is \$47,612.
- Any further costs associated with the development of the site are borne by the applicant.

PUBLIC VALUE:

Engagement:

A Statutory Public Meeting as required under the Planning Act was held on September 13th, 2022, to provide members of the public/residents with the opportunity to share their opinions and views with respect to the proposed application.

ADVISORY COMMITTEE INPUT:

Not Applicable.

PUBLIC INPUT:

No oral or written submissions were received from members of the community at the Statutory Public, or prior to/following the meeting.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix F.

The comments received from the agency/department circulation indicated no concerns or objections to the proposal.

CONCLUSION:

Staff is of the opinion that the proposed application is consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan 2020, the Regional Official Plan and the City of Cambridge Official Plan, and meets the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85.

The proposal represents good planning that contributes to the creation of additional residential units within the City's Built-Up Area and is in keeping with the character of the surrounding neighbourhood with a desirable built form that complements existing residential development in the area. As such, staff recommends approval of the Zoning By-law Amendment as attached to this report in Appendix G.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

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. 23-158-CD Appendix A – Site Plan Concept
2. 23-158-CD Appendix B – Floor Plans
3. 23-158-CD Appendix C – Existing Official Plan Map
4. 23-158-CD Appendix D – Existing Zoning Map
5. 23-158-CD Appendix E – Public Meeting Excerpts
6. 23-158-CD Appendix F – Internal/External Consultation and List of Supporting Documents
7. 23-158-CD Appendix G – Draft Zoning By-law Amendment