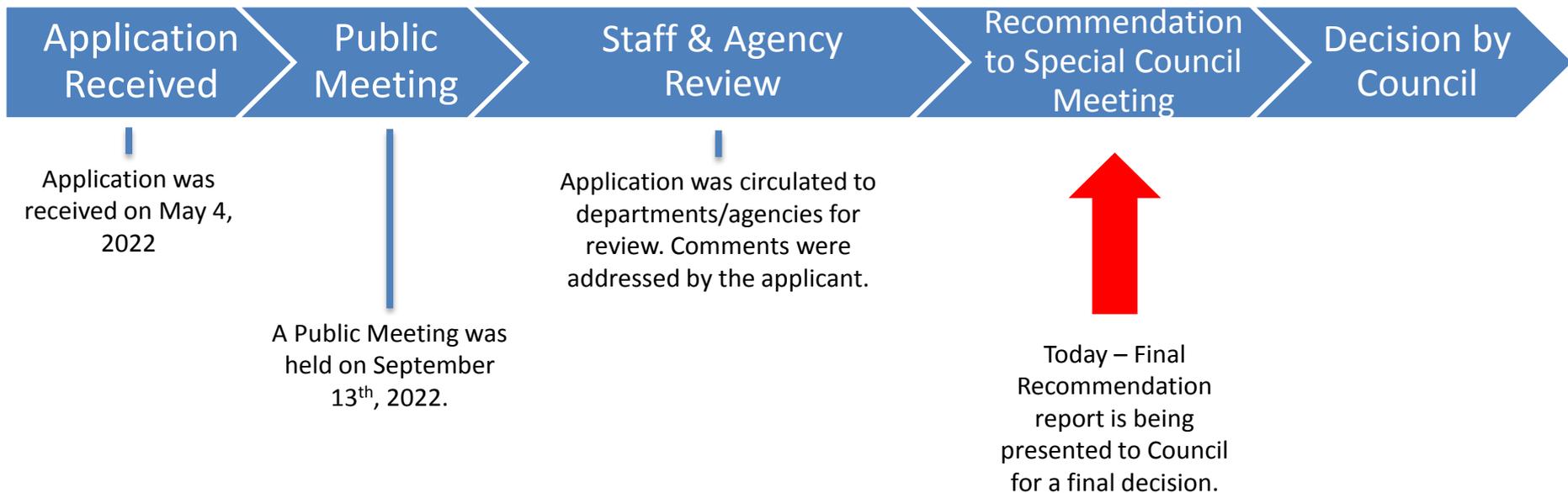


540 Queenston Road R07/22

January 31, 2023 Special Council Meeting

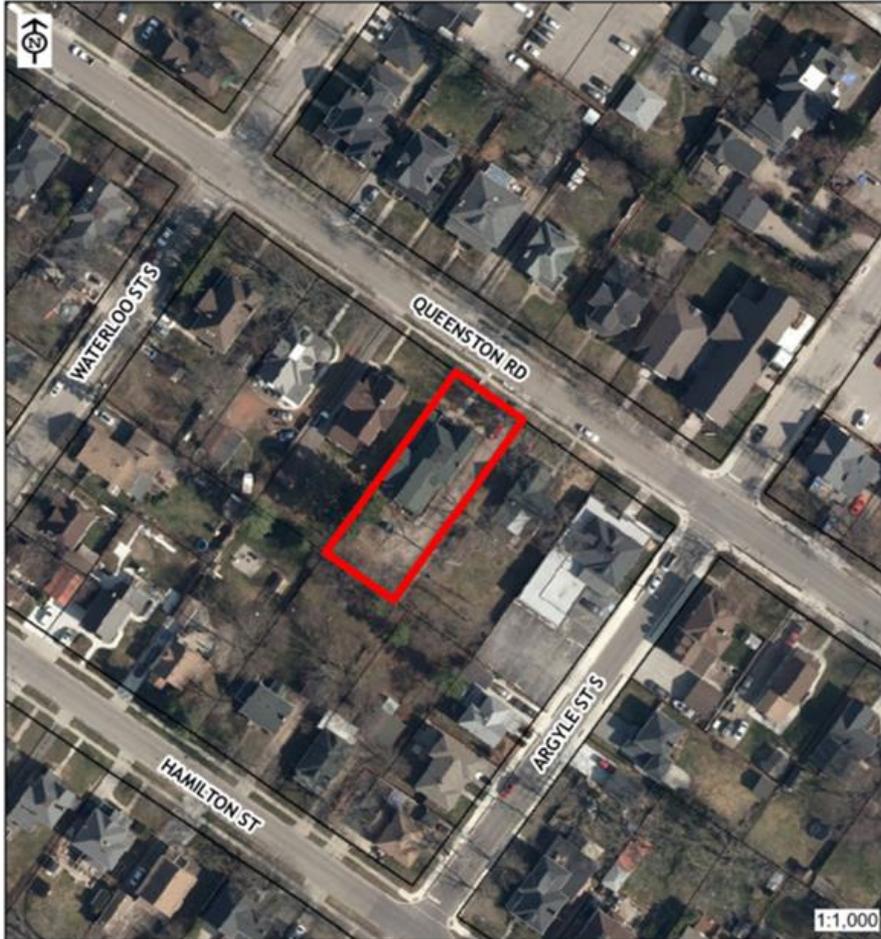
Planning Process -540 Queenston Road

camposm@cambridge.ca



Location – 540 Queenston Road

Michael Campos, Planner: camposm@cambridge.ca



- The subject property is located southwest of the Preston Core Area.
- The site has a total area of 0.10 hectares and is currently developed with an existing residential dwelling.
- The site was formerly used as a residential care facility.

Proposal

- The applicant is proposing to convert an existing single-detached dwelling and former residential care facility into an apartment house/fourplex containing four units intended for rental purposes.
- The proposed conversion will assist in creating the following available units:
 - Two units containing 3 bedrooms and 2.5 bathrooms;
 - One unit containing 1 bedroom and 1 bathroom;
 - One unit containing 2 bedrooms and 2 bathrooms.
- The site provides a total of six (6) parking spaces, whereas the By-law requires five (5) spaces.
- A total proposed density of 39.6 units per hectare is proposed, which is in conformity with the City's Official Plan.

Proposed ZBA – 540 Queenston Road

camposm@cambridge.ca

Proposed Zoning By-law Amendment:

- The applicant has submitted a Zoning By-law Amendment that seeks to rezone the property from “Residential - R4 (S.4.2.33)” to the “Multiple Residential – RM1” zone with site-specific provisions.

Existing Zoning: Residential - R4 s.4.2.33

Proposed Zoning: Multiple Residential – RM1 (S. 4.1.436)

Proposed Site-Specific provisions:

	Zoning By-law 150-85 (RM2)	Proposed
Minimum Lot Frontage	30 metres	20.1 metres
Minimum Interior Yard Setback	4.5 metres	0.0 metres (existing building built to the property line)

Considerations:

- 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; and,
- Comments received from members of Council, public, City staff and agency circulation.

Policy Review

- Aligns with Provincial, Regional and City goals and objectives with respect to intensification.
- Locates residential intensification within an existing residential neighbourhood, adding a complementary form of multi-unit development;
- Contributes to the City's objective of providing for a range and mix of housing options and directing 45 percent of new development to the Built-up Area.
- Supports the existing and planned public transit network and is well-connected to Preston Core Area;
- The proposal represents good planning that contributes to the creation of rental housing and provides a desirable built form that complements the existing character of the neighbourhood.
- Domiciliary Hostel use has been removed from the amending By-law after comments received from Council and subsequent discussions with the Region.

Recommendation:

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.

CONTACT INFORMATION

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