



# 39 Lowrey Avenue North File R09/23 Recommendation

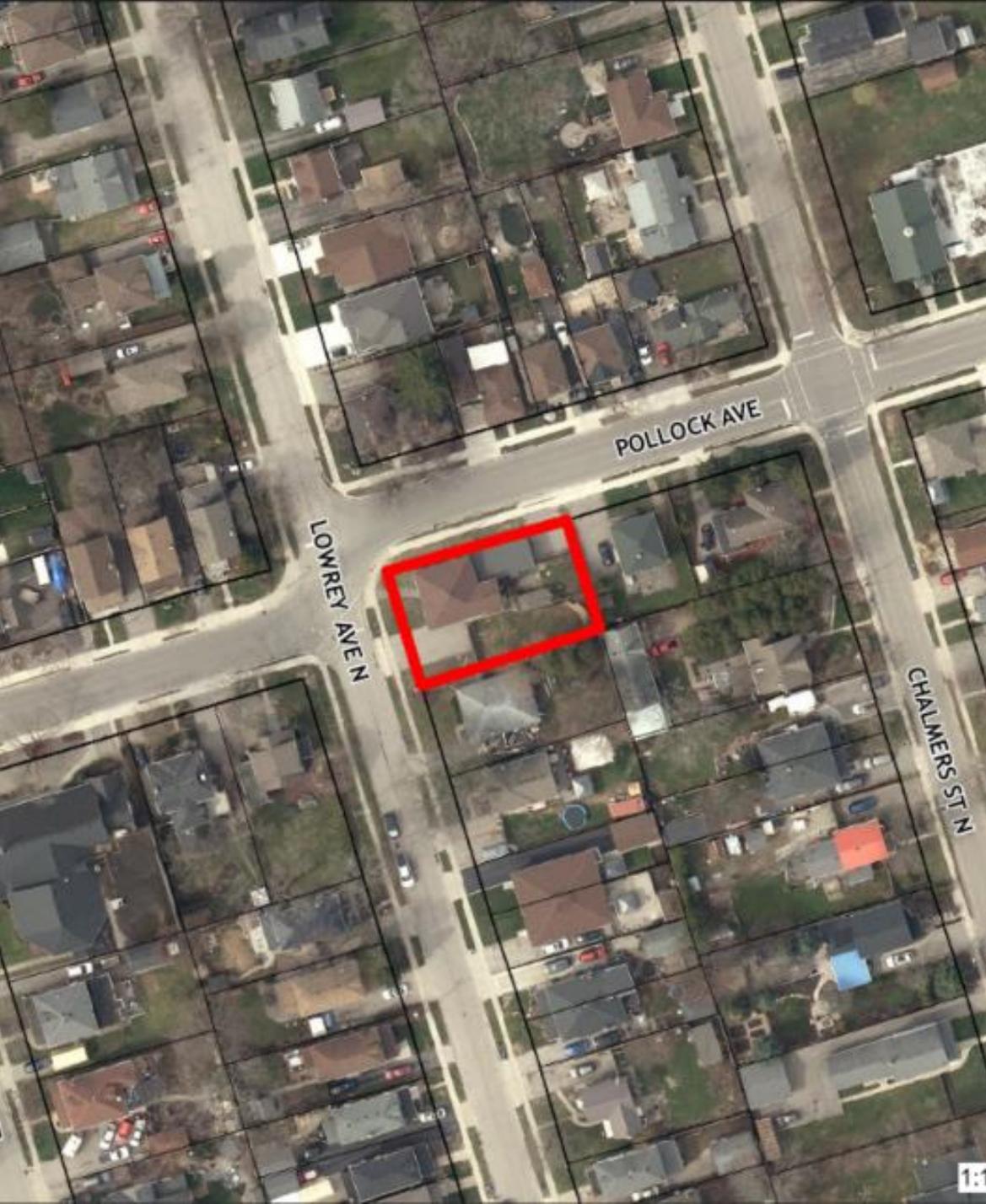
September 26<sup>th</sup>, 2023

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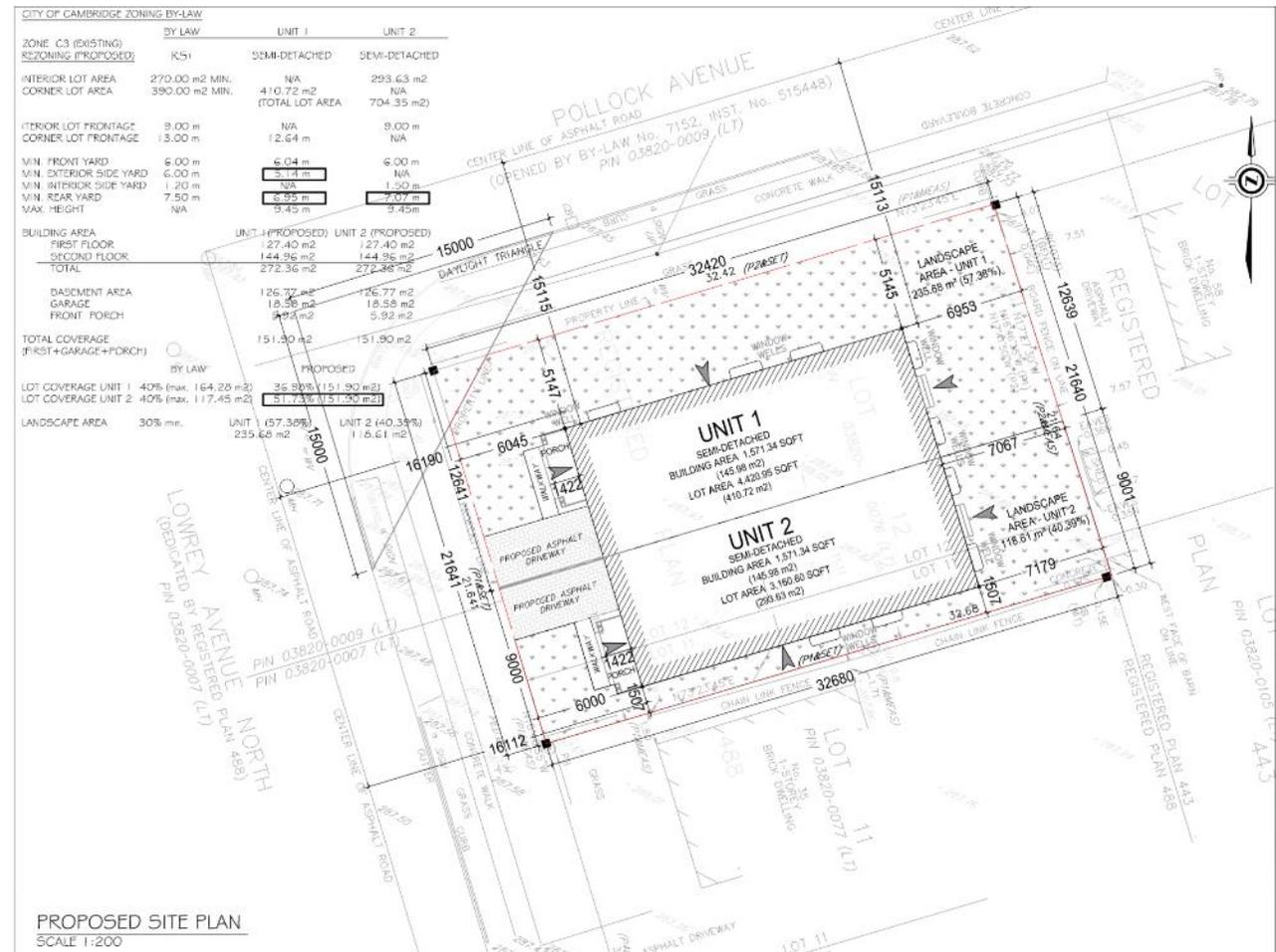
# Property Information

- Lot Area: 0.0694 hectares
- Frontage: 32.918 metres along Pollock Avenue and 21.031 metres along Lowrey Avenue North
- The site is currently developed with a single-detached dwelling, which is proposed to be demolished to accommodate the proposed redevelopment of the property.



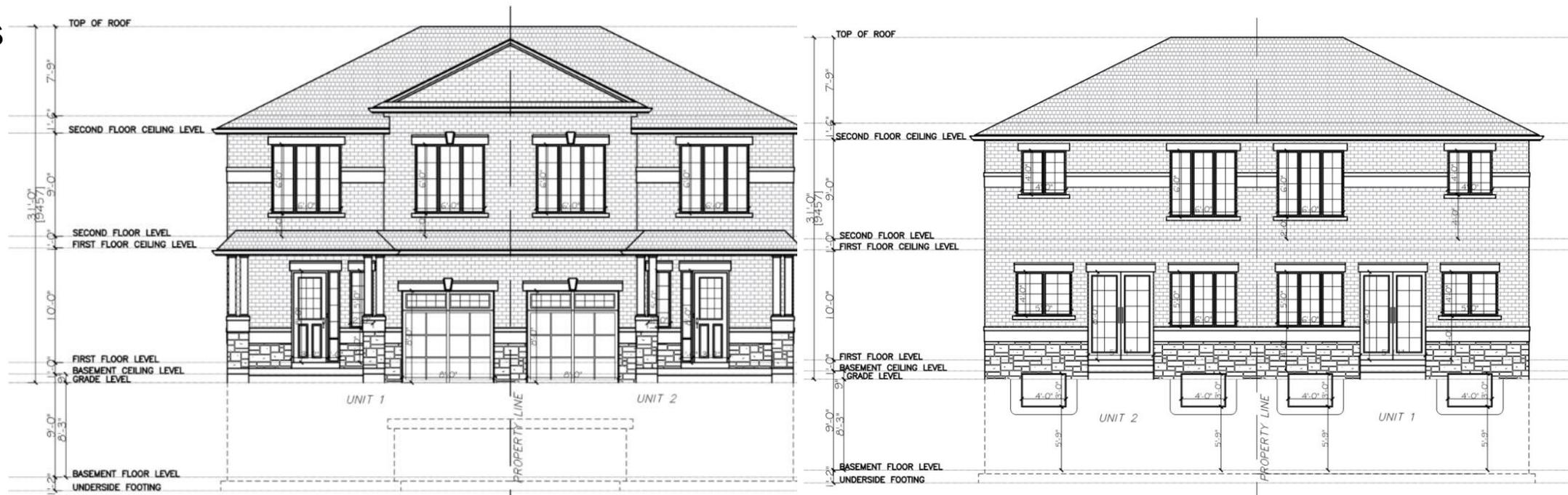
# Proposed Development

- Applicant is proposing the development of a two-storey semi-detached building containing 2 residential units.
- Building Area - 1,571.34 square feet per unit
- Driveway access provided via proposed asphalt driveway off Lowrey Ave. N.
- Total of 2 parking spaces provided for each unit.



# Concept Plans

## Proposed Elevations



# Zoning By-law Amendment Application

**Existing Zoning:** C3

**Proposed Zoning:** RS1 with site-specific provisions

**Site Specific Provisions:**

Development Standard	Existing RS1 Zoning	Proposed RS1 Zoning
Minimum Corner Lot Frontage for one attached dwelling unit	13 metres	12.64 metres
Minimum Corner Lot Frontage for two attached dwelling units	22 metres	21.64 metres
Minimum Rear Yard Setback	7.5 metres	Unit 1 – 6.95 metres Unit 2 – 7.07 metres
Minimum Exterior Side Yard Setback	6 metres	Unit 1 – 5.14 metres
Maximum Lot Coverage	One and two attached dwelling units: 40 percent	One attached Dwelling Unit: 51.90 percent  Two attached Dwelling Units: 43 percent

# Recommendation

## Recommendation:

- It is the opinion of Planning Staff that the proposed Zoning By-law Amendment application is consistent with the Provincial Policy Statement, conforms to the policies of the Provincial Growth Plan, the Regional Official Plan and the City 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 and the efficient and appropriate intensification of an existing residential property within an existing low/medium density residential neighbourhood. The proposal is generally in keeping with the character of the surrounding neighbourhood and provides a desirable built form. As such, Planning Staff recommends approval of the proposed Zoning By-law Amendment.