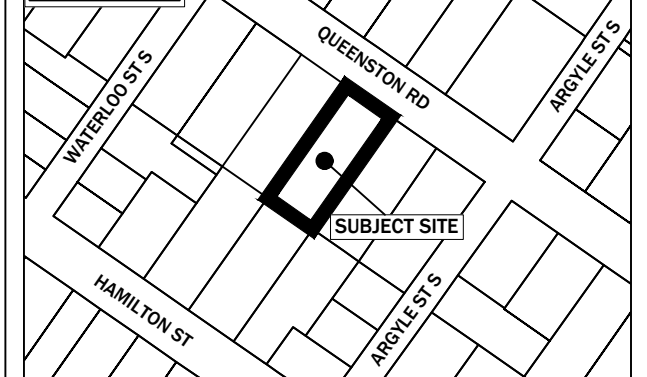


# ZONING BY-LAW AMENDMENT SKETCH

540 QUEENSTON RD  
PL 521 LT 106 SS QUEEN  
CITY OF CAMBRIDGE  
REGION OF WATERLOO  
ROLL # 300610001607400

## KEY MAP



## PROPOSED ZONING - RM1

	REQUIRED	PROVIDED	VARIANCE
LOT FRONTAGE	30 m	20.1 m	9.9 m
FRONT YARD	4.5 m	8.3 m	-
REAR YARD	3.0 m	19.9 m	-
INTERIOR SIDE YARD	3.0 m	0 m / 4.7 m	3.0 m
LANDSCAPING (min.)	30 %	31.5 %	-
MIN AMENITY AREA (per unit)	20 sq. m	79.8 sq. m	-
MAXIMUM DENSITY (units per hectare)	250	40 uph.	-
MINIMUM GROSS FLOOR AREA (sq. m per unit)	50	75 sq. m	-
PARKING	4 spaces	4 spaces	-
VISITOR PARKING	2 spaces	2 spaces	-

## NOTES

- Proposing a zone change from R4 Residential (site specific exception s.4.2.33) to RM1 Residential; to allow for a 4-unit apartment house
- There are no proposed changes to the exterior of the site
- On-street garbage collection

## SITE STATISTICS

Total Lot Area = 1010.7 m<sup>2</sup> (0.10 ha.)

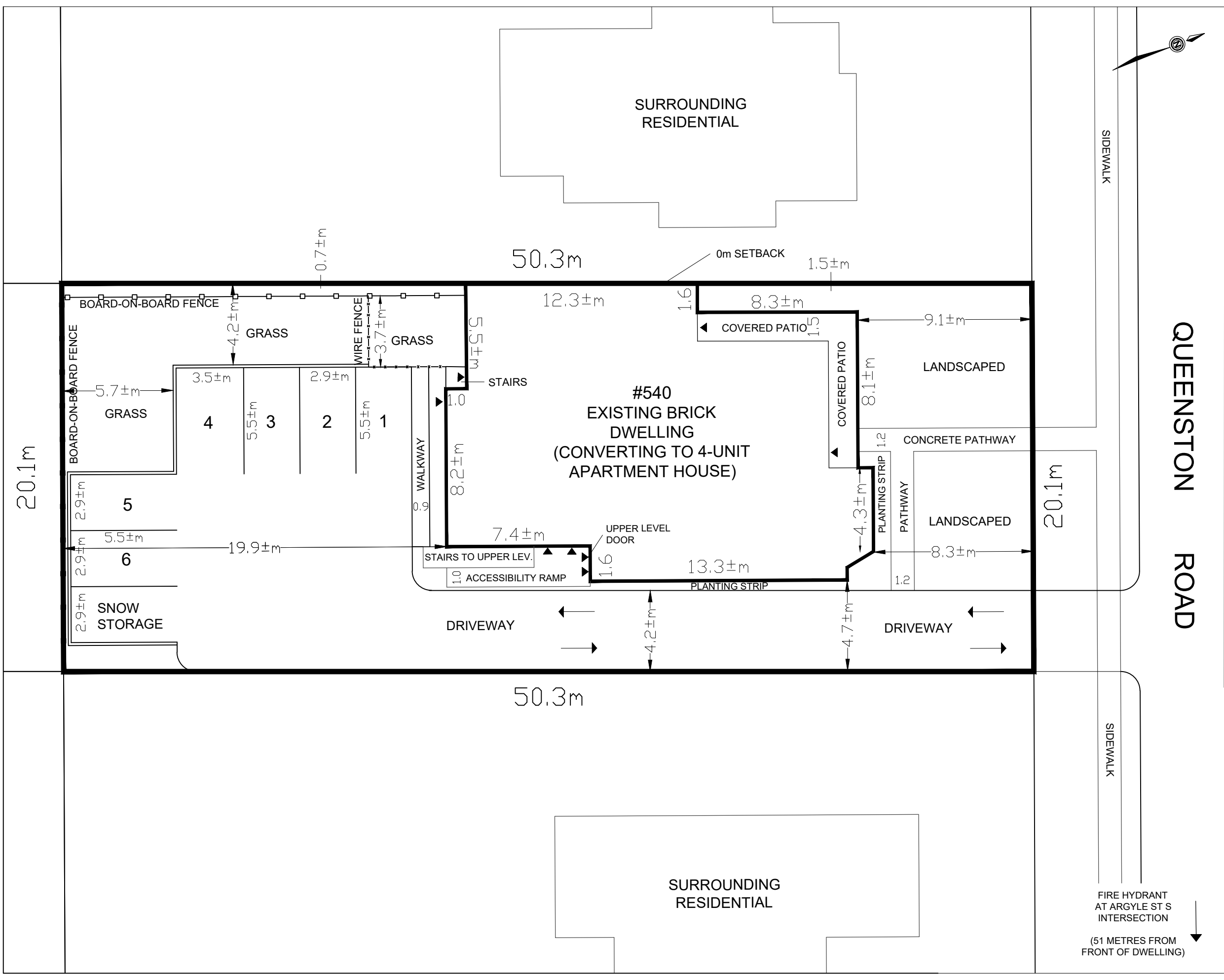
Total Building Area = 300.1 m<sup>2</sup>

Zoning:  
Current - R4 Residential (site specific exemption s.4.2.33)  
Proposed - RM1 Residential

Official Plan Designation: Low-Medium Density Residential

**DRYDEN & SMITH & HEAD**  
Planning Consultants Ltd.

REVISION:  
DATE: MARCH 22, 2022  
SCALE: 1:500  
ACAD DWG. FILE: QUEENSTON\_SKETCH.dwg  
JOB NO.: 16180  
FILE NO.: 16180



QUEENSTON ROAD

SIDEWALK

SIDEWALK

FIRE HYDRANT  
AT ARGYLE ST S  
INTERSECTION  
  
(51 METRES FROM  
FRONT OF DWELLING)