

To: COUNCIL

Meeting Date: 11/09/2021

Subject: Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc.

Submitted By: Lisa Prime, MCIP, RPP, Chief Planner

Prepared By: Michael Campos, Intermediate Planner

Report No.: 21-094(CD)

File No.: OR03/19

Recommendations

THAT Report 21-094(CD) be received;

AND THAT Cambridge Council adopts Official Plan Amendment No. 49 with a site-specific policy to permit residential and commercial uses to exist on grade in a multi-storey mixed-use building;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the zoning of the site to establish site-specific provisions for 55 Kerr Street to permit the development of two 18-storey buildings containing a total of 445 dwelling units and 113.9 square metres (1,226 square feet) of commercial GFA.;

AND THAT Council approve transfers to the applicable Development Charge Reserve Funds to fund the permitted core area exemptions, as per the City's Development Charges Bylaw 19-094;

AND THAT Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required.

AND FURTHER THAT the By-law(s) attached to this report be passed.

Executive Summary

Purpose

- The applicant is proposing the development of the subject lands for two 18-storey mixed use buildings consisting of 445 residential dwelling units. The north tower

(Building A) proposes a total of 194 residential units representing a residential Gross Floor Area (“GFA”) of 17,342.28 square metres (186,670.74 square feet). The south tower (Building B) will consist of 251 residential units, for a total GFA of 22,901.17 square metres (246,506.14 square feet).

- Building A is planned to provide ground level retail uses with a commercial GFA of 113.9 square metres (1,226 square feet). The retail uses will front onto Kerr Street and is proposed to be used as a café/restaurant.
- An Official Plan Amendment is being requested to allow the permission for both residential and commercial uses to be permitted at grade, whereas the City’s Official Plan currently restricts residential and commercial uses at street level within multi-storey mixed-use buildings.
- A Zoning By-law Amendment is being requested as part of this application which seeks to permit site-specific provisions to facilitate the development of the subject lands. The following site-specific provisions are being requested:
 - To permit a maximum density of 496 units per hectare, whereas the By-law only permits a maximum density of 250 units per net residential hectare;
 - To permit a total amenity space of 8,341.3 square metres (89,785 square feet) (private and common amenity space), whereas the By-law requires a total of 11,010 square metres (118,510.65 square feet) of amenity space;
 - To permit a maximum building height of 54.60 metres (179.13 feet), whereas the Zoning By-law permits a maximum height of 34 metres;
 - To permit a minimum gross floor area of 45.77 square metres (492.66 square feet) per one-bedroom unit, whereas the Zoning By-law requires a minimum gross floor area of 50 square metres (538.19 square feet) per one-bedroom unit; and,
 - To permit a minimum planting strip width of 0.5 metres, whereas the Zoning By-law requires a minimum of 3 metres.

Key Findings

- The proposed infill development provides opportunities for more compact, efficient use of lands and existing municipal services.
- The subject lands are located in proximity to planned light rail transit and will help support the creation of a complete community.

- The proposed increase in population density within the Galt Core will help create a vibrant community and will introduce additional support for local businesses.
- The addition of residential and commercial uses in this prime location will eliminate vacant land and introduce housing to support the City's growing population.

Financial Implications

- The property is located within the Galt Core Area and, as such, application fees for site plan and building permit(s) are waived and the property is exempt from City and Regional Development Charges.
 - The exempted development charges are funded from the City's operating budget and are payable at building permit. The DC's as of November 9th, 2021 are calculated at \$5,061,529. Compared to the annual budget of \$1,350,000, this will create a potential deficit in the City's 2021 financial position.
- The potential tax revenue from the residential portion of the development (445 dwelling units) falls between \$664,686 to \$771,894. The proposed commercial space (113.9 square metres/1,226 square feet) has a potential tax revenue of \$1,505.21. These rates were calculated using the 2021 City Tax Portion rate.
- Any further costs associated with the development of the site are borne by the applicant.

Background

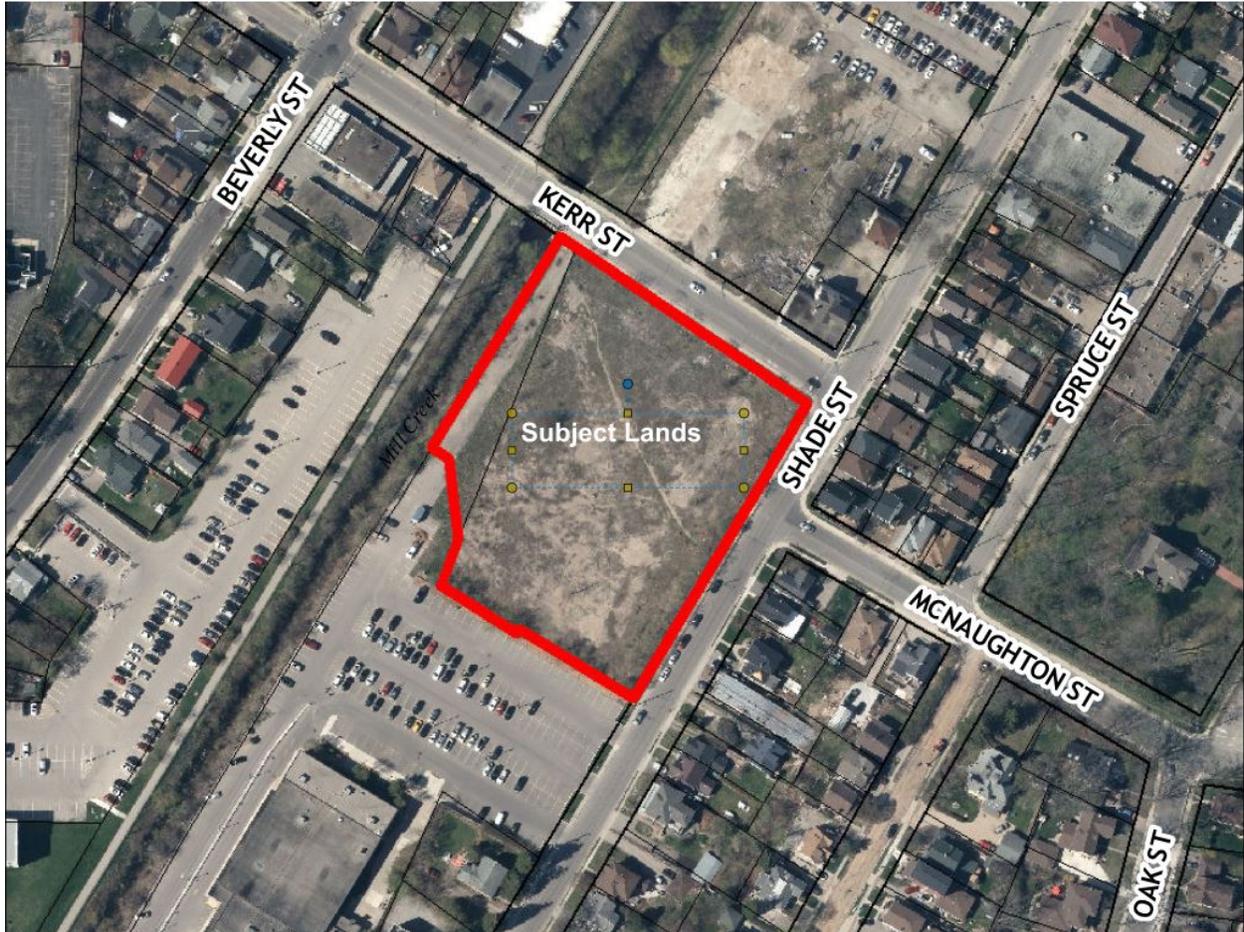
Property

The subject lands are located on the southwest corner of Kerr Street, municipally addressed as 55 Kerr Street. The site is approximately 10,099 square metres (2.5 acres) in size and has approximately 95 metres (ft.) of lot frontage along Kerr Street and approximately 109 metres (ft.) of lot frontage on Shade Street. The subject lands are not currently occupied by any development and remain vacant.

Location

The subject lands are located within the Galt Core Area and is located within 20 metres of local Grand River Transit bus routes that provide connections to Ainslie Terminal and Downtown Cambridge. The subject lands are also proposed to be located adjacent to a future ION Light Rail Transit ("LRT") line which is planned to be constructed on the west side of the subject lands within the Mill Creek corridor. The LRT will provide further transportation connections within the Region.

The image below provides an aerial view of the subject lands.



Existing/Surrounding Land Uses

The subject lands are located on the eastern side of the Galt Downtown. Lands located to the north of the subject lands consist of a variety of service commercial uses, Mill Creek, Soper Park and the Galt Arena Gardens. Lands located to the east are comprised of primarily low-density residential dwellings. To the south of the subject lands is a parking lot owned by the Region, Conestoga College of Technology and Advanced Learning Institute. Finally, lands to the west of the subject lands are comprised of a parking lot and low-density residential dwellings.

Proposal

The purpose of this report is to provide a recommendation on the proposed Official Plan and Zoning By-law amendment applications that will facilitate the construction of a mixed used development on the subject lands consisting of two 18-storey buildings with a total of 445 dwelling units (194 units in Building A and 251 units in Building B), as well

as a total of 113.9 square metres (1,336 square feet) of at-grade-retail space within Building A.

The applicant is seeking an Official Plan Amendment (“OPA”) and a Zoning By-law Amendment (“ZBA”) in order to facilitate the establishment of site-specific conditions for the subject lands to permit commercial and residential uses at grade, increase the maximum permitted density of the proposed development, reduce the required amenity area, reduce the minimum size of one-bedroom dwelling units and reduce the minimum planting strip width.

The two proposed buildings will provide a total of 445 vehicular parking spaces within two levels of underground parking and at-grade. Only 35 out of the 445 spaces will be provided at grade. The first level of underground parking is proposed to contain 204 spaces, while the second level will contain 206 spaces. Access to the parking areas will be located from both Kerr Street to the north, as well as Shade Street to the east. The provided parking meets the requirements of the Zoning By-law in this regard.

The proposed development will provide 2,081.16 square metres of common amenity space, which is approximately 4.6 square metres of amenity space per unit. Private amenity space is provided and equates to approximately 6,261.16 square metres. Building B will include a fifth story rooftop amenity area that will host a rooftop garden and patio space for passive use by residents. All residents from both buildings will have access to this rooftop space via an elevated pedestrian connection at the third story.

Please note that this proposal has been revised since the original submission of the application in June 2019. The original submission proposed one 30-storey mixed use building comprised of 314 residential units and one 24-storey residential building comprised of 278 residential units. Through multiple neighbourhood liaison and neighbourhood meetings, the proposed has been revised to address concerns of residents. Given the applicant’s attention to the concerns raised during these meetings, and the revised proposal received, it is Staff’s opinion that an additional statutory public meeting is not necessary.

Statutory Public Meeting:

In accordance with the Planning Act, the City held a public meeting in order to formally consider the requested Official Plan and Zoning By-law Amendments and receive public and Councillors’ comments. There were a number of oral submissions made at the public meeting on December 10th, 2019. Written submissions were also received. Comments were generally raised regarding height, density, traffic, and protection of natural areas.

The excerpts from the public meeting minutes are in Appendix No. 5 below.

The public comments received are addressed in Appendix No. 7 below.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

The proposal will permit the development of an existing vacant and underutilized property within the Galt Core Area. The development of the lands for a mixed-use development providing both residential and commercial uses will contribute to the City of Cambridge's housing options while ensuring we are continuing to meet our goal of establishing the creation of 45 percent of new housing units within Community Core Areas. The proposed infill development will introduce additional commercial space into the Downtown in an area of the City that is well-connected and accessible to a large population.

Comments

The subject lands are located on the southwest corner of Kerr Street and has an approximate lot size of 10,099 square metres (1 hectare). The subject property is currently vacant.

The applicant is proposing to develop the lands for two 18-storey mixed-use buildings containing a total of 445 dwelling units. In order to facilitate the development of the mixed-use buildings, an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval is required.

The proposed development will provide a total of 445 parking spaces within both surface and underground parking areas. A total of 35 parking spaces will be provided at grade, while 410 spaces will be provided in a two-level underground parking garage. The first underground parking level will provide 204 parking spaces, while the second parking level will provide 206 spaces. The total provided parking for the development meets the minimum required parking requirement of the City's Zoning By-law.

A total of 284 bicycle parking spaces are being proposed for the development. The City's Zoning By-law requires a total of 223 parking spaces. As such, the applicant is providing a surplus of bicycle parking as part of this proposed development.

The proposed development will provide ground level commercial retail uses within Building A (north tower) with a total commercial GFA of 113.9 square metres (1,226 square feet).

A total amenity space area of 8,342.3 square metres (89,795.77 square feet) is proposed and comprises both private and common amenity areas. Amenity spaces being proposed on site consist of both indoor and outdoor spaces. A fifth story rooftop amenity area is proposed for the residents that will provide a rooftop garden and patio space for passive use.

An Official Plan Amendment (“OPA”) and a Zoning By-law Amendment has been submitted to the City of Cambridge. The Official Plan Amendment seeks to allow the permission for both residential and commercial uses to be permitted at grade. Policy 8.3.1 of the City’s Official Plan currently restricts residential and commercial uses at street level for multi-storey mixed-use buildings.

A Zoning By-law Amendment is being sought for the proposed development in order to establish site-specific provisions that will allow for its development. The requests include the following:

- To permit a maximum density of 496 units per hectare, whereas the By-law only permits a maximum density of 250 units per net residential hectare;
- To permit a total amenity space of 8,341.3 square metres (private and common amenity space), whereas the By-law requires a total of 11,010 square metres of amenity space;
- To permit a maximum building height of 54.60 metres (179.13 feet), whereas the Zoning By-law permits a maximum height of 34 metres;
- To permit a minimum gross floor area of 45.77 square metres (492.66 square feet) per one-bedroom unit, whereas the Zoning By-law requires a minimum gross floor area of 50 square metres (538.19 square feet) per one-bedroom unit; and,
- To permit a minimum planting strip width of 0.5 metres (1.64 feet), whereas the Zoning By-law requires a minimum of 3 metres (9.84 feet).

Staff gave consideration to the agency comments that have been received, compatibility with the surrounding neighbourhood (particularly with respect to height and density), and the appropriateness of the site-specific provisions requested. An application for Site Plan Approval has also been submitted to the City for this proposed development. Should Council choose to approve the Official Plan Amendment and Zoning By-law Amendment, the Site Plan Approval application can continue to be processed towards a future approval.

The proposed amendment is consistent with the updated 2020 Provincial Policy Statement, which took effect on May 1, 2020 and conforms to the Provincial Growth Plan of 2020. The proposal will result in the efficient use of the land, resources, existing infrastructure and private services. The proposal conforms to the Region of Waterloo's Official Plan, which encourages and directs growth towards the Built-Up Areas to facilitate the creation of complete communities in Urban Areas.

The subject lands are currently zoned C1RM1 with site specific provision S.4.2.56 and Open Space – OS1 in the City of Cambridge Zoning By-law No. 150-85 (the proposal will not change the OS1 zoning on the lands). The zoning applied to the lands permits commercial uses and apartment houses. As the proposal is seeking to facilitate changes to the current permissions of this zone, an amendment is required to establish site-specific provisions on the lands for the following:

- To allow a maximum density of 496 units per hectare, whereas the By-law only permits a maximum of 250 units per hectare:
 - The general intent and purpose of the By-law with respect to a maximum density per net residential hectare is to ensure that the size of the proposal is appropriate for the subject lands and remains compatible with the character of surrounding area. The applicant's proposal would result in an increase in the density of the site to 496 units per hectare, whereas the Zoning By-law currently permits a maximum density of 250 units per hectare. Although the increase in density being requested is significant, Section 2.2 of the City's Official Plan (objectives for growth management) does encourage the continued development of the Galt Core Centre for higher intensity and a mix of land uses, promoting such elements as mixed-use buildings and intensification. The City's Core Areas are intended to attract the highest forms of density to support the continued growth and strengthening of its businesses, as well as to accommodate the projected future growth in population that is anticipated within the Region. The proposed density would put into action the City's intent to provide a range and mix of housing types, and would help achieve the City's goal of ensuring that the creation of 45 percent of new housing units through infill and intensification of built-up areas of the City, particularly in the Urban Growth Centre and Community Core Areas.
 - Section 2.8.3 of the City's Official Plan encourages compatible higher density residential development in the Urban Growth Center and Community Core Areas to support and ensure the viability of existing and planned transit levels in the City. With the continued projected growth of the City and the introduction of the new LRT system, the subject lands are located in an excellent location to accommodate higher density residential and commercial uses. The use of the vacant property to introduce a higher density would support the development policies and goals set by the City and would help achieve growth objectives for the City of Cambridge. Presently, this area of the Galt City Centre permits a maximum height of 34 metres, according to Map Z7 of the City's Zoning By-law. The current

proposal suggests a maximum height of 18 storeys, equating to approximately 54 metres in height, and resulting in an approximate height increase of 20 metres. Height increases may be permitted through the height and density bonusing provisions set out in Section 10.16 of the Official Plan.

- Section 10.16 of the Official Plan permits development standards to be incorporated into a Zoning By-law to permit bonusing through an increase in height and/or density of development where such increase provides basic public benefits and the increase meets certain criteria such as implementing the goals and objectives of the Official Plan, constitutes good planning, is consistent with the City's Urban Design policies, among many other community benefits. As a way to achieve an increased height and density for the subject lands, the applicant has proposed to contribute to a number of provisions from this section of the City's Official Plan, including the following:
 - Protection, enhancement and/or restoration of the natural environment;
 - Energy and/or water conservation measures;
 - Improvement of compatibility with existing land uses;
 - Improvement of traffic and pedestrian movement;
 - Buffering and landscaping over and above the regular requirements;
 - Parking demand reduction measures as part of an approved transportation demand management plan, such as measures to increase access to public transit and/or participation in a formal car share program.

Through these contributions, the City is able to consider an increase to the height and density of the proposed development. As the subject lands are located within the Galt Core Area, where higher density mixed-use development is anticipated as we move into the future, the acceptance of these contributions will benefit the broader community in exchange for allowing a higher form of development.

Section 8.4.3 of the City's Official Plan delineates the location criteria for multi-unit residential development. This section of the Official Plan states that the City will encourage the use of lands in Community Core Areas to provide sufficient units in multi-unit residential development. The City may facilitate or encourage the development of lands for multi-unit residential development where a site proposed for such development meets the following criteria:

- The subject lands are located on an arterial road or collector road, or is directly accessible to any such road through the local road network;

- Is conveniently located within reasonable distance of public transit, recreational open space and shopping facilities, and within convenient walking distance of an elementary school;
 - Has a suitable size and configuration to permit the separation or appropriate integration of on-site vehicular and pedestrian traffic; can provide for adequate access and circulation by emergency vehicles; can provide adequate on-site landscaping for outdoor amenity areas and recreational facilities for the building's occupants; and finally, adequate grading and stormwater management features to ensure the drainage of surface waters to on-site stormwater management facilities;
 - Is proposed to be development in such a manner and at such a scale that the site and building design, height, setbacks, landscaping and vehicular circulation will ensure the proposed development is compatible with existing development; and,
 - Will include wherever possible the preservation and protection of the natural environment and cultural heritage resources.
 - The proposed development is able to meet the above criteria and is considered to be suitable for multi-unit residential development at a high density. It is of Staff's opinion that the requested increase in height and density for the proposed development is appropriate and suitable for the subject lands.
- To permit a total amenity space of 8,341.3 square metres (private and common amenity space), whereas the By-law requires a total of 11,010 square metres of amenity space:
 - The City's Zoning By-law requires that a multi-unit residential building provide a minimum amenity area of 20 square metres per studio or one-bedroom dwelling unit and a minimum of 30 square metres per each two-bedroom dwelling unit or more. Based on the minimum requirements, a total of 11,010 square metres of amenity area is to be provided. The Zoning By-law does not provide that the amenity space be specifically common or private amenity area. Amenity Area is defined in the Zoning By-law as the area situated within the boundaries of a residential development site that is intended for recreational purposes, including landscaped areas, patios, private amenity areas, communal lounges, balconies and similar uses. Based on the proposal submitted by the applicant, a total of 6,261.15 square metres of private amenity area and 2,081.16 square metres of common amenity area is proposed, for a combined total of 8,341.3 square metres. The total amount of amenity area being proposed is deficient by 2,668.7 square metres.
 - The proposed amenity space provided in the proposal consists of both internal and external spaces, and comprise of both private and common areas. The common amenity spaces proposed as part of this application

includes a fitness room in each building, two multi-purpose rooms in each building, two outdoor amenity spaces outside each building, and a rooftop garden on the 9th floor of Building 'B', which is accessible to residents of both buildings (a glazed floor bridge is located on the fifth floor which provides a connection for residents to cross between both buildings without the need to go outside). The proposed private amenity areas consist of private patios belonging to each individual resident.

- A range of amenity spaces are being proposed as part of this application and provide future residents with a number of options for both indoor and outdoor spaces. The amenity spaces have been designed to integrate the built form of the buildings and to provide an exciting public realm that will help connect the property with the surrounding community. Given the location of the subject lands within Downtown Galt, the community is well connected and access to surrounding parks and recreational areas is highly convenient. Soper Park is located approximately 300 metres (984 feet) north of the subject lands, being a short walk down Shade Street, which abuts the proposed development. Future residents would have easy access to a large open space area that provides sufficient space to accommodate a range of activities, including walking/running, biking, swimming, and open spaces for sports. To the south, Mill Race Park is located along the Grand River, being situated approximately 750 metres (2,460 feet) away from the subject lands.
- As such, it is of staff's opinion that the proposed reduction in required amenity space by 2,081.16 square metres is not considered to be a significant loss in the context of the proposed development, given the location of the subject lands in the downtown area and in proximity to a range of outdoor amenity space. The applicant has provided a considerable amount of amenity space within the subject lands, and has dedicated a large area of Building "B" to creating a rooftop garden that will provide residents of both buildings with sufficient space to enjoy, in addition to the proposed landscaped outdoor areas on the ground level.
- To permit a maximum building height of 54.60 metres (179.13 feet), whereas the Zoning By-law permits a maximum height of 34 metres.
 - The proposed development contemplates the development of two 18-storey residential buildings within Downtown Galt. Map Z7 of the Zoning By-law entitled "Maximum Building Heights in the Galt City Centre" identifies the subject lands as being permitted a maximum height allowance of 34 metres. The submitted request for two 18-storey residential buildings results in a request for a maximum height of 54.60 metres, an additional 20.60 metres above the maximum height currently permitted.
 - The proposed towers would contribute to the Galt skyline and would add a prominent and distinctive height to the existing urban area, while still

respecting the existing established built form and scale of the Downtown. The subject lands are located on the outer boundaries of Downtown Galt, helping to alleviate the impact of the heights on the existing core, while meeting the demand for growth in the City and meeting Provincial and Regional goals of encouraging higher forms of development in the urban core. The residential towers would act as a gateway to the Downtown from the east side of the City and achieves transition to the surrounding low-rise single detached dwellings to the east through the building setbacks and terraces, which help assist in pushing the building heights further west.

- The Province's Growth Plan and the City's Official Plan provides policies that guide growth and development to the Urban Growth Centre and Core Areas. Although the property is located just outside of the Urban Growth Centre, it is within the Community Core Area. Lands within this area are encouraged to be developed with increased density and height in order to support the future rapid transit (LRT) proposed in the Galt Core. The planned extension of this transit service in the core supports developments such as the one proposed for the subject property as the increased density and population will provide the required ridership necessary to have a successful system.
- The proposed increase in height is also being achieved through bonusing provisions through Chapter 10.16.1 of the Official Plan. The applicant has committed to contributing to various community benefits in exchange for increased density and height of the proposed development.
- It is of staff's opinion that given the location of the subject lands within the Core Area, as well as in proximity to alternative forms of transportation, the lands are ideally suited for high density development. The addition of residents in this location will support existing businesses, as well as reduce reliance on individual vehicles.
- To permit a minimum gross floor area of 45.77 square metres (492.66 square feet) per one-bedroom unit, whereas the Zoning By-law requires a minimum gross floor area of 50 square metres (538.19 square feet) per one-bedroom unit.
 - The applicant is requesting a reduction in the minimum gross floor area for one-bedroom units from the minimum requirement of 50 square metres (538.19 square feet) per unit to 45.77 square metres (492.66 square metres) per unit. This is a total reduction of 4.23 square metres (45.53 square feet) per unit.
 - The general intent and purpose of a minimum unit size is to ensure units are liveable and provide a high quality of life. The proposed minimum size

of the one-bedroom units are not considered to be significantly decrease and continues to meet and exceed the requirements of the Ontario Building Code for unit size.

- The proposed development is offering a range of unit types and sizes. Units with two or more bedrooms have been proposed with a minimum area of 76.84 square metres (827 square feet), which exceeds the Zoning By-law's minimum requirement by 16.84 square metres (181.26 square feet). As such, future buyers will have the option of purchasing larger unit sizes that well exceed the Zoning By-law's minimum, while also having the option of a smaller unit, which is relatively popular in the current housing market.
- As such, it is of staff's opinion that the proposed reduction in gross floor area for one-bedroom units is minor and would not have adverse impacts. The proposed unit sizes are appropriate for the development and given the variety of unit types and sizes in the building, there are minimal concerns with this request.
- To permit a minimum planting strip width of 0.5 metres, whereas the Zoning By-law requires a minimum of 3 metres.
 - Section 2.4.2.3 of the Zoning By-law requires that a planting strip of no less than 3 metres in width be provided along the interior and rear yard lot lines. Although the applicant has been largely compliant with this provision, there are some areas along the rear and interior lot line where 3-metre-wide planting strips cannot be accommodated due to the design of the buildings. In one particular location, a minimum width of 0.5 metres is requested. The 0.5 metre planting strip is proposed adjacent to the outdoor amenity space for Building 'B'. In order to accommodate a greater outdoor patio area for residents, the planting strip width had to be reduced. Given that the applicant is complying with this provision along the majority of the property lines and is only requesting this reduction in order to provide a larger outdoor amenity area for residents, it is of staff's opinion that the reduction is appropriate and will cause minimal to no adverse impacts to the subject property or surrounding lands.
- If Council does not support the recommendation, the project as planned may not be able to proceed. If Council were to decide to not approve the amendments to the City of Cambridge Official Plan and Zoning By-law No. 150-85, the applicant or anyone else would be able to file an appeal to the Ontario Land Tribunal (OLT) and the decision to amend the City's Official Plan and Zoning By-law No. 150-85 would rest with the OLT rather than City of Cambridge Council.

Existing Policy/By-Law

City of Cambridge Official Plan (2012):

The City of Cambridge Official Plan (2012) designates the subject lands as “Community Core Area” on Map 2, within the ‘Galt City Centre’ (Map 3) and part of a Regeneration Area (Map 6). A portion of the site is within the Regulatory Storm Floodplain (GRCA) on Map 10. Under these designations and policy areas the Official Plan supports a variety of higher density, transit-oriented development. The City of Galt is an area intended for intensification.

Within the Community Core Areas, the Official Plan promotes compact form and requires development to be compatible with existing and permitted uses, and other proposed development. Within Regeneration Areas, the Official Plan permits a maximum density of two FSI (Floor Space Index) and a maximum height of eight storeys. Floor Space Index is a density measurement based on the combined floor area of the proposed building in relation to the size of the property. In this case, a maximum of two FSI permits the combined floor area of the proposed buildings to be twice the size of the lot. Policy 2.8.3.4 of the Official Plan indicates the City may permit a higher maximum height and/or density, without amending the Official Plan through bonusing provisions.

As mentioned previously in this report, the requested Official Plan Amendment seeks to allow the permission for both residential and commercial uses to be permitted at grade. Policy 8.3.1 of the City’s Official Plan currently restricts residential and commercial uses at street level for multi-storey mixed-use buildings. The proposed application seeks to amend this provision in order to remove this restriction for this proposed development.

Cambridge Zoning By-law No. 150-85:

The subject lands are zoned as “Commercial and Residential Apartment” – C1RM1, “Open Space Class 1” – OS1 and special policy S.4.2.56 in the City of Cambridge Zoning By-law No. 150-85. The C1RM1 zone permits commercial uses and apartment dwellings, subject to a maximum density of 250 units per hectare and a maximum height of 34 metres (111.5 feet). Parking is required on the basis of one parking space per unit (which has been provided by the applicant as part of this proposal). In this area of the City, there is no requirement for visitor parking. The applicant is proposing a total of 445 vehicular parking spaces within two levels of underground parking and at-grade. Only 35 out of the 445 spaces will be provided at grade. The first level of underground parking is proposed to contain 204 spaces, while the second level will contain 206 spaces.

As noted previously, the applicant has submitted a Zoning By-law Amendment to establish site-specific provisions to allow for the development of the proposed development. The requests include the following:

- To permit a maximum density of 496 units per hectare;
- To permit a total amenity space of 8,341.3 square metres (private and common amenity space);
- To permit a maximum building height of 54.60 metres (179.13 feet);
- To permit a minimum gross floor area of 45.77 square metres (492.66 square feet) per one-bedroom unit; and,
- To permit a minimum planting strip width of 0.5 metres (1.64 feet).

In staff's opinion, the proposed zoning by-law amendment with the site-specific regulations complies with the intent of the City of Cambridge Zoning By-law No.150-85.

A zoning map representing the current zoning of the subject lands has been included as Appendix 2.

Financial Impact

- The property is located within the Galt Core Area and, as such, application fees for site plan and building permit(s) are waived and the property is exempt from City and Regional Development Charges.
 - The exempted development charges are funded from the City's operating budget and are payable at building permit. The DC's as of November 9th, 2021 are calculated at \$5,061,529. Compared to the annual budget of \$1,350,000, this will create a potential deficit in the City's 2021 financial position.
- The potential tax revenue from the residential portion of the development (445 dwelling units) falls between \$664,686 to \$771,894. The proposed commercial space (113.9 square metres/1,226 square feet) has a potential tax revenue of \$1,505.21. These rates were calculated using the 2021 City Tax Portion rate.
- Any further costs associated with the development of the site are borne by the applicant.

Public Input

The statutory public meeting required under the Planning Act was held on December 10th, 2020 and official notification was provided to the Cambridge Times. In addition, notice was provided to all assessed property owners within a 120 metre (393.7 feet) radius of the site and anyone else who requested notice.

The public meeting minutes excerpt is included as Appendix 5.

Internal/External Consultation

The application and supporting information have been circulated to the departments and agencies listed in Appendix 6 and comments received are included in the appendix.

Staff has received comments from the applicable City departments and outside agencies in regards to the proposed Official Plan & Zoning By-law Amendments. The staff comments have been addressed by the applicant and will be implemented through the site plan control and condominium processes.

Conclusion

City of Cambridge Development Planning Staff is recommending approval of an Official Plan and Zoning By-law Amendment applications submitted for 55 Kerr Street that seek to facilitate the development of two 18-storey buildings with a total of 445 dwelling units (194 units in Building A and 251 units in Building B), as well as a total of 113.9 square metres (1,336 square feet) of at-grade-retail space within Building A. The development is working towards intensification of an underutilized core area property and helping to work towards intensification through infill development and a complete community. The proposed development will act as a vibrant new gateway to the Galt Core for the east end, while contributing to the range and mix of housing and employment in the Downtown.

It is of Staff's opinion that the proposed applications are consistent with the Provincial Policy Statement, conforms with the policies of the Provincial Growth Plan 2020, conforms with the Regional Official Plan, the City of Cambridge Official Plan and meets the general intent and purpose of the City of Cambridge Zoning By-law 150-85. The proposal represents good planning. As such, staff recommend approval of the Official Plan and Zoning By-law Amendments.

Signature

Division Approval

Reviewed by the CFO



Reviewed by Legal Services

Name: Lisa Prime
Title: Chief Planner

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager - Community Development

City Manager Approval



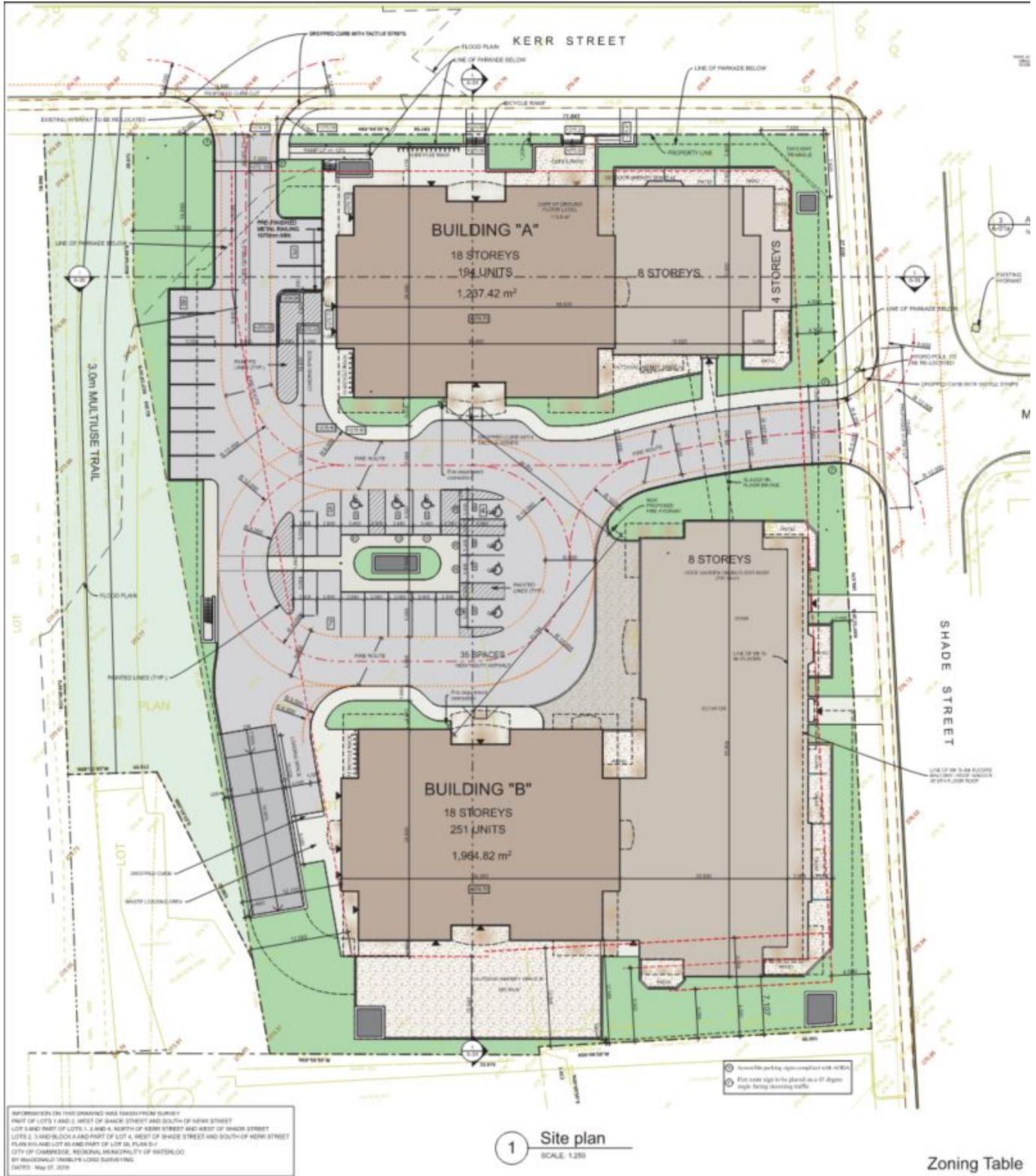
Name: David Calder

Title: City Manager

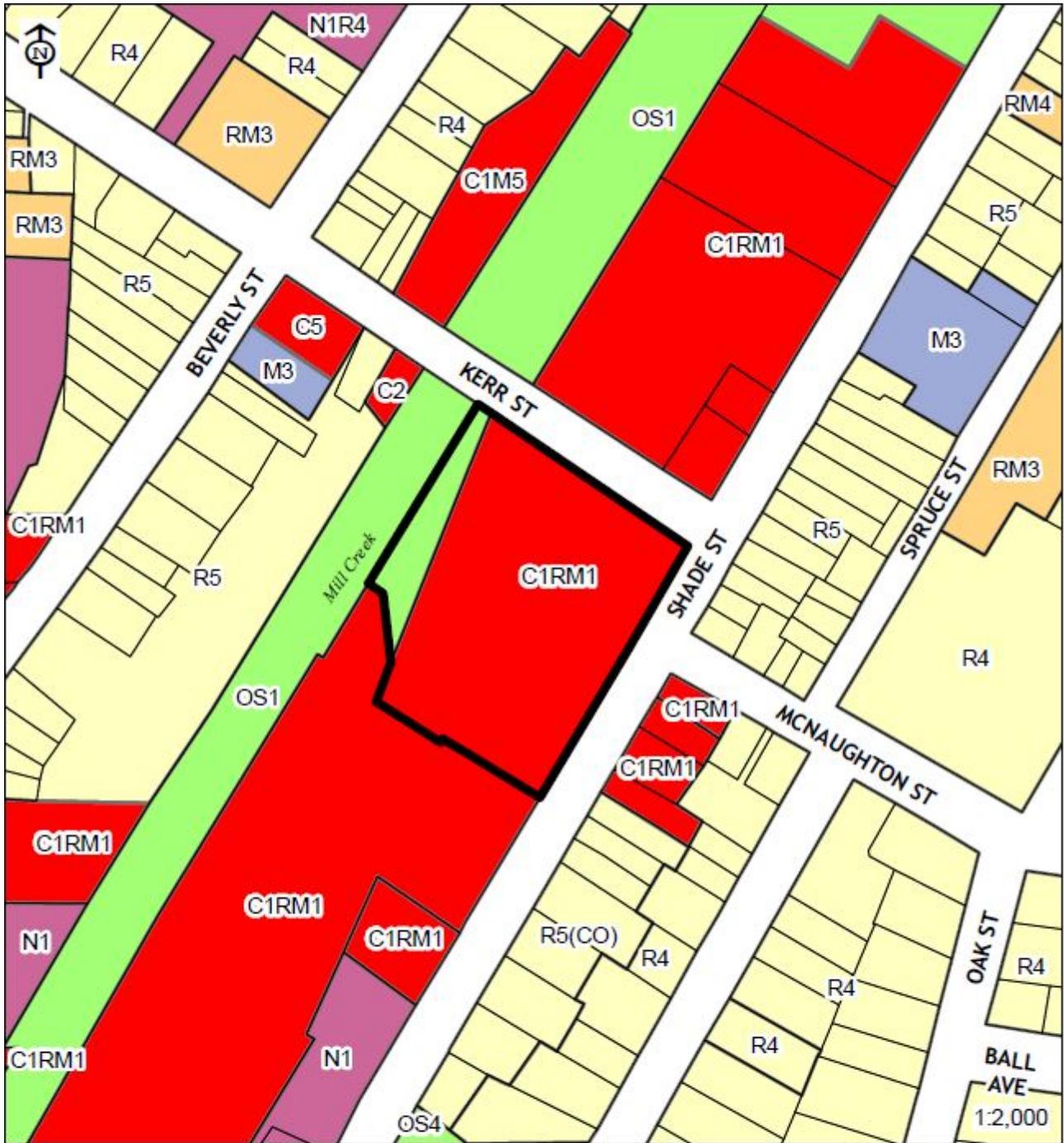
Attachments

- Appendix 1 – Proposed Site Plan
- Appendix 2 – Existing Zoning Map
- Appendix 3 – Existing Official Plan Map
- Appendix 4 – Public Meeting Minutes
- Appendix 5 – External/Internal Comments Received and List of Supporting Documents
- Appendix 6 – Public Comments Received
- Appendix 7 – Response to Public Comments Received
- Appendix 8 – Draft Official Plan Amendment
- Appendix 9 – Draft Zoning By-law Amendment

Appendix 1 – Proposed Site Plan

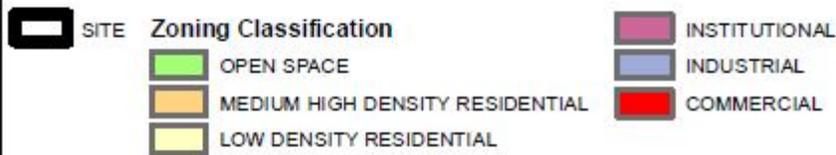


Appendix 2 – Existing Zoning Map



EXISTING ZONING

Map 3



Scale: July 18, 2013 11:12:58 AM
 © CORP 2013 02_01_2013 11:12:58 AM

Appendix 4 – Public Meeting Minutes

Cambridge Planning and Development Committee
Tuesday, December 10, 2019
Page 5

Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Presentations

1. Allan Ramsay, Allan Ramsay and Associates, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Using a PowerPoint presentation, Mr. Ramsay is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the presentation is available in the Clerk's Division.

Delegations

1. Eldon Theodore, MHBC Planning, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Using a PowerPoint presentation, Mr. Theodore is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the presentation is available in the Clerk's Division.

2. Joanne Threndyle and Judy Major-Girardin, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Ms. Threndyle and Ms. Major-Girardin are in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the handout submitted is available in the Clerk's Division.

The Chair asked if there was anyone present that would like to speak regarding Public Meeting "B".

3. Albert Achmann, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Achmann is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the speaking notes is available in the Clerk's Division.

4. Cathy Smith, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Ms. Smith is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the speaking notes is available in the Clerk's Division.

5. Karen Gordon, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Ms. Gordon is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

6. Garth Parish, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Parish is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

7. Jayne Herring, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Ms. Herring is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

8. Gordon Divitt, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Divitt is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

9. David Thomson, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Thomson is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the speaking notes is available in the Clerk's Division.

10. Dr. Juris Michelsons, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Dr. Michelsons is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

11. Paul Wyszynski, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Wyszynski is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

12. Richard Thomas, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Thomas is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4).

13. Tyrel Sellner, re: Public Meeting B - Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4)

Mr. Sellner is in attendance to speak to Public Meeting B: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4). A copy of the speaking notes is available in the Clerk's Division.

No further persons came forward requesting to speak.

Moved By: Councillor Liggett

Seconded By: Councillor Mann

THAT Report 19-235(CD), re: Public Meeting Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. (Ward 4) be received;

AND THAT the application OR03/19 for 55 Kerr Street Official Plan and Zoning By-law Amendments submitted by 50 Shade Street Investments Inc., be referred back to staff for a subsequent report and staff recommendation.

CARRIED

DIRECTION THAT a liaison committee be set up between the developer, neighbours, Ward Councillor and staff to further discuss the application.

The Chair declared Public Meeting "B" closed at 9:41 p.m.

The Committee recessed at 9:41 p.m. and reconvened at 9:51 p.m.

Public Meeting C: Public Meeting Report – City of Cambridge initiated Residential Dwelling Unit definition Zoning By-law Amendment

Presentations

1. Deanne Friess, Manager of Development Planning, re: Public Meeting C – Public Meeting Report – City of Cambridge initiated Residential Dwelling Unit definition Zoning By-law Amendment

Using a PowerPoint presentation, Ms. Friess is in attendance to speak to Public Meeting C: Public Meeting Report – City of Cambridge initiated Residential Dwelling Unit definition Zoning By-law Amendment. A copy of the presentation is available in the Clerk's Division.

The Chair asked if there was anyone present that would like to speak regarding Public Meeting "C".

No persons came forward requesting to speak.

Moved By: Councillor Adshade

Seconded By: Councillor Ermeta

THAT Report 19-303(CD), re: Public Meeting Report – City of Cambridge initiated Residential Dwelling Unit definition Zoning By-law Amendment be received;

AND THAT the City of Cambridge initiated Zoning By-law Amendment to change the definition for Residential Dwelling Unit be referred back to staff for a subsequent report and recommendation.

CARRIED

The Chair declared Public Meeting "C" closed at 9:56 p.m.

Appendix 5 – External/Internal Comments Received & List of Supporting Studies

This application has been circulated to the departments and agencies listed below. Their comments have been reviewed by staff and the applicant and have been addressed through the proposed amendments and the remaining items will be implemented through site plan control.

- Regional Municipality of Waterloo –
- Energy + (Hydro) –
- Public, Catholic & French School Boards –
- City of Cambridge Engineering and Transportation Services Division –
- City of Cambridge Parks, Recreation and Culture Division –
- City of Cambridge Fire Department –
- City of Cambridge Building Services Division –
- City of Cambridge Accessibility Coordinator –
- Grand River Conservation Authority –

List of Supporting Studies/Documents

- Planning Justification Report;
- Urban Design Brief;
- Renderings;
- Site Plan;
- Massing Models (3D);
- Architectural Cross Sections;
- Building Elevations;
- Shadow Study;
- Noise Report;
- Viewshed Analysis;
- Functional Servicing Letter;
- Stormwater Management Report;
- Civil Drawings (Servicing, Grading and Erosion Control Plans);
- Lighting Plan;
- Landscape Plan;
- Wind Study;
- Transportation Impact Study; and,
- Arborist and Tree Protection Plan

Appendix No. 6
Public Comments Received

Michael Campos

From: Matthew Blevins
Sent: Monday, August 30, 2021 6:17 PM
To: Justin Gomes
Cc: Michael Campos
Subject: RE: [External] 55 Kerr St. Development

Thank you Justin,

I've copied Michael Campos on this e-mail who has taken over the processing of this file. Michael is working on a recommendation report to Council and can add you to the mailing list if you would like to be kept up to date.

Thanks,
m

J. Matthew Blevins, MCIP, RPP
Acting Manager of Development Planning
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: Justin Gomes [REDACTED]
Sent: Saturday, August 28, 2021 11:32 AM
To: Matthew Blevins <BlevinsM@cambridge.ca>
Subject: [External] 55 Kerr St. Development

Hello Matthew,

My name is Justin Gomes and I just recently purchased a home in the Beverly/Mill Creek area.

I've been following the 55 Kerr St. development for sometime (I originally lived in Hespeler), and I'm curious what the status is of the approval process with the City?

I was reading there was a Neighbourhood meeting in January 2021, are there going to be any more meetings in the future?

Big supporter of this development, so happy to help in any way I can. I know there are some residents who are looking to stop it, so really wanting to learn more.

Thank you in advance for your time,

Justin Gomes
[REDACTED]
[REDACTED]

December 4, 2019

RE: 55 Kerr Street Development Proposal

Dear Mayor and Councilors,

We are writing to you to express our concerns on the development proposal for 55 Kerr Street. Although we are in support of developing this neglected piece of property in our area and see the benefits of revitalizing the downtown, there are several aspects of the project that we cannot support.

Our major concern is that the proposed building height of the tower (91 metres) is three times higher than City of Cambridge by-laws allows (34 metres) and will reach almost 300 feet. In an area zoned as low rise/low density and in a neighbourhood recognized for its historic character, this height has a dramatic negative impact on sight lines for neighbours for miles around and significantly changes the landscape of the "Galt" downtown core area.

As long time residents of the area, we recognize and support that bringing people into our downtown core areas is essential. However, we believe that we must plan carefully and maintain precedents for the future that will retain the unique features of this area. The density increase in this proposal is more than double what our by-laws allow (587 units vs. 250 units) and the scale is inappropriate for the neighbourhood.

We understand that special circumstances sometimes require amendments to our zoning by-laws but this project request represents an extreme disregard for the by-laws, in our opinion, and we feel that it completely ignores the reasons that the by-laws are in place. What is the purpose of our by-laws if we ignore them to this extent? One of the reasons that Cambridge is selected for filming is that its skyline and landscape present a unique alternative to other cities which has a positive economic impact for our city and is a sustainable source of income.

This project is immediately adjacent to a creek and floodplain that feed into the Grand River. Although the project states that the towers are strategically located to provide separation from the floodplain and states that there has been a Storm water Management Report completed, it appears from the plan that very little attention has been paid to the natural landscaping of the area adjacent to the creek with hard surfaces meeting the floodplain which will surely result in runoff into Mill Creek. This negative impact may be intensified by existing toxins on the site. Per the Cambridge Official Plan "the urban forest in Cambridge is the treed environment, consisting of remnant wooded areas, trees in city parks and open space, street trees and trees on private property. The City recognizes the urban forest as providing significant environmental, social, cultural heritage and economic benefits and encourages its protection, restoration, wise management and expansion." With this in mind, we note that the project's Arborist Report, Tree Preservation Plan and

Pedestrian Wind Assessment speak only to the site itself. The trees planned along the boulevard will be squeezed between a road and sidewalk and will never reach maturity. We feel it is also critical that you consider potential impacts over time to the mature tree canopy along and atop the East Hill ravine, including Soper Park. It would be our hope that the City would insist, that in this time of climate crisis, a proportion of the overall project budget be devoted to offsetting the negative effects of development.

We are also concerned about traffic congestion at the bottom of McNaughton Hill, an already an accident-prone area and experiences increased traffic during Arena events and before and after school times. This provides a further justification for decreasing the occupancy of the towers.

We wish to reiterate our support for residential development in this area but ask that Council return to the developer to seek solutions that will preserve and maintain the unique qualities of our town. We look forward in receiving more information and urge the city to maintain the by-laws in this matter.

Respectfully,

Joanne and Ken Threndyle [REDACTED]
Danielle Drmay [REDACTED]
Judy Major-Girardin and Robert Girardin [REDACTED]
Judy Welsh [REDACTED]
Scott Roberts [REDACTED]
Donna and Andy Allen [REDACTED]
Louise and Mark Burbidge [REDACTED]
Carol Richard, Barb Richard and Wayne Harvey [REDACTED]
[REDACTED]
Gayle and Tony Brennen [REDACTED]
Al and Denise [REDACTED]

Michael Campos

From: Matthew Blevins on behalf of /O=CITY OF CAMBRIDGE/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=MATTHEW BELVINS894
Sent: Tuesday, January 12, 2021 12:43 PM
To: [REDACTED]
Cc: Kathryn McGarry; Jan Liggett
Subject: FW: [External] Community input on planned Kerr & Shade St development

Good afternoon Justin,

Thank you for your comments, they will be taken into consideration when a staff recommendation is prepared. There is a virtual neighbourhood meeting scheduled for January 27th and invitations with the meeting information will be sent out shortly. Once a staff position has been finalized a recommendation report will be prepared and taken to Council for consideration.

Anyone who has been added to the mailing list for the application will receive a notification for the future council meeting which will include a link to access the staff report. If you would like to be added to the mailing list please let me know. Please also let me know if you prefer to receive the notice electronically via e-mail or hard copy through the regular mail.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: Justin Raimbault [REDACTED]
Date: January 6, 2021 at 7:07:23 PM EST
To: E_mayor <mayor@cambridge.ca>
Subject: [External] Community input on planned Kerr & Shade St development

Hello Ms. McGarry,

My name is Justin Raimbault and I [REDACTED], very close to where 4 new 18-story buildings are proposed to be built. The bylaw for this area limits building height to 8 stories, and I'm writing to urge you to vote to uphold this bylaw and deny the proposed increased building height and density.

My wife and I recently moved into this quiet neighbourhood and are very concerned about the disruptive effect that the noise, traffic, and unappealing view would cause if you vote to allow this major development to happen.

I am very proud to be a part of this small community in Galt and would be very upset by the change created by four new 18-story buildings in the middle of it. Please consider the community's voice in this matter.

Thank you!

Best regards,

Justin Raimbault

Michael Campos

From: Matthew Blevins on behalf of /O=CITY OF CAMBRIDGE/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=MATTHEW BELVINS894
Sent: Tuesday, January 12, 2021 12:50 PM
To: [REDACTED]
Cc: Jan Liggett; Kathryn McGarry
Subject: FW: [External] Kerr / Shade Street Development...

Good afternoon Nick,

Thank you for your comments, they will be taken into consideration when a staff recommendation is prepared. There is a virtual neighbourhood meeting scheduled for January 27th and invitations with the meeting information will be sent out shortly. Once a staff position has been finalized a recommendation report will be prepared and taken to Council for consideration.

Anyone who has been added to the mailing list for the application will receive a notification for the future council meeting which will include a link to access the staff report. If you would like to be added to the mailing list please let me know. Please also let me know if you prefer to receive the notice electronically via e-mail or hard copy through the regular mail.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: Nick Mills [REDACTED]
Sent: Wednesday, January 6, 2021 12:59 PM
To: E_mayor; Jan Liggett; Donna Reid; Mike Devine; Mike Mann; Pam Wolf; Shannon Adshade; Scott Hamilton; Nicholas Ermeta
Subject: [External] Kerr / Shade Street Development...

All,

I am writing to voice my concern over the newly proposed 18 story development at Kerr / Shade Street in East Galt. Although I would like to see this area developed, the size and scope of this new proposal is still way too ambitious for the area, and to my mind, doesn't really solve the concerns of the community as voiced in opposition to the developer's original vision last year.

My understanding is our current by-laws support an 8-story ceiling for development in the area. If the developer must build towers, I'd like to see this height cap upheld along with the existing cap on the number of units upheld for the area, too.

Sincerely,
Nick Mills

Michael Campos

From: Matthew Blevins on behalf of /O=CITY OF CAMBRIDGE/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=MATTHEW BELVINS894
Sent: Tuesday, January 12, 2021 12:38 PM
To: [REDACTED]
Cc: Jan Liggett; Kathryn McGarry
Subject: FW: [External] Kerr and Shade Street Development

Good afternoon Kim,

Thank you for your comments, they will be taken into consideration when a staff recommendation is prepared. There is a virtual neighbourhood meeting scheduled for January 27th and invitations with the meeting information will be sent out shortly. Once a staff position has been finalized a recommendation report will be prepared and taken to Council for consideration.

Anyone who has been added to the mailing list for the application will receive a notification for the future council meeting which will include a link to access the staff report. If you would like to be added to the mailing list please let me know. Please also let me know if you prefer to receive the notice electronically via e-mail or hard copy through the regular mail.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner

City of Cambridge
Community Development Department
Planning Services Division
Development Planning Section
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON, N1R 5W8
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

*** Please check out the City's new Interactive Mapping at: <http://maps.cambridge.ca/maps> ***

From: Kim [REDACTED]
Sent: Thursday, January 7, 2021 1:26 PM
To: E_mayor
Cc: liggettj@cambridge.ca; Donna Reid; Mike Devine; Mike Mann; Pam Wolf; Shannon Adshade; Scott Hamilton; Nicholas Ermeta
Subject: [External] Kerr and Shade Street Development

As a long time resident of Cambridge, I am appalled by the amount of reckless development that has taken place in the last decade. This city, once known for its beauty, is now being destroyed by

endless development. Developers, with their endless appetites, are gobbling up vast tracts of land, raping the environment and are being rewarded for it.

Already a city that can't control the increased levels of traffic, there seems to be an unending desire to grab money and ignore the concerns and needs of the current citizens. These monolithic building structures have already ruined the city's riverside areas and now it's creeping and spreading around like an unchecked virus.

Perhaps, instead of rewarding these thoughtless developers, the developers should be made to consider the city and its citizens when producing plans for their desired developments. They could increase green spaces, build less homes so people could actually have a yard that is more than the size of a postage stamp, trees could be kept instead of being cut down, stripping neighborhoods of any character, charm or protection. In these days of skyrocketing costs in heating and cooling homes, you would think Cambridge would want to be on the leading edge of educating people on the value of trees. Instead, the city seems to be intent on stripping as many away as possible. There is zero consideration given to quality of life when it comes to increasing the city's coffers.

In these stressful times, while dealing with the huge economic impact of the coronavirus, I am certain there is a desire to do the quick money grab, but the quick solution is not the answer to maintaining a quality of life that attracts people to Cambridge in the first place. We need to guard against these endless tracts of army-barrack style houses and towering buildings that block light and only increase the stress on our neighborhoods. Stress on our schools, hospitals, traffic levels. We keep increasing the population of our city, but at what cost? Is it always and endlessly about the revenue generated from new tax payers moving in? If this virus has taught us anything, it has taught us the value of home and family.

I am against this proposed development on Shade and Kerr Streets. I hope the City of Cambridge will finally implement a sensible, long-term plan for future development in this city requiring developers to study and understand the impact developments have on the lives of the city's citizens.

Kim Nickel

Michael Campos

From: Matthew Blevins on behalf of /O=CITY OF CAMBRIDGE/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=MATTHEW BELVINS894
Sent: Tuesday, January 12, 2021 12:40 PM
To: [REDACTED]
Cc: Kathryn McGarry; Jan Liggett
Subject: FW: [External] Kerr and Shade Street Deveopement

Good afternoon Laurie,

Thank you for your comments, they will be taken into consideration when a staff recommendation is prepared. There is a virtual neighbourhood meeting scheduled for January 27th and invitations with the meeting information will be sent out shortly. Once a staff position has been finalized a recommendation report will be prepared and taken to Council for consideration.

Anyone who has been added to the mailing list for the application will receive a notification for the future council meeting which will include a link to access the staff report. If you would like to be added to the mailing list please let me know. Please also let me know if you prefer to receive the notice electronically via e-mail or hard copy through the regular mail.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: lainey leb [REDACTED]
Date: January 7, 2021 at 10:57:04 AM EST
To: E_mayor <mayor@cambridge.ca>
Subject: [External] Kerr and Shade Street Deveopement

Thank you for taking the time to read this.
I would like the city to uphold the city bylaw in regards to the proposed development of Kerr and shade 4 18 story buildings. . I am opposed to this.
Laurie Banman

Sent from [Mail](#) for Windows 10

Michael Campos

From: Matthew Blevins on behalf of /O=CITY OF CAMBRIDGE/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=MATTHEW BELVINS894
Sent: Tuesday, January 12, 2021 12:46 PM
To: [REDACTED]
Cc: Jan Liggett; Kathryn McGarry
Subject: FW: [External] Kerr/Shade Street Development

Good afternoon Susan,

Thank you for your comments, they will be taken into consideration when a staff recommendation is prepared. There is a virtual neighbourhood meeting scheduled for January 27th and invitations with the meeting information will be sent out shortly. Once a staff position has been finalized a recommendation report will be prepared and taken to Council for consideration.

Anyone who has been added to the mailing list for the application will receive a notification for the future council meeting which will include a link to access the staff report. If you would like to be added to the mailing list please let me know. Please also let me know if you prefer to receive the notice electronically via e-mail or hard copy through the regular mail.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: Susan Sparrow [REDACTED]
Sent: Wednesday, January 6, 2021 1:13 PM
To: E_mayor; Jan Liggett; Donna Reid; Mike Devine; Mike Mann; Pam Wolf; Shannon Adshade; Scott Hamilton; Nicholas Ermeta
Subject: [External] Kerr/Shade Street Development

Hello,

While I am all for development, I am admittedly opposed to the development of this size in little downtown Galt.

Are by-laws not put in place for good reason? We simply do not have the resources to support this type of development. The impact that this development will have on the roads, schools, noise level, pollution and neighbourhood safety is unacceptable.

Will these units be rentals or purchased properties? The developer previously mentioned not knowing what they would be. How is that possible?

Our downtown is chalked full of potential and yet it continues to become a dumping ground. It is unsafe and dirty.

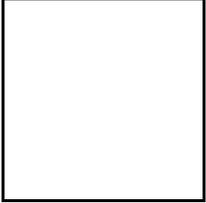
You continue to ruin the East side of Galt. Pushing for a safe injection site and adding to the low-income housing in this area needs to stop.

Why is the West side of Galt (where I grew up) never considered for these types of developments?

I think that it is time that you start to listen to the people who live in the community and not just think of what serves your needs.

Susan Sparrow

--



Michael Campos

From: Matthew Blevins
Sent: Monday, December 2, 2019 3:10 PM
To: [REDACTED]
Cc: Deanne Friess
Subject: FW: 55 Kerr Street

FYI – comments from neighbour
m

J. Matthew Blevins, MCIP, RPP

Senior Planner
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: Sarah Chandler [REDACTED]
Sent: Friday, November 29, 2019 11:20 AM
To: Matthew Blevins
Subject: 55 Kerr Street

Hi Matthew,

I live in [REDACTED] and have some concerns with the proposed buildings:

- Do we have the EMS support needed for rescues or fire response to a building this size?
- The builders plan for the tenants to use transit is great, but my understanding is that ION won't be in town until sometime in 2033, I would like to see updated traffic information without the heavy reliance on a transit system that isn't even available yet.
- I would also like to see drawings of the buildings, with all the proposed stories, from the viewpoint of Kerr and Beverly Street to give perspective with the houses that are there now. In the current artist's rendering of the buildings it's hard to tell what it will actually look like in the neighbourhood and how tall it will be compared to buildings already in the neighbourhood.
- I would also like to see a shadow study with each hour of the day if possible
- This would be one of the tallest buildings in the region, putting it right in the middle of a neighbourhood does not seem like the right place for it. Maybe this type of building would be better suited by the Long & McQuade on Beverly in the lot that is going to have the old buildings torn down.
- I am concerned about the volume and speed of traffic this will bring to my street and neighbourhood
- I wonder if there is room in the schools to absorb all the kids that will be moving into the buildings

Thanks
Sarah Chandler
[REDACTED]

Michael Campos

From: Matthew Blevins
Sent: Friday, December 6, 2019 11:25 AM
To: [REDACTED]
Cc: Deanne Friess
Subject: FW: Proposed Development at 55 Kerr St.

FYI – further comment from Mr. Parish.

Thanks,
m

J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: garth.parish garth.parish [REDACTED]
Sent: Thursday, December 5, 2019 11:14 PM
To: Matthew Blevins
Subject: RE: Proposed Development at 55 Kerr St.

Hi Mr. Blevins,

Thank you. Yes, please include my comments and add me to the mailing list - to my address would be my preference.

I will also mention my wife's view which is that this would be a terrible precedent if approved, basically because it would mean that the developers would be completely re-writing the planning process and determining the standards of future projects.

Thank you,

Garth

----- Original Message -----

From: Matthew Blevins <BlevinsM@cambridge.ca>
Date: December 5, 2019 at 4:20 PM

Thank you for your comments Mr. Parish, they will be included and addressed in a future staff report to Committee. If you would like to be included on the mailing list please confirm by reply e-mail that we have your permission to add you to the mailing list and whether you would prefer your e-mail address or mailing address on the list.

Thank you,

Matt

J. Matthew Blevins, MCIP, RPP

Senior Planner

City of Cambridge

(519) 623-1340 ext. 4317

BlevinsM@Cambridge.ca

From: garth.parish garth.parish [REDACTED]
Sent: Thursday, December 5, 2019 4:10 PM
To: Matthew Blevins
Subject: Proposed Development at 55 Kerr St.

Dear Mr. Blevins,

I would like to object to the current proposal for 55 Kerr St.

I am a resident of Cambridge and live not too far from the proposed development site:

Garth Parish, [REDACTED]
[REDACTED]

It is my belief that the type of development that would best fit with the surrounding area and with the existing plan would be a mix of low rise condo/apartment buildings (6 storey max) with some owner occupied townhouses.

This proposed development is as far away from this as possible. It is structured as a builder's cash grab dream with absolutely no respect for the existing planning guidelines or the lifestyle of those who would live there or the residents in the surrounding area.

I can't believe that such a development would be considered - Cambridge can do better than this. The FAQ documentation indicates that this is not affordable housing, but it certainly seems as though that could be its end state.

Questions not addressed in the FAQ that I would have are:

- If this proposal is turned down, can the developer appeal to the OMB and do you know what the prospects would be there?

- The owner is listed as "50 Shade St. Investments" but are you aware who the underlying principals are and what their track record has been in communities where they have built?

- There didn't seem to be much about the proposed building materials. Of course they would be to code, but it would be good to know if the developers and their choice of materials were high end or low end.

- Do residents' objections have any weight in this matter?

Again, my position is that the development should be within the current planning guidelines or dismissed.

Thank you,

Garth Parish

Michael Campos

From: Nick Mills [REDACTED]
Sent: Monday, December 2, 2019 2:18 PM
To: Matthew Blevins
Subject: Proposed Development at 55 Kerr.....

Hi Matthew,

My family and I live [REDACTED], a stone's through away from the 55 Kerr Street where an application to build two 20 story plus condo apartment buildings is currently being considered by the city.

Although we are not opposed to the development of the land and think condos would make an excellent fit, we are concerned about the size and scale of the proposed project and its real potential impact on the neighbourhood and surrounding areas, specifically:

- Traffic - Main Street, Concession and Dundas are already maxed out with side streets having become through-fairs and alternate routes for drivers crossing town; 500 additional apartments (as per the plan) is only going to make this worse with public transit also woefully inadequate to service the influx of that many new residents into the area, too
- Sight-lines and views - the towers as proposed are going to be enormous and not only block our existing views down the hill, but stand over top of the surrounding neighbourhood like concrete megaliths that destroy privacy and eat into the horizon; privacy will be hugely impacted, too
- Unit sizes - as per the plan, the towers will only have a small number of bachelor units, which we are happy to see, but then a whack of small one and two bedroom apartments that we fear will attract investors / renters vs. end-users and families who are struggling to find affordable housing; East Galt and in particular Glenview/Lincoln/Oak is already transitory enough without having to endure 600 more small apartment units being built in our literal backyard

I plan on attending the council meeting on the 10th, but what is the likelihood of the development being approved as proposed? Does the neighbourhood have any real say in this matter?

Sincerely,
Nick

Michael Campos

From: Matthew Blevins on behalf of /O=CITY OF CAMBRIDGE/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=MATTHEW BELVINS894
Sent: Tuesday, January 12, 2021 12:38 PM
To: [REDACTED]
Cc: Jan Liggett; Kathryn McGarry
Subject: FW: [External] Kerr and Shade Street Development

Good afternoon Kim,

Thank you for your comments, they will be taken into consideration when a staff recommendation is prepared. There is a virtual neighbourhood meeting scheduled for January 27th and invitations with the meeting information will be sent out shortly. Once a staff position has been finalized a recommendation report will be prepared and taken to Council for consideration.

Anyone who has been added to the mailing list for the application will receive a notification for the future council meeting which will include a link to access the staff report. If you would like to be added to the mailing list please let me know. Please also let me know if you prefer to receive the notice electronically via e-mail or hard copy through the regular mail.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner

City of Cambridge
Community Development Department
Planning Services Division
Development Planning Section
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON, N1R 5W8
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

*** Please check out the City's new Interactive Mapping at: <http://maps.cambridge.ca/maps> ***

From: Kim
Sent: Thursday, January 7, 2021 1:26 PM
To: E_mayor
Cc: liggettj@cambridge.ca; Donna Reid; Mike Devine; Mike Mann; Pam Wolf; Shannon Adshade; Scott Hamilton; Nicholas Ermeta
Subject: [External] Kerr and Shade Street Development

As a long time resident of Cambridge, I am appalled by the amount of reckless development that has taken place in the last decade. This city, once known for its beauty, is now being destroyed by

endless development. Developers, with their endless appetites, are gobbling up vast tracts of land, raping the environment and are being rewarded for it.

Already a city that can't control the increased levels of traffic, there seems to be an unending desire to grab money and ignore the concerns and needs of the current citizens. These monolithic building structures have already ruined the city's riverside areas and now it's creeping and spreading around like an unchecked virus.

Perhaps, instead of rewarding these thoughtless developers, the developers should be made to consider the city and its citizens when producing plans for their desired developments. They could increase green spaces, build less homes so people could actually have a yard that is more than the size of a postage stamp, trees could be kept instead of being cut down, stripping neighborhoods of any character, charm or protection. In these days of skyrocketing costs in heating and cooling homes, you would think Cambridge would want to be on the leading edge of educating people on the value of trees. Instead, the city seems to be intent on stripping as many away as possible. There is zero consideration given to quality of life when it comes to increasing the city's coffers.

In these stressful times, while dealing with the huge economic impact of the coronavirus, I am certain there is a desire to do the quick money grab, but the quick solution is not the answer to maintaining a quality of life that attracts people to Cambridge in the first place. We need to guard against these endless tracts of army-barrack style houses and towering buildings that block light and only increase the stress on our neighborhoods. Stress on our schools, hospitals, traffic levels. We keep increasing the population of our city, but at what cost? Is it always and endlessly about the revenue generated from new of tax payers moving in? If this virus has taught us anything, it has taught us the value of home and family.

I am against this proposed development on Shade and Kerr Streets. I hope the City of Cambridge will finally implement a sensible, long-term plan for future development in this city requiring developers to study and understand the impact developments have on the lives of the city's citizens.

Kim Nickel

Michael Campos

From: Joanne Threndyle [REDACTED]
Sent: Sunday, December 1, 2019 9:06 AM
To: Matthew Blevins
Subject: 55 Kerr Street

This is a letter sent to our councillor. We would also like your responses to lack of notification from the city and others concern

Hello Jan,

We received information from a neighbour yesterday regarding a proposed development at [55 Kerr Street](#). We have several concerns.

We are concerned that, being residents of the immediate area, we were not informed of the public information meeting that occurred on Nov. 4, and that notification of 55 Kerr being an agenda item at the [Dec 10](#) council meeting has not be shared with nearby residents either.

Looking over the current zoning bylaws and the proposed amendments by the developer, we are very concerned about the proposed height of the towers, the increased unit density, and smaller amenity spaces.

Where will the parking be?

Are these units all rentals or will some be sold as condos?

As the representative of this area, what are your thoughts and opinion on this development ?

We absolutely support some development on that site, however 2 huge towers, obstructing our view of historic downtown can not happen!

Looking forward to hearing from you,

Joanne and Ken Threndyle
[REDACTED]

Appendix No. 7

Response to Public Comments Received

A number of oral and written submissions were made both in support and opposition to the proposed development. The themes of the comments can generally be summarized as follows: Height, density, traffic, noise and open space protection.

- Height & Density

Comments have been received in opposition to the current proposed height of the proposed development with many of the comments indicating that the proposed height would negatively impact the character of Downtown Galt and that it would remove the small-town feeling of the core. The core area is intended to accommodate increased height and density and the proposed development of two 18-storey towers provides for a less impactful design than a shorter building that would accommodate a similar density. The revised proposal made by the applicant significantly decreased the proposed height of the development from 30 storeys (Building A) and 24 storeys (Building B). The revised proposal presents a height that would be appropriate for the subject lands and would help achieve Provincial, Regional and City goals relating to housing and employment.

- Traffic

The applicant has submitted a Transportation Impact Study (TIS), which has been reviewed by City and Regional Staff. The TIS was prepared when considering a proposed development containing 602 dwelling units. Since the original application, a revised development proposal containing 445 dwelling units was submitted. The TIS submitted with the original application that considered a higher number of dwelling units identified that the proposed development at the time was expected to have a minimal impact on the transportation network in the study area. Improvements have already been planned along Dundas Street North and Beverly Street (construction of a proposed roundabout and added cycling facilities) and are expected to be completed in 2024. Based on the studies undertaken, all movements at the studied intersections are expected to operate with an acceptable level of service during peak AM and PM hours. Given the reduced number of proposed units since the preparation of this study, it is not anticipated that this proposed development will have adverse impacts on the traffic in the area.

- Noise

Concerns relating to the potential for noise from the proposed development has been received. As part of the submission of this application, the applicant has had a noise study prepared. The noise study was reviewed by Regional Staff. Appropriate mitigation measures have been proposed to ensure adverse noise impacts are reduced or removed.

- Open Space Protection

Comments received from the surrounding residents included those relating to the protection of the open space area adjacent the creek that abuts the subject lands. The portion of the lands zoned as Open Space on the western side of the subject lands is being maintained as such, and will continue to be used for an existing multi-use trail along the Creek. Appropriate measures are being taken to ensure the protection of this space and to ensure no negative impacts on the adjacent creek through the implementation of appropriate stormwater management measures.

Appendix No. 8

Proposed Draft Official Plan Amendment



BY-LAW 21-XXX

OF THE

CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to adopt Amendment No. 49 to the City of Cambridge Official Plan (2012), as amended (55 Kerr Street)

WHEREAS sections 17 and 22 of the *Planning Act* R.S.O. 1990 c. P. 13, as amended empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. That Amendment No. 49 to the City of Cambridge Official Plan (2012) applies to land legally described as Plan D7, Part of Lot 60, Plan 615, Block A, Lots 2 & 3, Part of Lot 4 w/s; Shade Street S/S Keer, Reference Plan 67R2092, Part 1, City of Cambridge and Regional Municipality of Waterloo.
2. The Amendment No. 49 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached map, is hereby adopted.
3. That the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 49 to the City of Cambridge Official Plan (2012), as amended.
4. That this By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second and Third Time

PASSED AND ENACTED this 9th day of November 2021.

Mayor

Clerk

Purpose and Effect of Official Plan Amendment No. 49

City File No. OR03/19 – 55 Kerr Street

The Purpose and Effect of this Official Plan Amendment No. 49 to the City of Cambridge Official Plan (2012), as amended, is to permit both residential and commercial uses to exist at grade within a multi-storey mixed-use apartment house for the lands municipally known as 55 Kerr Street, City of Cambridge and Regional Municipality of Waterloo.

Amendment No. 49 to the City of Cambridge Official Plan

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Figure 86 as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 86 as shown on Schedule 'A' attached hereto;
3. Section 8.3.1 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

8.10.86

1. Notwithstanding policy 8.3.1 in this plan, the land designated as Galt City Centre on Map 2 of this Plan, located at 55 Kerr Street and more particularly shown on Figure 86 shall permit residential and commercial uses at grade within a multi-storey mixed-use building;

Appendix 9 – Draft Zoning By-law Amendment

Purpose and Effect of By-law No. 21-XXX

55 Kerr Street

The Purpose of the By-law is to amend the zoning for the lands legally described as Plan D7, Part of Lot 60, Plan 615, Block A, Lots 2 & 3, Part of Lot 4 w/s; Shade Street S/S Keer, Reference Plan 67R2092, Part 1, City of Cambridge and Regional Municipality of Waterloo and municipally known as 55 Kerr Street (“subject lands”). The proposed amendment will facilitate the construction of a mixed used development on the subject lands consisting of two 18-storey buildings with a total of 445 dwelling units (194 units in Building A and 251 units in Building B), as well as a total of 113.9 square metres (1,336 square feet) of at-grade-retail space within Building A. In order to develop the subject lands with the above proposed development, site-specific provisions are required to permit a maximum density of 496 units per hectare; to permit a total amenity space of 8,341.3 square metres (private and common); to permit a total maximum building height of 54.60 metres (179.13 feet); to permit a minimum gross floor area of 45.77 square metres (492.66 square feet) per one-bedroom unit; and, to permit a minimum planting strip width of 0.5 metres (1.64 feet).

The Effect of the By-law will permit the development of the property with two 18-storey mixed-use buildings containing 445 units and a commercial retail use.



BY-LAW. 21-XXX
OF THE
CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-law No. 150-85, as Amended with respect to land municipally known as 55 Kerr Street (OR03/19)

WHEREAS Council of the City of Cambridge has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

AND WHEREAS this By-law conforms to the City of Cambridge Official Plan, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding the Amendment was presented at the public meeting held December 10th, 2019, and that further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. THAT this by-law shall apply to a portion of the lands described as Plan D7, Part of Lot 60, Plan 615, Block A, Lots 2 & 3, Part of Lot 4 w/s; Shade Street S/S Keer, Reference Plan 67R2092, Part 1, City of Cambridge and Regional Municipality of Waterloo and is shown on Schedule 'A' attached hereto and forming part of this by-law;
2. THAT Schedule 'A' to By-law No. 150-85, as amended, is hereby further amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this By-law from C1RM1 to C1RM1 s.4.2.56 in accordance with the attached Schedule 'A' to this By-law;
3. THAT the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection to 4.1 thereof:

“4.1.419 – 55 Kerr Street, legally described as Plan D7, Part of Lot 60, Plan 615, Block A, Lots 2 & 3, Part of Lot 4 w/s; Shade Street S/S Keer, Reference Plan 67R2092, Part 1, City of Cambridge and Regional Municipality of Waterloo, the following regulations shall apply to the lands in the C1RM1 zone to which reference “s.4.1.419 is made on Schedule A and located at 55 Kerr Street:

1. Maximum permitted density of 496 units per hectare;
 2. Increased maximum building height of 54.60 metres (179.13 feet) for both 18-storey towers;
 3. Minimum gross floor area of 45.77 square metres (492.66 square feet) per one-bedroom unit; and,
 4. minimum planting strip width of 0.5 metres (1.64 feet).
4. THAT public benefits be provided for the increase in height through bonusing as permitted in the Official Plan and approved by Cambridge Council;
 5. THAT the Holding (H) provision may be lifted once the applicant has:
 - a. Registered the Section 37 Bonusing Agreement on title to the satisfaction of the City Planner;
 - b. The City is in receipt of an acknowledgement letter from the MOECC for a Record of Site Condition to Residential Standards on the subject property.
 6. THAT this By-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 49 coming into effect pursuant to Subsection 24(2) of the *Planning Act*, R.S.O., 1990, c. P. 13, as amended.

Read a First, Second and Third Time

PASSED AND ENACTED this 9th day of November 2021.

Mayor

Clerk

Schedule A – Proposed Zoning Map



This is Schedule A attached to and forming part of By-law

-  Lands affected by the by-law
- Zoning Classification**
-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  COMMERCIAL



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