55 KERR STREET

CAMBRIDGE COUNCIL

RECOMMENDATION REPORT FOR OPA AND ZBA

NOVEMBER 9TH, 2021

JONATHAN WEIZEL ARCHITECT

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

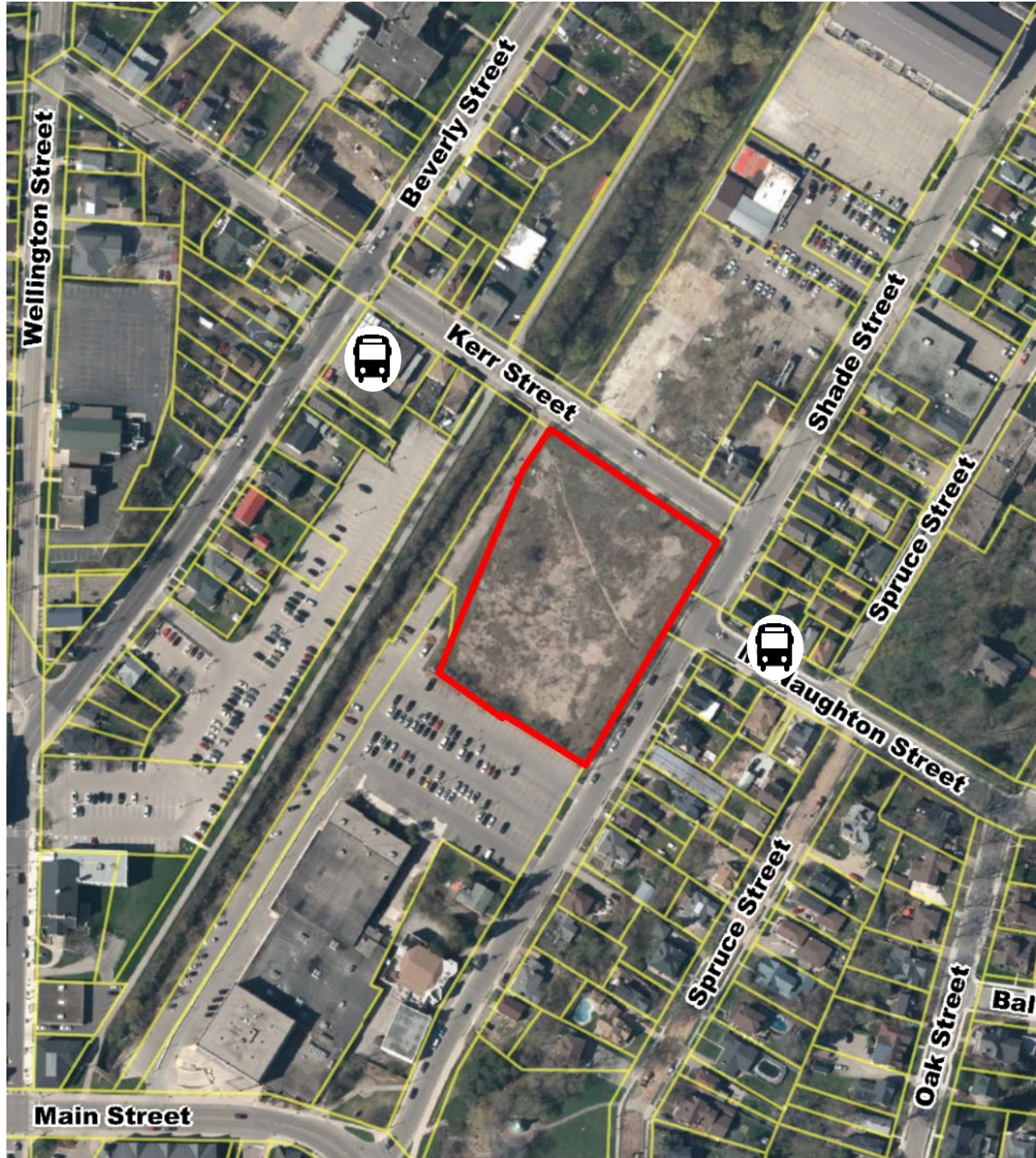
Site

Site Stats:

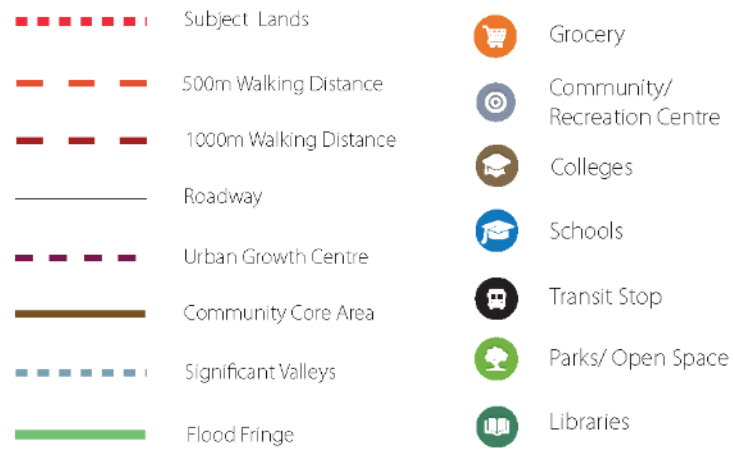
- Currently vacant
- 10,099 sq. m (2.5 acres) in size;
- Site has two (2) street frontages:
  - Approx. 95 m frontage along Kerr Street
  - Approx. 109 m frontage along Shade Street

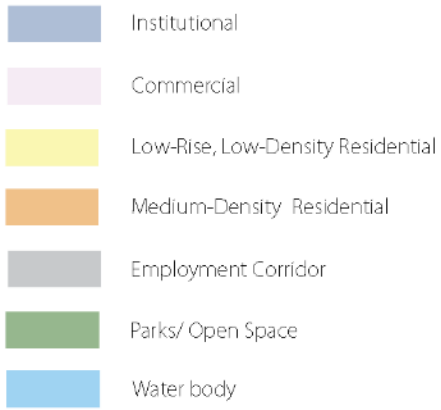
Transit Routes:

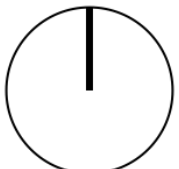
- GRT Bus Route 58
  - Connections to Ainslie Terminal and Downtown Cambridge
- Site adjacent to future ION LRT
  - Will be constructed on west side of the site
  - Transit station just south of Kerr Street



Surrounding Context







Original Proposal

Original Proposal

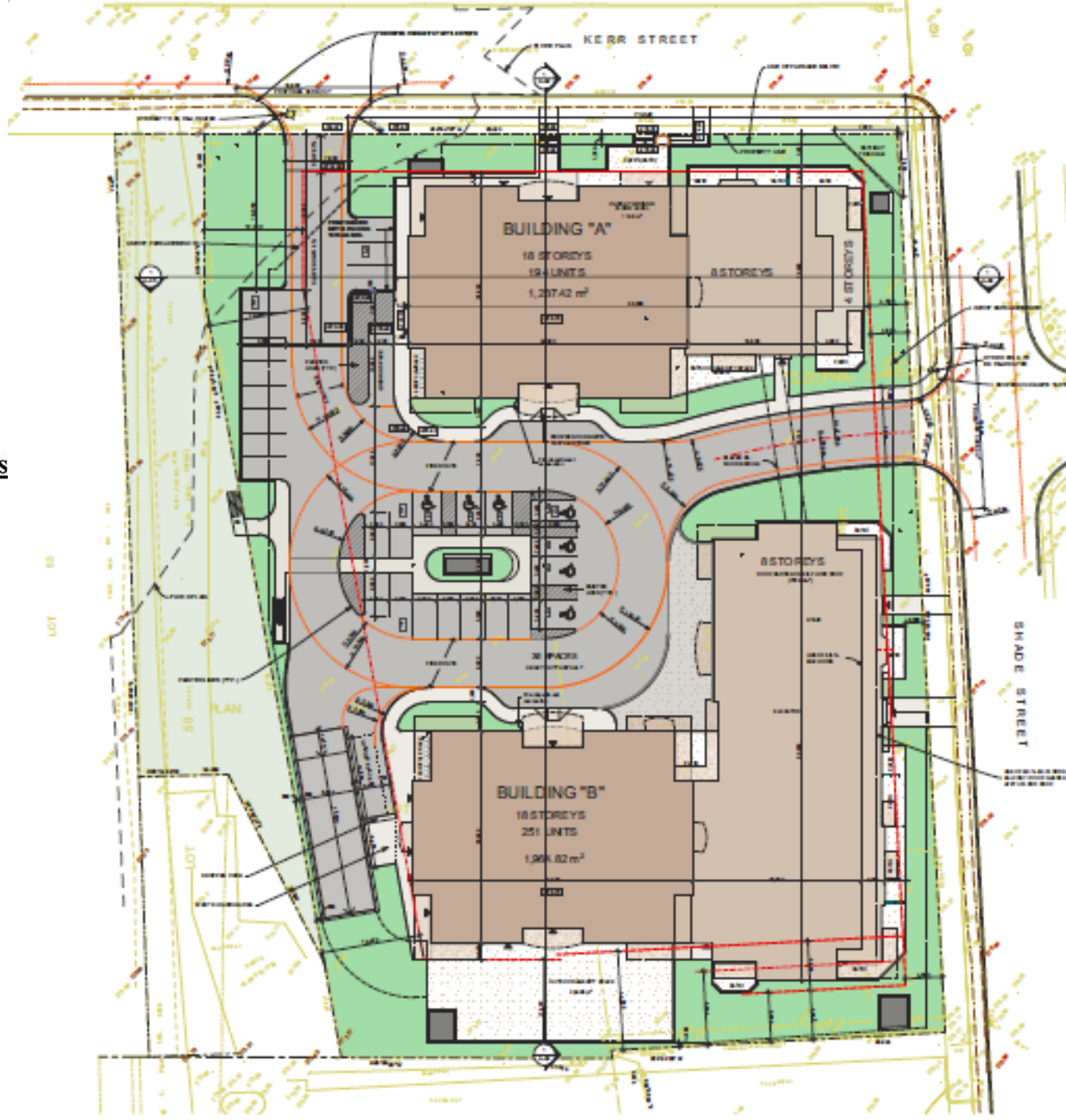
Number of Units		592
Height -	Bldg. A.	89.06 m
	Bldg. B.	71.34 m
Number of Storeys -	Bldg. A.	30
	Bldg. B.	24
Parking Proposed	Surface	32 spaces
	Underground	612 spaces
Number of Underground Parking Levels		3

Revised Proposal

Revised Proposal

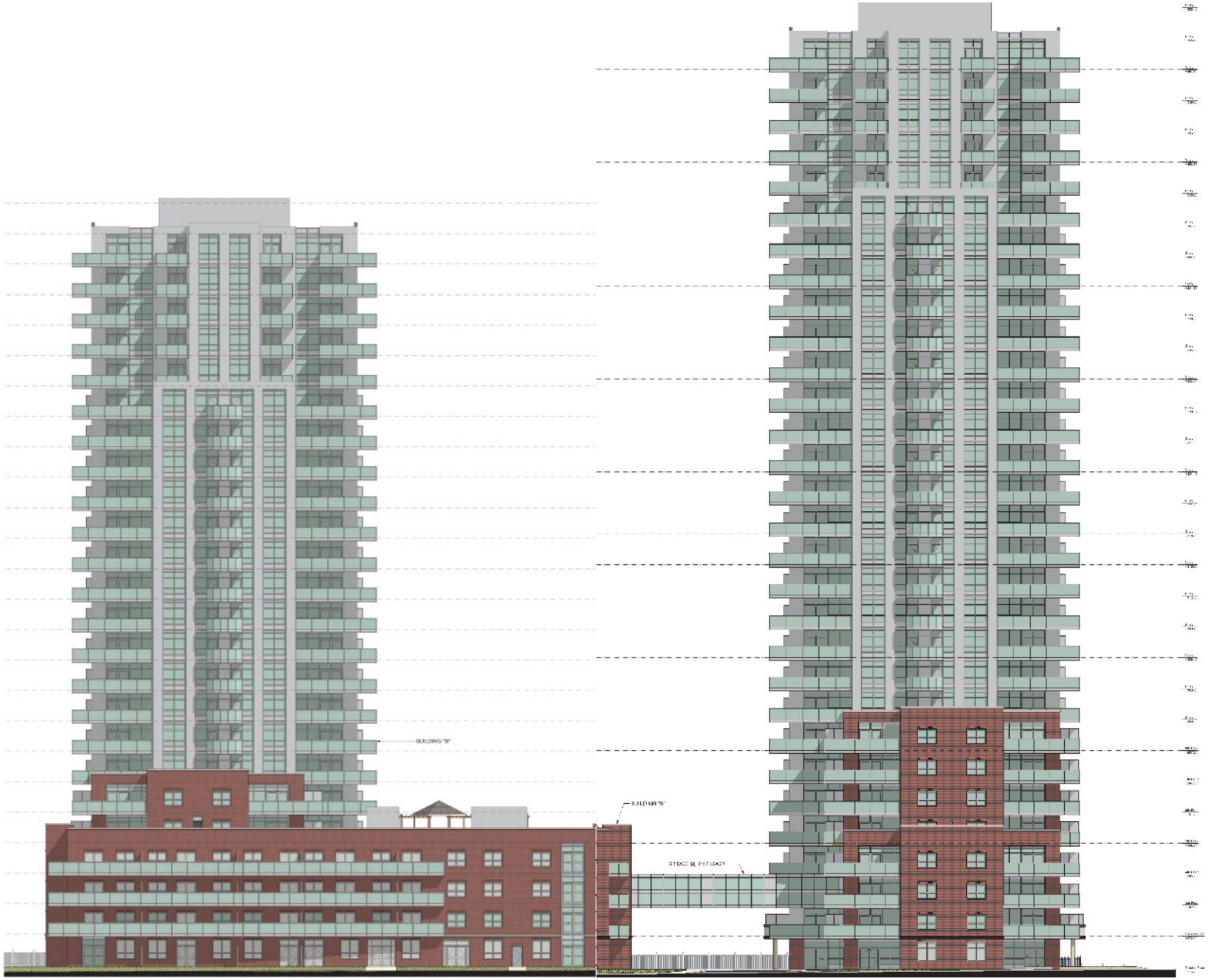
Revised Proposal

		Existing Proposal	Revised Propos
Number of Units		592	445
Height -	Bldg. A.	89.06 m	54.60 m
	Bldg. B.	71.34 m	54.60 m
Number of Storeys -	Bldg. A.	30	18
	Bldg. B.	24	18
Parking Proposed	Surface	32 spaces	35 spaces
	Underground	612 spaces	410 spaces
Number of Underground Parking Levels		3	2



Original Elevation

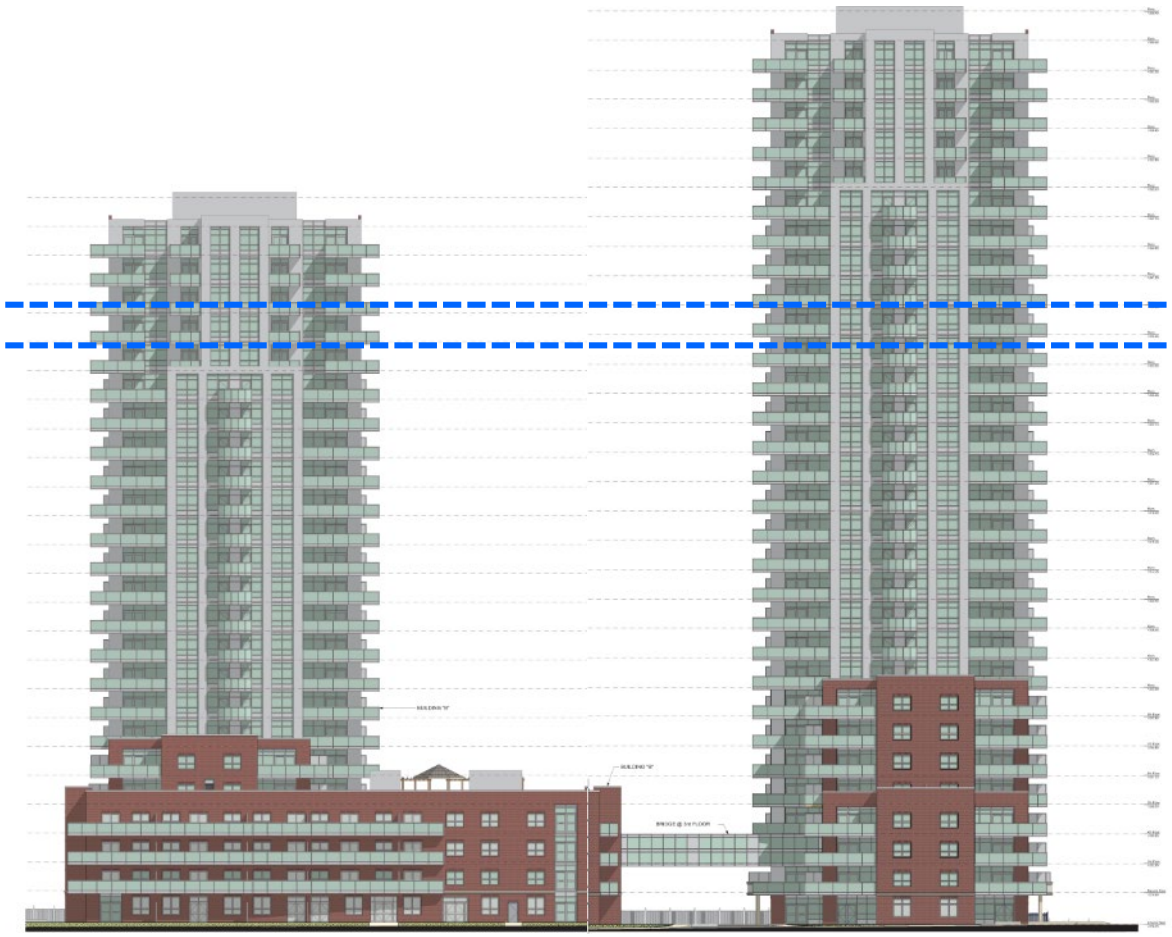
- 24 and 30 storeys



Revised Elevation

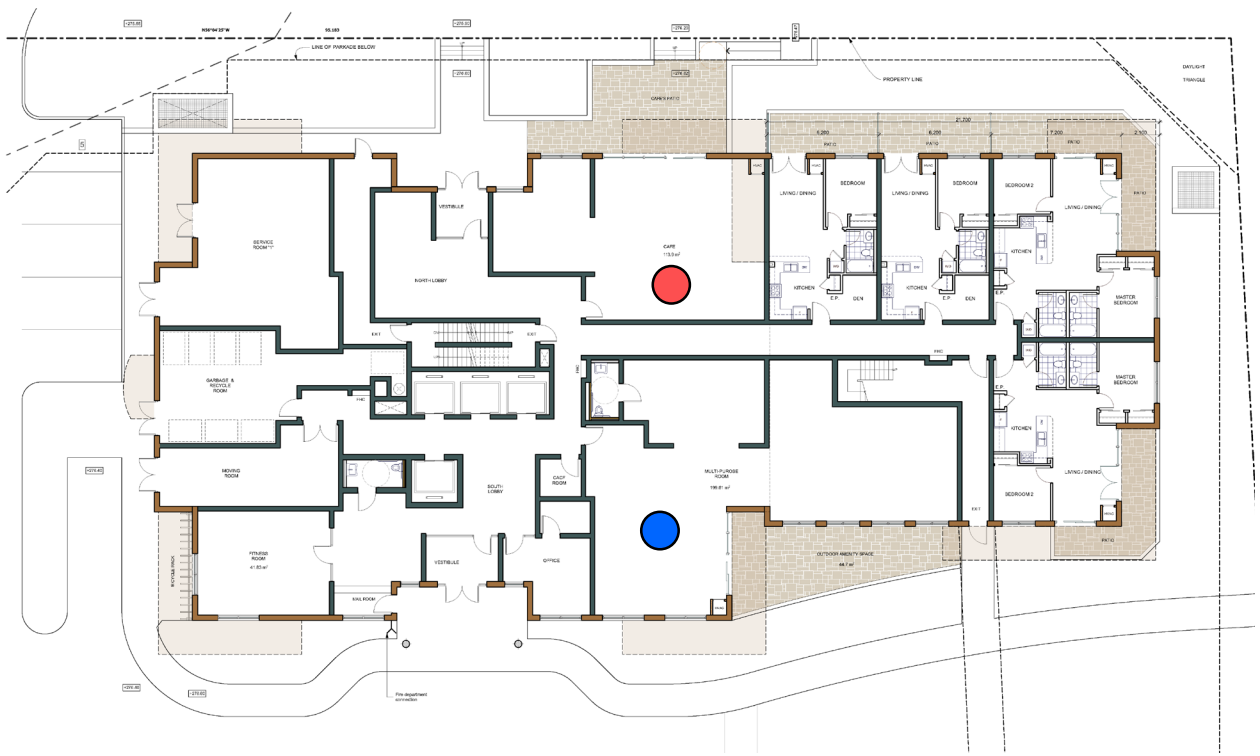
- 18 and 18 Storeys

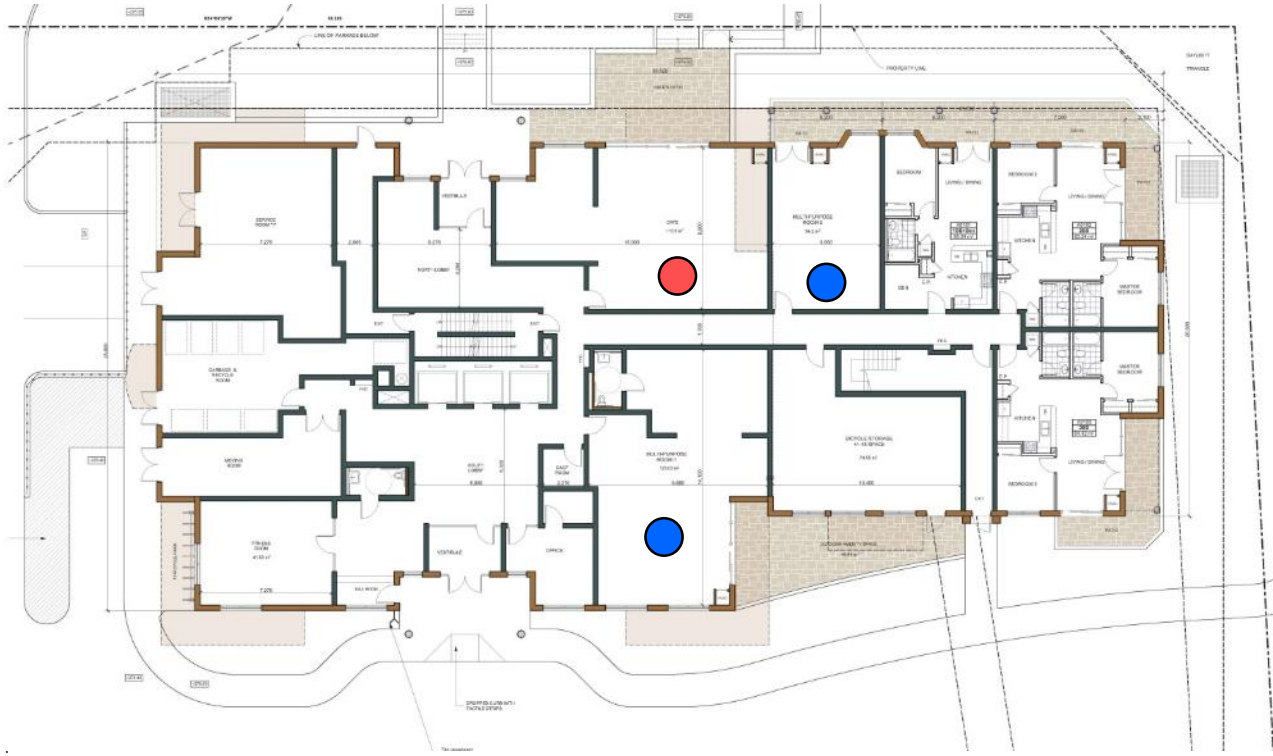
Comparison Evolution



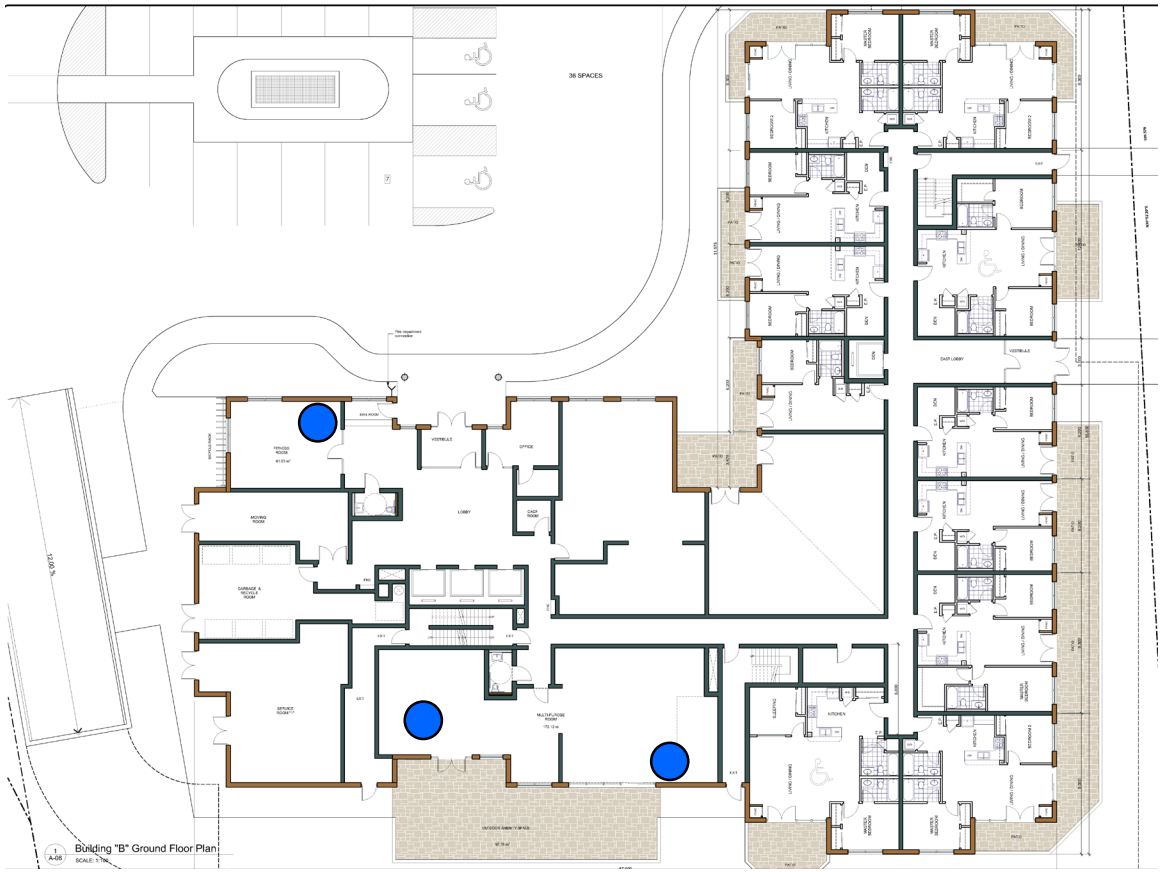
Comparison Evolution

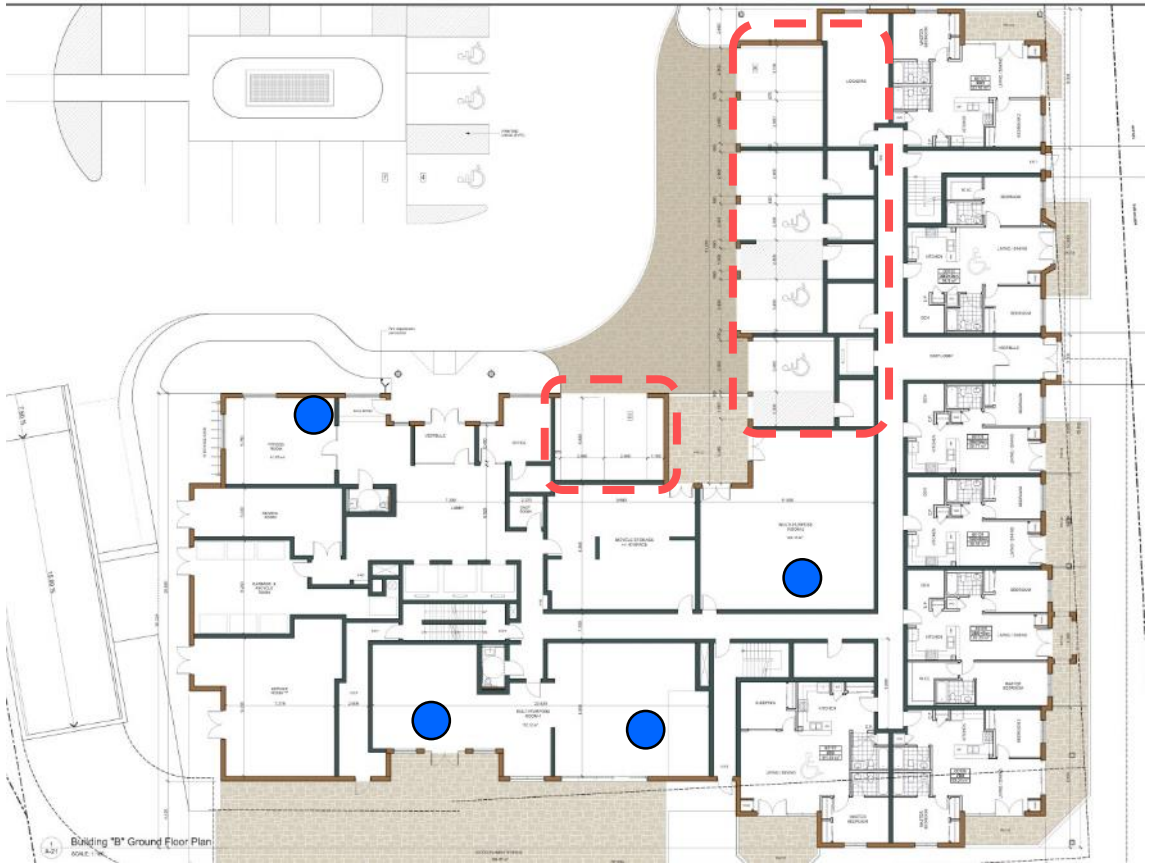
First Floor Building A Before and After





First Floor Building B Before and After



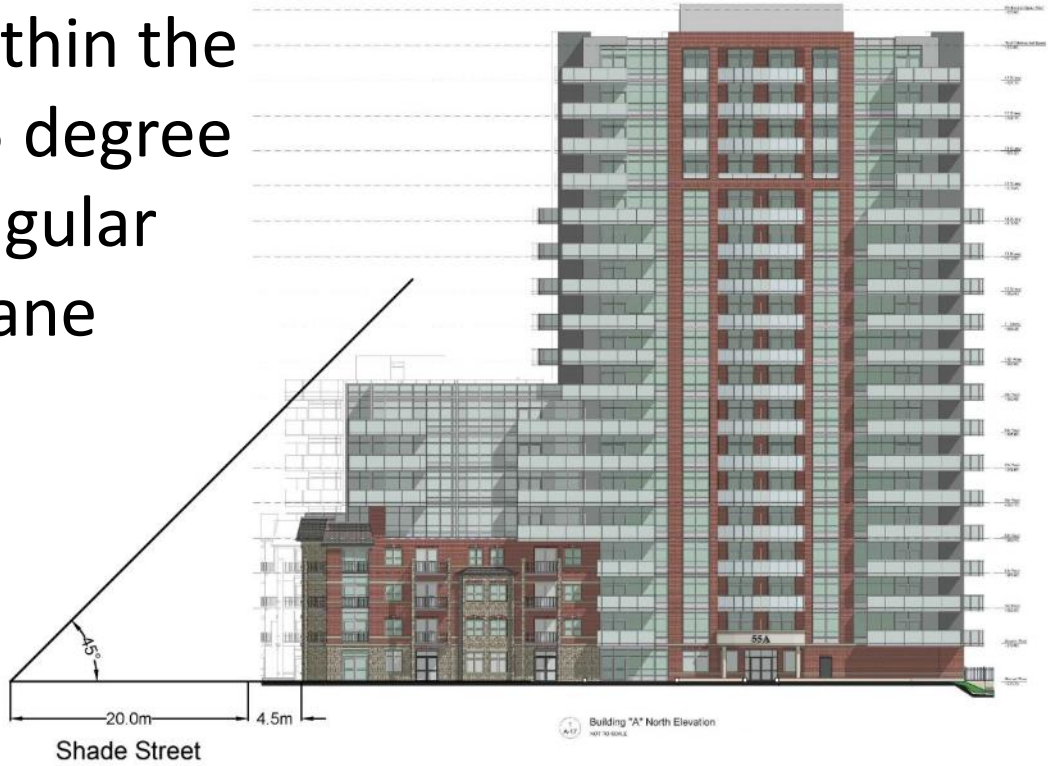


Architecture Before & After

- A more traditional podium reflecting heritage characteristics

Transition & Angular Plane

- Podium is within the 45 degree angular plane



- Building A

- Building B

Viewshed

Viewshed

Viewshed


EXPERT
TIRE
BEVERLY
AUTO BODY


EXPERT
TIRE
BEVERLY
AUTO BODY


EXPERT
TIRE
BEVERLY
AUTO BODY

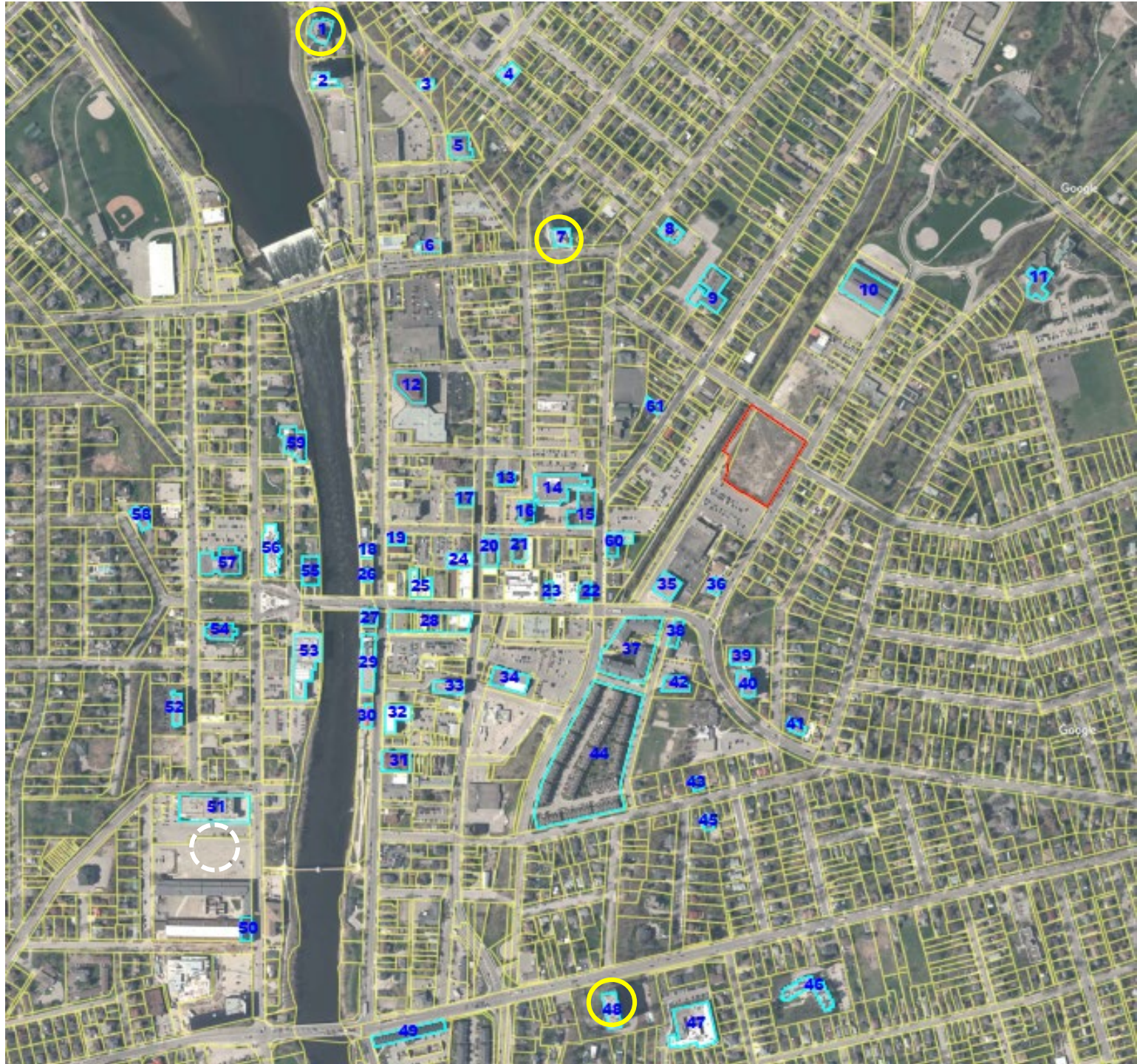
Relative Height

1. 170 WATER STREET NORTH
   - 14-STOREYS

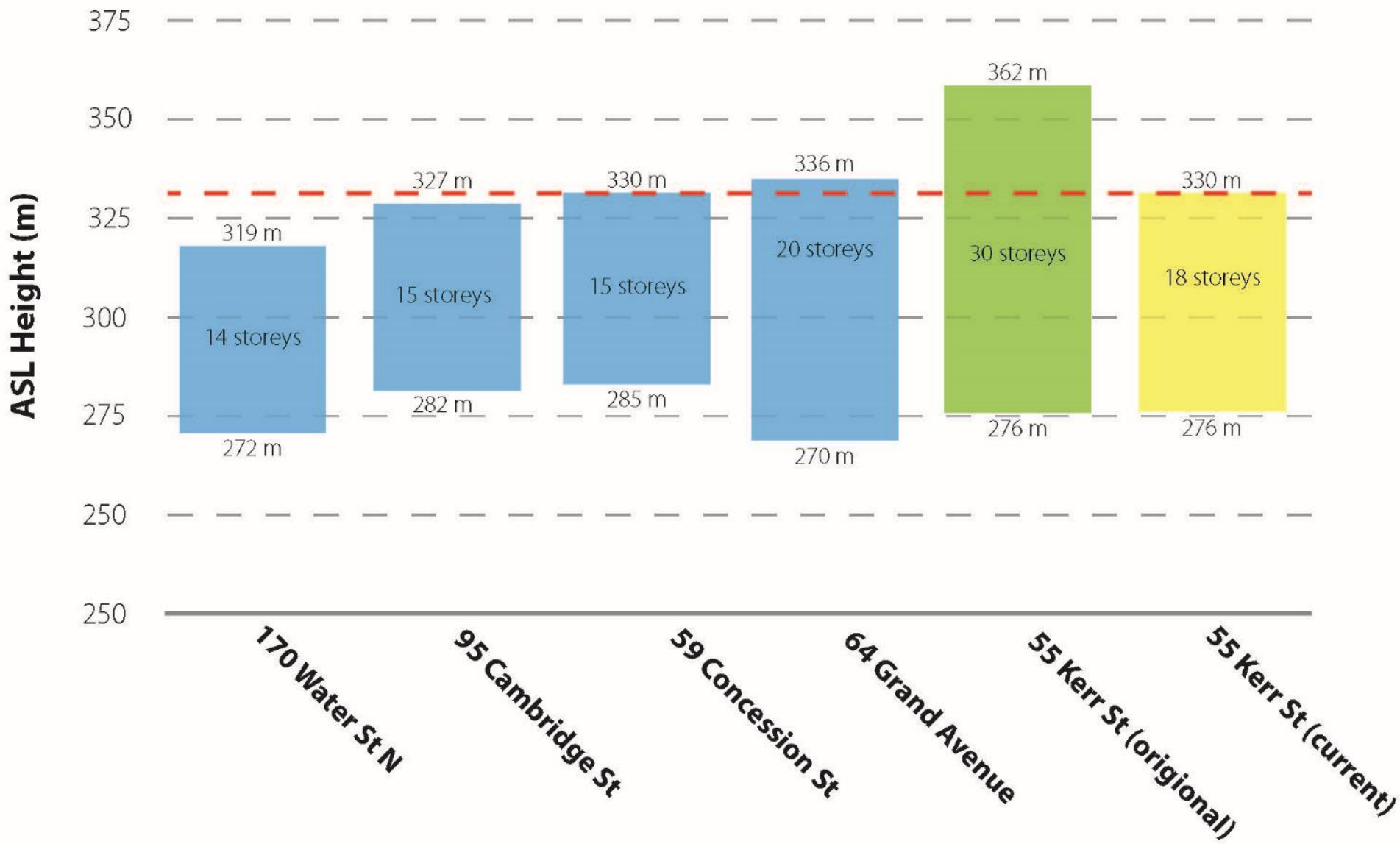
7. 95 CAMBRIDGE STREET
   - 15-STOREYS

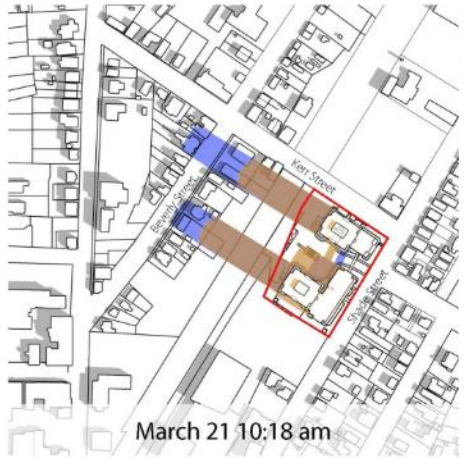
48. 59 CONCESSION STREET
   - 15-STOREYS

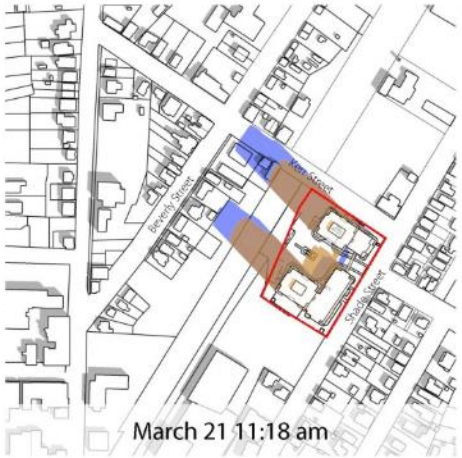
64 Grand Avenue South
   - *20 STOREYS*

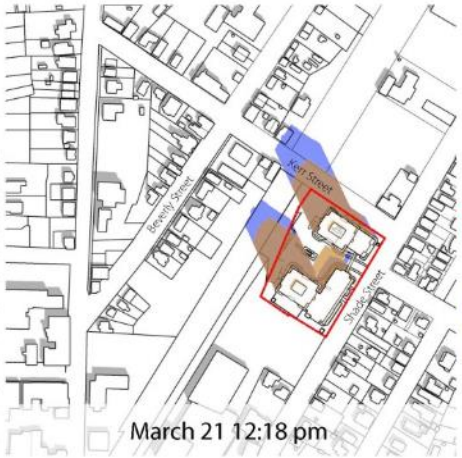


Visual Impact Height Analysis







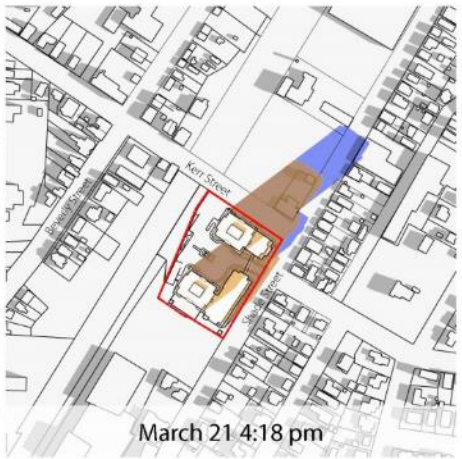


55 KERR STREET
CAMBRIDGE, ON
SHADOW IMPACT STUDY

Our File Number: 17125A
Date: October 08, 2020

LEGEND

- SUBJECT LANDS
- EXISTING SHADOW
- ORIGINAL SUBMISSION PROPOSED SHADOW 24/30 STOREY
- PROPOSED SHADOW 18/18 STOREY



Shadows

March

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PLANNING
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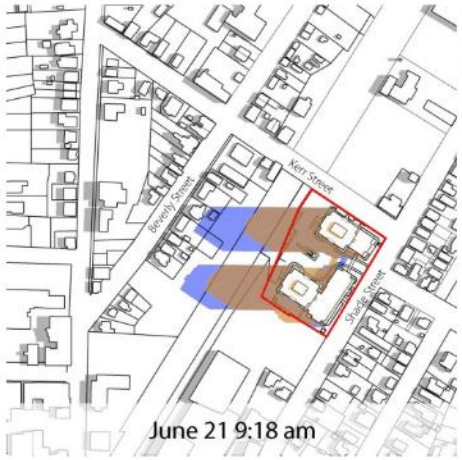

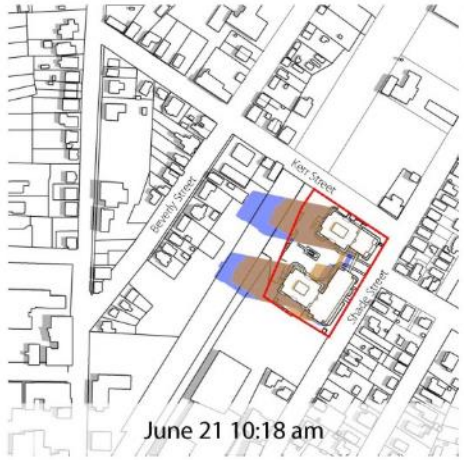

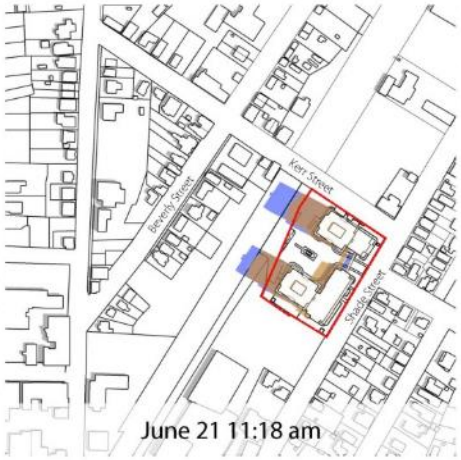

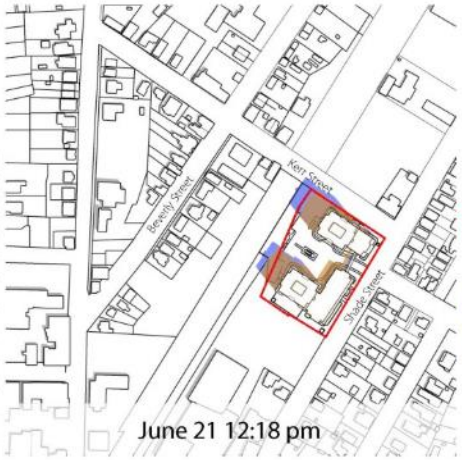

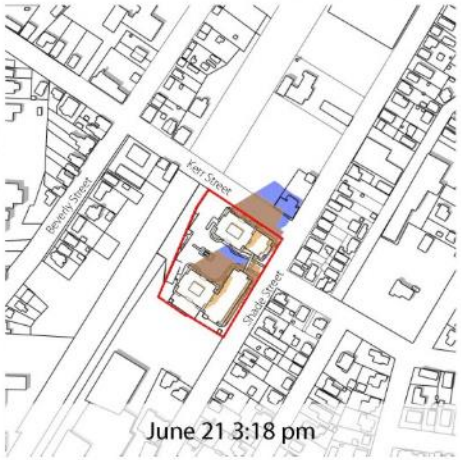

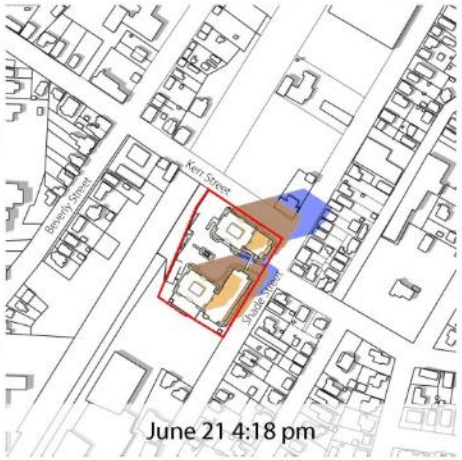

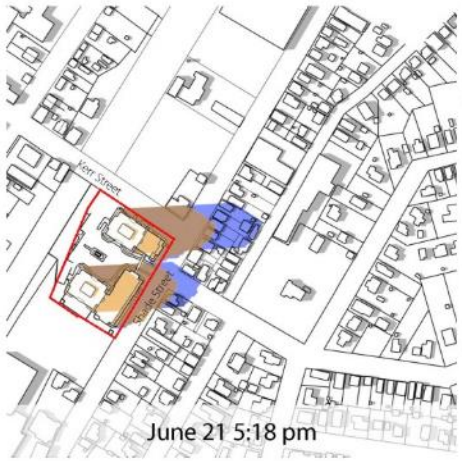

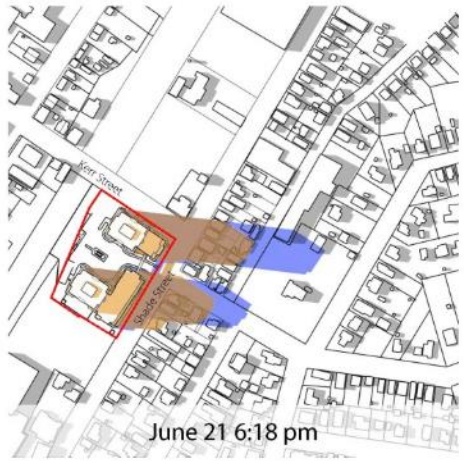

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Shadows

June

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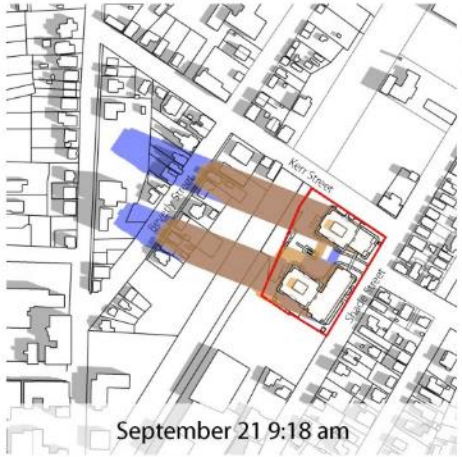

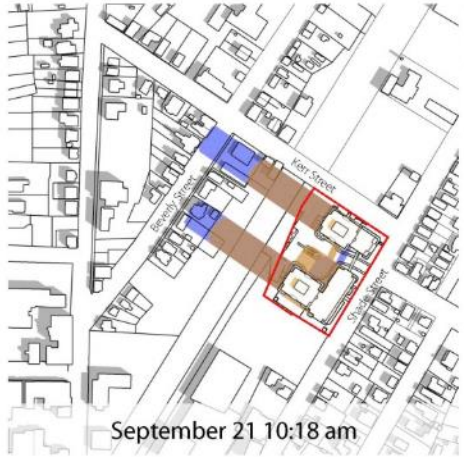

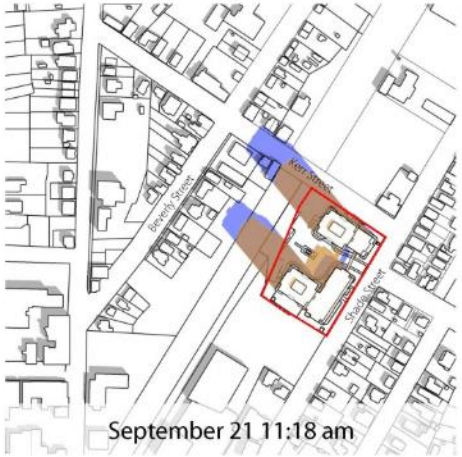

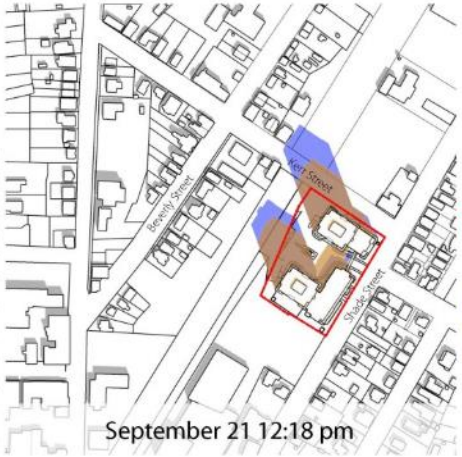

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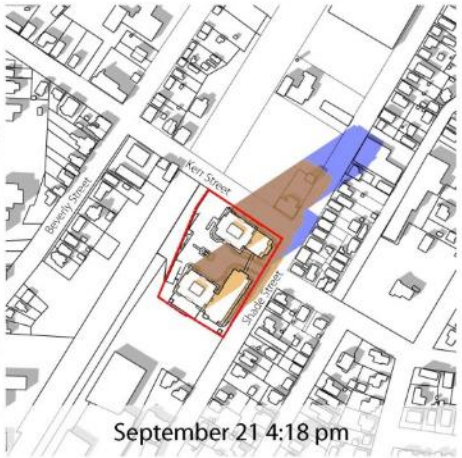

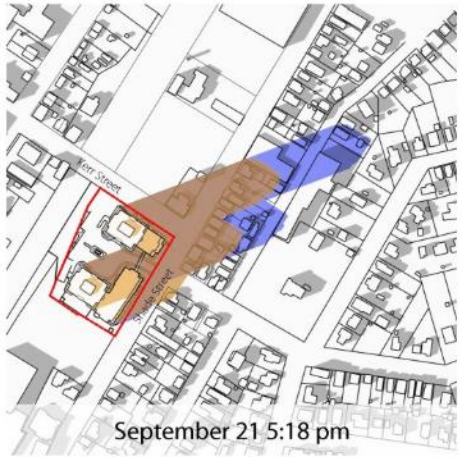

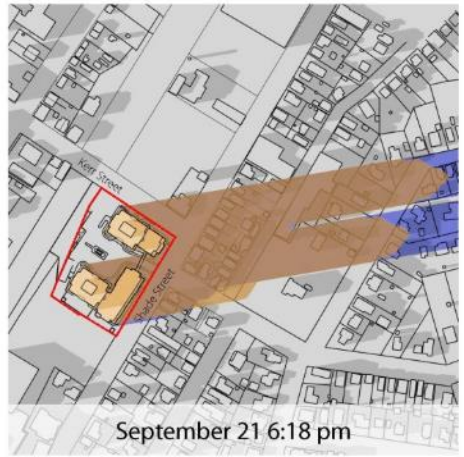

Shadows

September

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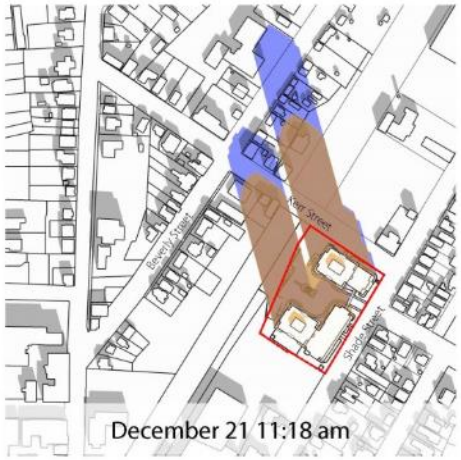
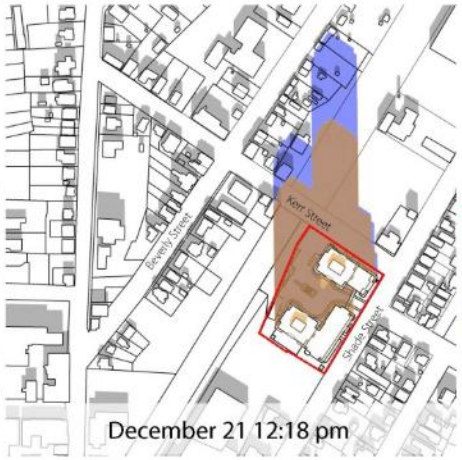
December 21 9:18 am

December 21 10:18 am



December 21 11:18 am



December 21 12:18 pm

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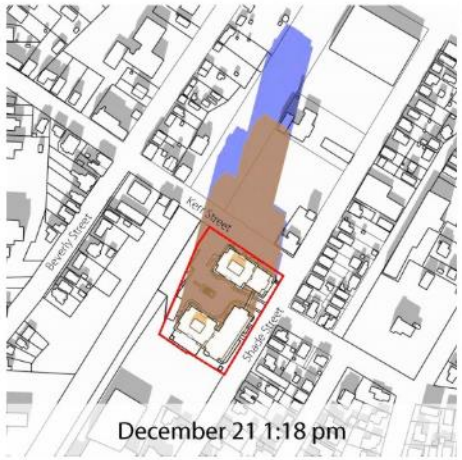

December 21 1:18 pm

December 21 2:18 pm

December 21 3:18 pm

December 21 4:18 pm

Shadows

December

AFTER SUNSET

December 21 5:18 pm

AFTER SUNSET

December 21 6:18 pm

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Improvements

- Height is in keeping with height context of the Downtown
- Reduction in density (approximately 1/3rd less units)
- Reduction in levels of underground parking and overall parking spaces
- Reduction in overall traffic
- Improvements in amenity to tenant ratio
- Improvement in potential shadow impacts; shadows continue to move fast across neighbourhood
- Improvement to the building base vernacular


THANK YOU
Questions?