

55 Kerr Street OR03/19

November 9th, 2021 Special Council Meeting

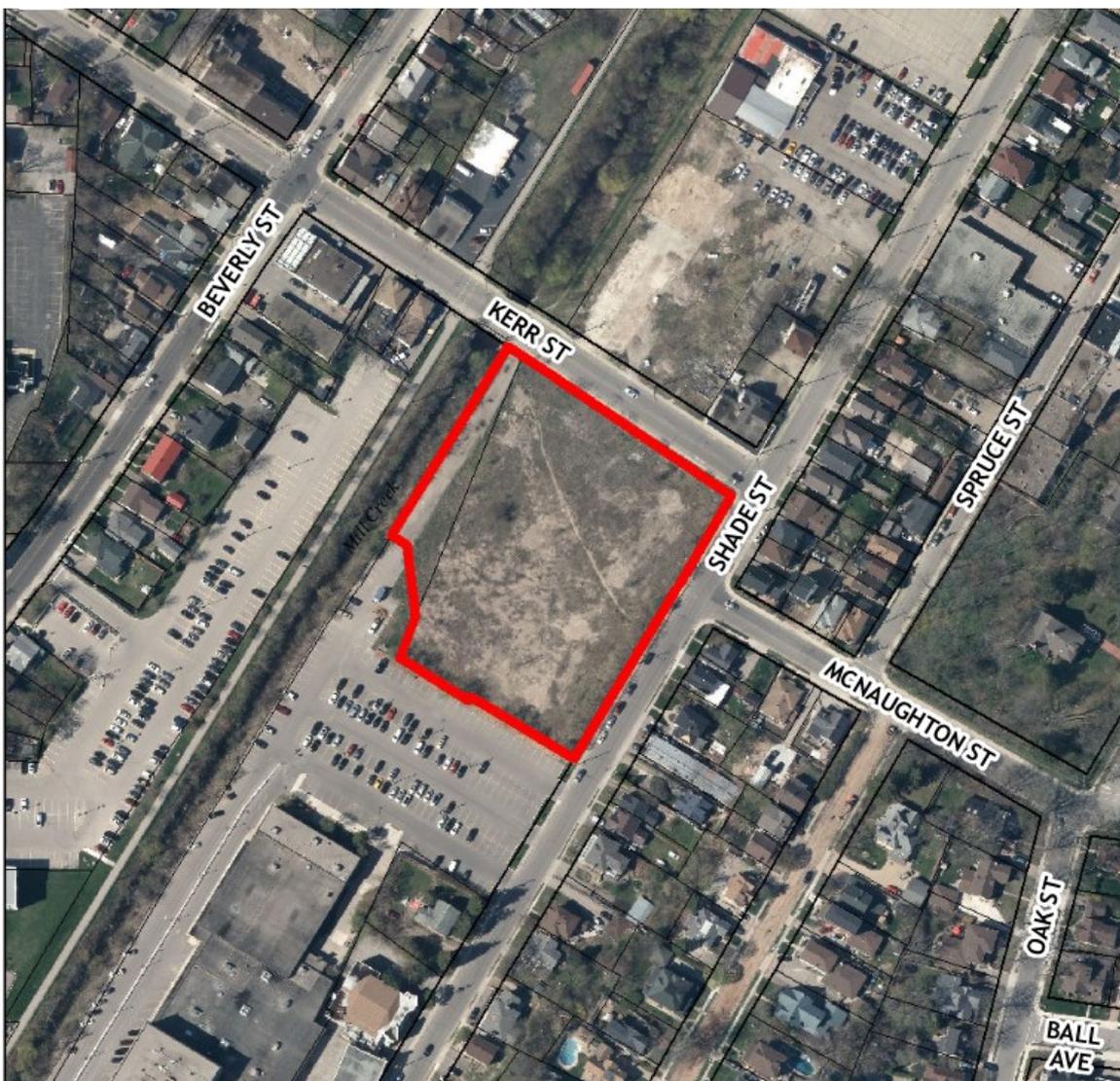
55 Kerr Street– Planning Process

camposm@cambridge.ca



55 Kerr Street – Location

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- Located at the southwest corner of the Kerr Street and Shade Street intersection.
- Located within the Galt Core Area, east of the Grand River.
- Site is currently vacant
 - 10,099 square metres (2.5 acres) in size.

55 Kerr Street – Proposal

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Proposal

- The applicant is proposing to develop two 18 storey residential buildings containing a total of 445 dwelling units (194 units in Building A and 251 units in Building B).
- Building A will also contain 113.9 square metres (1,336 square feet) of at-grade-retail space.
- 410 vehicular parking spaces are proposed within two levels of underground parking. 35 additional spaces are located at grade. A total of 445 parking spaces are provided, which is in compliance with the Zoning By-law.



55 Kerr Street – Proposal

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Proposal Continued..

- The proposal includes a total amenity space (private and common) of 8,342.3 square metres (89,795.77 square feet), which includes:
 - A 9th storey rooftop amenity area in Building B containing a garden and patio space for passive use by residents of both buildings.
- In order to facilitate the development of the proposed residential buildings, an Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) is required.
- The submitted OPA seeks to allow the permission for both residential and commercial uses to be permitted on the ground floor.
 - 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.

55 Kerr Street – Proposal

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Proposal Continued..

- A ZBA is being sought for the proposed development in order to establish site-specific provisions to facilitate the proposed design, including:
 - To permit a maximum density of 496 units per hectare;
 - To permit a total amenity space of 8,341.3 square metres (89,785 square feet) (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.

55 Kerr Street – Concept Plan

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Concept Plan

- Two accesses are proposed from Kerr Street and from Shade Street.
- Proposed retail commercial space located in Building A with frontage onto Kerr Street.
- Two main towers will be 18 storeys in height (54.60 metres).
 - Portion of proposed building fronting onto Shade Street will be 8 storeys in height.



55 Kerr Street – Concept Rendering

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Concept rendering from Shade Street

55 Kerr Street – Considerations

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Considerations:

- Land use compatibility with the surrounding existing development and permitted uses
- Impacts of the proposed increase in height and density
- Appropriateness of the proposed site specific amendments
- Traffic, Servicing, & Urban Design
- Environmental Considerations
- Transportation Considerations
- Consideration of bonusing/community benefits in order to permit increases in height and/or
- Comments received from Council, the public and agency circulation

55 Kerr Street – Recommendation

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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.

CONTACT INFORMATION

Name: Michael Campos

Title: Intermediate Planner

Phone: 519-623-1340 ext. 4264

Email: camposm@cambridge.ca

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