

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 21-077

Being a by-law 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;

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. **AND 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.

ENACTED AND PASSED this 9th day of November, 2021.

MAYOR

CLERK

Purpose and Effect of By-law No. 21-077

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.

Map showing various lots and their zoning designations. The map includes streets: BEVERLY ST, KERR ST, SHADE ST, MCNAUGHTON ST, and SPRUCE ST. A north arrow is in the top left. Lots are color-coded: red for C1RM1, C1M5, C5, C2, C1RM1 S.4.2.56, C1RM1 S.4.2.47, C1RM1 S.4.2.4, and N1; green for OS1; yellow for R5, R4, and R5(CO); and blue for M2, M3, and M3. A scale of 1:1,500 is in the bottom right.

Friday, December 16, 2011 1:10 PM CST