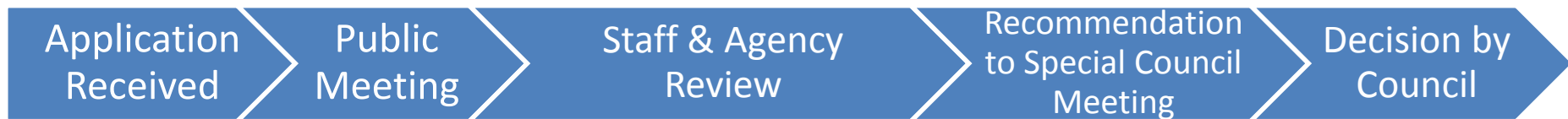


# 55 Kerr Street OR03/19

November 9th, 2021 Special Council Meeting

# 55 Kerr Street– Planning Process

[camposm@cambridge.ca](mailto: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

camposm@cambridge.ca

## 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.

# Concept Plan

- 
- Site Plan**
- Building "A"**  
18 STOREYS  
194 UNITS  
1,237.42 m<sup>2</sup>
- Building "B"**  
18 STOREYS  
251 UNITS  
1,964.82 m<sup>2</sup>
- 35 SPACES**  
MULTI-LEVEL PARKING
- 3.0m Multiuse Trail**
- KERR STREET**
- SHADE STREET**
- Information on this drawing was taken from:**  
PART OF LOTS 1 AND 3, WEST OF BRICK STREET AND SOUTH OF KERR STREET  
LOT 1 AND PART OF LOTS 1, 2 AND 3, NORTH OF KERR STREET AND WEST OF SHADE STREET  
LOTS 1, 2 AND 3, NORTH OF KERR STREET AND WEST OF SHADE STREET  
PLAN 15 AND LOT 15 AND PART OF LOT 15, WEST OF KERR STREET AND SOUTH OF KERR STREET  
BY BRIDGEMAN TAYLOR LAND SURVEYORS  
DATED: May 01, 2018
- Scale: 1:250**
- Notes:**  
1. Accessible parking signs compliant with SCRS  
2. Fire main pipe to be placed on a 45-degree angle facing incoming traffic



# 55 Kerr Street – Concept Rendering

[camposm@cambridge.ca](mailto:camposm@cambridge.ca)



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

camposm@cambridge.ca

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

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