

55 Kerr Street

OR03/19

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Location of Proposed Zoning By-law Amendment



55 Kerr Street

History of OR03/19

- In 2021, Council adopted an OPA and ZBA with site-specific policies and provisions to permit two 18-storey buildings with 445 dwelling units and at-grade commercial.
- The Zoning By-law Amendment included a Holding Provision for a Section 37 Bonus Agreement and a Record of Site Condition.
- The Region did not make a decision on the OPA as additional studies were required by the applicant.

Additions through Amendment

The following **Prohibitions** have been implemented in the proposed By-law

- Prohibition on Geothermal wells
- Prohibition of Engineered Infiltration infrastructure
- Prohibition of Permanent passive or active dewatering infrastructure

The following studies have been requested through the use of **Holding Provisions** in the proposed By-law:

- Archaeological Assessment(s) and Corresponding Ministry Acknowledgement Letter(s)
- Stationary Noise Study
- Hydrogeological Study that includes Vulnerability Assessment and Sensitivity Analysis
- Source Water Protection Potential Contamination Study

Staff Considerations and Recommendation

Considerations:

- Consistency with the Provincial Planning Statement, 2024
- Conformity with the Regional Official Plan and City Official Plan
- Consideration of comments received through the Ontario Ministry's Environmental Registry Public review
- Good Planning

Recommendation:

Planning staff recommends approval of the proposed Zoning By-law Amendment to continue to protect source water and obtain the required studies at the detailed design stage.