

55 KERR STREET  
COUNCIL MEETING  
RECOMMENDATION REPORT FOR OPA AND ZBA  
February 3, 2026



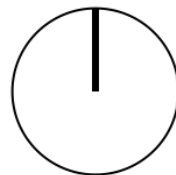
# Site

## 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



# 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



# Current Proposal

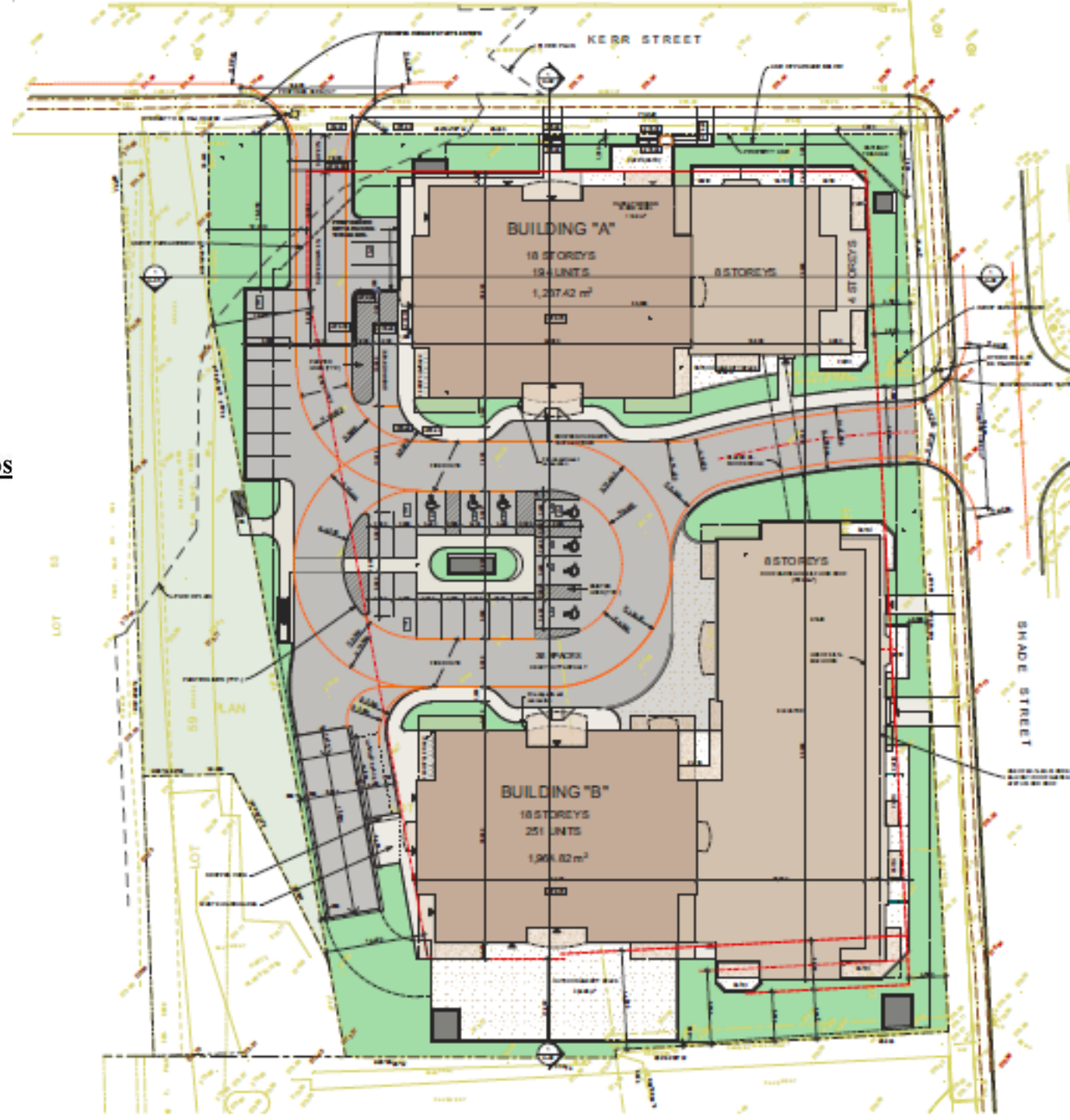


# Current Proposal



# Current Proposal

	<u>Existing Proposal</u>	<u>Revised Propos</u>
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

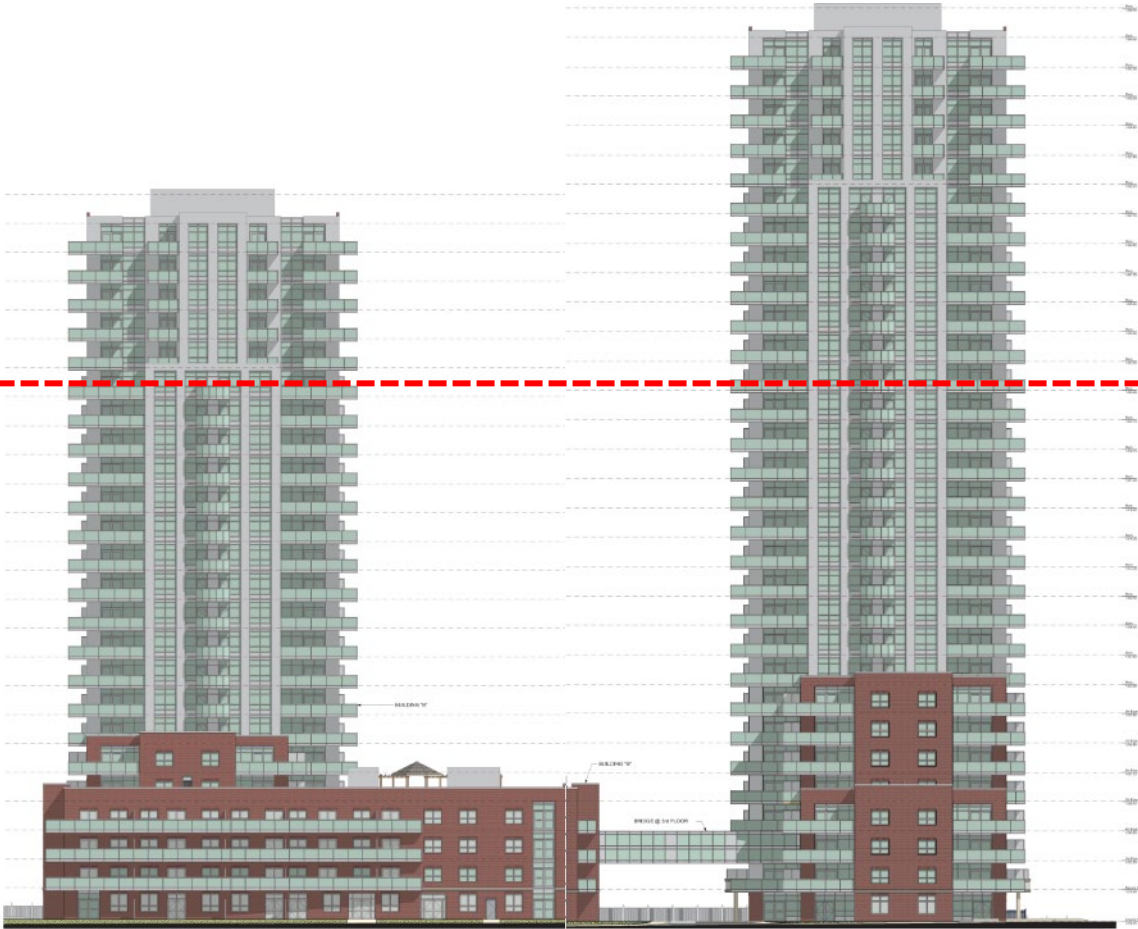


# Current Elevation

- 18 and 18 Storeys



# Comparison

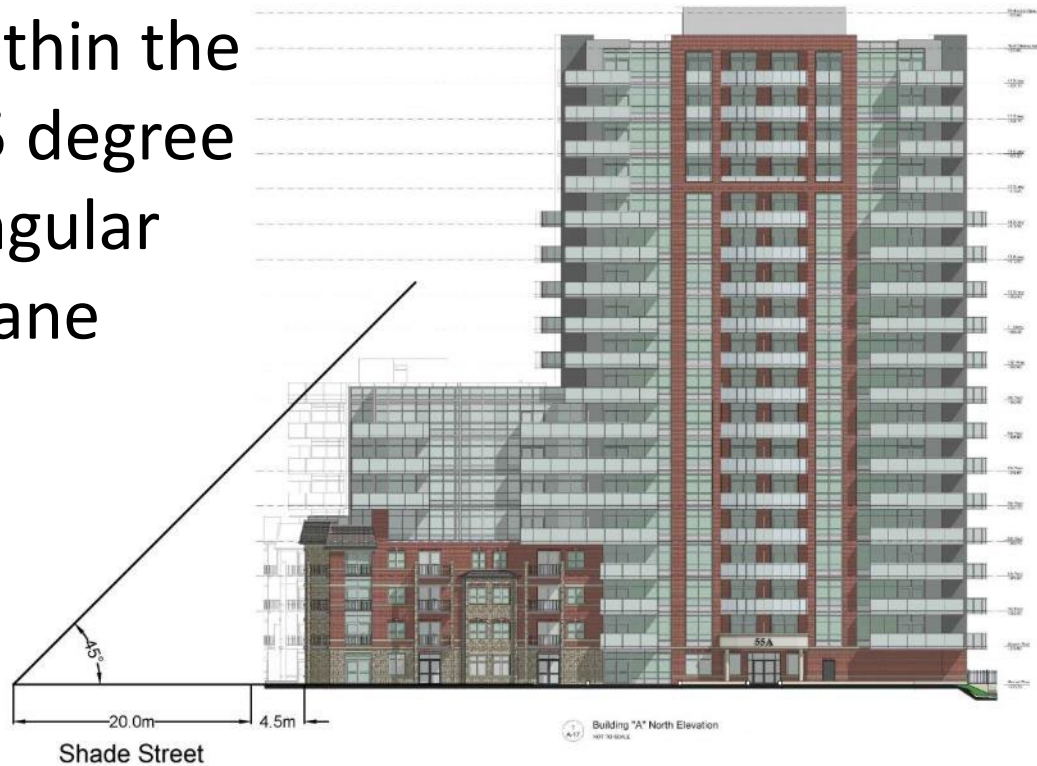


Building 'B' East Elevation  
Scale: 1/8" = 1'-0"

Building 'A' East Elevation  
Scale: 1/8" = 1'-0"

# Transition & Angular Plane

- Podium is within the 45 degree angular plane



- Building A



- Building B

# Viewshed



# Viewshed



# Viewshed

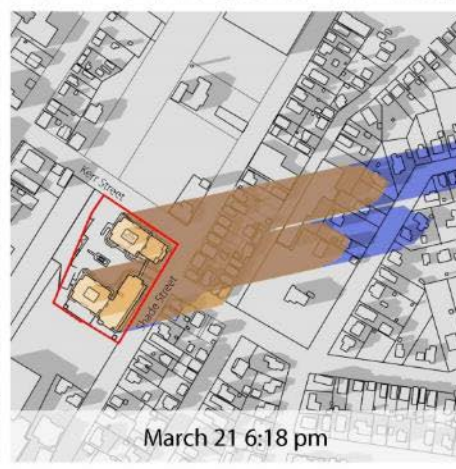
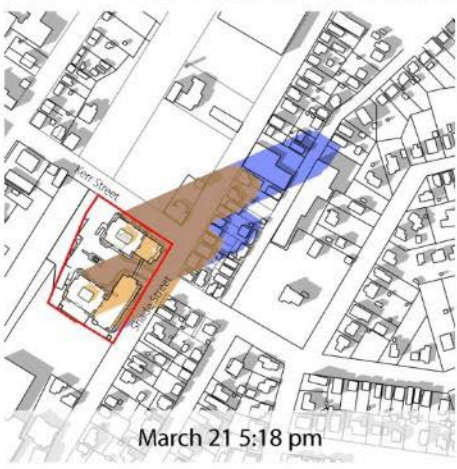
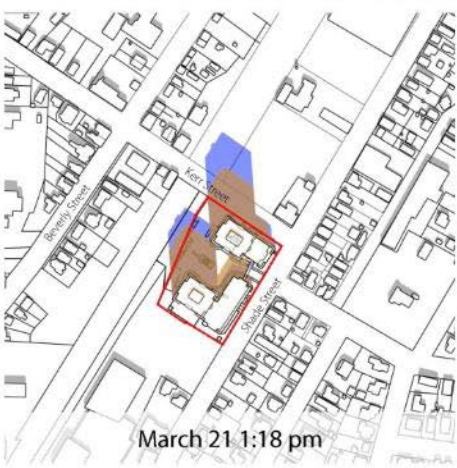
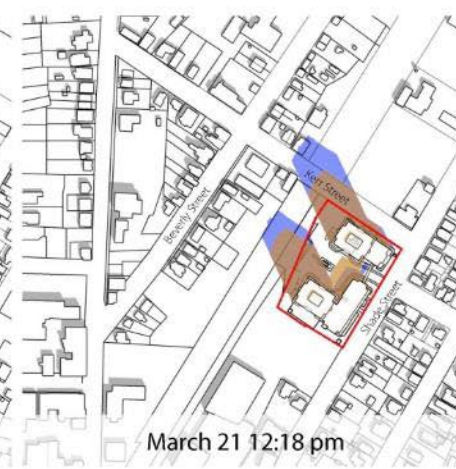
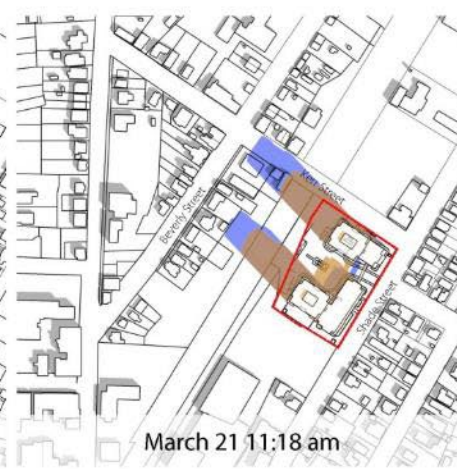
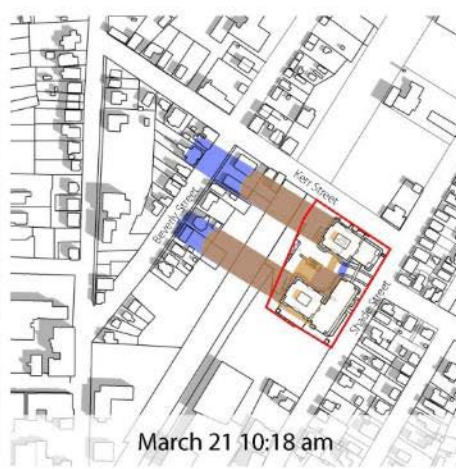
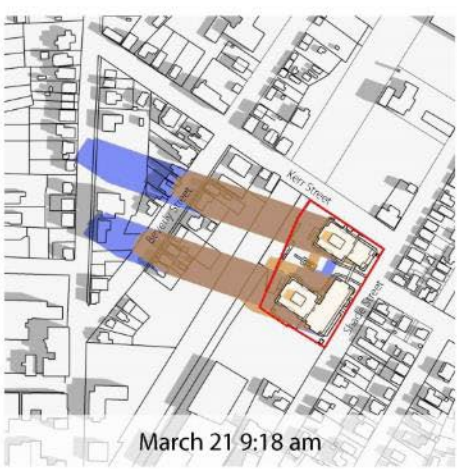


55 KERR STREET  
CAMBRIDGE, ON  
**SHADOW IMPACT STUDY**

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

**LEGEND**

-  SUBJECT LANDS
-  EXISTING SHADOW
-  ORIGINAL SUBMISSION  
PROPOSED SHADOW 24/30 STOREY
-  PROPOSED SHADOW 16/18 STOREY







# Shadows

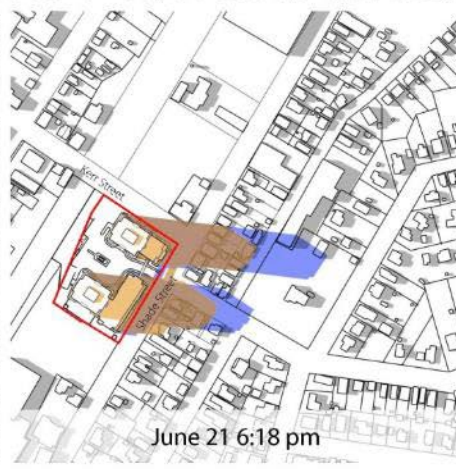
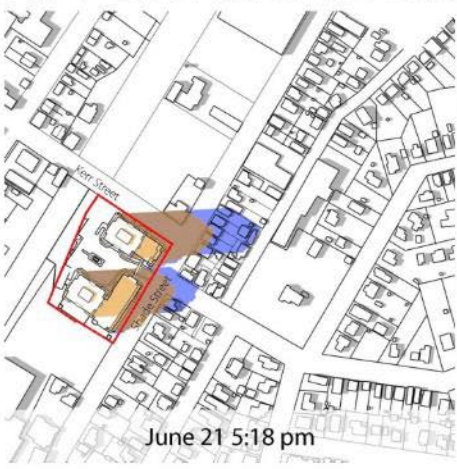
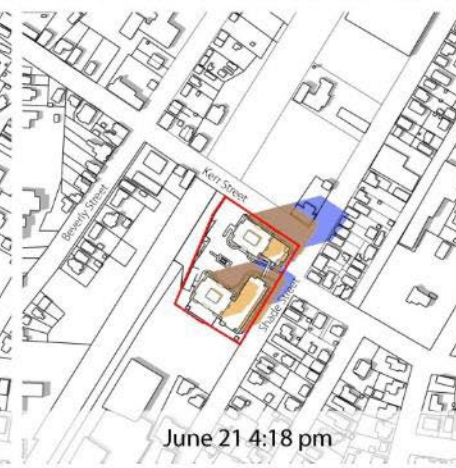
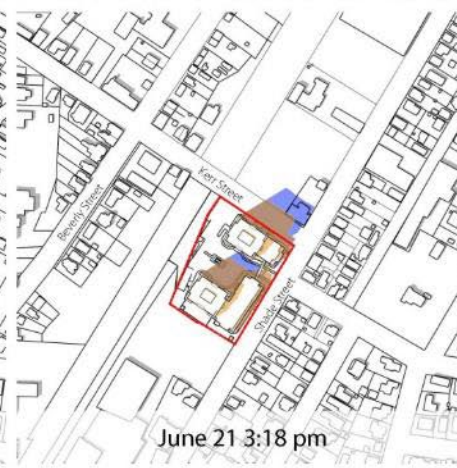
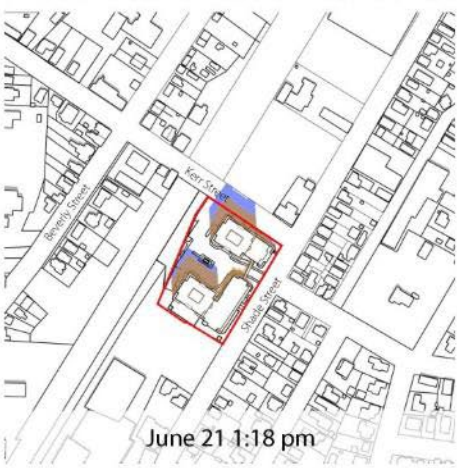
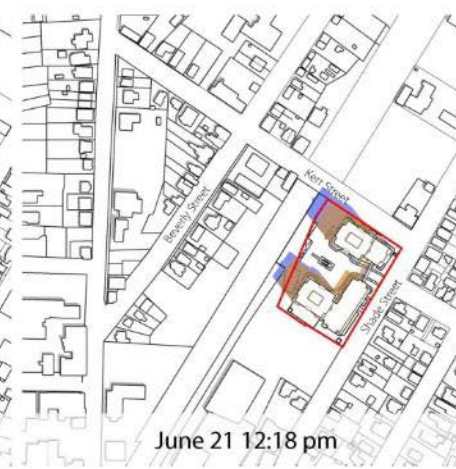
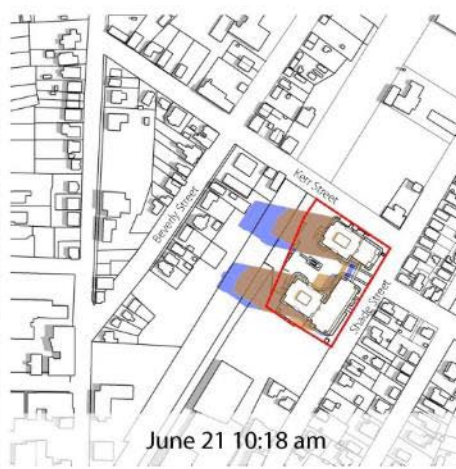
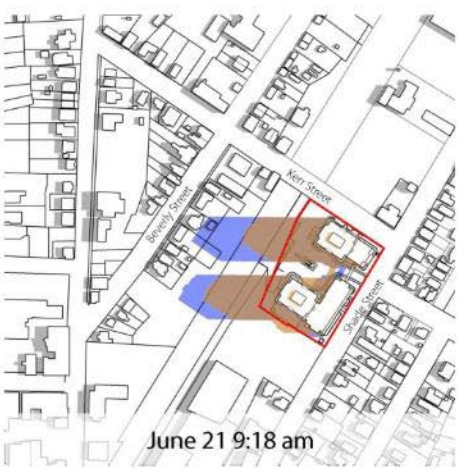
March

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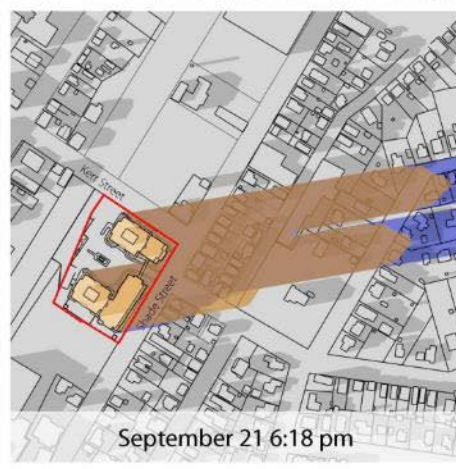
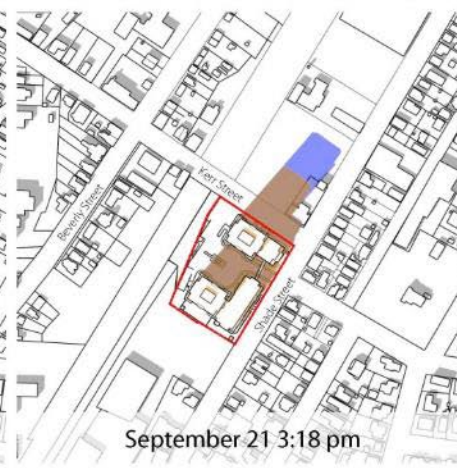
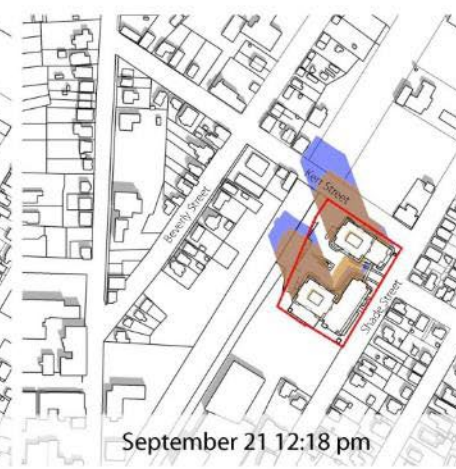
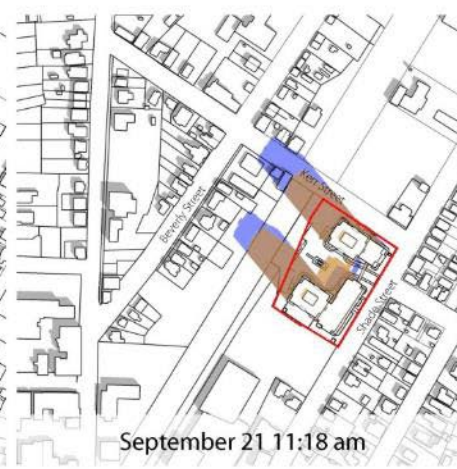
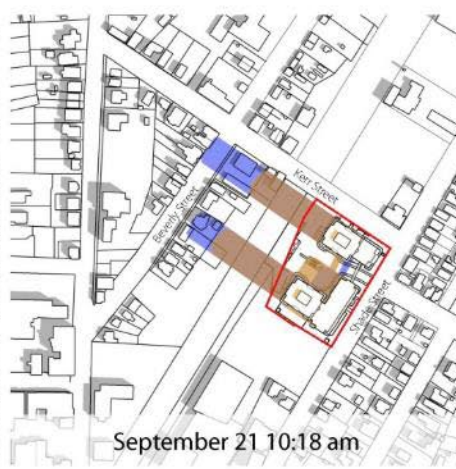
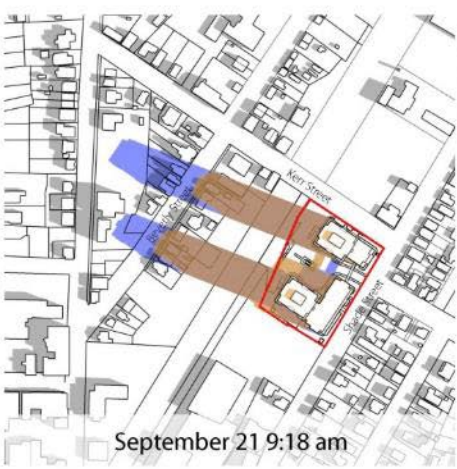
June

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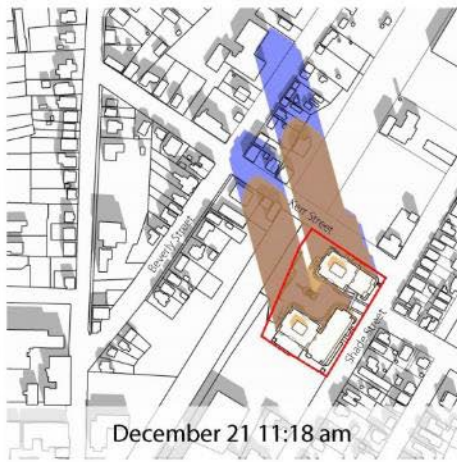
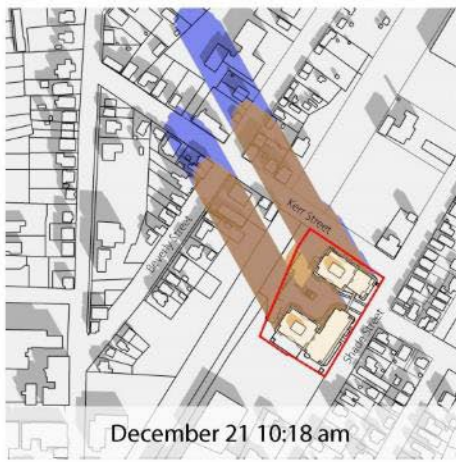
## September

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-  PROPOSED SHADOW 18/18 STOREY



# Shadows

## December

AFTER SUNSET

December 21 5:18 pm

AFTER SUNSET

December 21 6:18 pm



# THANK YOU

Questions?