

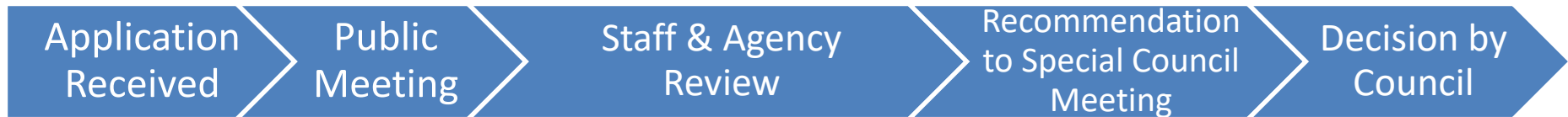
255 King St W
OR07/21

September 28, 2021 Special Council Meeting

Purpose of Meeting

- Formally introduce proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.
- Interested parties are encouraged to contact me for further information and future notification.

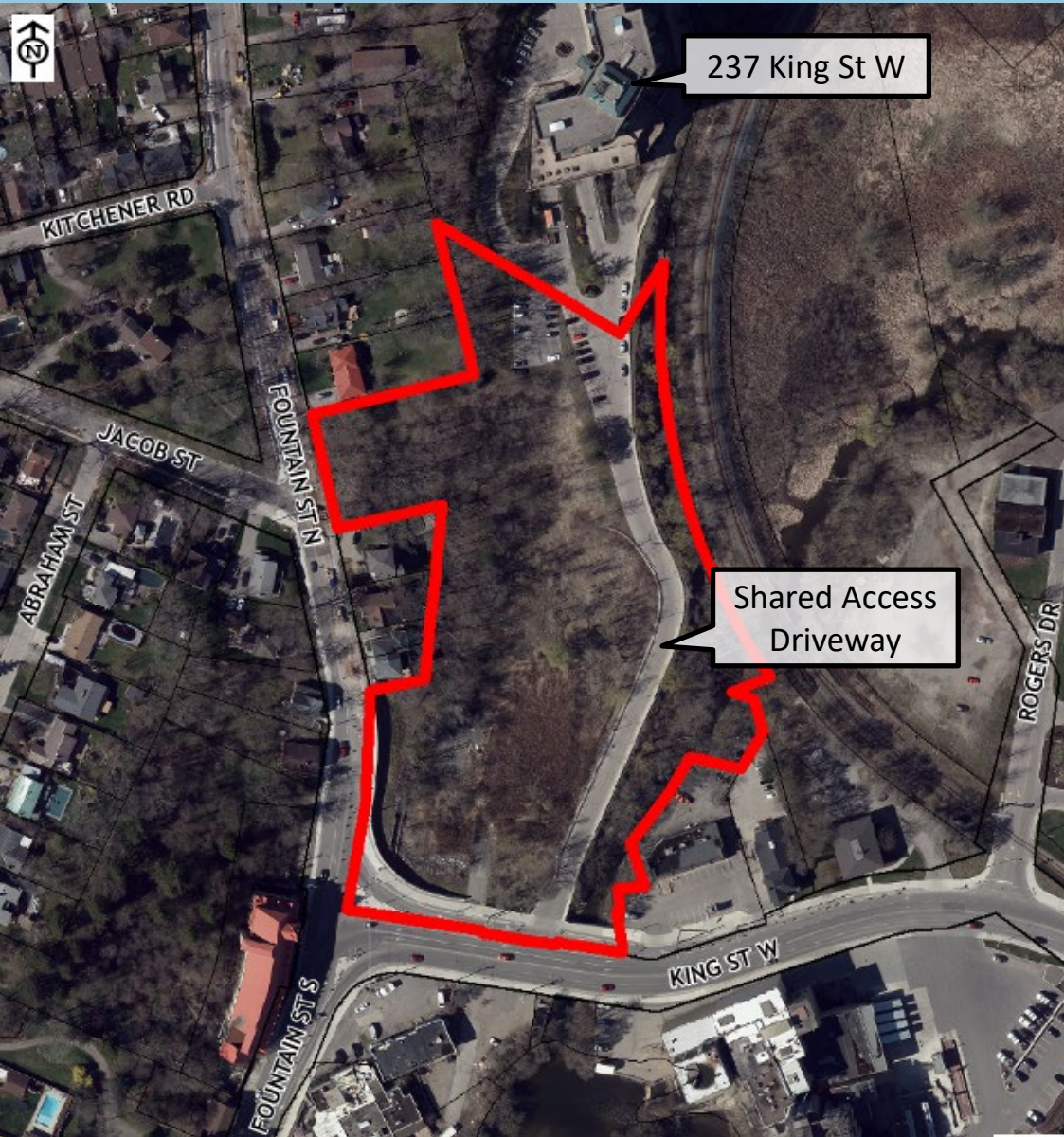
255 King St W
Committee Phone Number: 519-623-1340 x4799
greener@cambridge.ca



Changes to the proposal may change between the public meeting and recommendation to Council.

Anyone interested in staying informed are required to request to be on the mailing list for this application

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- North side of King St W, east of Fountain St N
- Currently vacant, former site of Kress Hotel
- Property is designated Preston Towne Centre Core Area in the Official Plan
- Property has an existing site-specific policy (with 237 King St W) limiting the number of dwelling units to 313 across the two sites

Proposal

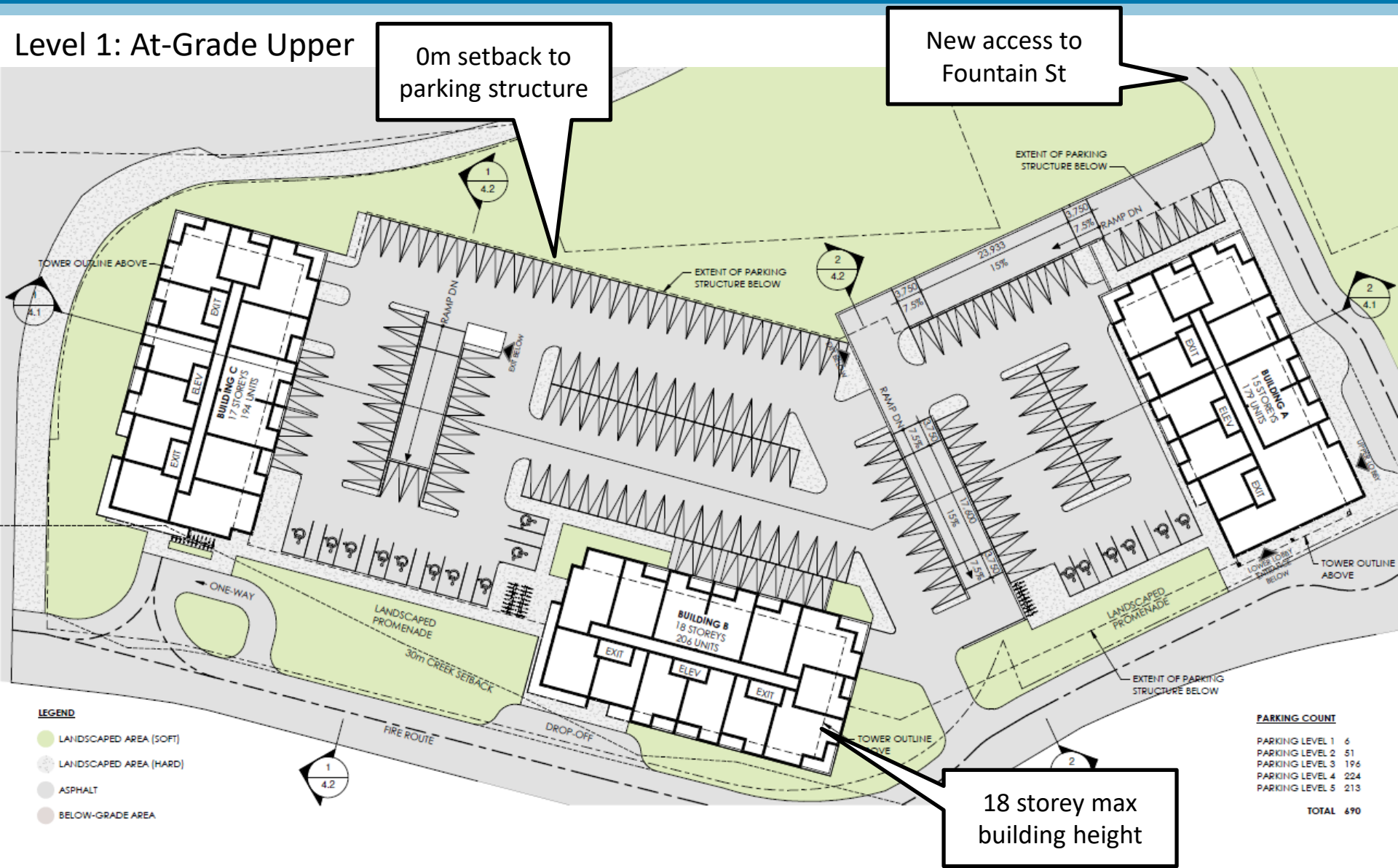
- The applicant is proposing to develop the subject site with 3 towers connected by parking podium with some ground floor commercial area
- The applicant is proposing a maximum of 600 dwellings with a maximum FSI of 2.0
 - Tower A: 15 storeys, 179 units
 - Tower B: 18 storeys, 206 units
 - Tower C: 17 storeys, 194 units
- Proposing a total of 690 residential parking spaces where 750 would be required (difference of 60 spaces)
- Proposing no parking minimums for commercial floor area
- Tenure and provision of affordable housing has not yet been determined

Zoning By-law Amendment

Provision	Required	Proposed
Dwelling units	313	600
Building Height	5 storeys within 30 m of King St	18 storeys
Setback to parking spaces within a parking structure	0m	0m
Residential Parking	1.25/unit (750)	1.15/unit (690)
Commercial Parking (retail)	2.5/100 sq.m.	0

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Level 1: At-Grade Upper

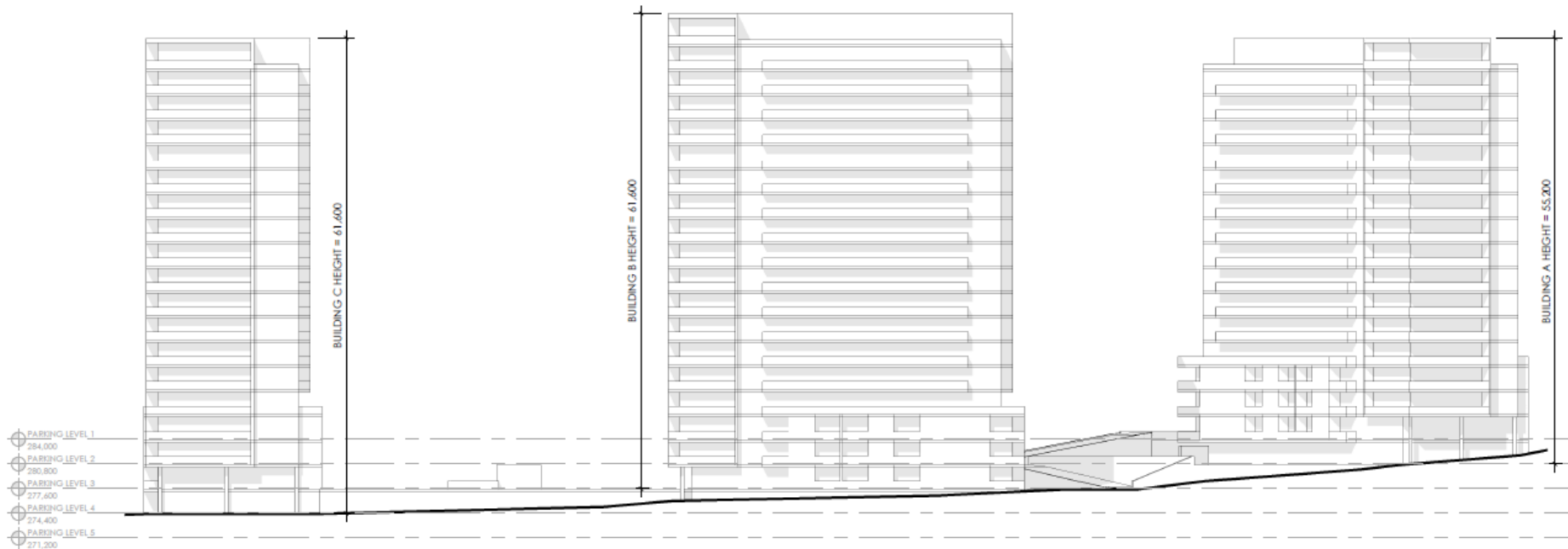


Eastern Elevation

17 Storeys

18 Storeys

15 Storeys



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Aerial



Considerations:

- Compatibility with the surrounding existing development
- Appropriateness of proposed height and density
- Transportation and parking considerations
- Affordable housing
- Heritage considerations
- Urban Design
- Stormwater management
- Record of Site Condition
- Comments received from Council, the public and agency circulation

- THAT report 21-228(CD) be received;
- AND THAT applications OR07/21 for 255 King St W be referred back to staff for a subsequent report and staff recommendation.

CONTACT INFORMATION

Name: Rachel Greene

Title: Senior Planner

Phone: 519-623-1340 ext. 4612

Email: greener@cambridge.ca



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