



## Notes

### 55 Kerr Street – Liaison Committee Meeting No. 1

February 25, 2020  
Secord Room, Cambridge City Hall  
50 Dickson St., Cambridge, On  
6:00 p.m.

**In Attendance:** Councillor Jan Liggett, David Thomson, Frances Seward, Karen Gordon, Richard Thomas, Sarah Chandler, Judy Major-Girardin, Donna Gelinis

**Staff:** Allan Ramsay, Deanne Friess, Adam Ripper, Jason Leach

**Applicant:** Morteza Alabaf, Jonathan Weizel

**Developer Representatives:** Celeste Salvagna, Eldon Theodore

**Regrets:** Robert MacKenzie, John Brum, Melissa Mohr

## ITEMS

Lead

### 1. Introductions

Chair

Councillor Liggett welcomed everyone and advised she will be chairing the meeting. Councillor Liggett notes the reason to establish the neighbourhood liaison committee is to ensure concerns are heard. She explained no decision will be made this evening and encouraged those present to submit comments to City staff after the meeting. Any comments made throughout the meeting are made without prejudice.

### 2. Terms of Reference

Staff

.Allan Ramsay introduced himself and his role on the file. The Terms of Reference as previously circulated were discussed and accepted. A. Ramsay noted the purpose of the meeting is to encourage dialogue. Ground rules were reviewed and A. Ramsay asked committee members to voice their concerns as their comments are important to the process. He advised that this meeting is for feedback on what is liked about the application and the concerns. The second meeting will be held to discuss the changes that were and were not made to the application. A. Ramsay advised that following the second committee meeting there will be a neighbourhood meeting.

### 3. Presentation - Land Use Planning and Decision Making Context

Using a PowerPoint presentation, A. Ramsay explained the review process when a planning application is submitted and the role of the applicant, City Staff, agencies and stakeholders. A. Ramsay explained the decision making process regarding planning applications are with Council and objections to application are then forwarded to the Local Planning Appeal Tribunal.

A. Ramsay explained the planning framework and how it relates to the application for 55 Kerr Street. The Provincial Growth Plan identifies where and how growth should occur and requires municipalities to prepare intensification strategies. The Province, Region and Municipality have a role to play to ensure “Built Up” areas experience an increase of 45% new residential growth. A. Ramsay explained that the Region will be making the boundary for the Major Transit Station Areas (MTSAs) as part of the Official Plan Review. It is anticipated the subject property will be within a 600-800m radius of the proposed stations. MTSAs are expected to have a minimum density of 160 people and jobs per hectare.

A. Ramsay gave an overview of the City Official Plan and Zoning By-law. It was noted that new infill development must meet compatibility requirements such as: density, height, landscaping, setbacks and transportation. Deanne Friess described studies such as the Growth and Intensification Study which will guide future development and redevelopment, and the Building Height Guidelines Study.

A. Ramsay explained the proposed zoning changes for the proposed development. These include:

- Increase maximum density from 250 units per hectare to 587 units per hectare
- Reduce minimum 1 bedroom dwelling unit size from 50 sq. m. to 44.9 sq. m
- Provide a minimum amenity area of 1,577 sq. m. (total) instead of the normal requirement of 20 to 30 sq. m. per unit
- Increase maximum building height from 11 storeys to 24 and 30 storeys

A. Ramsay explained what the proposal complies with. These include:

- 612 parking spaces within 3 levels of underground parking
- Additional 32 parking spaces at grade level

A. Ramsay answered a concern of a resident. The concern was if the neighbourhood would be notified on proposal changes. A. Ramsay explained that if they make changes within the zoning by-law guidelines, the neighbourhood does not have to be



notified. If they change from the zoning guidelines, the neighbourhood would then be notified.

A. Ramsay explained the additional applications required if this application is approved. These include:

- Site Plan Approval
  - Detailed site plan review and approval required. The site plan looks at technical requirements such as engineering (e.g. water and sanitary servicing connections, surface water flow), building locations and design, landscaping, fencing, lighting, garbage removal and parking.
- Building Permit
  - Following site plan approval, the developer can receive a building permit demonstrating building design compliance with the Ontario Building Code.
- Condominium application
  - Following construction, a condominium application to create the individual condominium units and corporation may be approved.

#### 4. Overview of Development Proposal

Applicant

Development proposal discussed during the meeting include:

- 587 units
- Two buildings – 24 storey and 30 storey
- 612 parking spaces with 3 levels of underground parking
- Prepared to make adjustments to height
- Willing to make style changes to the design
- All units have individual amenity spaces that are smaller than the 20-30m<sup>2</sup>. Shared rooftop amenity space.
- 44% of the land is landscaping excluding the parking lot
- Heating and cooling will be a mechanical penthouse on the rooftop

#### 5. Discussion

Group

Issues discussed during the meeting include:

Staff

- The buildings proposed are inappropriate for the neighbourhood and are not compatible with the historical buildings surrounding this area
- Buildings this large in the core will impact the filming opportunities downtown that brings Cambridge business

- Approval of an application with buildings this large could set a dangerous precedence for future development in the downtown area
- There is no giveback to the surrounding community. No greenspace added to the area for existing residence
- The traffic will increase significantly with the amount of units proposed for this development
- Building material and appearance
- Site lines detrimental to downtown as the views will be blocked by the height of these buildings
- The values of the properties in the surrounding area will decrease. Greatest value of the existing properties is the view of downtown
- Small community feel within the neighbourhood and having a large building will compromise that
- Noise of construction within the neighbourhood. Concerns about the construction causing damage to other houses as they are older
- Growth does not have to be within a heritage area
- Official plan explains that it needs to be compatible and these buildings are not compatible
- Schools are overloaded with children currently and bringing in a development that large will crowd the surrounding schools
- With more children in the area and more traffic, there is a concern with children playing in the street
- Shadows from the buildings
- The safety on McNaughton during the winter months as roads do not get plowed as often and the shadows from the buildings may not allow the snow to melt
- Is Cambridge emergency services equipped to be handling larger buildings like the proposed development?
- Will these be ownership or rental units
- For the underground parking, have there been studies done about the bedrock for 3 stories underground?
- There is not enough amenity space
- Rent in the area will go up with this building going in
- The ventilation in the underground parking
- Is this viable in the zoning by-law?
- Need for affordable units
- What could happen if this application gets approved based on the Light Rail Transit (LRT) and the LRT does not get approved for Cambridge?



- Are there any other buildings the developers have done as a reference?
- What would these buildings look like from Kerr and Wellington view? What would they look like from Shade and Oak?

## **6. Next Steps**

Councillor Liggett notes it is important for both sides to work to resolve the issues through open, honest and reasonable dialogue.

A. Ramsay explained next steps which include:

- Prepare for next Neighbourhood Liaison Committee Meeting on March 12 at 6:00 p.m
- City to send the Agenda for the second Committee Meeting by March 2
- City to send the Notes from first meeting by March 2
- Neighbourhood meeting to be confirmed for a date in April
- Scheduling a Report to Planning and Development Committee/City Council which will depend on the nature of any revisions to the proposal from the Applicant

Meeting adjourned at 8:00 pm