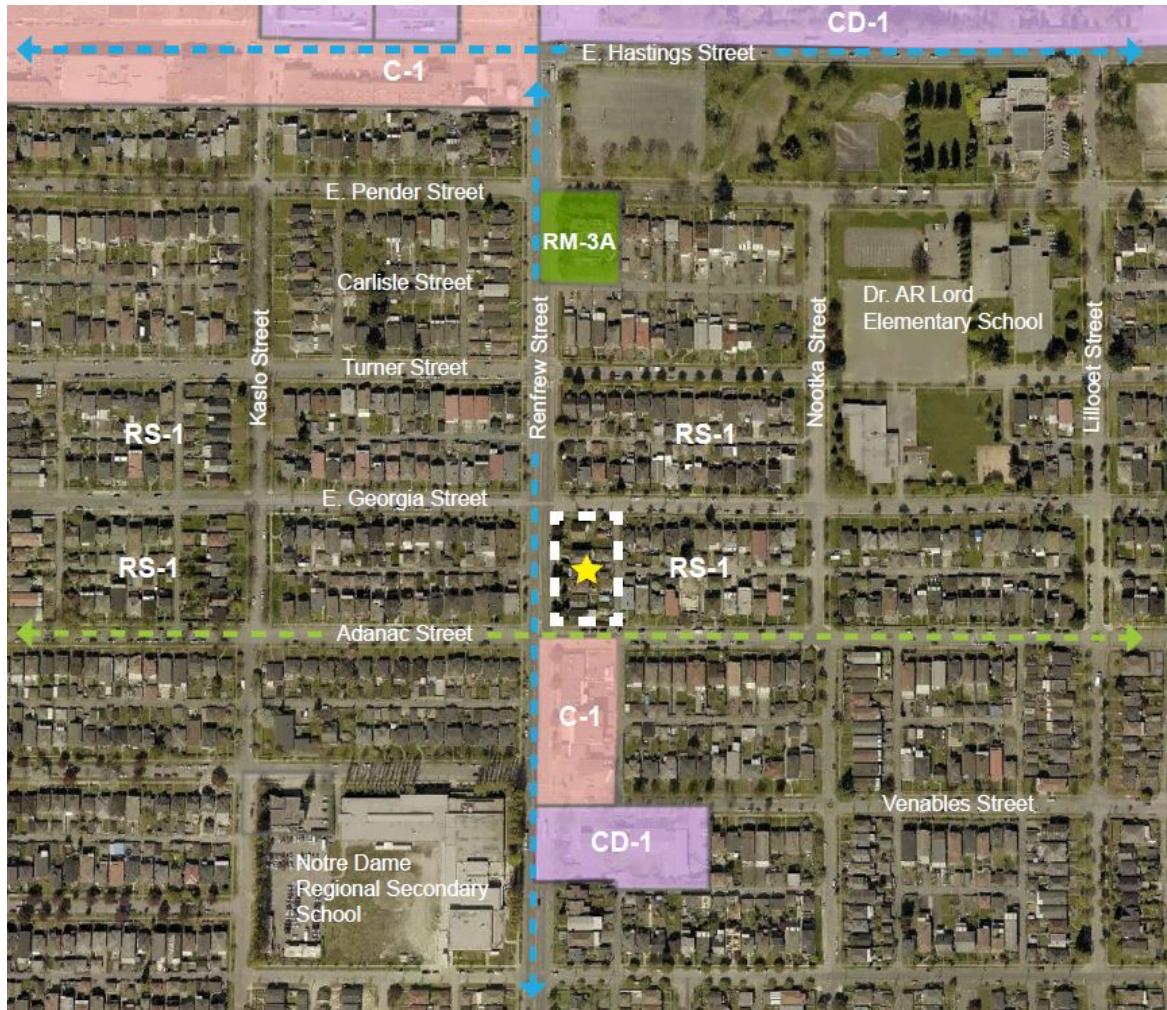




CD-1 Rezoning: 708-796 Renfrew Street

PUBLIC HEARING – JUNE 11, 2019

Site Context



- Zoned RS-1
- Originally developed with 7 SFD's
- Predominantly RS-1 to the north, west and east
- C-1 to the south
- E. Hastings St. approx. 500 m to the north

Site Context



Site Area:

- 2,392 sq. m
(25,756 sq. ft)

Frontage:

- 70 m (230 ft.)

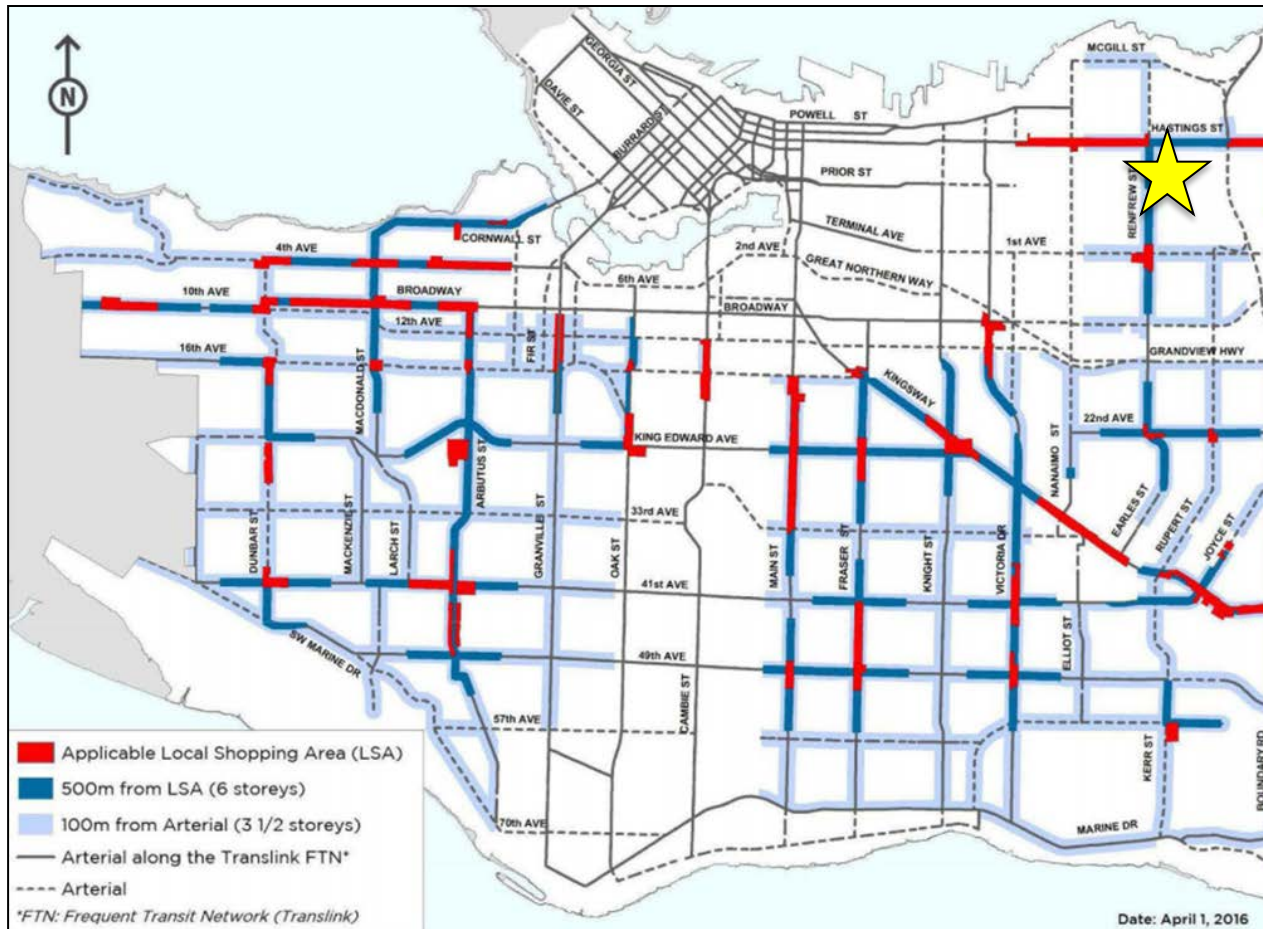
Depth:

- 34 m (111 ft.)

Slope:

- Site slopes in two directions

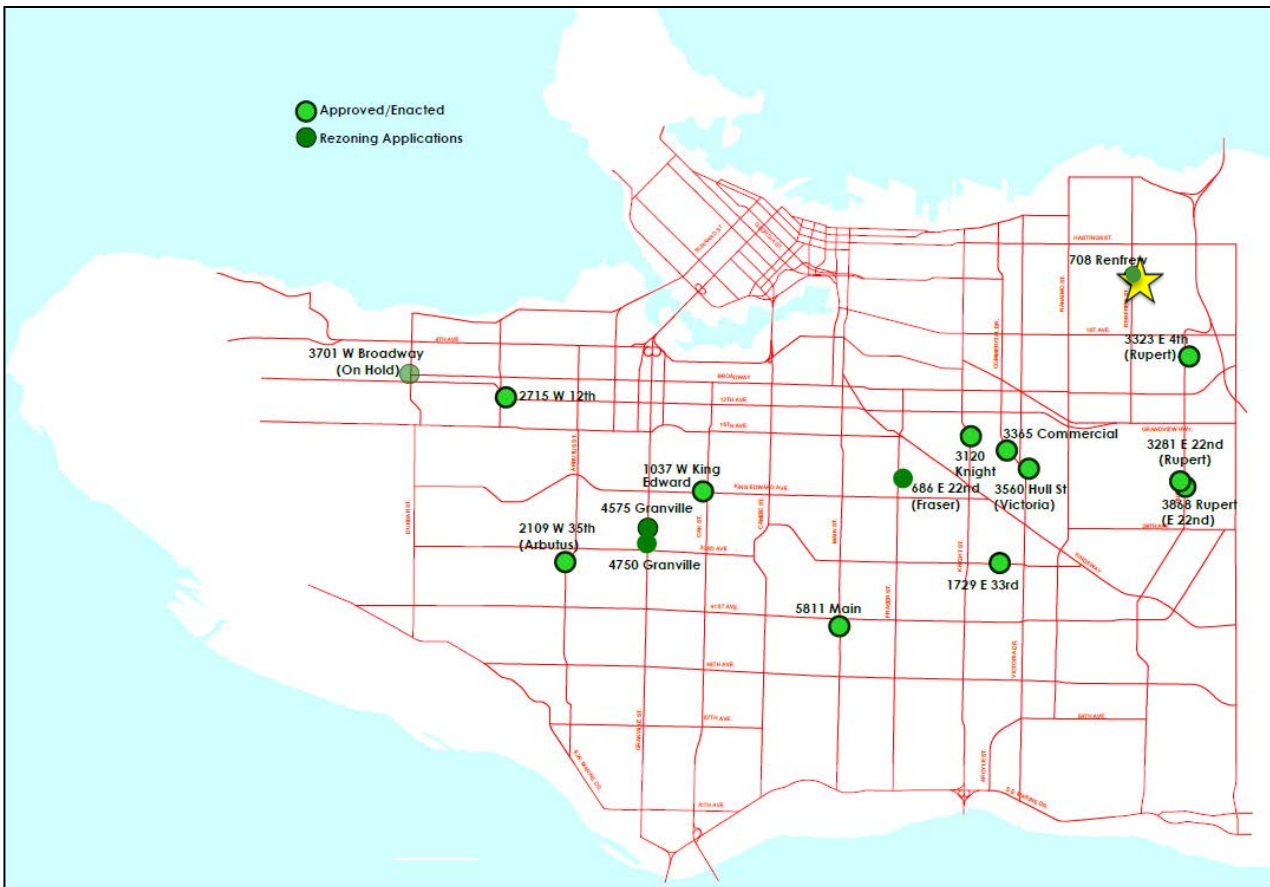
Rezoning Policy



Affordable Housing Choices (AHC) Interim Rezoning Policy

- Approved by Council in 2012; amended in 2018
- June 30, 2019 deadline
- Additional height and density to support new housing near transit and services

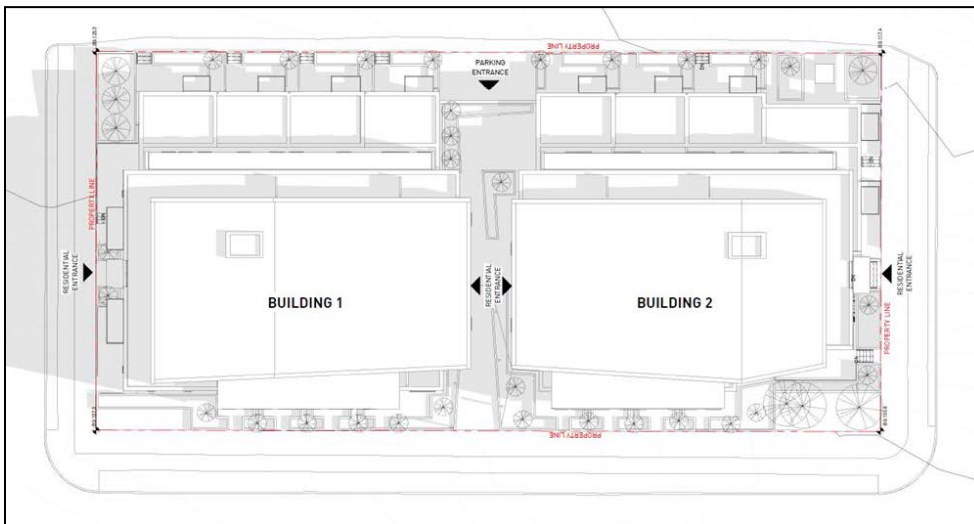
Rezoning Policy



Affordable Housing Choices (AHC) Interim Rezoning Policy

- 11 approved projects
- 4 applications in-stream
- Currently under review along with Rental 100

Rezoning Application (Revised) – October 3, 2018



Two Five - Storey Rental Buildings

- 73 rental units
- 38% family units

Density

- 2.07 FSR

Floor Area

- 4,953 sq. m (53,315 sq. ft)

Maximum Height

- 16.3 m (53.5 ft.)

Proposed Rental Rates

Project Proposal: Rents, Unit Counts, and DCL Information

	No. units proposed	Proposed average unit rent	DCL By-Law Maximum Averages - Eastside	Household Income Ranges ¹
Studio	30	\$1,607	\$1,607	\$60,000 - \$69,999
1-bed	15	\$1,869	\$1,869	\$70,000 - \$79,999
2-bed	19	\$2,457	\$2,457	\$90,000 – \$99,999
3-bed	9	\$3,235	\$3,235	\$125,000 - \$149,999

As per Statistics Canada, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

- A total of 73 rental units are proposed
- DCL Bylaw – Project as proposed meets waiver criteria

Tenant Relocation and Protection Policy



- Tenant Relocation and Protection Policy does not apply to redevelopment of single family dwellings, secondary suites or lane-way homes
- 7 lot assembly by owner
- Site contains 12 rental units with 35 tenants
- No TRP rezoning condition required

Pre-application Open House

October 3, 2017
27 people attended

City-Hosted Open House (Original Application)

April 5, 2018
72 people attended

City-Hosted Open House (Revised Rezoning Application)

December 10, 2018
175 people attended

Project Revisions



**Original Rezoning
Application**



**Revised Rezoning
Application**

Public Feedback: Second Open House (Revised Application) - December 10, 2018



Feedback:

- **Support:** rental housing, neighbourhood fit and location, building design
- **Concern:** height/density, shadowing, traffic/parking, demolition of SFD homes and neighbourhood fit
- **Other:** loss of commercial and reduction in density in revised application

Project Revisions



**Original Rezoning
Application**



**Revised Rezoning
Application**



Conclusion



CD-1 Rezoning: 708-796 Renfrew Street

PUBLIC HEARING – JUNE 11, 2019