

SUMMARY AND RECOMMENDATION

6. REZONING: 708-796 Renfrew Street

Summary: To rezone 708-796 Renfrew Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of two five-storey residential buildings with 73 rental units. A height of 16.3 metres (53.5 feet) and a floor space ratio (FSR) of 2.07 are proposed.

Applicant: GBL Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of May 14, 2019.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by GBL Architects on behalf of Bains Holding Group Inc., the registered owner, to rezone 708-796 Renfrew Street [*Lots 1 to 7, of Lot 82, Town Of Hastings Suburban Lands Plan 2688; PIDs 013-548-263, 013-548-271, 013-548-298, 013-548-310, 013-548-328, 013-548-336 and 013-243-993 respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.60 to 2.07 and the building height from 10.7 m (35.1 ft.) to 16.3 m (53.5 ft.) to permit the development of two five-storey residential buildings with 73 rental units, generally as presented in Appendix A of the Policy Report dated April 30, 2019, entitled "CD-1 Rezoning: 708-796 Renfrew Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects and received on October 3, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Policy Report.

B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated April 30, 2019, entitled "CD-1 Rezoning: 708-796 Renfrew Street".

C. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report, dated April 30, 2019, entitled "CD-1 Rezoning: 708-796 Renfrew Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing

Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

D. THAT A through C be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ – 708-796 Renfrew Street]