

SUMMARY AND RECOMMENDATION

2. REZONING: 2603-2655 Renfrew Street

Summary: To rezone 2603-2655 Renfrew Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey mixed-use building containing commercial uses at grade and 82 secured rental residential units with 20 per cent of the residential floor area secured as moderate income units. A building height of 25.8 metres (84.5 feet) and a floor space ratio (FSR) of 3.54 are proposed.

Applicant: Wensley Architecture Ltd.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 5, 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 Wensley Architecture Ltd. on behalf of Renfrew & East 10th Nominee Inc. (BC 1089647) (Molnar Group) to rezone 2603-2655 Renfrew Street [*Lots 14-18, all of Block 3 South ½ of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 005-012-155, 014-065-495, 003-067-408, 014-065-517, and 010-867-945 respectively*] from RS-1 (Single-family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 3.54 and the building height from 10.70 m (35.0 ft.) to 25.8 m (84.5 ft.) to permit the development of a seven-storey mixed-use building with commercial uses at grade and 82 secured rental housing units with 20 per cent of the residential floor area being secured as moderate income units under the Moderate Income Rental Housing Pilot Program, generally as presented in Appendix A of the Policy Report dated October 22, 2019, entitled "CD-1 Rezoning: 2603-2655 Renfrew Street" and in the memorandum dated December 3, 2019, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Wensley Architecture Ltd. and received on April 9, 2019, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report, dated October 22, 2019, entitled "CD-1 Rezoning: 2603-2655 Renfrew Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning 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 Planning, Urban Design and Sustainability, recognizing that a DCL waiver is being sought by the applicant on the residential portion of the project which intends to qualify as “for-profit affordable rental housing”.

- C. 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 October 22, 2019, entitled “CD-1 Rezoning: 2603-2655 Renfrew Street”.
- D. THAT, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated October 22, 2019, entitled “CD-1 Rezoning: 2603-2655 Renfrew Street”, be approved.
- E. 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 Noise Control By-law, generally as set out in Appendix C of the Policy Report dated October 22, 2019, entitled “CD-1 Rezoning: 2603-2655 Renfrew Street”.
- F. THAT A through E 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 – 2603-2655 Renfrew Street]