

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 2406-2484 Renfrew Street

Summary: To rezone 2406-2484 Renfrew Street from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 14-storey mixed-use building, and a six-storey residential building containing a total of 180 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units. A building height of 48.6 m (159 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 4.10 are proposed.

Applicant: Studio One Architecture Inc.

Referral: This relates to the report entitled "CD-1 Rezoning: 2406-2484 Renfrew Street", dated February 15, 2022, ("Report"), referred to Public Hearing at the Council Meeting of March 1, 2022.

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 Studio One Architecture Inc., on behalf of 2406 Renfrew Development (BT) Ltd., the registered owners of the lands located at:
- 2406-2460 Renfrew Street [*Lots 1 to 6 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 014-681-846, 012-148-091, 014-681-889, 014-681-901, 011-349-026 and 014-681-935 respectively*];
 - 2484 Renfrew Street [*Lots 7 to 8 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; and Lot 9 Except (A) Part in Reference Plan 9803 and (B) Part in Explanatory Plan 9804, Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 013-728-334, 013-728-407 and 013-728-679 respectively*];

to rezone the lands from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 4.10 and increase the building height from 10.7 m (35 ft.) to 48.6 m (159 ft.) to permit the development of a 14-storey mixed-use building, and a maximum of 52.2 m (171 ft.) to accommodate a partial 15th-floor rooftop amenity area, and a six-storey residential building containing a total of 180 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, under the *Moderate Income Rental Housing Pilot Program* ("MIRHP Program"), generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received October 7, 2021, 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 Report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment 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 Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- F. THAT Recommendations 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.

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