

Applicant Submission



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LAND USE REDESIGNATION – APPLICANT SUBMISSION

Project Name: RENFREW MULTIFAMILY

Project Address: 928 Renfrew Dr. NE

The subject parcel is situated at 928 RENFREW DR NE, and currently falls under R-C2 land use district. The lot to the East across the lane is R-CG and to the West across Renfrew DR NE is M-C1. The property line is bordered by R-C2 lot to the North and the South. In terms of building typology, there are single-family, semi-detached and townhouses around the subject site.

Based on the context and as per Client directive (5-units with secondary suites) can be attained under RC-G density. However, building depth and distance between buildings is bit challenging due to shape of the lot (narrower at front, wider at rear). A pre-app with City indicated that MC-G with density modifier is possible. As such, the application requesting redesignation of the subject site as M-CG (Multi- Residential Contextual Grade) with density modifier for redeveloping the site with five primary units with five secondary suites was submitted.

However, due to concerns expressed by neighbors and as per DTR comments received, the Applicant, in collaboration with the client, enlisted the services of Mr. Rick Grol to facilitate and mediate the community engagement process. To further discuss the proposed design and address community concerns, a joint meeting took place at Sphere's office on Monday, Sep 18, 2023 and was attended by Mr. Mike Borkristl, the consultant representing the neighbors, and Mr. Rick Grol representing our Client. It was mutually agreed upon to revise the land-use application to R-CG as the proposed design meets the parking and height requirements per R-CG and addresses the unique characteristics of our subject site.

The proposed multifamily development is geared towards families by providing combination of three-bedroom units and two-bedroom + study units with ample amenity spaces including at-grade patios and barbecue areas. Private garbage collection with dedicated area for rollout bins is also proposed. The proposed building mass adapts to the site context and the parcel's irregular shape. Sustainability initiatives like rough-ins for EV charging and solar power will be provided.

The redevelopment project will be a good addition to the neighborhood and an enhancement of the residential context in the vicinity by endorsing the MDP objective of the densification of urban areas. The street elevations will adapt durable materials that complement the street and surrounding area, and feature façade articulation with design elements as per bylaw.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mann', is written over a horizontal line.

Harpunit Mann