

Community Association Response

2025 April 27

Re: Development Permit DP2024-07311 & LOC2024-0259 – 956 Radnor Avenue NE

On behalf of the Planning and Development Committee for Renfrew, I'm writing to provide our comments on the proposed development at 956 Radnor Avenue NE.

This site is of significant interest and sensitivity within our community. As the location of a former church and the subject of a previous proposal for a six-storey apartment building — which was met with strong opposition and ultimately rejected — the future of this property continues to draw attention from residents. With this context in mind, we appreciate that the current proposal reflects a more balanced and contextually appropriate approach to redevelopment.

We are pleased to see that the development has been scaled down from the previous version and that it aligns more closely with the character and scale of the surrounding neighbourhood. The inclusion of individual, ground-level entrances for each unit is especially welcome, as it supports neighbourly interactions and a more vibrant, human-scale streetscape.

That said, we do wish to note that this development is currently **not permitted under the existing land use zoning**, and the application is therefore contingent on a successful rezoning. Some committee members expressed concern that the proposed density, while a step in the right direction toward "missing middle" housing, may still be too intensive for the site as currently zoned. While we support thoughtful densification, we believe it's important to flag this for consideration, particularly in the context of the site's history and its location within a primarily low-density residential block.

The site's proximity to amenities — including schools, parks, and the Max Orange rapid transit line — does make it a suitable candidate for additional density, provided it is done in a way that aligns with both community context and citywide planning goals.

Some Committee members did raise concerns about the potential impact on parking availability, though we acknowledge that on-street parking is accessible and understand that reduced on-site parking is in line with current city policy and mobility goals.

Finally, we'd like to commend the overall design and landscaping plan. The site layout feels thoughtful and well-proportioned, with good attention to both livability and the integration of green space.

We appreciate the opportunity to provide feedback and look forward to seeing how this development contributes to the continued evolution of our neighbourhood.

Sincerely,

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