

# NOTICE OF PUBLIC HEARING

January 7, 2020

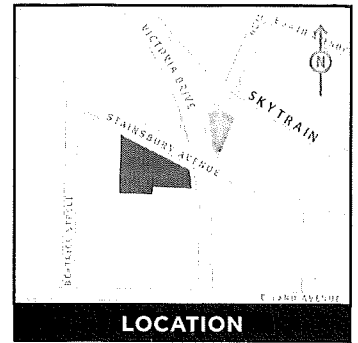
## 1956-1990 Stainsbury Avenue

Vancouver City Council will hold a Public Hearing on:

**Tuesday, January 21, 2020 at 6 pm**  
**Vancouver City Hall, 453 West 12th Avenue,**  
**Third Floor, Council Chamber**



PROPOSED DEVELOPMENT



LOCATION

Council will consider amendments to the Zoning and Development By-law. If approved, the zoning would change from RS-1A (One-Family Dwelling) District to CD-1 (Comprehensive Development) District.

The proposal is to develop a five-storey residential building that includes:

- 80 secured rental housing units, with a minimum of 20% of the residential floor area permanently secured as moderate income units;
- a total floor area of 5,715 sq. m (61,518 sq. ft.);
- a floor space ratio (FSR) of 2.67;
- a building height of 18 m (59.2 ft.); and
- one underground parking level with 30 vehicle spaces and 190 bicycle stalls.

### SUBMIT PUBLIC HEARING COMMENTS:

**Email:** [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

**Mail:** City of Vancouver, City Clerk's Office,  
453 West 12th Avenue, Third Floor,  
Vancouver, BC V5Y 1V4

**All submitted comments will be distributed to Council and posted on the City's website.**

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

Starting at 8:30 am, Friday, January 10, 2020 until 5 pm on Tuesday, January 21, 2020

**Email:** [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

**Phone:** 604-829-4238

**In Person:** from 5:30 - 6 pm on the day of the Public Hearing

### Read the draft by-law:

Available starting Friday, January 10, 2020 at Vancouver City Hall, City Clerk's Office, 453 West 12th Avenue, Third Floor

**Watch the Public Hearing live online:**  
[vancouver.ca/councilvideo](http://vancouver.ca/councilvideo)

### Follow:

[vancouver.ca/speaker-wait-times](http://vancouver.ca/speaker-wait-times)  
@VanCityClerk on Twitter

### Review the Public Hearing minutes:

[vancouver.ca/councilmeetings](http://vancouver.ca/councilmeetings)  
(approximately two business days after meeting)

**Information:** [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

**More information on this proposal:**  
[vancouver.ca/rezapps](http://vancouver.ca/rezapps)



To: CLR DOMINATO FROM: NATHAN DAULDOWISZ

① I'm sure you are not aware of the 1980's promise by the SkyTrain builders to provide a "future" station at the VICTORIA-COMMERCIAL DIVERSION (about 19/20th Avenues). WITH ALL THESE NEW Developments in the area and the Trout Lake Community Centre we need this station NOW.

City of Vancouver staff are not aware of many promises and other proposals from the 1980's/90's so on many items coming in front of City Council you are not given all the information

② MOTI announced pilot program for e-scooters the deadline is Jan 31/20 for cities to apply and then they can submit a complete application by March/20. Vancouver should submit application together with all MVRD cities so as to have e-scooters service in all cities in MVRD → P.T.O

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There is ~~now~~ only one City Council meeting in Jan 2020 today so Council has to give direction to staff to apply and you can bring it up to the MVRD at the Jan 31/2020 Board meeting.

The press release from MOTI was dated Friday Jan 17, 2020

Thanks For your help -

Nathan

"s. 22(1) Personal and Confidential"



## Choi, Rowena

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**From:** Richard Harris "s. 22(1) Personal and Confidential"  
**Sent:** Monday, January 20, 2020 8:11 PM  
**To:** Public Hearing  
**Subject:** [Released from COV quarantine] [EXTERNAL] 1956-1990 Stainsbury Ave.

Hello,

I wish to express my concern over the proposed development at 1956-1990 Stainsbury Ave.

I believe that 30 parking stalls for a development of 80 units is woefully inadequate. The neighbourhood is already experiencing a lot of densification and I am concerned that the street parking will become even more scarce.

Additionally, it is already difficult for residents, service vehicles (ie garbage trucks), and trades to navigate the surrounding area due to a sharp rise in traffic congestion and cars parking in laneways (especially Porter and the lane north of Stainsbury. Densification without off-street parking will only add to the traffic confusion. I realize that the city is trying to build more rentals, which are desperately needed, but they should be built with adequate off-street parking spaces.

Finally, our neighbourhood is experiencing a dramatic baby boom. Our school (Lord Selkirk) is experiencing the highest numbers in over a century and the local daycares are maxed out. We just want more consideration for the safety and services in the area as it densifies. Daycares, parking restrictions, underground parking spots, speed bumps, and proper sidewalks would all contribute to this.

I know that was a lot, but a lot is happening fast here and we thought you should know.

Thanks,

Richard Harris  
"s. 22(1) Personal and Confidential"

## Choi, Rowena

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**From:** Heather Toews "s. 22(1) Personal and Confidential"  
**Sent:** Monday, January 20, 2020 5:19 PM  
**To:** Public Hearing  
**Subject:** [EXTERNAL] 1956-1990 Stainsbury Avenue

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Hello,

I am writing to provide input on the development application for 1956-1990 Stainsbury. I am a resident of the neighbourhood, "s. 22(1) Personal and Confidential".

While I welcome the redevelopment of the site, I feel very strongly that 30 parking spots for 80 units is completely inadequate, given our neighbourhood's current parking situation. Our streets are already choked with street parking down both sides; streets like Welwyn and East 20th (specifically Commercial to Knight) are routinely, dependably one-way only because of the walls of street parking down both sides. Existing residents are struggling to find parking within a reasonable walking distance of our own homes- the existing developments should have had more parking, and now we are making the problem worse.

This is a great neighbourhood in so many ways, and as I say I welcome increased residential units, however these developments have to be responsible in their provision of parking for their units. The streets cannot afford to pick up the slack.

Thanks for your time,

Heather Toews

"s. 22(1)  
Personal and  
Confidential"