

SUMMARY AND RECOMMENDATION

3. REZONING: 1956-1990 Stainsbury Avenue

Summary: To rezone 1956-1990 Stainsbury Avenue (including a portion of a City laneway) from RS-1A (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey residential building, with 80 secured rental housing units with 20 per cent of the residential floor area being secured as moderate income units. A building height of 18 metres (59.2 feet) and a floor space ratio (FSR) of 2.67 are proposed.

Applicant: Carscadden Stokes McDonald Architects Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 10, 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 Carscadden Stokes McDonald Architects Inc., on behalf of 1196908 B.C. Ltd. and of 0997647 B.C. Ltd., a company related to 1196908 B.C. Ltd. who is the optionee under options to purchase granted by the registered owners Ai Zhu Quong and Wah Cheong Quong, Jack Jin Yow Wong and Lily Sheung Wong, May Nody Chan and Gok Gee Chan, and Antonios Tsigounis, of the lands and premises located at 1956-1990 Stainsbury Avenue [*Lots A, B, C and D, all of Block D, West part of District Lot 743, Plan 10571; PID 009-373-292, 009-373-357, 009-373-489 and 002-718-642 respectively*] to rezone such lands (including a portion of a City laneway) from RS-1A (single-family dwelling) District to a new CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 2.67 and building height from 10.7 m (35.1 ft.) to 18.0 m (59.2 ft.) to permit the development of a five-storey residential building with 80 secured rental housing units, of which 20 per cent of the residential floor area will be secured as moderate income rental housing units, under the *Moderate Income Rental Housing Pilot Program*, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 Rezoning: 1956-1990 Stainsbury Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Carscadden Stokes McDonald Architects Inc. and received on March 15, 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 Referral Report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report, dated November 26, 2019, entitled “CD-1 Rezoning: 1956-1990 Stainsbury Avenue”, 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.
- 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 Referral Report dated November 26, 2019, entitled “CD-1 Rezoning: 1956-1990 Stainsbury Avenue”.
- D. THAT A through C 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 – 1956-1990 Stainsbury Avenue]