

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 2009-2037 Stainsbury Avenue

Summary: To rezone 2009-2037 Stainsbury Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey residential building with 123 social housing units. A building height of 23.4 metres (76.8 feet), with additional height for rooftop mechanical appurtenances, and a floor space ratio (FSR) of 3.53 are proposed.

Applicant: Public: Architecture + Communication

Referral: This relates to the report entitled “CD-1 Rezoning: 2009-2037 Stainsbury Avenue”, dated May 24, 2022, (“Report”), referred to Public Hearing at the Council Meeting of June 7, 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 Public: Architecture + Communication on behalf of the City of Vancouver, the registered owner of the lands located at:

- 2009 Stainsbury Avenue [*PID 013-756-834; Lot A Block 6 District Lot 195 Plan 22230*],
- 2015 Stainsbury Avenue [*PID 013-755-501; Lot 5 Block 6 District Lot 195 Plan 1976*],
- 2021 Stainsbury Avenue [*PID 013-755-510; Lot 6 Block 7 District Lot 195 Plan 1976*], and
- 2031-2037 Stainsbury Avenue [*Lots 7 and 8 Blocks 6 to 8 District Lot 195 Plan 1976; PIDs 014-138-301 and 004-763-114 respectively*],

to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 3.53 and the building height from 10.7 m (35 ft.) to 23.4 m (76.8 ft.) to permit the development of a seven-storey residential building containing 123 social housing units, 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 Public: Architecture + Communication, received December 2, 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 enactment 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 new CD-1 By-law.

- D. THAT Recommendations A to 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.

[CD-1 Rezoning: 2009-2037 Stainsbury Avenue]