

1. CD-1 REZONING: 10 East 11th Avenue

Summary: To rezone 10 East 11th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 15-storey mixed-use building containing 115 rental units, with 20% of the residential floor area for below-market rental units and commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 51.0 m (167 ft.), are proposed.

Applicant: Stuart Howard Architects Inc.

Referral: This relates to the report entitled “CD-1 Rezoning: 10 East 11th Avenue”, dated January 6, 2026 (“Report”), referred to Public Hearing at the Council Meeting of January 20, 2026.

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 Stuart Howard Architects Inc., on behalf of Northview Apartments Ltd., the registered owner of the lands located at 10 East 11th Avenue [*Lots 1 and 2 Except the south 6 feet now lane, Block 38 District Lot 302 Plan 198; PIDs 015-630-285 and 015-630-307 respectively*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to maintain the maximum FSR of 6.8 and changing the maximum height from 84.0 m (275.6 ft.) to 51.0 m (167 ft.) with additional height for the portion with rooftop amenity to permit the development of a 15-storey mixed-use building containing ground-level commercial space and 115 rental 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 Stuart Howard Architects Ltd. dated January 21, 2025;

AND 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 approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D 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.

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