

01 | INTRODUCTION EXECUTIVE SUMMARY + PROJECT DATA

OVERVIEW

Carscadden Stokes McDonald Architects Inc. on behalf of the project owners are submitting a rezoning application in order to construct a five storey affordable and market rental housing development at 1990-1956 Stainsbury Avenue (the "Stainsbury Project") in the Kensington-Cedar Cottage neighbourhood under the Moderate Income Rental Housing Pilot Program ("MIRHPP") rezoning policy.

The Stainsbury Project is an exciting new addition to the East Vancouver neighborhood of Kensington-Cedar Cottage. The Project will replace four post-1940 two-storey houses with a five-storey 80 unit (2.59 FSR) development consisting of approximately 38% family-oriented rental housing.

SUSTAINABILITY + LIVABILITY

Located along Translink's #20 bus route and within 1km of Nanaimo Skytrain Station, and within 0.5km of Trout Lake Community Centre, the Stainsbury Project is well-positioned to capitalize on services that encourage sustainable lifestyle choices, especially in terms of health and wellness. The building's compact form and modest units will yield high energy efficiencies not easily achieved in larger and less efficient for-purchase models. The Stainsbury Project proposes to include design characteristics to meet Passive House standards to increase the sustainability of the building over the long-term under the City of Vancouver's Green Buildings Policy for rezoning.

AFFORDABILITY + FAMILY

The proposed building is intended to be a rental mix of studios and 1 bedrooms with 2 and 3 bedroom family units. The Stainsbury Project will devote 38% to family use (2 and 3 bedrooms), and 20% of the units and rental floor area will be designated to moderate income tenants which will encourage the retention of many of its residents for longer periods of time. The moderate-income component of the building program is significant and is intended to address the City's increasing demand for affordable rental housing.

PUBLIC BENEFITS

This combined affordable and market rental building provides the unique opportunity to add to the social fabric of the surrounding community and exceeds many of the minimum requirements set forth in the MIRHPP policy requirements. Importantly, there is no impact on existing rental units or tenants and as such, the proposed Stainsbury Project is a pure addition of 80 units to the City's existing rental stock.

DIVERSITY OF CITY PROJECTS AND FORM

The proposed Stainsbury Project represents the mid-rise form of housing that was a pillar of the most recently released City of Vancouver Housing Strategy and survey respondent's desire for more of this housing type.



- Close proximity to Gladstone Secondary School, Lord Selkirk Elementary, and the Trout Lake Community Centre.
- CoV policy places emphasis on family-oriented housing. The proposed development and unit mix target approximately 38% of new homes to be suitable for families. This strategy seeks to improve the diversity of the City's existing housing stock by addressing medium-density family housing in the "missing middle."



- With 20% of the building providing affordable housing units for families, the project will strengthen the mixed income residential nature of the area.
- Remaining market rental unit rents are proposed at or below maximum 2019 DCL Waiver By-Law.
- Situated in a transit-accessable neighborhood and in close proximity to schools, parks, and nearby community services.



- Modest and efficient unit layouts can still feel generous: quality of living for renters is prioritized with high ceilings and shared public amenity areas.
- New rental stock will provide homes to residents who want to live close to where they work.
- Mix of rental unit types will improve building diversity and help foster a vibrant and diverse community.



- Contributes to the Kensington-Cedar Cottage community, supporting nearby schools and other community amenities.
- Family-oriented and affordable units strengthens the community feel of the local area.

PROJECT DATA

GENERAL

CIVIC ADDRESS	1956-1990 STAINSBURY AVENUE
LEGAL DESCRIPTION	Lots A,B,C and D Plan VAP10571 Part1 W District Lot 743 Land District 36 OF BLOCK D
CURRENT ZONING	RS-1A
USES PERMITTED	RS-1A (KENSINGTON CEDAR-COTTAGE POLICY)
TOTAL SITE AREA	23,005 SQFT
GROSS INTERIOR FLOOR AREA	62,760 SQFT (EXCLUDES BALCONIES)
NET FLOOR AREA	59,560 SQFT (EXCLUDES STORAGE; BALCONIES; PARKADE; ROOFTOP AMENITY)
SITE COVERAGE	60%
BUILDING HEIGHT	52' + ELEVATOR
NUMBER OF STOREYS	5 + ELEVATOR PENTHOUSE AND ROOFTOP AMENITY
NET FSR	2.59

BUILDING SETBACKS

	PROPOSED
STAINSBURY	10-12'
VICTORIA	12'
SIDEYARD	12' VARIES
WEST LANE	12' VARIES
SOUTH LANE	12' VARIES

UNIT TYPES AND AREAS (20% TARGETED TOWARDS AFFORDABLE UNITS LINKED TO MODERATE INCOME FAMILIES)

	GARB. & REC 600SF	BIKE 198 SPACES	TOTAL 20,215 SF		
P1	-	-	-		
FLOOR	GROSS AREA	STUDIO ~435 SF	1BDRM ~585 SF	2BDRM ~700 SF	3BDRM ~950SF
1	13,210	7	2	3	3
2	14,445	7	7	4	2
3	14,445	7	7	4	2
4	10,745	4	2	4	3
5	9,915	3	4	3	2
TOTALS	62,760	28	22	18	12
STORAGE	3,200				

PARKING

ONE LEVEL UNDERGROUND WITH CAR-SHARE AND BICYCLE PARKING

REQUIRED	PROPOSED
34	34

*see Transportation Demand Management Plan

30/80 = 38%

