

## SUMMARY AND RECOMMENDATION

**1. CD-1 Rezoning: 4906-4958 Main Street**

**Summary:** To rezone 4906-4958 Main Street from RT-2 (Duplex Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building, with commercial space on the ground floor and 72 residential rental units. A floor space ratio (FSR) of 3.27 and a height of 22.0 m (72 ft.) are proposed.

**Applicant:** Vorden Development Corp.

**Referral:** This relates to the report entitled "CD-1 Rezoning: 4906-4958 Main Street", dated May 28, 2024, ("Report"), referred to Public Hearing at the Council Meeting of June 11, 2024.

**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 Vorden Development Corp., on behalf of Main33 Project Holdings Inc., the registered owner of the lands located at:
- 4906 Main Street [*PID 014-902-494; Lot 1, except part in Plan 4481, Block 5 District Lot 637 Plan 1192*];
  - 4924 Main Street [*PID 008-136-831; Lot 2, except the west 10 feet now road, Block 5 District Lot 637 Plan 1192*];
  - 4936 Main Street [*PID 014-902-508; Lot 3, except part in Plan 4481, Block 5 District Lot 637 Plan 1192*];
  - 4940 Main Street [*PID 014-902-516; Lot 4, except part in Plan 4481, Block 5 District Lot 637 Plan 1192*]; and
  - 4958 Main Street [*PID 014-902-524; Lot 5, except part in Plan 4481, Block 5 District Lot 637 Plan 1192*];

to rezone the lands from RT-2 (Duplex Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 3.27 and the building height from 9.2 m (30 ft.) to 22.0 m (72 ft.), to permit the development of a six-storey mixed-use building containing 72 residential rental units with commercial space on the ground floor, 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 W.T. Leung Architects Inc., received May 24, 2022, and supplemental plans received September 20, 2022 and December 19, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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 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 Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A through 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.

**[CD-1 Rezoning: 4906-4958 Main Street]**