



COUNCIL REPORT

Report Date: January 6, 2026
Contact: Luke Reynolds
Contact No.: 604.871.6256
RTS No.: 18380
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4967-5017 Main Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATIONS FOR PUBLIC HEARING

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1227232 B.C. Ltd¹, the registered owner of the lands located at 4967, 4987, and 5017 Main Street [*Lots 31 to 29, Block 4 District Lot 637 Plan 8768 PIDs 009-930-701, 009-930-671, and 009-930-612 respectively*] to rezone the lands from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 2.3 and increase the maximum building height from 10.7 m (35 ft.) to 18.3 m (60 ft.) to permit the development of a five-storey residential building containing 31 strata units and 24 rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

¹ Represented by Ying Yuan

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Matthew Cheng Architect Inc., received October 21, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, 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 Recommendations A and B 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.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 4967-5017 Main Street from RM-3A (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a five-storey residential building with 31 strata units and 24 rental units.

The application is consistent with the *Little Mountain Adjacent Area Rezoning Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

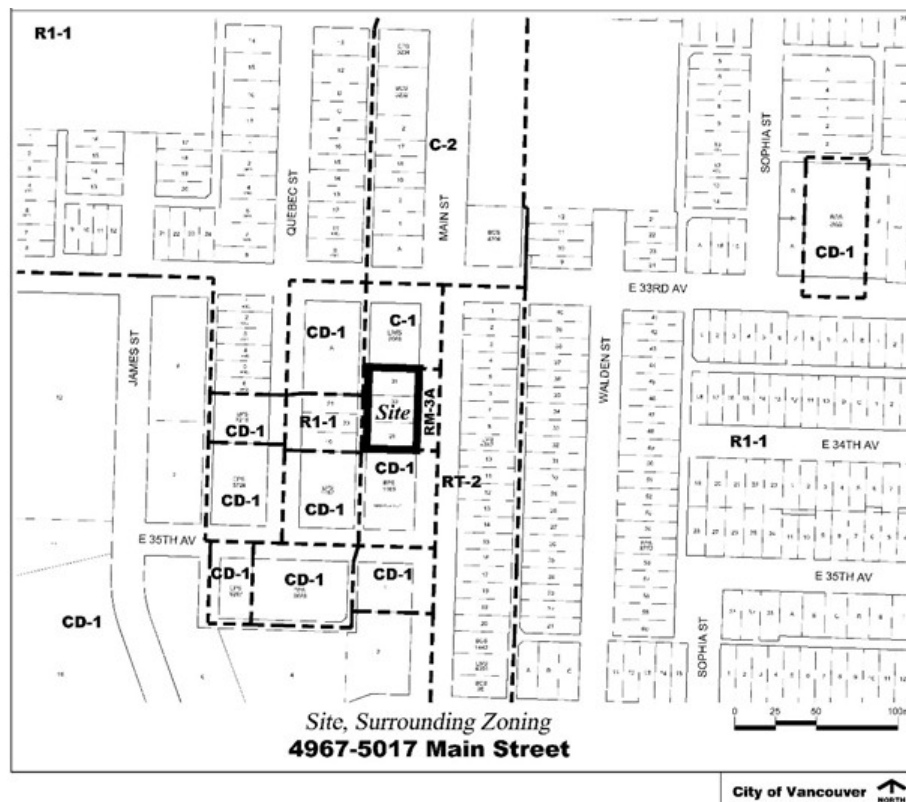
Context and Background

1. Site and Context

The subject site is comprised of three parcels, located mid-block along the westside of Main Street between East 33rd and East 35th Avenues in the Riley Park Neighbourhood (see Figure 1). The surrounding neighbourhood consists of primarily residential uses, including single-detached dwellings, low to mid-rise residential, mixed-use, and commercial along Main Street.

The site is currently occupied by three two-storey multi-family residential buildings, and is within walking distance of Riley Park, Queen Elizabeth Park, and Hillcrest Community Centre.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Little Mountain Adjacent Area Rezoning Policy (Policy):** This site is located in Sub Area 2, and the proposed residential uses, density and height are consistent with the Policy.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a five-storey residential building with 31 strata units and 24 rental units to replace the existing 24 rental units on site. Indoor/outdoor amenity space is proposed on level two. A building height of 18.3 m (60 ft.) and a floor space ratio (FSR) of 2.3 is proposed. Two levels of underground parking are accessed from the lane.

2. Form of Development

The proposed five-storey building is consistent with the Policy for a residential building for height, density, common indoor and outdoor amenity, private open space, and public realm interface (see Figure 2). The proposed built form generally meets the Policy's expectations, and includes stepped back upper levels to reduce massing and scale and provide a transition to the adjacent buildings.

Figure 2: Proposed Building Looking West



The proposal at 2.3 FSR complies with the Policy's maximum density along Main Street at this location. The proposal includes ground-oriented residential units facing Main Street and the lane. Staff have included conditions for the provision of the required mid-block connection, as well as to further improve visual interest and street activation, including consideration of a below-grade parkade setback to improve growing conditions for trees.

- **Urban Design Panel:** A review by the Urban Design Panel was not required due to the application's consistency with the expectations of the Policy.
- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Six on-site trees are proposed for removal while six City-owned trees are proposed to be retained. The final number of new trees will be confirmed at the time of development permit. See Appendix B for landscape and tree conditions.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

3. Housing

The *Rental Housing Stock Official Development Plan* (RHS ODP) applies to developments of three or more residential units that includes the *demolition* of a rental housing unit in RM districts. Since the subject site is currently zoned RM-3A and will involve the demolition of existing rental units, the rental replacement requirements under the RHS ODP apply. As such, this application will provide one-for-one replacement of the 24 existing rental housing units.

- **Housing Mix:** The rental component for this project proposes 29% family units in a mix of two- and three-bedrooms, thereby not meeting the RHS ODP unit mix requirement of 35% two-bedrooms or more. A condition of approval and a provision in the CD-1 By-law has been included in Appendix A to ensure the project meets the minimum unit mix.
- **Security of Tenure:** All 24 rental units in this proposal would be subject to a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

- **Existing Tenants** – The rezoning site contains existing rental residential uses, including 24 units of primary rental housing. Of the 24 existing residential tenancies, 23 are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP prior to Development Permit issuance. Staff have prepared a draft TRP which reflects the tenant protections, summarised in Appendix D of this report. The Existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

4. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/4967-5017-main-st>.

In total, approximately 23 submissions were received. Comments supported the new rental housing, the proposed density for the neighbourhood, and its proximity to nearby amenities and transit. Concerns included lack of ground-floor activation with the absence of commercial space, displacement of residents, affordability, and design concerns relating to the parkade entrance and potential safety concerns for pedestrians and cyclists. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$1,246,460 based on rates in effect as of December 10, 2025.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered a cash CAC of \$700,000. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate. Staff recommend that the offering be accepted and that the amount be allocated toward public benefits in and around the Main/Cambie/Fraser Street area.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a cash CAC and DCLs. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the intent of the *Little Mountain Adjacent Area Rezoning Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
4967-5017 Main Street
PROPOSED CD-1 BY-LAW PROVISIONS

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling, and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of secured market rental dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include at least 35% two or more bedrooms.
- 4.2 The design and layout of at least 35% of the total other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

¹ Represented by Ying Yuan

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,537 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 2.3.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 18.3 m.
- 6.2 Despite section 6.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Matthew Cheng Architect Inc., received on October 21, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

- 1.1 Provide a continuous mid-block pedestrian and cyclist pathway along the south property limit;

Note to Applicant: The proposed pathway should match the specifications and double the width of the existing path located across the south property limit. Refer to section 6.3 of the *Little Mountain Adjacent Area Rezoning Policy* and Engineering condition 2.2 for more information.

- 1.2 Design development to improve the building interface with the public realm;

Note to Applicant: This can be achieved as follows:

- (a) Provide a 3.7 m (12 ft.) underground parkade setback along Main Street to ensure generous soil volume to support tree planting inside the property line and facilitate green rainwater infrastructure.
- (b) Add individual unit entries for ground floor units along Main Street to animate the streetscape, with semi-private outdoor spaces defined by landscaping and a grade change as possible.

- 1.3 Consideration to improve the outdoor amenity space.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines*, Section 3.2. The Guideline objective for common open space includes provision of appropriate open space to meet the needs of on-site children and adults. This could be achieved by increasing the size of the provided outdoor amenity space and/or adding outdoor amenity space at grade or on the rooftop.

Landscape

- 1.4 Provision of a Letter of Consent for the removal of any trees on the neighbouring property at 188 East 33rd Avenue;

Note to Applicant: Tree #8 appears to be on the neighbouring property, according to the submitted survey. This tree is proposed for removal in the submitted documents. The

removal of this tree, or any other shared trees that straddle the property line with this neighbour, cannot be considered until a signed Letter of Consent from the owner of 188 E 33rd Ave is submitted. In the event that tree removal consent cannot be obtained, design development will be required to retain adjacent trees.

- 1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable);

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters;

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.7 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.8 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

- (a) "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

- 1.9 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*

Housing

- 1.10 The proposed unit mix, including 34 one-bedroom units (62%), 15 two-bedroom units (27%) and 6 three-bedroom units (27%) is to be revised in the Development Permit drawings to achieve at least 35% family units across each of the strata and secured market rental tenures, including a minimum of 25% two-bedroom units and 10% three-bedroom units in the strata portion.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children, with a minimum of 25% two-bedroom units and 10% three-bedroom units in the strata portion.

Engineering

- 1.11 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.12 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.13 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.16 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
 - (b) Existing locations of:
 - (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (d) Streetscape designed in compliance with “All Other City Areas” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.17 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies include 1 Class A loading, and 1 Class A passenger loading.

- 1.18 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle.

- 1.19 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

- 1.20 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval;

Note to Applicant: Shallow perched groundwater is believed to be present in this area of the City. Provide a revised hydrogeological study which addresses the submission requirements in Appendix A of the Groundwater Management Bulletin and includes on-site groundwater monitoring (including during seasonal 'high' period) and on-site hydraulic conductivity testing.

Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

- (b) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation. A Waste Discharge Permit may be required and a City Engineer will approve an authorized rate of discharge to the sanitary sewer.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 1.21 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.22 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be

located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.23 A Key Plan shall be submitted by the Applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the Applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the Applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.24 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 29, 30 and 31, Block 4, District Lot 637, Plan 8768 to create a single parcel.
- 2.2 Provision of a Statutory Right-of-Way (SRW) over the southernly 1.4 m for the site for public use of a pedestrian pathway between Main Street and the lane.
- 2.3 Provision of a Statutory Right-of-Way (SRW) for public pedestrian use over a portion of the site, adjacent to Main Street, to achieve a 4.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the Applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated May 8, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 4967 Main Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm combined sewer in the lane west of Main Street.

Note to Applicant: The site is located upstream of the City's East 35th Avenue UDCL (2023-2032) catchment. The Applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progress. This will assist the City in scheduling the sewer delivery.

As per the City of Vancouver Building By-law, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (c) Provision of street improvements with appropriate transitions, along Main Street adjacent to the site, including:
 - (i) Minimum 1.8 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
- (d) Provision of street improvements with appropriate transitions, along the lane west of Main Street, adjacent to the site, including:
 - (i) 50 mm mill and pave.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

Refer to the City design guidelines and construction standards.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (f) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (g) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (h) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant for a term equal to the longer of 60 years and the life of the building, to subdivide the development lands by either (i) an air space subdivision to create an air space parcel; or (ii) a strata plan to create one single strata lot, containing at least 24 residential units (including a minimum of 9 family unit with 2 or more bedrooms) of secured market rental housing units, subject to the following conditions and requirements:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant (on air space parcel or from single strata lot).
- (c) A provision that none of such units will be rented for less than one month at a time.
- (d) A covenant that, if the residential units of secured market rental housing are contained within a single strata lot, a rental disclosure statement pursuant to the Strata Property Act, will be duly filed and delivered in accordance with the Real Estate Development Marketing Act, designating such strata lot as rental for a period of not less than 200 years and that no by-law that restricts the rental of such strata lot will be adopted prior to the first conveyance of a strata lot in the development.
- (e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the Applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and

Protection Policy that is effective at the time of submission of the Development Permit Application.

- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property, that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) A provision that none of such units will be rented for less than one month at a time; Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the Applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Community Amenity Contribution

- 2.7 Pay to the City a cash contribution of \$700,000 which the applicant has offered to the City and which is to be allocated to support the delivery of public benefits in and around the Main/Cambie/Fraser Street area. Payment is to be made prior to the enactment of the CD-1 By-law, at not cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

- 2.8 The following conditions must be met prior to enactment of the rezoning:
- (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements

deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	May 15, 2025	Main Street">https://www.shapeyourcity.ca/4967-5017 Main Street
Postcard mailed	May 16, 2025	1,504 notices mailed (approximate)
Site sign installed	May 20, 2025	n/a
Online comment form	April 2025 to July 2025	21 submissions <ul style="list-style-type: none"> • 12 responses support • 5 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	June 11, 2025 to June 24, 2025	531 participants (aware) <ul style="list-style-type: none"> • 192 informed • 22 engaged
Other input (phone calls, direct emails, etc.)	April 2025 to July 2025	0 submissions
Total webpage views	May 15, 2025 to July 31, 2025	285 page views
Total Submissions (Comments submitted + questions asked + other input methods)		21 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **More Housing and Height:** Several supporters want the building taller (6–8 storeys or more) to maximize density given its location on Main Street near parks and commercial areas.
- **Ground-Floor Commercial or Community Space:** Many believe retail, childcare, or community uses at grade would enhance walkability, vibrancy, and local economic activity.
- **Transit- and Amenity-Proximate Location:** Supporters highlight the project's location near shops, services, and future transit as ideal for adding housing.

Areas of concern:

- **Lack of Ground-Floor Activation:** Mixed and support-leaning respondents note the absence of retail or community uses, calling it a missed opportunity given its location along Main Street.
- **Displacement and Affordability:** Opponents fear the project will displace low-income residents, demolish livable housing, and replace it with units unaffordable to current tenants.
- **Design and Safety Impacts:** Concerns include parkade entrance safety conflicts with pedestrians/cyclists, garbage storage near walkways, loss of heritage, natural light, and tree canopy.

Response to Public Comments

- Although ground-level commercial is permitted, it is not a requirement at this location as per the Policy and is ultimately the decision of the applicant.
- All 24 existing rental units are being replaced as part of this proposal. Of the 24 existing residential tenancies, 23 are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). This policy ensures tenants have the ability to exercise their Right of First Refusal to return to the new building, or receive financial compensation and assistance in the search of alternate accommodations .
- The proposed height and density are consistent with the *Little Mountain Adjacent Area Rezoning Policy*. The proposed form of development is consistent with neighbouring six-storey residential buildings along Main Street.
- Rezoning conditions require improvements to address safety for all road users. This includes upgraded sidewalks and street lighting along Main Street. The Parking By-law does not require minimum parking requirements, city-wide, except for accessible parking, visitor spaces, and bike parking. At the development permit stage, the applicant will be required to submit a Transportation Demand Management plan to explore strategies to further reduce impacts to traffic and parking demand.

* * * * *

APPENDIX D

DRAFT TENANT RELOCATION PLAN

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 36 months (3 years).
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • The City of Vancouver will distribute tenant needs assessment surveys. The survey summary will be used in relocation efforts and to identify tenants' needs and preferences. • The applicant is required to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none">• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant must commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none">• The applicant must commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent plus allowable annual increases, whichever is less.

* * * * *

**APPENDIX E
PUBLIC BENEFITS**

City-wide DCL ¹	\$766,298
Utilities DCL ¹	\$480,162
Community Amenity Contribution - Cash	\$700,000
TOTAL	\$1,946,460

¹ Based on rates in effect as of December 10, 2025 and the proposed 3,566 sq. m (38,379 sq. ft.) of residential floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

* * * * *

APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
4967 Main Street	009-930-612	Lot 29 Block 4 District Lot 637 Plan 8768
4987 Main Street	009-930-671	Lot 30 Block 4 District Lot 637 Plan 8768
5017 Main Street	009-930-701	Lot 31 Block 4 District Lot 637 Plan 8768

Applicant Team

Applicant	Matthew Cheng Architect Inc.
Developer	Samland Housing Development Company Ltd.
Architect	Matthew Cheng Architect Inc.
Property Owner	1227232 B.C. Ltd., represented by Ying Yuan

Statistics

	Permitted Under Existing Zoning	Proposed	
Zoning	RM-3A	CD-1	
Site Area	1,537 sq. m (16,539 sq. ft.)	1,537 sq. m (16,539 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	1.0	2.3	
Maximum Height	10.7 m (35 ft.)	18.3 m (60 ft.)	
Floor Area	1,537 sq. m (16,539 sq. ft.)	3,566 sq. m (38,379 sq. ft.)	
Unit Mix	n/a	24 rental units*	31 strata units
		17 1-bedroom 6 2-bedroom 1 3-bedroom	17 1-bedroom 9 2-bedroom 5 3-bedroom
Natural Assets	6 on-site by-law trees and 6 street trees	Remove 6 on-site trees. Retain 6 street trees. (Replacement trees to be confirmed at development permit stage)	

* * * * *