

3. CD-1 REZONING: 4967-5017 Main Street

Summary: To rezone 4967-5017 Main Street from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing 31 strata units and 24 rental units. A floor space ratio (FSR) of 2.3 and a height of 18.3 m (60 ft.), are proposed.

Applicant: Matthew Cheng Architect Inc.

Referral: This relates to the report entitled “CD-1 Rezoning: 4967-5017 Main Street”, 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 Matthew Cheng Architect Inc., on behalf of 1227232 B.C. Ltd.¹, the registered owner of the lands located at 4967, 4987, and 5017 Main Street [*Lot 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, 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 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 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.

¹ Represented by Ying Yuan

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.

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