

CD-1 Rezoning: 6486 Chester Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-19	16:32	CD-1 Rezoning: 6486 Chester Street	Oppose	not enough parking spaces. Parking is already insufficient and it will only force more restrictions on the neighbouring streets.	Juergen Schmode	Sunset	
2025-10-24	12:36	CD-1 Rezoning: 6486 Chester Street	Oppose	There is too much traffic in this area. The streets are full.	Jason Lee	Sunset	
2025-10-27	11:33	CD-1 Rezoning: 6486 Chester Street	Oppose	Currently, road parking in our area is already extremely limited. On Fraser Street and Chester Street, available spaces are often fully occupied, especially during peak hours. The proposed 16-storey building with 20 secured rental units, if built without sufficient on-site parking, will likely lead to overflow parking. This will exacerbate the existing problem of illegal parking, block sidewalks, and create safety hazards, particularly for children walking to school or seniors accessing the area. While I understand the City’s push for sustainable transportation and the removal of minimum parking requirements, the Knight Bridge area’s transit options, though helpful, are not yet robust enough to fully offset the need for parking. I urge the Council to require the developer to conduct a detailed traffic impact assessment within a 500-meter radius and provide at least 1 parking space per residential unit, plus additional visitor spaces. Alternatively, a significant parking in-lieu contribution should be mandated to fund street parking improvements.	Catherine Zachary	Sunset	
2025-10-31	00:14	CD-1 Rezoning: 6486 Chester Street	Oppose	Dear Mayor and Council, I live on Chester Street near the site. I ask Council to reject the rezoning application for 6486 Chester Street. I support adding rental housing in the right places and at the right scale. This proposal is not the right fit for our block. 1) Traffic and congestion on a residential street Chester Street is a quiet local street. A 116-unit building with two parkade levels (80 stalls) plus a 24/7 telecom utility building will bring many more daily trips: residents’ cars, deliveries, ride-hailing, trades and service vehicles. On a narrow residential street, this will cause queueing, noise, and conflicts. The City’s Transportation 2040 vision prioritizes safety and local street livability; new development should be compatible with local conditions, not overload them. 2) Unsafe turning movements at East 49th Avenue Turning to and from E 49th Ave is already difficult because of volumes and short gaps. Adding vehicles from 116 homes and regular utility service will make this worse. The City’s Street & Traffic By-law No. 2849 gives the City responsibility to regulate traffic and lane use for safe operations; concentrating arterial-bound movements onto a short local block works against that safety aim 3) Parking spillover onto Chester Street Parking on Chester is already tight in evenings and weekends. The project proposes 80 stalls for 116 homes plus visitors and the utility use—so many households will not have a stall. Since Council eliminated city-wide minimum parking requirements on June 26, 2024, Council must be careful not to approve designs that simply shift parking burdens to existing residents on non-permit streets. 4) Lane congestion and safety risks All access is from the lane. With two parkade levels, loading/waste staging, frequent deliveries, and 24/7 access for the utility building, the lane will be congested and noisy. Reversing vehicles, sight-line issues, and larger trucks increase collision risk for neighbours who must use the lane for garages and walking 5) Height, massing, and weak transition The jump from low houses to a 6-storey (approx. 20–22 m) building is too large for this off-arterial site. The design also asks to reduce the front setback on Chester and relax the sixth-storey setback, which brings bulk closer to the sidewalk and increases shadowing/overlook	Farhan Thobani	Sunset	

				into nearby yards. If a project only “works” with multiple setback and parkade encroachment relaxations, it does not fit the site or the street. 6) Loss of green space and trees The plan removes all on-site by-law trees and a small green space beside the current utility building, with no true public green space in return. The City’s Urban Forest Strategy seeks to protect and grow canopy; removing many trees without a comparable public replacement undermines that goal. What I ask Council to do Please reject this rezoning. It is too big and too intense for this block, and benefits do not offset the clear harms to existing residents. If Council will not reject it, then at minimum require a redesign that: • Reduces height and massing (max four storeys), with real stepbacks and deeper setbacks on Chester. • Removes all setback and parkade encroachment relaxations. • Provides more on-site parking or funds/implements a resident-only parking zone to protect current residents. • Moves loading and waste operations off the lane edge, with on-site staging that does not block the lane. • Requires a comprehensive, public traffic and parking study (including turning safety at E 49th) with mitigation in place before occupancy. • Adds a publicly accessible ground-level green space and a stronger tree-replacement plan, consistent with the Urban Forest Strategy • Verifies noise controls for the utility building and sets strict hours/management for rooftop amenity use. Thank you for considering my comments.			
2025-11-03	17:12	CD-1 Rezoning: 6486 Chester Street	Oppose	well we that would my brother Brandon White and myself Brad Thomson have lived at [REDACTED] [REDACTED] for the past 7 years now and everyone in our building has been having alot of problems with people who are parking on Chester Street between East 49th Avenue to 47th Avenue all along both sides of Chester Street. Now you have made this part of the street designated for people who actually live on Chester Street but we still have a major problem with people that park their vehicles on Chester Street and walk away and go to any of the restaurants on Fraser Street... and your Vancouver city parking patrol always come by to issue tickets for all of these people (yet it still continues) and now with this new building that might go up right across the street from our building which will ruin alot of tenets views from their windows being blocked by this 6 story building and doesn't have any parking spaces for any of these units so where are they going to park on Chester Street (which is already filled with people that actually live on Chester Street and then the rest of them that are illegally parking and going elsewhere. Plus there has been a petition for everyone that is living in our building that is totally opposed to this building being built so i have already said my concerns about this building and the problems it will cause plus the parking issue with people that are illegally parking on Chester Street when there are signs posted saying that it's PERMIT PARKING and i have been born and raised in Vancouver BC since 1977 and i know what that means so why don't they.. or make the entire street PERMIT PARKING for the people that live on Chester Street...and the new building shouldn't go up since there is a petition against it anyway.	Brad Thomson	Sunset	