

CD-1 Rezoning: 6486 Chester Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-08	08:34	CD-1 Rezoning: 6486 Chester Street	Oppose	I am concerned about the proposed 6-storey development on 6486 Chester St. - currently, the proposal is not in compliance with the City's Secured Rental Policy (6 storeys are proposed to front on a non-arterial street - Chester St). The proposal should be revised to be in compliance with the Secured Rental Policy (it should be 4 storeys instead of 6 storeys). We are not opposed to new development and are very much in support of an increase in rental units in our neighbourhood and on this site, but it should be a development that is aligned with SRP city policy that rightly recommends 4 storey maximum height on this site. The proposed >20m height of the 6-storey building will cause shading effects that will greatly impact our daily life in our homes and neighbourhood. The development will also remove 12 mature trees, a public-access park, and provide far fewer than 1 parking space per unit which will increase traffic issues on our already congested street. Despite the neighbourhood's loss of these existing community amenities due to this development, the city's developer community amenity requirements for rezonings have been waived by the city because they are building rental units. We recommend that setbacks on the north side of the site should be increased to retain or replace some of the mature trees and urban canopy that already exists there (increase to 4.5 m). It would also create a better privacy and natural barrier between the building and the 2-storey house to the north. The setbacks along Chester St should also be increased to allow for larger street trees to be planted. While removal of so many large and beautiful trees is devastating to our community, having a commitment to make the streetscape along Chester larger (4.5 m setback) would be some small way this loss of urban tree canopy to our street could be made up. The city should require an increase in the number of parking spots in the proposal to at least 1 parking spot per unit of housing, 2 for 3 bdrm units. Chester Street is already very congested for parking - this development proposes 70 parking spots for 116 unit building, many units are 1, 2 or 3 bdrm. Residents will have insufficient parking and will opt to use 'free' street parking, which will greatly add to existing residents difficulty in parking. For those of us who back onto the commercial alley, we often can't access our private parking spots due to waste collection trucks - street parking is the only option. We frequently have car-free days and support biking/public transport, however, many issues require use of our car (taking materials to the Zero Waste centre, large grocery trips for our 4-person family, loading up gear/equipment for going on day trips). Please require an increase to the number of parking spots in the development proposal to 1 per housing unit, 2 for 3-bdrm units. Our biggest concern is the city staff claim that this proposal is in compliance with the Secured Rental Policy when it is NOT. Council needs to be made aware that staff are accepting the developer's request to build a 6-storey apartment building that fronts on Chester st - not an arterial road as the SRP requires. The purpose of the SRP, and that was supported by Council is to guide and protect our neighbourhoods from poorly designed developments that negatively impact communities, while still allowing for increased housing. We strongly urge council to uphold your previous decision to support development appropriate to the local context as described in the SRP and do NOT support this proposal for a 6-storey building where only a 4-storey development is allowed according to the SRP.	Marla Bondar	Sunset	

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2025-11-08	21:25	CD-1 Rezoning: 6486 Chester Street	Oppose	1. Too high a building at 6 storeys and 22 meters tall in this neighborhood, should be just 4 storeys and 13.8 meters as permitted and allowed by City Council-approved Secured Rental Policy (SRP) . This will cause significant shading for nearby homes when allowed to proceed. It will not fit in with the neighborhood. 2. The complete destruction of the park on the property-eliminating much-needed green spaces in this area. 3. More Traffic and parking problems. It will be much denser than normal as this building is not required to have even a single parking spot per unit. Residents of the building will park in the neighborhood as this will be very congested in this quiet neighborhood 4. It would be quite dangerous for kids and families using the narrow alley behind the building as it will bring more traffic entering this area including the alley. Also it will cause inconvenience to me and other residents using this alley from the garages at the alleys to enter E.49 Avenue. I am quite worry as my house's garage just open to the alley ! There is already many speedy cars including the TELUS trucks using the alley for the time being. For me it will be more dangerous getting out from my garage into the alley every day !	Tony Wong	Sunset	
2025-11-10	19:23	CD-1 Rezoning: 6486 Chester Street	Oppose	The building is fronting a local street and flanking an arterial street which means, as per city reasoning guidelines, that it should actually be a 5 storey building with a 4 storey transition to the off arterial block face. I would like city council to follow their own guidelines for SRP and require the building plans be changed. I live right across the local street and I would like it to fit into the neighborhood and follow the rules.	Dorothy Ordogh	Sunset	
2025-11-11	23:58	CD-1 Rezoning: 6486 Chester Street	Oppose	6 story building at 6486 Chester St, Vancouver location will block the sun- it is too high. 4 stories maximum at that location please. I'm confused (English not good) about the above selection- 'support' or 'oppose'. Basically I'm opposed to the city building 6 stories building at 6486 Chester. Thank you,	Heng Leng Lei		

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2025-11-12	15:44	CD-1 Rezoning: 6486 Chester Street	Oppose	I elected mayor Ken SIM and the City Council of Vancouver because of their strong promises to: -protect, increase green spaces in Vancouver -encourage vibrant, community-friendly environment in the city, -maintain/expand public spaces for the enjoyment of all city residents -improve existing park conditions -improve infrastructure of the city and revitalize urban areas to better serve the public..etc. Yet, in regards to the proposed rezoning and development application for 6486 Chester Street, it seems that the City of Vancouver policies have been violated. Namely, if the rezoning and development of the above said property goes ahead, the existing park that provides much needed green space for the neighbourhood will be torn down and replaced with an excessively large, 6 storey apartment building that does not fit into the neighbourhood's predominantly single family home community. From the communal, harmonious and aesthetically appealing perspective, the proposed apartment building will be a "sore spot" in the neighbourhood, not to mention that it will congest the area with increased traffic and density. I sincerely hope that tomorrow's public hearing will address these concerns and make appropriate changes to the proposed rezoning and development plan. If the City Council decides to move forward without considering to modify this particular 'out of proportion' development, then it will be clear to me how much the elected officials really care about their city and who I will vote for in the next term.	Dana Sova	Sunset	