

CD-1 Rezoning: 6486 Chester Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-12	16:21	CD-1 Rezoning: 6486 Chester Street	Oppose	Please don't approve this project. The traffic in this area is already bad and adding 116 units will make it worse. There is also very limited parking and this will make it even worse. Please reject this proposal as it will not benefit this neighbourhood!	Brittney Mccarthy	Sunset	
2025-11-12	22:40	CD-1 Rezoning: 6486 Chester Street	Oppose	I have attached a petition of local residents. We have 68 responses opposing the proposed rezoning of 6486 Chester St. My own comments: The developer wants to build a six-storey apartment building on the site. Their own application admits this is greater than is allowable, but City staff has recommended the rezoning should go ahead almost exactly as the developer has requested. Importantly, the staff have incorrectly applied the City Council-approved Secured Rental Policy (SRP) to recommend a much taller building than should be allowed. In the Referral Report, staff say this development "complies with the location criteria under SRP for six-storey buildings" — but it does not. Specifically, this is because the proposed building is not *facing* the arterial, but is instead facing the local street and *flanking* the arterial. According to the SRP this allows a four-storey building along the local street, with five storeys flanking the arterial. Six storey buildings are not allowed in this situation. What this means for our neighbourhood: * A building that is 60% taller and much denser than would normally be allowed, at 6 storeys and 22 metres tall, instead of 4 storeys and 13.8 metres as permitted. This will cause significant shading for nearby homes, and will not fit in with the neighbourhood. * The complete destruction of the park on the property, which was promised by TELUS (when it was BC Tel) for community use — eliminating much-needed green space in the area. * The cutting down of over a dozen mature trees in the park. Our neighbourhood tree canopy cover is already well below average for Vancouver. * More traffic and parking problems. The building is not required to have even a single parking spot per unit, and again, it is much denser than would normally be allowed under the SRP. This is not a matter of opposing housing. A different development could be done on this site that retains green space, respects neighbours, and follows City policy.	Frank Hangler	Sunset	Appendix A

CD-1 Rezoning: 6486 Chester Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-13	12:14	CD-1 Rezoning: 6486 Chester Street	Oppose	I oppose the six-storey mix used development that includes 116 residential rental units. The first east side street pass high traffic -pedestrian, bikes, scooters and cars from Fraser St. is Chester. Chester street is an atypical street- there is double blocks which provide crosswalks at every second block, for example 49 avenue, 47 avenue and 45 avenue (a bike path towards memorial park) People who work at the Fraser st strip, parked their cars at Chester to not pay parking at Fraser St. It is already hard to find residential parking for residents from 49-45 Ave on CHester St. Since it has double blocks, you find driver speeding through the blocks one way (where cars are often parked on both sides of the street) really leaving one lane open for bidirectional traffic. It is common to have delivery trucks backing up and reversing on 2 blocks CHester Street to make way to traffic coming the oppostive way. There is senior and kid traffic going to the park and walkable fraser. I oppose to a 6 storey construction that does NOT INCLUDE PARKING for its residents AND relies on parking on CHESTER ST and surroundings. it will add CHAOS and UNSAFETY to the Fraser St area and more Driver frustration and aggression in parking spots and rushing through the strip to avoid backing up. This 116 Residential Unit bldg MUST CONSIDER PROVIDING PARKING if it has to be built. on top of that many single homes around Chester ST are considered to be rebuilt to duplex or triplexes in the future and there is constant construction on the site. With Vancouver City Wide Plan - the buildings - residences West side of CHester St on the 45 -49 Ave are consider to be 5 storey but not on the East side for the reason, why because they share a commercial back alley- so ideal for higher density already - Vancouver city wide review did not consider the east side of the street for a reason to not detriment the walkability and quality of life of the residences and provide a buffer to high traffic and the non desireable effects of densification in an area that already suffers from high speeding cars, tight walkways and pedestrian unsafety.	Alejandra Rodriguez-Klakowicz	Sunset	
2025-11-13	15:29	CD-1 Rezoning: 6486 Chester Street	Oppose	I have already made a comment, but was advised I can also attach the presentation slides that I will be unable to use this evening.	Frank Hangler	Sunset	Appendix B

Timestamp	Name	Neighbourhood / Postal Code	I support this petition opposing the current 6486 Chester Street rezoning proposal.	Additional comments
11/8/2025 16:38:33	Brendan Ling	V5W 4B7	Yes	
11/8/2025 17:00:15	Steve	R0G 2W0	Yes	
11/8/2025 18:18:23	Michelle	V5w1j3	Yes	
11/8/2025 21:39:00	Josh Bondar	V5L1G4	Yes	
11/8/2025 21:56:34	Nathan	V5W 2H4	Yes	Ruin the neighborhood with these garbage poorly built rental housing that nobody wants
11/9/2025 12:26:38	Prudence	V5W3C3	Yes	
11/9/2025 13:49:58	Noel Johansen	V5W1W2	Yes	
11/9/2025 17:19:03	Brad Thomson	V5W 4B7	Yes	this building is going to create alot of problems in the neighborhood already and should not be allowed to be built based on the shady things that this development company has been doing and trying to get away with to get this building the go ahead to get built
11/9/2025 17:31:45	Donna McGowan	V5W 4B7	Yes	
11/9/2025 17:35:00	Arthur Lilly	V5W4B7	Yes	
11/9/2025 22:24:13	Mhrojeel Atasen	V5X4W6	Yes	
11/10/2025 20:26:55	M. Wells	V5W 3H7	Yes	My ask for the City is to not subsidize corporations/ developers without receiving a community amenity contribution that is equivalent in value to the subsidy. In my opinion, rezoning implies a subsidy. What is Telus giving to the community in return? I ask the City to negotiate a community amenity or don't allow Telus, a multi billion dollar company, to rezone.
11/11/2025 10:16:11	Nazareno See	V5W 4B7	Yes	
11/11/2025 23:50:04	Heng Leng Lei	V5W 4B7	Yes	A 6 story building will block the sun, and is too tall. If they redevelop that area, the building should be 4 stories maximum. We oppose the city building a 6 story building at that location!!
11/12/2025 0:39:53	James Songalia	V5W4B7	Yes	

Timestamp	Name	Neighbourhood / Postal Code	I support this petition opposing the current 6486 Chester Street rezoning proposal.	Additional comments
11/12/2025 9:28:05	Seth Mennie	V5W3E7	Yes	I have watched Vancouver sell its soul to developers and lose what made Vancouver the place it was. 25 years and Vancouver is not the place it used to be at all! It has become way to congested, over run with people. Stop the insanity, the loss of permeable ground within a green agenda is contradictory in Vancouver process. Vancouver is two faced in preserving what aspect of integrity it used to have. Cart blanche build whatever you want rezoning changes are terrible, stack humans on top of one another only sets up a poor living condition. We are not cattle, do not treat us like cattle and stop the feed lot approach to housing and the mythical "eco-density" myth. I live opposite the current building, it already has its problems with the neighbourhood. If I start to imagine what it would be like to live next to what is proposed it causes a significant "loss of quiet peaceful reasonable enjoyment of my life which is a fundamental human right that I have" (that our entire community has). This absurd proposal goes against respecting your fellow man or neighbour, this building will impact my life and everyone who lives here and has lived here for over 25 + years. Total lack of privacy, a major reduction in privacy having a 6 story wall of windows looking in and down and on to my home and in my windows is horrifying. You are asking the community to instantly accept hundreds of people as neighbours being dropped into a current small humble and tight knit residential community, the thought of this is absurd and can be labelled as a tragic misstep in development. The loss of value in my home, the loss of sanctuary within my my home that I worked my whole life to try to own sets up a very disappointing future. There is not a potential when it comes to humans and their cars its a fact, this disgraceful proposal is a hideous and ominous structure that will be plagued by parking and way too many humans. keep this kind of crap to areas that they belong, down town. To allow this building is a act of violence against the local community, stop the assault! the implementation of this building is a gross violation of the basic fundamental aspect to the "quiet peaceful reasonable enjoyment" that we the community have a right to preserve. SAY NO TO THIS ABSURD PROPOSAL!
11/12/2025 10:36:32	Melissa Dizon	V5W4B7	Yes	
11/12/2025 10:57:07	Cathy Z	V5W 2h4	Yes	
11/12/2025 11:02:43	William Morgan	V5W4B7	Yes	The little park is beautiful. Don't destroy it!
11/12/2025 12:30:12	Silas Ling	V5W1T6	Yes	

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11/12/2025 13:01:43	Luciano & Jenny Taddei	V5W 3C3	Yes	Vancouver zoning of six storey mixed use residential (RR-3B zone) requires a minimum 20% of the residential floor area to be permanently secured as below market rental units. The Telus proposal Referral Report dated Sept 23,2025 for October 7, 2025 meeting makes no mention of below market rentals. Taking away the park and its many 50 year old trees is criminal. This park was given to the neighbourhood for public use in writing by the telephone company writing a letter and in the development documents printed by the City of Vancouver both when the built the building and when they expanded their parking lot. The setback on the north side should be oversized as 6424 Chester St will lose 90% of their light causing drastic mould issues. The proposed building does not provide enough parking stalls for the amount of rental units and large number of Telus vehicles. The City of Vancouver parking department lied to the taxpayers of Chester Street by omission. The ticketing staff could not determine the Fraser St. employees using our Residents Only street parking all day and evening. It took us three petitions for Permit Parking to be passed. During this time and many conversations with the City Staff we were not told both Fraser Street and the seven block long parkade were going to be metered without even one free parking spot. ow Chester Street is almost 50% two hour free parking with litter !!! We were not told our Residents parking would turn into a nightmare of constant cars parking. Telus proposed a monopoly with noisy cancer causing cell repeater receivers for this site but our neighbourhood signed a petition a few years ago and the City stopped their proposal. Now in the Referral Report they are mentioning mechanical devices to be placed on the roof. The renters nor the homeowners will be able to stop these receivers on Telus' building.
11/12/2025 13:52:22	Dana Sova	V5X2B4	Yes	Preserve green space, support community-friendly environment and avoid unnecessary congestion in suburban areas
11/12/2025 14:25:12	joel campeau	V5w3e7	Yes	
11/12/2025 14:52:13	Stephanie Chan	V5W3C3	Yes	
11/12/2025 15:12:26	Kelsi Murray	V5w 2h4	Yes	
11/12/2025 15:28:27	Ravi maharaj	V5w3e6	Yes	
11/12/2025 15:28:52	Kamla maharaj	V5w3e6	Yes	
11/12/2025 15:58:54	Gnanapaskaran	V5W3E7	Yes	
11/12/2025 16:00:38	Emily Kwan	V5W3E7	Yes	
11/12/2025 16:01:24	Christian	V5W 3E7	Yes	I want to share my concern about the proposed rezoning at 6486 Chester Street, right behind our homes. Traffic in the area is already getting worse, and if this goes through, it'll mean months or even years of construction, noise, and disruption for everyone living nearby. It really doesn't seem to follow the city's own guidelines for this neighbourhood. I'm not against housing, but this project just doesn't fit here. It would take away green space, add more traffic, and change the quiet character of the area. I hope City Council reconsiders and doesn't move forward with the proposal as it is.
11/12/2025 16:01:57	Ben Short	V5W 3E7	Yes	

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11/12/2025 16:02:58	Linda Kwan	V5W3E7	Yes	
11/12/2025 16:06:50	James Kwan	V5W 3E7	Yes	
11/12/2025 16:13:05	Leica Kakimoto	V5W 3E7	Yes	
11/12/2025 16:23:07	Nilo Lida	V5W-3C4	Yes	
11/12/2025 16:23:59	Jason K	V5w3e7	Yes	
11/12/2025 16:25:27	Anita Lida	V5W-3C4	Yes	
11/12/2025 16:27:59	Nasim Esmail	Sunset V5W 3E7	Yes	Only if 4 storey not 6
11/12/2025 16:34:08	Venkatesh Muvva	V5W3E7	Yes	Please kindly review & allow only what is permitted
11/12/2025 16:40:57	Shahrukh Esmail	sunset / V5W 3E7	Yes	Okay if only a 4 story and not 6 story build
11/12/2025 16:51:23	Allan	V5W 3E7	Yes	
11/12/2025 17:04:42	Avri Snitz	V5W 3C1	Yes	
11/12/2025 17:33:43	Cynthia Gulbransen	V5W2H4	Yes	My response aligns with the infamous "creme de la creme" reference ... NOT IN MY BACKYARD as it pertains to City Hall's blantant disregard for honest, transparent SRP guidelines, disrespect for the neighbourhood as well as non-compliance of its own City's policies. I am speaking of the public hearing before City Council to consider amendments to the Zoning and Development By-law. Born and raised in Vancouver, I am a proud resident who invested in this community 30+ years ago by purchasing and now owning a home in this area (49th Avenue, across from the Telus building). I absolutely love my community and enjoy all that makes it vibrant such as the green space, caring neighbours, people, businesses, schools, churches, community services, special/community/cultural events to name a few. Should this proposal go through it will erode the sense of community that is so authentic and palpable. In addition, this project will impact my life dramatically such as "I am" assured a major reduction of privacy once a six storey wall is erected across from my home, six years of construction, major traffic congestion, parking concerns, and over 100+ new residents squished into a shoe-box, on a small parcel of land. Shame on Telus and Shame on City of Vancouver! I acknowledge that being progressive and responsive to the civic housing crisis is a role we all can engage in, or not, as solutions, concepts and/or proposals are presented to City staff. However, this proposal should not have reached City Council for a fast-track approval process as City staff has obfuscated its role to adhere to its own rezoning guidelines and fail to accurately follow the SRP. I reject the current proposal and ask that City Council reject it also for same reasons referenced above and direct City staff to engage in meaningful consultation with the residents.
11/12/2025 18:29:13	Lisa Stibravy	V5X 1C8	Yes	
11/12/2025 18:29:35	Robert Stibravy	V5X 1C8	Yes	
11/12/2025 19:27:56	Parveen	V5W 3E6	Yes	

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11/12/2025 19:30:06	Sokhi	V5X 3T2	Yes	
11/12/2025 20:06:11	Marcelo	V5W 4B7	Yes	
11/12/2025 21:48:30	Fiona Holness	V5W 4B7	Yes	The city has to follow its own rezoning guidelines, and the original proposal was for a 4 storey apartment building with 13.8 meters and it would keep the mature trees as part of a garden. But now the developer wants to build a 6 storey apartment building, the complete destruction of the park on the property - which Telus promised would be kept- along with the mature trees and bushes. The space does not have an arterial road to support the 6 storey apartment building so it does not comply with the Secured Rental Policy - as defined by the city of Vancouver - and the developer knows it does not, so the developer can only build a 4 storey apartment building and keep the mature trees on site. This new 6 storey apartment building proposal also does not include enough parking for each unit, which is not realistic for our neighbourhood. We do not oppose a rental building but it can not be 6 storeys without realistic parking and cutting down over 12 mature trees and the destruction of the park. With climate change happening we need to save every mature tree we have in this city, especially in our neighbourhood. The Strata at 6475 Chester Street has kept the original rezoning documentation for the proposal for 6486 Chester and it was not for a 6 storey building, which requires an arterial road which it does not have. Apparently the city approved a SRP for the 4 storey building and now it wants to replace it with a 6 storey building that was not approved - the city can not just change a 4 storey for a 6 storey without the residents of Chester street not pay attention or following the rules of the city of Vancouver. No arterial road, no 6 storey building.
11/12/2025 22:10:20	Frank Hangler	V5W 3C3	Yes	The developer wants to build a six-storey apartment building on the site. Their own application admits this is greater than is allowable, but City staff has recommended the rezoning should go ahead almost exactly as the developer has requested. Importantly, the staff have incorrectly applied the City Council-approved Secured Rental Policy (SRP) to recommend a much taller building than should be allowed. In the Referral Report, staff say this development “complies with the location criteria under SRP for six-storey buildings” — but it does not. What this means for our neighbourhood: * A building that is 60% taller and much denser than would normally be allowed, at 6 storeys and 22 metres tall, instead of 4 storeys and 13.8 metres as permitted. This will cause significant shading for nearby homes, and will not fit in with the neighbourhood. * The complete destruction of the park on the property, which was promised by TELUS (when it was BC Tel) for community use — eliminating much-needed green space in the area. * The cutting down of over a dozen mature trees in the park. Our neighbourhood tree canopy cover is already well below average for Vancouver. * More traffic and parking problems. The building is not required to have even a single parking spot per unit, and again, it is much denser than would normally be allowed under the SRP. This is not a matter of opposing housing. A different development could be done on this site that retains green space, respects neighbours, and follows City policy.

6486 Chester Street

A Misapplication of the SRP

I am in favour of more
housing.

But this proposal
violates the Secured
Rental Policy.

City staff **incorrectly**
say it's **compliant**.

*Up to six-storeys may be considered for **projects on arterials** where the residential component includes a **minimum 20% permanently secured for below-market rental housing or 100% social housing**. **This application complies with the location criteria under SRP for six-storey buildings.** (6486*

Chester Street Referral Report, p. 4)

The project does not
face an arterial.

*The site area... includes a 70.4m (231 ft.) **frontage along Chester Street** and a lot depth of 37.2m (122 ft.) along 49th Avenue.* (6486 Chester Street Referral Report, p. 3)

Schedule A

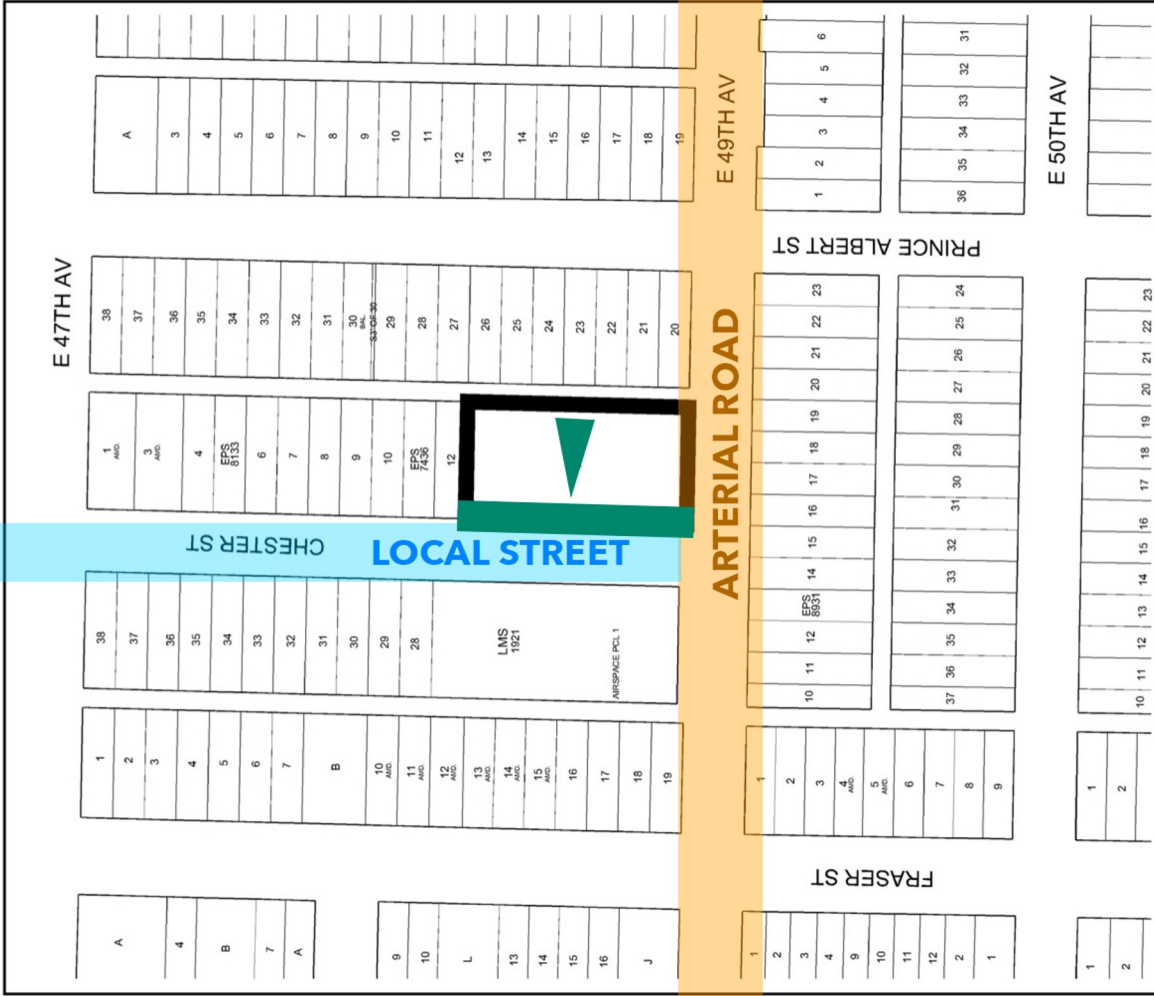








Schedule A



The properties outlined in black () are rezoned:
From **R1-1** to **CD-1**

RZ- 6486 Chester Street		map: 1 of 1	
		scale: NTS	
City of Vancouver		ph date: 2025-11-13	

Which is the best match?



DARK BLUE AREA

Fronting an arterial (main road) (Diagram A below)

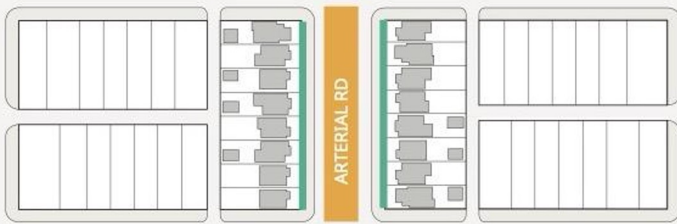


Diagram A:
Block face fronting arterial road ⁽¹⁾ ⁽²⁾

LIGHT BLUE AREA

Fronting a local street (Diagram B below)

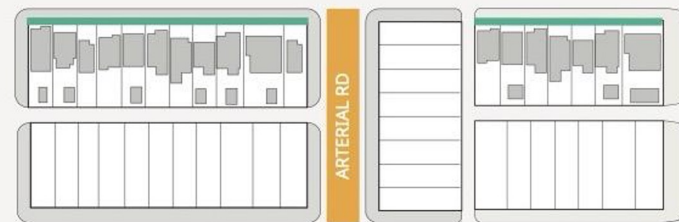


Diagram B:
Block face fronting local street

Common sense says...



DARK BLUE AREA
Fronting an arterial (main road) (Diagram A below)

Diagram A:
Block face fronting arterial road ⁽¹⁾ ⁽²⁾

LIGHT BLUE AREA
Fronting a local street (Diagram B below)

Diagram B:
Block face fronting local street

The Referral Report says...



DARK BLUE AREA
Fronting an arterial (main road) (Diagram A below)

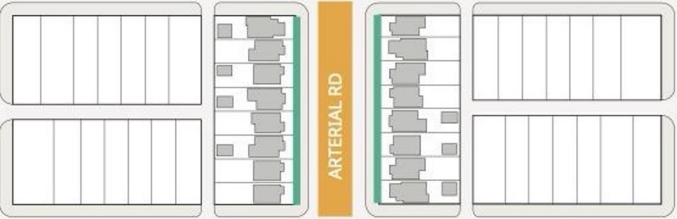


Diagram A:
Block face fronting arterial road ⁽¹⁾ ⁽²⁾

LIGHT BLUE AREA
Fronting a local street (Diagram B below)

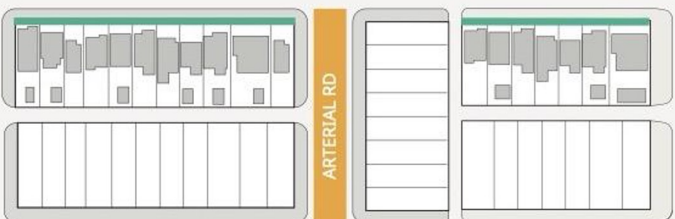


Diagram B:
Block face fronting local street

Table 2: Considerations for Rezoning in R1-1 and RT Zones

Location	Building Types	Requirements and Guidelines
On arterial	- Up to 4 storey mixed use - Up to 5 storey residential apartment - Up to 6 storey residential apartment or mixed use for projects including a minimum 20% of the residential floor area that is counted in the calculation of FSR secured as below-market rental units (<i>See section 4 for specific requirements</i>) or where 100% of the residential floor area is secured as social housing	Refer to the RR-2 and RR-3 district schedules Site should not leave any remaining R1-1 or RT lot(s) with a total continuous frontage of less than 99 feet, or obstruct access to a lane for any remaining lot(s) <u>Mixed use requirements (RR-3)</u> Mixed use will generally be required for sites that: - are immediately adjacent to a property that has existing zoning for commercial use (C-1, C-2, C-2, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade), or - include a corner lot at an intersection where two or more of the other corner sites are zoned for commercial use Mixed use will generally be optional for sites that include a corner lot or that have existing non-residential uses

Off arterial	• Up to 4 storey residential apartment or 4 storey townhouse • 3 storey triplex or townhouse with up to 8 units	Refer to the RR-1 District Schedule, and the RR-2A district Site must not obstruct access to a lane for any remaining lot(s)
	Up to 5 storey residential apartment flanking the arterial with a 4 storey transition to the off arterial block face	Refer to the RR-2B district Site must be located at the corner of an arterial road, with a side property line flanking the arterial
	Up to 4 storey mixed use	Refer to the RR-3A district Site must have existing non-residential use

Not compliant with six-storey requirements

Six-storey requirement

6486 Chester Street

Faces arterial street

X Faces local street

20% below-market rental
units

X 0 below-market units

100% social housing

X 0% social housing

Exceeds allowed height and setbacks

Allowed on local face

4 storeys

13.8 metre height

3.7 metre side setback

Proposed

X 6 storeys

X 22.09 metre height
(60% taller)

X 2.4 metre side setback

*In general, **irregular sites will not be considered for more height or density** than may be achieved on a regular lot through the set rental tenure district schedule(s). In some cases, **increased setbacks and reduced FSR may be required** commensurate to the irregular context to allow for reasonable adjacencies. (SRP, p. 8)*

Why does this matter?

1. Fairness

Make sure all property owners are held to the same standards.

2. Consistency

*...rezonings will undergo a simplified process, which provides **certainty for residents** and applicants on the **building type that could be developed...*** (Guide, Rezoning Policy – Secured Rental Policy in Low-Density Transition Areas, p. 2)

3. Norms

We all know politicians who **ignore policies** if they get in the way of desired outcomes. Please don't imitate them in Vancouver.

Please **enforce the Secured Rental Policy as written**. Send this project back and **instruct staff to evaluate it based on actual site conditions**, not a mistaken classification.