

1. CD-1 REZONING: 6486 Chester Street

Summary: To rezone 6486 Chester Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential rental building containing 116 units and a replacement one-level public utility building. A floor space ratio (FSR) of 2.90 and a height of 20.5 m (67 ft.), with additional height for common rooftop amenity space or mechanical appurtenances, are proposed.

Applicant: LPI Management Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 6486 Chester Street”, dated September 23, 2025 (“Report”), referred to Public Hearing at the Council Meeting of October 7, 2025.

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 LPI Management Ltd., on behalf of TL Fairfax Property Inc¹, the registered owner of the lands located at 6486 Chester Street [*PID 007-693-621; Lot A Block 2 District Lot 662 Plan 15183*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 2.90 and the maximum building height from 11.5 m (38 ft.) to 20.5 m (67 ft.) with additional height for common rooftop amenity space or mechanical appurtenances, to permit the development of a six-storey residential rental building containing 116 units and a one-level public utility building for telecommunications purposes, 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 Yamamoto Architecture Inc., received April 15, 2025 and amended plans received July 7, 2025;

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

¹ Represented by Telus Communications

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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A to C 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.

[CD-1 Rezoning: 6486 Chester Street]