

CD-1 Rezoning: 6486 Chester Street

Public Hearing

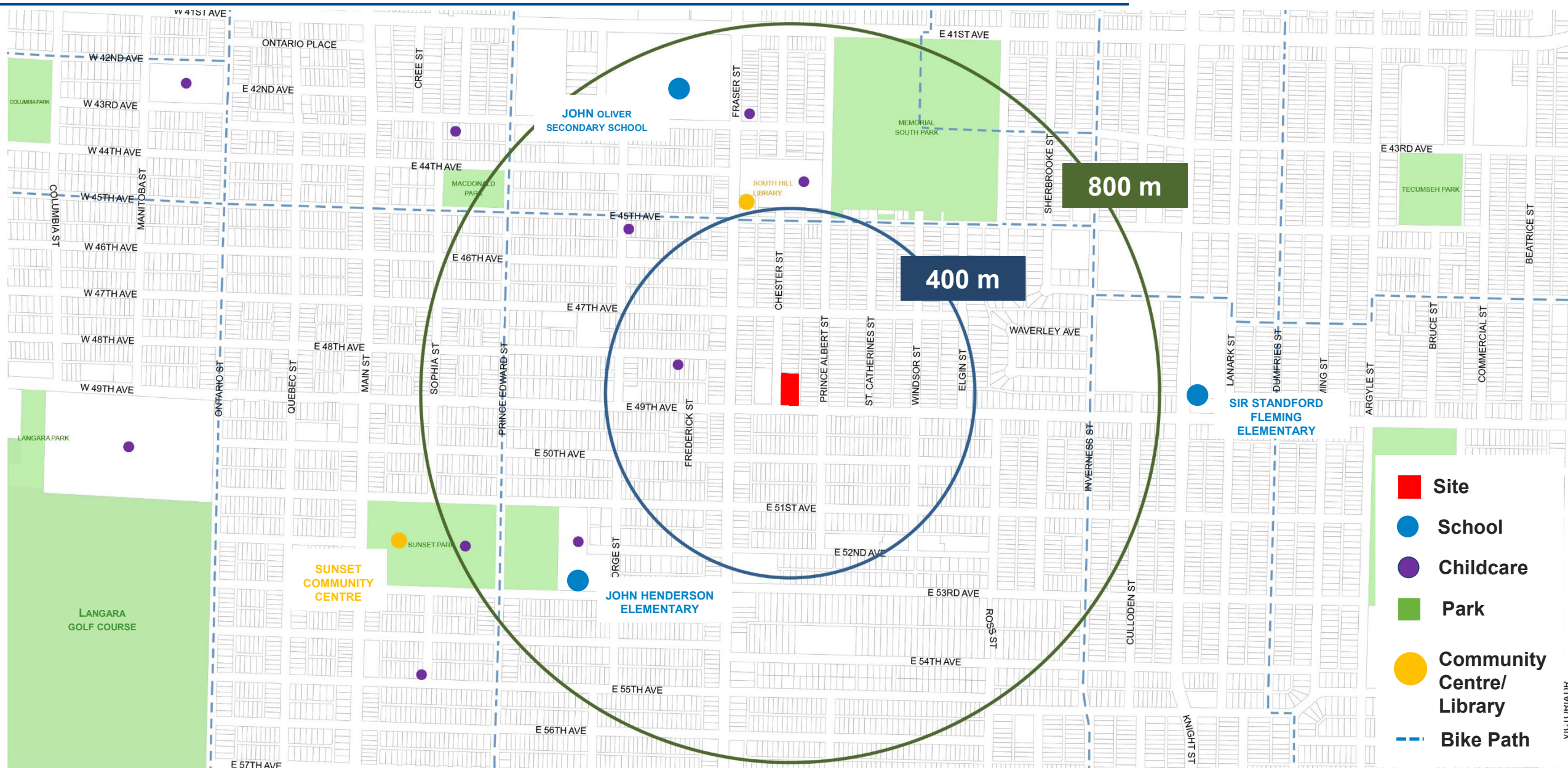
November 13, 2025



Existing Site and Context



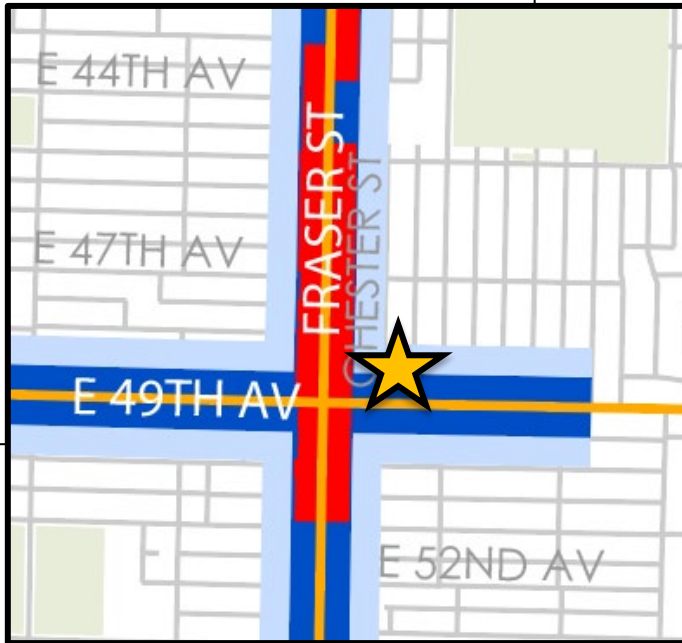
Local Amenities and Services



Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing



Secured Rental Policy (SRP)

- Encourages construction of purpose-built rental housing
- Low-density areas close to public transit, shopping, amenities
- 20% of residential floor area for below-market rental for six-storeys

Policy Context

- Support for CD-1 for a six-storey building given location on an arterial and telecommunications use
- Density of 2.7 FSR for six-storey buildings on a corner site
- Form of development is informed by SRP Guidelines

Proposal

- Rezoning to CD-1
- One-level telecommunications building with six-storey market rental building
- 116 residential units
- Density of 2.9 FSR
 - 2.77 FSR for residential
 - 0.13 FSR for telecommunications
- Height of 67 ft.



Telecommunications building for phone and wireless services

DCL Maximum Averages vs. Ownership Costs

	DCL By-Law Maximum - Averages Eastside		Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	2025 Maximum Average Rent ¹	Average Household Income Served ²	Monthly Costs of Ownership ³	Average Household Income Served ²	20% Down Payment
studio	\$2,031	\$81,240	\$2,200	\$88,000	\$79,550
1-bed	\$2,449	\$97,960	\$2,885	\$115,400	\$108,000
2-bed	\$3,320	\$132,800	\$3,809	\$152,360	\$141,300
3-bed	\$4,092	\$163,680	\$5,565	\$222,600	\$213,000

1. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Incomes are estimated based on rents or monthly ownership costs at 30% of income.
3. Data from BC Assessment 2021.

Public Consultation

**Postcards Mailed
May 16, 2025**

**City-hosted
Q&A Period
June 11 to June 24, 2025**

Comments of support

- Building design
- Housing stock

Comments of concern

- Parking and traffic
- Loss of greenspace
- Infrastructure and services
- Height, density, shadowing

Postcards distributed	1,709
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Questions	24
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Comment forms	31
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Other input	10
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Total	65
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Response to Feedback

Parking and Traffic

- 80 parking spaces and 246 bicycle spaces
- Nearby public transit and bikeways

Loss of Greenspace

- Recognize community value and that the green space is connected to existing structure
- Application does not propose replacement of green space; rather, rental housing and replacement trees are offered

Infrastructure and Services

- Water and sewer infrastructure sufficient to meet new development

Height, Density and Shadowing

- Six storeys and proposed density consistent with intent of SRP policy
- Guidelines inform building setbacks to ensure sufficient spacing for sunlight access

Public Benefits

- 116 rental units

Contribution	Amount
City-Wide DCL*	\$356,923
Utilities DCL	\$1,247,042
Total Value	\$1,603,965

*Class B waiver

- Proforma review determined no additional land lift nor capacity to deliver BMR

Conclusion

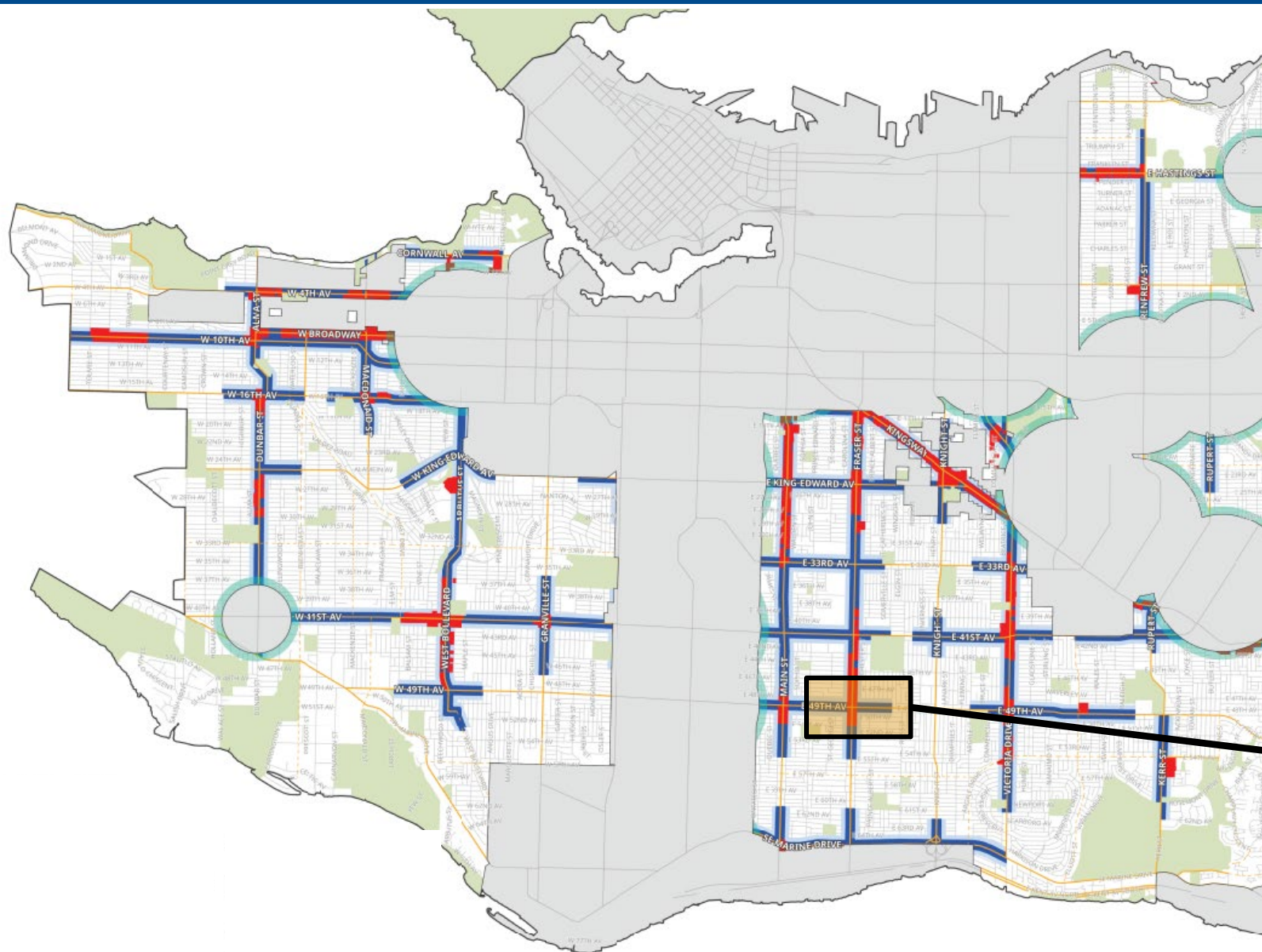
- Proposal is consistent with intent of the SRP and advances the City's housing policy goals
- Delivery of 116 market rental units and a modernized telecommunications facility
- Support, subject to conditions in Appendix B



END OF PRESENTATION

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please do not post slides beyond this point

Location



BLOCK ELIGIBILITY

- On arterial
- Off arterial (local street)

NEIGHBOURHOOD AMENITIES

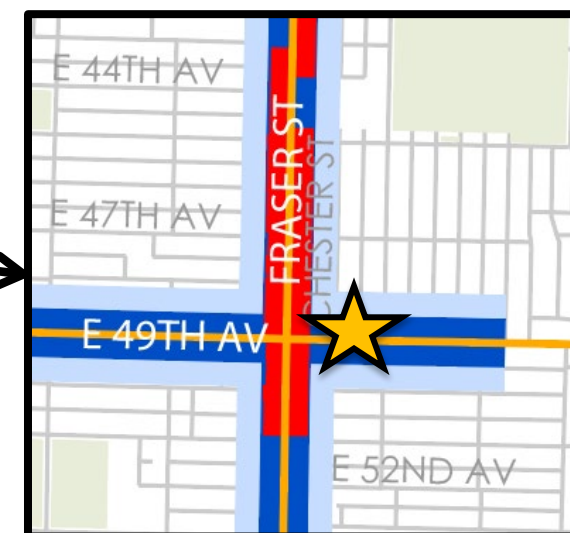
- Neighbourhood shopping areas
- Parks

ROAD NETWORK

- Main and secondary arterials

EXCLUDED AREAS

- Currently or recently planned areas. RT Character zones and mixed-employment & industrial lands
- Transit-Oriented Area Boundary (refer to TOA Rezoning Policy)





Telecommunication
s building for phone
and wireless
services

