CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	September 23, 2025
Contact:	Belinda Liu
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RTS No.:	18184
VanRIMS No.:	08-20-2000
Meeting Date:	October 7, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 6486 Chester Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by LPI Management Ltd., on behalf of TL Fairfax Property Inc[1]. 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) 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, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in

[1] Represented by Telus Communications

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.

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to 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;

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 through 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.

REPORT SUMMARY

This report evaluates an application to rezone 6486 Chester Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to permit a new six-storey residential rental building containing 116 units and a replacement one-level public utility building. The public utility building will be operated by Telus Communications (“Telus”) and will contain telecommunications equipment for maintaining continuous phone and wireless service. The equipment will continue to operate 24/7 as mandated by federal guidelines, ensuring uninterrupted communication services for the community, including critical communication infrastructure for first responders.

Staff have assessed the application and conclude that it meets the intent of the *Secured Rental Policy.* Staff recommend the application be referred to a Public Hearing, with the

recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2025)
- RR-2A, RR-2B, RR-2C Districts Schedule (last amended 2025)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Rental Incentives Programs Bulletin (2012, last amended 2025)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2025)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014, last amended 2018)

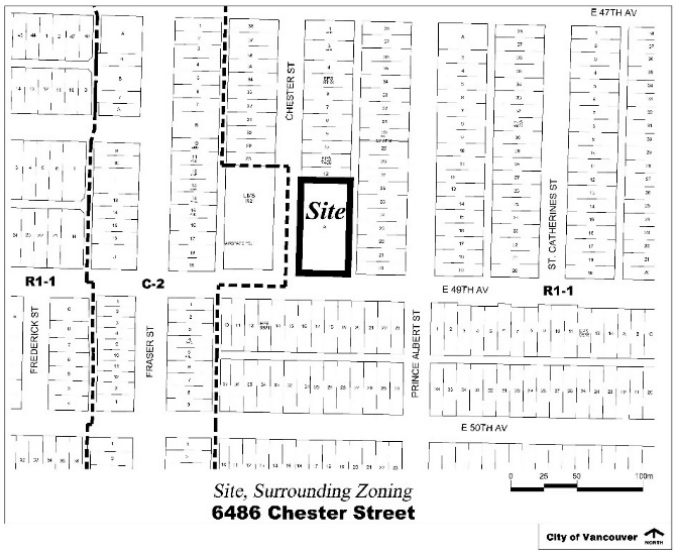
REPORT

Background/Context

1. Site and Context

The property is located on the northeast corner of East 49th Avenue and Chester Street (Figure 1). The site area is 2,618.8 sq. m (28,189 sq. ft.), which includes a 70.4 m (231 ft.) frontage along Chester Street and a lot depth of 37.2 m (122 ft.) along 49th Avenue. The existing zoning is R1-1 and the surrounding properties are a mix of residential, commercial, and mixed-use buildings along Fraser Street.

Figure 1: Location Map



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** South Memorial Park (345 m), Sunset Park (530 m) and MacDonald Park (700 m).
- **Community Space:** South Hill Public Library (360 m) and Sunset Community Centre (650 m).
- **Childcares:** Appu Child Care Centre (220 m), Spare Time Child Care Society (355 m), South Hill Child Centre (445 m), Sunset Out of School Care (530 m) and Timbre Wolves Out of School Care (545 m).

Local School Capacity – The site is located within the catchment area of Sir Sandford Flemming Elementary School and John Oliver Secondary School. According to the Vancouver School Board's (VSB) 2020 *Long Range Facilities Plan*, both schools are anticipated to operate under capacity, at 76% and 50%, respectively, by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide the long-term growth of the City over the next 30 years. The Vancouver Plan serves as a framework, with further implementation planning work to follow over the next few years. The site is located within the Secured Rental Policy eligibility map for low-density transition areas which is generally in alignment with the Vancouver Plan.

Secured Rental Policy (SRP) – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing R1-1 or RT zone outside of recent community plan areas;
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the SRP to one of the residential rental zones. The applicable option or options are further informed by the site's size, orientation and adjacent context. While rezoning under the SRP is generally intended for rental housing, this site is eligible for a custom CD-1 under this policy to accommodate the co-location of a public utility use with rental housing.

The SRP generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. 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.

RR Zoning District Schedules and Design Guidelines – Along with updates to the SRP, in December 2021 Council approved the addition of new residential rental ("RR") zoning district schedules to the Zoning and Development By-law: "RR-1", "RR-2A, RR-2B and RR-2C", and "RR-3A and RR-3B". Similar to other standard zoning districts, the RR zones set basic regulations such as permitted use, density, and height limits, while allowing for a range of building designs. All residential uses in the RR zones are secured as rental tenure, and no stratification or sale of individual residential units is allowed.

Further direction on form of development expectations under each RR zone is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the SRP and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

Interim Housing Needs Report – Provincial legislation requires Council to receive and consider regular *Housing Needs Reports* when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Housing Vancouver Strategy – *Housing Vancouver Strategy* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market rental housing units.

Strategic Analysis

1. Proposal

The proposal involves replacing the existing Telus-operated public utility building with a smaller, one-level telecommunications structure and a six-storey residential rental building containing 116 units. Two levels of underground parking will be accessed from the lane.

Advances in fibre-optic technology has enabled Telus to transition from copper wiring and reduce the required footprint for telecommunications buildings. As a result, the size of the new public utility building can be reduced and will be relocated to the northeast corner of the site. It will continue to house telecommunications equipment to support uninterrupted phone and wireless services for the community.

2. Land Use

The proposed rental residential use is consistent with the SRP. Utility and Communication use is supported to accommodate telecommunications infrastructure within the public utility building.

3. Form of Development, Height and Density (refer to drawings in Appendix E and statistics in Appendix G)

While this is a rezoning to a custom CD-1, the SRP directs staff to assess built form expectations per the SRP, RR-2C District Schedule and Residential Rental District Schedule and Guidelines ("Guidelines").

Form of Development – This application proposes a six-storey building and a one-level public utility building. The six-storey building generally aligns with the RR-2C guidelines, including the provision of a required setback along Chester Street. The public utility building is placed on the rear of the site with appropriate setbacks from adjacent buildings to minimize its visibility from 49th Avenue and Chester Street.

Figure 2: Project Perspective Looking Northeast

Height – The proposed height of 20.5 m (67 ft.) for the six-storey rental building is consistent with heights for six-storey buildings per the policy and Guidelines. The draft CD-1 by-law establishes two sub-areas to limit heights for both the residential building and the single-storey telecommunications building. Regulating this proposal with two heights ensures that the taller building is located along the arterial and the lower building is located closer to the residential neighbours, allowing for improved adjacencies.

Density – The SRP permits site-specific densities that vary based on urban design performance, as evaluated through the guidelines. A floor space ratio (FSR) of 2.77 is proposed for the residential rental building and an FSR of 0.13 is proposed for the public utility building. While the overall proposed density modestly exceeds the 2.70 FSR provision for corner sites under the RR-2C zone, given the telecommunications use and essential communication services, staff support the proposed 2.77 FSR for the residential floor area. Further, the applicant has proposed two levels below-grade for telecommunications use, rather than adding additional height to the single-storey building. Locating as much floor area as possible underground for the public utility function relieves perceived massing for the single-storey building and improves the interface to the adjacent residential building.

Public Realm and Interface – The proposal provides an insufficient 2.5 m (8 ft.) front yard setback along Chester Street. Staff have included a condition to increase the front yard setback for a better public realm interface as outlined in Appendix B.

Private Amenity Space – The development provides on-site common indoor and roof top outdoor amenities for the residents which aligns with the expectations of the Guidelines.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's modest scale and general consistency with the built form expectations of the SRP.

Staff reviewed and have concluded that the proposal meets the intent of the SRP's built form, height and density parameters. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The Housing Vancouver Strategy seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 116 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the strategy (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of June 30, 2025

Housing Type	Category	10-Year Targets[1,2]	Units Approved Towards Targets[3]
Purpose-Built Residential Rental Units[3]	Market Rental	30,000	11,175 (37%)
	Developer-Owned Below Market Rental	5,500	1,905 (35%)
	Total	35,500	13,080 (37%)

[1.] New 10-year targets were adopted in 2024, with tracking starting from January 1, 2024.
[2.] Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31, 2023, 87% of the previous targets had been reached.
[3.] Unit numbers exclude the units in this proposal, pending Council's approval of this application.

The SRP requires six-storey mixed-use projects to allocate 20% of the net residential area as below market rental, with a 20% discount from Canada Mortgage and Housing Corporation (CMHC) city-wide average rents.

Real Estate Services carried out a proforma review and determined no land lift is generated by the rezoning proposal. As the proforma analysis indicates no lift and the project includes a new utility infrastructure which does not generate additional market rental income to offset the delivery of below-market rental, staff support market rental on this site.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on CMHC Market Rental Survey) for the Southeast Vancouver area, in which this site is located, is 0.9%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. The application as proposed is consistent with the policy and a provision is included in the CD-1 by-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the eastside of Vancouver are shown in the left hand columns in Figure 4. As the applicant is seeking a Class B Development Cost Levy (DCL) Waiver, average rents for each unit type will be set at the DCL By-law Maximum Average rents for the eastside at the time of occupancy permit issuance, for initial building occupancy. DCL By-law Maximum Average rents for 2025 are shown in the middle columns in Figure 4.

The market rental housing will provide options which are more affordable than average home ownership costs illustrated in Figure 4.

Figure 4: Market Rents in Newer Eastside Buildings, DCL By-Law Maximum Average Rents, Costs of Ownership and Household Income Served

		Newer Rental Buildings Eastside		DCL By-Law Maximum Averages Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rents[1]	Average Household Income Served[4]	2025 Maximum Average Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]	Down-Payment at 20%
Studio	480 sq ft	$1,879	$75,160	$2,031	$81,240	$2,200	$88,000	$79,550
1-bed	550 sq ft	$2,194	$87,760	$2,449	$97,960	$2,885	$115,400	$108,000
2-bed	762 sq ft	$2,880	$115,200	$3,320	$132,800	$3,809	$152,360	$141,300
3-bed	986 sq ft	$3,815	$152,600	$4,092	$163,680	$5,565	$222,600	$213,000

[1] Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the eastside of Vancouver.
[2]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.
[3]Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate).
[4] Incomes are estimated based on rents or monthly ownership costs at 30% of income

Security of Tenure – Purpose-built rental housing offers secured rental tenure. All 116 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The site does not currently have residential tenants.

5. Transportation and Parking

The site is served by bus routes along 49th Avenue and Fraser Street. The application proposes 80 vehicle parking spaces and 246 bicycle spaces provided on two levels of underground parking, accessed from the lane. The applicant is required to provide transportation

improvements, including sidewalk upgrades, provision of speed humps, reconstruction of the lane, street lighting upgrades, and dedication along the south property line for road purposes. Conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

A green space exists with hard and soft landscaping on the north end of the site. While this open space is located on private property, it has been available for the community to access. Public access to this greenspace was required as a condition of the development permit for the existing telecommunications building. Under this new proposal, the existing telecommunications building will be demolished, and a new public utility building will be constructed at the north end of the property, thereby removing this greenspace. The proposed landscape plan offers new boulevards with planting along Chester and 49th Avenue, along with open space for residents on the rooftop. No public greenspace on the site is proposed.

There are 13 existing on-site by-law trees and nine City trees on this site. All on-site trees are proposed for removal due to conflicts with construction. All City trees are identified for retention. The protection of these trees during construction is required. The proposal anticipates replacement trees and the final number of new trees will be confirmed at the time of development permit. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on May 23, 2025. Approximately 1,709 notification postcards were distributed within the neighbouring area on or about May 16, 2025. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca) platform.

Question and Answer Period – A question and answer period was held from June 11 to June 24, 2025. Questions were submitted by the public and posted with a response over a two-week period.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 55 submissions were received.

Petition – One petition was submitted to the City in opposition to the rezoning application. The petition was received on June 12, 2025 with 63 signatures. Concerns were noted about parking congestion, traffic and pedestrians, and loss of green space.

Figure 5: Overview of Notification and Engagement

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **General:** Residents are supportive the building façade materials and the increase in housing stock.

Generally, comments of concern fell within the following areas:

- **Parking and Traffic:** There are insufficient vehicle parking spots proposed and residents would then occupy street parking. An increase in the number of residents will worsen traffic congestion and safety in the area.

- **Greenspace and Trees:** There is opposition to the loss of greenspace and the removal of trees on site.

- **Infrastructure and Services:** Concerns about the location not being suitable due to the lack of amenities and infrastructure (eg. sewer and water capacity, transit services, roads) to support additional density.

- **Neighbourhood Character and Shadowing:** The proposal is too tall and does not fit in with the existing neighbourhood of single-detached buildings. There will be less access to light given the massing and proposed setback relaxations. The building will shadow on to surrounding properties.

Response to Comments:

- **Parking and Traffic:** The proposal is required to comply with the Parking By-law which does not have minimum requirements for residential parking. As such, the number of parking spaces proposed aligns with the by-law. Access to the underground parking structure is to be from the lane to alleviate traffic congestion along 49th Avenue, a major arterial. The site is served by bus routes along 49th Avenue and Fraser Street.

- **Greenspace and Trees:** The greenspace and onsite trees are proposed for removal due to conflicts with the building envelope, parkade, and underground utility building use. Replacement trees are required to replace the removed trees. Proposed replacement

trees will be provided along Chester Street, and 49th Avenue, and on the rooftop amenity area.

- **Infrastructure and Services:** Staff have determined that water and sewer upgrades are not required. The application will be required to provide street improvements such as speed humps in the lane east of Chester Street as conditions of rezoning approval.

- **Neighbourhood Character and Shadowing:** The proposed height is consistent with the intent of the SRP at this location. Additionally, staff have included a condition to increase the front yard setback for a better public realm interface.

8. Public Benefits

Community Amenity Contribution (CAC) – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on a negotiated contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. Real Estate Services staff reviewed the application proforma and the value of securing the 116 rental housing units and have determined no CAC or capacity to deliver below-market rental units is expected.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

In accordance with the provisions of Section 3.1A (e) of the Vancouver DCL By-law and the Area Specific DCL By-law the applicant has requested a 86.24% waiver of both the City-wide and Area Specific DCLs attributed to the floor area qualifying as Class B "for-profit affordable rental housing" (market rental). Class B means market rental housing where starting rents across all units do not exceed the maximum averages set out in the DCL By-laws for each unit.

Based on rates in effect as of September 30, 2025 and the proposed 7,243.2 sq. m (77,965 sq. ft.) of residential floor area, the value of the DCL waivers for the residential floor area is estimated to be $1,677,865. The value of the Utilities DCL for the proposed residential floor area and Utility and Communications floor area of 332.1 sq. m (3,575 sq. ft.) is estimated to be $1,247,042. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – As the application is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art is required.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide rental housing units and DCLs. See Appendix F for additional details.

CONCLUSION

The proposed land use, height, and density are consistent with the intent of the SRP. If approved, this application would contribute 116 rental residential units to the City's rental housing stock and a renewed public utility building for critical infrastructure.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

6486 Chester Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by law, and incorporates Schedule A into Schedule D of By law No. 3575.

   [Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by law that is prepared for posting.]

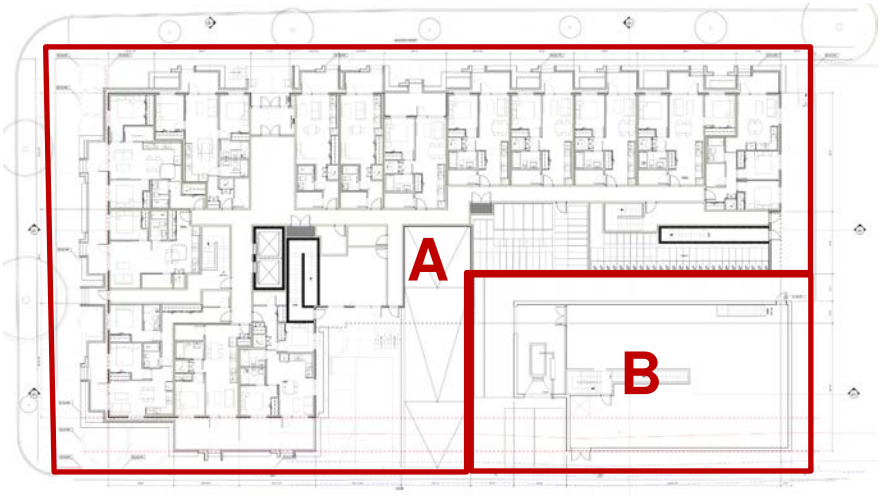
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the conditions of use, the maximum permitted density, and the building height of each sub-area.

Figure 1: Sub-areas



Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Dwelling Uses, limited to Apartment;

   (b) Utility and Communication Uses, limited to Public Utility; and

   (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

5.1 The design and layout of at least 35% of the dwelling units must:

   (a) be suitable for family housing; and

   (b) have two or more bedrooms.

5.2 Sub-area B is limited to public utility use.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 2,618.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 2.90.

6.3 In sub-area A, the maximum floor space ratio for all uses combined is 2.77.

6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.5 Computation of floor area must exclude:

   (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

      (i) the total area of these exclusions must not exceed 12% of the floor area being provided, and

      (ii) the balconies must not be enclosed for the life of the building;

   (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

   (c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;

(f) all storage area below base surface for non-dwelling uses; and

(g) all floor area below base surface for public utility uses.

6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning may permit common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for that sub-area, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building height	Building height for portions of building with permitted common rooftop amenity space or mechanical appurtenances
A	20.5 m	23.5 m
B	4.7 m	8.5 m

Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

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6486 Chester Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council or Development Permit Board will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Yamamoto Architecture Inc. received April 15, 2025 and amended plans received July 7, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development to increase the setback along Chester Street frontage to allow for a massing transition to be more compatible with the existing surrounding urban context.

Note to Applicant: The intent is to establish a setback between the proposed patio spaces and sidewalk along Chester Street for provide better private and public realm interface. This can be achieved by realigning the building massing to maintain a 12 ft. setback along street frontage, also refer to Residential Rental Districts Schedules Design Guidelines.

1.2 Design development to the overall architectural expression and articulation of the proposal.

Note to Applicant: Refine the proposed building design façade articulation and materiality including the colour scheme to enhance the visual interest and prominent corner locations.

Landscape

1.3 Design development to landscaped areas within setbacks to provide additional replacement trees.

Note to Applicant: Proposed landscaping should take advantage of these setbacks and maximize the amount of replacement trees planted in these areas. Trees can help soften the built environment and ease the transition to the public realm. Refer to section 7.1 of the Residential Rental Districts Schedules Design Guidelines.

1.4 Design development to roof top outdoor amenity area in order to improve end user livability and enjoyment.

Note to Applicant: This could be achieved by, but not limited to, adding additional planters and plant material, reducing paving material, reducing the amount of gravel relative to extensive green roof, and adding shade trees near southern edge of play area.

1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8 in.:1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4" in. scale) through common open spaces, rooftop areas, semi-private patio areas and planters.

Note to Applicant: Sections should be clearly dimensioned to show the depth of soil available for proposed plant material. Soil depths should meet or exceed the minimum requirements for the proposed trees and shrubs on slab, per the BCLNA Standards. Soil depth dimensions should indicate soil depth only, and not include drainage and/or mulch layers.

Housing

1.7 The proposed unit mix, including 17 studio units (14.7%), 58 one-bedroom units (50%), and 36 two-bedroom units (31%), 5 three-bedroom units (4.3%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units, designed to be suitable for families with children.

1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Sustainability

1.9 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 27, 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements.

Engineering

1.10 The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA).

Note to Applicant: The land onsite and adjacent to the site are within or near an archeologically sensitive area.

All archaeological sites, whether on Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

Archeological review/studies will be required prior to construction on public land.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2

1.11 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.12 The owner or representative is to contact Engineering Services at streetusereview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.13 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.15 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf

1.16 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes

based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(iv) Display the following note on the Landscape plan submitted to Engineering:

"The required Green Infrastructure improvements for 6486 Chester Street will be as per City-issued design."

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.17 Parking access, per Parking By-law Section 4 and the Design Supplement, including:

(a) Provision of safe, functional grades on the ramp and in parking areas.

(i) Provision of heated ramps for ramps exposed to weather and with a 15% slope and greater;

1.18 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

1.19 Provision of the following general revisions to architectural plans, including:

(a) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;

(b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.20 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

1.21 Provision of all third-party utility services (e.g. BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.22 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g. BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g. temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.23 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Building grade design is in the preliminary state. Finalized building grades are required prior to development permit application.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner(s) shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of the south seven feet of the site for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the Services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated March 4, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Chester Street and 200 mm on East 49th Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such

that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 6486 Chester Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers along Chester Street.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building By-law will be modified on January 1, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater.

(c) Provision of street improvements with appropriate transitions, along East 49th Avenue adjacent to the site, including:

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;

(d) Provision of street improvements with appropriate transitions, along Chester Street adjacent to the site, including:

(i) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk;

(ii) Curb bulge and curb ramp, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge;

Note to applicant: The City will provide a geometric design for all of these street improvements.

(e) Provision of street improvements with appropriate transitions, along the lane east of Chester Street adjacent to the site, including;

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

(ii) Relocate lane catch basins to the centerline;

(iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on East 49th Avenue.

Note to Applicant: Refer to the City design guidelines and construction standards.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

(f) Provision of speed humps in the lane east of Chester Street between East 47th Avenue and East 49th Avenue.

(g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Installation of a Rainwater Tree Trench (RTT) to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

(ii) Installation of a subsurface infiltration trench along the lane east of Chester St, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(i) Provision of Chester Street and East 49th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(j) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(l) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Housing

2.3 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units as for-profit affordable housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:

(a) A no separate-sales covenant is required.

(b) A no stratification covenant is required.

(c) None of the units are to be rented for less than 90 consecutive days at a time.

(d) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A (e) of the Vancouver Development Cost Levy By-Law.

(e) A rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

Environmental Services

2.4 The following conditions must be met prior to enactment of the rezoning:

(a) Submit a site disclosure statement to the City's Manager of Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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6486 Chester Street
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting Lot A, Block 2, District Lot 662, Plan 15183, PID: 007-693-621 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

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6486 Chester Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	June 11, 2025 - June 24, 2025	181 participants (aware)* • 81 informed • 20 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	May 16, 2025	1,709 notices mailed
Public Responses		
Online questions	June 11, 2025 - June 24, 2025	24 submittal
Online comment forms • Shape Your City platform	May 2025 – August 2025	31 submittals
Overall position • support • opposed • mixed	May 2025 – August 2025	31 submittals • 8 responses • 21 responses • 2 responses
Other input	May 2025 – August 2025	10 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2025 – August 2025	285 participants (aware)* • 143 informed • 36 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area

3. Analysis of All Comments Received

Generally, comments of support fell within the following areas:

- **General Support:** Residents are supportive the building façade materials and the increase in housing stock.

Generally, comments of concern fell within the following areas:

- **Parking and Traffic:** There are not enough vehicle parking spots proposed and residents of the proposal will take up street parking. An increase in the number of residents will worsen traffic congestion and safety in the area.

- **Greenspace and Trees:** There is opposition to the loss of greenspace and the removal of trees on site.

- **Infrastructure and Services:** Concerns about the location not being suitable due to the lack of amenities and infrastructure (eg. sewer and water capacity, transit services, roads) to support additional density.

- **Neighbourhood Character and Shadowing:** The proposal is too tall and does not fit in with the existing neighbourhood of single-detached buildings. There will be a negative impact on access to light given the massing and proposed setback relaxations and the building will shadow on to surrounding properties.

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6486 Chester Street
FORM OF DEVELOPMENT DRAWINGS

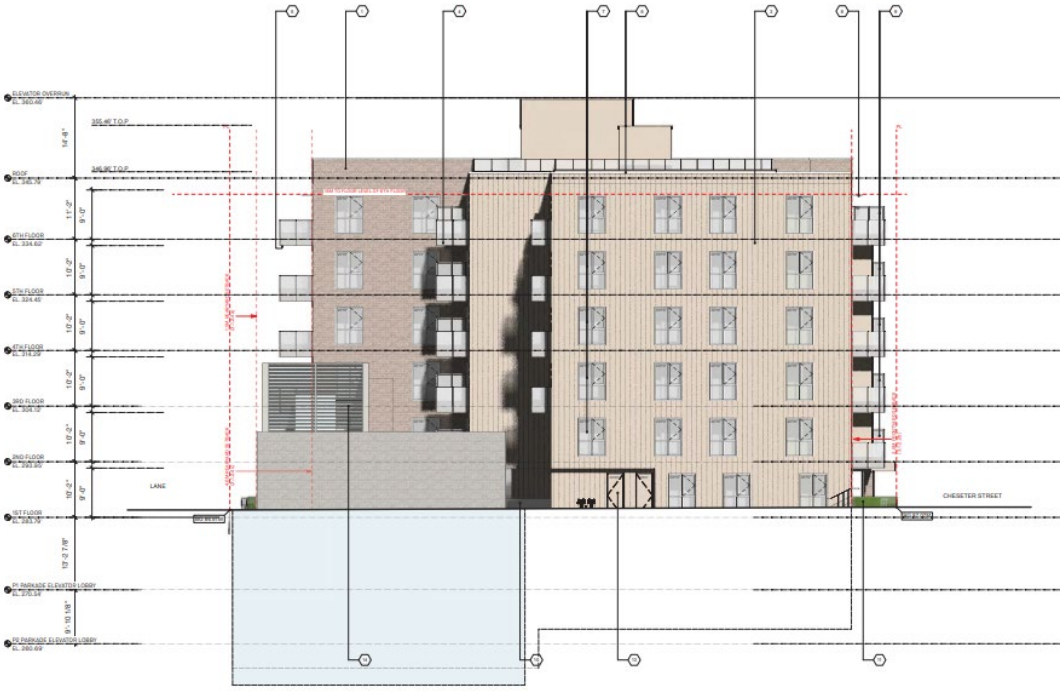
Site Plan

View of Building Looking Northeast

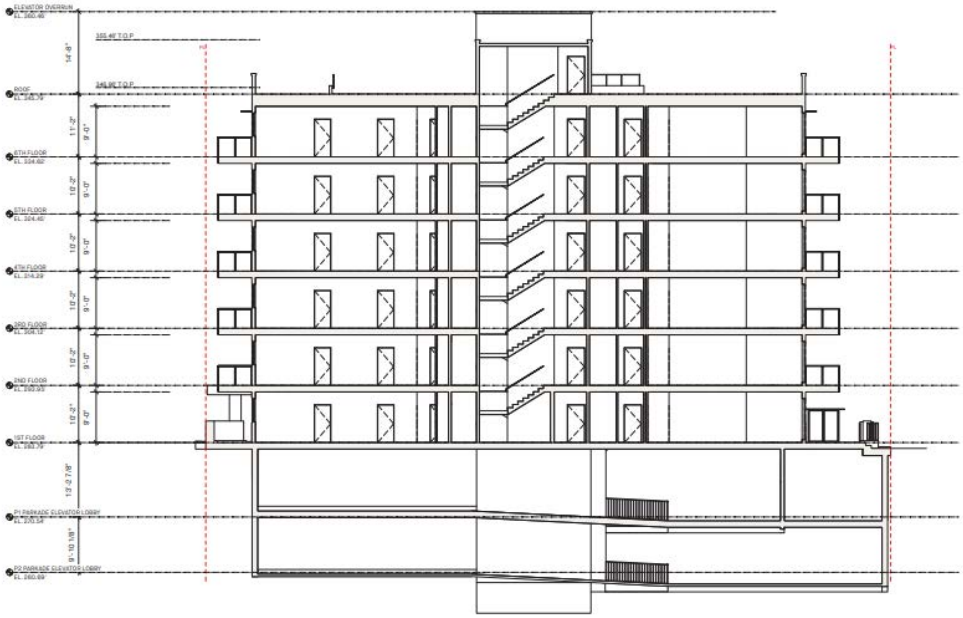
View of Building Looking Southwest

Elevation (West)

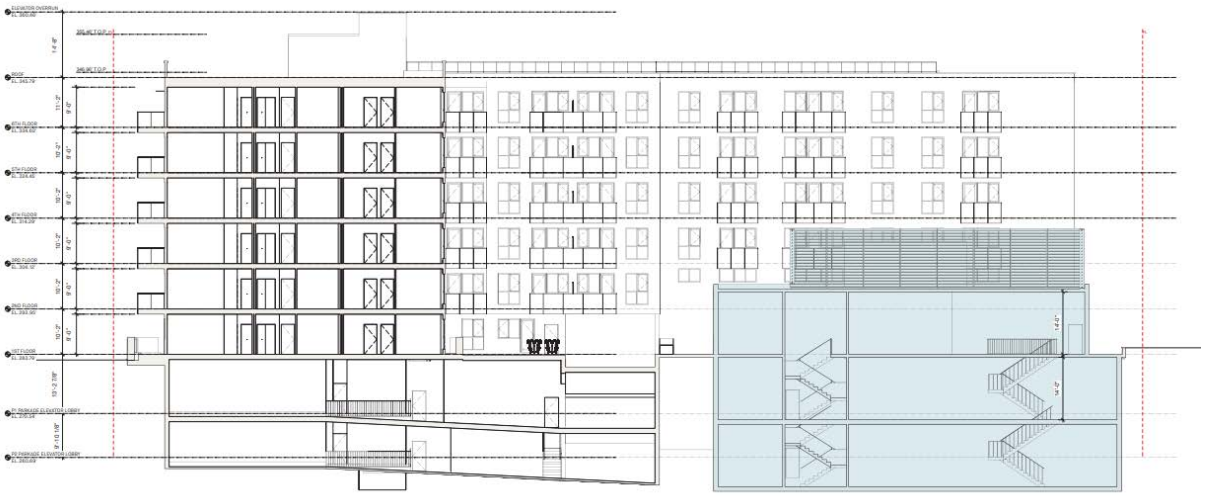
Elevation (North)



Section (South)



Section (East)



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6486 Chester Street
PUBLIC BENEFITS SUMMARY

Project Summary:

The proposal is for six-story residential rental building containing 116 units and a one-level public utility building.

Public Benefit Summary:

A total of 116 rental housing units, secured with a Housing Agreement for the greater of 60 years and the life of the building, and a DCL.

	Current Zoning	**Recommended Zoning**
Zoning District	R1-1	CD-1
Floor Space Ratio (site area = 2,618.8 sq. m (28,189 sq. ft.))	0.70	Residential: 2.77 Utility and Communication: 0.13 Total: 2.90
Floor Area	1,833.2 sq. m (19,732 sq. ft.)	Residential: 7,243.2 sq. m (77,965 sq. ft.) Utility and Communication: 332.1 sq. m (3,575 sq. ft.) Total: 7,575.3 sq. m (81,540 sq. ft.)
Land Use	Residential	Residential and Utility and Communication

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1]	$ 356,923
City-Wide Utilities DCL[1]	$ 1,247,042
Total	**$1,603,965**

[1] Based on by-laws in effect as of September 30, 2025. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

[2] This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class B for-profit market rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be $1,677,865.

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6486 Chester Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
6486 Chester Street	007-693-621	Lot A Block 2 District Lot 662 Plan 15183

APPLICANT INFORMATION

Applicant	LPI Management Ltd.
Architect	Yamamoto Architecture Inc.
Property Owner	TL Fairfax Property Inc. represented by Telus Communications

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed Development
Zoning	R1-1	CD-1
Uses	Residential	Residential Utility and Communication
Maximum FSR	0.70	Residential: 2.77 Utility and Communication: 0.13 Total: 2.90
Floor Area	1,833.2 sq. m (19,732 sq. ft.)	Residential: 7,243.2 sq. m (77,965 sf) Utility and Communication: 332.1 sq. m (3,575 sf) Total: 7,575.3 sq. m (81,540 sq. ft.)
Maximum Height	Up to 3 storeys 11.5 m (38 ft.)	Sub-area A: 20.5 m (67 ft.) and height of mechanical appurtenances must not exceed 23.5 m (77 ft.) Sub-area B: 4.7 m (15 ft.) and height of mechanical appurtenances must not exceed 8.5 m (28 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	80 residential parking spaces 246 bicycle spaces Final parking spaces determined at development permit stage
Natural Assets	13 existing on-site by-law trees; 9 City trees	Removal of 13 on-site by-law trees and retention of 9 City trees; 10 replacement trees are proposed; additional retention strategy confirmed at development permit stage

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