



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 191, 2023, BYLAW No. 3237
DEVELOPMENT PERMIT APPLICATION DP 03-22

To consider a Zoning Bylaw amendment application and Development Permit application from 1337204 BC Ltd. to accommodate a 12-storey, 370-unit apartment development.

The subject property is currently zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Mid Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant/Owner:	1337204 BC Ltd.
Civic Address:	5360 204 Street
Legal Description:	Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282
Site Area:	7,151.85 m ² (1.77 acres)
Number of Units:	370 apartments
Gross Floor Area:	24,901 m ² (268,032 ft ²)
Floor Area Ratio:	3.482
Lot Coverage:	34.3%
Total Parking Required:	527 spaces (including 27 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	393 spaces
<u>Visitor</u>	<u>56 spaces</u>
Total	449 spaces (including 23 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM2 Multiple Residential Medium Density
Proposed Zoning:	CD87 Comprehensive Development
Variances Requested:	5.5 m long h/c parking stalls (5.8 m min.) Visitor parking located underground (required to be at surface) 45% small car space share (40% max.) 56 visitor parking spaces (74 required) <i>*Note a resident parking variance is not required due to use of CD Zone – see commentary in staff report for more details</i>
Development Cost Charges:	\$5,198,072.00 (City - \$3,112,974.00, GVS&DD - \$1,391,694.00, SD35 - \$186,800.00, TransLink - \$506,604.00)
Community Amenity Contributions (CACs):	\$740,000.00

