



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 191, 2023, BYLAW No. 3245
DEVELOPMENT PERMIT APPLICATION DP 02-23

To consider Zoning Bylaw amendment and Development Permit applications from James McKinnon to accommodate an 8-storey, 78-unit apartment development.

The subject properties are currently zoned RS1 Single Family Residential 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:	James McKinnon
Owners:	Paramjit & Jasbir Badhesa
Civic Addresses:	5404-5414 207 Street
Legal Description:	Lots 44-46, District Lot 36, Group 2, New Westminster District, Plan 29783 & Lot 21, District Lot 36, Group 2, New Westminister District, Plan 8183
Site Area:	1889.09 m ² (0.47 acres)
Number of Units:	78 apartments
Gross Floor Area:	5,380 m ² (57,910 sq ft)
Floor Space Ratio:	2.85
Lot Coverage:	29.1%
Total Parking Required:	114 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	85 spaces
Visitor	<u>12 spaces</u>
Total	97 spaces (including 7 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD88 Comprehensive Development
Variances Requested:	5.5 m long accessible parking stalls (5.8 m min.) 51% small car space share (40% max.) 12 visitor parking spaces (16 required) <i>*Note a resident parking variance is not required due to use of CD Zone – see commentary in staff report for further details and rationale</i>
Development Cost Charges:	\$1,436,782.00 (City - \$671,186.00, GVS&DD - \$307,966.00, GVWD - \$305,590.00, SD35 - \$42,800.00, TransLink - \$109,240.00)
Community Amenity Contributions (CACs):	\$321,000.00

