



EXPLANATORY MEMO
DEVELOPMENT PERMIT APPLICATION DP 04-24 &
REZONING APPLICATION RZ 03-24
(5382 200 STREET)
ZONING BYLAW AMENDMENT No. 206, BYLAW No. 3286

PURPOSE:

To consider Development Permit and Zoning Bylaw amendment applications by 1295708 B.C. LTD. for a 6-storey, 118-unit apartment development at 5382 200 Street.

The subject property has had a Development Permit for a 6-storey, 113-unit apartment building previously approved which is now under construction. The subject applications have been made to subdivide 5 of the units into 10, for a net increase of 5 units.

POLICY:

The subject property is currently zoned CD78 Comprehensive Development in Zoning Bylaw No. 2100 and designated "Low Rise Residential" in the Official Community Plan (OCP) Land Use map.

Because the proposed application involves minimal changes to form and character from the previously approved Development Permit (DP 09-21) on site, it falls within the General Exemptions from Development Permits in the OCP. Due to this exemption, the application is exempt from consideration by the Advisory Design Panel (ADP). However, as DP 09-21 specified a 113-unit building, a Development Permit amendment application is required to maintain consistency with the proposed unit count and associated variances.

Similarly, the property's existing CD78 zoning specifies a maximum unit count of 113 and a rezoning is required to accommodate the increased unit count. The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw and, as such, a new Comprehensive Development Zone is proposed to accommodate it.

OCP Policy 1.17 (Specific Unit Types) encourages (but does not require) residential developments to provide studio, one-bedroom, and three-bedroom or larger units.

Background Information:

Applicant:	1295708 B.C. LTD.
Owner:	1295708 B.C. LTD.
Civic Address:	5382 200 Street
Legal Description:	Lot A, District Lot 305, Group 2, New Westminster District, Plan EPP120042
Site Area:	4,980 m ² (1.23 acres)
Number of Units:	118 apartments
Gross Floor Area:	10,236.65 m ² (110,186 ft ²)
Floor Area Ratio:	2.056
Lot Coverage:	33.5%
Total Parking Required:	171 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	132 spaces
Visitor	<u>18 spaces</u>
Total	150 spaces (including 8 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	CD78 Comprehensive Development
Proposed Zoning:	CD97 Comprehensive Development
Variances Requested:	18 visitor parking spaces (24 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$101,165.00 (City - \$47,745.00, GVS&DD - \$21,345.00, GVWD - \$21,305.00, SD35 - \$3,000.00, TransLink - \$7,770.00)
Community Amenity Contributions (CACs):	\$20,000.00

COMMENTS/ANALYSIS:

1. Context and Unit Mix

The entire building, under both the previously approved 113 unit and proposed 118 unit distributions, will be purpose-built rental.

The previously approved building had a total of 5 three-bedroom units. The subject application proposes to split each of these units in half to turn each three-bedroom unit into 2 one-bedroom units. In other words, 10 one-bedroom units would replace 5 three-bedroom units, for a net increase of 5 units.

The unit mixes between the original design and update compare as follows:

Unit Type	Original Design		Proposed Update	
Studio	5	4.4%	5	4.2%
1-bed	51	45.1%	61	51.7%
2-bed	52	46.0%	52	44.1%
3-bed	5	4.4%	0	0%
TOTAL	113		118	

A letter provided with the application noted limited tenant demand for the three-bedroom units as being the rationale behind the requested update. The three-bedroom units had a size of 1,250 ft².

The City does not have any regulations or policies that require minimum or specific unit mixes. As a guideline, Policy 1.17 (Specific Unit Types) in the Official Community Plan (OCP) encourages residential developments to provide studio, one-bedroom, and three-bedroom homes based on the results of the City's Housing Needs Report. The identification of smaller units as a need was based on the City's existing high populations of young adults and seniors and the forecast of these demographics continuing to trend upward. More specifically, the Housing Needs Report found a need of 575 studios and one-bedroom units, compared to 442 two-bedroom units and 336 units with three or more bedrooms. According to the latest (October 2023) rental data from the Canada Mortgage & Housing Corporation (CMHC), the City currently has more two-bedroom rental units (1,364) than one-bedroom rental units (1,256).

Though the application proposes to remove its three-bedroom units, staff support the amendment due to the identified need within the City's OCP and Housing Needs Report for more one-bedroom units as well, the absence of a firm unit mix requirement, the proposed updated "smaller" unit mix (approximately 56% studio and one-bedroom) staying below the City's average "smaller" unit mix in active apartment development applications (approximately 69% studio and one-bedroom), and having a relatively high number of larger units. Specifically, 12 two-bedroom units (representing 10.2% of units) are proposed with 1 additional flex room per unit each, all with windows, resulting in 2 bedroom and flex room units at an average size of 1,017 ft².

The application is also supported given its purpose-built rental tenure. Economic analysis currently being conducted by a consultant for staff for in-progress policy projects has shown that rental development is generally less financially viable than ownership. Additionally, CMHC data shows the average rent of a three-bedroom apartment in Langley City at \$2,826, which would be considered affordable for households making \$113,040 per year based on the common housing affordability definition of costs at or below 30% of gross monthly income. One-bedroom units in new Langley City rental buildings have been listed for rent at approximately

\$2,000, or affordable to household incomes of \$80,000. The latest census data (2020) showed the median Langley City household income at \$77,000.

2. Design

The subject units are located in the northwest corner of the building. The proposed unit update requires slight exterior design changes limited to the west elevation.

As the original three-bedroom units had continuous balconies along the building's west side, dividers are proposed to separate them between the new units. For the west-facing one-bedroom units, windows from the original design are proposed to be converted to sliding glass doors to provide balcony access.

The proposed changes are consistent with the City's Development Permit Area Guidelines. As a minor façade update per the City's OCP, the changes are also exempt from required consideration by the City's Advisory Design Panel (ADP).

3. Variances

Along with the unit amendments, the applicant is proposing some limited additional interior changes to maintain compliance with Zoning Bylaw requirements, namely on storage and bicycle parking. One original one-bedroom unit has also been converted to be adaptable to comply with the City's adaptable unit requirements.

As with the original application, the proposed amendment requires a variance for visitor parking. If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 12.3% less than what would be required. This compares to the original application being 8.9% below the RM3 Zone requirement, with the difference owing to changes made to accommodate increased bicycle parking and infrastructure requirements. Given that a CD zone is being proposed, technically a variance is only required for visitor parking. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 21 spaces or 12.3%) exceeds the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of a future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 149 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=131 resident spaces), and 0.15 visitor spaces per unit (=18 visitor spaces). This total is under the applicant's proposed parking amount of 150 spaces and is 12.9%

less than the current RM3 Zone requirement of 171 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=147 resident spaces), and 0.2 visitor spaces per unit (=24 visitor spaces). Similar or greater variances have recently been approved by Council in the nearby area at 20191 53A Avenue (13% reduction), 20145 53 Avenue (13.2% reduction), and 20142 53A Avenue (14.5% reduction).

In addition to the 150 vehicle spaces, the development is proposed to host 15 motorcycle parking spaces, including 14 for residents and 1 for visitors.

Based on the above commentary and analysis, staff support this variance.

4. Engineering Requirements

A Servicing Agreement for the original application was executed and included infrastructure modelling. Engineering staff reviewed these modelling studies with consideration given to the proposed addition of 5 units. Given the modest increase (4.4%), the updated count of 118 units will stay within the capacity of related water and sewer pipes and does not affect the results of the Transportation Impact Assessment. Because the building footprint, site layout, and landscaping would not change, there would be no impacts to stormwater management.

If the subject application is approved, the updated unit count would be recorded for use in modelling for other future projects in the City.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$47,745.00 to City Development Cost Charge accounts and \$20,000.00 in Community Amenity Contributions.

SUMMARY:

The proposed amendment of the previously approved 6-storey purpose-built rental apartment building currently under construction is consistent with City OCP, results in minimal design changes, and can be accommodated by existing infrastructure.

Respectfully Submitted,



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



Kyle Simpson, CPWI 1
Manager, Engineering & Parks Operations

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer