



## EXPLANATORY MEMO

### January 27, 2025 Development Permit Update DP 06-22 20644 Eastleigh Crescent

#### **New Approval Resolution for Development Permit No. 06-22**

Council approved Development Permit DP 06-22 on November 18, 2024, to permit a 6-storey, 178-unit apartment at 20644 Eastleigh Crescent. This Development Permit (DP) is consistent with the C1 Zone (Downtown Commercial) and no rezoning is required.

The applicant is now seeking to increase the unit count from 178 to 180, which is permitted under the existing C1 zoning (maximum density of 371 units/hectare, or 182 units on the subject property) but requires a new DP approval resolution to accurately reflect the new density. The attached plans show the “form and character” of the building has not markedly changed, thus a new DP application or DP Amendment is not required.

The unit increase includes more 1-bed+den and 2-bedroom units, based on strong market demand, efficiency, cost, and affordability. While this results in fewer 3-bedroom units (noting the updated supply is close to four percent of total), the increased 2-bedroom unit count also helps to offset the 3-bedroom unit reduction. It is important to note that many municipalities encourage both 2 and 3-bedroom units and consider them to be “family friendly”, as 2-bedroom units are suitable for small families and are more affordable to purchase/rent. Moving forward, the new Zoning Bylaw (summer 2025) will require a minimum “five percent of total” 3-bedroom unit count, and a minimum 2-bedroom unit percentage will also be considered. This table summarizes the unit changes:

Unit Type	Original	Proposed
1-BR	94	96
2-BR	71	77
3-BR	13	7
<b>Total</b>	<b>178</b>	<b>180</b>

Minor adjustments were also made to keep the development in compliance with storage and bicycle parking. No variances are required. The number of parking spaces is being maintained at 228, which meets parking requirements (Provincial Transit-Oriented Area).

Accordingly, and in recognition of the updated building’s compliance with the City’s Zoning Bylaw and Development Permit Area guidelines, staff recommend the motion to approve DP 06-22 with 178 units on November 18, 2024 be rescinded and a new motion to approve DP 06-22 with 180 units be approved.

Prepared by:



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Concurrence:



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Concurrence:



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Carl Johannsen, RPP, MCIP  
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Reviewed by:



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