



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Permit Amendment Application
DP 01-25

File #: [Required]

Doc #: 202119

From: Ji-Woo Lee, MCRP
Planning Assistant II

Date: May 12, 2025

RECOMMENDATION:

THAT Development Permit Amendment Application DP 01-25, submitted by the owners of Strata Plan NWS1815, to permit a room originally constructed as an indoor amenity space to be converted into a dwelling unit within the apartment building located at 20454 53 Avenue, be approved.

PURPOSE:

To consider a proposed amendment to Development Permit DP 07-80 that would allow an interior renovation to create an additional residential strata dwelling unit in place of a former indoor amenity room within the existing apartment building.

POLICY:

The subject property is zoned RM2 – Multiple Residential Medium Density Zone under Zoning Bylaw No. 2100, designated as “Low Rise Residential” in the Official Community Plan (OCP), and is located within the Nicomekl River District Neighbourhood Plan area.

COMMENTS/ANALYSIS:

Development Permit DP 07-80 was originally issued on October 23, 1980, for the construction of a three-storey, 46-unit apartment building at 20454 53 Avenue. The building was completed in November 1981 and has remained in continuous use. The owners of Strata Plan NWS1815 are now seeking to amend the Development Permit

to legalize an informal residential use that is occupying the indoor amenity room into a new one bedroom strata-owned dwelling unit (see Attachment 1).

Following a significant fire which occurred in the building in July 2001, the strata council at the time made modifications to the indoor amenity room (noted as a 'recreation room') to allow it to house displaced families on a temporary basis. Since then, the room has not been restored to an indoor amenity function and has continued to be used for residential purposes from time to time; currently, it is unoccupied and not rented.

The applicant is seeking to legalize this residential use through this development permit amendment application and convert the amenity room into a properly permitted and inspected residential strata dwelling unit. If approved by Council and once completed and legalized, the applicant intends to sell the new strata dwelling unit and add the sale proceeds to the strata's contingency fund to finance maintenance and repairs to the aging apartment building. City staff were not aware of this situation until the applicant approached staff in mid 2024 to initiate this application.

The proposed amendment would result in the loss of one of the indoor recreation rooms originally approved under DP 07-80. However, the building would retain other common indoor amenities, such as a games room, as well as outdoor amenity space in the form of a sundeck.

A Special General Meeting of the strata was held with all owners unanimously voting in favour of formalizing the conversion. If the subject Development Permit amendment application is approved by Council, as noted above the strata would sell the new unit with proceeds from the sale allocated to the buildings contingency reserve fund.

The proposed conversion would not affect the building's exterior or exceed the density permitted under the RM2 – Multiple Residential Medium Density Zone. With the additional unit, the development would remain compliant with RM2 zoning regulations, including density and parking requirements:

	Provided	Permitted/Required
Density	47 units (82.6 units/ha)	98 units (173 units/ha)
Parking	89 stalls	61 stalls

The proposed conversion would result in a reduction in indoor amenity space, falling below the minimum requirement of 2.3 m² per unit. However, when combined with the existing outdoor amenity space, the total provision is nearly aligned with the bylaw standard:

Amenity types	Provided	Required
Indoor	22.3 m ²	108.1 m ²
Outdoor	85 m ²	N/A
Total	107.3 m ²	108.1 m ²
	2.28 m² /unit	2.3 m² / unit

To allow a reduction in the required indoor amenity space, the proposal is requesting a variance, which staff support based on the above commentary and analysis.

The new unit would also include in-suite storage, consistent with zoning requirements for one storage space per dwelling unit.

Given the limited scope of the proposed amendment and the absence of any exterior modifications, the application does not require review by the Advisory Design Panel prior to Council consideration.

BUDGET IMPLICATIONS:

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 and the City’s Amenity Contributions Policy, the proposed additional unit is estimated to contribute the following to the City:

- Development Cost Charges:** \$38,171.00 (City - \$21,246.00, GVS&DD - \$7,302.00, GVWD - \$6,791.00, MV Parks – \$303.00, SD35 - \$800.00, TransLink - \$1,729.00)
- Community Amenity Contributions (CACs):** \$6,000

The additional unit would also represent an increase to the City’s property tax base.

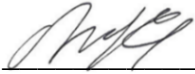
SUMMARY:

With unanimous agreement from the unit owners, the strata is applying for a development permit amendment to convert a room originally approved and constructed as an indoor amenity space into an additional dwelling unit, the sale of which would generate revenue to help finance building maintenance. Although this conversion would result in indoor amenity space falling below the zoning bylaw requirement, staff support the application as the building’s owners would continue to have access to other existing amenity spaces. The conversion would be considered an efficient approach to repurpose underutilized space in support of the building’s long-term maintenance.

ALTERNATIVES:

1. Refuse Development Permit Amendment application DP 01-25.

Respectfully Submitted,



Ji-Woo Lee, MCRP
Planning Assistant II

Concurrence:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments:

1. Strata Plans
2. Parkade Plans

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer