



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 03-25
(5470 203 Street – Langley Lions Alder Building)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant II

Bylaw #:

Date: August 29, 2025

File #: 6620.00
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RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit application for an 8-storey, 188-unit apartment building at the Langley Lions Seniors District in replacement of the previous “Alder” building in the same location at 5470 203 Street.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Transit-Oriented Residential (maximum 15-storey height and Floor Area Ratio of 4.5);
- b. **OCP Appendix B: District Policies:** Langley Lions Seniors District (maximum 15-storey height and Floor Area Ratio of 2.5);
- c. **Zoning:** CD70 Comprehensive Development Zone; and
- d. **Transit Oriented Area:** Tier 3 (minimum allowable 8-storey height and Floor Area Ratio of 3, no residential parking requirements).

The proposed development:

- a. Is consistent with the OCP (including its Appendix B: District Policies);
- b. Is consistent with the property’s existing zoning; and
- c. Requires a Development Permit for a multi-unit residential development.
- d. Requires a housing agreement (per OCP Appendix B: District Policies)

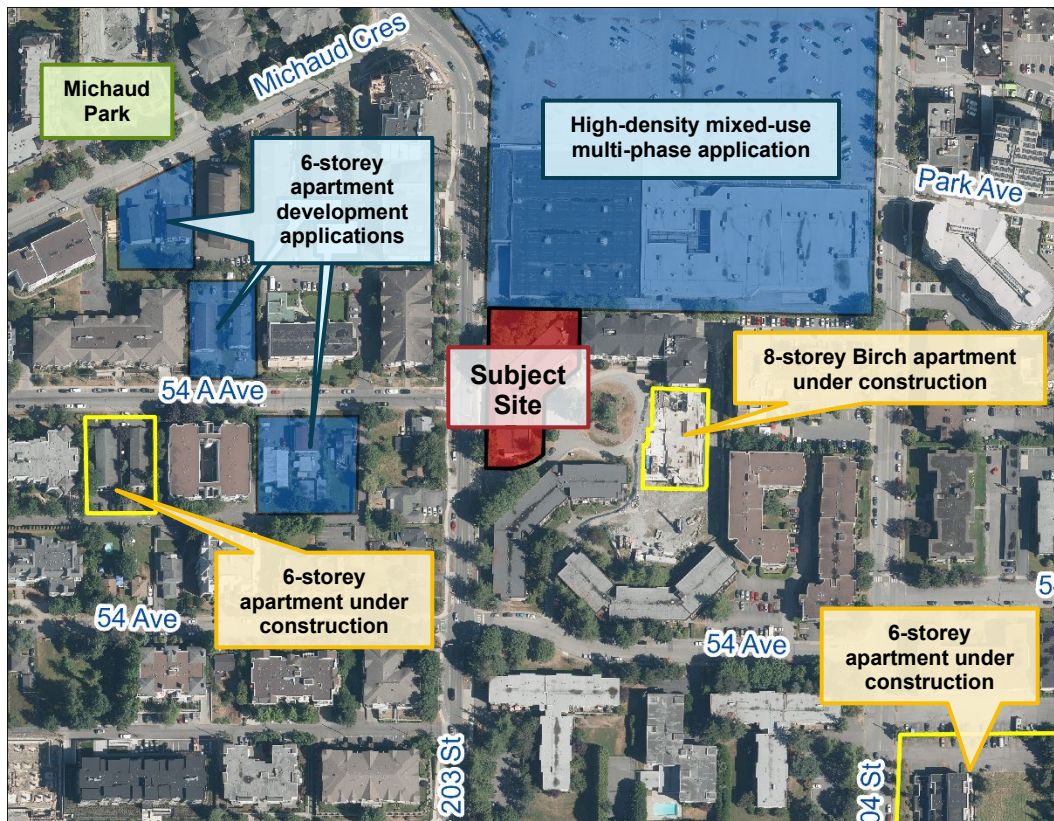
3. DETAILED BACKGROUND INFORMATION

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Address:	5470 203 Street
Legal Description:	Lot 4 and an Undivided 18/100 th Share in Lot 1, District Lot 36, Group 2, New Westminster District, Plan EPP107406, See Plan as to Limited Access
Site Area:	Subject property: 3,212 m ² (0.79 ac) Full District: 2.89 ha (7.14 ac)
Number of Units:	188 apartments
Gross Floor Area:	13,543.6 m ² (145,782.3 ft ²)
Floor Area Ratio (Full District lot area):	Proposal only: 0.469 Proposal with existing buildings: 1.744
Lot Coverage (Full District lot area):	Proposal only: 5.9% Proposal with existing buildings: 38.1%
Parking Required:	9 accessible spaces
Parking Provided:	46 spaces (including 9 accessible spaces)
OCP Designation:	Transit-Oriented Residential & Langley Lions Seniors District
Zoning:	CD70 Comprehensive Development Zone
Variances Requested:	Indoor amenity of 241.9 m ² (432.4 m ² required)
Estimated Development Cost Charges (DCCs):	\$4,556,520.00 (City - \$2,549,520.00, GVS&DD - \$876,240.00, GVWD - \$814,920.00, MV Parks - \$36,360.00, SD35 - \$72,000.00, TransLink - \$207,480.00)
Community Amenity Contributions (CACs):	Not applicable (to be confirmed based on final rental program)

4. SITE CONTEXT (5470 203 Street)

The proposed development site consists of a single vacant property within the larger Langley Lions Seniors District site. Its surroundings include:

- **North:** Langley Mall (active rezoning application for a high-density mixed-use multi-phase redevelopment);
- **East:** Existing 4-storey Langley Lions “Evergreen Timbers” building and under-construction 8-storey “Birch” Building);
- **South:** Existing Langley Lions “Cedar” building; and
- **West:** 203 Street (arterial) with existing 4-storey apartment building and Transit-Oriented Residential-designated single-detached homes across.



Context Map

The site is adjacent to Downtown and benefits from access to its shops and services. Other key neighbourhood amenities within a 5-minute walk include Linwood Park, Michaud Park, and Timms Community Centre.

Nearby transportation services include:

- 564 Langley Centre/Willowbrook bus route (directly adjacent);
- Langley Centre exchange and its 14 bus routes, including the frequent 503 Fraser Highway Express (10-minute walk); and
- The under-construction Langley City Centre SkyTrain station and its associated transit exchange (5-to-10-minute walk).

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The site is zoned CD70 and forms the Langley Lions Master Plan, which received rezoning approval in 2021 (RZ 04-19). The proposed development represents Phase 1B of this multi-phased project. The site plan is consistent with the approved master plan and is submitted for review of the proposed building's form and character. The proposed development is for a flat-roofed

steel construction building. The building has an L-shaped footprint oriented to frame the existing courtyard and vehicle access lane to the south that is shared with the Birch building, which is nearing completion, and other buildings that will come in subsequent development phases.

The longer building wing is oriented north-south fronting 203 street and the shorter wing is oriented west-east along the north property line, with the main building entrance also on 203 Street. Service access is accommodated through a loading bay off the auto court.

B. Building Elevations and Materials

The proposed building is expressed as a rectilinear form. Primary façade materials consist of fibre-cement panels in shades of white and grey. Balconies are incorporated along the façades, with continuous balcony and roof deck lines extending to the top of the sixth floor to create a stepped back effect at the top two storeys.

To reduce the perceived width and height, the design incorporates copper-orange accent panels at stairwell corners and by the building entrance to enhance verticality, horizontal striping at selected locations, and coloured balcony door frames placed at intervals along the façades.

C. Landscaping

The ground floor features an outdoor deck area connected directly to the indoor amenity space. A rooftop amenity deck features sitting booths beneath aluminum arbors separated with plant walls, movable lounge furniture, and raised urban agriculture beds. A lawn bowling area is provided in an outdoor space to the north of the building and extended paved walkways and plantings are planned along the parameter.

The landscape plan includes a variety of ornamental and native plantings, such as dwarf red osier dogwood, bigleaf hydrangea, Hill's yew, and sweet box. A total of 13 new trees are proposed, including Pacific Fire vine maple, October Glory red maple, river birch, and Daybreak magnolia, which will contribute to seasonal interest and canopy coverage on site.

D. Building Program and Details

The building's unit mix includes:

- 173 one-bedroom units (92%); and
- 15 two-bedroom units (8%)

This unit mix composition reflects the intent of the Langley Lions Seniors District to operate buildings not-for-profit primarily for low-income seniors.

Additionally, the owner currently has an active application for BC Housing's Community Housing Fund (CHF) program which, for successful applicants, requires 70% of units to be rented at non-market rates geared to income of tenants (20% of units for tenants below Deep Subsidy Income Limits and 50% of units for tenants below Housing Income Limits or "HILS"), with the remaining 30% of units rented at low/moderate market rents. The final rent level distribution is subject to change based on the funding source the owner is able to secure for this development. A housing agreement is required according to OCP Appendix B: 07. Langley Lions Seniors District Policy.

As a seniors-oriented building, all 188 units are either adaptable (180 units) or accessible (8 units). 696 m² (7,492 ft²) of total amenity space is provided, including 241.9 m² (2,604 ft²) of indoor space and 453.7 m² (4,884 ft²) of outdoor space split between two grade-level areas and a rooftop deck.

6. SUSTAINABILITY FEATURES

- Construction techniques that minimize site disturbance and protect air quality;
- Lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Energy performance of 25% better than the current Model National Energy Code for multi-unit residential buildings;
- Heat recovery ventilation;
- Reduced heat island effect with a landscaped rooftop deck;
- Non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Water-conserving toilets;
- All parking stalls pre-wired for electric vehicle charger installation, with one charger installed; and
- Dedicated scooter parking.

7. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

8. VARIANCES

A variance has been requested for the size of the indoor amenity area in recognition of the amount of outdoor amenity provided. The current Zoning Bylaw requires indoor amenity space to be provided at a rate of 2.3 m² per unit, while outdoor amenity is required in the OCP without a specific size requirement. Staff support this variance due to the large combined indoor and outdoor amenity provided and the proposal's consistency with the updated requirements proposed for the new Zoning Bylaw. These draft requirements, which were presented at and received support in both rounds of Zoning Bylaw public engagement, are proposed to quantify outdoor amenity requirements and increase the total required amenity supply while providing flexibility in how this overall supply is shared between indoor and outdoor areas and recognizing the economies of scale in larger buildings. In the context of this development, the amenity space being weighted toward outdoor space allows more indoor space to be dedicated to non-market seniors housing, and the overall Langley Lions Seniors District urban design concept is based on large, building-bounded courtyard areas that provide outdoor amenities for District residents.

A comparison of current and draft new Zoning Bylaw amenity requirements, and the development's proposed amenity, is summarized in the following table:

	Current Zoning Bylaw min. requirement	Draft new Zoning Bylaw min. requirement	Proposed development
Indoor	432.4 m ²	159 m ²	241.9 m ²
Outdoor	N/A	159 m ²	453.7 m ²
Combined Total	432.4 m ²	476 m ²	695.6 m ²

Based on the above rationale, staff support this variance.

9. ENGINEERING

All work to be done to the City of Langley's Design Criteria Manual (DCM), and follow the City's Subdivision and Development Servicing Bylaw (SDSB). Below comments are preliminary. Additional requirements may be required pending professional report, site review & inspections, and detailed review of civil off-site servicing drawing.

Offsite Servicing Requirements:

1. The developer's consulting engineer shall review the site layout to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline

requirements. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles in accordance with Section 8 of the DCM.

2. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
3. On-site stormwater management plan for Phase 2 is required. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control (ESC) in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended. The ESC plan must address the off-site works. The on-site ESC plan will be required at the Building Permit stage.
4. The ultimate location of the proposed northern driveway off 203 Street is currently under review. Traffic impact analysis report may be required upon determination of the final location.
5. Pending the ultimate driveway and servicing location design, additional street tree planting along the 203 Street frontage may be required.
6. All storm, sanitary, and water connection servicing requirement shall meet currently standards identified in the DCM.
7. An updated to the master water and sanitary hydraulic modelling report will be required to ensure City infrastructure can support this development phase. The costs to undertake the water and sanitary modelling will be the responsibility of the Developer.
8. Upon acceptance of the servicing drawing package by Engineering, a servicing agreement for this development phase will be issued.

10. FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. Fire apparatus access for the whole site must consider access route, including maneuverability, hydrant location and coverage. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required to extend to the parkade elevator lobby, beside the parkade gate, and to each rooftop exit stairway. Balcony sprinklers considered highly important and are strongly requested. Stairwells act as an area of refuge and should be made as wide as possible (60") All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Marked Exits must not be on a FOB system. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (Knox

box) will be required before occupancy. Two 4" FDC will be located on concrete pedestal at the front and rear of the building,(one on 203 St, and one on the ring road) not building mounted. exact location to be discussed with the Fire Department at a later date.

11.BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 the proposed development is estimated to contribute \$2,549,520.00 in Development Cost Charges (DCCs) to the City.

The owner of the proposed development currently has an active application for BC Housing's Community Housing Fund (CHF) program. If this application is successful, 70% of the building's units would be non-market with rents geared to income of tenants. Under the City's CO-80 Amenity Contributions Policy, this would qualify the building for a full waiver of Community Amenity Contributions (CACs). However, if the development proceeds under a different funding program with a different rental level distribution, CACs may become applicable.

Prepared by:



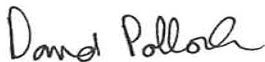
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Concurrence:



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

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
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Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 03-25

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