



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 15-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: September 27, 2018

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 15-18 to accommodate a 6 Storey 93 unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units, located at 20427, 20437, 20445, 20453, 20463 Park Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Development Permit Application by Concost Management Inc. to accommodate a 6 Storey, 93 unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units.

POLICY:

The subject property is zoned C1 Downtown Commercial Zone in Zoning Bylaw No. 2100 and designated Downtown Commercial in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc.
Owner:	1137126 B.C. Ltd.
Civic Addresses:	20427, 20437, 20445, 20453, 20463 – Park Avenue
Legal Description:	Lots 10, 11, 12, 13: Except: Part Dedicated Road On Plan 87219, District Lot 36, Group 2, New Westminster District Plan 9350, Lot 1, District Lot 36, Group 2, New Westminster District Plan 87219, Portion of Closed Road (294.7 m ²) shown on Plan EPP80213
Site Area:	1.025 Acres
Lot Coverage:	42%
Total Parking Required:	145 spaces, including 19 visitor spaces
Total Parking Provided:	152 spaces, including 26 visitor spaces
Existing Zoning:	C1 Downtown Commercial Zone
Proposed Zoning:	C1 Downtown Commercial Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$1,210,417.25 (Includes 5 SF DCC Credit - \$122,872.50)
Community Amenity Charge:	\$186,000

Engineering Requirements:

These requirements have been issued to reflect the application for development of a proposed **93 Unit Condominium/Townhouse Development at 20427-20453 Park Avenue**, which may be subject to change upon receipt of updated development plans to the City.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. The condition of the existing pavement on Park Avenue and the laneway north of Park Avenue shall be assessed by the developer's engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated to centerline for the length of the developments frontage.
3. Design and construct a half-width laneway north of Park Ave. along the property frontage to the City of Langley's standard drawing (SDR 007).
4. Existing sidewalk to be removed and replaced for the development frontage along Park Ave., complete with a utility strip between the existing curb and the new sidewalk. Sidewalk shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan. Park Avenue is classified as a "Greenway Street" and has additional standards outlined in the Downtown Master Plan.
5. Install two convex traffic visibility mirrors in the rear lane at the Serenade underground parking structure exit/entrance for both east and west visibility.
6. Eliminate the existing overhead hydro/tel wiring and poles along the entire development frontage by replacing with underground hydro/tel infrastructure.
7. Existing ornamental street lighting fronting the site along Park Avenue shall be upgraded to current City of Langley standards as per the Downtown Master Plan.
8. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire

Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".

9. New C71P fire hydrant may be required. Hydrant locations must approved by the city of Langley's Engineering and Fire Departments.
10. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services to be capped at the main by City forces at the developer's expense
11. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
12. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit of 110% based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City requires a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the

developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The developer is required to adhere to the following conditions:

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault at property line in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required for all surface parking areas, and is to drain into the storm sewer.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. Since boulevard space is limited, the developer shall incorporate street trees and landscaping in the setback area adjacent to the sidewalk in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The applicant is proposing to redevelop five existing single family residential properties with a contemporary 6-storey, 93-unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units. In addition, the City has executed a Road Closure

and Sale Agreement with the owner, for the surplus lane right of way adjacent to the subject properties.

The subject development is the last of four projects intended for a master planned multi-family development that begun in the early 1990's. *James Court*, an 86-unit condominium apartment was completed in 1995, as the first phase of the development. Subsequently, *The Place On Park Avenue*, a 37-unit condominium was completed in 2017. *The Legacy On Park Avenue*, a 69-unit condominium is currently under construction, and scheduled for completion in 2020.

The development site is part of the Park Avenue Special Design District in the Downtown Master Plan intended to create a higher amenity residential area in proximity to Douglas Park. The applicant's plans address the Park Avenue guidelines with respect to building form and character and in keeping with the other Park Avenue multi-family residential projects.

Access to the underground parkade for tenant parking and convenient surface parking for visitors, is located off of the rear lane. The proposed condominium apartment offers a wide range of suites, ranging from 590 ft² to 1,596 ft² to meet the needs of a variety of homeowners. The proposed two-storey townhouse units range in size from 1,281ft² to 1,564 ft² . A wide variety of architectural elements and colors are incorporated into the contemporary building design, including cement board hardie panelling, brick, aluminum faced composite panels, aluminium/glass deck railing, contribute to the architectural form and character of the building.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the October 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the October 29, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$850,506.00 to City Development Cost Charge accounts and \$186,000 in Community Amenity Charges.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment

Concurrence:



Rory Thompson, Fire Chief