



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Rezoning Application RZ 01-20
Development Permit Application DP 01-20**

From: Roy M. Beddow, RPP, MCIP

File #: 6620.00
Bylaw #: 3125
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Date: April 23, 2020

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a rezoning and Development Permit applications by Weststone Properties Ltd. for a 4-storey, 92-unit rental apartment development.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:

Owners:

Weststone Properties Ltd.

C. Purba, M. Biring, G. Dosanjh; J. Kaye,
T. Bantassios; S. Danilchuk, I. Danilchuk;
N. Liu; F. Pownall; J. Husereau, M. Oscar,
G. Briere; R. Singh; R. Berlinguette, L.

Civic Addresses:	Berlinguette, K. Duggan-Lambert 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street
Legal Description:	Lots 287, 288, 289, District Lot 305, Group 2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot 305, Group 2, New Westminster District, Plan 33845
Site Area:	4,880 m ² (1.206 acres)
Number of Units:	92 apartments
Density:	188.5 units/ha (76.3 units/acre)
Gross Floor Area:	8,309 m ² (89,438 sq ft)
Floor Space Ratio:	1.703
Lot Coverage:	43.0%
Total Parking Required:	135 spaces (including 7 h/c spaces)
Parking Provided:	
Resident	116 spaces
<u>Visitor</u>	<u>19 spaces</u>
Total	135 spaces (including 7 h/c spaces)
OCP Designation:	High Density Residential (HDR)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM3 High Density Residential
Variances Requested:	Setbacks – 6.0 m (7.5 m min.) all sides Lot Coverage – 43 % (40 % max.) Visitor Parking - underground (surface)
Development Cost Charges:	\$1,147,767.00 (City - \$731,236.00, GVS&DD - \$281,336.00, TransLink - \$93,600.00, SD35 - \$41,595.00)
Community Amenity Contributions (CACs):	\$184,000.00

Discussion:

1. Context

The applicant is proposing to develop a 4-storey, 92-unit rental apartment building on a site comprised of eight single family lots located between 200 Street and 200A Street. The properties form part of an L-shaped block of single-family homes that has been the focus of intensive property acquisition

and land assembly activities by developers over the past two years. The western edge of the site is defined by 200 Street, a busy 4-lane arterial road with transit service and sidewalk connections to Nicomekl Elementary School and the Nicomekl River floodplain. Across 200 Street to the west are some older single-family homes, fourplexes and the 3-storey Catherine Court townhouse complex. East of the site within the interior of the L-shaped block are three recent apartment developments:

- Meridian – 5-Storey, 90-Unit Rental (2017)
- The Point – 4-Storey, 98-Unit Rental (2019)
- Henley – 4-Storey, 48-Unit Condominium (2020)



Recent Developments in the Area

The site is well positioned with strong pedestrian connections to Downtown Langley and the planned 203 Street SkyTrain station (10-15 minute walk), Brydon Lagoon (10-15 minute walk) and the Nicomekl River trail network (5-10 minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The proposed rezoning is located on properties designated as High Density Residential (HDR) land use by the City's OCP, and this land use allows low-rise apartment buildings. The City is currently updating its OCP, and the proposed land use concept for the subject and surrounding properties is Low-Rise Residential. If this proposed land use is adopted by Council, this will allow the development of 4 to 6 storey apartment buildings in this area.

The proposed rezoning is consistent with the current OCP and proposed OCP land use concept.

3. Design

The applicant is proposing a U-shaped building embracing a west-facing courtyard to make the best use of this large (1.2 acre) site. The site was assembled, in consultation with City staff, to provide vehicular access from 200A Street since a driveway access to 200 Street is not considered desirable for safety or traffic flow. The applicant's choice of a west-facing courtyard was intended to maximize afternoon and early evening sun exposure to the units and the outdoor amenity areas. The courtyard area includes a communal patio with seating outside the amenity room and gym, a children's play area and a dog run.

The main building and parkade entrances are located on the east (200A Street) façade. The flat-roofed 4-storey building sits upon a single level of underground parking, and the building form and massing will fit in well with the anticipated future development of 4 to 6 storey apartment buildings on adjacent properties (as well as existing 4 to 5 storey apartments in the area).

The top of the parking structure projects above the grade of the site due to geotechnical conditions. The above-grade parkade wall has been designed to provide an attractive, highly landscaped interface with the public realm and sidewalks along the 200 Street and 200A Street frontages (west and east property lines). This interface includes stamped concrete pattern and colour treatments to add texture and character to exposed concrete wall elements around the entrance stairs and ramps. This interface also includes a tiered landscaping feature, with cedar plantings (to be 1.5 m high when planted) along the above-grade parkade wall, and lower shrubs between these cedars and the property line to provide a tiered or 'stepped-down' screening effect. This landscaping feature has a dedicated irrigation system to ensure the tiered foliage is healthy and robust. Staff support the applicant's approach to integrating the building frontages into the adjacent public realm along 200 and 200A Streets.

The building's facades are broken up through the vertical articulation of massing, balconies and roof elements. Exterior finishes and colours accentuate the articulation and lighten the upper floors. Materials include cementitious panels and siding, timber columns, concrete and concrete block retaining walls and planters, aluminum balcony railings and vinyl window frames.

Accessibility between the building entrances/open space and the 200 and 200A Street frontages is provided by ramps on both frontages, and locating the accessible parking spaces adjacent to the elevator core in the underground parkade.

Within the building unit sizes range from 535 square feet to 1,046 square feet. Forty (40) of the units are one bedroom types (1 BR or 1BR + Flex) and fifty-two (52) are two bedroom types (2 BR or 2BR + Flex). Tenant storage spaces are provided within the parkade and in storage rooms on floors 2-4. Indoor amenity space is provided on the 1st floor level in the form of an amenity room, fitness gym and theatre. All of the units have balconies or private ground level patios. Two elevators are provided to service the building.

4. 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.

5. VariANCES

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Setback reduction from 7.5 metres to 6.0 metres (all yards)
- Lot coverage (43%) exceeds maximum permitted (40%)
- Visitor parking spaces provided in parkade (rather than on surface)

The reduced setbacks are consistent with the proposed multifamily zone setbacks developed for the City's new zoning bylaw, which is intended to implement the new land uses being proposed as a part of the OCP Update. The additional lot coverage results from the provision, at the first floor level, of large indoor amenity areas (exceeding bylaw requirements), a manager's office and generous lobby and circulation areas. The visitor parking spaces are provided in a separate, secured portion of the underground parkade as the best solution for a site that lacks a rear lane from which visitor parking is

typically provided in a 90 degree configuration. Staff support the requested variances.

6. Summary

The proposed development is consistent with the City's OCP policies and Development Permit Area guidelines for this area. In addition, this project is also consistent with the Land Use Concept for the new OCP which identifies this area as "Low Rise Residential" (4-6 storeys, low rise apartments for the subject properties and surrounding area).

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed 92-Unit Apartment Development located at 5326-60 - 200 St.; 5321-61 - 200A St.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

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

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. 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 sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant

- at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense.
4. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
 5. Provide FUS calculations, stamped and signed by a professional engineer. Through the City's engineering department, conduct a fire hydrant flow test to be used in the City's water modeling 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". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
 6. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
 7. A property dedication of 2.55m will be required along the 200 St. frontage of the proposed development, as well as a 1.95m dedication along the 200A frontage of the proposed project.
 8. New sidewalk, barrier curb, gutter and a planting strip will be required along the 200A St. project frontage.
 9. New multi-use path, barrier curb, gutter and a planting strip will be required along the 200th St. project frontage. This requirement shall be satisfied by a cash-in-lieu contribution.
 10. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
 11. The condition of the existing pavement along the proposed project's 200A St. frontage shall be assessed by a geotechnical 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, at the developer's cost.
 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.

13. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet current City of Langley standards.
14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's 200A St. project frontage by replacing with underground hydro/telecommunication infrastructure.
15. Undergrounding of existing hydro/telecommunication infrastructure on 200th St. frontage.

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

1. The City would require a Security Deposit 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 would require a \$40,000 bond for the installation of a water meter to current standards.
5. Permanent pavement restoration of all pavement cuts, all associated deposits and fees, shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

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. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.

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 away from any structures in accordance to the City's water meter specifications at the developer's cost.
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 to treat site surface drainage.
6. A complete set of as-built drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted.
7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall accommodate 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".

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate exterior access was in place to accommodate fire apparatus and personnel. Personnel access and ground ladder access must be preserved on the north and south side of the building. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject rezoning and DP application will be reviewed by the Advisory Design Panel (ADP) at the April 29, 2020 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes, and if applicable through an additional City staff report, prior to Council consideration of the proposed Rezoning and DP Applications.

A copy of the ADP minutes will be presented to Langley City Council at the May 11, 2020 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$731,236.00 to City Development Cost Charge accounts and \$184,000.00 in Community Amenity Contributions.

Prepared by:



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Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
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Concurrence:



Scott Kennedy, Acting Fire Chief

attachments