



# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 10-21**  
**Rezoning Application RZ 08-21**  
**OCP Amendment Application OCP 06-21**

From: Anton Metalnikov  
Planning Assistant II

File #: 6620.00  
Bylaw #: 3188,3189  
Doc #:

Date: October 12, 2021

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## RECOMMENDATION:

THAT this report be received for information.

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## PURPOSE OF REPORT:

To consider Official Community Plan amendment, Zoning Bylaw amendment, and Development Permit applications by Rajan Dhanowa for a 30-unit townhouse development at 5364-5380 198 Street & 19824 54 Avenue.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Low-Density Residential" in the Official Community Plan (OCP) Land Use Designation Map. A new OCP is currently in development and these properties are proposed to be designated as "Low Rise Residential," with policy in Appendix A: Nicomekl River District Neighbourhood Plan providing additional policy direction that supports "ground-oriented uses along 198 Street between 53 Avenue and 54 Avenue, transitioning to low rise apartments (4 to 6 storeys) near/at 54 Avenue." The applicant is applying to amend the OCP to this designation ahead of the adoption of the new OCP. All lands designated for multi-family residential uses are subject to a Development Permit (DP) to address building form and character.

The proposed development exceeds the density permitted in the current OCP and Zoning Bylaw and requires an OCP amendment and Comprehensive Development (CD) Zone to accommodate it.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	Rajan Dhanowa
<b>Owners:</b>	Karan Sachdev & Parvinder Pangli, Abhijeet Singh & Vikram Bhagtana, Stephen Frank Radonich, Jenna & Jordan McBain, Frigyes & Robert Szander, & Khanh & Le Tran Sam
<b>Civic Addresses:</b>	5364-5380 198 Street & 19824 54 Avenue
<b>Legal Description:</b>	Lots 100-105, Section 3, Township 8, New Westminster District, Plan 35562
<b>Site Area:</b>	4,097 m <sup>2</sup> (1.01 acres)
<b>Number of Units:</b>	30 townhouses
<b>Residential Density:</b>	75.6 units/ha (30.6 units/acre)
<b>Gross Floor Area:</b>	5,147 m <sup>2</sup> (55,401 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.26
<b>Lot Coverage:</b>	43.4%
<b>Total Parking Required:</b>	66 spaces (including 1 h/c space) <i>*RM1 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	60 spaces
<u><b>Visitor</b></u>	<u>6 spaces</u>
<b>Total</b>	66 spaces (including 1 h/c space)
<b>Existing OCP Designation:</b>	Low-Density Residential
<b>Proposed OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD79 Comprehensive Development Zone
<b>Development Cost Charges:</b>	\$504,655.50 (City - \$324,636.00, GVS&DD - \$108,282.00, SD35 - \$15,487.50, TransLink - \$56,250.00)
<b>Community Amenity Contributions (CACs):</b>	\$60,000.00

## **Discussion:**

### 1. Context

The applicant is proposing to develop a 30-unit townhouse complex on the site of six single-detached lots at 5364-5380 198 Street & 19824 54 Avenue. This site is designated as Low-Density Residential in the City's current Official Community Plan (OCP). This designation generally aligns with the RM1 Multiple Residential Low Density Zone, which allows for low-density residential development of up to 62 units per hectare.

Council gave 3<sup>rd</sup> Reading to a proposed new OCP on July 26, 2021. The land use plan proposed for the new OCP identifies this site as Low Rise Residential, which is further refined by Appendix A: Nicomekl River District Neighbourhood Plan, which provides additional policy direction that supports "ground-oriented uses along 198 Street between 53 Avenue and 54 Avenue, transitioning to low rise apartments (4 to 6 storeys) near/at 54 Avenue." This designation would allow townhouse development on the southern portion of the site at a Floor Area Ratio (FAR) of up to 1.2 and apartment development on the northern portion of the site at a FAR of up to 2.1, with no unit density maximums. The applicant is proposing townhouses on the entirety of the site, with a FAR of 1.09 on the southern third and a FAR of 1.33 on the northern two-thirds, for an overall FAR of 1.26. The applicant's approach follows the policy direction of the Nicomekl River District Neighbourhood Plan by providing a higher density toward the north while electing to keep the built form as townhouses, which results in an overall lower density than what would be permitted in the new OCP. To enable a higher density development (76 units/hectare, or 30 units on the subject site) than permitted in the current OCP (max. 62 units/hectare, or 25 units on the subject site), the applicant has applied to amend their site's land use designation from the current Low-Density Residential designation to the Low Rise Residential designation proposed in the new OCP. The applicant held a virtual Public Information Meeting on August 30, 2021 to receive public input on the application. This consultation is considered "early and ongoing" consultation, as typically required for OCP amendment applications.

The site is located in a neighbourhood in transition, with a variety of recently developed and under construction townhouse complexes and apartment buildings nearby to the north centred on 198 Street, and single-detached houses and duplexes in the immediate vicinity. The subject properties form a corner site flanked by two roads. Vehicle access into the complex is provided through a private lane off of 54 Avenue to the north, a local road which separates the site from the site of an active development application for a 4-storey, 62-unit apartment building. The site's western boundary is formed by 198 Street, a collector road across from which lie several single-detached houses and Brydon

Park. An active application for a 13-unit townhouse complex borders the site to the south, and a collection of single-detached houses and duplexes sit adjacent to the site on its east. The Ground Oriented Residential requirement, and its provision for higher density and height to the north of the site, in the proposed Nicomekl River District Neighbourhood Plan is intended to respond to this context, by transitioning from the higher-density development to the site's north down to the park and lower-density development around the site's southern end.

The site is located in a distinctly residential area but enjoys convenient walking connections to key amenities including:

- Brydon Park, Baldi Creek Trail, Nicomekl River trail network, and Brydon Lagoon (few-minutes walk);
- Transit service on 200 Street, 56 Avenue, & 53 Avenue (5 to 10-minute walk);
- Nicomekl Elementary School (10-minute walk); and
- Downtown (15-minute walk).



Site context

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

The proposed development site is currently zoned RS1 Single Family Residential and designated as Low-Density Residential in the OCP. As noted above, a new OCP received 3<sup>rd</sup> Reading by Council on July 26, 2021 and is proposing to designate the subject properties, along with the remainder of the area east of 198 Street, as Low Rise Residential, with Appendix A: Nicomekl River District Neighbourhood Plan further specifying Ground Oriented Residential for properties fronting 53 Avenue with a transition along 198 Street from townhouses to low rise apartments (4 to 6 storeys) near/at 54 Avenue. If the proposed land use policies for these properties is adopted by Council, it will allow the development of townhouses of up to 1.2 FAR on the southern portion of the property and apartments of up to 2.1 FAR on the northern portion of the property, with no unit density maximum. The applicant has tailored their development to this proposed designation by providing a higher density toward the north while proceeding with a site concept composed entirely of townhouses, which results in an overall lower density than what would be permitted in the new OCP, and has applied for an OCP amendment in order to allow their application to proceed through the approval process ahead of the expected adoption of the new OCP later in 2021.

The applicant is proposing to rezone the properties to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the types of townhouse developments envisioned in the new OCP which, on this site, would allow the 30 units proposed versus the 25 that are currently permitted, and enable 3-storey development as compared to the 2-storey maximum currently in place in the RM1 Multiple Residential Low Density Zone. Should the CD rezoning be adopted it is anticipated that following the adoption of the new OCP, and as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone crafted to implement the Ground Oriented Residential designation.

## 3. Design

The applicant is proposing a site plan composed of a double-loaded private lane (accessing 54 Avenue) to make efficient use of the site. Three townhouse blocks face 198 Street and Brydon Park across it, and are set back by front patios. The other three blocks back onto the west, with private yards and a walkway separating them from the neighbouring properties. The expansive public realm on the north end of the site is generously landscaped and provides the primary access point into the complex. To accommodate the site's limited width, the blocks are proposed in a wide and shallow configuration, which achieves reasonable unit sizes, enables adequate setbacks (including 4.5 metre sideyard setbacks), and provides for double-wide garages in all units.

On its south, the applicant is proposing to integrate with the active 13-unit townhouse application ('Brydon Landing') through a private lane design that connects to the southern site's lane and a well-landscaped retaining wall that accommodates the area's challenging grade. Staff support this access approach, and the applicant for the southern site has agreed to this arrangement, which would be enabled by a cross access agreement between the two properties. The subject site's eastern 53A Avenue connection is proposed to be bollarded and restricted to emergency vehicles until further future redevelopment of properties to the east and traffic conditions warrant its opening. This access approach also allows the 53 Avenue access to be made emergency-only (bollarded) in the future, while retaining access for the southern development's residents. For clarity, there would initially be no resident vehicle access provided from 53A Avenue.

The proposed design incorporates cool earth tones in its colour palette and pitched roofs that complement the architecture of the surrounding homes while providing a unique character to the development. Block faces feature blue cementitious panels rising above blue doors and grey panels that frame windows to highlight individual units, with white cementitious siding providing a neutral backdrop. A strong cornice line echoes the prominent entryways. These elevation treatments wrap around the block corner onto their ends, with dark brick corner bases grounding the buildings. All external units feature street-facing doors connecting the fenced patios to the public sidewalk, and a walkway connecting 53A Avenue to 198 Street through the complex is provided.

The site benefits from a diversity of landscaping, with shrubs providing gentle separation between the townhouse blocks, between eastern unit patios, and between the buildings and the public realm. Various tree species on the site's perimeter punctuate this design, including along the 198 Street frontage. Paved unit patios are defined with black-powdered aluminum fencing, with air conditioning units within also screened.

Sustainability is incorporated into the proposal through low-disturbance and air quality-protecting construction methods, employing a construction recycling plan, using non-water dependent landscaping, and providing four Level II electric vehicle (EV) chargers, with the remaining garages pre-ducted for future EV charger installation.

Pedestrian access is provided into the units from the public sidewalk for the western townhouse blocks and from a private walkway for the eastern blocks. Vehicle parking is accommodated through two enclosed double-wide garage spaces in each unit and six outdoor visitor spaces, one of which is accessible. All units have three bedrooms, ground-level patios, and balconies, and range in size from 133 m<sup>2</sup> (1,432 ft<sup>2</sup>) to 134 m<sup>2</sup> (1,440 ft<sup>2</sup>).

#### 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. Summary

The proposed development is consistent with the City's proposed new OCP and Development Permit Area guidelines for this area and provides family-oriented housing in close proximity to parks and trails, the transit system, and Nicomekl Elementary School.

### **Engineering Requirements:**

**Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Specifications & MMCD Standards.**

These requirements have been issued to reflect the application for development for a proposed **30 Unit Townhome Development located at 5364-5380 198 St.; 19824 54 Ave.**

*These requirements may be subject to change upon receipt of a development application.*

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 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 #3152, as amended.
2. A storm water management plan for the site is required. Rainwater detention 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 tabulated data to account for climate change. A

- safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
3. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
  4. 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. All service design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City.
  5. 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. At the Developer's expense, the City's hydraulic modeling consultant shall 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 (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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." Any upgrades required to service the site shall be designed by the Developer's consultant and installed at the Developer's expense.
  6. The Consulting Engineer shall demonstrate that all downstream storm sewer infrastructures for a distance of up to 0.5 km are capable of conveying the projected 5-year runoff flows created by the proposed Subdivision/Development within the catchment area and under the ultimate land use (OCP) conditions.
  7. 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.
  8. 198 St. shall be designed to the City's new SS-R04 standard (modified). The Developer's consultant shall contact Engineering Services to obtain the City's road cross-section design standards and modification details.
  9. A 4m corner truncation at 198 St. and 54 Ave. will be required.
  10. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip. The Developer's consultant shall contact Engineering Services to obtain City's Landscaping design standards prior to hiring a professional to prepare boulevard trees and a planting strip plan.
  11. If the proposed development will generate less than 30 additional peak direction trips (inbound and outbound) to or from the site during the peak hour, then a basic traffic impact assessment (TIA) will be required; between 30 and 49 trips – reduced scope TIA; 50 and greater trips – TIA. Prior to hiring a traffic engineering consultant, the Developer shall contact Engineering Services Division for the required scope of work.

12. The condition of the existing pavement along the proposed project's entire 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 expense.
13. 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.
14. 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. Any required upgrades will be completed by the Developer's contractor at the Developer's expense.
15. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's entire frontage by undergrounding.
16. A pedestrian/cycling pathway (with SRW in favour of the City) shall be provided to connect 53A Ave. and 198 St.

**B) The developer is required to deposit the following bonding and 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 #CO-57 by the developer's contractor at the developer's expense (if applicable).

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. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer at the Developer's expense.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's current water meter specifications at the developer's cost.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A *Stormceptor* or equivalent oil separator is required to treat site surface drainage.
7. 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. All the drawing submissions shall:
  - a. Use City's General Note Sheet and Title Block; and
  - b. Closely follow the format and sequence outlined in the City's "Drawing Specifications" that will be provided to the Developer's Consulting Engineer.
8. The selection, location and spacing of street trees and landscaping shall follow the City's "Specifications and Standards for Landscaping" and are subject to the approval of the Director of Engineering, Parks & Environment.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Any PMT and associated maintenance access servicing the project shall be located on site.
11. 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 access was in place to accommodate fire apparatus and personnel. This access to include a connection to the development on the south as well as access to 54 Ave and 53 A Ave. A construction fire safety plan shall be completed, and

the location of fire hydrants to be determined in conjunction with the Fire Department at a later date.

**Advisory Design Panel:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the October 20, 2021 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 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 Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$324,636.00 to City Development Cost Charge accounts and \$60,000.00 in Community Amenity Contributions.

Prepared by:



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Anton Metalnikov  
Planning Assistant II

Concurrence:



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

To: Advisory Design Panel  
Date: October 12, 2021  
Subject: Development Permit Application DP 10-21, Rezoning Application RZ 08-21, & OCP  
Amendment Application OCP 06-21  
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Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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

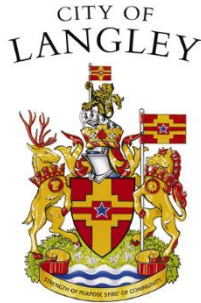
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Concurrence:



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Scott Kennedy, Deputy Fire Chief



# DEVELOPMENT PERMIT APPLICATION DP 10-21 REZONING APPLICATION RZ 08-21 OCP AMENDMENT APPLICATION OCP 06-21

**Civic Addresses:** 5364-5380 198 Street & 19824 54 Avenue  
**Legal Description:** Lots 100-105, Section 3, Township 8, New Westminster District, Plan 35562  
**Applicant:** Rajan Dhanowa  
**Owner:** Karan Sachdev & Parvinder Pangli, Abhijeet Singh & Vikram Bhagtana, Stephen Frank Radonich, Jenna & Jordan McBain, Frigyes & Robert Szander, & Khanh & Le Tran Sam

