



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 01-22
Rezoning Application RZ 01-22
(20816 45A Avenue)**

From: Anton Metalnikov, RPP, MCIP
Planning Assistant II

File #: 6620.00
Bylaw #: 3206
Doc #:

Date: February 7, 2022

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Zoning Bylaw amendment and Development Permit applications by 1219100 BC Ltd for a 6-unit rowhouse development at 20816 45A Avenue.

POLICY:

The subject property is currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Ground Oriented Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The development complies with the Official Community Plan but cannot be accommodated under the existing Zoning Bylaw as a fee-simple rowhouse development. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	1219100 BC Ltd
Owners:	Sandra Wards & Richard Nelson
Civic Address:	20816 45A Avenue
Legal Description:	Lot 122, Section 36, Township 7, New Westminster District, Plan 37721
Site Area:	1,155 m ² (0.285 acres)
Number of Units:	6 rowhouses
Residential Density:	51.9 units/ha (21.1 units/acre)
Gross Floor Area:	1,386.4 m ² (14,924 ft ²)
Floor Area Ratio:	1.200
Lot Coverage:	44%
Total Parking Required:	13 spaces
Parking Provided:	
Resident	12 spaces
<u>Visitor</u>	<u>1 space</u>
Total	13 spaces
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD84 Comprehensive Development Zone
Development Cost Charges:	\$106,513.00 (City - \$68,609.00, GVS&DD - \$22,742.00, SD35 - \$3,245.00, TransLink - \$11,917.00)
Community Amenity Contributions (CACs):	\$12,000.00

Discussion:

1. Context

The applicant is proposing to develop a 6-unit rowhouse complex on the site of a single detached lot at 20816 45A Avenue. This site is located in an area of single-detached houses, where the properties along 208 Street, including the subject site, have been designated for Ground Oriented Residential in the new Official Community Plan (OCP) adopted by Council in November, 2021. This designation allows for townhouse and “plex” development of up to 3 storeys in height and a Floor Area Ratio (FAR) of up to 1.2, and was introduced to support future frequent transit service along 208 Street, remove driveways accessing it, and provide a broader range of family-oriented housing options in the neighbourhood and near Uplands Elementary School.

The property forms a corner site flanked by two roads: 208 Street, an arterial road, and 45A Avenue, a local road, across from which lie single-detached homes of various ages, which also fall under the Ground Oriented Residential OCP designation. To the east, the property is neighbored by a single-detached home designated as Suburban Residential, which permits single-detached properties of the same area as the previous OCP. The border between the City of Langley and the Township of Langley forms the site’s southern boundary, with single-detached properties of a similar character continuing beyond it.



Site context

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

- Two transit lines (directly adjacent);
- Iris Mooney Park (5-minute walk); and
- Uplands Elementary School (5-minute walk).

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

The site proposed for rezoning is designated as Ground Oriented Residential in the City's OCP, which allows for townhouse and "plex" development of up to 3 storeys in height and a Floor Area Ratio (FAR) of up to 1.2.

The property is proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Ground Oriented Residential designation. The project was designed to conform to the preliminary zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw currently in development, the City will rezone this site from its CD zone to the new zone created to implement the designation.

3. Design

The applicant is proposing a site plan composed of a single block of rowhouses, with their frontages, patios, and main entrances oriented toward 208 Street, and their vehicle access provided by a driveway running south from 45A Avenue along the east property line. This layout, along with the rowhouse units' shallow and wide configuration, accommodates an oversized front setback of 3.7 - 4.2 metres and allows each patio to host an Ivory Silk tree which, along with the boulevard trees that will be required along this project's frontage, will create a double row of trees lining the public sidewalk down 208 Street. It also results in a wider rear setback of 7.3 metres, compared to the typical 6.5 metre setback needed to accommodate a driveway. Implementing this additional setback at the rear lot line contributes to reducing massing, privacy, and shadowing impacts with the neighbouring property. All trees along the east property line of the adjacent lot have had tree protection zones established by an arborist to ensure their health and retention during construction and maintain the privacy screening they provide. To create a similarly sensitive interface with the adjacent properties to the south, the interior setback is proposed to be planted with a row of Royal Star Magnolia trees along the building side and a Kobus Magnolia tree at the end of the driveway, which will serve as privacy screening and soften the building's appearance. In addition, an aluminum screen used as the south balcony's end pane helps avoid overlook between the properties. The rowhouse block's configuration also allows every unit to have a double-wide garage that accommodate two vehicles each.

The units are proposed as fee-simple rowhouses, with each located on its own legal lot and a party wall agreement registered in accordance with the *Land Title Act*. An access easement will facilitate shared use of the driveway and the visitor parking space located at the site's entrance. This contributes to providing a diversity of family-oriented housing choices in the city as a non-strata ownership alternative to a single-detached home.

Visitor parking on the site is provided in accordance with Zoning Bylaw requirements. Further to this, the new road frontage which will be required along 45A Avenue as part of this project will create an additional on-street parking space directly adjacent to the development. On-street parking is available elsewhere along 45A Avenue as well.

The proposed design incorporates warm natural tones in its colour palette and gabled roofs that integrate well with the design and character of the surrounding homes. Brick, grey Hardie siding, and white Hardie board combine with upper-floor vent grilles, batten trims, and window ledges to lend a traditional appearance to the front façade. The other three elevations feature a simpler two-tone treatment further decorated with upper-floor extrusions, cornice lines, fenestration, and an entrance door and wrap-around patio along 45A Avenue to engage this street frontage in a similar manner to 208 Street, where all units feature street-facing doors connecting the fenced patios to the public sidewalk.

The site benefits from a diversity of landscaping, with shrubs lining its perimeter to delineate and provide separation to the unit patios, decorate the street frontages, and buffer the driveway and building from the neighbouring properties. Various tree species punctuate these shrub rows, with Magnolia trees screening the site to the south, Ivory Silk trees lining its 208 Street frontage, and Eastern Redbud and Japanese Stewartia trees highlighting its corner. In addition, an arborist report was prepared to ensure the protection of trees within five metres of the site and maintain the privacy screening they provide. Site hardscaping includes an asphalt driveway and a variety of paving materials, including permeable pavers marking the driveway entrance.

Sustainability is incorporated into the proposal through employing a construction recycling plan and using recycled building materials, achieving an energy performance over 25% above the current Model National Energy Code, using drought-tolerant and non-water dependent landscaping materials, and including heat pump systems and Level II electric vehicle (EV) chargers in all units.

All units have four bedrooms, ground-level patios, and balconies, and range in size from 247.5 m² to 252.7 m² (2,665 ft² to 2,720 ft²).

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 OCP and Development Permit Area guidelines for this area and presents a high-quality and neighbourhood-sensitive design providing a new form of family-oriented housing in proximity to transit, parks, and an 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's Design Criteria Manual (DCM).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **6 Unit Townhome Development located at 20816 45A 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:

- I. 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.
- II. 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 City's DCM. 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. A safety factor of 10% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
- IV. 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.
- V. 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.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. 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."
- VI. 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.
- VII. A property dedication of 2.5m will be required along the 208 St. frontage of the proposed development. A 4m corner truncation will be required at the corner of 45A Ave. and 208 St.
- VIII. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip. 208 St. will

be built to the City's SS-R02A standard and 45A St. to the City's SS-R07 standard.

- IX. A Traffic Impact Assessment (TIA) will be required as per the City's DCM.
- X. The condition of the existing pavement along the proposed project's frontages 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.
- XI. 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.
- XII. 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 the City's DCM standards.
- XIII. Eliminate the existing overhead BC Hydro/telecommunication wiring and poles along the development's 208 St. frontage by replacing with underground infrastructure.

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

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance with the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule B – General Requirement – 4.1.4. for details).
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current standards.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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:

- I. Unless otherwise specified, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. 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.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property in accordance with the City's DCM standards (Section 3.A.4) at the Developer's cost.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A *Stormceptor* or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of record drawings (as-built), service record cards, a completed tangible capital asset form (TCA) 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 DCM that will be provided to the Developer's Consulting Engineer.
- IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. 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." Please refer to the City's

Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

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. 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 February 16, 2022 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 \$68,609.00 to City Development Cost Charge accounts and \$12,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planning Assistant II

Concurrence:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Hirod Gill, P.Eng.
Manager of Engineering Services
(for Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment)

attachments

Concurrence:



Scott Kennedy, Deputy Fire Chief



DEVELOPMENT PERMIT APPLICATION DP 01-22 REZONING APPLICATION RZ 01-22

Civic Address: 20816 45A Avenue
Legal Description: Lot 122, Section 36, Township 7, New Westminster District, Plan 37721
Applicant: 1219100 BC Ltd
Owner: Sandra Wards & Richard Nelson

