

CITY OF
LANGLEY



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 10-23
Rezoning Application RZ 09-23
(5030-5064 208 Street & 20845 50A Avenue)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00
Bylaw #: 3271

Date: **March 21, 2024**

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Rajinder Warraich for a 26-unit townhome development at 5030-5064 208 Street & 20845 50A Avenue.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Rajinder Warraich
Owners:	Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour
Civic Addresses:	5030-5064 208 Street & 20845 50A Avenue
Legal Description:	Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032
Site Area:	3,603 m ² (0.89 acres)
Number of Units:	26 townhomes
Gross Floor Area:	3,795 m ² (40,853 ft ²)
Floor Area Ratio:	1.053
Lot Coverage:	45%
Total Parking Required:	57 spaces (including 1 h/c space)
Parking Provided:	
Resident	52 spaces
<u>Visitor</u>	<u>5 spaces</u>
Total	57 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD93 Comprehensive Development Zone
Development Cost Charges:	\$579,921.00 (City - \$285,033.00, GVS&DD - \$108,870.00, GVWD - \$114,636.00, SD35 - \$18,400.00, TransLink - \$52,982.00)
Community Amenity Contributions (CACs):	\$104,000.00

Discussion:

1. Context

The applicant is proposing to develop a 26-unit townhome complex on the site of 5-single-detached lots. This site is located in an area of single-detached homes where the properties generally along 208 Street, including the subject site, have been designated as Ground Oriented Residential in the City's Official Community Plan (OCP). This designation allows for townhome and plex-home development of up to 3 storeys in height and a Floor Area Ratio (FAR) density of 1.2, and is further guided by the City's Townhome & Plex-Home Best Practices Guide. The Ground Oriented Residential designation was introduced through the OCP to provide a broader range of family-oriented housing options in the neighbourhood and near Blacklock Elementary School, support future frequent transit service, provide an upgraded streetscape along 208 Street, and improve traffic safety by removing driveways from 208 Street.

The subject site is located on the northeast corner of 208 Street and 50A Avenue and extends approximately midway toward 51 Avenue to the north. 208 Street and 50A Avenue front the site on the west and south respectively. The properties across from these streets, along with those adjacent to the north, share the same Ground Oriented Residential OCP designation. To the east, the site is neighbored along 50A Avenue by a row of single-detached homes designated Suburban in the OCP, which maintains these properties' existing single-detached home densities and lot patterns. However, most of the site's rear property lines are shared with Nicholas Park.



Site context

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

- Nicholas Park (directly adjacent);
- 560 bus line (few-minutes' walk); and
- Blacklock Fine Arts Elementary School (10-minutes walk).

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

The site is designated Ground Oriented Residential in the City's OCP, which allows for townhome and plex-home development of up to 3 storeys in height and a Floor Area Ratio (FAR) density of up to 1.2.

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

The application is generally consistent with the City's Townhome & Plex-Home Best Practices Guide, including by incorporating the following guidelines:

- No balconies facing neighbouring Suburban properties;
- Using peaked roofs;
- Upgrading the street frontage;
- Incorporating a vehicle turnaround pad which can be converted to an extra visitor parking space in the future;
- Providing new, durable (non-wood) fencing for shared property lines;
- Including a new public walkway from 50A Avenue to Nicholas Park;
- Planting more than one new tree per unit;
- Setting 3-storey townhomes back over 8 metres from adjacent Suburban properties and stepping down to a 2-storey height where closer; and
- Providing an outdoor amenity area.

3. Design

The applicant is proposing a 7-block townhome complex primarily oriented around a central lane running parallel to 208 Street. A short lane stub comes off the primary lane to provide access to the southeast corner. This configuration maximizes the number of townhomes engaging with the fronting streets, as well as the park. The site's shallow dimensions result in shallower blocks and all units having side-by-side double garages. The central lane runs to the northern edge of the site to enable its extension as part of future development of the

neighbouring properties and provide a through-connection between 50A and 51 Avenues. In the interim, this dead-end will be managed through a turnaround pad, which will ultimately be replaced with an additional visitor parking space when the lane is extended northward into a future development. The site's east interface makes use of the separation requirements in the Townhome & Plex-Home Best Practices Guide to site the PMT, an outdoor amenity area, visitor parking, and a new walkway to the park. This walkway will be accessible to the public, and will improve walkability to Nicholas Park from 50A Avenue and homes to the south. The park currently has a single access on its east side (209 St.).

The proposed design emphasizes off-white tones, with visual interest provided primarily through texture. Darker doors and brick bases highlight the townhome entrances on the street frontages while horizontal cement fibre board plank siding serve as the primary façade treatment. On the upper floors, fibre cement board and batten highlights extruded masses. Window awnings, balcony posts, and picket railings decorate the façades. The townhome blocks are proposed at a three-storey height, with a varied peaked roof line. On the site's southeast corner, the end unit of Block 7 steps down to a 2-storey height to transition to the neighbouring single-detached home as required by the Best Practices Guide. Block 6, which is adjacent to the neighbouring Suburban property's backyard, is set back 8.6 metres (above the Best Practices Guide requirement) to emphasize privacy and shadow prevention at this interface.

The project's landscaping uses a variety of shrubs, grasses, and perennials to soften the site's corners and edges and separate the individual units' outdoor areas. Several different tree species are also provided in these landscaped areas to provide a total of 28 new trees on-site. Staff is also currently working with the applicant to determine if the off-site frontage design can accommodate the retention of four large City-owned trees along 208 Street. All proposed fencing is metal, including taller fencing on the boundaries shared with adjacent properties for privacy and shorter fencing along the 208 Street and park interfaces to better engage with these public spaces.

For the street-fronting units, pedestrian access is provided through walkout connections to the public sidewalk while, for the park-side units, pedestrian access is provided from within the internal lane. Vehicle parking meets Zoning Bylaw requirements, including 2.0 resident spaces per unit (total of 52 spaces) and 0.2 visitor spaces per unit (total of 5 spaces). Additionally, a vehicle turnaround pad has been provided on the northwest corner of the site, which will allow drivers to turn around at the dead end in the interim and can be converted to an additional visitor parking space once the lane is extended through future development. All garages are provided in a side-by-side configuration. The development consists of 1 two-bedroom unit, 23 three-bedroom units, and 2 five-bedroom units, and all units have ground-level patios and balconies.

4. Sustainability

The proposal incorporates the following sustainable development features:

- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating climate-resilient and drought-tolerant plantings served by a smart-controlled drip irrigation system; and
- Providing five garages with Level II electric vehicle (EV) chargers.

5. 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.

6. Summary

The proposed development is consistent with the City's OCP, Development Permit Area guidelines, and Townhome & Plex-Home Best Practices Guide and provides family-oriented homes near transit, parks, and an elementary school.

Engineering Requirements:

PRELIMINARY ONLY

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), and the City's Subdivision and Development Servicing Bylaw (SDSB).

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 **26-Unit Townhome Development located at 5030-5064 208 St; 20845 50A.**

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 the City' DCM with 20% added to the calculated results 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.
- 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. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM 3.8 and 6.5.
 - I. 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.
 - II. At the Developer's expense, the City's standing 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 per DCM Section

- 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
- VII. A 4m corner truncation will be required at the south-west property corner.
- VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21. The proposed development plan and statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
- a. For OCP Amendment / Rezoning Applications: Prior to Council's first and second readings; and
 - b. For Development Permits (DP): Prior to Council consideration of the application.
- IX. The scope and extent of the off-site works be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along the entire 208 St. and 50A Ave. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R01 and SS-R07 respectively, as well as Section 11.0 - Specifications and Standards for Landscaping. The new curb alignment fronting the proposed project on 208 St. shall be in the approximate existing FOG line location (1.5m +/-). Any sidewalk transitions to be made with back-to-back long radius curves.
- X. Vehicles egressing from 50A Ave. onto 208 St. shall be limited to right-out movement only by means of extending the existing median on 208 St.
- XI. 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 by the Developer, at the Developer's expense.
- XII. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8. The design shall be adequate for MSU trucks as the design vehicle.
- XIII. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense.

Any existing BC Hydro lease-lights to be removed and disposed of off-site.

- XIV. An analysis of the existing crosswalks on 208 St. both north and south of the project for upgrading requirements will be required. The developer will submit a portion of the upgrade cost based on the number of future development who will benefit from the upgrades; amount TBD.
- XV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 208 St. project frontage by replacing with underground infrastructure. If third party utilities are unwilling to underground (in writing), then providing for future undergrounding is a minimum requirement with a C-I-L contribution for future undergrounding of cable & pole removal.

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 to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- 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 City standards as per the DCM.
- 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. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review

- II. Unless otherwise specified by the City Engineer, 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
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- IV. 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.
- V. 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.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and 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.
- X. 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.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. 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. An 8-metre laneway will need to be provided for access on

the west side of the property. A construction fire safety plan shall be completed. A lockbox will need to be provided, location to be determined 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 April 3, 2024 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 \$285,033.00 to City Development Cost Charge accounts and \$104,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



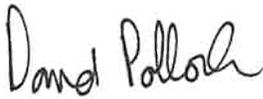
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 10-23 REZONING APPLICATION RZ 09-23

Civic Addresses: 5030-5064 208 Street & 20845 50A Avenue
Legal Description: Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032

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