



City of Langley

REPORT TO ADVISORY PLANNING COMMISSION

**Subject: Rezoning Application RZ 03-16
Development Permit Application DP 08-16
5501 & 5503 – 198 Street, 5509 – 198 Street;
19771 – 55 Avenue
Concost Management Inc.**

Report #: 16-044

**From: Development Services & Economic
Development Department**

**File #: 6630.00
Doc #:**

Date: October 31, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-16 and Development Permit Application DP 08-16 to accommodate a 4-storey, 28-unit townhouse complex located at 5501 & 5503 – 198 Street, 5509 – 198 Street and 19771 – 55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Rezoning Application from RS1 Single Family Residential Zone to CD44 Comprehensive Development Zone to accommodate a 4-storey, 28-unit townhouse complex located at 5501 & 5503 – 198 Street , 5509 – 198 Street and 19771 – 55 Avenue.



POLICY:

The subject property is designated Medium Density Residential in the Official Community Plan and as such is subject to the Multifamily Residential Development Permit Area Guidelines. The subject property is currently zoned RS1 Single Family Residential Zone and the applicant is applying to rezone to CD44 Comprehensive Development Zone consistent with the Official Community Plan Development Permit Area Guidelines.

COMMENTS/ANAYLSIS:

Background Information:

Applicant:	Concost Management Inc.
Owner:	W. Biro, G. Gill, J. Gill
Civic Address:	5501 & 5503 – 198 Street; 5509 – 198 Street; 19771 – 55 Avenue
Legal Description:	Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439
Site Area:	3,232 m ² (34,789 sq ft)
Dwelling Units:	28 (2-BR)
Density:	86.6 units/ha (35 units/acre)
Gross Floor Area:	3,683 m ²
Floor Area Ratio:	1.060
Lot Coverage:	60.0%
Parking Required:	62 spaces (incl. 6 visitor)
Parking Provided:	69 spaces (incl. 6 visitor)
Height:	4 storeys (11.0 m - 13.0 m)
Exterior Finishes:	Painted cement board, brick facing, aluminum railings
Current Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD44 Comprehensive Development Zone
OCP Designation:	MF Residential – Medium Density (MD)
DCC's:	\$387,553.00 (City: \$332,448.00, GVS&DD: \$39,470.00, SD35: \$15,635.00)
Community Amenity Charge:	\$28,000.00
Variance Requested:	None



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 Specifications & MMCD Standards.

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. 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 and 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”.
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. 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 shall be capped at the main, at the Developer’s expense.
5. 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.
6. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost



habitat due to the infilling of the ditch along 55 Avenue, and must apply to DFO for approval.

7. 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.
8. The condition of the existing pavement surrounding the site 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 developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. Final lift of asphalt within the lane will be required.
9. Removal of driveway crossings, new street trees, curb and gutter and 1.8m wide sidewalk is required along 198 Street.
10. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards. New street lighting is required along the 55 Avenue frontage.
11. Ditch infill, new curb and gutter, 1.5m wide sidewalk, storm drainage, undergrounding of overhead hydro/tel, street lighting, and a driveway crossing to serve the development is required along the 55 Avenue frontage. 55 Avenue shall be designed to the City of Langley Local road standard.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. 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 storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meters to current standards.

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. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with 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 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. The selection, location and spacing of street trees and landscaping shall be 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 designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update". The current layout does not seem to provide a location for this.



Development Services Comments:

The proposed development is comprised of three 4-storey townhouse buildings at the northwest corner of 55 Avenue and 198 Street. The proposed units are arrayed in a rowhouse configuration and pushed to the outer edges of the site. Unit entrances are presented to the flanking streets creating a strong community connection and visual control of the public space. Private patio greenspaces provided at the second floor, fourth floor and rooftop levels offer garden space not available at ground level in this dense urban townhome complex. Vehicular circulation is from internal lanes that connect to 55 Avenue and the City lane between 55 Avenue and 55A Avenue.

The buildings consist of six or eight-unit blocks designed in a modern interpretation of urban townhomes. The flat roofed blocks employ articulated elevations in the first three storeys and stepped massing above the third storey level in variations depending on unit type. Wood grain siding finishes and brick treatments add warmth and richness to the buildings. Unit sizes range from 1,858 sq ft to 2,243 sq ft (including garages).

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

The applicant's plans generally comply with the Multifamily Residential Development Permit Area guidelines. Comprehensive Development (CD44) zoning is proposed to accommodate reduced building setbacks and increased lot coverage in this compact infill development.

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 November 9, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the November 21, 2016 Regular Council meeting.



BUDGET IMPLICATIONS:

The proposed development would contribute \$332,448.00 to City Development Cost Charge accounts and \$28,000.00 in Community Amenity Charges.

ALTERNATIVES:

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by,



Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

RMB/

