



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 02-17/Development
Permit Application 02-17, Keystone
Architecture & Planning, 5406, 5418-5420 -
198th Street and 19829-19831-54 Avenue**

File #: 6620.00

From: Development Services & Economic Development
Department

Doc #:

Date: February 21, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 02-17 and Development Permit Application 02-17 to accommodate a 62 unit condominium apartment located at 5406, 5418-5420-198th Street and 19829-19831- 54 Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 62 unit condominium development.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated



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Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Keystone Architecture & Planning Ltd.
Owners:	Randy Cotton, Khalid Musa, 1100626 B.C. Ltd., K& G Claire Holdings Ltd.
Civic Addresses:	5406, 5418-5420 -198 th Street and 19829-19831-54 th Avenue
Legal Description:	Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, Lot 1, Section 3, Township 8, New Westminster District Plan 21252, Lot 3, Section 3, Township 8, New Westminster District Plan 21252
Site Area:	.77acre (33,866.55 ft ²)
Lot Coverage:	39%
Gross Floor Area:	13,219 ft ²
Floor Area Ratio:	1.57 FSR
Total Parking Required:	90 spaces (including 12 visitor)
Total Parking Provided:	90 spaces (including 12 visitor)
Existing Zoning:	RM1 –Multiple Residential Low Density Zone and RS1 –Single Family Residential Zone
Proposed Zoning:	CD 46 –Comprehensive Development Zone
OCP Designation:	High Density Residential (80 units/acre)
Variances Requested:	None
Development Cost Charges:	\$586,742 (includes \$104,387.50 DCC Credit)
Community Amenity Charge:	\$62,000 (@\$1,000/unit)



Engineering Requirements:

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

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development**. 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 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. 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. 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.
7. 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.
8. Vehicular access to the site will be from the laneway north of the site and/or 54 Avenue.
9. Removal of driveway crossings, new street trees, street lighting, curb and gutter and 1.8m wide sidewalk is required along 198 Street.
10. Removal of driveway crossings, new street trees, curb and gutter and 1.5m wide sidewalk is required along 54 Avenue. 54 Avenue shall be designed to a modified local road standard (curb to curb width 11.0m)
11. Existing street lighting along 54 Avenue Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and lighting levels meet current City of Langley standards.
12. Undergrounding of overhead hydro/telephone is required along the 198 Street and 54 Avenue frontages.

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. Consolidate the subject properties. 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.



Discussion:

The proposed four-story condominium apartment proposes unit sizes ranging from approximately 400 ft² to 1,100 ft² and offer a variety of studio, one-bedroom, two-bedroom and two-bedroom plus den suites. The siting and massing of the building is designed to allow natural daylight into the units through large windows and balcony projections and into the courtyard from the east where morning daylighting will encourage activity within the generous outdoor amenity space provided. Indoor and outdoor amenity space is conveniently connected at the ground floor level through an inviting covered entrance with walkways that connect the spaces as well as to and from the street and visitors parking area.

The building façade is rhythmically divided up and massed vertically and horizontally in such a way to create a sense of individuality and to appear as separate buildings, with a ground floor level scaled to allow a street-friendly and inviting connection with the two street faces. The exposed parkade portions are surface treated and line with a vegetative buffer and are permeable from the street by means of wide stairs and ramps.

The exterior treatment reflect that of an urban contemporary vernacular theme with the use of grey, white and steel tones and wood accents to bring a sense of warmth and welcoming as a livable space within the City of Langley.

Materials consist of a blend of stone, metal panel, cementitious cladding and stucco with glass and steel panel along the balcony projections that both articulate a lower scale at the street courtyard entries, and also sense of interest, openness and livability at the upper exterior interfaces with the public realm with enhanced views allow tenants to experience the outdoor while yet maintaining privacy within the suites.

Convenient dedicated visitor and including handicap parking stalls is located on the surface, with a separate secured parking area with a security gate for tenants. Planting and landscape features incorporated CPTED principles, featuring decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Multifamily Residential Development Permit Area Guidelines for apartment developments.



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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 March 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 20, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$586,742 to Development Cost Charge accounts and \$62,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments

