



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 03-17/Development
Permit Application 04-17, Focus Architecture
Inc., 5630 and 5640 -201A Street**

File #: 6620.00

From: Development Services & Economic Development
Department

Doc #:

Date: February 21, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-17 and Development Permit Application DP 04-17 to accommodate a 88 unit 5-Storey condominium apartment located at 5630 and 5640 -201A Street 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 Focus Architecture Inc. to accommodate a 88 unit, 5-Storey condominium apartment.

POLICY:

The subject property is zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Focus Architecture Inc.
Owner:	Creada Holding Inc.
Civic Addresses:	5630 and 5640 -201A st Street
Legal Description:	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
Site Area:	3,725m ² (40,100 ft ²)
Lot Coverage:	53%
Total Parking Required:	124 spaces (including 18 visitor)
Total Parking Provided:	125 spaces (including 18 visitor)
Existing Zoning:	RM2 Multiple Residential Medium Density Zone
Proposed Zoning:	CD47-Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$498,455 (includes \$482,503 MF DCC Credit)
Community Amenity Charge:	\$88,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development at 5630 and 5640 201A Street**. 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 condition of the existing pavement on 201A Street 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. The laneways to the south and east of the site shall be reconstructed to the City of Langley standard as shown on standard drawing SDR 008
7. A 2.1m road dedication is required along 201A Street. 201A Street shall be designed to a collector road standard. The streetscape shall include new street trees, curb and gutter, utility strip, sidewalks and ornamental lighting as per the



City of Langley Downtown Master Plan see Downtown Realm of Influence standard.

8. Street lighting along 201A Street shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards..
9. Undergrounding of overhead hydro/tel, along 201A Street is required.

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 meter to current standards is required.

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".

Discussion:

The applicant is proposing to develop an attractive 88-unit, 5-storey condominium apartment on a site currently occupied with a two 3 Storey apartment buildings. Unit sizes range from 448 ft² to 1,525 ft² and offer a variety of studio, one-bedroom, two-bedroom, two-bedroom two-level, and handicap –friendly *adaptable units*.

Vehicular access is via the existing south lane to minimize the traffic impact to the existing 201A Street. Architecturally, the design concept is a modern style building with a flat roof, generous glazed openings, and protruding balconies with glass railings. Exterior finishes are of a high quality and include brick veneer, fiber-cementitious siding in horizontal and panel applications, and wood-grained aluminium accent siding to punctuate pedestrian entry points on 201A Street. The massing, colours, and materials of the project is compatible with the adjacent four-storey condominium complex.

Entry to the tenant only underground parkade is controlled by overhead security gates, with surface parking for visitors conveniently located beside the building on the south side of the site.

Planting and landscape features incorporated CPTED principles, featuring low decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

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



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 \$498,455 to Development Cost Charge accounts and \$88,000 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

