



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 01-17/Development  
Permit Application 01-17, Keystone  
Architecture & Planning, 5393, 5455-5457 -201  
Street**

From: Development Services & Economic Development  
Department

File #: 6620.00

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Date: January 30, 2017

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## COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 01-17 and Development Permit Application 01-17 to accommodate a 98 unit condominium apartment located at 5393, 5455-5457 - 201 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.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 98 unit condominium development

## POLICY:

The subject property is zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands



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

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	CH Project (Langley) Ltd. &
<b>Civic Addresses:</b>	5393, 5455-5457 -201 <sup>st</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319, and Strata Lots 1 and 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
<b>Site Area:</b>	4943 m <sup>2</sup> (1.22 acres)
<b>Lot Coverage:</b>	44.5%
<b>Gross Floor Area:</b>	94,224 ft <sup>2</sup>
<b>Floor Area Ratio:</b>	1.77 FSR
<b>Total Parking Required:</b>	127 spaces (plus 20 visitor)
<b>Total Parking Provided:</b>	128 spaces (plus 20 visitor)
<b>Existing Zoning:</b>	RM1 –Multiple Residential Low Density Zone and CD38-Comprehensive Development Zone
<b>Proposed Zoning:</b>	CD 45 –Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (80 units/acre)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$925,410.50 (includes \$167,020 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$98,000 (@\$1,000/unit)

### Engineering Requirements:

These preliminary engineering requirements have been issued to reflect the application for rezoning and development for a proposed **98-Unit Apartment**



**Development at 5393. 5455-5457 - 201 Street**, which may be subject to change upon receipt of updated development plans to the City.

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:

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. Replacement of the existing watermain 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".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water and sanitary and storm sewer service connections are required. 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 should be assessed and any upgrades required servicing 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, upon application for Demolition permit.
5. New curb, gutter, sidewalks and street trees are required on all frontages.
6. Upgrade the existing street lighting to City of Langley Standards.
7. 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.



8. 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.
9. The condition of the existing pavement on the 201 Street and Michaud Crescent and 53B Avenue road frontages shall be assessed. 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, test holes and visual assessment carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated to centerline.
10. 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.
11. A property dedication and lot consolidation is required for the ultimate right-of-way width of 20m on 53B Avenue fronting the development.

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

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require 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 a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.



C) The developer is required to adhere to the following conditions:

1. Eliminate the existing overhead wiring and hydro poles along the frontage of Michaud Crescent.
2. Underground hydro and telephone, and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. 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.
8. 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.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".

**Discussion:**

The proposed four-story condominium apartment proposes unit sizes ranging from approximately 450 ft<sup>2</sup> to 1,200 ft<sup>2</sup> and offer a variety of one-bedroom, two-bedroom and three-bedroom suites. The facade massing steps both vertically and horizontally to address the connection with pedestrian by providing highly articulated elevations



and roofs lines. This stepping gives opportunities for the buildings to address the two important corners along Michaud Crescent as well as gives relief to the streetscape. An increased roof step and a deep extruded open framed canopy identify the main entrance and suggest prominence to the buildings hierarchal roof steps. Landscaping will be used to soften the raised parkade from the adjacent public sidewalk by elevating the building users urban experience. The rich material palette is intended to strengthen the buildings articulated massing, while balancing a contextual relationship within the City of Langley. Brick is used to ground the building and give it a sense of permanence. Glazing has been introduced to the patios to contribute to furthering the urban experience by softening the building by providing access to more light and view.

Convenient parking for both tenants and visitors, including handicap stalls is located within the underground parkade. However, there is 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.

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



**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$925,410.50 to Development Cost Charge accounts and \$98,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

*attachments*

