



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-17/ Development
Permit Application DP 06-17**

From: Development Services & Economic Development
Department

File #: 6630.00

Doc #:

Date: May 16, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 05-17 and Development Permit Application DP 06-17 to accommodate a 17-unit townhouse complex located at 19782-55A Avenue and 5519-198th Street 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 and Development Permit Application by Atelier Pacific Architecture Inc. to accommodate 17 unit, three and four storey townhouse development.

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:	Concost Management Inc./Atelier Pacific Architecture Inc.
Owners:	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
Civic Addresses:	19782-55A Avenue and 5519-198 th Street
Legal Description:	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and
Site Area:	Lot 10, Section 3, Township 8, New Westminster District Plan 9887
Total Parking Required:	39 stalls (including 5 designated visitor stalls)
Total Parking Provided:	39 stalls (including 5 designated visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 48-Comprehensive Development Zone
OCP Designation:	MF Residential Medium Density
Variances Requested:	None
Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development located at 19782 -55A Avenue and 5519 -198th 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 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. Vehicular access to the site will be from the laneway south of the site.



7. The condition of the existing pavement on 198 Street and 55A Avenue 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 asphalt overlay is required on 55A Avenue frontage.
8. New curb & gutter, 1.8m wide sidewalk, street trees, bumpouts and pocket parking will be required on the 198 Street frontage.
9. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
10. Driveway crossing removal and street trees on 55A Avenue 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 meters to current standards.

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

1. Underground hydro, 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 meter(s) are required 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 proposed site is located on the southwest corner of 55A Avenue and 198th Street. The development proposes 2 townhouse buildings with both buildings oriented towards 198th Street. Vehicular access is from the lane. A contemporary architectural row-house aesthetic is proposed throughout the site with building forms, massing, materials and colour selected to support the concept. Each building is designed with three to four storey height with a flat roof to create variations in building form and massing. All units have access to private outdoor spaces in the form of a roof deck. The building façade is articulated with projected bays, recessed planes, vertical banding of materials and colours to reduce the visual length of each building. Each unit has an enclosed two-car garage with, all visitor parking spaces



conveniently located at grade. There are five unit types of approximately 1400 - 1988 square feet in area, all with 3 bedrooms.

Planting and landscape features incorporated CPTED principles, featuring large windows, low planting materials, a pavers to mark the project entry point.

The proposed development complies with the Medium Density Residential Development Permit Area Guidelines for townhouse 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 June 14, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 26, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$241,834.75 to Development Cost Charge accounts and \$17,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Advisory Planning Commission

Date: May 16, 2017

Subject: Rezoning Application RZ 05-17/ Development Permit Application DP 06-17

Page 7

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments

