



ADVISORY PLANNING COMMISSION COMMITTEE REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-16/ Development
Permit Application DP 04-16**

From: Development Services & Economic Development
Department

File #: 6620.00

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Date: August 17, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate 19-unit townhouse development at 19660, 19674 and 19680 - 55A 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's report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Fred Adab Architect Inc. to accommodate a 19-unit townhouse development.

POLICY:

The subject property is zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium 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:

Applicant:	Fred Adab Architects Inc.
Owner:	Superstar Homes Ltd.
Civic Addresses:	19660, 19674 and 19680 - 55A Avenue
Legal Description:	Lot 133 and Lot 134, Section 3, Township 8, New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
Site Area:	3088 m ² (.76 acre)
Lot Coverage:	39.6%
Gross Floor Area:	2448.6 m ²
Floor Area Ratio:	.79
Total Parking Required:	38 stalls (plus 4 visitor stalls)
Total Parking Provided:	38 stalls (plus 4 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 42-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$ 254,320.75(\$ 62,632.50 SF DCC Credit)
Community Amenity Charge:	\$19,000 (@\$1,000/unit)

Engineering Requirements:

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. 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 be approved by the City of Langley Fire Department. A hydrant will be required in the laneway south of the site. This would require a right-of-way or easement connecting the laneway to 55A Avenue.
 4. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City’s Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer’s engineer.
 5. The full construction of the rear lane from the eastern property line to western property line is required. A temporary hammer-head turn around must be provided at the west end of the lane. The hammerhead must be constructed on-site within an easement. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
 6. New water, 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 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, upon application for Demolition permit.
 7. A stormwater management plan for the site, including 55A Avenue and the lane, 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. 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 ditches along 55A Avenue, and must apply to DFO for approval.
 9. 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.

10. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

1. A Security Deposit of 110% of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
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 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. 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. 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. 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.
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. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. 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 19-unit, 3-storey townhouse complex on a site currently occupied by three older homes, located on the south side of 55 A Avenue west of 198th Street. Immediately to the east, is a future 28-unit, 3 storey townhouse complex, which is next to the recently completed "Marquee" 32 unit, 3-storey townhouse complex. Immediately to the west, are older single family residential homes.

The proposed townhouse unit sizes range from 1,150 ft² to 1,390 ft² and offer two-bedroom, three-bedroom, and four-bedroom suites. Architectural expression and exterior finishing material demonstrates an urban character with emphasis on a west coast contemporary theme with articulations and detailing. From a massing point of view, the buildings are organized in four separate blocks follows the same urban concept envisioned for the townhouse development to the east side with various sizes and floor plans. The layout of the site plan and orientation of the blocks creates the desired open space and enhanced landscaping. The proposed townhouses along 55A Avenue have direct pedestrian access to the road to create an attractive streetscape and a new urban concept for the neighborhood. All buildings feature vertical bay windows, roof-top patios, and a number of decorative elements including wood trims, brackets, wood posts and railings are incorporated in the design to accentuate the architectural articulation. A variety of materials is used with emphasis on richer and urban elements (brick) along the 55A Avenue frontage and at the main entry leading to the courtyard. A combination of stone, hardy shingle and hardy plank treatments are used on the remaining façades of the blocks facing 55A Avenue with vinyl siding accents. Vehicular access is provided from the rear of the site to secured garages accommodating two vehicles per suite with four convenient off-street parking spaces designated for visitors.

The proposed development generally complies with the Multifamily 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 September 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$254,320.75 to Development Cost Charge accounts and \$19,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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Director of Development Services & Economic Development

attachments

