



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-17**
Development Permit Application DP 15-17

From: Development Services & Economic
Development Department

File #: 6620.00
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COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-Storey townhouse development located at 19607, 19619, 19629, 19649, 19655-55A 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 report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 33 unit, 3 Storey townhouse development.

POLICY:

The subject properties are zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated as Medium Density Residential in the Official Community Plan. All lands designated Medium Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	1126337 BC Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Avenue
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m ² (53,800 ft ²)
Lot Coverage:	44%
Total Parking Required:	75 stalls (including 7 visitor stalls)
Total Parking Provided:	75 stalls (including 7 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 51 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$446,110.25 (includes 5 SF credits)
Community Amenity Charge:	\$66,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **33 unit townhouse 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. 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 is required within a ROW in the lane north of the site.
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. 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 north of the site and construction of an 8.0m wide lane along the west side of the site, to 55A Avenue, is required. A corner truncation is required at the intersection of the lanes. A decorative concrete wall along the 196 Street fence line, adjacent the lane, is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lanes. There will be no vehicle access to the site from 55A Avenue.
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. Undergrounding of the existing overhead Hydro and Telus is required along the 55A Avenue frontage.
8. A stormwater management plan for the site, including 55A Avenue and the lanes, 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.
9. 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 the lane, and must apply to DFO for approval.
 10. 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.
 11. Upgrade existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage and tie-in at 196 Street. Replace existing fire hydrant.

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 redevelop the last five existing single family residential properties at the north-west corner of 55A Avenue with an attractive, 3 storey, 33 unit townhouse development. Vehicular access is provided from the rear lane and internal roads. Units are oriented toward the 55 A Avenue where possible. Resident parking is provided in enclosed secure garages with a combination of tandem parking and side by side double garages.

The current unconstructed gravel lane to the north will be upgraded and constructed by the developer. In addition, an 8.0m wide lane will be dedicated and constructed along the western side of the site in order to allow for the lane to be connected to 55A Avenue.

The form and character of the townhouse complex integrates a variety of exterior finishes, including cultured stone, hardie siding/board and horizontal siding, providing a contemporary west coast architectural expression. All units will have private roof top decks providing desired outdoor amenity space.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) report by a qualified consultant whose recommendations are incorporated in the plans.

The subject application complies with the Official Community Plan's 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 their January 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 29, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$446,110.25 to Development Cost Charge accounts and \$66,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
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Concurrence:



Rory Thompson, Fire Chief

Attachment(s):