



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-18
Development Permit Application DP 01-18**

From: Development Services & Economic
Development Department

File #: 6620.00
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Date: February 2, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 01-18/ Development Permit Application DP 01-18 to accommodate a 3-storey 64 -unit townhouse complex located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 -55 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 Atelier Pacific Architecture Inc. to accommodate a 64 unit townhouse development located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 -55 Avenue.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone, and designated as Medium Density Residential in the Official Community Plan. All lands designated as Medium Density Residential are subject to a Development Permit to address form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Atelier Pacific Architecture Inc.
Owner:	1103300 B.C. Ltd.
Civic Addresses:	5453-198 th Street, 19728, 19738, 19752, 19762, 19779, 19880-55 Avenue
Legal Description:	Lot 4, Lot 5, Lot 6, Section 3, Township 8, New Westminster District Plan 19625, Lot 5, Lot 6, Lot 7, Lot 8, Section 3, Township 8, New Westminster District Plan 12439.
Site Area:	1.92 Acres (.78 Hectares)
Lot Coverage:	46.9%
Total Parking Required:	145 spaces (including 17 visitor spaces)
Total Parking Provided:	145 spaces (including 17 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone
Proposed Zoning:	CD 53 (Comprehensive Development Zone)
OCP Designation:	Medium Density Residential -70 Units/Acre
Variances Requested:	None
Community Amenity Charge:	\$128,000
Exterior Finishes:	Brick, Hardie Paneling/Siding, Metal Rails
Permitted Density in OCP	116 Units (4 Stories)
Proposed Project Density	64 Units (3 Stories)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **64 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.
4. Design and construct a half-width road on 55 Avenue along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m); including pavement, barrier curb and gutter, 1.5m wide 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 south of the site is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lane. A trailhead shall be provided at the west end of the lane and a connection to Brydon Park may be required.
6. Vehicular access to the site will be from the laneway south of the site. One access will be permitted from 55 Avenue. Access from the laneway south of the site will include a public right-of-way for vehicles to turn around in.
7. The condition of the existing pavement surrounding the site 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.
8. Removal of driveway crossings, new street trees, street lighting, curb and gutter, curb bulges, and 1.8m wide sidewalk is required along 198 Street.

- Construction of speed humps and curb bulges along 198 Street will aid in traffic calming.
9. Existing street lighting along 55 Avenue and 198 Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and lighting levels meet current City of Langley standards.
 10. 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.
 11. Undergrounding of the existing overhead Hydro and Telus is required along the 55 Avenue frontage.
 12. A stormwater management plan for the site, including 55 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.
 13. 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 55 Avenue and the lane, and must apply to DFO for approval.
 14. 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.

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. 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 southeast corner of 55th Avenue and 198th Street and comprises 7 single family lots. The form of development proposes a three storey townhouse residential use with clusters of five- to six- unit blocks that have an appearance of row-house style residences, each with a direct access to grade at the front and the rear of the unit. Access to garages is from an internal strata road (with the exception of the lane units) with convenient visitor parking provided at grade.

The building design and site planning complement the adjacent multi-family developments. Buildings are designed to front or have the appearance of fronting onto a public road through direct pedestrian access to the outside and through appropriate treatment of exteriors. The overall development accommodates varying unit types and sizes, including rooftop amenity decks for outdoor useable space, secured within each unit. Form of development is a compact townhouse cluster to allow for a densified urban environment, yet maintaining an individual identity for each home.

The architectural aesthetics of the proposed project takes its cues from the architectural style / language of the Pacific West Coast Urban. It uses a simple yet elegant repeating rowhouse building form topped by a roof trellises. The project uses 'noble finishing materials' throughout such as brick, hardie panels/siding and metal railings, and combined with a neutral West Coast colour palette.

The site is designated as Medium Density Residential in the Official Community Plan. This density allows for a 4 storey condominium development, with a density of 70 units per acre. This proposed development is 3 stories in height and has a proposed density of 33 units per acre. In addition, the subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

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

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 14th, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 19th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$788,732.00 to City Development Cost Charge accounts and \$128,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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Concurrence:



Kara Jefford, P.Eng.
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Concurrence:



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