



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-07-17**
Development Permit Application DP-11-17

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: March 12, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application No. RZ 07-17 and Development Permit Application No. DP 11-17 to accommodate a 39-unit, 3-Storey townhouse development located at 5520, 5521, 5511, 5501, 5591 -199A Street and portion road dedicated on Plan 33088 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 Concost Management Inc. to accommodate a 39 unit 3-Storey townhouse development.

POLICY:

The subject application is located with the High Density Residential area in the Official Community Plan. All lands designated High Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc./Wensley Architecture Ltd.
Owner:	Oaken Developments (199A) Inc./ City of Langley
Civic Addresses:	5401, 5411, 5491, 5511, 5520, 5521,
Legal Description:	Lots 75, 76, 77, 78, 79 Section 3, Township 8, New Westminster District Plan 33088 and Lot A, Section 3, Township 8, Plan 33088; and Portion of 199A Street road dedicated by Plan 33088
Site Area:	66,863 ft ² (6,212 m ²)
Lot Coverage:	40%
Total Parking Required:	78 spaces (plus 8 visitor spaces)
Total Parking Provided:	80 spaces (plus 10 visitor spaces)
Existing Zoning:	RS 1 Single Family Residential Zone
Proposed Zoning:	CD 50 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$546,200.75 (includes 5 SF DCC credits)
Community Amenity Charge:	\$78,000
Exterior Finishes :	Hardie paneling and siding

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **39 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 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. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. Works to be designed by the Developers engineer and approved by the City Engineer.
6. The street lighting fronting the site shall be analyzed by an approved lighting consultant and upgraded to current 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. Modifications to the double cul-de-sac bulb fronting the site shall be designed and constructed as per the City of Langley Subdivision and Development Control Bylaw. City infrastructure, hydro/tel and gas shall be relocated, at the Developer's expense, to suit the new design. New curb and gutter, asphalt roadway, sidewalks and street trees are required within the new cul-de-sac.

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 \$40,000 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 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. Water meters are required for each water connection and are 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 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.
6. 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.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. 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 residential development is located off 199 A Street and consists of 5 single family lots. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Oaken Developments Inc., for the surplus road right of way that abuts the southern boundary of the subject lands. The subject site

proposes a three storey, 39 -unit townhouse development, with unit sizes ranging from 1,342 ft² to 1, 821 ft².

Each townhome will have access to a private fenced in yard as well as a private roof top patio. The main access to all units is to occur from the internal 6.0m lanes. Parking is accommodated through tandem and side by side parking garages for each unit. In addition, 10 visitor parking spaces are conveniently spread throughout the site to facilitate guest use and shorten walking distance to all units.

The proposed architectural style for these townhomes will be a contemporary modern style with roof overhangs and flat roofs. Exterior finishes incorporate hardie shingle siding and modern hardie pop-outs. The design intent is to use these very simple ideas of consistent roof lines and create a cohesive residential community with a common design theme throughout.

The proposed development benefited from a comprehensive CPTED review by a qualified consultant whose recommendations were incorporated into the project 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 March 14, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$473,572 to City of Langley Development Cost Charge accounts and \$78,000 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 and
Environment

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):