



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 06-18/  
Development Permit Application DP 06-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
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Date: May 29, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 06-18 and Development Permit Application DP 06-18 to accommodate a 36-unit, three-storey townhouse development located at 19727, 19737, 19755, 19763 – 55 Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by 55 Avenue Holdings Inc. for a 36-unit, three storey townhouse development.

## POLICY:

The subject properties are designated “Medium Density Residential” in the Official Community Plan and are thus part of the Multifamily Residential Development Permit Area to address building form and character.

## **COMMENTS/ANALYSIS:**

### **Background Information:**

<b>Applicant:</b>	55 Avenue Holdings Inc.
<b>Owner:</b>	55 Avenue Holdings Inc., 1103300 BC Ltd.
<b>Civic Addresses:</b>	19727, 19737, 19755, 19763 – 55 Avenue
<b>Legal Description:</b>	Lots 1, 2, 3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439
<b>Site Area:</b>	4,550 m <sup>2</sup> (1.124 acres)
<b>No. of Units:</b>	36 units
<b>Density:</b>	79.1 units/ha (32.0 units/acre)
<b>Lot Coverage:</b>	50.8%
<b>Building Height:</b>	3 storeys
<b>Total Parking Required:</b>	72 spaces plus 7 visitor spaces
<b>Total Parking Provided:</b>	72 spaces plus 7 visitor spaces
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD57 Comprehensive Development
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$688,725 (City: \$448,472, GVS&DD: \$147,308, SD35: \$20,945)
<b>Community Amenity Charge:</b>	\$72,000
<b>Exterior Finishes :</b>	Brick facing, Hardie siding and panels, pvc panels

### **Engineering Requirements:**

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 19727 to 19763 55 Avenue**. 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. 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.
2. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
3. 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".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
5. Primary vehicular access to the site will be from the laneway north of the site.
6. 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.
7. 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.
8. All existing site services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

9. Undergrounding of the existing overhead Hydro and TELUS is required along the 55 Avenue site frontage.
10. 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.
11. 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 applicable regulatory approvals.
12. 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 accommodated on the site and 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 36-unit, three storey townhouse development is intended to fill the existing gap between townhouse development site currently under construction and Huntsfield Green townhouse complex, at the west end of 55 Avenue. Situated on the site of four existing single family homes, the project is laid out with a north-south 8m wide internal laneway providing vehicular access to the City lane at the rear (and emergency access to 55 Avenue) and a single east-west lane for interior access only. Seven building blocks are arranged to frame the perimeters of the site. Four of the buildings feature side by side garages while the other three have tandem garages.

The overall development accommodates varying unit types and sizes, including rooftop amenity decks for outdoor space, secured within each unit.. Exterior finishes include brick facing, hardie siding/ panels and pvc panels to achieve a contemporary urban effect.

The proposed development benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

The subject application is consistent with the City'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 the June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$448,472 to City Development Cost Charge accounts and \$72,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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

Concurrence:



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Rick Bomhof, P. Eng.  
Director of Engineering, Parks and  
Environment

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*