



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-18/
Development Permit Application DP 10-18**

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #:

Date: May 29, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-18/ Development Permit Application DP 10-18 located at 20105, 20109, 20119, 20129-53A Avenue to accommodate a 4 storey, 48 unit condominium apartment 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 Keystone Architecture and Planning to accommodate a four-storey, 48 unit condominium apartment.

POLICY:

The subject properties are designated as High Density Residential 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:	Keystone Architecture & Planning Ltd.
Owner:	RKDI (Langley) Homes Ltd.
Civic Addresses:	20105, 20109, 20119, 20129-53A Ave.
Legal Description:	Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District Plan 39394
Site Area:	26,173 ft ² (2431.6 m ²)
Lot Coverage:	42.8%
No. of Units:	48
Density:	80 units per acre
Total Parking Required:	71 (including 10 visitor spaces)
Total Parking Provided:	71 (including 10 visitor spaces)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD60 Comprehensive Development
OCP Designation:	High Density Residential (HDR)
Variances Requested:	None
Development Cost Charges:	\$554,274.00 (City - \$348,716.00, GVS&DD - \$147,728.00, SD35 - \$21,830.00)
Community Amenity Charge:	\$96,000.00
Exterior Finishes :	Stone Veneer, Hardie Board Siding/Panelling, Vinyl Windows

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.

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 20105-20129 53A Ave.** 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. Pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Design and construct a half-width road on 53A Avenue and 201 Street 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, curb bulges, boulevard, driveway removal, 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.
4. A Property dedication of approximately 2.5m (to be determined during detailed design and legal survey) along the frontage of 53A Ave will be required to provide an ultimate Road Right of Way of 20m.
5. Vehicular access to the site will be from the laneway east of the site. Access from the laneway east of the site will include a public right-of-way for vehicles to turn around in.
6. 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.
7. The condition of the existing pavement surrounding the site, including the lane, 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. Existing street lighting along 53A Avenue and 201 Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and lighting levels meet current City of Langley standards.
9. 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.
10. A stormwater management plan for the site, including 53A Avenue, 201 Street 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.

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 for all surface parking areas, and is to drain into the storm sewer.
6. A "Stormceptor" or equivalent oil separator is required for all underground parking areas, and shall meet building and plumbing code requirements.
7. 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.
8. 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.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
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 proposed development is located on the northeast corner of 53A Avenue and 201st Street. The subject site proposes a four-storey, 48 –unit condominium apartment, with unit sizes ranging from 580 ft² to 998 ft².

Access to the underground parkade for tenant parking is off 53A Avenue, with convenient surface parking for visitors off of the laneway at the east side of the proposed building.

The architecture is a conservative blend of natural simulated materials including exposed timber roof braces, balcony supports and entrance feature with some modern contemporary elements on the ground plane intended to enrich the neighborhood and blend into the existing west-coast/woodland design theme common in the area.

Exterior materials include cementitious board lap siding, flat panel siding with batten board, shakes and a blend of brick veneer stepped exterior treatments complementing a variation of colour, materials and tones, balance, interest, and a sense of human scale to the façade at the street level.

The colour palette follows a “west coast” woodland design theme, using natural earth tones which will blend seamlessly into the neighborhood. The roof is a pitched asphalt shingle design to provide a residential appearance that will complement the existing surrounding buildings.

Tiered planters are provided along the street to define the semi-private from public spaces, and to limit the height of any exposed wall along the parkade.

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

The subject application complies with the Official Community Plan’s Development Permit Area Guidelines for Multifamily Residential Areas.

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 \$348,716.00 to City Development Cost Charge accounts and \$96,000.00 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

Concurrence:



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



Rory Thompson, Fire Chief

Attachment(s):