



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-18/
Development Permit Application DP 11-18**

File #: 6620.00

From: Development Services & Economic
Development Department

Doc #:

Date: June 1, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-18 and Development Permit Application DP 11-18 to accommodate a 13-unit, 3-Storey townhouse development located at 5471 and 5481 -199A Street 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 Wensley Architecture Ltd. to accommodate a 13-unit, 3-Storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Wensley Architecture Ltd. /Concosts Management Inc.
Owners:	Geniale Russo and Gagandeep Chouhan, Dharambir Chouhan, Gurcharan Chouhan
Civic Addresses:	5471 and 5481- 199A Street
Legal Description:	Lot 73, and Lot 74, Section 3, Township 8, New Westminster District Plan 33088
Site Area:	16,399 ft ²
Lot Coverage:	46.8%
Total Parking Required:	26 stalls, plus 3 visitor stalls
Total Parking Provided:	26 stalls, plus 3 visitor stalls
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 61 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$209,053.75 (includes \$49,149 SF DCC Credit
Community Amenity Charge:	\$26,000.00

Engineering Requirements:

A) The developer is responsible for the following work which shall be designed 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 approved by the City of Langley Fire Department.
4. 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 must 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.
5. A new driveway, sidewalk, curb, gutter and street trees will be required along the development frontage.
6. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to 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. 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.
9. The existing pavement on 199A frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. 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.

B) The developer is required to deposit the following bonding and connection fees:

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.

2. The City would require 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. The City would require 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. Undergrounding of hydro, 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. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
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 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 development is located off 199A Street and consists of two single family lots. The subject site proposes a three-storey, 13-unit townhouse development, with unit sizes ranging from 1,371 ft² to 1,426 ft².

Each townhouse unit will be three bedrooms and include a private roof top patio. Access will be provided from an internal 8m wide lane. Parking is accommodated through tandem parking for each unit, with 3 visitor spaces located at the back of the building.

The proposed architectural style for this townhouse development will be contemporary modern style with roof overhangs and flat roofs, complementary with their adjacent townhouse development recently approved.

The proposed development benefitted from a comprehensive CPTED report 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 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 \$209,053.75 to Development Cost Charge accounts and \$26,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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Concurrence:



Rick Bomhof, P.Eng.
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Concurrence:



Rory Thompson, Fire Chief

Attachment(s):