



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 02-18
Development Permit Application DP 02-18**

File #: 6620.00

From: Development Services & Economic
Development Department

Doc #:

Date: February 2, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-18/Development Permit Application DP 02-18 to accommodate a 26-unit 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th 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 Quadstar Development Ltd. to accommodate a 26-unit townhouse development.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated as Medium Density Residential in the Official Community Plan. All lands designated Medium Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant's Architect:	F.Adab Architects Inc.
Owner:	Quadstar Development Ltd.
Civic Addresses:	19608, 19618, 19630, 19642 -56 th Avenue
Legal Description:	Lots 1 and Lot 2, Section 3, Township 8, New Westminster District Plan 9585, Lot 3, Section 3, Township 8, New Westminster District Plan 9585, Except Plan BCP 50413, and Lot 63, Section 3, Township 8, New Westminster District Plan 25734, Except Plan BCP 50080
Site Area:	39,516.44 ft ² (3,671.2 m ²)
Lot Coverage:	44%
Total Parking Required:	52 stalls, plus 5 visitor stalls
Total Parking Provided:	52 stalls, plus 5 visitor stalls
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD52 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$350,215.50 (including 4 SF DCC credit)
Community Amenity Charge:	\$52,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **26 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. The condition of the existing pavement on 56 Avenue 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 the developer's cost.
5. Access to the site shall be limited to the laneway. All existing driveway crossings from 56 Avenue shall be removed.
6. A property dedication of 2.13m is required along 56 Avenue for future road widening. Property dedication along the west side of site to match existing ROW and corner truncation.
7. The full construction of the rear lane fronting the site is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane. A temporary hammerhead turn around at the west side of the lane may be required.
8. 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.

9. Undergrounding of the existing overhead Hydro and Telus is required along the 56 Avenue frontage.
10. A stormwater management plan for the site 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.
11. 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. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
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 applicant is proposing to redevelop 4 lots at the south east corner of 196 Street and 56 Avenue with an attractive, 3-storey, 26-unit townhouse development. Vehicular access is provided from the rear lane and internal road, with pedestrian access provided from 56 Avenue.

The current un-constructed lane to the south that will be will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street. In addition, a 2.13 metre road dedication is required along 56th Avenue frontage.

Southern portion of the site faces a 6'.0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for future multi-family developments. The site faces commercial uses across the roads to the north and west.

The project's intent is to create a vibrant pedestrian friendly development with Identifiable entries and Individual canopies, and a sense of community. The development offers a variety of unit types and sizes. The average size of the two bedroom townhome is 1,350 ft² and the average size of a three bedroom townhouse is 1,500 ft².

The form and character of the townhouse development integrates a variety of exterior finishes, including brick, hardie siding/paneling, PVS Siding, providing a contemporary architectural expression. All units will have private roof top patios providing desired outdoor amenity space.

The site is designated as Medium Density Residential in the Official Community Plan. This density allows for a 4 storey condominium multiple family development, with a density of 70 units per acre. This proposed development is 3 stories in height, and has a proposed density of 28.6 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, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$350,215.50 to Development Cost Charge accounts and \$52,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



Kara Jefford, P.Eng.
Manager of Engineering

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):