



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-17-18**
Development Permit Application DP-18-18

From: Development Services & Economic
Development Department

File #: 6620.00
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Date: November 27, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 17-18 / Development Permit Application DP 18-18 to accommodate a 4-storey, 14 unit “stacked townhouse” development located at 20172-20178 -53A 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 Flat Architecture Inc. to accommodate a 4-storey, 14 unit “stacked townhouse” development.

POLICY:

The subject property is zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and 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:	Flat Architecture Inc.
Owner:	1170676 B.C. Ltd.
Civic Addresses:	20172-20176-53A Avenue
Legal Description:	Lot 65, District Lot 305, New Westminster District Plan 33157
Site Area:	11,162 ft ²
Floor Area Ratio:	1.52
Total Parking Required:	26 stalls plus 2 visitor stalls
Total Parking Provided:	26 stalls plus 2 visitor stalls
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	CD 68 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$155,268.25 (includes \$79,447 DCC Credit)
Community Amenity Charge:	\$28,000.00

Engineering Requirements:

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." A detailed calculation in *MS Excel* format shall be submitted with all the pertinent formulas for review by the City.

3. Protection of retention trees on the site, adjacent properties and/or streets:

No person shall carry out demolition, excavation or construction on a site unless there are protection barriers in place, as per recommendation set out in an arborist's report.

With an application for issuance of a rezoning application, development permit, building permit or civic construction project the owner or the applicant on behalf of the owner must submit a report certified correct by an arborist that sets out:

- a. The condition, size (greater than 150 mm dia), and species of trees on property within 2 metres of any boundary of the site, and any adjacent to the site on boulevards or road right of way;
- b. Identify in sufficient detail, trees scheduled for removal and/or retention.
- c. The impact of the proposed development and construction on the health of the trees and potential hazards to them during or after construction
- d. Development or construction limitations
- e. Recommended construction practices to protect the trees during and after construction; and
- f. An undertaking from the arborist and the owner to the city that the arborist will perform or supervise performance of:
 - i. Pre-construction treatment of trees including root and branch pruning
 - ii. Regular on-site inspection during construction, and will report any offence against these requirements:
 - on the site trees to the Director of the Development Services or Deputy Director of Development Services; and
 - on any street trees adjacent to the site to the Director of Engineering, Parks and Environment or Manager of Engineering Services.
 - iii. Restorative landscape treatment including soil renovation
 - iv. Selection and planting of any replacement trees required for the "to be removed" trees during construction. If the site is not suitable to plant replacement trees, then calculate the tree replacement fee to be paid to the City of Langley.

- v. A post construction inspection of the site, and will prepare a report, certified correct by the arborist, for submission in a timely manner, to the Director of Development Services or Deputy Director of Development Services.
4. Design and construct a half-width road on 53A Avenue and 201A 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.
5. A Property dedication of approximately 2m (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 approximately 16.5m. 3m corner truncations will also be required as part of the Road Right of Way on the north-west and north-east corners of the property.
6. Vehicular access to the site shall be from the laneway east of the site.
7. 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.
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. Existing street lighting along 53A Avenue and 201A Street shall be reviewed by an approved lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards. Proposed street lighting on 53A shall be post-top (AEL Contempo LED Series 245L) to match existing.
10. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in *MS Excel* format

- that includes all formulas for review by the City. 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 through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. 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.
11. A storm water 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 submit the following bonding and fees:

1. A pavement reinstatement deposit and a pavement degradation fee to be calculated by the developer's consultant using the Pavement Cut Form as per the City of Langley's Pavement Cut Policy No. CO-57.
2. A Security Deposit of 100% (plus a 10% contingency) of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
3. 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).
4. 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.
5. 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, preparation and registration of documents with the Land Titles Office are the responsibility of the Developer.

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 infill site is located at the south east corner of 53A Avenue/201A Street. The applicant is proposing to redevelop an existing 4-unit townhouse complex with an innovative contemporary 14-unit "stacked" townhouse development. Seven two-storey units will be pedestrian-oriented, with direct street access onto 53A Avenue. Located above these ground-oriented units will be seven two-storey townhomes, with private roof-top patios. All tenant parking will be provided in the underground parkade, with access off of the lane, including convenient surface parking for visitors.

Exterior material is generally finished with hardie cladding with a generous mix of brick and metal cladding. Warm earth colour schemes are coordinated to complement the development and add visual interest to the project.

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

The subject property is currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 , which is intended to accommodate and regulate low density, ground-oriented townhouse development, and designated as High Density Residential in the Official Community Plan.

The proposed innovative “stacked townhouse” development plans cannot be accommodated by using an existing zoning category within our Zoning Bylaw. The subject development exceeds the existing density, height and siting provisions within our RM1 Low Density Residential Zone. Furthermore, the site is too small to qualify within the RM2 Multiple Residential Medium Density Residential Zone or RM3 Multiple Residential High Density Zone regulations. Therefore, to accommodate the proposed development, and in compliance with the current OCP designation of High Density Residential, Comprehensive Development Zoning is recommended.

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 December 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 14, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$155,268.25 to Development Cost Charge accounts and \$28,000.00 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:



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

Concurrence:



Rory Thompson, Fire Chief