



REPORT TO ADVISORY PLANNING COMMISSION

Subject: **RZ 02-16/DP 05-16**
20180, 20190, 20200, 20210, 20220-20224 – 53A
Avenue
CF Projects Inc.

File #: 6620.00

From: Gerald Minchuk, MCIP, RPP

Doc #: 142342

Date: September 6, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 02-16 and Development Permit Application DP 05-16 to accommodate a 4-storey, 80-unit condominium apartment building at 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider an application to rezone the subject properties for a 4-storey, 80-unit condominium apartment building.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential Zone and RM1 Low Density Residential Zone and are designated High Density Residential in the Official Community Plan. As such, the application is subject to the Multifamily Residential Development Permit Area Guidelines.



COMMENTS/ANAYLSIS:

Background Information:

Owner:	Sol 53A Investment Corp.
Civic Address:	20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue
Legal Description:	Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
Site Area:	4,128 m ² (44,430 sq ft)
Road Dedication:	<u>333 m² (3,588 sq ft)</u>
Net Area:	3,794 m ² (40,842 sq ft)
Gross Floor Area:	7,174 m ² (77,224 sq ft)
Lot Coverage:	43.5 % (1,794 m ²)
Floor Area Ratio:	1.738
Parking Required:	121 spaces (includes 7 h/c, 16 visitor)
Parking Provided:	121 spaces (includes 7 h/c, 16 visitor)
Height:	4 Storeys (15.8 m)
Exterior Finishes:	“Hardie Plank” and “Hardie Panel” (fibre cement siding), stone facing, steel and glass balcony railings, wood trim, vinyl window frames
Current Zoning:	RS1 Single Family Residential Zone RM1 Low Density Residential Zone
Proposed Zoning:	CD43 Comprehensive Development Zone
OCP Designation:	High Density Residential (HDR)
DCC’s:	\$787,392.50 (City: \$671,875, GVSDD: \$77,905, SD35: \$37,612.50)
Community Amenity Charge:	\$80,000

Engineering Requirements (PRELIMINARY ONLY):

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 Subdivision and Development Bylaw, Standard Specifications & MMCD Standards.



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 and 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 are be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. Replacement of the existing 150mm AC watermain fronting the site on 53A Avenue with a 200mm PVC watermain is required.
5. A 3.0m x 3.0m corner truncation is required at the northwest property corner.
6. A road dedication along the 53A Avenue is required and shall be of sufficient width to design and construct to a City of Langley Local road standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting and street trees. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City’s Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
7. The full construction of the rear lane from the eastern property line to western property line is required. Rollover curb and gutter and storm drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
8. Rollover curb and gutter and storm drainage infrastructure for the laneway to the west of the site will be provided by the Development at 5290/5308 201A Street.



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 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, as approved by the Director of Engineering, Parks and Environment, will be required.
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. Undergrounding of the overhead Hydro/ Telephone wires in the laneway south of the site is required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. 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.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
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"



Development Services Comments:

The proposed development follows an earlier application in 2010 for a similar project on the same development site (RZ 06-10/DP 10-10). The current proposal is for a 4-storey, 80-unit apartment on a site consolidated from four single family lots and one duplex lot on 53A Avenue. The main entrance is located on 53A Avenue with visitor parking and vehicular access to an underground parkade located on a lane at the rear. A secondary building entrance is provided at the rear for visitors and residents using the surface parking along the lane.

The architectural design features a long, flat-roofed building employing balconies, loft roof elements and alternating patterns of exterior finishes to break up the facades. The main building entrance is offset from the centre resulting in an asymmetrical elevation and floorplan.

The site plan provides for significant road dedications along 53A Avenue (2.6 metres) and the north-south portion of the lane (2.0 metres). The road dedications are required to provide for adequate fire access and boulevard design.

The applicant prepared a CPTED (Crime Prevention Through Environmental Design) review of the proposed development and the plans submitted reflect the CPTED report.

The proposed development is intended to be accommodated in a Comprehensive Development zone (CD43) and is generally consistent with the Multifamily Residential Development Permit Area Guidelines.

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 September 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.



To: Mayor Schaffer and Councillors

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BUDGET IMPLICATIONS:

The proposed development would contribute \$671,875 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges..

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP, RPP

Director of Development Services & Economic Development

RMB/

attachment

