



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 12-17**

File #: 6620.00

From: Development Services & Economic  
Development Department

Doc #:

Date: October 30, 2017

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## COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 12-17 to accommodate a 69 unit, 6-Storey condominium development located at 20416 Park 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.

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## PURPOSE OF REPORT:

To consider a Development Permit Application by Keystone Architecture to accommodate a 69 unit, 6 Storey condominium development.

## POLICY:

The subject property is zoned C1 Downtown Commercial Zone in Zoning Bylaw No. 2100 and designated Downtown Commercial in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	Keystone Architecture
<b>Owner:</b>	JMC Properties Ltd.
<b>Civic Addresses:</b>	20416 Park Avenue
<b>Legal Description:</b>	Lot A, District Lot 36, Group 2, New Westminster District Plan EPP70407 and An Undivided 1/3 Interest in Lot 1, District Lot 36, Group 2, New Westminster District Plan 87218 and Together They Shall Constitute a Single Parcel
<b>Site Area:</b>	41,302 ft <sup>2</sup> (3,837m <sup>2</sup> )
<b>Lot Coverage:</b>	46.5%
<b>Total Parking Required:</b>	115 spaces (including 14 visitor spaces)
<b>Total Parking Provided:</b>	119 spaces (including 18 visitor spaces)
<b>Existing Zoning:</b>	C1 Downtown Commercial Zone
<b>Proposed Zoning:</b>	C1 Downtown Commercial Zone
<b>OCP Designation:</b>	Downtown Commercial
<b>Variiances Requested:</b>	None
<b>Development Cost Charges:</b>	\$748,282.75 (including 1 SF DCC credit)
<b>Community Amenity Charge:</b>	\$138,000

### Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **69 unit condominium 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. The condition of the existing pavement on Park Avenue 204 Street and the laneway shall be assessed by the developer's 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 to centerline for the length of the developments frontage.
3. Undergrounding of the existing hydro and telephone lines along 204 Street is required.
4. Sidewalks and curb and gutter to be removed and replaced for the full property frontage. Sidewalk shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan. Park Avenue is classified as a "Greenway Street" and has additional standards outlined in the Downtown Master Plan.
5. Curb extensions are required at the laneway and 204 Street. Existing curb extensions on Park Avenue shall be adjusted to allow for as much street parking as possible.
6. Existing street lighting along Park Avenue, fronting the site, shall be replaced with ornamental lighting as per the Downtown Master Plan.
7. Removal of the existing mid-block crossing on Park Avenue is required.
8. 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".
9. A new C71P fire hydrant may be required. Hydrant locations must be approved by the Engineering and Fire Departments.
10. 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 shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services were capped at the main as a condition of the Demolition permit.

11. 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.
12. 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. The City would require a Security Deposit of 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 requires a \$40,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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 at property line 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 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. Since boulevard space is limited the developer shall incorporate street trees and landscaping in the setback area adjacent to the sidewalk 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. Garbage and recycling and organics collection enclosures shall be designed to meet Metro Vancouver's "Guide for Builders, Designers and Developers", AECOM, July 2011 and "Technical Specifications for Recycling Amenities in Multi-family and Commercial

### **Discussion:**

The applicant is proposing to develop an iconic 6-storey, 69-unit apartment development adjacent to the existing James Court apartment development at 20448 Park Avenue and the recently completed The Place on 20458 Park Avenue apartment complex. The subject property is one of three parcels intended for a master planned multifamily development begun in the early 1990's. James Court, an 86-unit, 4-storey apartment was completed in 1995 as the first phase of the development. The building entrance will be from Park Avenue with visitor parking on the surface at the lane, and all resident parking is located in the secure underground.

The development site is part of the Park Avenue Special Design District in the Downtown Master Plan intended to create a higher amenity residential area in proximity to Douglas Park. The applicant's plans address the Park Avenue guidelines while respecting the existing layout and context of James Court and the original phased development concept. Vehicular access and visitor parking is achieved at the south side of the site with

visitor parking on the surface and tenant parking in a secure underground parkade. The main pedestrian entrance, however, is on Park Avenue in keeping with the Downtown Master Plan guidelines. The building features large unit sizes ranging from 1,231 square feet to 1,682 square feet in keeping with the intended character of the Park Avenue District.

The buildings rich material palette is intended to soften the articulated massing. Extended curved patios give the building mass a sense of motion and prominence at this gateway location. By providing access to more light and view the patios contribute to the urban experience by softening the building. The introduction of exposed full height curtainwall address the important elevation on 204<sup>th</sup> Street and the adjacent view from City Hall/Library/TCC, as well as gives relief to the streetscape. Landscaping is used to soften the buildings connection to the ground plane and reflect the buildings rich palette with planting to add to the building's prominence, thereby elevating the urban experience.

The proposed development benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into 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 November 8<sup>th</sup> meeting. A copy of the APC minutes will be presented to Langley City Council at the November 20<sup>th</sup> Regular Council meeting.

### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$748,282.75 to Development Cost Charge accounts and \$138,000 in Community Amenity Charges.

**ALTERNATIVES:**

1. Require changes to the applicant's proposal.

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

*attachments*

Civic Address: 20416 Park Avenue  
Legal Description: Lot A, District Lot 36, Group 2, New Westminster District, Plan EPP70407 and an Undivided 1/3 Interest in Lot 1, District Lot 36, Group 2, New Westminster District, Plan 87218 and together they shall constitute a single parcel.  
Owner/Applicant: JMC Properties Ltd.

