



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-06-17/Development
Permit Application DP-08-17**

From: Development Services & Economic Development
Department

File #: 6620.00

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Date: August 11, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ-06-17/ Development Permit Application DP-08-17 to accommodate a 3-storey, 14 –unit townhouse development located at 19753 -55A 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 Fred Adab Architects Inc. to accommodate a 3- storey, 14-unit townhouse development.

POLICY:

The subject property is zoned RS-1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “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:	Fred Adab Architects Inc.
Owner:	0901523 BC Ltd.
Civic Addresses:	19753 -55A Avenue
Legal Description:	Lot 1 Except Phase 1, Strata Plan EPS 3996, Section 3, Township 8, New Westminster District Plan EPP 67716
Site Area:	23,464 ft ² (2179 m ²)
Lot Coverage:	43%
Total Parking Required:	31 spaces (including 3 visitor spaces)
Total Parking Provided:	31 stalls (including 3 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 49
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$233,544.50
Community Amenity Charge:	\$28,000.00

Engineering Requirements:

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 Specifications & MMCD Standards.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

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. Design and construct a half-road on 55A Avenue for the full property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. 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. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.
3. Water, sanitary and storm sewer service connections are available to connect to from Phase one. The developer's engineer will verify that the connections are adequate for the proposed development. All existing services shall be capped at the main, at the Developer's expense.
4. A stormwater management plan for the site, including 55A 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.
5. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulation. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditch along 55A Avenue, and must apply to DFO for approval.
6. 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 110% 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 cash-in-lieu amount will be determined for the undergrounding of overhead hydro/tel lines.

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 "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
4. 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.
5. 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.
6. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
7. 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.
8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".
9. Reciprocal access agreements shall be registered to facilitate access to adjacent properties indicated as potentially being linked by an internal driveway. The City shall be included as a third party to such agreements.

Discussion:

The applicant is proposing to now apply to rezone and develop the second phase of the "Parkridge" townhouse development located on the north -side of 55A Avenue, west of the first phase, into an attractive 3-storey, 14 unit townhouse project. The first phase of the "Parkridge", consisted of 13 townhouse units, was completed and successfully marketed earlier in 2017. The second phase site is currently occupied by three manufactured trailer units. Normally, it is the City's desire to have all the tenants vacated from a development site before accepting their rezoning/development permit application. However, pursuant to Section 42 of the Manufactured Homes Park Tenancy Act, SBC 2002, c 77, the owner must have all approvals in place before issuing termination notices

to its tenants. Therefore, the owner must abide by its legal statutory obligations to its tenants in order to legally terminate the tenancies.

The proposed townhouse development site plan layout and orientation follows the same urban concept pedestrian-oriented streetscape theme expressed in the first phase townhouse development. From a massing point of view, the buildings are similarly organized into two separate blocks. However, the form and character of the proposed townhouse development introduces an articulated architectural expression but with a different design vocabulary and different architectural articulations.

The proposed development complies with the Multiple Family Residential Development Permit Area Guidelines for townhouse developments reflected within the Official Community Plan, including CPTED report integration into the architectural and landscaping designs.

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 13th, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$233,544.50 to Development Cost Charge accounts and \$14,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

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Director of Development Services & Economic Development

attachments