



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application No. RZ 11-18
Development Permit Application DP 13-18**

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #:

Date: July 19, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 11-18 and Development Permit Application DP 13-18 to accommodate a 41- unit, three storey townhouse development located at 19610, 19618-26, 19630-32, 19638, and 19648-50 -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 Leone Homes Inc. for a 41 unit, three storey townhouse development.

POLICY:

The subject properties are designated "Medium Density Residential" in the Official Community Plan and are part of the Multifamily Residential Development Permit Area to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Leone Homes Inc. /F/ Adab Architects Inc.
Owners:	1044459 B.C. Ltd., C. Bartoszewicz, S.& K. Cooper, H. Colpitts, D. Bydeweg, K. Harmel, L.& P. Dragomir, A. Lee
Civic Addresses:	19610, 19618-26, 19630-32, 19638, and 19648-50 -55A Avenue
Legal Description:	Lot 112, Section 3, Township 8, New Westminster District Plan 38427, Strata Lots 1 and 2, Section 3, Township 8, New Westminster District Strata Plan LMS41; Strata Lot 1 and 2, Section 3 Township 8, New Westminster District Strata Plan LMS28; Lot 3, Section 3, Township 8, New Westminster District Plan 84735; Strata Lot 1 and 2, Section 3, Township 8, New Westminster District Strata Plan LMS139; Un-zoned Portion of Closed Road (574.3 m ²) shown on Plan EPP83409
Site Area:	1.31 acres
Lot Coverage:	48%
Total Parking Required:	82 spaces (plus 8 visitor spaces)
Total Parking Provided:	82 spaces (plus 8 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone
Proposed Zoning:	CD 63 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	\$617,735.75 (Includes \$196,596 DCC Credit)
Community Amenity Charge:	\$82,000.00

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **41 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. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
2. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
3. 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".
4. 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.
5. Design and construct a half-width road on 55A Avenue along the 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.

6. The full construction of a lane along the east frontage of the development between 55A Ave. and the lane south of 55A Ave. is required. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
7. The developer will be required to replace existing retaining wall on the south edge of the existing lane dedication at the back of 19649 53 Ave and reinstate the existing white fence along the property line. A separate building permit will be required for the wall if it exceeds 1.2 m (3.9 ft) in height.
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. 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.
10. 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.
11. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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 proposed townhouse development is located off 55A Avenue and consists of 5 parcels of lands. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Leone Homes Inc. for the surplus right of way that abuts the southern boundary of the subject lands, and will be dedicating and constructing a new 6m public lane from the southeast corner of the site north to connect with 55A Avenue.

The applicant's proposal comprises of a three storey, 41-unit townhouse development, with unit sizes ranging from 1,334 ft² to 1,520 ft². Each townhouse unit will have access to a private fenced in yard as well as a private roof top patio. The main access to all the units is to occur from the internal lanes. Parking is accommodated through tandem and side by side parking garages for each unit. In addition, 8 visitor spaces are conveniently spread throughout the site to facilitate guest use and shorten walking distance to all units.

The proposed architectural style for these townhouses will be a contemporary modern style with roof overhangs and flat roofs, creating a cohesive residential community with a common design theme throughout. Exterior finishes include, brick, hardie siding panelling, and stucco.

The proposed development benefitted from a comprehensive CPTED report by a qualified consultant whose recommendations were incorporate into the project 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 August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$617,735.75 to Development Cost Charge accounts and \$82,000.00 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

Attachment(s):