

CITY OF
LANGLEY



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 07-24
Rezoning Application RZ 06-24
(20815 45A Avenue & 4560-4580 208 Street)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00

Date: October 25, 2024

Bylaw #: 3296
Doc #:

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Leone Homes Inc. for a 26-unit townhome development at 20815 45A Avenue & 4560-4580 208 Street.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Ground Oriented Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Leone Homes Inc.
Civic Addresses:	20815 45A Avenue & 4560-4580 208 Street
Legal Description:	Lot 109, Section 36, Township 7, New Westminster District, Plan 37721; Lot 49, Section 36, Township 7, New Westminster District, Plan 28249; Lot 50, North West Quarter Section 36, Township 7, New Westminster District, Plan 28249; Lot 1, Section 36, Township 7, New Westminster District, Plan 85129
Site Area:	4,010 m ² (0.99 acres)
Number of Units:	26 townhomes
Gross Floor Area:	4,527.2 m ² (48,733 ft ²)
Floor Area Ratio:	1.129
Lot Coverage:	43.6%
Total Parking Required:	57 spaces (including 1 h/c space)
Parking Provided:	
Resident	52 spaces
<u>Visitor</u>	<u>6 spaces</u>
Total	58 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD104 Comprehensive Development Zone
Development Cost Charges:	\$815,170.00 (City - \$303,442.00, GVS&DD - \$214,618.00, GVWD - \$212,006.00, MV Parks – \$9,528.00, SD35 - \$19,400.00, TransLink - \$56,176.00)
Community Amenity Contributions (CACs):	\$104,000.00

Discussion:

1. Context

The applicant is proposing to develop a 26-unit townhome complex on the site of 4 single-detached lots. This site is located in an area of single-detached homes where the properties generally along 208 Street, including the subject site, are designated Ground Oriented Residential in the City's Official Community Plan (OCP). This designation allows for townhome and plex-home development of up to 3 storeys in height and a maximum Floor Area Ratio (FAR) density of 1.2. Policies in the City's Townhome & Plex-Home Best Practices Guide also apply. The Ground Oriented Residential designation was introduced through the OCP to provide a broader range of family-oriented housing options in the neighbourhood and near Uplands Elementary School, improve traffic and pedestrian safety along 208 Street by removing driveways and providing an upgraded streetscape, and align with future frequent transit service. In response to the planned growth in this area and to improve access, a traffic light has recently been installed at the intersection of 208 Street and 45A Avenue, which is being financed by developments in the area, including an existing project under construction across the street and the subject application, should it be approved.



Site context

The site covers the full first row of properties along 208 Street between 45A Avenue to the south and 46 Avenue to the north. Properties across the streets to the west and south share the same Ground Oriented Residential OCP designation, with a 6-unit rowhome project currently under construction to the south. To the east, the site is neighbored by single-detached homes designated Suburban in the OCP, which corresponds to the City's RS1 Single Family Residential Zone. The properties across the street to the north fall within a small gap in the Ground Oriented Residential designation along 208 Street due to their challenging lot pattern and configuration and are also designated Suburban in the OCP. With zoning updates adopted earlier this year to align with 2023 Provincial housing legislation, these Suburban RS1 zoned properties, along with all other RS1 lots in the neighbourhood and City, now also have multi-unit potential at a density of up to 4 dwelling units per lot.

The site is located in a distinctly residential area but has convenient walking connections to key amenities including:

- Two bus lines (directly adjacent);
- Iris Mooney Park (5-minute walk); and
- Uplands Elementary School (5-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Ground Oriented Residential in the City's OCP, which allows for townhome and plex-home development of up to 3 storeys in height and a Floor Area Ratio (FAR) density of up to 1.2.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Ground Oriented Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Ground Oriented Residential designation.

The application is generally consistent with the City's Townhome & Plex-Home Best Practices Guide, including by incorporating the following features:

- No balconies facing neighbouring Suburban properties;
- Using peaked roofs;
- Upgrading the street frontage;
- Providing one extra visitor parking stall than required;
- Providing new, durable metal fencing for shared property lines;
- Planting 20 new trees on-site and approximately 10 new street boulevard trees, and retaining 25 existing trees (secured by deposit);

- Setting 3-storey townhomes back over 8 metres from adjacent Suburban properties and stepping down to a 2-storey height where closer;
- Achieving a mix of side-by-side (or 'double garage') and tandem parking units, with over 50% being side-by-side (58%); and
- Providing cash in lieu of outdoor amenity for nearby park improvements.

3. Design

The applicant is proposing a 4-block townhome complex that responds to its long, asymmetrical and generally narrow rectangular site with a private drive aisle set on the site's east edge which hosts a row of townhomes fronting the full length of the 208 Street block face in a single-loaded configuration, except for the middle of the site where deeper properties allow for an additional block to be located on the drive aisle's other side. As required by the Townhome & Plex-Home Best Practices Guide, this east block is set back 6 metres from the rear property line, with the 3-storey portion set back further at 8 metres to sensitively transition the massing down to the neighbouring single-detached homes. The development's configuration efficiently absorbs a large 5 metre road dedication and helps distribute vehicle trips by providing multiple routes in and out of the site (on to 46 and 45A Avenues which connect to 208 Street). The site layout also allows for additional visitor parking to be provided (for a total of 6 visitor spaces; 5 spaces are required by Zoning Bylaw) and for a high number of large trees to be retained with the development. The development consists of 11 three-bedroom units and 15 four-bedroom units, and all units have ground-level patios and balconies. The 1.13 FAR density is less than the max. 1.2 FAR for the Ground Oriented land use.

The proposed design incorporates a black brick first floor base along the street frontage, with the rest of the elevations using neutral tones in roughly equal proportions and generally vertical modules to add variation, highlight individual units, and break up the blocks. Select building projections help to further articulate the massing, while prominent window frames and siding and board and batten textures provide additional visual interest.

The project's landscaping uses a variety of shrubs, grasses, and perennials to soften the site's edges and separate private patios. Trees of five different species are also provided in these landscaped areas to add a total of 20 new trees on-site. While this total does not reach the one-tree-per-unit guideline in the Best Practices Guide, this results from retaining many of the existing trees adjacent to the site which have large root zones that would conflict with the locations where additional new trees could be planted. Staff supports this landscape design as it meets the intent of the Guide's tree policies. Pavers are used to help highlight the site's entrances and visitor parking spaces. All proposed fencing is metal, including taller near-solid fencing on shared property lines for privacy and shorter

picket fencing along 208 Street and internal walkways to better engage with the public realm and avoid over-enclosing private yards.

Given the challenging site configuration and proximity to multiple parks, and the aim to maximize visitor parking spaces on-site, a cash amenity contribution in lieu of an on-site outdoor amenity area is to be provided by the applicant to fund nearby park improvements. The retention of existing trees, along with numerous new trees and plantings will also provide a generous amount of on-site greenery.

4. Sustainability

The proposal incorporates the following sustainable development features:

- Using construction techniques that minimize site disturbance and protect air quality;
- Incorporating the use of recycled building materials;
- Achieving an energy performance of 25% above the current Model National Energy Code;
- Incorporating climate-resilient and drought-tolerant plantings served by a central irrigation system with rain sensors;
- Using water conserving toilets; and
- Providing a Level II electric vehicle (EV) charger in every unit.

5. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

6. Summary

The proposed development is consistent with the City's OCP, Development Permit Area guidelines, and Townhome & Plex-Home Best Practices Guide and provides family-oriented homes near transit, parks, and an elementary school.

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's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **26-unit Townhouse Development located at 4560-80 208; 20815 45A.**

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 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 by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
- V. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM 3.8 and 6.5.

- I. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
- II. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per CoL DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
- VII. A property dedication of approximately 5m (+/-) will be required along the 208 St. frontages of the proposed development at 4570, 4560 208 St., and 20815 45A Ave. to provide a new ROW width of 25m on 208 St. – dedication amount to be determined by a legal surveyor.
- VIII. A 5m corner truncation at 20815 45A Ave., and a 4m truncation at 4580 208 St. will be required.
- IX. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the CoL DCM Section 8.21. The proposed development plan and statistics along with the proposed traffic study terms of reference should be forwarded to the City Engineer when ready. Upon acceptance of the terms of reference for the TIA the study must be completed and approved by the City Engineer prior to taking the application to Council. The TIA completion timing **must** be:
 - a. *For OCP Amendment / Rezoning Applications:* Prior to Council's first and second readings; and
 - b. *For Development Permits (DP):* Prior to Council consideration of the application.
- X. The scope and extent of the off-site works be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along the entire 208 St., 45A Ave., and 46 Ave. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-SS-R01, SS-R07, and DCM Section 11.0 - Specifications and Standards for Landscaping.
- XI. 45A and 46 Aves. will require curb bulges at 208 St. and either side of lane entrances per DCM 8.5.4.
- XII. The condition of the existing pavement along the proposed project's frontages 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 by the Developer, at the Developer's expense.

- XIII. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8. The design shall be adequate for MSU trucks as the design vehicle.
- XIV. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
- XV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 208 St. project frontage by replacing with underground infrastructure. If BC Hydro/Shaw/Telus are unwilling to underground at this time (in writing), pre-ducting for future undergrounding will be required, and the future undergrounding satisfied by a CoL approved C-I-L contribution.

B) The Developer is required to deposit the following bonding and fees:

- I. The Developer will be responsible for a C-I-L contribution toward the recent traffic signal upgrades at the intersection of 208 St. and 45A Ave. Amount to be determined by CoL staff.
- II. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- III. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- IV. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- V. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- VI. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review

and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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:

- I. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review
- II. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- IV. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- V. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VIII. A *Stormceptor* or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in *.pdf* and *.dwg* formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.

- X. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place for both apparatus and firefighters. A construction fire safety plan shall be completed. A lockbox will need to be provided, location to be determined at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the November 6, 2024 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$303,442.00 to City Development Cost Charge accounts and \$104,000.00 in Community Amenity Contributions.

Cash to be provided in lieu of outdoor amenity space would be based on the properties' latest averaged assessed values at the time the application receives third reading. At current values, the amount would be \$34,286.28.

Prepared by:



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Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
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Concurrence:



Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 07-24 REZONING APPLICATION RZ 06-24

Civic Addresses: 20815 45A Avenue & 4560-4580 208 Street
Legal Description: Lot 109, Section 36, Township 7, New Westminster District, Plan 37721; Lot 49, Section 36, Township 7, New Westminster District, Plan 28249; Lot 50, North West Quarter Section 36, Township 7, New Westminster District, Plan 28249; Lot 1, Section 36, Township 7, New Westminster District, Plan 85129
Applicant: Leone Homes Inc.

