



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 08-24
Rezoning Application RZ 07-24
(4505-4535 200A Street)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00

Date: March 6, 2025

Bylaw #: 3310
Doc #:

RECOMMENDATION:

THAT this report be received for information.

PROPOSAL

Development Permit and rezoning applications for a 27-unit townhome development. The proposal is seeking to purchase a small portion of City road right-of-way on 200A Street. It would also dedicate land to widen the pedestrian pathway to Alice Brown Elementary School.

CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Ground Oriented Residential (townhome and plex-home development); and
- b. **Zoning:** RS1 Single Family Residential

The proposed development:

- a. Is consistent with the OCP (townhome development); and
- b. Includes a rezoning to CD109 Comprehensive Development Zone to enable the proposed development in alignment with the OCP, due to the absence of a standard zone accommodating the Ground Oriented Residential OCP designation in the current Zoning Bylaw.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Leone Homes Inc.
Civic Addresses:	4505-4535 200A Street
Legal Description:	Lots 326-329, Section 35, Township 7, New Westminster District, Plan 49277
Site Area:	3,308 m ² (35,607 ft ²)
Number of Units:	27 townhomes
Gross Floor Area:	3,785 m ² (40,743 ft ²)
Floor Area Ratio:	1.144
Lot Coverage:	45%
Total Parking Required:	59 spaces (including 1 h/c space)
Parking Provided:	
Resident	54 spaces
Visitor	<u>6 spaces</u>
Total	60 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD109 Comprehensive Development Zone
Development Cost Charges:	\$853,521.00 (City - \$317,945.00, GVS&DD - \$224,633.00, GVWD - \$221,845.00, MV Parks – \$9,970.00, SD35 - \$20,300.00, TransLink - \$58,828.00)
Community Amenity Contributions (CACs):	\$108,000.00

Discussion:

1. Context

The applicant is proposing to develop a 27-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 200 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 Alice Brown Elementary School, improve traffic and pedestrian safety along 200 Street by removing driveways and providing an upgraded streetscape, and align with future frequent transit service.



Site context

The site includes the first four properties running north from the Alice Brown Elementary School site to the south. These are also the first properties designated Ground Oriented Residential in the OCP north of the School, with the existing walkway to the east serving as a boundary with the Suburban OCP designation, which accommodates single-detached homes and plex-homes (up to 4 dwelling units per lot). The properties across 200A Street are also designated Suburban, while the properties up the block to the north and across 200 Street to the west share the same Ground Oriented Residential designation, with two plex-home proposals in application and a townhome development recently approved.

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

- Two bus routes (directly adjacent);
- Alice Brown Elementary School (directly adjacent); and
- Hunter Park, Penzer Park, and the power line trail (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 unless separated by a street;
- Using peaked roofs;
- Upgrading the street frontage;
- Providing one extra visitor parking stall than required;
- Providing new, durable fencing for shared property lines;
- Planting 20 new trees on-site and retaining 19 existing trees, including along the 200 Street frontage (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 (63%); and
- Providing an outdoor amenity area for residents.

3. Design

The applicant is proposing a 4-block townhome complex that responds to its long narrow site with a central drive aisle hosting two blocks on each of its sides. To straighten out the development site, the applicant is proposing to purchase a small portion of the City's 200A Street road right-of-way (southern portion of cul de sac bulb adjacent to the site), which has been reviewed by staff and confirmed to be technically feasible as the replacement of four individual driveways with a single site access allows this street section to be rationalized into an "elbow curve" without an extended bulb. South of the curve, the site angles which results in staggered townhome depths to accommodate the widening of the existing walkway and the setback requirements from it and the property across from it. The drive aisle narrows slightly on its southern leg and support shallower

townhome blocks on its west side to enable the retention of more existing trees along 200 Street. The layout has also been designed to allow the drive aisle to be extended through the properties to the north for emergency vehicle access, along with a turnaround pad for regular vehicles.

The development consists of 27 three-bedroom units, with all units having ground-level patios as well as balconies. The proposed 1.144 FAR density is less than the maximum density of 1.2 FAR permitted within the Ground Oriented Residential OCP land use designation.

At ground level, the proposed design incorporates a white brick cladding on the main entrance side of the townhome blocks and white fibre cementitious lap siding on the garage side. The entry doors are also highlighted with a cedar-coloured composite wall panel edge and the garage doors are a contrasting dark colour. On the upper floors, light grey fibre cementitious lap siding acts as the base material, while two-storey height extruded portions are clad with light and dark board and batten to highlight individual units, add textural contrast, and create a rhythm of vertical articulation to break up the blocks' massing. The same treatment is made use of on the building ends. Black picket aluminum railings add further contrast, with frosted glass balcony separators provided for privacy.

The project's landscaping uses a variety of shrubs, grasses, and perennials to soften the site's edges and separate private patios. Trees of four 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. A row of large trees along the public walkway to Alice Brown Elementary will be retained and transferred into City ownership as a result of the dedication. Different paving materials are used to highlight the site entrance, walkways, visitor parking spaces, and private patios. An outdoor amenity area, consisting of play equipment for young children, is provided on the southeast corner.

4. Sustainability

The proposal incorporates the following sustainable development features:

- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Achieving an energy performance above the current Model National Energy Code;
- Incorporating climate-resilient and drought-tolerant plantings; and
- Providing five Level II electric vehicle (EV) chargers.

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

ENGINEERING SERVICING COMMENTS - PRELIMINARY ONLY

These requirements have been issued to reflect the application for development for a proposed **27-unit Townhome Development** located at **4505-35 200A St.**

These requirements may be subject to change upon further investigation, site inspections, receipt of civil off-site servicing drawing, sanitary & water hydraulic modelling report, and traffic impact assessment report.

Off-site servicing drawing submission will not be accepted until traffic impact assessment (TIA) report, existing road structure assessment report, and water & sanitary hydraulic modelling report recommendations are finalized.

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.

A. OFF-SITE SERVICING REQUIREMENTS

1. Road Dedication and Easement
 - a. 200 Street appears to meet current arterial road ROW width
 - b. 200A Street appears to meet current local road ROW width

- c. 1.5m dedication is required along the existing walkway along the south PL

2. Road Works

- a. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site without backing out to City highway.
- b. The scope and extent of the off-site works shall also be determined in part from the TIA recommendation. (Engineering Dept. notes staff has received a draft TIA report at time of preparing this memo.) TIA reports must be approved by the City Engineer prior to taking the application to Council's first and second readings.
- c. New sidewalk, barrier curb, gutter will be required along the entire 200 St. and 200A St. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R12 (200A St.) and SS-R01 (200 St.) and Section 11.0 - Specifications and Standards for Landscaping.
- d. Refer to Walkway widening design as per City DCM section 8.18 and standard drawing SS-R28.
- e. 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.
- f. 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.
- g. 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.

3. Watermain and Water Service Connection

- a. One new water service connection shall be provided. The City will require a \$40,000 refundable security bond for the installation of a water meter to current City standards as per the DCM.
- b. 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.

- c. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
 - d. At time of preparing this memo, Engineering has reviewed the draft water hydraulic modelling report. The existing watermain network is not sufficient to meet the minimum bylaw requirement, or the required fire flow demand by the proposed development. Options to improve the available fire flow to meet the design requirements by extending or upsizing the water main network are under review.
 - e. The City currently does not have any Capital upgrade planned for this neighborhood, nor is any watermain upgrade under DCC bylaw. 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.
- 4. Storm & Sanitary Mains and Service Connections
 - a. One new sanitary service connection shall be provided from collector or local roads.
 - b. Civil consultant shall complete a catchment area analysis per DCM section 4.0 to confirm that the City storm sewer system has sufficient capacity to accommodate the minor flow and identify the floor route for the major rain event. The developer will need to upgrade/improve any capacity deficiency or negative impacts to the downstream system due to the proposed development.
 - c. This development falls under South Langley Integrated Rainwater Management. On and off-site infiltration shall be used for the all the runoff collection system. Please see section 5.7 in DCM for more details. A storm water management plan for the site is required. *Pre-development release rates shall not include climate change effect.*
 - d. A Stormceptor or equivalent oil separator is recommended to treat site surface drainage.
 - e. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
 - f. At time of preparing this memo, Engineering has reviewed the draft sanitary hydraulic modelling report. The existing sanitary network is sufficient to convey the proposed unit increase. Based on the modelling findings, no sanitary upgrade is required.
- 5. Street Light and Pedestrian Light
 - a. Existing street lighting along the 200 and 200 A Street shall be analyzed (excluding any BC Hydro lease lights) by a qualified

- electrical consultant to ensure street lighting and lighting levels meet the current criteria outlined in DCM 9.0.
- b. Pedestrian level lighting is required for the Walkway as per DCM requirement.
 - c. 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.
6. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 200 Street by replacing with underground infrastructure. The developer is responsible for contacting BCHydro and telecom companies to start the design work. If undergrounding is not possible at this time, pre-ducting the frontage is typically required by the developer with cash in-lieu contribution for the incomplete portion of the work.
 7. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer. 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.

B) SECURITY BOND AND ENGINEERING FEES

1. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
2. 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.
3. A deposit for a 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.
4. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
5. 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.

FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for both apparatus and firefighters. The project is being designed to allow the extension of the interior lane further north, with bollarded access limited to emergency vehicles. 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 March 12, 2025 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 \$317,945.00 to City Development Cost Charge accounts and \$108,000.00 in Community Amenity Contributions.

To: Advisory Design Panel

Date: March 6, 2025

Subject: Development Permit Application DP 08-24 & Rezoning Application RZ 07-24

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Concurrence:



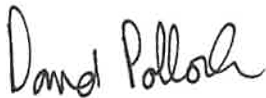
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



Scott Kennedy
Fire Chief

Attachments

CITY OF
LANGLEY



DEVELOPMENT PERMIT APPLICATION DP 08-24 REZONING APPLICATION RZ 07-24

Civic Addresses:

4505-4535 200A Street

Legal Description:

**Lots 326-329, Section 35, Township 7, New
Westminster District, Plan 49277**

Applicant:

Leone Homes Inc.

