



# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 09-23  
(5135 208A Street)**

From: Anton Metalnikov, RPP, MCIP  
Planner

File #: 6620.00  
Bylaw #:  
Doc #:

Date: August 26, 2024

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## RECOMMENDATION:

THAT this report be received for information.

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## PURPOSE OF REPORT:

To consider a Development Permit application by Dino Barbucci for a triplex at 5135 208A Street.

## POLICY:

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

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Dino Barbucci
<b>Owner:</b>	Dino Barbucci
<b>Civic Address:</b>	5135 208A Street
<b>Legal Description:</b>	Lot 233, District Lot 36, Group 2, New Westminster District, Plan 56744
<b>Site Area:</b>	668 m <sup>2</sup> (7,190.53 ft <sup>2</sup> )
<b>Number of Units:</b>	3
<b>Gross Floor Area:</b>	471.76 m <sup>2</sup> (5,078 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	0.706
<b>Lot Coverage:</b>	32.45%
<b>Total Parking Required:</b>	4 spaces
<b>Parking Provided:</b>	
<b>Resident</b>	6 spaces
<b><u>Visitor</u></b>	<u>1 space</u>
<b>Total</b>	7 spaces
<b>OCP Designation:</b>	Ground Oriented Residential
<b>Zoning:</b>	RS1 Single Family Residential
<b>Variances Requested:</b>	9.73 m height (9 m maximum) 6.5 m rear setback (7.5 m minimum)
<b>Development Cost Charges:</b>	\$51,874.00 (City - \$25,100.00, GVS&DD - \$9,916.00, GVWD - \$10,396.00, SD35 - \$1,700.00, TransLink - \$4,762.00)
<b>Community Amenity Contributions (CACs):</b>	\$12,000.00

**Discussion:**

1. Context

The applicant is proposing to develop a triplex on the site of a single-detached lot at 5135 208A Street. This site is located in an area of single-detached homes where the properties generally along 208 Street, including the subject site, have been designated as 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 Floor Area Ratio (FAR) density of 1.2, and is further guided by the City's Townhome & Plex-Home Best Practices Guide.

The property is located on a cul-de-sac with a second frontage at the rear along 208 Street. All properties on this cul-de-sac share the same Ground Oriented Residential OCP designation and RS1 Single Family Residential uses which, in accordance with recent City amendments in compliance with Provincial requirements, permits development of up to 4 units per lot. The subject application is the first development application on this block, though a townhome application is located nearby approximately 100 metres south along 208 Street.



*Site context*

The site is located in a distinctly residential area but has convenient walking connections to retail and service destinations, with Downtown located within a 15-minute walk. It also has other key neighbourhood amenities nearby, including:

- 560 bus line (few-minutes' walk);
- Blacklock Fine Arts Elementary School (5-minute walk); and
- Nicholas and City Parks (5-to-10-minute walk).

## 2. Proposed Development 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. Additional policy in the OCP specifies that for Ground Oriented Residential lands on a cul-de-sac, properties may develop as plex-homes individually, or as townhomes if all properties are assembled into a single development site, along with the cul-de-sac right of way.

The site is also currently zoned RS1 Single Family Residential. In November 2023, the Province of BC adopted amendments to the *Local Government Act* through Bill 44 to require all local governments to update their Zoning Bylaws to permit the development of additional units on properties previously zoned for single-family residential only. The City of Langley adopted this Zoning Bylaw amendment in June 2024, which amended the subject property's zoning to permit up to 4 residential units. As such, both the subject property and the other single-family lots in the nearby area, including those outside the Ground Oriented Residential OCP designation, have plex-home development rights.

The subject application for a 3-unit residential building is permitted under this updated zoning but, as all multi-unit residential buildings, is subject to a Development Permit (DP) to address building form and character. As part of the ongoing development of a comprehensive new Zoning Bylaw, staff will bring forward additional options for updates to plex-home zoning regulations, along with proposals to streamline the plex-home application process, including exempting them from consideration by the Advisory Design Panel.

While it requires some variances, the subject application is generally consistent with the existing RS1 zoning and complies with the City's Townhome & Plex-Home Best Practices Guide, including the following guidelines:

- Balconies do not face lots designated Suburban or Urban Residential in the OCP;
- Building at a 3-storey height with no adjacent Suburban or Urban Residential lots;
- Balconies are separated by an opaque divider;
- Using a peaked roof;
- Incorporating a resident walk-out connection to 208 Street;

- Replacing existing fencing with a 2-metre-tall composite fence; and
- Providing no tandem parking spaces.

### 3. Design

The proposed triplex development consists of a single 3-storey building generally taking the form and massing of a single-detached house. It is located on a pie-shaped lot with a narrow frontage onto a cul-de-sac bulb and a wider rear property line along the 208 Street arterial. Within this context, the building is oriented to the north side lot line, with the pedestrian entrance located nearest to the property entrance and a visitor parking space tucked in perpendicularly behind a row of shrubs. This layout allows the building and its units' individual yards to be accommodated while also creating room for additional parking and vehicular maneuvering space. This provides three indoor and three outdoor resident parking spaces for a total of six, along with a seventh parking space for use by visitors. The driveway narrows near the middle of the property to make space for the building but maintains a width of 4.5 metres to allow vehicles to comfortably reverse out. A small gate is also provided along the rear property line to provide building residents quicker pedestrian access to 208 Street.

The layout of the building itself includes a common central building entrance which serves the indoor 3-car garage, a 2-bedroom + den flat on the ground floor, and two 2-storey 3-bedroom homes on the upper two floors. The ground floor is split roughly in half lengthwise, with the flat on the northern half and the shared garage on the southern half. In addition to its connection to the common entrance, the garage has dedicated pedestrian accesses to both the front and rear of the property and has its individual vehicle entrances on the side facing the driveway. The flat has entrances from both the interior common area as well as from a dedicated exterior door, which provides access to a front yard space. The upper two floors are also split roughly in half lengthwise, with mirrored 2-level floor plans taking access from the interior common entrance. Each of these units has both front and rear balconies and a private backyard.

The proposed design uses a natural colour palette with different shades of stone serving as a base and wood longboard, contrasting fascias, and glass guardrails providing an accent. The landscaping contributes to the project design with shrubs used to delineate spaces such as yards and parking spots and trees punctuating the larger spaces. Pavers will be used throughout the driveway, outdoor parking spaces, and backyard patios to enhance the hardscape.

### 4. Sustainability

The proposal incorporates the following sustainable development features:

- Using construction techniques that minimize site disturbance;

- Incorporating the use of recycled building materials;
- Achieving an EnerGuide for New Houses rating of 80 and an energy performance of 25% better than the current Model National Energy Code;
- Incorporating an irrigation system with central control and rain sensors; and
- Using water-conserving toilets.

## 5. Variances

The applicant has requested two variances from RS1 Zone regulations to allow for increased height and a reduced rear yard setback. Staff support these requests per the rationales below.

The increased height, of 73 cm from 9 to 9.73m, allows the building to achieve a 3-storey height. This is consistent with the Townhome & Plex-Home Best Practices Guide, which supports 3-storey buildings where they are not directly adjacent to properties designated Suburban or Urban Residential in the OCP. All properties around this site, both adjacent and separated by streets, are designated Ground Oriented Residential in the OCP. The increased height also allows the building to use a pitched roof, as included in the Best Practices Guide.

The reduced rear yard setback, from 7.5 metres to 6.5 metres, is consistent with the OCP, in which the Development Permit Area guidelines for Ground Oriented Residential properties include a minimum yard dimension of 3 metres for yards facing public streets, as is the case with this application. While the unit balconies intrude into the 6.5 metre building face-to-property line distance, they remain consistent with this 3-metre minimum. It should also be noted that, despite the setback reduction, the lot coverage is below the 33% minimum in the RS1 Zone.

## 6. Summary

The proposed development is generally consistent with the City's zoning, OCP, Development Permit Area guidelines, and Townhome & Plex-Home Best Practices Guide, and provides family-oriented homes in a missing middle/gentle density form near transit, parks, and an elementary school.

### **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'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 **triplex development located at 5135 208A Street.**

*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 section 5.0. 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 sanitary sewer mains shall be assessed per DCM 6.5.6

- a. Any upgrade requirement for sanitary mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
  - VI. At the Developer's expense, a Basic Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21.
  - VII. New sidewalk, sidewalk, barrier curb, gutter will be required along the entire 208 St. and 208A St. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-sections SS-R18 and SS-R20 and Section 11.0 - Specifications and Standards for Landscaping. These requirements will be met with a cash-in-lieu contribution by the Developer.
  - VIII. The condition of the existing pavement along the proposed project 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 their expense.
  - IX. 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 their expense.
  - X. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 208 St. frontage by replacing with underground infrastructure. This requirement shall be met with a cash-in-lieu contribution by the Developer.
- B) The Developer is required to deposit the following bonding and fees:
- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
  - II. 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.
  - III. 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.
  - IV. The City will require a \$9,000 bond for the installation of a water meter to current City standards as per the DCM.



- V. 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. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. 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.
- VIII. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.

**Fire Department Comments:**

Fire department access for the whole project was reviewed to ensure adequate access was in place to accommodate fire apparatus and personnel. The building is to be sprinklered as discussed. A construction fire safety plan shall be completed, and the building will require a lockbox, location to be determined in conjunction with the Fire Department at a later date.

**Advisory Design Panel:**

In accordance with Development Application Procedures Bylaw No. 3270, the subject Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the September 11, 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 Development Permit application.

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. 3256, the proposed development would contribute \$25,100.00 to City Development Cost Charge accounts and \$12,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



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

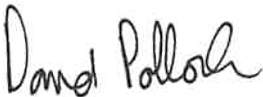
Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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

*attachments*

Concurrence:



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Scott Kennedy, Fire Chief



## DEVELOPMENT PERMIT APPLICATION DP 09-23

**Civic Address:** 5135 208A Street  
**Legal Description:** Lot 233, District Lot 36, Group 2, New Westminster District, Plan 56744  
**Applicant:** Dino Barbucci  
**Owner:** Dino Barbucci

