



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-19 &
Development Permit Application DP 01-19**

From: Development Services & Economic
Development Department

File #: 6620.00
Bylaw #: 3101

Doc #:

Date: March 28, 2019

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 01-19 and Development Permit Application DP01-19 to accommodate a 4-storey, 34-unit condominium apartment development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street be approved, inclusive of setback and lot coverage variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by David Danyluck, Architect, for a 4-storey, 34-unit condominium apartment development.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	David Danyluck, Architect
Owner:	Aung Yadana Property Ltd.
Civic Addresses:	20755, 20765 Douglas Crescent; 5453 – 208 Street
Legal Description:	Lots 16, 17, 18 District Lot 36, Group 2, New Westminster District, Plan 8183
Site Area:	1,980 m ² (21,313 sq ft)
Number of Units:	34 apartment
Density:	171.7 units/ha (69.5 units/acre)
Gross Floor Area:	3,001 m ² (32,302 sq ft)
Floor Space Ratio:	1.516
Lot Coverage:	58.4%
Parking Required:	54 spaces (including 3 h/c stalls)
Parking Provided:	
Resident	47 spaces
<u>Visitor</u>	<u>7 spaces</u>
Total	54 spaces (including 3 h/c stalls)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	RM2 Medium Density Residential
OCP Designation:	Medium Density Residential
Variances Requested:	Front Setback - 3.2 m (7.5 m required) Rear Setback - 4.4 m (7.5 m required) Lot Coverage - 58.4% (40% maximum)
Development Cost Charges:	\$388,515.00 (City - \$269,439.00, GVS&DD - \$103,736.00, SD35 – \$15,340.00)
Community Amenity Charges:	\$68,000.00

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.

These requirements have been issued to reflect the application for rezoning and development for a proposed 34-Unit condominium apartment development

located at 20755; 20765 Douglas Cres.; 5453 208 St. 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 implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. 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".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
 10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.
 11. The condition of the existing pavement surrounding the site 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, at developer's cost
 12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project frontage.
 13. 4.0 m corner truncations will be required at the corner of Douglas Crescent and 208 St., as well as at the corner of 208 St. and the laneway for road dedication.
 14. A road dedication in the laneway fronting the project will be required to provide a paved width of 8m.

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

1. The City would require a Security Deposit based on 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 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. The City would require a \$20,000 bond for the installation of a water meter to current standards.

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:

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
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.
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.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated 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".

Discussion:

1. Context

The applicant is proposing to develop a 4-storey, 34-unit condominium apartment building at the northwest corner of Douglas Crescent and 208 Street. The site is comprised of three single family lots between Douglas Crescent and the lane that truncates the block bounded by Fraser Highway

on the north side. The small and irregularly shaped site sits behind the Henderson Funeral Home on Fraser Highway and adjacent to the 3-storey St. Joseph's Court apartment building on the west. On the south side of Douglas Crescent are 2-storey townhouses and across on the east side of 208 Street is the 3-storey Montgomery Gate apartment building. This is a transitional multifamily neighbourhood near the edge of the downtown area with small pockets of remaining single family homes.

2. Design

The architect's plans feature a flat-roofed, 4-storey building that is triangular in plan to make the most of the small site. The parking garage, accessed from the lane, ramps one half level downwards to maximize use of the small footprint. Visitor parking is provided on the surface along the lane at the eastern end of the site. The main building entrance from Douglas Crescent is located off-centre near the west end of the building. The modular rhythm of "box" windows is interrupted by balconies in the building elevations which feature fibre-cement panels and metal cladding treatments. A recessed parapet provides an elegant finish to the roofline and adds richness to the design.

The unit plans include one and two bedroom suites ranging in area from 610 square feet to 1,512 square feet. Two units designed in accordance with Adaptable Housing standards in the B.C. Building Code are also included.

3. 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.

4. Variances

To meet the challenge of fitting a viable development on a small and awkward site further compromised by required road dedications, the applicant is requesting the following variances from RM2 zoning provisions:

- Front Setback reduction from 7.5 metres to 3.2 metres
- Rear Setback reduction from 7.5 metres to 4.4 metres
- Lot Coverage increase from 40% to 58.4%

Staff recommend that all three variances be approved to accommodate the proposed development.

5. Summary

The proposed development is a creative solution for a difficult remnant site at the eastern edge of the downtown area. If approved, this project will contribute positively to the built form and character of the neighbourhood in accordance with the Official Community Plan's Medium Density Residential land use designation and the associated Development Permit Area guidelines.

Fire Department Comments:

An additional fire hydrant will be added on Douglas Crescent. The fire department will have access to three sides of the building including an 8.0 m laneway at the rear of the development. The developer's civil engineer, in consultation with BC Hydro, will explore moving the laneway powerlines to an underground service to facilitate operation of the fire department tower truck at the rear of the development.

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 April 10, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 29, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$269,439.00 to City Development Cost Charge accounts and \$68,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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& Economic Development

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
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Concurrence:



Rory Thompson, Fire Chief

attachments