



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-18**
Development Permit Application DP 05-18

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #: 156890

Date: April 30, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-18 and Development Permit Application DP 05-18 to accommodate a 30-unit, three-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Red Cardinal Homes Inc. for a 30-unit, three storey townhouse development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Red Cardinal Homes Inc.
Owner:	G. Dhillon, B. Dhillon, K. Dhillon
Civic Addresses:	5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description:	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Site Area:	4,004 m ² (43,099 sq ft)
No. of Units:	30 units
Density:	74.9 units/ha (30.3 units/acre)
Lot Coverage:	48.9%
Building Height:	3 storeys
Total Parking Required:	66 spaces (incl. 6 visitor)
Total Parking Provided:	66 spaces (incl. 6 visitor)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD58 Comprehensive Development
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$532,980 (City: \$343,045, GVS&DD: \$113,710, SD35: \$16,225)
Community Amenity Charge:	\$60,000
Exterior Finishes :	Stone facing, vinyl siding, Hardie siding and panels, vinyl windows, asphalt shingle roof

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed **30-Unit Townhouse Development at 5454, 5464, 5474, 5484 5490 Brydon Crescent.**

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:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. 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".
3. 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.
4. New water and 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 servicing 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.
5. A stormwater management plan for the site 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.
6. 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.
7. 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.

8. The existing pavement on Brydon Crescent frontage requires top lift. This requirement will be fulfilled by a cash-in-lieu payment to the City for future top lift paving.
9. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
10. Street lighting on Brydon Crescent to be upgraded to LED fixtures to meet City standards fronting.

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

1. The City requires 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 requires 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 requires 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.
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. 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:

The applicant is proposing a 30-unit townhouse development comprising six 3-storey building blocks in a double row oriented to Brydon Crescent. Vehicular access to the site is provided by a single entrance driveway from Brydon Crescent since there is no municipal lane at the rear of the site. The architectural design features modern, flat-roofed buildings with generous roof overhangs accenting large bay window articulations. Decorative stone facings and cedar-look siding enrich the exterior appearance, providing a westcoast contemporary theme to the project. Rooftop patios contribute additional private amenity space beyond that provided in the conventional ground level patios. The proposed development engages the Brydon Crescent streetfront with attractive metal fencing and masonry columns softened by planted beds and street trees leading to the unit entrances.

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

The subject application is consistent with the City's Development Permit Area guidelines for townhouse developments.

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 May 9, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 14, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$343,045 to the City's Development Cost Charge accounts and \$60,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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

Concurrence:



Rick Bomhof, P. Eng.
Director of Engineering, Parks and
Environment

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):