



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 02-19  
Development Permit Application DP 02-19**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Bylaw #: 3103

Doc #:

Date: April 25, 2019

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-19 and Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent be approved, inclusive of building height and setback 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.

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## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Prossimo Development Consulting Ltd. for a 5-storey, 115-unit condominium apartment.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High 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:

<b>Applicant:</b>	Prossimo Development Consulting Ltd.
<b>Owner:</b>	Brydon Crescent Properties Nominee Inc.
<b>Civic Addresses:</b>	5443, 5453, 5461, 5469 Brydon Crescent
<b>Legal Description:</b>	Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572
<b>Site Area:</b>	5,809 m <sup>2</sup> (1.44 acres)
<b>Number of Units:</b>	115 apartment
<b>Density:</b>	198.0 units/ha (79.9 units/acre)
<b>Gross Floor Area:</b>	9,061 m <sup>2</sup> (97,537 sq ft)
<b>Floor Space Ratio:</b>	1.560
<b>Lot Coverage:</b>	31.0%
<b>Total Parking Required:</b>	175 spaces (including 8 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	152 spaces
<u><b>Visitor</b></u>	<u>23 spaces</u>
<b>Total</b>	175 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Front Setback – 6.0 m (7.5 m required) Int. Setback (S.) – 6.0 m (7.5 m required)
<b>Development Cost Charges:</b>	\$1,465,155.75 (City - \$1,024,499.00, GVS&DD - \$384,238.00, SD35 - \$56,418.75)
<b>Community Amenity Charges:</b>	\$230,000.00

### 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 permit for a proposed 115 unit apartment development located at

5443; 5453; 5461; 5469 Brydon Crescent. These requirements may be subject to change upon receipt of revised development plans.

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 complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work 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, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format that includes 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. The capacity of the existing water and sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. The Developer shall arrange the scope of the modeling with the City. Any upgrades required to service 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. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.

6. The street lighting fronting the site shall be analyzed by a qualified professional and if necessary shall be upgraded to current City of Langley Standards.
7. A storm water 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. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
8. 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.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
11. 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.
12. The City plans to construct a pedestrian bridge across Baldi Creek and related trail works for approximately 200m southwest of the proposed development. This will provide a connection to a proposed new walkway between Brydon Crescent and the Baldi Creek trail located south of the proposed development. The City requires the developer to contribute \$230,000 toward the cost of the bridge design, construction and City trail improvements.

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 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.

C) The developer is required to adhere to the following conditions:

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of hydro, telephone and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. 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.
5. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
6. A complete set of "as-built" drawings, service record cards, as well as an As-Constructed Tangible Capital Asset (TCA) Form (available through the City's Engineering Services Department) 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. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. 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 5-storey, 115-unit condominium apartment building on the west side of Brydon Crescent adjacent to Brydon Creek. The site consists of the four remaining single family residential lots located between two recently approved apartment developments: a 5-storey, 78-unit apartment to the north (5485 Brydon Crescent) and a 4-storey, 127-unit apartment to the south (5415 Brydon Crescent). Across Brydon Crescent are several other multifamily development sites in various stages of approval or construction. At the rear of the site is Brydon Creek beyond which are a number of 4-storey apartment buildings developed along 198 Street in the mid-2000's.

### 2. Environmentally Sensitive Area

Brydon Creek, a Class "A" fisheries watercourse, flows in a southeasterly direction along the rear property lines towards the Nicomekl River. The associated riparian area is identified in the Official Community Plan Environmentally Sensitive Areas Map (Schedule "E") as having a "Moderately High" sensitivity value. In accordance with the City's environmental protection policies, the applicant has sited the proposed development outside the ESA boundary and the Stream Protection and Enhancement Area (SPEA) boundary determined by a Qualified Environmental Professional. The applicant will be required to protect the sensitive areas through the registration of a restrictive covenant.

### 3. Design

The proposed development features a 5-storey building set on top of a 2-level underground parking structure. The building "hinges" in plan to follow the Brydon Crescent road right-of-way. The main pedestrian entrance is offset slightly from the centre point of the Brydon Crescent elevation while the vehicular access to the parkade is at the south end of the building. Ground floor units along Brydon Crescent include private entrances with pedestrian access to the sidewalk via paths and stairs. The parkade structure projects above the existing grade of Brydon Crescent but the transition is achieved via terraced retaining walls and planters for improved integration with the streetscape. Private patios for ground floor units and shared outdoor amenity areas are provided on top of the parkade podium.

The 5-storey building features a shallow, pitched roof that tapers at each end of the building. Flat roof overhangs with heavy timber elements accentuate

the articulated massing of all four elevations and present a Westcoast Modern appearance. Alternating exterior finishes of brick, painted cementitious siding and wood tone siding are applied in an asymmetrical elevation treatment that breaks up the substantial mass and length of the building.

#### 4. 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.

#### 5. Variances

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Maximum building height increase from 4 to 5 storeys
- Front Setback reduction from 7.5 metres to 6.0 metres
- Interior Setback (south side) reduction from 7.5 metres to 6.0 metres

The proposed variances generally compensate for a site that is heavily constrained by environmental setbacks that render a large portion of the site undevelopable. The 5-storey building height is consistent with the height approved on the adjacent site to the north. Staff support the requested variances.

#### 6. Summary

The proposed development is consistent with the City's Official Community Plan policies and Development Permit Area guidelines for this area. The development of this site will contribute to an emerging new multifamily residential character along Brydon Crescent where a total of nearly 500 new units have been approved or proposed since 2017.

#### **Fire Department Comments:**

An 8.0 metre wide fire lane has been added to one side of the building to improve fire apparatus access. The parkade under the fire access lane has been engineered to take the weight of the ladder truck. Fire department connections and hydrant locations will be designed by the developer's engineering consultant to current City of Langley standards subject to LCFRS approval.

**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 8, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 27, 2019 Regular Council meeting.

**BUDGET IMPLICATIONS:**

The proposed development would contribute \$1,024,499.00 to City Development Cost Charge accounts, \$230,000.00 towards a pedestrian bridge and trail improvements around and over Baldi Creek and \$230,000.00 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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Deputy Director of Development Services  
& Economic Development

Concurrence:



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



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Rory Thompson, Fire Chief