



City of Langley

REPORT TO ADVISORY PLANNING COMMISSION

Subject: Development Permit Application DP 09-16
20286 Michaud Crescent
David Danyluck Architect

Report #: 16-038

From: Development Services & Economic
Development Department

File #: 6630.00
Doc #: 138327

Date: October 27, 2016

COMMITTEE RECOMMENDATION:

That Development Permit Application DP 09-16 to accommodate a four-storey, 7-unit condominium apartment building at 20286 Michaud Crescent with reduced front and exterior yard setbacks be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Development Permit Application to accommodate a four-storey, 7-unit condominium apartment building at 20286 Michaud Crescent

POLICY:

The subject property is zoned C1 Downtown Commercial Zone and designated Downtown Commercial in the Official Community Plan. As such, the application is subject to the Downtown Master Plan Development Permit Area Guidelines.



COMMENTS/ANAYLSIS:

Background Information:

Applicant:	David Danyluck Architect
Owner:	Cai Tran
Civic Address:	20286 Michaud Crescent
Legal Description:	Lot 376, District Lot 305, Group 2, New Westminster District, Plan 46221 Except: 1 st Part Dedicated Road on Reference Plan 66239, and Secondly Part Dedicated Road on Plan BCP35185
Site Area:	579 m ² (6,229 sq ft)
Dwelling Units:	7 (2-BR)
Density:	121 units/ha (49 units/acre)
Gross Floor Area:	930 m ²
Floor Area Ratio:	1.607
Lot Coverage:	40.2%
Parking Required:	10 spaces (incl. 2 visitor, 1 h/c)
Parking Provided:	10 spaces (incl. 2 visitor, 1 h/c)
Height:	4 storeys (13.8 m)
Exterior Finishes:	Painted cement board, aluminum railings
Current Zoning:	C1 Downtown Commercial Zone
OCP Designation:	Downtown Commercial (DC)
DCC's:	\$78,547.00 (City: \$66,843.00, GVS&DD: \$7,574.00, SD35: \$4,130.00)
Community Amenity Charge:	\$7,000.00
Variance Requested:	Front and Exterior Setback Variances (from 1.8m to 0.0m)

Engineering Requirements:

PRELIMINARY ONLY

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.

- A) The developer is responsible for the following work which shall be designed and approved 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 and 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 for the site. 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 and 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.
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 condition of the existing pavement on 203 Street, Michaud Crescent and the laneway 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 the developer’s cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
7. A laneway dedication is required. The current width of the laneway shall be widened to City of Langley standard of 6.0m. The dedication of



laneway shall permit the release of the statutory right-of-way fronting the site.

8. Street lighting, fronting the site, along 203 Street shall be upgraded as per the Downtown Langley master Plan. The new lighting shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
9. Undergrounding of overhead hydro/tel, along Michaud Crescent is required. As the overhead wiring is minimal, a cash in lieu payment of \$1,500.00 per meter will be acceptable.
10. A Landscape plan prepared by a licensed professional is required and will address boulevard landscaping fronting the site.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. 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 storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meter to current standards is required.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with 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 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 designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Development Services Comments:

The applicant is proposing to develop a 4-storey, 7-unit apartment building at the southwest corner of 203 Street and Michaud Crescent. The subject property is a small remnant parcel created from the realignment of 203 Street in 2008. The proposed development features an apartment building consisting of three floors on top of a ground floor lobby and parkade. The pedestrian entrance and lobby are located at the corner of Michaud Crescent and 203 Street while the parkade access is derived from a short north-south lane that also serves 5521 – 203 Street.

The flat-roofed building includes balconies for all of the units and steps back on the fourth floor level to provide a roof patio and garden area for the 2,492 sq ft penthouse unit. The building creates a strong architectural presence on a prominent corner and provides ample fenestration and glazing at the street level on 203 Street. The wide City boulevard areas on 203 Street and Michaud Crescent will be enhanced with generous Downtown Public Realm Plan elements including pavers, street trees and rain garden landscape features. The proposed development generally complies with the Downtown Master Plan Guidelines for the transitional areas along the multifamily residential edges of the downtown core.



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.

In order to accommodate an economically viable development on this constrained site, the applicant is requesting variances to the minimum front and exterior yard setbacks (reduced from 1.8 metres to 0 metres). Staff support the proposed variances given the unusually small size of the lot and the wide City boulevards flanking the property.

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 November 9, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the November 21, 2016 Regular Council meeting.

BUDGET IMPLICATIONS:

The proposed development would contribute \$66,843.00 to City Development Cost Charge accounts and \$7,000.00 in Community Amenity Charges.



ALTERNATIVES:

1. Require changes to the applicant's proposal relating to building form and character.

Prepared by,



Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

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