



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 04-17/ Development
Permit Application DP 05-17, Points West
Architecture, 19942 Brydon Crescent**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: March 31, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 04-17 and Development Permit Application DP 05-17 to accommodate 4-storey 54-unit condominium apartment development located at 19942 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Points West Architecture to accommodate a 4-storey 54-unit condominium apartment development.

POLICY:

The subject property is zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Points West Architecture
Owner:	Whitetail Homes (Yale Manor) Ltd.
Civic Address:	19942 Brydon Crescent
Legal Description:	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
Site Area:	4,574 m ² (49,234 ft ²)
Lot Coverage:	26%
Floor Area Ratio:	1.03
Total Parking Required:	81 spaces (including 11 visitor spaces)
Total Parking Provided:	81 spaces (including 11 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$501,861 (includes \$100,090.50 DCC Credit)
Community Amenity Charge:	\$54,000 (@\$1,000/unit)

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 **Condominium Development at 19942 Brydon Crescent**, which may be subject to change upon receipt of development plans to the City.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking and loading areas, and garbage and recycling containers, all of which will apply to this development.

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, 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 must 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, upon application for Demolition permit.
5. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. The Developer may choose to relocate either sewer to better suit the development plans. Works to be designed by the Developer's engineer and approved by the City Engineer.
6. New driveway crossing, removal of existing driveway crossing, and street trees are required on Brydon Crescent.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. 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.
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. 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.

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 by the Ministry through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. 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.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
7. 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.
8. 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.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space Requirements- for Municipalities".

Discussion:

The applicant is proposing to develop an attractive 4-storey 54-unit, condominium apartment development on a site currently occupied by six older townhouse units, with frontage on Brydon Crescent.

The proposed four-story apartment unit sizes range from 450 ft² to 1,104 ft² and offer both one-bedroom and two-bedroom suites. The articulation along the façade



using different textures and exterior finishes on all four sides of the development further enhance the overall development. Vehicular access is provided from the front of the site to a secured underground parkade, accommodating both visitor parking and tenant parking requirements with separate security gates.

Exterior finishes are of high quality and require low maintenance. They include cultured stone columns, asphalt shingles, vinyl shakes in the vaulted gables, black metal railings, a mix of horizontal and vertical siding, and heavy timber brackets. is intended to bring a fresh new and exciting urban appeal to this area in transition.

Planting and landscape features incorporated CPTED principles, featuring low decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Multifamily Residential 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 April 12, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 24, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$501,861.00 to Development Cost Charge accounts and \$54,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Mayor Schaffer and Councillors

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attachments

