



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 10-17**

From: Development Services & Economic
Development Department

File #: 6620.00

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Date: October 30, 2017

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 10-17 to accommodate a 188 unit, 5-Storey condominium development located at 20702, 20678 and 20688 Eastleigh 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 report.

PURPOSE OF REPORT:

To consider a Development Permit Application by Points West Architecture to accommodate a 188 unit, 5-Storey condominium development.

POLICY:

The subject property is zoned C1 Downtown Commercial Zone in Zoning Bylaw No. 2100 and designated Downtown Commercial in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Points West Architecture
Owner:	Marcon Homes Ltd.
Civic Addresses:	20702, 20678, 20688 Eastleigh Crescent
Legal Description:	Lot 62, District Lot 37, Group 2, New Westminster District Plan 56917 and Lot 59, District Lot 37, Group 2, New Westminster District Plan 48589
Site Area:	7487.8m ² (1.85 acres)
Lot Coverage:	95%
Total Parking Required:	285 stalls (including 39 visitor stalls)
Total Parking Provided:	286 stalls (including 39 visitor stalls)
Existing Zoning:	C1 Downtown Commercial Zone
Proposed Zoning:	C1 Downtown Commercial Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$2,059,671.00
Community Amenity Charge:	\$372,000.00

Engineering Requirements:

These requirements have been issued for a development permit for a proposed **188 unit condominium development**. 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. 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 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 existing pavements on Eastleigh Crescent and the laneway are in poor condition and shall be remediated, at developer's cost. 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. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
8. Eastleigh Crescent shall be designed and constructed as per the Downtown Langley Master Plan. New curb & gutter, sidewalks, street trees and post top lighting is required. The 56 Avenue frontage of the site is scheduled to be upgraded summer 2017. The works associated with this development shall tie in to the new works.

9. The plaza at the corner of Eastleigh Crescent and 56 Avenue shall be upgraded to include walkway, benches, garbage cans, lighting and plantings as per the Downtown Langley Master Plan.
10. Undergrounding of overhead hydro/telephone is required along 56 Avenue.

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 \$40,000 bond for the installation of a water meters to current standards.

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

1. Underground hydro, 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.
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".

Discussion:

This proposed 5-storey, 188 unit strata condominium development will enhance the east gateway to the downtown core. The building is based on a contemporary design that includes dramatic sloped gables that draw light into the upper units as well as a two storey entrance canopy to address the street. The building entrance will be from Eastleigh Crescent with visitor parking on the surface at the lane, and all resident parking is located in the secure underground and includes secure bicycle parking.

A variety of unit types are proposed ranging from 466 ft² to 1087 ft² offers a wide range to homeowners, including units designed as adaptable plans, that meet the requirements the BC Building Code. The building finishes are of high quality and require low maintenance. They include brick columns, 40 year asphalt shingles, hardi shakes in the vaulted gables, black metal railings, and a mix of horizontal and vertical hardi siding. A generous landscaped deck is designed above the parking structure providing private and common outdoor space. Each building includes a lounge adjacent to the entry and five rooms (First floor – exercise room, Second floor – meeting room, Third floor – library, Fourth floor – yoga room, and Fifth floor – theater room, that combine to provide the required indoor amenity space:

The building has been designed in keeping with the CPTED principles of natural surveillance, access control, territorial reinforcement and building maintenance. A complete CPTED review has been undertaken by Liahona Security to confirm these issues are properly addressed.

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 8th meeting. A copy of the APC minutes will be presented to Langley City Council at the November 20th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$2,059,671.00 to Development Cost Charge accounts and \$372,000 in Community Amenity Charges.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

DEVELOPMENT PERMIT APPLICATION DP 10-17

Civic Address: 20678, 20688, 20702 Eastleigh Crescent
Legal Description: Lot 59, District Lot 37, Group 2, New Westminster District, Plan 48589; Lot 62, District Lot 37, Group 2, New Westminster District, Plan 56917
Applicant: Points West Architecture
Owner: Marcon (Langley City) Homes Ltd.
 Marcon Eastleigh Holdings Ltd.

