



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-17
Development Permit Application 14-17 –
Bylaw 3035**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: November 30, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-17/ Development Permit Application DP 14-17 to accommodate a 77 unit, 4- Storey condominium development located at 5444, 19941, 19943, 19951 Brydon Crescent and 5461 -199 A Street 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 Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 77 unit, 4-Storey condominium development.

POLICY:

The subject properties are zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated as High-Density Residential in the Official Community Plan. All lands designated High Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	K.Graves, C.& J. Cafrine, S. Vincent, J.Bhullar
Civic Addresses:	5444, 19941, 19943, 19951 Brydon Crescent and 5461-199A Street
Legal Description:	Parcel "A" (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District Plan 21709; Lots 49 and 50, Section 3, Township 8, New Westminster District Plan 21709 and Lot 72,, Section 3, Township 8, New Westminster District Plan 33088
Site Area:	4,190 m ² (45,100 ft ²)
Lot Coverage:	40%
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS 1 Single Family Residential Zone
Proposed Zoning:	RM 3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$753,950.75 (includes \$104,387.50 SF Credit)
Community Amenity Charge:	\$154,000
Exterior Finishes :	Brick, Hardie Siding and Paneling, Asphalt Shingles

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **77 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. New driveway crossing, removal of existing driveway crossings, and street trees are required on 199A Street and Brydon Crescent. Should over 50% of curb and gutter and sidewalks fronting the site be damaged during construction they will be completely replaced, at the Developer's cost.
6. The existing pavement on the 199A Street and Brydon Crescent frontages requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
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 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.
10. 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. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
11. To improve site lines corner truncations are required at the southeast and southwest property corners.

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 meters to current standards.

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 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.
6. 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.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. 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:

The applicant is proposing to redevelop five existing single family residential properties with an attractive, 77 unit, 4 -Storey condominium apartment building. Access to the underground parkade for tenant parking is off 199A Street, with convenient surface parking for visitors off Brydon Crescent.

The proposed condominium offers a wide variety of suites, with 32 one – bedroom, 37 two-bedroom, and 8 three bedroom suites. A variety of architectural elements are incorporated into the design, such as corner windows, bay windows and vaulted ceilings, contribute to the architectural form and character of the building.

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 complies with the Official Community Plan’s Development Permit Area Guidelines for Multifamily Residential Areas.

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 December 13, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$ 753,950.75 to Development Cost Charge accounts, and \$154,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):