



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 03-18**

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #:

Date: January 30, 2018

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 03-18 to accommodate a new 288 m² (3,100 ft²) commercial building located at 5501-204th 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 an application by Turner Architecture for a 288 m² (3,100 ft²) commercial building.

POLICY:

The subject property is zoned C1 Downtown Commercial and designated Downtown Commercial in the Official Community Plan. All land designated Downtown Commercial are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Turner Architecture
Owner:	First Capital (Langley Mall) Corporation
Civic Addresses:	5501 -204 th Street
Legal Description:	Lot 375, District Lot 36, Group 2, New Westminster District Plan 46221
Gross Floor Area:	288 m ² (3,100 ft ²)
Total Parking Required:	10 spaces (including 2 H/C stalls)
Total Parking Provided:	10 spaces (including 2 H/C stalls)
Existing Zoning:	C1 Downtown Commercial Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Exterior Finishes:	Brick Veneer, Metal Façade, Glass, Wood Trim

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **288 square metre commercial building**. 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 as per 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 in the area 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. Assess the capacity of the existing sanitary and storm sewer system for full future development conditions and loadings from the catchment area surrounding and including the development site. Upgrade sanitary/storm system capacity as required.
4. A water meter is required to be installed in accordance with the City's specifications. This shall be provided in a vault located outside of any buildings and immediately adjacent to the property line.
5. Street lighting on Douglas Crescent fronting the development shall be assessed. Additional streetlights shall meet City of Langley downtown streetlight specifications.
6. 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.

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

1. The City would require a Security Deposit of 110% of 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 each storm, sanitary and water connections 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.

NOTE: Deposits are estimates only. The actual cost incurred for the work will be charged.

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

1. Provide underground hydro and telephone, and cable services to the development site.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A "Stormceptor" oil separator or equivalent is required for surface drainage such as a paved parking lot, and is to drain into the storm sewer.

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. The garbage enclosure shall be located on the developed parcel. Garbage, green waste and recycling enclosures shall be designed to meet Metro Vancouver's Technical Specifications for Recycling Storage Space and access for Commercial properties.
6. The selection, location and spacing of street trees shall be subject to the approval of the Manager of Parks Operations.
7. The City's Pavement Cut Policy sets out pavement restoration requirements for any servicing of this development.
8. 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.
9. Grant a reciprocal access agreement to enable access through the Langley Mall property to the adjacent lot (20300 Douglas Crescent).

Development Services Comments:

Langley Mall is located within one of the eight 'Special Design Districts' of the Downtown Master Plan (DMP). The DMP envisions significant redevelopment opportunities at Langley Mall, including infill commercial/retail pads along the Douglas Crescent frontage to reinforce the street wall and use of largely underutilized space. The owners of Langley Mall, *First Capital (Langley Mall) Corporation*, are proposing a modest 288 m² (3,100 ft²) commercial addition to their property at the northwest corner of the site. The anticipated tenant uses for the building are unknown at this time.

The new building is visually important from all four sides and each elevation has been designed to be architecturally appealing from each compass point of view.

Exterior finish materials are in accordance with the Downtown Development Permit area guidelines. The architectural palette uses products and colors to create a refined composition. The use of brick and wood trellis elements on the proposed and anticipated future pad buildings will complement and reinforce the hard and soft landscape treatment for the Douglas Crescent street edge and ultimately achieve a visually pleasing, continuous street wall.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans. 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 application will be reviewed by the Advisory Planning Commission at the February 14, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$13,309.85 to City Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:



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

Concurrence:



Kara Jefford, P.Eng
Manager of Engineering

Concurrence:



Rory Thompson, Fire Chief