



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 03-18/Development Permit Application DP 04-18- 20689 & 20699 Eastleigh Crescent**

From: Development Services & Economic
Development Department

File #: 6620.00

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Date: March 12, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 03-18/ Development Permit Application DP 04-18 to accommodate a 23-unit 3 –storey townhouse development located at 20689 and 20699 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 Rezoning Application and Development Permit Application by Dagneault Planning Consultants Ltd. to accommodate a 23-unit 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and designated at Low-Density Residential in the Official Community Plan. All lands designated at Low- Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Dagneault Planning Consultants Ltd.
Owner:	Canada Haihua Investment Ltd.
Civic Addresses:	20689 and 20699 Eastleigh Crescent
Legal Description:	Lots 46 and 47, District Lot 37, Group 2, New Westminster District Plan 34280
Site Area:	3,732 m ²
Lot Coverage:	47 %
Total Parking Required:	51 stalls, including 7 visitor stalls
Total Parking Provided:	52 stalls, including 8 visitor stalls
Existing Zoning:	RM1 –Multiple Residential Low Density Zone
Proposed Zoning:	CD-55 Comprehensive Development Zone
OCP Designation:	Low Density Residential
Variances Requested:	None
Development Cost Charges:	\$150,135.75 (includes 14 townhouse unit credit)
Community Amenity Charge:	\$46,000

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 **Multi Family Development, at 20689-20699 Eastleigh Crescent**. 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. 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 approved by the City of Langley Fire Department.
4. Design and construct a half-width road on Eastleigh Crescent along the property frontage to a City of Langley modified local road standard (curb to curb width 12.0m); including pavement, barrier curb and gutter, 1.8m wide sidewalk, curb bulges, boulevard, driveway removal, street lighting, street trees and storm drainage. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
5. Eliminate the existing overhead wiring and poles along the frontage of Eastleigh Crescent by replacing with underground ducting.
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 condition of the existing pavement surrounding the site, including the lane, 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.

8. Street lighting along Eastleigh Crescent shall be designed by an approved lighting consultant, to ensure street lighting levels meet current City of Langley standards.
9. 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 should 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.
10. A stormwater management plan for the site, including Eastleigh Crescent, 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.
11. This development falls within the Flood Construction Level Boundary (Schedule A of Floodplain Elevation Bylaw No. 2768).
As such the Flood Construction Level will need to be calculated.

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

1. A Security Deposit of 110% of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
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 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. 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. 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. 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.
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 for all surface parking areas, and is to drain into the storm sewer.
6. A "Stormceptor" or equivalent oil separator is required for all underground parking areas, and shall meet building and plumbing code requirements.
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 "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The site is located on the north side of Eastleigh Crescent and consists of 14 existing townhouse units occupying two separate lots. The proposal consists of replacing the 14 existing townhouse units with 23 new, 3-storey ground-oriented townhouse units. The development consists of 6 clusters of buildings in 3 rows mirrored along a central access road.

The development orients itself toward Eastleigh Crescent and towards an internal road with addressing the street and public with front door access, as well as orients itself towards an internal road. The outdoor amenity area acts as a hub for community activities and is located centrally at the intersection of the access road and the internal road at the end of the central axis.

Each townhome unit has access to large patios, roof top decks and/or private gardens. The architecture is simple and clean and consists of a mix of modern and vernacular building materials (brick, wood, painted panels and glass). Deck and patio orientation provide natural surveillance allowing for a safer community. The buildings are located no less than 7m away from each other permitting for ample natural daylight and views.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) report by a qualified consultant whose recommendations are incorporated in the plans.

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 March 14th meeting. A copy of the APC minutes will be presented to Langley City Council at the March 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$130,527 to City Development Cost Charge accounts and \$46,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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Director of Development Services & Economic Development

Concurrence:



Rick Bomhof, P.Eng
Director of Engineering, Parks &
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Concurrence:



Rory Thompson, Fire Chief

Attachment(s):