



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 08-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: May 29, 2018

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 08-18 located at 20286 Michaud 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; and

THAT City Council approve the request for cash-in-lieu of 3 parking spaces associated with this subject Development Permit application.

PURPOSE OF REPORT:

To consider a Development Permit Application to accommodate a four-storey, mixed-use building located at 20286 Michaud Crescent

POLICY:

The subject property is zoned C1 Downtown Commercial Zone and designated Downtown Commercial in the Official Community Plan. As such, the application is subject to the Downtown Master Plan Development Permit Area Guidelines.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	David Danyluck Architect
Owner:	NVN Investments Inc.
Civic Addresses:	20286 Michaud Crescent
Legal Description:	Lot 376, District Lot 305, Group 2, New Westminster District, Plan 46221 Except: Firstly Part Dedicated Road on Reference Plan 66239, and Secondly Part Dedicated Road on Plan BCP35185 and Thirdly Part Dedicated Road on Plan EPP69691
Site Area:	579 m ² (6,229 ft ²)
Dwelling Units/ Commercial Area:	6 (2-BR) 111 m ² (1,202 ft ²)
Total Parking Required:	Residential: 7 spaces (including 1 visitor space) Commercial: 3 spaces
Total Parking Provided:	7 spaces
Existing Zoning:	C1 Downtown Commercial Zone
OCP Designation:	Downtown Commercial
Exterior Finishes:	Painted Hardie Board, Aluminum Railings
Development Cost Charges :	\$93,436.61 (City - \$65,507.27, GVS&DD - \$24,389.34, SD35 - \$3,540.00)
Community Amenity Charge:	\$12,000.00
Variances Requested:	Front and Exterior Setback Variances (from 1.8m to 0.0m)
Cash in Lieu of Parking	3 spaces (@\$7,500/stall) = \$22,500.00

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.

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 condition of the existing pavement on 203 Street, Michaud Crescent and the laneway 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 the 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.

7. A laneway dedication is required. The current width of the laneway shall be widened to City of Langley standard of 6.0m. The dedication of laneway shall permit the release of the statutory right-of-way fronting the site.
8. Street lighting, fronting the site, along 203 Street shall be upgraded as per the Downtown Langley master Plan. The new lighting shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
9. Undergrounding of overhead hydro/tel, along Michaud Crescent is required. As the overhead wiring is minimal, a cash in lieu payment of \$1,500.00 per meter will be acceptable.
10. A Landscape plan prepared by a licensed professional is required and will address boulevard landscaping fronting the site.

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 meter to current standards is required.

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 "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".

Development Services Comments:

Council approved Development Permit DP 09-16 for a 4-storey, 7-unit apartment building on the subject property on November 21, 2016. The owner did not proceed with the development, however, and is now proposing a 4-storey mixed-use building, (6-apartment units and 1,202 ft² ground floor commercial space) for the same property. Other than the change to first floor commercial use, the current proposal is nearly identical to the project approved in 2016.

The subject property, located at the southwest corner of 203 Street and Michaud Crescent, is a small remnant parcel created from the realignment of 203 Street in 2008. The proposed development features an apartment building consisting of three floors on top of the ground floor commercial space and parkade. The pedestrian entrance and lobby are located at the corner of Michaud Crescent and 203 Street while the parkade access is derived from a short north-south lane that also serves 5521 – 203 Street.

The flat-roofed building includes balconies for all of the units and steps back on the fourth floor level to provide a roof patio and garden area for the 2,590 ft² penthouse unit. The building creates a strong architectural presence on a prominent corner and provides ample fenestration and glazing at the street level on 203 Street. The wide City boulevard areas on 203 Street and Michaud Crescent will be enhanced with generous

Downtown Public Realm Plan elements including pavers, street trees and rain garden landscape features. The proposed development generally complies with the Downtown Master Plan Guidelines for the transitional areas along the multifamily residential edges of the downtown core.

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.

Pursuant to Cash in Lieu of Parking Bylaw No. 2616, notwithstanding the off-street parking requirements set out in the Zoning Bylaw, an owner of property in an area designated as “Downtown Commercial” by the Official Community Plan who proposes to develop, may apply to Council to pay cash to the City in lieu of providing off-street parking on the property. Council may approve, by way of a Development Permit, an application to pay cash in lieu of providing off-street parking. The fee for paying cash in lieu of providing off-street parking is \$7,500.00 per parking space. Therefore, the subject Development Permit application requests Council approval to enable them to pay for three off-street spaces (\$22,500).

The proposed cash in lieu payment is for deficient commercial parking only; resident parking is provided on-site in accordance with the zoning bylaw requirements.

In order to accommodate an economically viable development on this constrained site, the applicant is requesting variances to the minimum front and exterior yard setbacks (reduced from 1.8 metres to 0 metres). Staff support the proposed variances and cash in lieu of parking payment given the unusually small size of the lot and the wide City boulevards flanking the property.

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 June 13th meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25th, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$65,507.27 to City Development Cost Charge accounts and \$12,000 in Community Amenity Charges. A \$22,500 cash in lieu of parking payment would be allocated to the Downtown Parking Reserve Fund.

ALTERNATIVES:

1. Require changes to the applicant's proposal relating to building form and character.

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):