



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 15-18/
Development Permit Application DP 16-18**

From: Development Services & Economic
Development Department

File #: 6620.00
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Date: September 28, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 15-18 / Development Permit Application DP 16-18 located at 5398, 5410, 5448- 208th Street to accommodate a 4-storey, 40 unit condominium development 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 Pacific West Architecture to accommodate a 4 storey, 40 Unit condominium development.

POLICY:

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

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Xu Yang/ Pacific West Architecture
Owners:	Gui Gong, Wei Liu,
Civic Addresses:	5398, 5410, 5448 -208 th Street
Legal Description:	Lot 1, District Lot 36, Group2, New Westminster District Plan 17901; Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232; Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232
Site Area:	24,932.6 ft ² (2,316.3 m ²)
Lot Coverage:	44.5%
Total Parking Required:	69 spaces, including 8 visitor spaces
Total Parking Provided:	69 spaces, including 8 visitor spaces
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD66 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost	\$470,086.50 (Includes \$73,723.50 DCC
Charges:	Credit)
Community Amenity	\$80,000.00
Charge:	
Exterior Finishes :	Brick, Hardie Board Vertical and Horizontal Siding, Wood Accents

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **40-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.

The developer is responsible for the following work which shall be designed by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. 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. 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".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. 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.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.

11. 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
12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project frontage.

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

1. The City would require a Security Deposit based on 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 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. The City would require a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
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.
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.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and 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 three existing single family residential properties with an attractive, 40 unit, 4-storey condominium apartment building. Access to the underground parkade for tenant and visitor parking is off 208th Street. The proposed development offers a wide variety of suites, with 2 one-bedroom, 30 two-bedroom, and 8 three-bedroom suites. A variety of architectural elements are incorporated into the design including brick, hardie board vertical and horizontal paneling, contribute to the contemporary 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 October 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the October 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$326,733.00 to City Development Cost Charge accounts and \$80,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



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Concurrence:



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Concurrence:



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