



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application No. RZ 10-18
Development Permit Application DP 12-18**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: July 20, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 10-18 and Development Permit Application DP 12-18 to accommodate a 127 unit, four storey condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon 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 Points West Architecture for a 127 unit, four storey condominium apartment development.

POLICY:

The subject properties are designated “High Density Residential” in the Official Community Plan and are part of the Multifamily Residential Development Permit Area to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Points West Architecture
Owner:	Oaken Developments (Brydon) Inc.
Civic Addresses:	5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent
Legal Description:	Lot 96, Section 3, Township 8, New Westminster District Plan 31842; Parcel One, Section 3, Township 8, New Westminster District Reference Plan 87123; Lot 229, Section 3, Township 8, New Westminster District Plan 56234; Lot 230, Section 3, Township 8, New Westminster District Plan 56234; Lot 231, Section 3, Township 8, New Westminster District Plan 56234; Lot 232, Section 3, Township 8, New Westminster District Plan 56234; .103 Ha portion of un-zoned closed road shown as parcel A on Reference Plan EPP73909
Site Area:	2.54 Acres
Lot Coverage:	29%
Total Parking Required:	189 Stalls (including 26 visitor stalls)
Total Parking Provided:	189 Stalls (including 26 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 62 (Comprehensive Development Zone)
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$1,579,149.75 (Includes \$147,447.00 DCC Credit)
Community Amenity Charge:	\$254,000.00

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **127 Unit Condominium Apartment**. 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 by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Design and construct a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail.
3. 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".
4. 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.
5. 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 must 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.

6. The Developer must replace the existing 450mm AC sanitary sewer main through the site in the statutory right-of-way. The 100mm AC sanitary service is to be abandoned. Works to be designed by the Developers engineer and approved by the City Engineer.
7. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.
8. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
9. 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.
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.
11. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
13. 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.

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

1. The City requires 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.

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

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. 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.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
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 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 six existing single family residential properties with an attractive, 4 storey, 127 unit condominium apartment building. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Oaken Developments (Brydon) Inc. for surplus right of way located in between two lots that will be consolidated within the development. Access to the underground parkade for tenant parking and designated visitor parking is off Brydon Crescent.

The proposed condominium offers a wide variety of suites, ranging from 578 ft² to 1,325 ft² to meet the needs of a wide range of homeowners. A wide variety of architectural elements are incorporated into the contemporary building design, such as heavy timber columns and brackets, dramatic sloped gables on roof, horizontal and vertical siding , cultured stone, and generous landscape decks above the parking structure providing private and comment outdoor space, contribute to the architectural form and character of the building.

In addition, the applicant has accommodated a 8m wide fire lane off Brydon Crescent that will link with a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail network.

The proposed development benefited from a 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 August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,579,149.75 to Development Cost Charge accounts and \$254,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):