



# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application 07-16**

File #: 6410.00

From: Development Services & Economic Development  
Department

Date: March 31, 2017

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## COMMITTEE RECOMMENDATION:

That Development Permit Application DP 07-16 to accommodate a 5-lot subdivision of 20566 Grade Crescent and 20551-46A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined by the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Development Permit application by Coastland Engineering Ltd. for a 5-lot subdivision of the subject properties.

## POLICY:

The subject property is located within “Estate Residential-Development Permit Area” of the Official Community Plan. As such, development permits are required for subdivisions. The “Estate Residential “designation is intended to protect the unique character of the area located between Grade Crescent and 46A Avenue. In accordance with Section 920(1)(a) of the *Local Government Act*, a Development Permit is required prior to an Approving Officer granting Final Approval of a subdivision. The City’s Development Application Procedures Bylaw requires that all Development Permit applications be referred to the Advisory Planning Commission.



## COMMENTS/ANAYLSIS:

### **Background Information:**

<b>Applicant:</b>	Coastland Engineering Ltd.
<b>Owners:</b>	1088788 B.C. Ltd.
<b>Civic Address:</b>	20551 -46A Avenue & 20566 Grade Crescent Avenue
<b>Legal Description:</b>	Parcel "A" (Explanatory Plan 29502) Lot 5 Except: Part Subdivided by Plan 45080, Section 35, Township 7, New Westminster District Plan 11492; and Lot 102, Section 35, Township 7, New Westminster District Plan 33504
<b>Existing Zoning:</b>	RS2 Estate Residential Zone
<b>Existing Official Community Plan (OCP) Designation:</b>	Estate Residential

### **Development Services Comments:**

The subject property is zoned RS2 Estate Residential Zone and designated "Estate Residential" in the Official Community Plan. The proposed 5-lot subdivision complies with the existing RS2 Estate Residential Zone minimum lot size requirement of 930 square metre (10,010.76 square feet). The Estate Residential Zone is intended to accommodate and regulate the development of single family housing on large suburban lots. Also attached is the subdivision servicing requirements as part of the normal subdivision review process.

The proposed 5-lot subdivision complies with the RS2 Estate Residential Zone is consistent with the overall development concept plan for the site and should be supported.



**Engineering Comments:**

- A) The Developer is responsible for the following work which shall be designed and approved by a Professional Engineer:
- a. Submit an erosion and sediment control plan in accordance with the City of Langley Watercourse Protection Bylaw #2518.
  - b. Provide detailed design drawings for frontage improvements along Grade Crescent. Improvements shall include road widening to a collector road standard including street lighting, ditch infill, curb and gutter, road drainage, sidewalk, new driveway crossing and under grounding of hydro/telephone. All works are to be designed and constructed in accordance with the Subdivision and Development Servicing Bylaw.
  - c. The frontage of 46A Avenue is required to be upgraded to a local road standard including road widening, road drainage, curb, gutter, sidewalk, street lighting, street trees, and underground hydro/tel.
  - d. Provide detailed design drawings for the dedication and construction of 46B Avenue to the City of Langley local road standard (SDR-003), including hammerhead turnaround, sidewalk, curb and gutter, underground hydro/telephone, street lighting, storm, sanitary and water main extensions. It shall be constructed to meet fire code requirements and provide adequate access for municipal waste collection trucks, which shall be supported with turning movements for review/approval by the City.
  - e. Analyze the condition of the existing pavement on Grade Crescent and 46A Avenue. 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 to centerline for the length of the developments frontage.
  - f. Provide new water and sanitary sewer service connections for each lot. The Developer's engineer will size the connections for the required capacity of the development. The capacity of the existing water and sanitary 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 service connections shall be capped at the main, at the Developer's expense, upon application for a demolition permit. Demolition of the existing residence must be performed prior to subdivision.
- g. A C91P fire hydrant will be required at the corner of 46B Avenue and 206 St. Locations to be approved by the Fire Department.
  - h. 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 Public Fire Protection, a Guide to Recommended Practice, 1995".
  - i. Submit a site grading plan. The site grading plan must ensure drainage will not flow onto the neighbouring lots. Drainage swales may have to be installed to keep the flow within each lot. Retaining structures may be required.
  - j. Design a storm water management plan for the new lots. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Servicing Bylaw.

B) The Developer is required to provide the following deposits and connection fees:

- a. The City requires a cash deposit, or an irrevocable letter of credit from a financial institution, acceptable to the City, in the amount of 110% of the estimated civil construction costs, as estimated by the Developer's engineer from approved engineering drawings.
- b. The City requires inspection and administration fees in accordance with the Subdivision and Development Servicing Bylaw. These fees will be based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
- c. A deposit for the storm and sanitary connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.



- d. The City requires water meters to be installed for each water service connection. A \$1500 security deposit is required for each of the new water meters. The deposit will be refunded after an inspection to ensure that the correct water meters are properly installed to City 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 connection costs, and the Developer will declare in writing that the estimate is acceptable.

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

- a. Underground hydro and telephone, and cable services to the development site are required.
- b. All survey costs and registration of documents with the Land Titles Office are the responsibility of the Developer.
- c. 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.
- d. Provide a tree survey and assessment report prepared by a Professional Arborist. The report should identify the trees that are to be retained and where replanting is required to replace trees that are removed. The selection, location and spacing of street trees, on the boulevard, shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
- e. A copy of all geotechnical reports, signed and sealed by a geotechnical engineer licensed in BC, shall be submitted to the City prior to the initiation of any works.



**BUDGET IMPLICATIONS:**

The following development cost charges (for the creation of three new lots) shall be paid to the City of Langley prior to final approval of the subdivision:

City of Langley Development Cost Charges (3 new lots)	\$55,227.00
Greater Vancouver Sewerage & Drainage District Charges	\$5,193.00
<u>School District No. 35 School Site Acquisition Charge</u>	<u>\$2,211.00</u>
Total	\$62,631.00

**ALTERNATIVES:**

1. Require changes to the applicant's proposal.

Prepared by:



Gerald Minchuk, MCIP  
Director of Development Services  
& Economic Development/Approving Officer

Attachments:

