



PUBLIC HEARING AGENDA

Monday, April 9, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

2. BUSINESS

a. Bylaw 3055 - Zoning Amendment

1

To amend the Zoning Bylaw, 1996, No. 2100 to permit a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 371.6 m² (4,000 ft²) for the development located at 19868 Langley Bypass.

The Mayor invites Fabian Leitner, Wesgroup to speak to the proposed bylaw.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw to present their comments.

3. MOTION TO CLOSE PUBLIC HEARING



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 147, 2018, BYLAW No. 3055

To consider a Rezoning Application by Wesgroup to permit retail sales uses to be limited to 25% of the total gross floor building area on the property located at 19868 Langley Bypass.

The subject property is currently zoned C2 Service Commercial Zone in Zoning Bylaw No. 2100 and designated “Service Commercial” in the Official Community Plan.

Background Information:

Applicant:	Wesgroup
Owner:	Langley City Square Properties Ltd.
Civic Addresses:	19868 Langley Bypass
Legal Description:	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
Site Area:	49,962 m ²
Lot Coverage:	34%
Total Parking Required:	546 spaces
Total Parking Provided:	548 spaces
Existing Zoning:	C2 Service Commercial Zone
Proposed Zoning:	CD56 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 147
BYLAW No. 3055**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD56) and to rezone the property located at 19868 Langley Bypass to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 147, 2018, No. 3055”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 56 (CD56) Zone: immediately after Comprehensive Development -55 (CD55) Zone:

“AAA. CD56 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a commercial development consisting of approximately 49,962 m² (537,791 ft²) of floor area.

2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses only:

- (a) Uses permitted in the Service Commercial (C2) Zone; however:

- i. Retail Store uses are limited to 25% of the total gross floor building area to be constructed on the site; and

(b) Retail Warehouse uses with an individual commercial retail unit less than 371.6m² (4,000 ft²) are not permitted.

3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 56 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 002-161-877

Lot 69, Section 10, Township 8, District Lot 310, Group 2, New Westminster District Plan 39945 Except:

Firstly: Part Subdivided By Plan 53640

Secondly: Part on Statutory Right Of Way Plan 40248

Thirdly: Part Road On Plan NWP88141 And

Fourthly: Part Now Road On Plan EPP48107

4. **Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications attached to Development Permit 07-14.

5. **Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. **Other Regulations**

In addition, land use regulations including the following are applicable:

(a) General provisions on use are set out in Section I.D. of this bylaw;

(b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and;

(c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*."

READ A FIRST AND SECOND TIME this nineteenth day of March, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this -- day of, 2018.

READ A THIRD TIME this -- day of, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this -
- day of --, 2018.

FINALLY ADOPTED this -- day of , 2018.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 04-18

Civic Address: 19868 Langley Bypass
Legal Description: Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided by Plan 53640; Secondly: Part on Statutory Right of Way Plan 40248; Thirdly: Part Road on Plan NWP88141; Fourthly: Part Now Road On Plan EPP48107
Applicant: Wesgroup
Owner: Langley City Square Properties Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 04-18 -19868
Langley Bypass -Wesgoup**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: March 2, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 04-18 to permit a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 371.6 m² (4,000 ft²) for the development located at 19868 Langley Bypass be approved.

PURPOSE OF REPORT:

To consider a Rezoning Application by *Wesgroup* to amend the Zoning Bylaw regulation for “retail warehouse” use as it relates to the commercial shopping centre located at 19868 Langley Bypass to permit a maximum of 25% of the total gross floor building area for individual tenants to be less than 371.6 m² (4,000 ft²).

POLICY:

The subject property is zoned C2 Service Commercial Zone and designated as Service Commercial in the Official Community Plan.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Wesgroup
Owner:	Langley City Square Properties Ltd.
Civic Addresses:	19868 Langley Bypass
Legal Description:	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
Site Area:	49,962 m ²
Lot Coverage:	34%
Total Parking Required:	546 spaces
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Proposed Zoning:	CD56 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None

Engineering Requirements:

Conduct safety audit of the access on the west side of the site at intersecting lanes from the Langley Bypass and Fraser Highway. The construction of any of the recommended safety improvements should be completed by the developer.

Discussion:

The subject property is currently zoned C2 Service Commercial Zone. This zone is intended to accommodate and regulate the development of commercial uses which require large format sites, and are generally not accommodated in downtown core commercial areas. To differentiate retail activity within the C2 Zone, retailing is defined as Retail Warehouse which

only permits retailing of good and services provided that individual commercial retail units (CRU's) are not less than 371.6 m² (4,000 ft²).

The owner of Langley City Square, *Wesgroup*, has successfully attracted and created an outstanding large format retail development prominently located along the Langley Bypass, consisting of 537,791 ft². In doing so, it has fulfilled the original vision and intent of the City's C2 Zone. Despite the success of the overall development, there remain a few vacant spaces on the site that they believe would be ideally suited for smaller scale tenants and complement to the vibrancy of the site, occupying less than 4,000 ft².

As a result, the owner's are requesting exemption of the 4,000 ft² requirement for retail warehouse tenants, that would only be applicable to a maximum of 25% of the total leasable area of the site.

Staff support this request which is consistent how the City regulated other large format retail developments located along the Langley Bypass.

CD1 Zone 20075 Langley Bypass	140,000 ft ²	25% Small Format Retail
CD8 Zone 20155 Langley Bypass	13,000 ft ²	10% Small Format Retail
CD10 Zone 20100 Langley Bypass	233,000 ft ²	25% Small Format Retail
Proposed CD56 Zone 19868 Langley Bypass	182,119 ft²	25% Small Format Retail

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

BUDGET IMPLICATIONS:

No additional DCC's are applicable to this request.

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):

Langley City Square by **WESGROUP**



Langley City Square by **WESGROUP**





1- NORTH ELEVATION - BUILDING 2
(FACING PARKING LOT)



2- WEST ELEVATION - BUILDING 1 SIDE
(FACING LANGLEY BYPASS)



3- SOUTH ELEVATION - BUILDING 3
(FACING PARKING LOT)



4- WEST ELEVATION - BUILDING 3
(FACING LANGLEY BYPASS)



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, MARCH 14, 2018
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Constable Lisa Cormier, Langley RCMP
Ron Madsen
Kim Mullin
Jamie Schreder

Staff: Gerald Minchuk, Director of Development Services & Economic
Development

Absent: Dan Millsip

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Mullin

THAT the minutes for the February 14, 2018 Advisory Planning
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 03-18/DEVELOPMENT PERMIT
APPLICATION DP 04-18-20689 & 20699 EASTLEIGH CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian Dagneault, Dagneault Planning Consultants Ltd., and Tim Ankenman, Ankenman Marchand Architects, who presented the proposed applications. Following discussion on building form and character, enhancing east and west elevation with more glazing, landscaping, substitute pavers or stamped concrete where artificial grass is proposed along laneways, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Lubinich

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 and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 07-17/DEVELOPMENT PERMIT
APPLICATION DP 11-17- 5520, 5521, 5511, 5501, 5591-199A
STREET AND PORTION OF ROAD DEDICATED ON PLAN 33088**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Carl Humphrey, Senior Designer, Wensley Architecture Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 07-17/Development Permit Application DP 11-17 to accommodate a 39 unit, 3-storey townhouse development

located at 5520, 5521, 5511, 5501, 5591-199A Street and Portion of Road Dedicated on Plan 33088 be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 04-18 -19868 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning historical context for the proposed rezoning application, and introduced Fabian Leitner, Director of Development and Customer Care, Wesgroup, who presented the proposed rezoning application. Following discussion on minimum commercial unit size and overall project building form and character.

MOVED BY Commission Member Biemers
SECONDED BY Commission Member Cormier

That Rezoning Application RZ 04-18 to allow a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 4,000 ft² for the development located at 19868 Langley Bypass be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) **Next Meeting:**

Wednesday, May 9th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Coburn

THAT the meeting adjourn at 8:30 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct