



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
Total Parking Provided:	548 spaces
Existing Zoning:	C2 Service Commercial Zone
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:



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Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
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Concurrence:



Rory Thompson, Fire Chief

Attachment(s):