



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 13-18**

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #:

Date: July 20, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 13-18 to accommodate a “Microbrewery” at 20555-56th Avenue 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 Simcic Uhrich Architects to accommodate a “Microbrewery” at 20555-56th Avenue.

POLICY:

The subject property is zoned C1 Downtown Commercial Zone pursuant to Zoning Bylaw No. 2100, which currently does not permit “microbrewery use”. In addition, the subject property is designated as Downtown Commercial in our Official Community Plan. One of the “Fundamental Objectives” articulated within our OCP under ‘Economic Development’ is “to facilitate the strengthening and diversification of the local economy”.

COMMENTS/ANALYSIS:

Background Information:

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|--------------------------------------|---|
| Applicant: | Simcic & Ulrich Architects |
| Owner: | Eurocan Industries Inc. |
| Civic Addresses: | 20555-56 th Avenue |
| Legal Description: | Lot 54, Except: Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District Plan 35362 |
| Site Area: | 7,333 m ² |
| Total Building Area: | 31,124 ft ² |
| Total Parking Required: | 93 spaces, including 3 handicap designated stalls |
| Total Parking Provided: | 106 spaces, including 3 handicap designated stalls |
| Existing Zoning: | C1 Downtown Commercial Zone |
| Proposed Zoning: | CD 64 Comprehensive Development Zone |
| OCP Designation: | Downtown Commercial |
| Variances Requested: | None |
| Development Cost Charges: | Not Applicable |
| Community Amenity Charge: | Not Applicable |

Engineering Requirements:

These requirements have been issued for a rezoning for a proposed **Microbrewery Use**. These requirements may be subject to change upon receipt of a development application.

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

1. If a new water service connection and meter is required for the proposed microbrewery use. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity.

2. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.

Discussion:

The applicant is proposing to locate a “microbrewery ” in the former Thrift Store space at *Highland Village Shopping Centre Unit #5 -20555 -56th Avenue*. “Microbrewery” is not currently permitted in the C1 Downtown Commercial Zone. Since the applicant is proposing to utilize an existing building without an addition, no Development Permit is required.

In addition to City of Langley approval, a microbrewery is licensed as a “*Manufacturer’s License*” by the Provincial Liquor Control and Licensing Branch (LCBC) and is defined as “a facility for the brewing of beer licensed by the Province of British Columbia: includes the following accessory uses; lounge area for sampling product made on site, retail display area, and retail sales area”.

The proposed “*Farm Country Brewing* ” proposes to operate its Lounge and Retail Sales Area from Sunday-Wednesday Noon-9pm, Thursday-Saturday Noon-11pm and employ 8-12 people.

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:

N/A.

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):