Township of Langley
Est. 1873

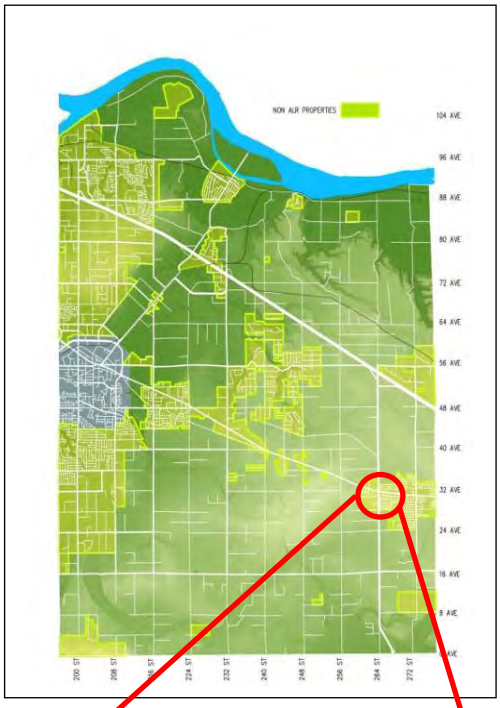
REPORT TO
MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 17, 2018 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100520
(381282 BC LTD. / DHALIWAL / 3227 – 264 STREET)

REPORT: 18-131
FILE: 10-25-0037

PROPOSAL:

Application to amend Comprehensive Development Zone CD-35 to add Community Commercial Zone C-2 uses to a 1.28 ha (3.17 ac) southern portion of a 1.8 ha (4.4 ac) site located at 3227 – 264 Street.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5404 subject to one (1) development prerequisite being completed prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed rezoning complies with the site's Commercial designation in the Aldergrove Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC Ltd./Dhaliwal) Bylaw 2018 No. 5404 amending Comprehensive Development Zone CD-35 to add Community Commercial Zone C-2 uses to a portion of land located at 3227 – 264 Street, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; and further

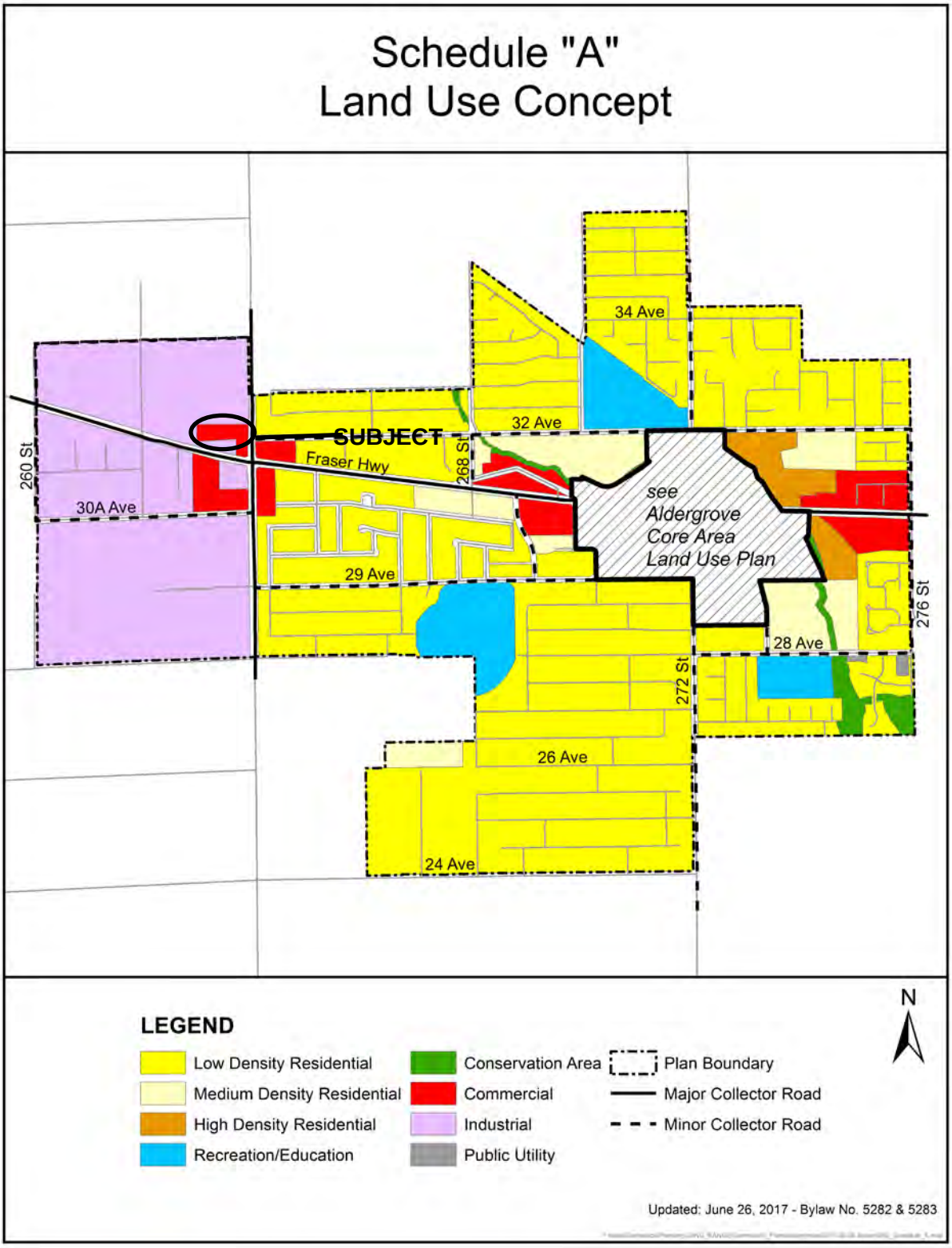
That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5404.

EXECUTIVE SUMMARY:

Jack Dhaliwal (on behalf of 381282 BC Ltd.) has applied to rezone a portion of a 1.8 ha (4.4 ac) property located at 3227 – 264 Street to add uses permitted in the Community Commercial Zone C-2 to the list of uses permitted in the Comprehensive Development Zone CD-35. The rezoning applies to a 1.28 ha (3.17 ac) portion of a 1.8 ha (4.4 ac) site located at 3227 – 264 Street in Aldergrove. The rezoning is intended to broaden the type of uses permitted on the site and is consistent with the Aldergrove Community Plan's commercial designation of the site. No specific development is proposed at this time.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5404 in the Aldergrove area.


Schedule "A"
Land Use Concept
34 Ave
32 Ave
SUBJECT
Fraser Hwy
260 St
268 St
30A Ave
29 Ave
see
Aldergrove
Core Area
Land Use Plan
276 St
28 Ave
272 St
26 Ave
24 Ave
N
LEGEND
Low Density Residential
Medium Density Residential
High Density Residential
Recreation/Education
Conservation Area
Commercial
Industrial
Public Utility
Plan Boundary
Major Collector Road
Minor Collector Road
Updated: June 26, 2017 - Bylaw No. 5282 & 5283



ZONING BYLAW NO. 2500

REFERENCE:

Owner:	381282 BC Ltd. 3227 – 264 Street Langley, BC V4W 2X3
Legal Description:	Lot 3 Except: Part Within Red Outline Taken by Highway Statutory Right of Way Plan 50217 Section 25 Township 10 NWD Plan 9768
Location:	3227 – 264 Street
Area:	1.8 ha (4.4 ac)
Existing Zoning:	Comprehensive Development Zone CD-35/ General Industrial Zone M-2
Proposed Zoning:	Amended Comprehensive Development Zone CD-35/ General Industrial Zone M-2
Aldergrove Community Plan:	Commercial

BACKGROUND/HISTORY:

In 2000, the subject property was rezoned from General Industrial Zone M-2 to include Comprehensive Development CD-35 on a portion of the site to accommodate a limited number of commercial and industrial warehouse uses on site. As a result, the property became 'split zoned'. In May 2008, the CD-35 zone was amended to allow for financial institutions, offices, professional and medical buildings as well as the C-3A uses to the list of permitted uses to broaden the number and type of commercial uses permitted.

DISCUSSION/ANALYSIS:

The subject 1.8 ha (4.4 ac) site located at 3227 – 264 Street is a 'split zoned' property currently zoned Comprehensive Development Zone CD-35 (south portion) and General Industrial Zone M-2 (northwest portion). The site is designated Commercial (south portion) and Industrial (north west portion) in the Aldergrove Community Plan. Jack Dhaliwal (on behalf of 381282 BC Ltd.) has applied to rezone the southern 1.28 ha (3.17 ac) portion to allow for additional commercial uses than currently permitted by the existing Comprehensive Development Zone CD-35 zoning. The addition of Community Commercial C-2 zone uses allows the applicant commercial, licensee retail store, group children's daycare and hotel uses not currently permitted in the CD-35 zoning.

The subject site contains self storage units on the northern portion of the property zoned General Industrial Zone M-2 and a multi-tenant building on the southern portion of the site zoned Comprehensive Development Zone CD-35. No exterior changes to the building are proposed at this time. Surrounding uses include:

North: The remainder of the site housing mini storage facilities (zoned General Industrial M-2) beyond which is two properties zoned General Industrial Zone M-2, designated Industrial in the Aldergrove Community Plan;

South: A property zoned Service Station Zone C-6 designated Commercial in the Aldergrove Community Plan and a property zoned General Industrial Zone M-2, designated Industrial in the Aldergrove Community Plan beyond which is Fraser Highway;

East: 264 Street (Highway #13) beyond which are several properties zoned Residential Zone R-1B, designated Low Density Residential in the Aldergrove Community Plan; and

West: Two properties zoned General Industrial Zone M-2, designated as Industrial in the Aldergrove Community Plan.

Aldergrove Community Plan

The portion of the subject site is proposed to be rezoned is designated Commercial in the Aldergrove Community Plan. Section 2.0 Commercial Areas of the plan states "the commercial land use designation shall be a concentration and efficient integration of retail, service, cultural and recreation uses within a central core providing for the basic needs of the Aldergrove Urban Community". The proposed amendments to add all uses permitted in the Community Commercial C-2 Zone to the Comprehensive Development Zone CD-35 is consistent with the Commercial land use designation.

Public Information Meeting

Given the application's consistency with the Township's Official Community Plan and Aldergrove Community Plan and its compatibility with industrial uses, the requirement for the applicant to hold a public information meeting pursuant to Section 4.1 of the Developer Held Public Information Meeting Policy has been waived. Staff note that should Council advance the subject application, a Public Hearing will be required with notification including newspaper advertisement, mail-outs, and on-site signage consistent with Provincial statute as well as Township bylaws and policy.

Servicing:

As full urban services exist to the subject site, there are no servicing related requirements for this rezoning application.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway #13), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading.

POLICY CONSIDERATIONS:

The proposed amendments to the Comprehensive Development Zone CD-35 are consistent with the Aldergrove Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5404

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (381282 BC LTD. / DHALIWAL) BYLAW 2018 NO. 5404

EXPLANATORY NOTE

Bylaw 2018 No. 5404 rezones an approximately 1.28 ha (3.17 ac) portion of a lot located at 3227 – 264 Street from Comprehensive Development Zone CD-35 to an amended Comprehensive Development Zone CD-35 uses including Community Commercial Zone C-2 uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (381282 BC LTD. / DHALIWAL) BYLAW 2018 NO. 5404

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC Ltd. / Dhaliwal) 2018 Bylaw No. 5404".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   Section 935.1 is herby amended by adding the following after 6):

   7) all the *uses* permitted in the Community Commercial Zone C-2

READ A FIRST TIME the	day of	, 2018
READ A SECOND TIME the	day of	, 2018
PUBLIC HEARING HELD the	day of	, 2018
READ A THIRD TIME the	day of	, 2018
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2018
RECONSIDERED AND ADOPTED the	day of	, 2018

_____ Mayor _____ Township Clerk