

Township of  
Langley



Est. 1873

# REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	FEBRUARY 25, 2019 – PUBLIC HEARING	<b>REPORT:</b>	19-20
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	08-10-0061
<b>SUBJECT:</b>	DEVELOPMENT PERMIT APPLICATION NO. 101056 (DIALOG DESIGN/2725312/ 2973758 CANADA INC / 19705 FRASER HIGHWAY)		

**PROPOSAL:**

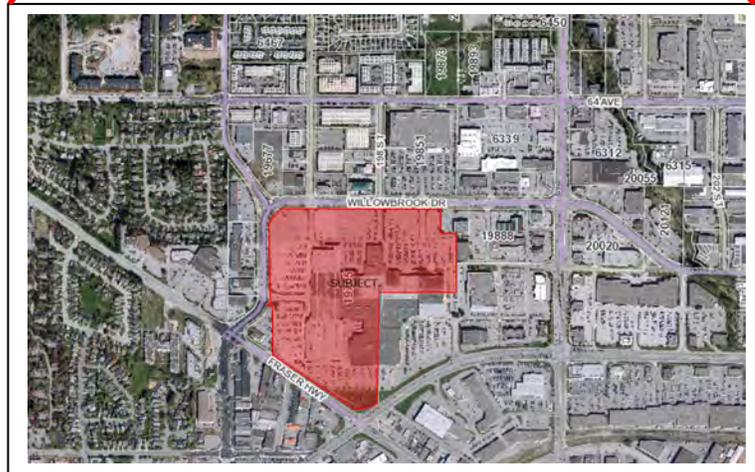
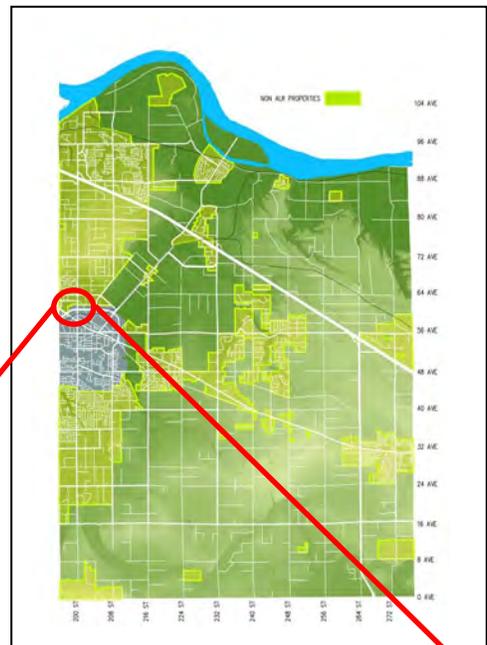
Development Permit application for façade changes to the existing vacant Sears store in Willowbrook Mall located at 19705 Fraser Highway.

**RECOMMENDATION SUMMARY:**

That Council authorize issuance of Development Permit No. 101056 subject to six (6) conditions, plus one (1) condition to be completed prior to issuance of a building permit.

**RATIONALE:**

The proposal is consistent with the Langley Town Centre Plan, the Willowbrook Community Plan, and Land Use Contract 74.



**RECOMMENDATION:**

**That** Council authorize issuance of Development Permit No. 101056 for proposed façade changes to the south and west elevations (vacant Sears store) of Willowbrook Mall located at 19705 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedule “G”;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with Schedule “D” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

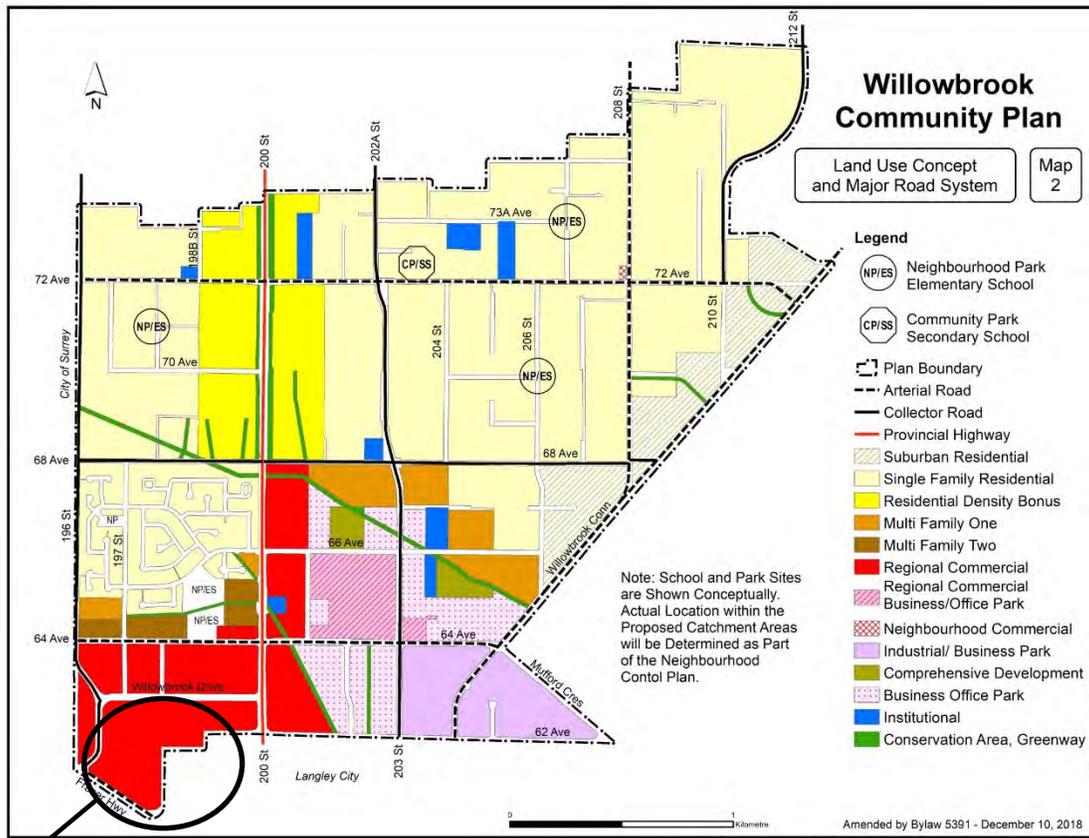
- a. Payment of applicable Development Cost Charges and Building Permit Administration Fees.

**EXECUTIVE SUMMARY:**

Dialog Design has applied on behalf of the owners of Willowbrook Mall (2725312 Canada Inc. and 2973758 Canada Inc.) for a Development Permit to facilitate exterior renovations and façade changes to the south and west elevations (vacant Sears store). The development complies with the Township’s land use policies, and in staff’s opinion, with the Development Permit guidelines of the Willowbrook Community Plan (Attachment B) and with Land Use Contract 74.

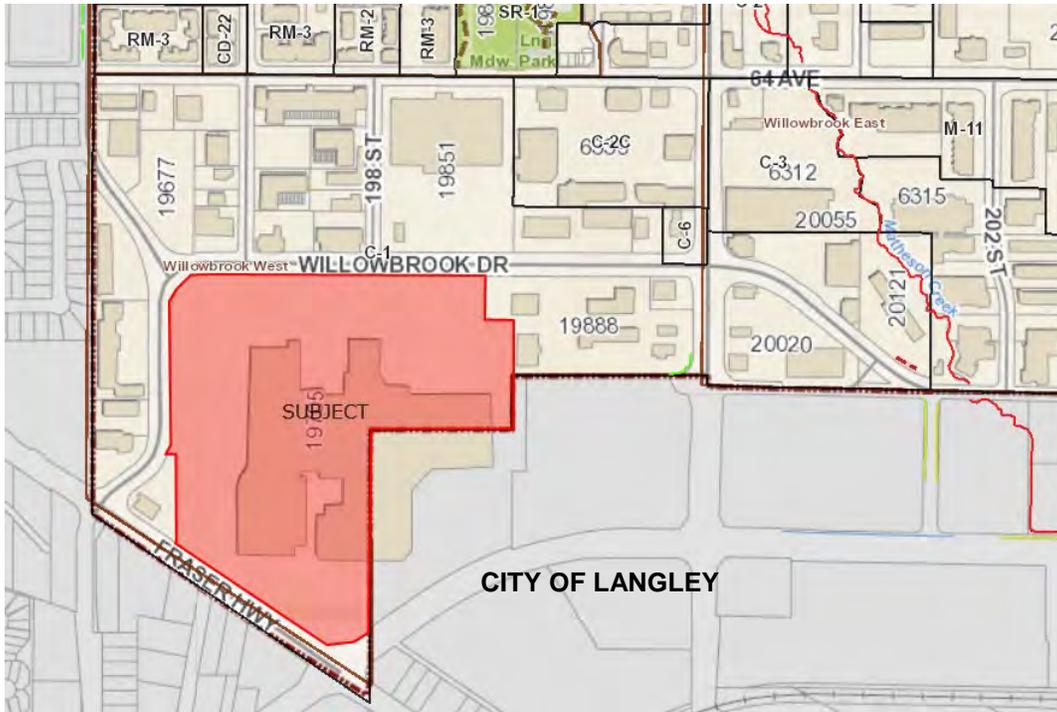
**PURPOSE:**

This report is to provide information and recommendations concerning proposed Development Permit No. 101056 for property located at 19705 Fraser Highway in the Willowbrook Community Plan area.

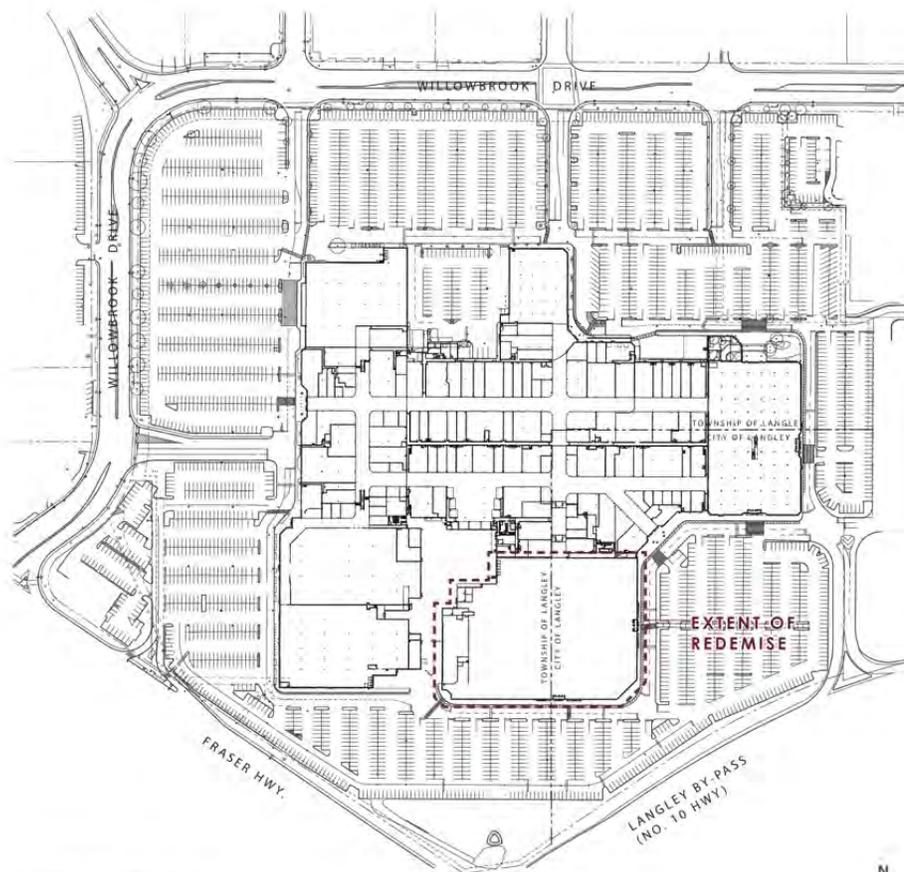


SUBJECT

DEVELOPMENT PERMIT APPLICATION NO. 101056  
(DIALOG DESIGN /2725312/ 2973758 CANADA INC / 19705 FRASER HIGHWAY)  
Page 4 . .



**ZONING BYLAW NO. 2500**



EXISTING SITE PLAN

**Site Plan – SUBMITTED BY APPLICANT**

*Willowbrook*



1. VIEW FROM LANGLEY BYPASS



1. VIEW OF EXISTING SEARS ENTRY



1. VIEW OF EXISTING SEARS ENTRY

**EXISTING SITE PHOTOS**



2. PROPOSED REDEMISE PERSPECTIVE

**RENDERINGS - SUBMITTED BY APPLICANT**

**REFERENCE:**

<b>Owner:</b>	2725312 Canada Inc. and 2973758 Canada Inc. 1238 – 666 Burrard Street Vancouver BC V6C 2X8
<b>Applicant:</b>	Dialog Design 300 – 134 11 <sup>th</sup> Avenue SE Calgary AB T2T 0X5
<b>Legal Description:</b>	Lot A, Section 10, Township 8, New Westminster District Plan 84272
<b>Location:</b>	19705 Fraser Highway
<b>Area:</b>	19.6 ha (48.2 ac)
<b>Existing Zoning:</b>	Land Use Contract 74 (LUC 74)
<b>Willowbrook Community Plan:</b>	Regional Commercial
<b>Langley Town Centre Plan:</b>	Willowbrook - Mixed Use

**BACKGROUND/HISTORY:**

The subject site is designated Regional Commercial in the Willowbrook Community Plan and Mixed Use in the Langley Town Centre Plan. The subject property is regulated by Land Use Contract 74, which permits shopping centres. Additional policy documents guiding development of the site include the Langley Town Centre Plan (1994), the Willowbrook Pedestrian and Bicycle Study (1998), and the Willowbrook Transit Exchange and Conceptual Area Plan (2013).

The property is designated a mandatory development permit area in the Willowbrook Community Plan providing Council the opportunity to review the form and character of the proposed development. Issuance of a development permit is required prior to a building permit being issued. The Willowbrook Community Plan Development Permit Area “B” Commercial and Business/Office Park and Regional Commercial/Business/Office Park and Comprehensive Development guidelines also refer to Section 6.2 of the Langley Town Centre Plan.

**DISCUSSION/ANALYSIS:**

The proposed development consists of a renovation to the exterior façade of the vacant Sears department store. The western portion of the former Sears store is located in the Township of Langley, with the eastern portion located in the City of Langley. The subject Development Permit application pertains to only the portion within the Township’s jurisdiction. The proponent has indicated that a development application will be submitted to the City of Langley for complementary façade improvements on the portion of the vacant Sears store located in the City of Langley. In accordance with Council’s policy, a rendering, site plan, and building elevations have been submitted detailing the proposed development’s form, character and siting. Proposed Development Permit No. 101056 is included as Attachment A to this report.

The proposed renovation to the existing the exterior retains the same footprint and provides for changes to the façade, exterior sidewalk treatment and landscaping. The applicant indicates the proposed changes will meet the needs of the new tenant for access and brand identity purposes.

**Adjacent Uses:**

- North:** Willowbrook Mall (regulated by Land Use Contract 74) beyond which is Willowbrook Drive;
- East:** Willowbrook Mall (regulated by Land Use Contract 74) located in the City of Langley beyond which is 200 Street;
- South:** Fraser Highway, beyond which are commercial uses located in the City of Langley; and
- West:** A White Spot restaurant, beyond which is Willowbrook Drive and a multi-tenant commercial building (regulated by Land Use Contract 94).

**Development Permit:**

The proposal consists of a façade changes to the former Sears store's south and west elevation to accommodate the new tenants in the vacant Sears space. The building's siting, parking and lot coverage remain unchanged. The applicant has modified the height on portions of the façade to add visual interest while complying with LUC 74's prescribed maximum height of 15.8 m (52 ft).

Typical elevations (Schedule D and E) have been provided detailing the form, height and massing of the building. Typical renderings have also been provided indicating the materials and architectural style of the building (Schedule A). The building will feature metal paneling in white and grey, glass as well as vertical wood slats. The applicant has also proposed minor changes to the sidewalk treatment to improve pedestrian flow.

The applicant has provided the following design rationale:

*The proposed design, material palette and colour choices reflect the design and brand specifications of the new tenant while integrating with the overall design concept for Willowbrook.*

**Signage:**

Fascia signage is proposed on the exterior of the building and will include tenant specific signage. The proposed signage is illustrated in Schedule D of the Development Permit, and complies with the Township's Sign Bylaw.

**Access and Parking:**

Access to the site will continue to be provided from Fraser Highway and Willowbrook Drive. The existing parking lot configuration will remain unchanged.

**Tree Protection/Replacement:**

Five (5) existing trees are proposed to be removed and five (5) new trees are proposed to be planted in improved planted areas, in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

**Landscaping:**

Minor changes to the site's landscaping are proposed as part of the renovation, with the addition of five (5) replacement trees and new shrubs and groundcover treatment along the façade. The applicant has also proposed a reconfiguration of the sidewalk area to create an improved pedestrian connection to the new tenant.

**Servicing:**

The proposed development has no servicing related requirements as full municipal services were secured through the previous development applications.

**Exterior Lighting:**

Council adopted an Exterior Lighting Impact Policy in 2004 intended to address concerns regarding off-site lighting impacts from commercial and industrial development located within 150 metres from residential and rural properties. The subject site is located approximately 435 metres from residential properties to the northwest and is therefore not subject to the conditions of the policy. However, the proponents are aware of the policy and indicate they will be providing lighting that minimizes light trespass from the property.

**Environment:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

**Policy Considerations:**

The proposed development complies with the site's Land Use Contract 74 provisions and the existing Willowbrook Community Plan requirements. The proposal, in staff's opinion, is complementary to adjacent development in the area and in compliance with the Development Permit Guidelines of the Willowbrook Community Plan. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101056 be considered subject to the six (6) conditions outlined in the Development Permit (and the one (1) condition noted at the time of Building Permit). Staff have notified adjacent property owners that this Development Permit application is being considered at the February 25, 2019 meeting, and they may attend and speak to the matter should they deem it necessary.

Respectfully submitted,

Ruby Sandher  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A      Development Permit No. 101056 text and Schedules A through G  
ATTACHMENT B      Excerpt from the Willowbrook Community Plan - Development Permit  
                                 Area B Guidelines and Excerpt from the Langley Town Centre Plan  
ATTACHMENT C      Applicant Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101056

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2019 to:

1. Name: 2725312 Canada Inc. and 2973758 Canada Inc.

Address: 1238 – 666 Burrard Street  
Vancouver BC V6C 2X8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot A Section 10 Township 8 New Westminster District Plan  
84272

CIVIC ADDRESS: 19705 Fraser Hwy

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
  - a. Building plans being in substantial compliance with Schedules “A” through “F”;
  - b. Landscape plans being in substantial compliance with Schedule “G”;
  - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
  - d. All signage being in compliance with Schedule “D” and the Township’s Sign Bylaw;
  - e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
  - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Payment of applicable Development Cost Charges and Building Permit Administration Fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

DEVELOPMENT PERMIT NO. DP101056  
(DIALOG DESIGN /2725312/2973758 CANADA INC / 19705 FRASER HIGHWAY)  
Page 2 . . .

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

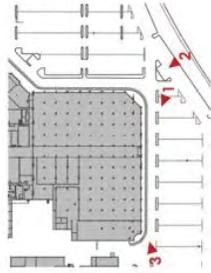
Attachments:

- |            |                             |
|------------|-----------------------------|
| SCHEDULE A | Rendering                   |
| SCHEDULE B | Rendering                   |
| SCHEDULE C | Site Plan                   |
| SCHEDULE D | Building Elevations (South) |
| SCHEDULE E | Building Elevations (West)  |
| SCHEDULE F | Colour and Material Board   |
| SCHEDULE G | Landscape Plan              |

*Willowbrook*



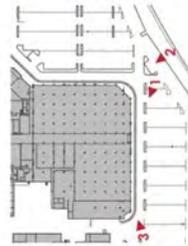
2. PROPOSED REDEEMISE PERSPECTIVE



# SCHEDULE A RENDERING



3. PROPOSED REDEVELOPMENT PERSPECTIVE



DEVELOPMENT PERMIT APPLICATION EXISTING SEARS BOX REDEVELOPMENT

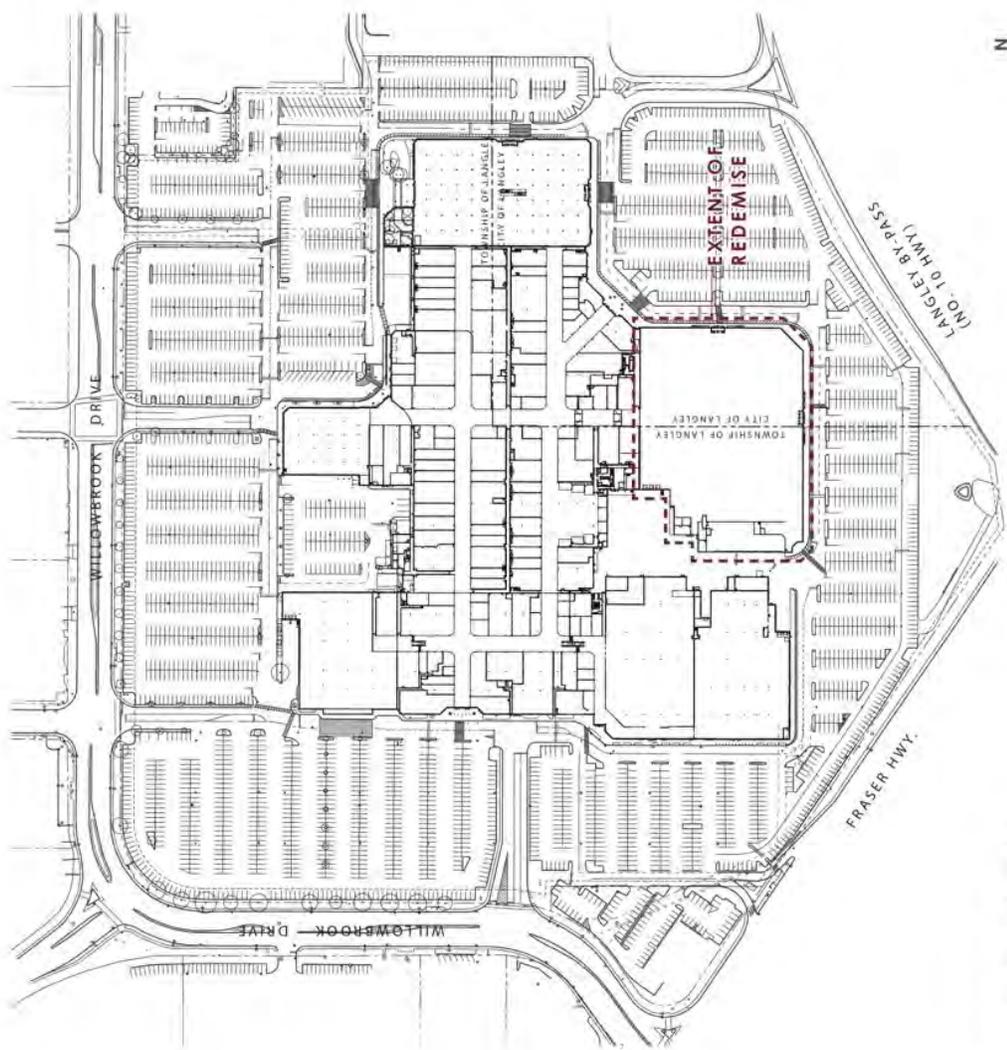
DIALOG | QUADREAL

PROPOSED ELEVATION - RENDERINGS

07 JANUARY 2019

A.31

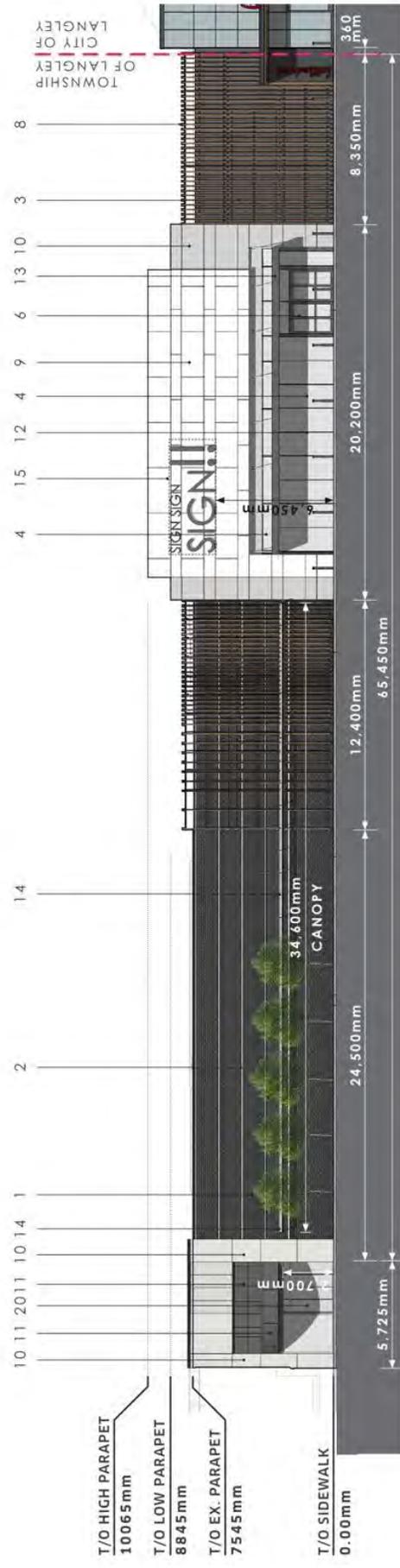
# SCHEDULE B RENDERING



EXISTING SITE PLAN

# SCHEDULE C SITE PLAN





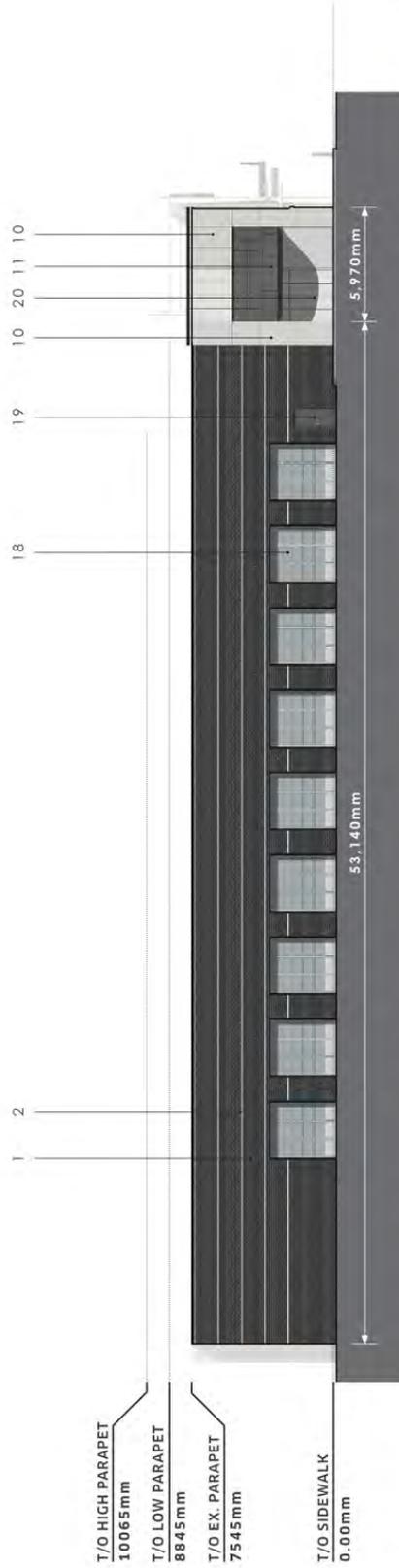
DEVELOPMENT PERMIT APPLICATION EXISTING SEARS BOX REMEMISE  
 DIALOG | QUADREAL

PARTIAL PROPOSED SOUTH ELEVATION  
 07 JANUARY 2019 **A.20**

# SCHEDULE D BUILDING ELEVATION (SOUTH)



- MATERIALS PALETTE**
- 1 EXISTING BRICK, PAINTED CHARCOAL
  - 2 EXISTING BRICK, PAINTED LIGHT GREY
  - 3 EIFS, CHARCOAL
  - 4 CLEAR GLASS
  - 5 GLASS WITH FRIT
  - 6 GLAZED SLIDING DOOR
  - 7 GLAZED DOUBLE DOOR
  - 8 VERTICAL WOOD SLATS
  - 9 METAL PANEL WHITE
  - 10 METAL PANEL LIGHT GREY
  - 11 METAL PANEL DARK GREY
  - 12 METAL STOREFRONT FRAMING, DARK GREY
  - 13 METAL CANOPY
  - 14 GLASS CANOPY
  - 15 SIGNAGE AREA A= 16,0 SM (LETTER HEIGHTS VARY)
  - 16 SIGNAGE AREA B= 8,0 SM
  - 17 SIGNAGE AREA C= 10,0 SM
  - 18 EXISTING OVERHEAD DOORS - TO REMAIN
  - 19 EXISTING MAN DOOR - TO REMAIN
  - 20 EXISTING ENTRY - TO REMAIN



DEVELOPMENT PERMIT APPLICATION EXISTING SEARS BOX REDEMISE  
 DIALOG | QUADREAL

PROPOSED WEST ELEVATION  
 07 JANUARY 2019  
**A.23**

# SCHEDULE E BUILDING ELEVATION (WEST)



# SCHEDULE F COLOUR AND MATERIAL BOARD



**Attachment B****EXCERPT FROM WILLOWBROOK COMMUNITY PLAN****4.3 Development Permit Area B - Commercial and Business/Office Park and Regional Commercial/Business/Office Park and Comprehensive Development**

Commercial and Business/Office Park and Regional Commercial/Business/Office Park and Comprehensive Development areas are designated a development permit area under Section 488 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development. This area is shown as Development Permit Area B on Map 3.

The objective of this development permit area is to encourage the development of an attractive and functional commercial and business area. The development permit area guidelines for this area are:

- 4.3.1 New development should be designed to integrate with and be compatible with existing development with respect to siting of buildings, exterior finish and design of buildings, landscaping and design of parking areas.
- 4.3.2 Building elevations that are visible from adjacent roads or properties shall be finished and treated similarly to the front elevation.
- 4.3.3 Buildings should be designed and sited to maximize sun exposure to adjacent roads and properties.
- 4.3.4 Signs should be designed so that they are compatible with buildings on the site. Sign design should also be co-ordinated and compatible with signage on adjacent properties to establish a unified and attractive commercial area.
- 4.3.5 For properties adjacent to 200 Street, coordination of access and interconnection of parking areas and driveways between adjacent properties will be encouraged as access from 200 Street will be limited to right turns only. Acquisition of sufficient property to allow access from roads other than 200 Street shall be encouraged.
- 4.3.6 Parking areas are not encouraged to be located adjacent to arterial or collector roads. Where parking areas are located adjacent to roads, they shall be screened by means of landscaping, berming or low decorative fences or walls. Attention

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#4457  
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#5010  
12/12/16

shall be paid to landscaping within parking lots, especially where residential views extend or will extend over the parking area.

- 4.3.7 Landscaping shall be required to enhance the appearance of the development and to screen buildings, parking, and loading areas and garbage containers from abutting residential development and adjacent roads. A 5 metre wide landscaping area and a fence shall be provided along abutting lots designated for residential development. Fences should be aesthetically designed and reflect adjacent residential building character where applicable. Commercial areas adjacent to 200 Street between 64 and 68 Avenue shall provide a 5 m wide landscaping area adjacent to 200 Street. Garbage containers should be incorporated into the building design and screened. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. A landscaping plan shall be submitted as part of a development permit application.
- 4.3.8 The provisions of Sections 6.2 and 6.5 of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Town Centre Plan) Bylaw 1994 No. 3361" shall be considered as development guidelines for this area.

#3362  
11/04/94

## EXCERPT FROM LANGLEY TOWN CENTRE PLAN

### 6.2 WILLOWBROOK CORE

The overall objective of the urban design guidelines for the Willowbrook Core area is to create a more "urban" pattern of development. This will mean a gradual restructuring of the shopping centre surrounded by surface parking to a new set of streets bordered by infill development.

1. Introduce a finer pattern of streets into the existing area, breaking up the large parking lots into development sites for future building infill.
2. As the density of development increases, parking should increasingly be in structure, not in surface lots.
3. Encourage infill development to create street frontages with surface or structured parking behind, not in front of, the new buildings.
4. Ensure that the ground floor of new development includes retail or other public-oriented use facing the street frontages.
5. Encourage multifamily residential development, particularly 'in the north section of Willowbrook, in mixed-use or exclusively residential buildings.
6. Any new development on 200th Street should be built closer to the fronting property line, with a landscaped setback of five metres and with parking behind the development.
7. Develop a civic square, centrally located and approximately one-half acre in size, as a focus for pedestrian activity in the Willowbrook Core. Commercial space around the square should be occupied by uses that will animate the area, such as retail and restaurant. This square could be achieved as part of the next major commercial development in Willowbrook.
8. Encourage a mix of building types and heights but also establish some unifying urban design and architectural elements, such as building lines, continuous retail frontage, pedestrian - cover, building materials, and landscaping treatment.
9. Implement coordinated public streetscape improvements such as paving, lighting, tree planting and furnishings throughout the Willowbrook area.

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Toronto, Ontario M4W 1A8  
TEL 416 966 0220

100, 10237-104<sup>th</sup> Street  
Edmonton, Alberta T5J 1B1  
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300, 134-11<sup>th</sup> Avenue SE  
Calgary, Alberta T2G 0X5  
TEL 403 245 5501

406, 611 Alexander Street  
Vancouver, BC V6A 1E1  
TEL 604 255 1169

500 Sansome Street - Suite 370  
San Francisco, CA 94111  
TEL 628 444 6130

# Attachment C



February 05, 2019

Ms. Ruby Sandher, MCIP, RRP  
Planner  
Development Services  
Community Development Division  
Township of Langley  
20338 – 65 Avenue  
Langley, BC V2Y 3J1

Dear Ms. Sandher

Re: Project #08-10-0061 / DP 1011056  
Exterior Facade Renovation (former Sears location), Willowbrook Shopping Centre  
Our File No.: 03384C

## Design Rationale

The bankruptcy of Sears resulted in their departure from Willowbrook Shopping Centre and created a large vacancy in the south portion of the shopping centre. The new concept for the vacant store envisions an extension of the existing common mall, creation of a new entrance, introduction of larger format tenants (with internal and external entrances) and smaller internally accessed tenants.

This portion of the shopping centre lies in two jurisdictions, the City of Langley and the Township of Langley. This application is for the portion subject to the Township of Langley and is generally defined as the portion of the building located west of the new entrance. Within this portion of the building, the Owner is negotiating with a first to market tenant who would occupy a large portion of the space and incorporate their own exterior entrance that conforms to their brand identity.

Although this application is specific to the Township of Langley portion of the building, the intent is to carry the design concepts along the south and east facades to provide a cohesive and comprehensive aesthetic.

The current exterior of the building is constructed of brick masonry and distinctive entrance features designed for the previous tenant (Sears). The proposed design envisions removal of the entrance features, construction on a new entrance similar to the west façade, construction of new tenant entrance on the south and east façades and painting of the remaining masonry and precast bases. In the south west corner there is an existing entrance for the previous auto centre. To date we have no tenants proposed for this space, however we are retaining the existing glazing, canopy and cladding the corner with metal panels.

The materials for the new tenant entrance consist of new glazing and metal panels. These materials are consistent with the recent facade renovations for Toys R Us, Sport Chek and H&M. For visual interest and to further articulate the facade we have incorporated metal panels on the south west corner and sculptural vertical wood elements adjacent to the new entrances. New canopies are incorporated along the facade and at the new tenant entrance for further animation and weather protection.

### PRINCIPALS

JIM ANDERSON, AIBC\*  
CRAIG APPEGATH, AIBC\*  
NARESH ARORA, P.ENG.  
JOOST BAKKER, AIBC\*  
ALAN BONIFACE, AIBC\*  
DOUGLAS CARLYLE, BCSLA  
GERALD CARSON, P.ENG.

SUSAN CARTER  
DOUG CINNAMON, AIBC\*  
JEFF DIBATTISTA, P.ENG.  
RAUL DOMINGUEZ, P.ENG.  
FADI GHORAYEB, P.ENG.  
ANTONIO GÓMEZ-PALACIO, RPP  
JIM GOODWIN, AIBC\*

VANCE HARRIS, AIBC\*  
RALPH HILDENBRANDT, P.ENG.  
DARIA KHACHI, P.ENG.  
GRANT KIDD, P.ENG.  
ADRIAN LAO, AIBC\*  
MARION LARUE, AIBC\*  
JANICE LIEBE, AIBC\*

RONALD B. MCINTYRE, AIBC\*  
DAVID MINER, AIBC\*  
JIM MONTGOMERY, P.ENG.  
DIEGO MORETTIN, AIBC\*  
MARTIN NIELSEN, AIBC\*  
NEIL ROBSON, P.ENG.  
MICHELE SIGURDSON, IDIBC

CAMERON VERES, AIBC\*  
LYNN WEBSTER, AIBC\*  
THOMAS WU, P.ENG.  
ROD YEOH, P.ENG.  
TAI ZIOLA, AIBC\*  
\* DENOTES "ARCHITECT AIBC"

Ms. Ruby Sandher, MCIP, RRP  
Township of Langley  
Feb 5, 2019  
Page 2 of 2



The proposed sidewalk design is similar to the landscaping on the west side and includes new low level planting and new trees. New and coordinated landscape elements and trees, placed against the curb, provide a safer, protected and visually enhanced pedestrian realm. In addition, raised planters are incorporated at the new shopping centre entrance and temporary raised planters are located at the south west corner (old auto centre entrance).

The proposed design, material palette and colour choices reflect the design and brand specifications of the new tenant while integrating with the overall design concept for Willowbrook.

Yours truly,

DIALOG® BC Architecture Engineering Interior Design Planning Inc.  
Per:

A handwritten signature in black ink, appearing to read "D. Miner", with a long horizontal stroke extending to the right.

David Miner, MAIBC, AAA, OAA, SAA  
Principal