

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1106662 BC LTD.) BYLAW 2019 NO. 5441

EXPLANATORY NOTE

Bylaw 2019 No. 5441 amends Service Commercial Zone C-3 to permit a “licensee retail store” on property located at 21615 Fraser Highway.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1106662 BC LTD.) 2019 NO. 5441**

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

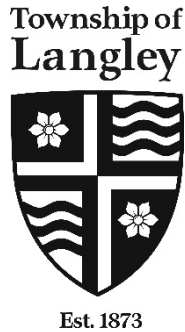
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1106662 BC Ltd.) Bylaw 2019 No. 5441".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a) Amending Section 603.1 Uses Permitted in Service Commercial Zone C-3 by adding the following after the words "home improvement centres":

14) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 49, Except part in Plan LMP23118
Section 6 Township 11 New Westminster District Plan 42603

READ A FIRST TIME the	11	day of	February	, 2019
READ A SECOND TIME the	11	day of	February	, 2019
PUBLIC HEARING HELD the		day of		, 2019
READ A THIRD TIME the		day of		, 2019
ADOPTED the		day of		, 2019

_____ Mayor _____ Township Clerk



REPORT TO MAYOR AND COUNCIL

PRESENTED: FEBRUARY 11, 2019 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100542
 (GRANT STREET DEVELOPMENT CORPORATION /
 1106662 BC LTD. - 21615 FRASER HIGHWAY)

REPORT: 19-14
FILE: 11-06-0125

PROPOSAL:

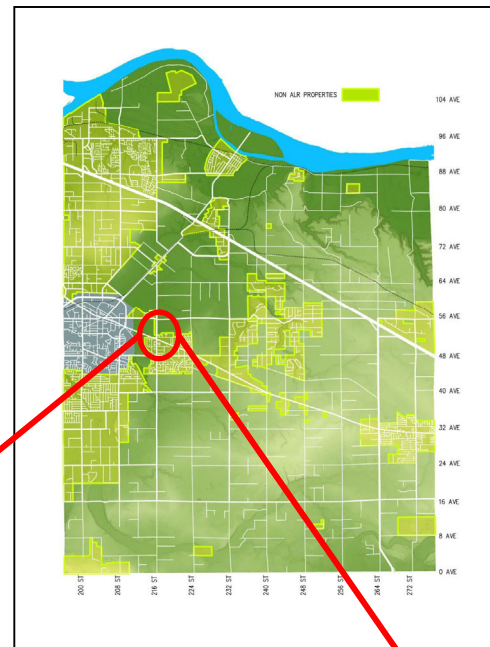
Application to amend the Service Commercial Zone C-3 to add "Licensee Retail Store" as a permitted use for property located at 21615 Fraser Highway.

RECOMMENDATION SUMMARY:

That Council consider first and second reading to Bylaw No. 5441 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed site specific amendment to Service Commercial Zone C-3 provides additional flexibility for future commercial use of the subject site.



REZONING APPLICATION NO. 100542
(GRANT STREET DEVELOPMENT CORPORATION /
1106662 BC LTD. - 21615 FRASER HIGHWAY)
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RECOMMENDATION:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grant Street Development Corporation) Bylaw 2018 No. 5441 amending the text of Service Commercial Zone C-3 by adding a “Licensee Retail Store” as a permitted use for property located at 21615 Fraser Highway; and further

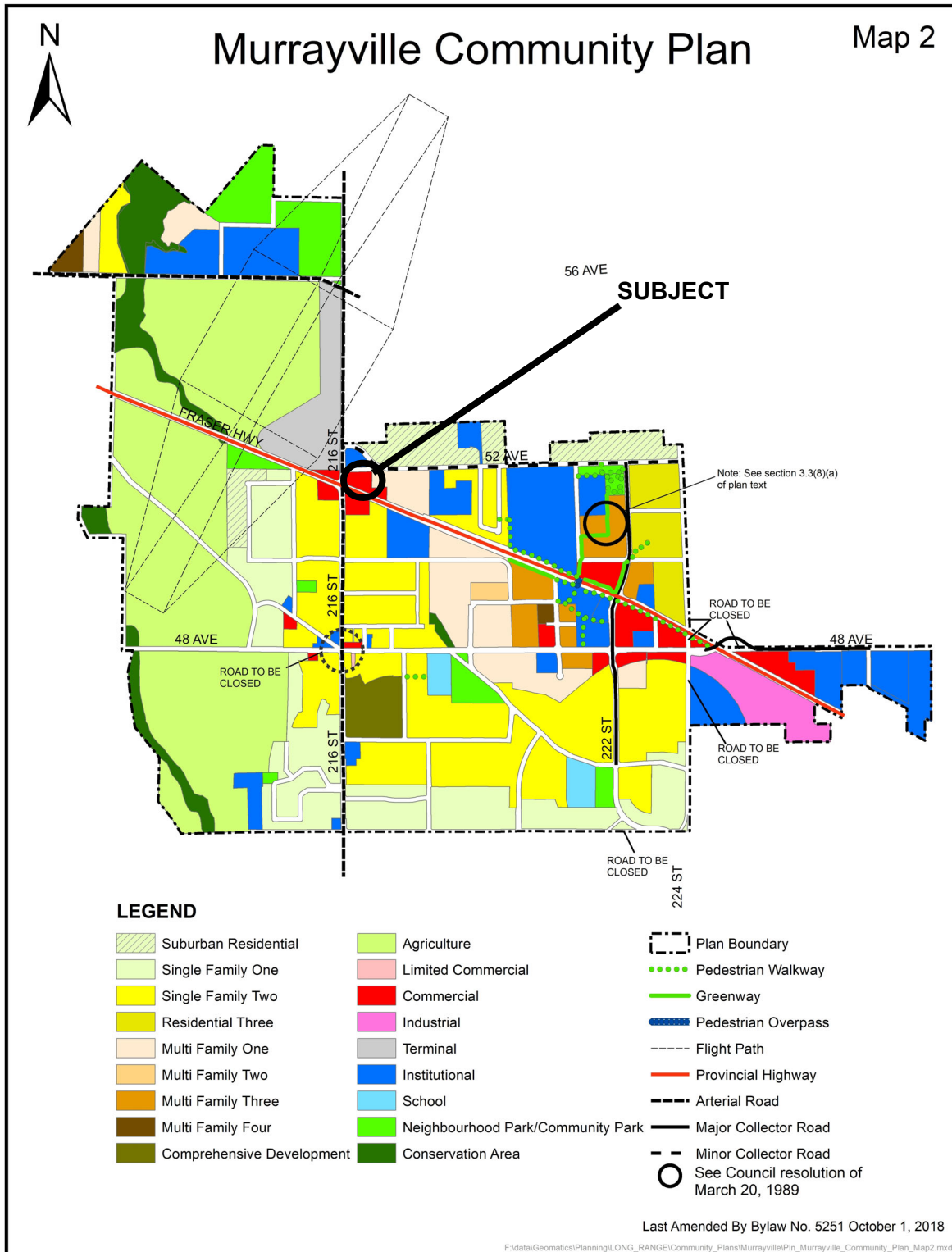
That Council authorize staff to schedule the required Public Hearing.

EXECUTIVE SUMMARY:

Grant Street Development Corporation has applied, on behalf of 1106662 BC Ltd., for a site specific text amendment of the Service Commercial Zone C-3 to allow “Licensee Retail Store” (LRS). Based on Policy 3.5.2 of the Murrayville Community Plan, Council can consider new retail commercial facilities in relation to the available supply of services to the local community.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5441.





REZONING APPLICATION NO. 100542
(GRANT STREET DEVELOPMENT CORPORATION /
1106662 BC LTD. - 21615 FRASER HIGHWAY)
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**RENDERING SUBMITTED AS PART OF
DEVELOPMENT PERMIT APPLICATION
NO. 100910**



REFERENCE:

Applicant:	Grant Street Development Corporation 389 West 6th Avenue Vancouver, BC V5Y 1L1
Owner:	1106662 BC Ltd. 1165 20 Street W North Vancouver, BC V7P 2B6
Legal Description:	Lot 49, Except part in Plan LMP23118 Section 6 Township 11 New Westminster District Plan 42603
Location:	21615 Fraser Highway
Area:	2,949 m ² / 31,738 ft ²
Existing Zoning:	Service Commercial Zone C-3
Murrayville Community Plan:	Commercial

BACKGROUND / HISTORY:

The subject site is designated “Commercial” in the Murrayville Community Plan, zoned Service Commercial Zone C-3. The property is designated a mandatory Development Permit area. On June 11, 2018 Council approved Development Permit No. 100910 for a one (1) storey multi-tenant commercial building, as shown on the renderings and site plan included in this report. Construction of the building has not yet commenced and the property is currently vacant.

The applicant indicates that during the leasing process they were approached to locate a “Licensee Retail Store” (popularly known as a liquor store) with an area of approximately 232 m² (2,500 ft²) within the future building. This use is not currently accommodated in Service Commercial Zone C-3.

Service Commercial Zone C-3 allows land uses that address the needs of traveling public, such as highway commercial uses, service stations, restaurants, and limited retail uses such as convenience store and bakeries. The proposed “Licensee Retail Store” is permitted in Regional Commercial and Community Commercial Zones that typically allow smaller scale retail and commercial uses that serve surrounding residential neighbourhoods.

DISCUSSION/ANALYSIS:

In order to allow a “Licensee Retail Store” at the subject site, the applicant has applied for the site specific text amendment to the Service Commercial C-3 Zone. The proposal, if approved, would allow the proposed use only at the subject site. In support of the application, the applicant has submitted a *Planning and Demand Rationale* prepared by Hospitality Solutions that provides information related to the proposed use at the subject location (Attachment A).

Adjacent Uses:

Surrounding land uses include the following:

- North: 52 Avenue, beyond which is a site zoned Comprehensive Development CD-64, occupied by the Harrison Pointe assisted living seniors residence, designated "Institutional" in the Murrayville Community Plan;
- South: Fraser Highway, beyond which is a site zoned Service Station Zone C-6 and Service Commercial Zone C-3, occupied by a gas station and convenience store, designated "Commercial" in the Murrayville Community Plan;
- East: A site zoned Service Commercial Zone C-3 occupied by the Travelodge Hotel, designated "Commercial" in the Murrayville Community Plan;
- West: 216 Street, beyond which is a site zoned Service Commercial Zone C-3, occupied by a multi-tenant commercial building, designated "Commercial" in the Murrayville Community Plan.

Murrayville Community Plan:

The subject site is designated "Commercial" in the Murrayville Community Plan. The following policies from the Murrayville Community Plan guide future commercial developments:

Policy 3.5.2: "New retail commercial facilities shall be considered by Council in relation to the available supply of services to the local community and to population."

Policy 3.5.3: "Council shall encourage the establishment of retail uses and business and professional offices in the area designated Commercial along 48 Avenue east and west of the civic core and along 222 Street between 48 Avenue and the Fraser Highway..."

Policy 3.5.4: "Auto oriented and service commercial uses, including tourist accommodation and related uses, shall be confined primarily to areas with access to the Fraser Highway."

Based on the above policies, retail uses, such as the proposed Licensee Retail Store, are encouraged in the existing commercial area along 48 Avenue and 222 Street while car oriented uses are intended to be located along Fraser Highway. Policy 3.5.2, however, provides opportunities for new commercial facilities to be considered based on demand by the local community.

To demonstrate if the proposed Licensee Retail Store (LRS) is consistent with Policy 3.5.2., the applicant submitted the *Planning and Demand Rationale* (Attachment A) prepared by RH Hospitality Solutions that evaluates the need for this retail use based on the location of surrounding competitors, population growth, transportation network, and retail demand. Below is an excerpt from the submitted Rationale.

"The Murrayville Community Plan outlines specific commercial policies under Section 3.5 (2). The proposed LRS use will offer additional services for the local community. Currently the Murrayville Liquor Store, located at 22071 - 48 Ave, Langley is the only LRS within the Murrayville area. ...

The developer has reached out to surrounding neighbors to gauge support for their proposal. They discovered the location population, specifically the residents of Harrison Pointe, are very supportive of this new proposed use. Surrounding commercial operators on both 216th, Fraser Highway, and the Regional Airport also support the proposal."

Zoning Amendment:

The subject property is currently zoned Service Commercial Zone C-3. Bylaw No. 5441 proposes to amend the text of the Service Commercial C-3 Zone by adding "Licensee Retail Store", as a permitted use for the subject site.

Licensee Retail Store:

The definition of a "Licensee Retail Store" in the Zoning Bylaw states:

"means a business establishment specifically licensed by the Liquor Control and Licensing Branch as a Licensee Retail Store pursuant to the Liquor Control Licensing Act and Regulations where beer, wine, spirits and other alcohol based products are sold to the public. May also include as accessory uses the accessory sale of convenience items customarily incidental and subordinate to a Licensee Retail Store."

The Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for the approval / issuing of licenses for Licensee Retail Stores. LCRB regulations do not require Local Government input prior to approving a license for a Licensee Retail Store. Applicants need only provide the LCRB confirmation that the Zoning Bylaw permits Licensee Retail Stores in the proposed location. The application to add "Licensee Retail Store" on a site specific basis to Service Commercial C-3 Zone will be Council's only opportunity to provide input on the location of the proposed Licensee Retail Store.

Developer Held Public Information Meeting:

As per Policy 07-164, the applicant held a Public Information Meeting (PIM) on December 12, 2018 at Credo Christian High School. The invitations were delivered to 191 residential and commercial addresses and the PIM was advertised in local newspapers.

Four (4) attendees signed in and two (2) questionnaire responses were received. All respondents supported the proposal. Results of the Public Information Meeting are provided in Attachment B.

RCMP Comments:

The proposal was sent to RCMP for comments. The RCMP expressed concerns about the proximity of several schools in the area including Langley Christian, Langley Fundamental, Langley Secondary School and Langley Elementary Montessori. RCMP comments are included in Attachment C.

REZONING APPLICATION NO. 100542
 (GRANT STREET DEVELOPMENT CORPORATION /
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Tree Protection:

No significant trees were identified on the site. As part of the Development Permit application, replacement trees were secured as required by the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

Servicing:

Full urban services exist to the subject site. At the Building Permit stage, the applicant will be required to provide a site specific on-site servicing and storm water management plan, including on-site detention, in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township. In addition, an erosion and sediment control plan is required in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

The proposed Fraser Highway access to the site requires a deceleration / right turn lane to be provided. Relocation of existing curbs, concrete sidewalk, street lighting and overhead hydro poles will be also required at the Building Permit stage.

POLICY CONSIDERATIONS:

The proposal provides additional flexibility for future development and potential tenants of the building. According to the *Planning and Demand Rationale* (Attachment A) prepared by RH Hospitality Solutions, demand exists for an additional "Licensee Retail Store" in Murrayville and in this particular area. Staff recommend that Council consider first and second reading of Bylaw 5441 and that Council authorize staff to schedule the required public hearing.

Respectfully submitted,

Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

Attachment A	Planning and Demand Rationale prepared by Hospitality Solutions Inc.
Attachment B	Public Information Meeting Findings
Attachment C	RCMP comments

**Attachment A****RH HOSPITALITY SOLUTIONS INC.**

604.314.0176 | rebecca@rebeccahardin.ca

www.rebeccahardin.ca

January 7, 2019

By Email

Planning and Development
Township of Langley
20338 65th Ave,
Langley BC V2Y 3J1

Attn: Planning and Development

Re: Planning and Demand Rationale 21615 Fraser Hwy, Langley BC

Background

The author of this overview has been consulting within the hospitality industry for over 15 years, specializing in licensing, operations and strategic consulting within Canada's liquor industry. Operational benchmarks within the BC liquor trade, along with current industry trends based upon consumer demand have been used to forecast and outline the operational flow of the above noted property. In addition, population, demographics and economic growth forecasted within the Township indicate the need for an additional liquor store within this specific area to support the growing commuter and residential population demand for access to services.

21615 Fraser Hwy is located on the corner of 216th and Fraser Hwy within the Murrayville area of the Township of Langley (TOL), situated at a key gateway intersection with two access points that will capture consumers travelling both North and West. The OCP for the area is Urban Commercial with zoning of the site listed as C-3 Service Commercial. The proposed development is a small commercial space which will be comprised of between two and four commercial retail units (CRU). The site is intended to support the local growing community as well as those traveling along the direct access points of 216th Street and Fraser Hwy, or those visiting the expanding Regional Airport. See Schedule A for a listing of pending developments.

LRS Proposed Business Model

The province of British Columbia lifted their moratorium on licensee retail store (LRS) licenses for a six-month period in 2002. Applicants who owned a Liquor Primary License at that time were permitted to make an application to the Liquor Control and Licensing Branch to apply for their own associated LRS store. The lift of the moratorium gave way to the issuance of the LRS licenses. As of the date of this letter there are 671 private LRS stores with an additional 200 Government Liquor Stores (GLS) within the province.

Currently, there are 12 private liquor stores and 3 GLS locations within the Township of Langley. It should be noted that the purpose of this letter is to outline demand for a liquor store at the proposed site along with surrounding competitors; therefore, within the City of

Langley, within close proximity of the propose site have been analyzed. There are 3 additional private liquor stores within the City of Langley, while these are not located within the Township, it is an important factor for ownership, as they have taken these competitors into account when factoring their anticipated sales volumes and community analytics with respect to demand.

In addition to the moratorium, LRS and GLS licenses have an imposed 1 km distance criteria placed upon them throughout the province. This means that no retail store is permitted to relocate within 1 km of another retail store thereby creating an intrinsic value on the licenses and setting an industry benchmark for competitive distances to 1 km. The two closest LRS locations to the proposed site are 27 – 20821 Fraser Hwy, City of Langley located 1.7 km away and the Murrayville Liquor Store located 1.6 km away as per attached Private / Public Store Plotted.¹

Investment

Currently, as of the date of this letter, the LRS licenses, on their own, sell for between \$650,000 and \$700,000. It is then up to a licensee to secure a location, pay to construct a location and stock inventory, all of which can result in an overall investment of \$2,000,000, prior to opening a new store. This high value asset creates a barrier to entry for many small business owners and therefore it is imperative that a location is selected with care and diligence due to the significant investment required. One of the primary reasons the developer is proposing a LRS at this site is due to the shear volume of tenant inquiries they received from current licensees looking to expand their retail businesses at the proposed site.

Surrounding Competitors

The Murrayville Liquor Store is approximately a 1.6 km distance measured by direct line from the proposed site to their address of 22071 48 Ave. This distance is outside the range of recent LRS license issued by the Township of Langley. As per the chart below, the Township issued a business license to the Brookwood LRS that measures 1.58km from its closest compitor, to service a similar area within the Brookwood community. Also noted below are similar approvals by the City of Langley. Therefore, it should be concluded that the province's 1km distance criteria is a suitable guideline for competitors when permitting liquor stores to relocate.

Comparative Location	Distance measured between two competitors
Ryders LRS: 4138 208 th Street (TOL) vs Brookwood LRS: 4070 200 th Street (TOL)	1.58 km
Langley Liquor Warehouse (City) vs Valley Centre Liquor Store (City)	1.01 km

¹ As per Liquor Control and Licensing Branch website dated October 12, 2018

<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/bc-liquor-licensed-establishment-locations>

² Stats based upon LDB Liquor Market Review Fiscal 2018/2019

http://www.bcldb.com/files/Liquor%20Market%20Review_F18_19_Q1_June_2018.pdf

***See attached Schedule B Maps to show measured distances**

Consumer shopping behaviours indicate demand for local liquor stores that promote convenience, accessibility and a community focus and where the travel time is no more than 2 km from their residential area. ²

Public Support

The developer has reached out to surrounding neighbours to gauge support for their proposal. They discovered the local population, specifically the residents of Harrison Pointe, are very supportive of this new proposed use. Surrounding commercial operators on both 216th, Fraser Highway and the Regional Airport also support the proposal. Based on the demand from both consumers and prospective tenants the developer believes that the proposed LRS will provide new retail services to both the local community and overall population as per section 3.5 (2) of the Murrayville Community Plan (MCP) **new retail commercial facilities shall be considered by Council in relation to the available supply of services to the local community and to population.**

Retail Demand

Retail demand is calculated using annual per capita retail sales by store type or commodity and multiplying it times the number of trade area residents. ² Statistics Canada in their retail trade journal keep records of per capita spending on each commodity for each province. From April 1, 2016 to March 31, 2017, it is indicated the per capita spending in BC at liquor stores averages \$864 per capita. If this is multiplied by 75% of the trade area population of 10,970 in Murrayville, the total demand equals \$7.108 million/yr. 75% is the population of the Township of Langley that is above 19 years of age within the 2016 Stats Canada Census. Liquor Stores in rural areas typically require average annual sales on the order of \$1,000 per sqft in order to be feasible and profitable.

The total liquor retail store floor space can be calculated by dividing demand of \$7.108 million by \$1000 per sqft which yields demand for approximately 7,108 sqft of LRS space. Based upon the statistical calculations, there is a far greater demand than what is currently served by the existing local Murrayville Liquor Store of only approximately 3,000 sqft. A new mid-sized LRS would in fact prove to meet demand of the population. It is also expected that there will be increased demand by those commuting through both the Murrayville and Brookwood areas.

The area has seen significant growth as the Vancouver population seeking affordable housing pushes towards Aldergrove. With continued development surrounding the proposed site and the forecasted population growth of the Township of Langley³, residents and commuters coming to the area need to have available to them amenities that support and sustain other local business. Specifically, the proposed liquor store would cater to those residents looking for an enhanced shopping experience based upon selection and accessibility within this travel corridor of the Township of Langley and British Columbia.

² Based upon www.statcan.gc.ca

Murrayville Community Plan

The Murrayville Community Plan outlines specific commercial policies under Section 3.5 (2). The proposed LRS use will offer additional services for the local community. Currently the Murrayville Liquor Store, located at 22071 48 Ave, Langley is the only LRS within the Murrayville area. It is at least 2 km driving distance from the proposed site. Therefore, the surrounding area is underserved with respect to amenities. Future increases to traffic counts to and from the area, by way of the approved 216th Street and Langley Memorial Hospital upgrades, will add further pressure on travel times, making the amenities more difficult to travel to. Statistical data provided by the TOL ³ shows the population within Langley is growing at a rapid rate and new developments to the area are attracting new residents. Over time, as traffic counts and residential growth continues to move into the area, consumer demand will continue to shift to request amenities that are within a 1 km distance from where they reside.

Parking / Loading

The proposed site will offer 32 surface stalls made available to all patrons within the complex. It is anticipated that the LRS will receive two core deliveries per week. One will be from the Liquor Distribution Branch (LDB) and the other from Brewers Distributors Limited (BDL). Both BDL and LDB utilize various sizes of transport and customize deliveries based upon parking and loading configurations of a commercial site. A site-specific loading management plan will be implemented based on tenant mix.

As this site would be one of the newer additions to the community, it would be expected that both LDB and BDL would be delivering earlier in the week as the bulk of the more desirable delivery dates, from a licensee's perspective, are toward the end of the week, and most established locations have had those times assigned to them already. Hours of delivery services do fluctuate as it is based upon routing and demand of products within an area.⁴ However, the drivers make an effort to arrive within a four-hour window requested by the licensee at the time of application for services. This LRS would request a mid morning to early afternoon delivery schedule due to higher traffic volumes within the area during the morning and early evening hours to ensure that when the trucks are off-loading within the parking area of the commercial site there is little to no impact to traffic flow.

It would also be expected that small one-off deliveries would occur from the local wineries. Generally, these smaller manufactures deliver utilizing smaller cargo vans. These vehicles fit directly in a parking stall and do not impact the flow of traffic within the complex.

Population Summary

The Murrayville population currently sits at 10,970 residents with an overall residential population of 121,000 throughout the TOL. The regional population factors in nearby cities

³ <http://invest.tol.ca/discover/why-tol/>

³ <https://www.tol.ca/your-township/plans-reports-and-strategies/budget-and-financial-plan/2017>

⁴ Additional logistics information and questions may be directed to Brewers Distributors 1-800-661-2337

⁵ <http://invest.tol.ca/discover/why-tol/>

⁶ Data provided by Form Realty Services <https://form.ca/>

and currently sits at 3,000,000, with this number expected to double by 2040.⁵ A LRS at this location would serve both the residents of Murrayville and the TOL as a whole. It will specifically serve those who commute along Fraser highway to the City of Langley, and the Murrayville residential population along 216th.

With respect to future growth, by positioning a highly visible, easily accessible commercial property on the newly designed major thoroughfare of 216th and Fraser Hwy, residents can access the local products and services they demand, with ease. Traffic counts of approximately 23,000 vehicles⁶ per day indicate the proposed LRS will also cater to those who are passing through the area in addition to those who live and work in the direct vicinity. 216th will become a key route for commuters as it extends to and over the Trans Canada Highway. This two-pronged approach to cater to both tourists and locals will allow the LRS to establish itself in a unique way from its competitors. It is for these reasons it is time to grow the services of the Murrayville area.

Warm regards,

Rebecca Hardin

Rebecca Hardin,
Consultant

Enclosure

CC Mr. Dionne Delasalle
Mr. Steve Grippo

Schedule A**Township of Langley Developments Underway (Murrayville Area)****Residential**

- 22200 Block of 50th Ave – 89 Approved Units
- 22100 Block of 48th Ave – 109 Approved Units
- 21671 Fraser Hwy – 24 Approved Units
- 21812 48th Ave – 54 Proposed Units

Commercial

- Addition of a new terminal within the Regional Airport

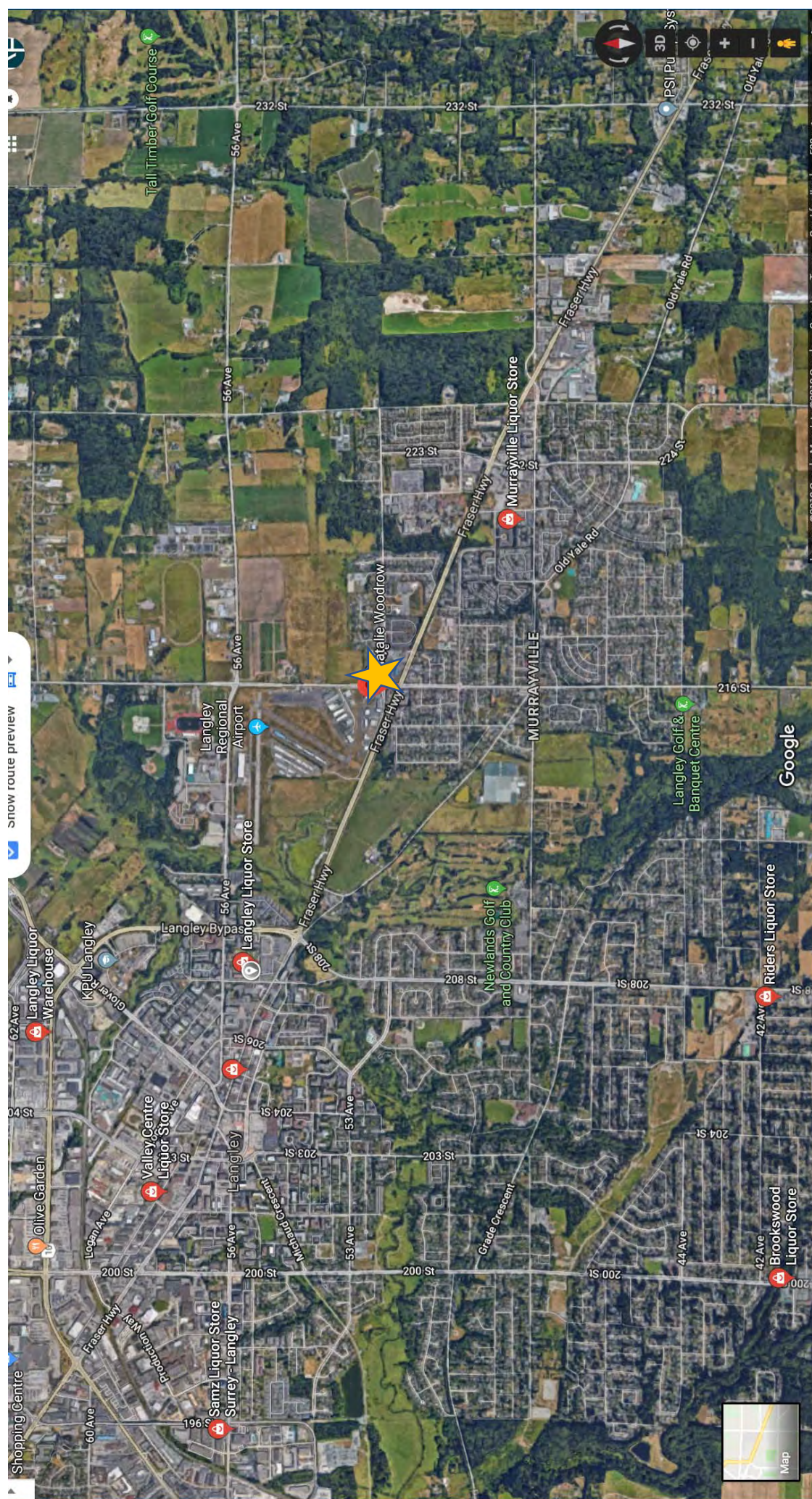
Transportation

- 216th & Hwy 1 Interchange: This route is under construction and will become a major arterial roadway within the community. While it is not in the immediate area of the proposed store, It is anticipated that traffic flows will shift to this area, leading new travelers directly south on 216th into the Murrayville area.
- The expansion of the Langley Regional Airport terminal has led to airport growth directly within the airport and surrounding areas.

Schedule B

Langley Private / Public Liquor Store Plotted

Locations Based on October 15, 2018 data provided by LCRB

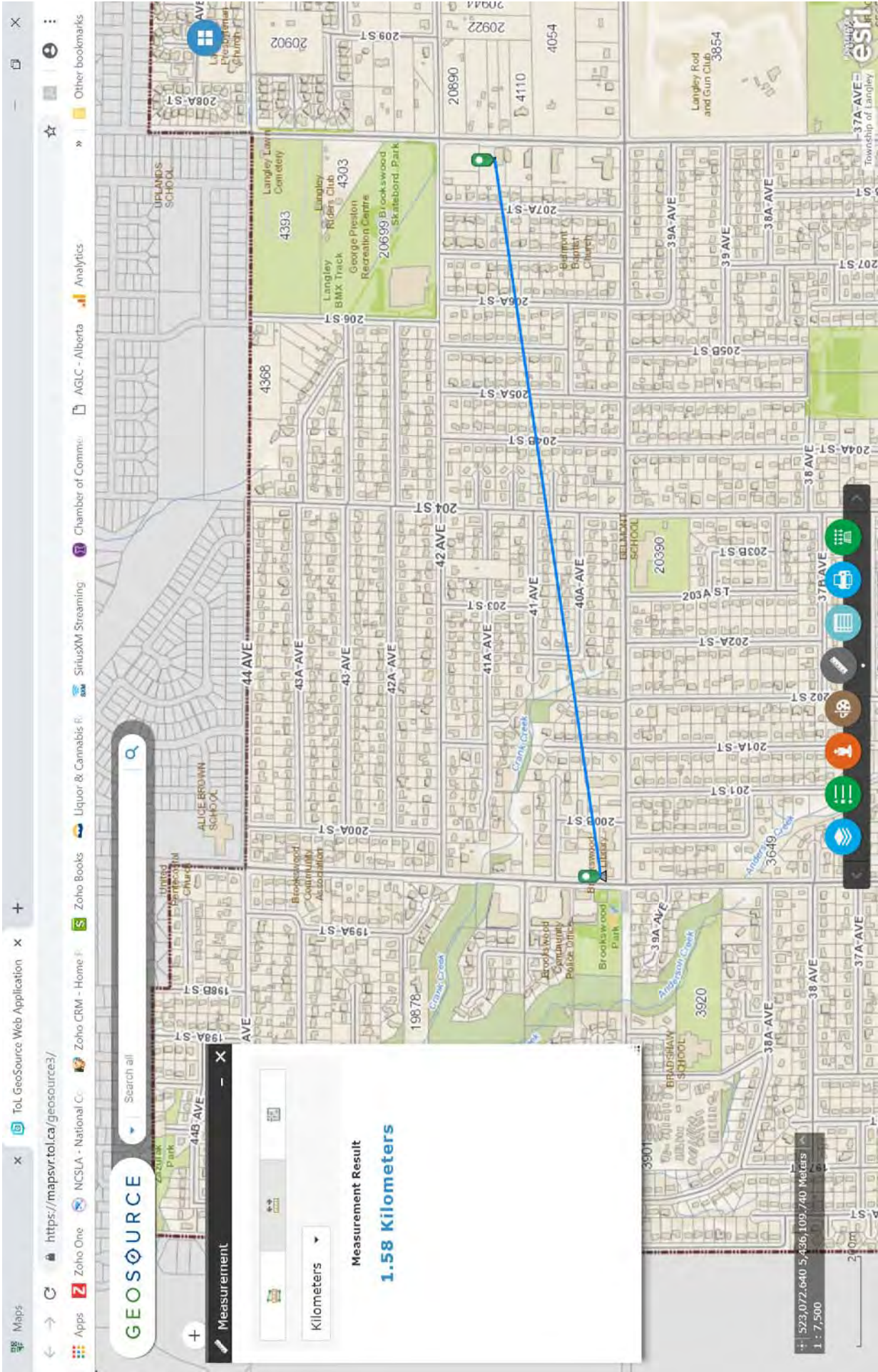


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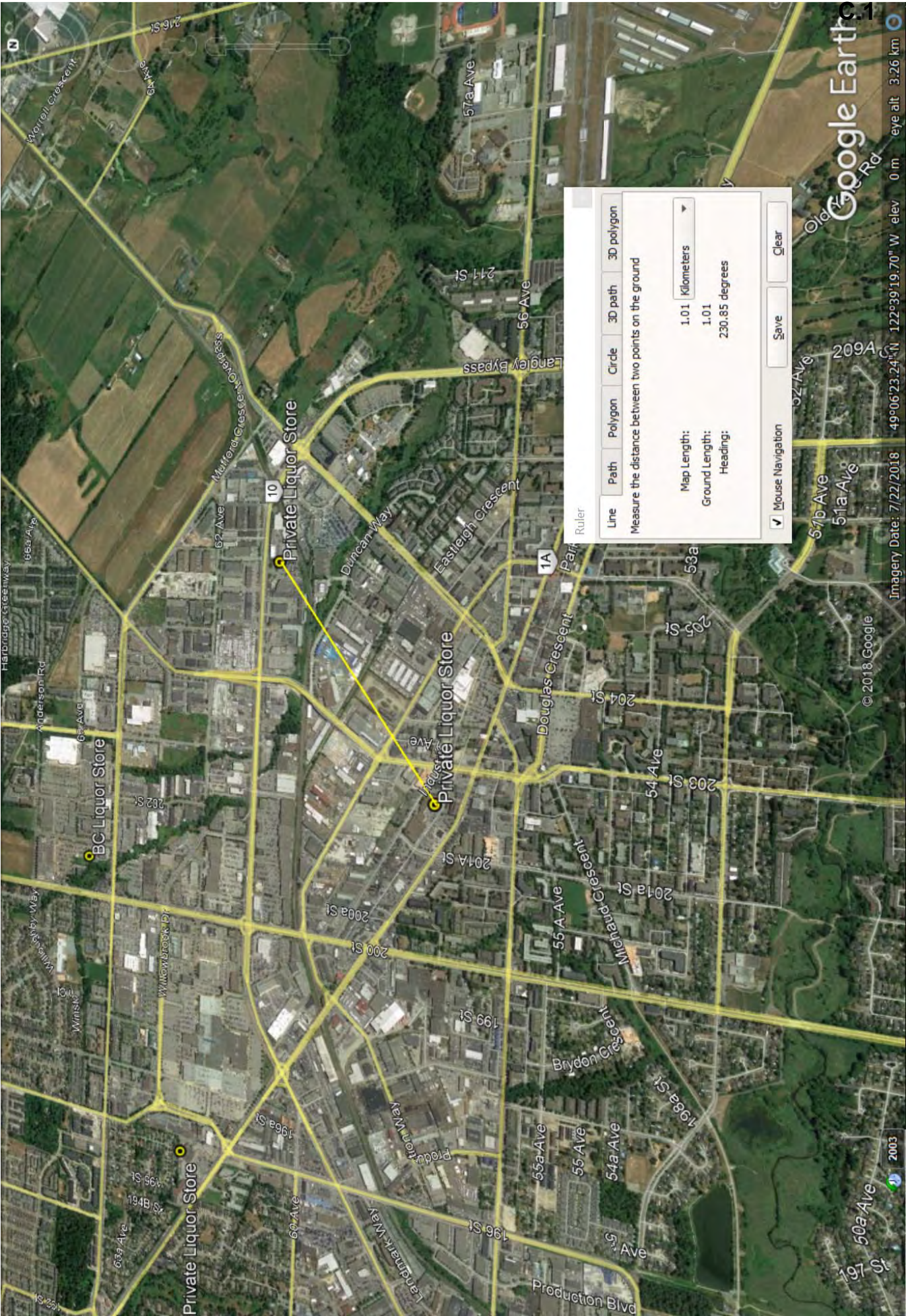


Proposed site

Comparison of post 2015 relocations



Brookwood LRS, 4070 200th Street compared to Riders LRS, 4143 208th Street - Brookwood



Langley Liquor Warehouse 20650 Langley Bypass compared to Valley Centre Liquor Store 20151 Fraser Highway – City of Langley

Attachment B

389 West 6th Ave
Vancouver, BC V5Y 1L1

Date: December 12th, 2018

To: Zorica Andjelic, Township of Langley

From: Steven Grippo, Grant Street Development Corporation
Dionne Delesalle, Grant Street Development Corporation

Re: **21615 Fraser Highway Public Information Meeting Summary**

Grant Street Development Corporation (GSDC) has applied to the Township of Langley to add LRS (Liquor Retail Service) use at 21615 Fraser Highway. The site is currently zoned C3 and LRS would be added as a text amendment to the site specific zoning bylaw, if approved. The following summarizes the results from the developer led public information meeting held on December 12th, 2018.

The public information meeting was led by Mr. Steven Grippo and Mr. Dionne Delesalle of GSDC and was attended by Ms. Zorica Andjelic of the Township of Langley. The meeting was hosted in the library of Christian Credo High School. Roughly three weeks prior to the meeting GSDC sent out 191 mailouts to neighbouring property owners and tenants inviting them to attend the meeting. Furthermore, GSDC placed an ad in the Langley Times for the editions published on November 28th and December 5th.

Four members of the public attended the meeting to discuss the proposal and the sign in sheet is attached here with their names and addresses. Comment sheets were provided and two attendees completed the forms. These are also attached here.

Of the four attendees from the public, two individuals were in favour of the proposed allowance of LRS, one was neutral and one provided no opinion but was more interested in the status of the overall development.

The meeting was also attended by Councillor Eric Woodward.

Prior to the meeting, a letter of support from Newlands Golf & Country Club was submitted to Mayor Froese and is attached here for reference.

Following the meeting, five emails of support were sent to Ms. Andjelic. These have been attached to this summary for reference.

Please inform the writers if there are any questions about this summary.

21615 Fraser Highway Developer Information Meeting Sign –in Sheet
December 12, 2018

[illegible]

21615 Fraser Highway Text Amendment

December 12, 2018

We are listening, please tell us what you think.....

Thank you for attending the Public Information Meeting for 21615 Fraser Highway. Please fill out this comment form and place it next to sign in sheet before you leave.

Please tell us about yourself: FOIPPA s.22(1)

Name: [Redacted]

Mailing Address: [Redacted]

Email: _____

Phone: [Redacted]

1. Do you support adding Licensee retail store (LRS) to the zoning to allow a retail liquor store at 21615 Fraser Highway?

Yes to Starbucks
~~No to Tiffy Lube~~
Good Luck with the Project!

2. Why or why not?

3. Do you have any other comments about the development proposal?

Thank you for your comments

Please return all comment forms by email by Thursday December 20, 2018
 For more information please contact Dionne Delesalle by email at:

dionnedelesalle@gmail.com

21615 Fraser Highway Text Amendment

December 12, 2018

We are listening, please tell us what you think.....

Thank you for attending the Public Information Meeting for 21615 Fraser Highway. Please fill out this comment form and place it next to sign in sheet before you leave.

Please tell us about yourself:

Name:

FOIPPA s.22(1)

Mailing Address:

FOIPPA s.22(1)

Email:

FOIPPA s.22(1)

Phone:

FOIPPA s.22(1)

1. Do you support adding Licensee retail store (LRS) to the zoning to allow a retail liquor store at 21615 Fraser Highway?

YES TO ALL STORES

2. Why or why not?

3. Do you have any other comments about the development proposal?

GOOD LUCK TO YOUR DEVELOPMENT

Thank you for your comments

Please return all comment forms by email by Thursday December 20, 2018

For more information please contact Dionne Delesalle by email at:

dionnedelesalle@gmail.com

November 22nd 2018



Dan Anderson
21025 48Ave
Langley, BC V3A 3M3

Mayor Jack Froese
20338 65 Ave
Langley, BC V2y 3J1

Dear Mayor Froese, and Council

"I, Dan Anderson 21025 48Ave, Langley, BC V3A 3M3 (Newlands Golf and Country Club), have discussed the proposed text amendment with the developer at 21615 Fraser highway to allow liquor store at the site and am in full support of the application. New services in convenient locations like this are a great addition to community"

Sincerely

A handwritten signature in black ink, appearing to be "Dan Anderson", written over a large, stylized capital letter "D".

Dan Anderson
President / Director
Newlands Golf and Country



Steve Grippio <sgrippio@grantstreetproperties.com>

Fwd: Liquor store

Dionne Delesalle <dionnedelesalle@gmail.com>
To: sgrippio@grantstreetproperties.com

Wed, Dec 19, 2018 at 3:35 PM

Sent from my iPhone

Begin forwarded message:

From: Zorica Andjelic <zandjelic@tol.ca>
Date: December 19, 2018 at 3:22:22 PM PST
To: Dionne Delesalle <dionnedelesalle@gmail.com>
Subject: FW: Liquor store

Zorica Andjelic | Planner
604 533 6090 ext 3421

-----Original Message-----

From: [REDACTED] FOIPPA s.22(1)
Sent: Tuesday, December 18, 2018 9:17 AM
To: legservices@tol.ca
Cc: Zorica Andjelic <zandjelic@tol.ca>
Subject: Liquor store

I support the development of the new liquor store on 21617 fraser hwy. My address is [REDACTED] FOIPPA s.22(1)
[REDACTED] FOIPPA s.22(1)



Steve Grippo <sgrippo@grantstreetproperties.com>

Fwd: Development at 21617 fraser hwy

1 message

Dionne Delesalle <dionnedelesalle@gmail.com>

Wed, Dec 19, 2018 at 3:36 PM

To: sgrippo@grantstreetproperties.com

Sent from my iPhone

Begin forwarded message:

From: Zorica Andjelic <zandjelic@tol.ca>
Date: December 19, 2018 at 3:22:39 PM PST
To: Dionne Delesalle <dionnedelesalle@gmail.com>
Subject: FW: Development at 21617 fraser hwy

From: FOIPPA s.22(1)
Sent: Sunday, December 16, 2018 5:27 PM
To: legservices@tol.ca
Cc: Zorica Andjelic <zandjelic@tol.ca>
Subject: Development at 21617 fraser hwy

Good evening,

My name is FOIPPA s.22(1) and I'm a resident of Langley FOIPPA s.22(1) area.

I was unable to attend the public info meeting but would like to show my support of the development of a new liquor store at 21617 Fraser Hwy Langley BC.

If you have any questions please feel free to contact me.

FOIPPA s.22(1)

FOIPPA s.22(1)

Langley BC



Steve Grippo <sgrippo@grantstreetproperties.com>

Fwd: Fraser Highway Development

1 message

Dionne Delesalle <dionnedelesalle@gmail.com>
To: sgrippo@grantstreetproperties.com

Wed, Dec 19, 2018 at 3:36 PM

Sent from my iPhone

Begin forwarded message:

From: Zorica Andjelic <zandjelic@tol.ca>
Date: December 19, 2018 at 3:22:50 PM PST
To: Dionne Delesalle <dionnedelesalle@gmail.com>
Subject: FW: Fraser Highway Development

From: FOIPPA s.22(1)
Sent: Sunday, December 16, 2018 5:16 PM
To: Zorica Andjelic <zandjelic@tol.ca>
Subject: Fraser Highway Development

My name is FOIPPA s.22(1), I've lived in the township of Langley for 20 years.

I'm writing this e-mail in support of the development at 21615 Fraser Highway, of a new liquor store.

I was unable to attend the public info meeting but I would like to go on the record in support of this project.

We spend a lot of time in this area, as our FOIPPA s.22(1) is very close.

If you have any questions I can be reached at FOIPPA s.22(1)

Thank you

FOIPPA s.22(1)

Langley BC

Sent from my iPhone

Subject: 21615 Fraser Highway

FOIPPA s.22(1)



to Zorica Andjelic

Wed, De

You are viewing an attached message Grant Street Properties Mail can't verify the authenticity of attached messages.

Hi Ms. Andjelic,

I, ^{FOIPPA s.22(1)} [redacted] Langley, B.C., have discussed the proposed text am the developer at 21615 Fraser Highway to allow liquor store at the site and am in full si application. New services in convenient locations like this are a great addition to comm

If you have any questions, please feel free to contact me.

Best Regards,

Subject: Liquor store



FOIPPA s.22(1)

to legservices@tol.ca, Zorica Andjelic

Tue, De

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I support the development of the new liquor store on 21617 fraser hwy. My address is FOIPPA s.22(1)

**Langley Detachment**

January 18, 2019

RE: Project # 11-06-0125/1106662 BC LTD. /Grant Street Development

I consulted Linda HOY (liquor inspector) regarding the proposed liquor store in that location.

Is the licensee retail store being transferred from another location?

There are several schools in the area including; Langley Christian, Langley Fundamental, Langley Secondary School, Langley Elementary Montessori to name a few. The proximately causes concern in this public location.

There is already a liquor store up the road in Murrayville (220 st/48 ave) as well as one in the Safeway complex at 208 st/Fraser Hwy). Is there really a need for another one or can this commercial space be given to a more community oriented business?

If you have any further enquiries please let me know.

Julie

Julie Bion, Cpl #50512.

Cpl. Julie Bion

Community Liaison Officer / Langley Royal Canadian Mounted Police / Government of Canada

julie.bion@rcmp-grc.gc.ca

www.rcmpcareers.ca / www.jobs.gc.ca

Gend. Julie Bion

Jeunes à Risque équipe / Langley la Gendarmerie royale du Canada / Gouvernement du Canada

julie.bion@rcmp-grc.gc.ca

www.carrieresgrc.ca www.emplois.gc.ca