

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 27, 2019 - PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT VARIANCE PERMIT
 APPLICATION NO. 100075
 (WREN PACIFIC HOLDINGS LTD. / 26049 – 30A AVENUE)

REPORT: 19-85
FILE: 10-24-0091

PROPOSAL:

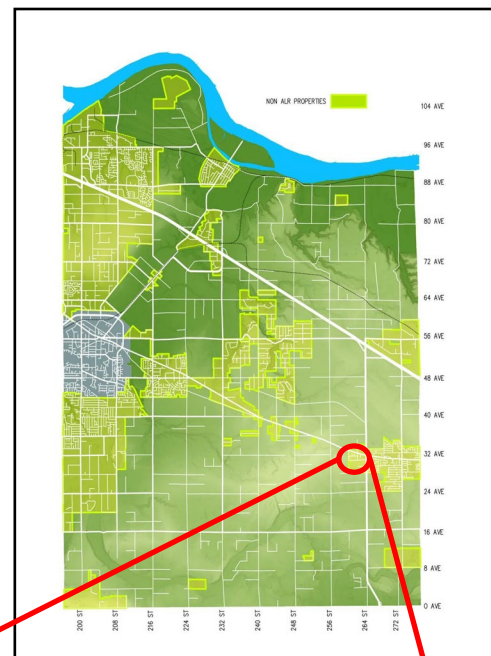
Development Variance Permit application to vary the side yard setback provisions of Land Use Contract No. 92 for an existing addition to an industrial building at 26049 - 30A Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance the Development Variance Permit No. 100075.

RATIONALE:

The application to vary the minimum side yard setback is compatible with land use provisions in the surrounding neighbourhood and siting variances previously authorized for the site.



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RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100075 to WREN Pacific Holdings Ltd. located at 26049 – 30A Avenue, subject to the following condition:

1. Schedule D of Township of Langley Land Use Contract No. 92 being varied from a side yard setback of 4.6 metres (15 ft) to 1.0 metre (3.3 ft) as shown on Schedules “A” through “E”.

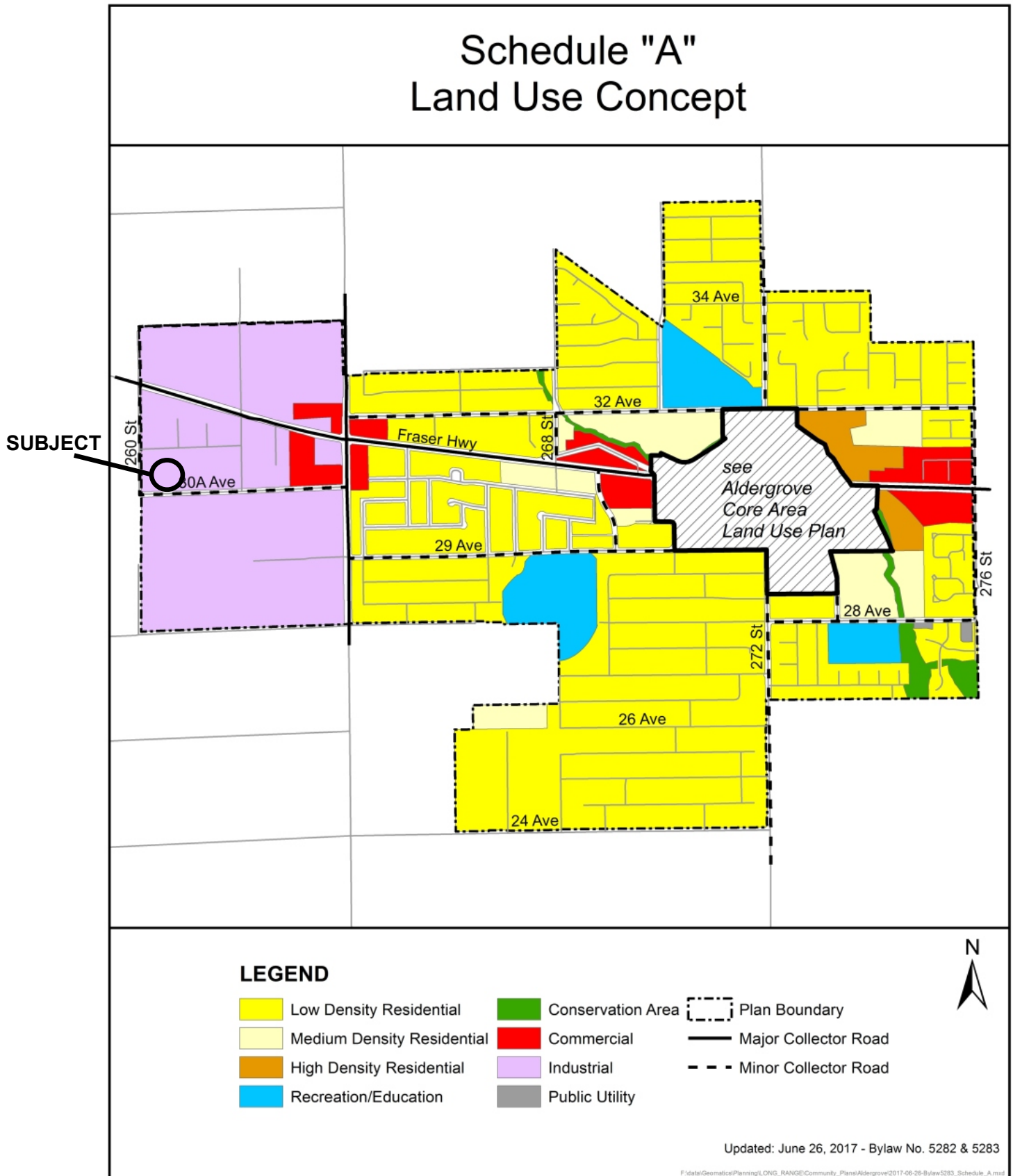
EXECUTIVE SUMMARY:

WREN Pacific Holdings Ltd. has applied for a Development Variance Permit for 26049 - 30A Avenue in Aldergrove to accommodate an existing addition to an industrial building. The site is regulated by Land Use Contract No. 92 which establishes building setback provisions. The proponent is proposing to vary the side yard setback from 4.6 metres (15 ft) to 1.0 metre (3.3 ft).

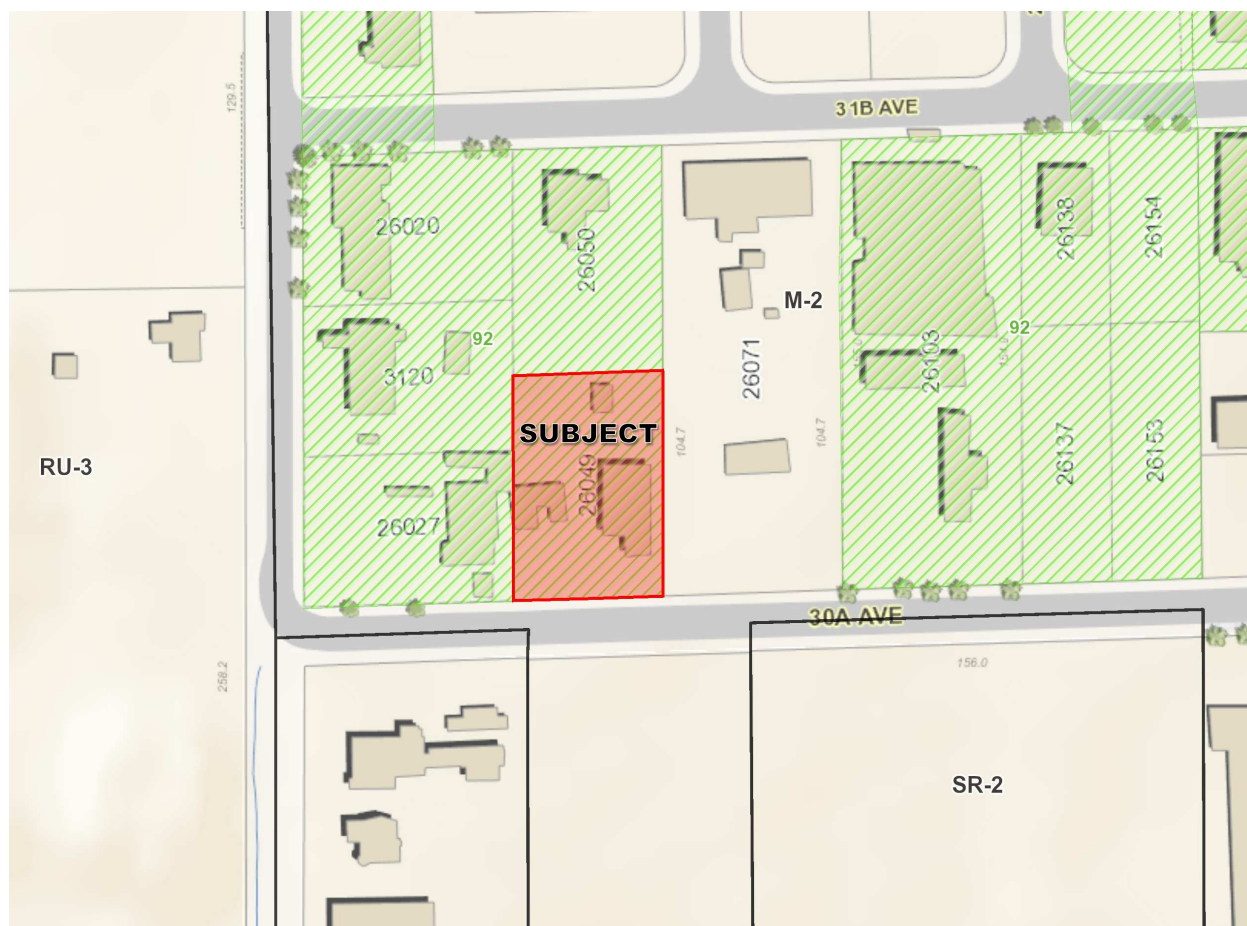
The proposed setback variance is supported by staff based on compatibility with surrounding development, compliance with the underlying M-2 Zoning, and previous approval of a siting variance for the same site. Issuance of Development Variance Permit No. 100075 (Attachment A) may be considered by Council.


PURPOSE:

This report is to advise and make recommendations to Council with respect to proposed Development Variance Permit No. 100075 for property located at 26049 – 30A Avenue.



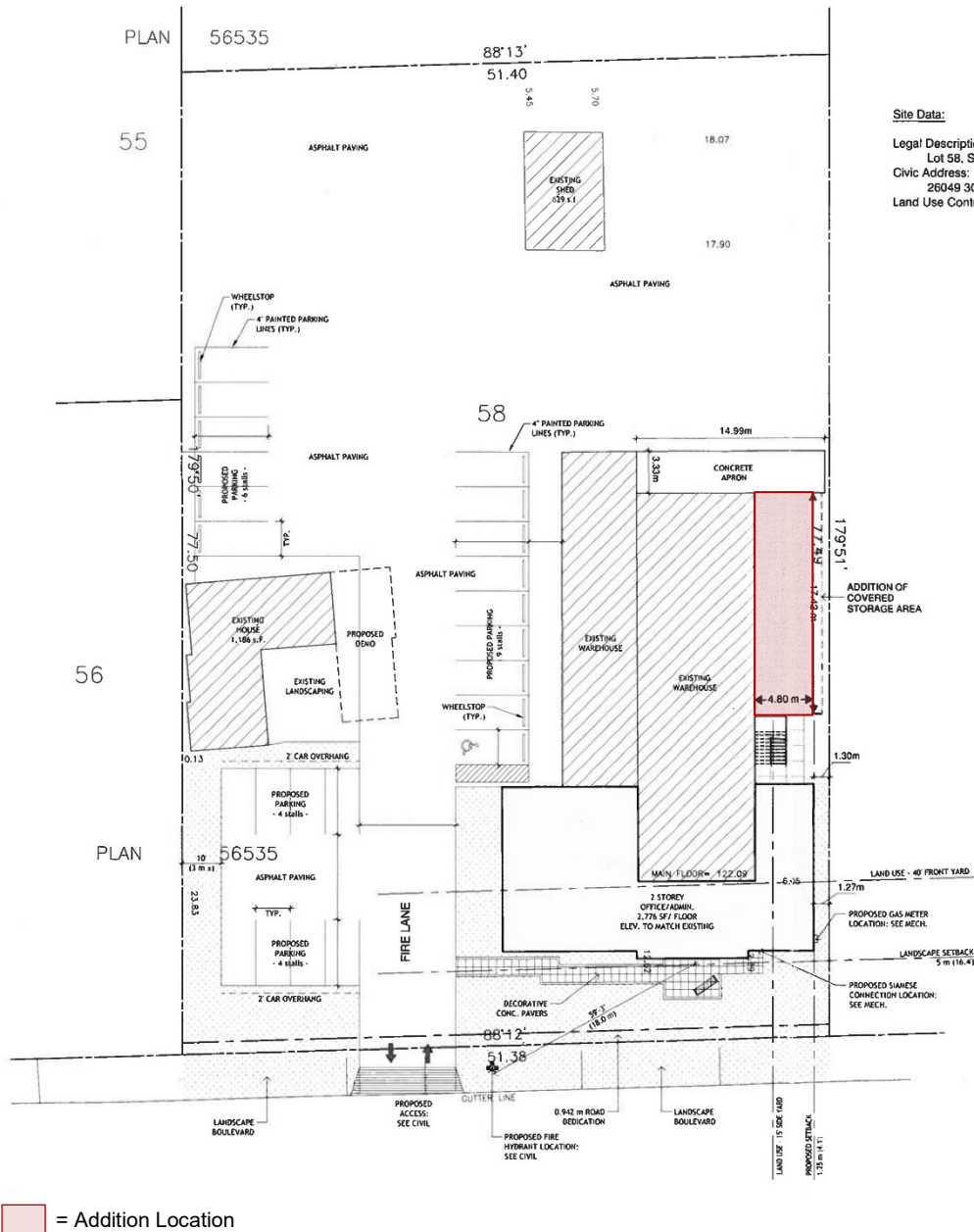
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 = Land Use Contract Area

ZONING BYLAW NO. 2500

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SITE PLAN – SUBMITTED BY APPLICANT

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PHOTO OF ADDITION – SUBMITTED BY APPLICANT



PHOTO OF ADDITION – SUBMITTED BY APPLICANT

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REFERENCE:

Owner:	WREN Pacific Holdings Ltd. 26049 30A Avenue Aldergrove BC V4W 2W6
Legal Description:	Lot 58 Section 24 Township 10 New Westminster District Plan 56535
Location:	26049 – 30A Avenue
Lot Area:	0.39 ha (0.98 acre)
Underlying Zoning:	General Industrial Zone M-2
Land Use Contract	No. 92
Aldergrove Community Plan:	Industrial

BACKGROUND/HISTORY:

The subject site is designated Industrial in the Aldergrove Community Plan and regulated by Land Use Contract No. 92 (registered in 1978) that establishes building height and setback provisions.

In 2011, Council authorized Development Variance Permit No. 100057 to vary the maximum permitted height, and front and side yard setbacks to facilitate construction of a two storey office addition to an existing industrial building. The location of the subject warehouse addition was identified in the 2011 Development Variance Permit as “future addition”; however the permit was exclusively for the office addition and did not specify a side yard setback variance for the future warehouse addition.

After completion of the office addition, the applicant built the warehouse addition in the area identified in the 2011 permit without obtaining the required Development Variance and Building Permits. The application seeks to vary setback requirements in order to obtain a Building Permit and bring the subject addition into compliance.

Surrounding Land Uses:

North:	One industrial lot occupied with an industrial development (Land Use Contract No. 92);
South:	30A Avenue, beyond which is one industrial lot (zoned M-2), and one lot occupied by an industrial building (zoned SR-2);
East:	One industrial lot occupied with an industrial development (zoned M-2); and
West:	Two industrial lots, both occupied with industrial developments (Land Use Contract No. 92).

DISCUSSION/ANALYSIS:

The subject 0.39 ha (0.98 acre) property located at 26049 – 30A Avenue is designated for industrial purposes in the Aldergrove Community Plan, and is subject to Land Use Contract No. 92. Five buildings exist on the site as shown in Schedule A (Site Plan) of proposed

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Development Variance Permit No. 100075 (Attachment A). These include the subject warehouse addition, warehouse building, office, house, and shed. No changes to the existing buildings are currently proposed by the applicant. Access to the site is provided from 30A Avenue.

The applicant's proposal consists of an 80.8 m² (869.5 ft²) addition located on the east portion of the property. The addition is 5.2 metres (17.0 ft) in height, and situated 1.27 metres (4.2 ft) from the side property line as shown in Attachment A. The subject site is regulated by Land Use Contract No. 92 which requires a side yard of not less than 4.6 metres (15 ft). Properties in the surrounding area not regulated by a Land Use Contract are subject to General Industrial Zone M-2, which has no setback requirement from interior side lot lines abutting an M or C Zone (Sec.702.5.c Bylaw 2500).

The applicant has applied to vary the side yard setback from 4.6 metres (15 ft) to 1.0 metres (3.3 ft). In staff's opinion the proposed setback variance is compatible with the overall site and neighbouring properties.

Land Use Contract No. 92 Schedule "C" requires that off-street parking and loading spaces "shall be supplied and provided to the satisfaction of the Municipal Planner". Staff note that a total of 23 parking spaces are provided (23 required) in compliance with the parking requirements of the underlying M-2 zoning.

The Developer Held Public Information Meetings Policy adopted by Council requires applicants to hold a Public Information Meeting for Development Permit applications. The Policy, however, provides an option for waiving this requirement based on the minor nature of a specific application. The Public Information Meeting requirement for this application was waived, based on the previous approval of a siting / height variance on the same site, and the compatibility of the proposed reduced setback with other nearby M-2 zoned lands.

Servicing:

Full urban services (road, water, sanitary sewer and storm sewer) exist to the site. No additional servicing requirements are needed to accommodate the proposal.

Aldergrove Community Enhancement Committee:

The Aldergrove Community Enhancement Committee (ACE) reviewed photographs of the addition and confirmed that they have no objections. In 2011, the Aldergrove Community Enhancement Committee reviewed the original proposal for the site and concluded (Attachment B) that:

"ACE unanimously concurred that the area in which the project is located is in need of redevelopment projects like this. We also agreed that the form and character of the proposed building is a great improvement from what is currently on the property, and would greatly enhance the surrounding industrial area."

POLICY CONSIDERATIONS:

Staff support issuance of the proposed Development Variance Permit based on compatibility with surrounding development, compliance with the underlying M-2 Zoning, and previous approval of a siting variance for the same site.

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Staff have notified adjacent property owners that the Development Variance Permit application is being considered at its next meeting, and they may attend and speak to the matter should they deem necessary. Staff recommends that Council issue Development Variance Permit No. 100075 as attached.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100075

ATTACHMENT B Aldergrove Community Enhancement Committee Correspondence 2011

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100075

This Permit is issued this _____ day of _____, 2019 to:

1. Name: WREN Pacific Holdings Ltd

Address: 26049 – 30A Avenue
Aldergrove BC V4W 2W6

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 58, Section 24, Township 10,
New Westminster District Plan 56535

CIVIC ADDRESS: 26049 – 30A Avenue

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. Schedule D of Township of Langley Land Use Contract No. 92 being varied from a side yard setback of 4.6 metres (15 ft) to 1.0 metre (3.3 ft) as shown on Schedules “A” through “E”.
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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

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.

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AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Site Plan
SCHEDULE B	South Elevation
SCHEDULE C	Photo of Warehouse Addition From Height
SCHEDULE D	Photo of Warehouse Addition
SCHEDULE E	Photo of Warehouse Addition From Rear

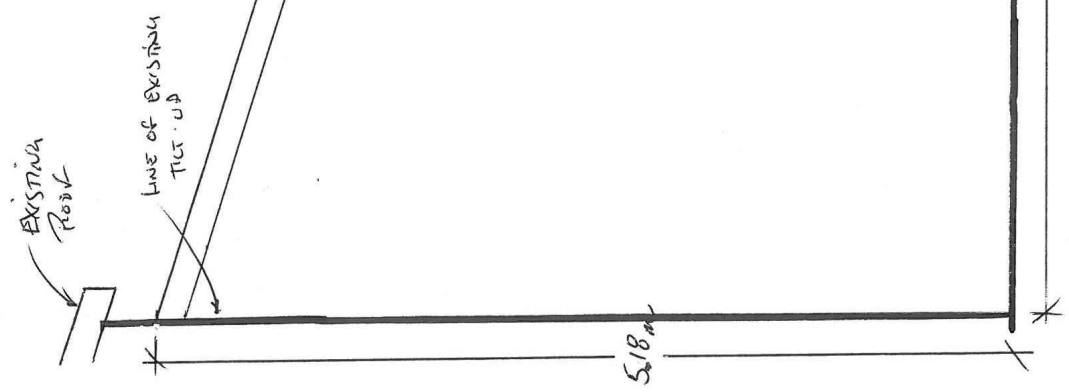
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SCHEDULE B SOUTH ELEVATION



SKETCH - N.R.
MARCH 25/19

SKETCH OF
NORTH ELEVATION
OF LOAN - TO
26049 30A AVE
3/8" = 1'-0"





SCHEDULE C
PHOTO OF WAREHOUSE ADDITION FROM HEIGHT



SCHEDULE D
PHOTO OF WAREHOUSE ADDITION



SCHEDULE E
PHOTO OF WAREHOUSE ADDITION FROM REAR

**Aldergrove Community Enhancement Committee
c/o 19635 Telegraph Trail
Langley, BC V1M 3E6**

August 17, 2011

Township of Langley
20338 – 65th Ave.
Langley, BC
V2Y 3J1

Attn: Mr. Colin Moore, Planning Technologist

Dear Sirs;

Re: Project No. 10-24-0091, Wren Pacific/Keystone

As requested in your letter of July 14, 2011, ACE has reviewed the preliminary plans for the proposed development at 26049 – 30A Ave.

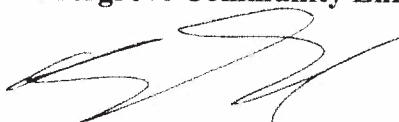
ACE unanimously concurred that the area in which the project is located is in need of redevelopment projects like this. We also agreed that the form and character of the proposed building is a great improvement from what is currently on the property, and would greatly enhance the surrounding industrial area.

We appreciate the efforts of the Developer in improving our town, and choosing to invest in our town, and wish him much success with this project.

Thank you for the opportunity to review this project. We look forward to receiving additional information and updates as they become available.

Sincerely yours,

Aldergrove Community Enhancement Committee



Douglas Bloomfield

