

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (JANDA GROUP HOLDINGS INC) BYLAW 2020 NO. 5636**

**EXPLANATORY NOTE**

Bylaw 2020 No. 5636 amends the Comprehensive Development Zone CD-14 by adding pharmacy to the list of permitted uses to accommodate a pharmacy at 20178 – 96 Avenue.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (JANDA GROUP HOLDINGS INC.) BYLAW 2020 NO. 5636**

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 (Janda Group Holdings Inc.) Bylaw 2020 No. 5636".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

- (1) By amending "Section 914 – Comprehensive Development Zone CD-14" by adding as Section 914.1(5) after Section 914.1(4) the following and renumber accordingly:

"pharmacy not exceeding 450 m<sup>2</sup> (4,844 ft<sup>2</sup>) in *gross floor area*, on Lot 1  
Section 35 Township 8 New Westminster District Plan LMP36055"

READ A FIRST TIME the	14	day of	September	, 2020.
READ A SECOND TIME the	14	day of	September	, 2020.
NOTICE WAS ADVERTISED the	24	day of	September	, 2020.
and the	01	day of	October	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** SEPTEMBER 14, 2020 - REGULAR MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100613  
(JANDA GROUP HOLDINGS INC. / 20178 – 96 AVENUE)

**REPORT:** 20-117  
**FILE:** 08-35-0198

### PROPOSAL:

Application to amend Comprehensive Development Zone CD-14 to accommodate a pharmacy on a 3,547 m<sup>2</sup> (38,176 ft<sup>2</sup>) property located at 20178 - 96 Avenue.

### RECOMMENDATION SUMMARY:

**That** Council give first and second reading to Bylaw No. 5636 and authorize staff to schedule the required written submission opportunity.

### RATIONALE:

The proposal is compatible with the existing site context and is consistent with the provisions of the Walnut Grove Community Plan.



REZONING APPLICATION NO. 100613  
(JANDA GROUP HOLDINGS INC. / 20178 – 96 AVENUE)  
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**RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636, amending Comprehensive Development Zone CD-14 to add pharmacy as a site specific permitted use; and further

**That** Council authorize staff to schedule the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5636.

**EXECUTIVE SUMMARY:**

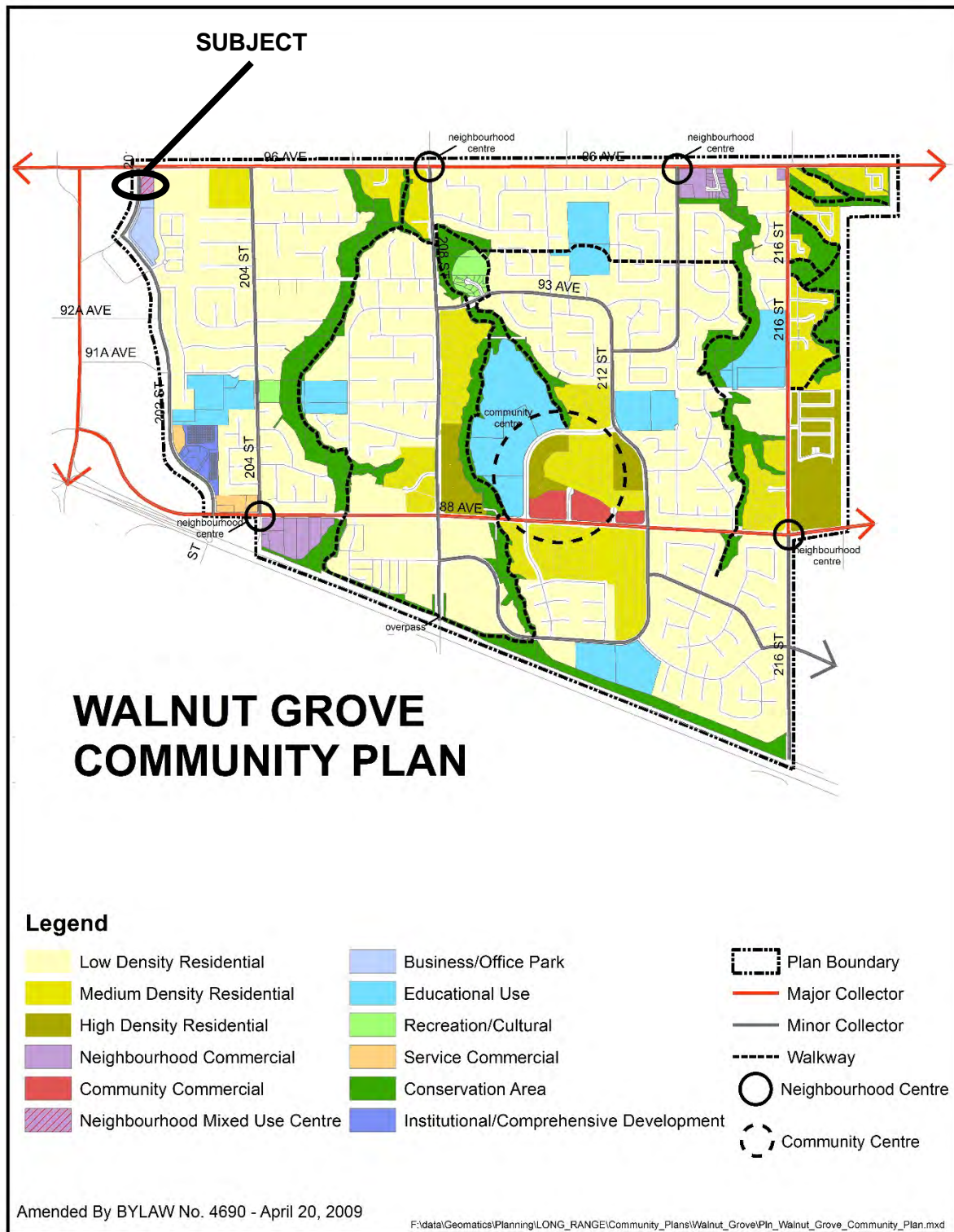
The applicant has applied to amend the text of the Comprehensive Development Zone CD-14 (on a site specific basis) in order to accommodate a pharmacy in the four (4)-storey mixed use building (currently under construction) located at 20178 - 96 Avenue.

Pharmacies are currently accommodated in many existing commercial and comprehensive developments within the 'commercial uses' definition in the Township of Langley Zoning Bylaw.

The proposal aligns with the site context and is compatible with the objectives of the site's Neighbourhood Mixed Use Centre designation in the Walnut Grove Community Plan.

**PURPOSE:**

This report is to provide information and recommendations to Council concerning the proposed rezoning application.







REZONING APPLICATION NO. 100613  
 (JANDA GROUP HOLDINGS INC. / 20178 – 96 AVENUE)  
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**Reference:**

<b>Owners/Agents :</b>	Janda Group Holdings Inc. 4770 – 72 Street Delta, BC V4K 3N3
<b>Legal Description:</b>	Lot 1 Section 35 Township 8 New Westminster District Plan LMP36055
<b>Location:</b>	20178 – 96 Avenue
<b>Area:</b>	3,547 m <sup>2</sup> (38,176 ft <sup>2</sup> )
<b>Existing Zoning:</b>	Community Commercial Zone C-2 Comprehensive Development Zone CD-14
<b>Proposed Zoning:</b>	Community Commercial Zone C-2 Amended Comprehensive Development Zone CD-14
<b>Walnut Grove Community Plan:</b>	Neighbourhood Mixed Use Centre

**BACKGROUND:**

The subject property is located at the corner of 201 Street and 96 Avenue amongst other office commercial uses in Walnut Grove. The subject site is designated Neighbourhood Mixed Use Centre in the Walnut Grove Community Plan and accommodates a mix of commercial uses on the site. Development Permit No. 100905 was issued September 17, 2018 accommodating development of a four (4) storey office building (currently under construction) on the southerly portion of the property.

A subdivision application has also been submitted on the subject site to create an airspace parcel for the four (4) storey building currently under construction.

In addition, Development Permit and Development Variance Permit applications have been submitted proposing to construct a drive through restaurant on the northerly portion of the subject site.

**DISCUSSION/ANALYSIS:**

The subject property is zoned Community Commercial Zone C-2 (northerly portion) and Comprehensive Development Zone CD-14 (southerly portion) and designated Neighbourhood Mixed Use Centre in the Walnut Grove Community Plan. This designation provides a mix of retail commercial uses and employment-generating office uses as reflected in the site's 'split zoning'. A pharmacy is not currently among the uses permitted on the southerly portion of the site zoned Comprehensive Development Zone CD-14. The subject rezoning application is necessary to accommodate the proposed use on the southerly portion of the site.

The proposed pharmacy could be accommodated on the northerly portion of the site within the existing Community Commercial C-2 zoning, however, the applicant has applied to amend the text of Comprehensive Development Zone CD-14 (on a site specific basis for the southerly portion of the site) to accommodate a pharmacy in a proposed new four (4) storey building (currently under construction).

The existing CD-14 zoning is a hybrid of service industrial and office park zones, and accommodates a variety of uses such as:

- 1) all uses permitted in the Service Industrial Zone M-1A except the following M-1A uses which are prohibited:*
  - a) vehicle towing uses and vehicle storage compounds (temporary and permanent);*
  - b) public works yards, maintenance yards, and accessory open storage uses unless located in a fully screened rear yard on a lot greater than 6,000 m<sup>2</sup> in size;*
  - c) transportation and trucking terminals and compounds including public transportation depots;*
  - d) service stations and gas bars;*
  - e) vehicle body shops;*
  - f) vehicle servicing and vehicle repair shops unless located on a lot greater than 3,000 m<sup>2</sup> in size; and*
  - g) parking of commercial vehicles*
- 2) business and professional offices and research and development laboratories*
- 3) computer sales, service and repair stores (excluding home electronic retail stores)*
- 4) medical clinics*
- 5) custom brokers*
- 6) funeral homes excluding crematoria and accessory crematoria*
- 7) assembly uses excluding residential institutional uses*
- 8) new automotive parts and accessory stores*
- 9) servicing and repair of household appliances and goods*
- 10) home improvement centres excluding outside building material storage yards*
- 11) mail order, mailbox and business service uses*

Comprehensive Development Zone CD-14 accommodates a medical clinic as a permitted use, which often have a pharmacy located in close proximity for convenience. The applicant indicates there is a large population in the area that could support the proposed pharmacy use and that the nearest alternative pharmacy location is Thunderbird Village (see Attachment A).

### **Surrounding Land Uses:**

Surrounding land uses include the following:

- |        |  |
|--------|--|
| North: | 96 Avenue, beyond which is an industrial property accommodating a two (2) storey commercial building with multiple tenants, zoned Service Industrial Zone M-1A, designated Light Industrial in the Northwest Langley Community Plan; |
| South: | Langley Lane Greenway and B.C. Hydro right-of-way, zoned Rural Zone RU-1, accommodating a trail, parking and a basketball court, designated Institutional/Comprehensive Development in the Walnut Grove Community Plan;              |
| East:  | A property zoned Comprehensive Development Zone CD-17 accommodating multifamily residential uses (Windsor Gardens), designated Low Density Residential in the Walnut Grove Community Plan;   |



REZONING APPLICATION NO. 100613  
 (JANDA GROUP HOLDINGS INC. / 20178 – 96 AVENUE)  
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West: 201 Street, beyond which, is a commercial property with a three (3) storey office building accommodating multiple tenants, zoned Comprehensive Development Zone CD-14 and designated Light Industrial in the Northwest Langley Community Plan.

#### **Zoning Amendment:**

The subject site is currently zoned Community Commercial Zone C-2 and Comprehensive Development Zone CD-14. Bylaw 2020 No. 5636 proposes to add pharmacy to the list of permitted uses in the CD-14 zone on a site-specific basis for the southerly portion of the subject site.

#### **Public Information Meeting:**

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, requiring Developer Held Public Information Meetings.

#### **Access and Parking:**

The site is accessed via a driveway on 201 Street and a driveway on 96 Avenue. No changes are proposed in conjunction with this application. The most recent parking calculation provided at time of Development Permit No. 100905 met the requirements of the Zoning Bylaw and is summarized in the table below.

	<b>Required</b>	<b>Provided</b>
<b>Building 1 (existing)</b>	46	46
<b>Building 2 (existing)</b>	27	27
<b>Building 3 (under construction)</b>	113	142
<b>TOTAL</b>	<b>186</b>	<b>215</b>

#### **Servicing:**

Full municipal services exist to the subject site.

#### **POLICY CONSIDERATIONS:**

The proposed amendment to the Comprehensive Development Zone CD-14 is consistent with the provisions of the Walnut Grove Community Plan and compatible with the surrounding area. Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5636 and authorize staff to schedule the required written submission opportunity.

Respectfully submitted,

Daniel Graham  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

# ATTACHMENT A

## LETTER OF INTENT Supplemental Document to Zoning Text Amendment Application

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To Staff, Council and Mayor,

This Letter of Intent is prepared to provide a rationale for a site specific, zoning text amendment to CD14, at the Fraser Point project located at 20178 96 Avenue, Langley, B.C. (the "Property"), for a pharmacy use.

### **BACKGROUND**

The Property is a commercial mixed-use business centre located in the Walnut Grove community of Langley, British Columbia. The Property currently hosts two retail strip buildings, with a third mixed-use, retail and office building, currently under construction. The Property is odd shaped and split zoned, with a northern, odd shaped block, zoned C2, and the southern, odd shaped, block, zoned CD-14<sup>1</sup>. The Property currently has 3 access points, 2 from 201<sup>st</sup> Street with a right-in and right-out privilege, and from 96<sup>th</sup> Avenue, with a right-in, right-out and a left-in privilege.

### **RATIONALE**

There are the main arguments for rationale:

1. The Property is one contiguous parcel with 2 non-linear polygon shapes splitting the C-2 and CD-14 zoned areas. Under the C-2 zoned area, pharmacy use is an allowed use and under the CD-14 zoned area, it is not. However, if the true intent, of this split zone, was to have a unique property with specific uses, the restricted uses on the CD-14 zoned area are permitted, in close proximity and eyesight, in one of the other two buildings on the Property;
2. Within 1 kilometer of the Property there is a total population of 3,893 compared to a daytime population of 9,040 people<sup>2</sup>, meaning there is 3X as many people travelling to this trade area during working hours. Even if a small percentage of this demographic, has medical needs, children or value convenience, a pharmacy would have the opportunity to service a large demographic, currently being underserved. The closest pharmacy that we can find is over a 1 kilometer away, due south of the Property, located at the interchange, which is not the primary arterials for this Property; and
3. Lastly, pharmacy and medical clinics have and are more increasingly being a syndicated offering within a retail shopping experience. CD-14 and C-2 zones both allow for medical clinics use, but CD-14 does not allow for pharmacy use, and as most pharmacies and medical clinics will take space only if the other is there, having one or the other, over a contiguous parcel is important.

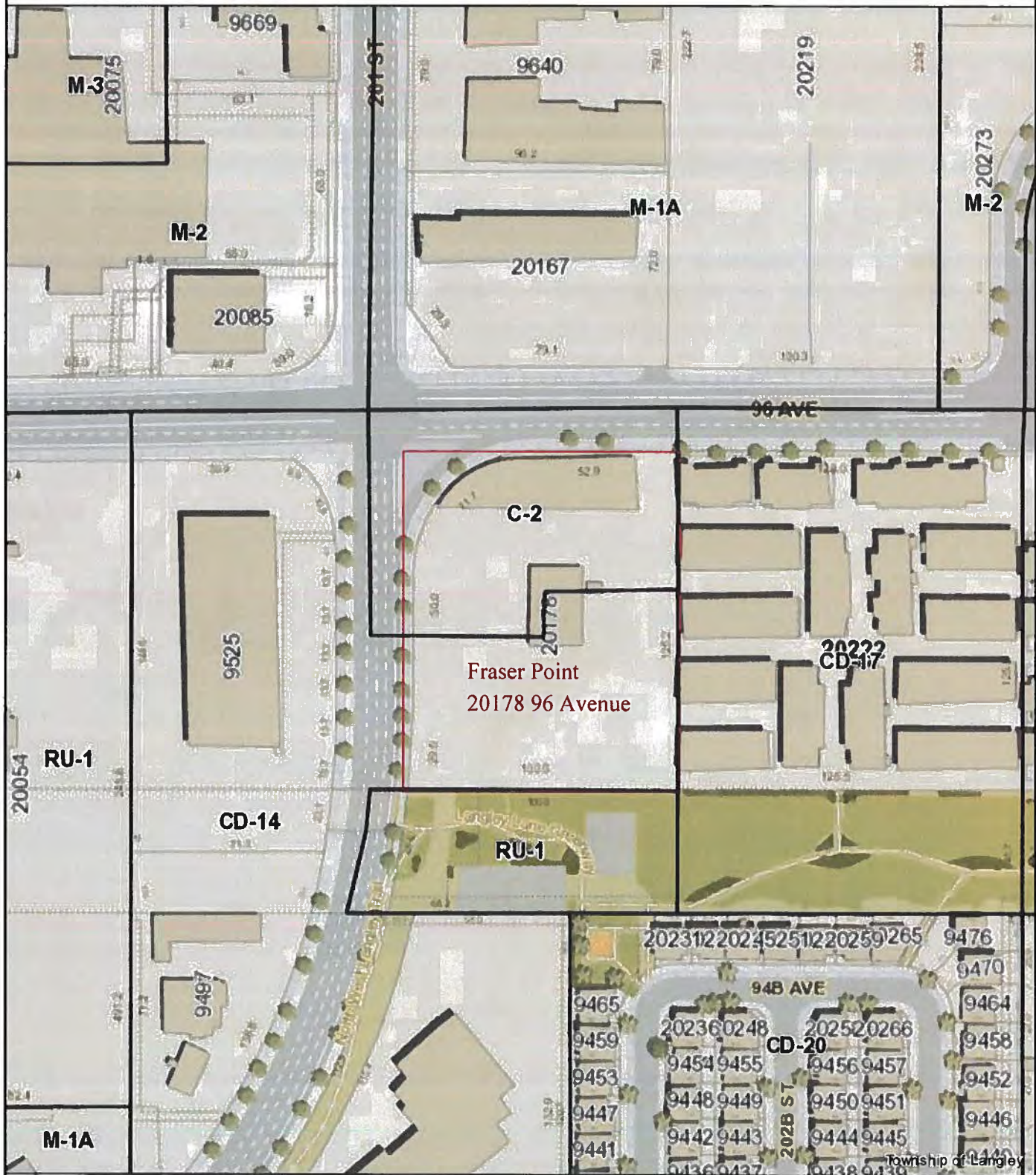
We hope the rationale provided above has presented enough evidence to justify a site specific, zoning text amendment for pharmacy use.

Thank you for considering our application.

<sup>1</sup> – See Exhibit A – Site Plan showing split zone configuration.

<sup>2</sup> – See Exhibit B – "Market Breakdown", a report by Colliers depicting the demographics in relation to this Property.

# Fraser Point - 20178 96 Ave.



Est. 1873

Township of  
**Langley**  
BC

0 40 80 160 Meters

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

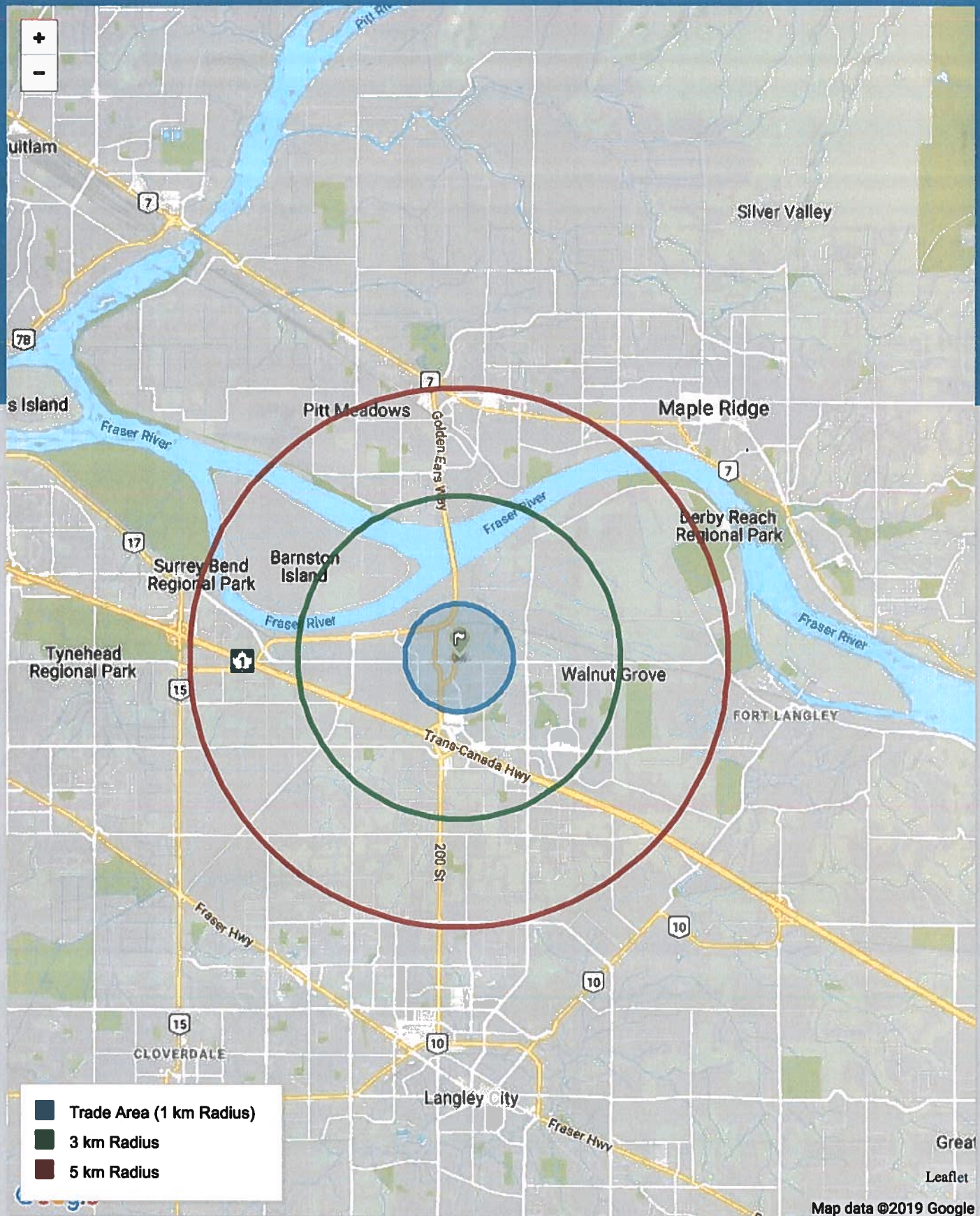
Map printed on: Thursday, January 30, 2020

Township of Langley





**Fraser Point** - 20178 96 Avenue, Langley, B.C.  
Exhibit B to the Letter of Intent





## Market Breakdown



**Total Population**  
within Trade Area (1 km Radius)

**3,893**



**Daytime Population**  
within Trade Area (1 km Radius)

**9,040**



**Total Households**  
within Trade Area (1 km Radius)

**1,390**

### Retail Landscape (Trade Area)



● **Restaurants** - 18 (66.7%)    
 ● **Financial Services** - 4 (14.8%)    
 ● **Personal Care** - 3 (11.1%)  
● **Cafes** - 1 (3.7%)    
 ● **Bars** - 1 (3.7%)

## Custom Demographics

### Your Demographics

Criteria	Aggregation	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Total Population	Sum	3,893	25,743.3	60,992.6
Average household income	Average	108,863.2	103,900.3	105,702.1
Number of people in private households	Sum	3,715.1	25,186.3	59,807.8
Total Households	Sum	1,389.9	9,598.5	21,387.1
Annual spending on Child care	Average	532.9	496.1	508.8
Total Dwellings	Sum	1,417.8	9,895.3	22,150.9
Average household size	Average	2.7	2.6	2.8
Annual spending on Health care	Average	2,996.9	2,769.1	2,804
Average size of families	Average	3	2.9	3

# Demographic Overview

I.1

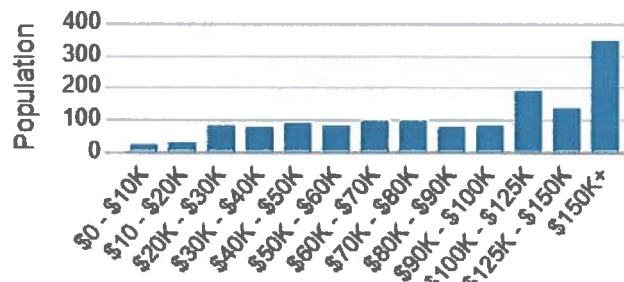


## Median Household Income

within Trade Area (1 km Radius)

**\$99,270**

↑ 10% higher than Langley

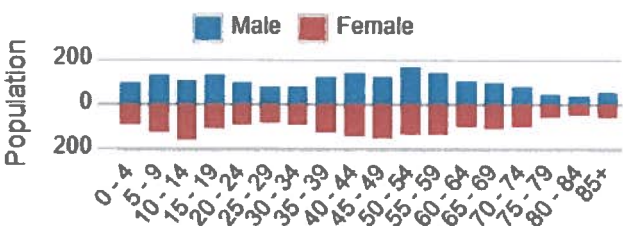


## Median Age

within Trade Area (1 km Radius)

**44**

↑ 6% higher than Langley



## Education

within Trade Area (1 km Radius)

**93%**

same as Langley



## Employment Rate

within Trade Area (1 km Radius)

**64%**

↓ 0% lower than Langley



## Visible Minorities

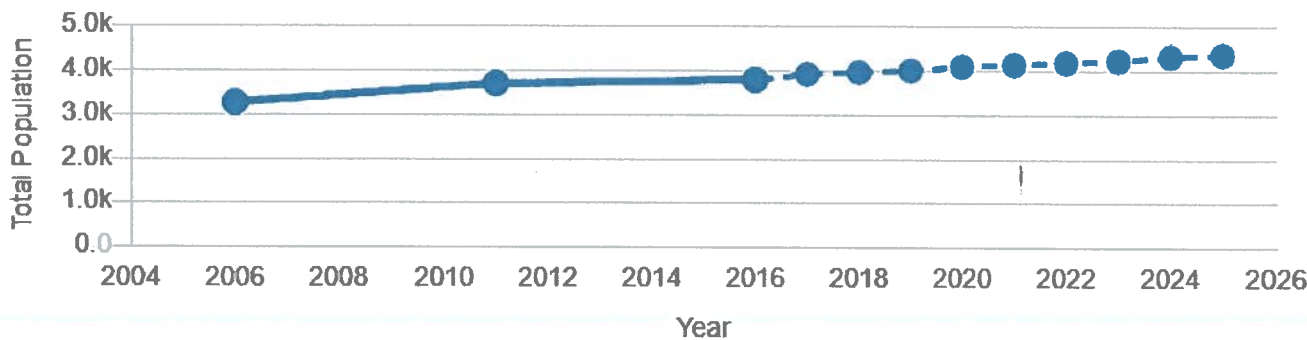
within Trade Area (1 km Radius)

**17%**

↓ 7% lower than Langley

# Demographic Projections

## Total Population



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Gro wth
Total Population	3.2k	3.7k	3.8k	3.9k	3.9k	4.0k	4.1k	4.1k	4.2k	4.2k	4.3k	4.3k	33.5 5%



## Custom Demographic Tables

### Households, Income (Current Year \$)

Variable	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Median Household Income	99,269.7	92,073.6	95,898
Total Households	1,417.8	9,895.3	22,150.9
\$0 to \$4,999	12.9 (0.9%)	147.6 (1.5%)	314.6 (1.4%)
\$5,000 to \$9,999	7 (0.5%)	74.6 (0.8%)	173 (0.8%)
\$10,000 to \$14,999	7.5 (0.5%)	103.4 (1.0%)	261.1 (1.2%)
\$15,000 to \$19,999	18.4 (1.3%)	183.9 (1.9%)	404.8 (1.8%)
\$20,000 to \$24,999	46.3 (3.3%)	251.6 (2.5%)	520.4 (2.3%)
\$25,000 to \$29,999	36.9 (2.6%)	256 (2.6%)	499.8 (2.3%)
\$30,000 to \$34,999	43.9 (3.1%)	291.6 (2.9%)	561.3 (2.5%)
\$35,000 to \$39,999	31.3 (2.2%)	296 (3.0%)	642.2 (2.9%)
\$40,000 to \$45,999	30.6 (2.2%)	299.8 (3.0%)	611.4 (2.8%)
\$45,000 to \$49,999	55.9 (3.9%)	338.3 (3.4%)	643.5 (2.9%)
\$50,000 to \$59,999	82.8 (5.8%)	645.9 (6.5%)	1,316.1 (5.9%)
\$60,000 to \$69,999	94.8 (6.7%)	650.9 (6.6%)	1,324 (6.0%)
\$70,000 to \$79,999	91.8 (6.5%)	680.5 (6.9%)	1,394.7 (6.3%)
\$80,000 to \$89,999	75 (5.3%)	569.8 (5.8%)	1,312.1 (5.9%)
\$90,000 to \$99,999	79.1 (5.6%)	558.7 (5.6%)	1,293.6 (5.8%)
\$100,000 to \$124,999	190 (13.4%)	1,266.1 (12.8%)	2,949.4 (13.3%)
\$125,000 to \$149,999	138.1 (9.7%)	1,030.4 (10.4%)	2,316.1 (10.5%)
\$150,000 to \$199,999	203.4 (14.3%)	1,148.5 (11.6%)	2,797.4 (12.6%)
\$200,000 and Over	142.2 (10.0%)	758.9 (7.7%)	1,817 (8.2%)

All demographic data is based on 2017 census information from Statistics Canada.

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**From:** Daniel Graham  
**Sent:** Tuesday, September 29, 2020 3:21 PM  
**To:** CD Agenda Bylaw  
**Subject:** Item for Oct 5 / 20 Council meeting agenda Bylaw No 5636 (Janda Group Holdings Inc.)  
20178 - 96 Avenue

Good Afternoon:

As Bylaw No. 5636 (Janda Group Holdings Inc. / 20178 – 96 Ave) does not have any development prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw on the Council agenda of October 5, 2020.

Best Regards,



**Daniel Graham | Planner**

Development Planning | Community Development

20338 – 65 Avenue, Langley, BC V2Y 3J1

Direct line: 604.533.6090x2239

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expect  
excellence