

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 26, 2020 - REGULAR MEETING
FROM: ENGINEERING DIVISION
SUBJECT: ALDER INN REDEVELOPMENT

REPORT: 20-130
FILE: 6630-20

RECOMMENDATION:

That Council receive the Alder Inn Redevelopment report for information.

EXECUTIVE SUMMARY:

At its meeting on June 15, 2020 Council received the Alder Inn Options report (#20-71) and directed staff to: a) outline the process to initiate the closing of the lane behind the property located at 27214 Fraser Highway, generally referred to as the “Alder Inn”; b) outline the process to initiate the rezoning of the consolidated site to its highest and best use, pursuant to the provisions of the Aldergrove Community Plan, based on a fast-track process; and c) defer to the July 13, 2020 meeting of Council matters related to public consultation, environmental abatement and demolition, including associated costs, and potential commemoration of the early history of the site as part of development plans.

Based on the Council direction, subsequently at its meeting on July 13, 2020, Council considered the deferred items and directed staff to proceed with the public engagement process, including with the Aldergrove Business Association, to gather input for potential interim uses on the subject property, such as community gardens and parking. Further, at the same meeting on July 13, 2020, Council also directed staff to proceed with demolition and removal of the subject building, including environmental abatement, with associated costs to be funded from a number of identified sources, including Building Reserve, Council Contingency, Community Grants, and/or other funding sources as determined appropriate by staff.

As directed by Council, staff have completed, or are in the process of completing, the steps identified by Council, as outlined in more detail in this report. In summary, staff have reviewed the implications of closing the lane, and determined that there are existing underground services, including third party utilities that must be relocated to facilitate the closure. While the process to close the lane and relocate the services, could be initiated as soon as possible, ideally such would follow the process of selecting the preferred ultimate use and development option to avoid future conflicts, duplications or redundancies.

Staff have also considered and prepared a potentially preferred development option, as presented previously within the context of the Aldergrove Core Area Plan (the “Plan”), including requirements related to road dedication, servicing, and maximum allowable density. Based on the Council direction for the options explored to be in compliance with the Plan, as well as the public input received to date, it is anticipated that the development review and approval process would be relatively straight forward. That said, a more in-depth financial analysis, including a development pro-forma (cost/revenue), should be completed to determine financial viability of the preferred option.

PURPOSE:

This report responds to Council direction and provides information related to potential development of the property commonly referred to as the Alder Inn, located at 27214 Fraser Highway.

BACKGROUND/HISTORY:

Encouraging development in the Aldergrove Core Area is a Council strategic priority. The Township purchased Parcels A, B and C in August 2019. The main property holds what is known as the Alder Inn, while the other properties are paved parking lots to support the former uses. Please refer to the map presented as Attachment A to this report.

In September 2019, the building sustained significant damage due to a fire necessitating displacement of a number of the occupants, and significant costs for potential rehabilitation.

At its meeting on December 2, 2019, Council referred a motion to staff for a report on future site development, timelines and potential interim uses such as parking, gathering places and community gardens. Council received the said report at its meeting on June 15, 2020 and directed staff to:

1. Defer the following items to the July 13, 2020 meeting:
 - a. Completion of environmental abatement and building demolition to be replaced with positive uses, such as community gardens, and parking in consultation with the Aldergrove community and business associations;
 - b. Funding the referenced environmental abatement and building demolition work from the Building Reserve, Council Contingency and Community Grants accounts; and
 - c. Preparation for commemoration and honouring of the early history of the building, similar to what has been done in other areas and projects, such as the Aldergrove Credit Union Community Centre (ACUCC) and the commercial core of Fort Langley.
2. Provide Council with the following information, as part of a report or reports:
 - a. The process to potentially initiate and complete a closure of the rear lane between two subject parcels, as presented in the previous (December 2, 2019) report, in order to maximize property value and developable area; and
 - b. The process to potentially initiate the rezoning of the consolidated the subject site to its highest and best use consistent with the Aldergrove Core Area Plan, with fast-track status similar to that granted by Council to the Aldergrove Town Centre development project.

Subsequently then, at its meeting on July 13, 2020, Council considered the matters raised under point 1. above, and directed staff to proceed without delay to complete the environmental abatement, demolition and removal of the subject building. This component of the work is currently underway, as directed by Council and as described in more detail in this report.

Further, Council directed staff to provide the funding necessary for the environmental abatement and building demolition work, as previously contemplated, utilizing the Building Reserve, the Council Contingency and the Community Grant accounts, and/or any other funding sources as determined to be appropriate by staff.

Finally, at the same meeting, Council directed staff to initiate a public engagement process for gathering public input regarding potential interim uses on the subject properties, including considerations related to commemoration and honouring of the early history of the building.

As directed by Council, staff then proceeded with preparation of an online survey program, and associated advertising, to gather public input. The details of the survey, the results and a general synopsis, are provided below.

DISCUSSION/ANALYSIS:

The following table summarizes the subject properties, as per Attachment A, civic addresses, current land use designations in the Aldergrove Community Plan, and zoning with associated highlights:

Parcel	Parcel A	Parcel B	Parcel C
Civic Address	27214 Fraser Highway	2992 - 272 Street	(No Civic Address)
Lot Area	1,869.7 m ² (20,126 ft ²)	787.8 m ² (8,480 ft ²)	1,108.8 m ² (11,935 ft ²)
Plan Designation	Medium Density Mixed Use (commercial at-grade and residential up to 5 storeys – 2.0 Floor Space Ratio)		Low Density Residential (townhouse residential up to 2.5 storeys)

Environmental Abatement and Building Demolition

While the process for environmental abatement and demolition of existing buildings has commenced, the process has not yet concluded due to requirements associated with procurement, environmental factors and work safe procedures related to health and safety.

The initial projection for completion of the works was estimated at end of October. However, requirements associated with disposition of potentially hazardous material has necessitated additional procedural steps and associated timelines having to be extended, currently projected to end of December 2020, with related, currently unknown, financial implications.

Commemoration and honouring of the early history of the building, similar to what has been done in other areas and projects, such as the Aldergrove Credit Union Community Centre (ACUCC) and the commercial core of Fort Langley, will be addressed as part of the development of the site, once the preferred option has been selected.

Public Engagement

As directed by Council, staff proceeded with a public engagement process as quickly as practical, from August 10 to August 28, through social media outlets and an online survey, which was widely advertised to reach as many people in the community as possible. A total of 103 responses were received. The majority of the responses considered more flexible uses with the potential to have multiple events or activities over time.

Based on Council's direction staff proceeded with a public engagement program related to potential interim uses on the subject properties. The engagement included an online survey with a question as to: "What you would like Council to consider for an interim use while a long-term specific use is being determined?" The on-line survey was open from August 10 to August 28, 2020.

Multi-platform advertising for the survey was also provided by the following methods:

- Local Newspapers (Township Page): August 13 - 14 and August 20 - 21
- Township Facebook: August 10 and August 19
- Township Twitter: August 10 and August 19

The survey results are tallied and summarized in Attachment B. Public input on what Council should consider as an interim use for the site has been varied. Results reflect a desire by the majority of the respondents to see interim uses that are flexible and supportive of existing nearby uses. Survey respondents also offered thoughts on long-term uses.

The majority of the responses considered more flexible uses with the potential to have multiple events or activities over time. Others wished to see a more specific use for a community garden, parking facility, sports activity or even to leave it undeveloped.

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Highlights of the survey results are outlined as follows:

- Flexible Use Public Outdoor Plaza: 58 responses
- Interim Parking Area: 16 responses
- Community Garden Plots: 12 responses
- Outdoor Sports Area: 3 responses
- Leave As Empty Lot Until Developed: 1 response

In summary, while the input received is varied and diverse, the results reflect a common desire by those providing input for flexibility, supportive of existing uses in the area. Survey respondents also offered input regarding potential ultimate uses on the subject site.

The Aldergrove Business Association (ABA) has also provided input expressing concern about the potentially prolonged period of time during which the temporary fencing around the perimeter of the site is allowed to remain in place. While the ABA recognizes the need for a fence for public safety, it is concerned about the aesthetics should it remain over an extended period of time. Accordingly, the ABA has requested particular attention be given to the design and standard of any fencing to ensure visual attractiveness.

Further, the ABA has expressed some concerns about potential graffiti, with a request to avoid or minimize blank walls, where possible. Investigating possibility of vegetation, wood or concrete fencing to avoid or discourage possible graffiti was also suggested. Finally, CPTED type analysis and design to discourage undesirable activities, while providing opportunities for community interaction, such as benches, chairs and public pathways were also suggested.

Lane Closure Process

The development options envisioned contemplate closing portions of the lane between Parcels A and B. Depending on the preferred option ultimately selected by Council, sections of the lane may need to be reinstated to provide access and would likely impact timing.

To initiate a potential lane closure process, affected property owners would have to be consulted to ensure acceptable alternate arrangements for access and egress, as/if needed, as well as appropriate coordination of timing.

Further, staff note that the lane currently accommodates underground services, including those associated with third-party utility companies, which must remain in place as they serve a larger area than just the subject buildings. Relocation of these services, including the private utilities, must ensure ultimate “fit” within the context of proposed developments in the area. As such, the process for the closure of the lane, in whole or in part, should be deferred until such time as a preferred ultimate development option has been selected and confirmed, to avoid potential conflict, duplication or redundancies.

BC Hydro, Telus and Shaw have not reviewed the concepts. Consultation with these leading ultimately to their approval will be required before relocation can occur. This process can run concurrently with the process of development of options and approval and is not anticipated to add to the project timelines.

With that above in mind, and from a broader transportation planning perspective, closing the lane between Parcels A and B would eliminate direct access to 272 Street, which is designated as an arterial road, and as such generally positive with increased public safety.

That said, a general outline of the process required to close the lane would be as follows:

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- proposed lane closure to be referred to the external utility companies for review and approval;
- report to Council seeking approval and consideration of bylaw readings;
- posting of notice advising the public of the proposed closure and disposition (if applicable);
- provision of adequate and appropriate period for receipt of public submissions
- Council consideration of final bylaw reading and adoption; and finally
- closure can be completed and consolidated with adjoining property as part of subdivision, subject to approval of the Approving Officer and registration at the Land Titles Office.

Aldergrove Community Plan

The Aldergrove Community Plan (the Plan) allows land use designations on the properties as follows:

- Medium Density Mixed Use – maximum density of 2.0 Floor Space Ratio; maximum building height five (5) storeys (ground floor commercial and residential use above building form).
- Low Density Residential – maximum density of 1.1 Floor Space Ratio; maximum building height of 2.5 storeys (townhouse building form).

As directed by Council, the designation in the Plan were used to determine maximum yield of the potential development options.

Improvements directly impacting the subject properties, as per the engineering servicing requirements for the area, are anticipated to include road widening as well as sanitary and drainage system improvements. This information was used to determine servicing requirements to support the development, including dedications and net land areas available for development.

Development Process

Preliminary site development options for the long term were developed previously and presented to Council as part of a report on June 15, 2020 (#20-71, see Attachment C).

The options previously presented were examined based on the most recent direction of Council for consideration of consistency with the existing Aldergrove Core Area Plan, and the supporting engineering services.

With the above as background and assuming two (2) levels of underground parking, the following option represents the most economically viable (highest and best use) limit for development, subject to further assessment as part of a detailed costing (proforma) analysis, and Council direction.

This proposed development option considers development of the lands (Parcels A, B & C) facilitated with the closure of the lane between Parcels A and B and the consolidation thereof. This would then provide for a mixed-use development with a net developable area of approximately 2,540 m² (27,340 ft²). The total building area allowed would hence be approximately 5,080 m² (54,680 ft²). The 5-storey mixed-use building is estimated to provide for approximately 1,075 m² (11,571 ft²) of ground floor commercial area and 39 residential units on four (4) floors above.

The contemplated option would require provision of approximately 25 surface parking stalls and 100 underground parking stalls on two (2) levels for a total of 125 parking stalls. The total number of parking stalls required according to Township bylaws would be 113. A minimum 156 m² (1,679 ft²) amenity area would be provided in a court yard at the rear of the building to meet the Zoning Bylaw requirements.

In addition, Parcel C would provide approximately eight (8) townhouse units. It is assumed that each unit would be required to provide two (2) parking stalls, with a minimum 64 m² (689 ft²) amenity space in the rear to meet the Zoning Bylaw requirements.

	Development Option
Mixed Use Lot Area	2,540 m ² (27,340 ft ²)
Commercial Floor Space	1,075 m ² (11,571 ft ²)
Apartment Units	39
Townhouse Units	8
Total Parking Achieved	125
Total Parking Required	113
Amenity Space	156 m ² (1,679 ft ²)

At its Regular Evening Meeting on March 11, 2019, Council directed staff to process the application for the proposed Aldergrove Town Centre Mall redevelopment project with priority status. This instruction was in line with Council objectives as:

- Revitalization of the downtown Aldergrove core area is a strategic priority; and
- Community support for improvement of the “Aldergrove Mall” site.

Given the anticipated prior analysis and potential determination of preferred option by Council, as well as the anticipated direction with respect to fast-tracking similar to Aldergrove Towns Centre Mall Redevelopment Project, it is expected that the rezoning process would be completed within six to nine months, assuming engagement of motivated, available, and qualified professionals. As Council is aware the rezoning process would involve 4 readings of the prerequisite bylaw, as well as a public hearing within the context of the current pandemic related restrictions.

Prior to the commencement of the rezoning process, additional analysis and due diligence would likely have to be undertaken to increase the level of certainty regarding costs and potential development yield. This will require investigation, reporting and design from a building and landscape architecture, civil and geotechnical, and environmental perspectives.

Respectfully submitted,

Victor Sunada
PROJECT MANAGER
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	Name
PROPERTY SERVICES DEPARTMENT	C. Roche
COMMUNITY AND POLICY PLANNING	J. Chu

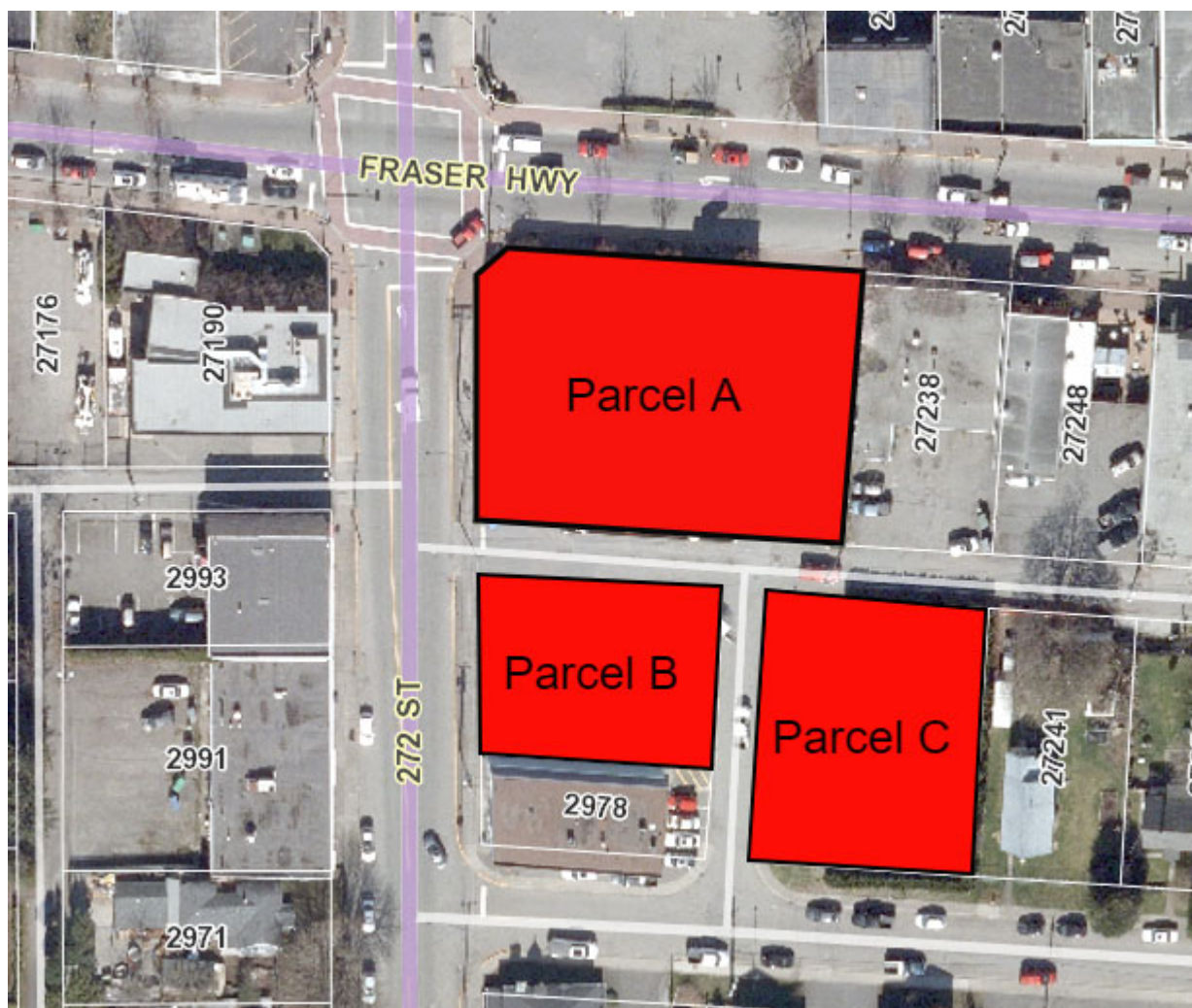
ATTACHMENT A Subject Properties

ATTACHMENT B Survey Results

ATTACHMENT C Report to Council, June 15, 2020 #20-71

ATTACHMENT A

Location of Subject Properties



Alder Inn Site Interim Use Suggestions

Public Outdoor Plaza - Flexible Use

(Example: Picnic area, beer garden area, food truck space, farmers market, open plaza)

58/103 respondents suggested an open community space for one or more uses.
These uses are complementary and do not conflict one another.

- Concrete picnic tables and an area for food trucks to set up. A designated craft beer/cider/wine area. A place for community crafts/local goods or local produce and fruit to be sold. Please ensure it stays appealing and attractive for people and families to come and hang out.
 - As operators of an events based organization here in the TOL. We believe activating the space "safely" with a Food based market with food trucks, local growers and vendors would create a community feel to the area and support small businesses.
 - Space this high profile in our community should be supporting the community and building it- places for people to gather and enjoy our community. A plaza, garden, food truck space or bandstand would be wonderful. Considering these lots are at the very centre of our town and advertise to all who pass through what Aldergrove is all about- it requires thoughtful consideration and more than a simple easy way to fix a parking problem. It could easily become a space where community organizations can do outside set up, a central place where tourism and historical and environmental information can be posted. The potential is significant and foundational to what Aldergrove could grow to be in the future.
 - Anything but parking really. A space that would have something for the whole family. A playground, picnic tables, space for food trucks, bike racks.
 - A place for food truck and craft beer vendors with picnic tables.
 - Park space with furnishings for al fresco dining, coffee breaks, etc, with trees and/or structures for shade. Something with some whimsy to add to the active street life in the area. And proper lighting so it's still vibrant in the evenings and darker periods. No more parking is needed. There's plenty within walking distance already.
 - I really like the idea of the McBurney plaza, or the bandstand at Douglas Park. They have had plays, live dancing, and music.
 - Food trucks :)
 - It could be left as a paved lot and used for food truck festivals, a place for car shows, farmers markets etc.
 - Daily Farmer's market
 - Pop up farmers market that offers a small beer garden / lunch area with picnic tables etc. The food/ drinks could be a sign up from local restaurant businesses that can then showcase their menus (to hopefully bring more ppl in) and allows the community a place to also gather to see local community businesses. There's a TON of MLM style businesses though which honestly deters ppl from attending "farmers" markets as they're not local handmade / small businesses. Would be nice to limit or restrict that type of business from overtaking the area.
- I could see also a small community garden (the one at the athletic field looks shabby a fair bit which leads me to believe ppl don't take care of their gardens and it'll quickly become an eye sore. Also gardens are only good for a few months and then it's wasted space again. Having a place we can gather (in a safe manner) as a community is what makes Aldergrove itself. We are a committed community and a full of small business's and farmers and this could help showcase that
- farmers market

- Farmers market space, food truck space, amenity space, but absolutely no more townhouses or condos.
- A plaza. Our town does not have a central point for community to gather and anything like that.
- Please make it a nice safe quality spot for the people of Langley Township in Aldergrove to be proud of. Free parking for all / also for pool over flow / Country Market / Picnic
- Food trucks, family/night markets, Sunday used car sales event (like in Tsawassen)
- The Best LIVE music venue in British Columbia! Bring the music to Langley! Build it and they will come !!
- Farmers market
- I would like to see a temporary Farmers Market selling only local produce and arts. Food trucks included.
- Plants in containers and picnic tables for community use on alder inn site free parking on other 2 sites
- I personally find that portion of Aldergrove more than a little dreary and grey, and really think it might be beneficial to designate the site as green space for the time being. Liven things up a bit.
- Turn it into a green space park- we need those. It would be great for shade and stuff in the summer. Or better yet, do that AND add another community garden. I'll even help care for it on weekends (I am in the landscape maintenance division).
- Weekly farmers market/flea market for community vendors and food trucks
- Farmers market on weekends
- A Farmer's Market would be great and keep a bit of parking for the thrift store to use so they can survive, no parking means no customers.
- I think a farmers market would be awesome !!
- Farmers market, flea market
- Local! Gardens, patio lights benches with food trucks pop up area for entertainment that people can book for events.
- Flexible gravel lot community space for use as a weekly farmers market, night market, special events such as a 'Fall Festival', etc. This would be low-cost, used by request by the community/organizations, and easy to 'end' when a long-term use is determined.
- Farmers market
- Farmers market on weekends and different community events during the week / food trucks/ classic car displays/Christmas bureau/toy drive drop off
- Farmers market
- food trucks on the weekend
- Farmers market. Help out the local economy.
- I believe Aldergrove is lacking a space for outdoor community events. With covid and all the new regulations, I think having a space that can hold events like artisan markets, food trucks, local music/comedy and just a space where we could safely be a community again. There was nothing here to bring us together before the pandemic so we should take this opportunity to create it now.
- A friendly gathering space with benches and gardens. Perhaps a market for food trucks. artisans and pop up shops. Maybe include an area for entertainment?
- A city park, put in some swings, a small grass patch for chilling on. Family friendly. Just a little hub in the middle of town.
- Farmers market community garden Food trucks
- The space should be a community garden. With spaces for food trucks to set up and areas for farmers market to set up once a week during the hotter months
- In the corner where the alder sits now, food truck parking. In the lot behind the alder next to the thrift shop, general foot traffic parking. In the lot behind the thrift shop, a community garden.

- Why not turn it into a open air multi purpose space for things like farmers/artisan/night markets, community activities etc. Could have some garden/fountain decoration and the rest of the space available for vendors/musicians.
- Garden space, play area for kids, markets on weekends. Community activity like art music buskers choirs etc
- Saturday Farmer's Market and parking.
- Flea market. Rentable tables. Vintage, goods, art, anything. Give the community a place to trade, buy and sell.
- Farmers market or multi use lot for things like food truck festivals.
- Park - need more social distancing spaces right now
- A farmers Market or something for kids, an extension of the community center with activities for kids like the timms... a coffee shop ...but community... small, cute artist shops like in Fort Langley....a theater or something related to arts like the centennial in fort langley...a Music Hall...
- Community gardens. Food trucks and outdoor theatre.
- Would love to see a farmers market and/or food truck stop!
- Open space for farmers markets, cruise ins, food truck festivals, flea markets, etc.
- I would like additional parking for the downtown core, to also be used as a pop-up Farmers or Community Market and Pop-Up Food Truck location. This will provide more business opportunities for small businesses to thrive during the Pandemic and will bring more foot traffic to the downtown area.
- Making this a plaza space for people to have a Farmer's Market on the weekends, a community garden space, a pop-up park (similar to City of North Vancouver) or for food trucks and vendors to use on weekends.
- Would love to see a little treed area there, get some greenery on that corner with some benches or something. Open enough that it won't attract too many crazies at night but something to make that corner look less dingy.
- Open space for farmers markets, cruise ins, food truck festivals, flea markets, etc.
- Parking, farmers market, outdoor active beyond the bell for Parkside and Shortreed. Pop up events.
- Free Parking for all / also for pool over flow / Country Market / picnic area
- Pop up park, benches, gazebos for when it rains.
- Green space with pop up food trucks and picnic tables

Community Garden Plots

12/103 respondents suggested a community garden be developed on the site.

- Gardens and or parking interim use sounds ok
- Community Garden
- Please consider a community garden. There is a growing concern for food quality and availability. Possibly partnering with LEPS and Kwantlen horticulture students to mentor and run classes. Its imperative that we share food growing with a younger generation
- Community gardens where people of all ages can grow organic seasonal vegetables for personal consumption or donate the vegetables to the local seniors' centre, food bank and schools.
- A community garden would be an awesome use of this space - and a 'neighbourhood fridge' (implemented by community and non profit leaders in other cities) would be a great way to give some students a work opportunity and to foster support and trust in the community, as well as learning more about growing food locally. The idea is that (usually volunteers, but being township sponsored would be an amazing help) a local fridge is placed in an easily accessible place in town, usually next to a community garden, which is then stocked with produce from the garden, as well as donations from anyone who wants to contribute. Then

the fridge is open to any community members to take what they need and leave the rest. It has worked wonderfully in communities in the US. This is a source from an organization that does a similar idea: <https://citiesfoundation.org/2017/solidarity-fridge-one-neighbourhood-one-fridge-the-wasted-city-book-2/>

- Community garden
- Turn it into a green space park- we need those. It would be great for shade and stuff in the summer. Or better yet, do that AND add another community garden. I'll even help care for it on weekends (I am in the landscape maintenance division).
- The space should be a community garden. With spaces for food trucks to set up and areas for farmers market to set up once a week during the hotter months
- Farmers market community garden Food trucks
- In the corner where the alder sits now, food truck parking. In the lot behind the alder next to the thrift shop, general foot traffic parking. In the lot behind the thrift shop, a community garden.
- Community gardens. Food trucks and outdoor theatre.
- more community garden!! There is so much development scheduled and so many empty storefronts that right now we don't *need* anything else to go in there except things that promote Aldergrove as a community. Focus on the other buildings that need attention.

Outdoor Sports Area

3/103 respondents suggested an outdoor sport use.

- Ball hockey arenas, basketball courts and outdoor workout area
- Rent it for performance driving (auto cross) or motorcycle training course
- Fenced in pump track for biking

Interim Parking Area

16/103 respondents suggested an interim parking lot.

- Phone conversation - the caller indicated he would like to see the site used for interim parking for 12 months.
- Gardens and or parking interim use sounds ok
- Parking for overflow from the outdoor pool/ice arena and for visitors to downtown Aldergrove so they can walk around the area, visit shops and restaurants, etc. I realize Covid-19 has to be considered.
- Please make it a nice safe quality spot for the people of Langley Township in Aldergrove to be proud of. Free parking for all / also for pool over flow / Country Market / Picnic
- Plants in containers and picnic tables for community use on alder inn site free parking on other 2 sites
- A Farmer's Market would be great and keep a bit of parking for the thrift store to use so they can survive, no parking means no customers.
- I would use it as over flow parking for the nearby community centre. Pre covid there were lots of people parking on all the side streets and walking fair distances often with small children. Any other use you are likely to get push back once long term development needs to begin.
- A DC Fast Charge Station for Electric Vehicles.
- Parking lot. And food trucks on the weekend
- Parking for rec centre and for Thrift Store

- In the corner where the alder sits now, food truck parking. In the lot behind the alder next to the thrift shop, general foot traffic parking. In the lot behind the thrift shop, a community garden.
- We definitely will need more parking downtown
- I would like additional parking for the downtown core, to also be used as a pop-up Farmers or Community Market and Pop-Up Food Truck location. This will provide more business opportunities for small businesses to thrive during the Pandemic and will bring more foot traffic to the downtown area.
- I think a parking lot would be beneficial for overflow to the pool.....if the pool ever opens like every other outdoor pool in the lower mainland. Parking lot could also be used for farmers markets etc. maybe some green space with benches (however that may just attract homeless and drug users)
- Free Parking for all / also for pool over flow / Country Market / picnic area
- Local parking.

Leave as empty lot until developed

1/103 respondents suggested the lot be left vacant until a long-term use can be implemented.

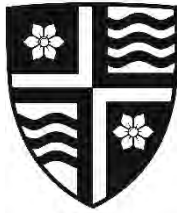
- Leave all three as empty lots. A long term plan will be more quickly implemented when it's an eyesore and constant reminder that something needs to be done.

Long-term use suggestions (involve permanent buildings/structures)

The below respondent suggestions are long-term uses involving new buildings/structures which would be considered permanent or semi-permanent.

- A games centre like the one that just opened in Surrey. Something that would bring a little more excitement and tourism to Langley
- Inexpensive housing for the homeless and underemployed.
- I think it's a great opportunity to restore several things: 1. some affordable housing for about 30 people 2. A successful restaurant 3. A neighbourhood pub 4. A convenient beer store 5. Meeting room for Alanon and others 6. Accountability and common sense in council 7. Or a blue fence maybe instead?
- I want eventually for long term I would like to see strictly low income housing units to be built for those on low incomes and those with disabilities.
- Not a parking lot
- Bus loop
- Aldergrove has a decent-sized community of "street friends". A community access facility with commercial kitchen that can be used for helping feed them would be great. This could be a PPP initiative run by local not-for-profits who are already working in the community - such as the weekly soup kitchens and BBQ's run by neighbourhood church groups.
- Temporary housing for the homeless
- Room for new Shops, restaurants, resource center and housing for homeless. Additional Parking, but do not remove free street parking. Low rise apartments above shopping.
- zumiez and more clothing stores
- personally I'd like to have more clothing / shopping stores in aldergrove.
- Affordable housing
- A bakery or retail with housing on the upper floor? Or a place for locals like milsean was, or a place for youth such as a small arcade / pool hall.
- Small shops, cafe's, indoor playground for kids.

- Move the police shop and the other mall area to this spot and then make that area across from ACUCC part of the parking for ACUCC. Then put housing above these shops for rental or ownership. Thanks!
- Storefront or restaurant.
- Medical clinic for both primary care and specialist offices
- A dispensary
- Hello, I would love to see a health food store like Nature's fare or something similar. Maybe a Freshii's or a healthy alternative restaurant. NO MORE gross fast food places like Tim Hortons, McDonalds, Arby's ☹️ A clothing store would also be nice to have in Aldergrove, instead of driving into Langley or Abbotsford.
- Permanent Night market
- A low income market for those of us who are struggling..surrey has quest why don't we have someone like that
- Shops, park with a walking trail throughout
- Brewery
- Long term use would be great if we could have a similar building to the Coulter Berry building in Fort Langley with retail and bakery / coffee shop
- Would love to see a high class adult entertainment venue that serves liquor.
- Food truck and brewry weekend. We need to attract Business like old hand, duft and co, field house to aldergrove.
- We need a fresh veggie market, bakery and deli in Aldergrove. Hopefully those will be coming either on this site or in the new mall plans. Thanks
- The downtown area is hurting for restaurant options, specifically those with good takeout for lunch. Mixed use commercial with residential above in the corner where the alder currently sits would serve the town well. The other 2 properties as parking and a community garden would really help in the long term to attract people to the fancy new mall. Perhaps a free attraction garden of sorts where residents of the town pretty it up with a theme for people to view (painted rocks & fairies? Tea kettles?)
- I've lived in Aldergrove for 24 years. People love thrifting and this would be a great chance to bring retail vending or any venders into Aldergrove instead of surrey or Abbotsford.
- For long term use my hope is it will be a commercial/Residential building that will have businesses on the street level and condos above it.
- I would like to see a spot for the community to gather outside or an outside retail spots with upstairs living. A youth center would be amazing. Just something that's nice, new and fresh area that makes us proud to be apart of this community.
- For long-term, I would love to see a multi-use building with underground parking. Residences above, and businesses at ground level. Underground parking is a must as we are extremely limited for parking in this area.
- With retail spaces being needed less with covid, and additional likely already going in with the Mall project, it would be nice to see a beautiful coffee shop or similar style bakery/shop there that sold local goods. Milsean was a big loss so would be nice to have something along those lines go in!
- Long term I would like to see commercial on the bottom level with apartments or office space on the next 2 levels. Start of redoing the downtown core is needed. Parking is also an issue and would like to see a parking lot or added greenery.
- Services/commercial first level then two stories of residences. Attractive commercial rental rates for desired businesses to help grow the core. No more pot shops or thrift/pawn/nail shops. We need new/different businesses to attract others.



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 15, 2020 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: ALDER INN OPTIONS

REPORT: 20-71
FILE: 3220-01

RECOMMENDATION:

That Council receive the Alder Inn Options report for information.

EXECUTIVE SUMMARY:

At its December 2, 2019 Regular Afternoon Meeting, Council referred a motion to staff for a report on future development options, timelines and potential interim uses for the three (3) properties previously occupied by the Alder Inn. The subject properties are located at the southeast corner of Fraser Highway and 272 Street, with a total area of approximately 40,541 square feet (0.93 acre).

Three (3) development options have been examined, as follows. Option 1 involves development of each property individually and independently of others; Option 2 proposes closure of a lane to facilitate a larger land assembly with likely a more pedestrian-friendly development; and Option 3 provides for the highest level of density, both from a commercial floor area and apartment unit yield perspective. All three options are consistent with the provisions of the Aldergrove Core Area Plan, and provide for mixed-use development scenarios with ground level retail and residential apartment units of up to five storeys above; with the exception of Option 3, where nine (9) additional townhouse units are conceived to maximize the return on investment, within the minimum specific requirements of the Aldergrove Core Area Plan, made possible without the provisions of a dedicated amenity space.

The following table summarizes the key metrics of the various options considered:

	Option 1	Option 2	Option 3
Commercial Floorspace	474 m ² (5,102 ft ²)	462 m ² (4,972 ft ²)	586 m ² (6,307 ft ²)
Apartment	51 units	63 units	75 units
Townhouse	n.a.	n.a.	9 units
Amenity Space	479 m ² (5,151 ft ²)	479 m ² (5,151 ft ²)	n.a.

The timeline for development can vary, depending on a number of different factors, including prevailing economic conditions, development trends, Council's broader objective, public input and potential partnerships with other organizations.

Potential interim uses could include any, or a combination, of public parking, gathering place, such as a small-scale urban plaza, public performing place, and community gardens. It is recommended that the community be engaged to identify the desired mix of interim and potential ultimate uses.

PURPOSE:

This report responds to Council direction and provides information regarding potential development options, timelines and interim uses for properties located at the southeast corner of Fraser Highway and 272 Street, collectively referred to as the Alder Inn.

BACKGROUND/HISTORY:

Encouraging development in the Aldergrove Core Area is a Council strategic priority. In 2019, the Township purchased three properties owned by the Alder Inn located at 27214 Fraser Highway, as one of the steps toward re-development of a key area in the downtown core area of Aldergrove.

At its Regular Afternoon meeting on December 2, 2019, Council referred a motion to staff for a report on future site development, timelines and potential interim uses such as parking, gathering places and community gardens, as follows:

“That Council direct staff to demolish the Alder Inn building subject to existing tenancies being adequately resolved;

That the building be replaced with an interim downtown Aldergrove public parking lot for ACUCC overflow parking and other community uses such as a potential farmers market; and

That Council ask staff to initiate a process to establish the future of the Alder Inn site as soon as practical and that this process include public input.

REFERRAL

That this motion be referred to staff for a report on future site development and timelines.

AMENDMENT

That the report also include a review of potential interim uses including parking, gathering spaces, and community gardens.”

DISCUSSION/ANALYSIS:

The subject properties are located on the southeast corner of Fraser Highway and 272 Street in the community of Aldergrove. Attachment A shows the location of the three (3) properties. The total area of these properties is approximately 40,541 square feet (0.93 acre). The table below summarizes the civic addresses, lot size, current uses and land use designations in the Aldergrove Core Area Plan for the three (3) properties/parcels.

	Parcel A	Parcel B	Parcel C
Civic Address	27214 Fraser Highway	2992 – 272 Street	(No Civic Address)
Lot Size (sq ft)	20,126	8,480	11,935
Current Use	Mixed use building	Vacant (parking lot)	Vacant (parking lot)
Current Zoning	Community Commercial (C-2)		
Designation per Aldergrove Core Area Plan	Medium Density Mixed Use (commercial at-grade and residential up to 5 storeys – 2.0 Floor Space Ratio)		Low Density Residential (townhouse residential up to 2.5 storeys)

Development Options

Preliminary ultimate site development options are examined, based on the provisions of the Aldergrove Core Area Plan, with specific consideration of the following assumptions:

- **Land Use:** It is assumed that there is no density increase to the Aldergrove Core Area Plan, considering any density increase would require additional (underground) parking.
- **Parking:** Two (2) levels of underground parking is the economically viable limit for developments.
- **Walkability:** To enhance pedestrian realm, which is a key policy provision in the Aldergrove Core Area Plan, the lane between Parcel A and Parcel B would be closed. The lane closure would also improve the development economics of the land assembly.
- **Gross Area Calculation:** Analysis of development options is based on gross land area, prior to consideration of necessary road widening.

Based on the above discussion, three (3) development options have been developed, as outlined in more detail below:

Option 1

This option would see development of each property individually and independent of each other.

Parcel A would see a 5-storey mixed-use building, with approximately 474 m² (5,102 ft²) of commercial space at grade, and 27 residential units above. There would be 10 parking stalls at grade to the rear of the building to serve the commercial units, and 56 stalls in two (2) underground levels for the residential units. Consistent with the “Concept Plan” in the Aldergrove Core Area Plan, an Amenity Space of approximately 479 m² (5,151 ft²) would be provided in the existing parking area fronting on Fraser Highway. This Amenity Space would be similar to that in the 20700 block on the south side of Willoughby Town Centre Drive, in terms of function and design as a plaza and a short cut access to the commercial parking in the rear.

Parcel B would have another 5-storey mixed-use building, composed of 204 m² (2,195 ft²) of commercial space at grade, and 24 residential units above. There would be 16 parking stalls at grade and 30 stalls underground.

Parcel C would be a communal parking lot to meet the overall combined parking requirements for the proposed developments in Parcel A and Parcel B, assuming no variance to the existing parking requirements.

Option 2

This option combines Parcel A with Parcel B, plus the east-west lane between them. This land assembly would provide for a 5-storey mixed use building, composed of approximately 462 m² (4,972 ft²) of commercial space at grade, and 63 residential units above. There would be 40 at grade parking stalls and 78 underground stalls to partially meet the parking requirements for the proposed development (and thus relatively smaller commercial space than in Option 1)

Similar to Option 1, the Amenity Space would be a land use and urban design feature in Option 2. Likewise, Parcel C would provide parking to meet the overall parking needs of the development in the land assembly, assuming no reduction in the existing parking requirements.

Option 3

This option adds development potential to the land assembly in Option 2 (Parcel A, Parcel B and lane) by allowing development in the Amenity Space contemplated under Options 1 and 2, and on Parcel C. This would provide for a 5-storey mixed-use building, with approximately 586 m² (6,307 ft²) of commercial space at grade, and 75 residential units above. There would be 48 at grade stalls to the rear of the building to serve the commercial units, and 94 stalls underground for the residential units.

Parcel C would provide development potential for nine (9) townhouse units, to maximize the Township's return on investment, that will likely trigger the need for an overall parking variance requirement.

Summary

Three development options have been considered, with Option 1 having the lowest overall density, Option 2 having medium density, and Option 3 having the highest density with likely the highest return on investment, as the highest and best use option. All three options conform with the overall intent of the Aldergrove Core Area Plan. The following table summarizes the metrics of the three options.

	Option 1	Option 2	Option 3
Commercial Floorspace	474 m ² (5,102 ft ²)	462 m ² (4,972 ft ²)	586 m ² (6,307 ft ²)
Apartment	51 units	63 units	75 units
Townhouse	n.a.	n.a.	9 units
Commercial Parking	26 at grade to the rear	40 at grade to the rear and side	48 at grade to the rear and side
Residential Parking	86 stalls (2 underground levels)	78 stalls (2 underground levels)	94 stalls (2 underground levels)
Communal Parking Lot	40 stalls	40 stalls	n.a.
Amenity Space	479 m ² (5,151 ft ²)	479 m ² (5,151 ft ²)	n.a.

Development Timelines

The timeline for development of the subject properties can vary significantly depending on a number of different factors, including, but not limited to:

- micro and macro-economic conditions at the global, national and provincial, regional and local levels;
- development trends and policies including those in Metro Vancouver and the Fraser Valley. Various levies and charges (such as Translink Development Cost Charges and local Community Amenity Charges) may affect the relative competitiveness and financial viability of development amongst municipalities in the Lower Mainland. Municipalities beyond the TransLink DCC catchment area may now have a lower cost advantage;
- Council's broader community objectives;
- potential partnership opportunities with other organizations such as BC Housing, local service clubs and the Aldergrove Legion) to pursue other community interest in areas such as rental and/or affordable housing units;
- public input; and
- the level of interest in an Expression of Interest from developers, should Council decide to dispose of the land holdings and not pursue development on its own.

Potential Interim Uses

Potential interim uses on the subject properties could include public off-street parking, gathering places such as small-scale urban plazas and public performing places, and community gardens.

Public Off-Street Parking

Two of the subject properties (Parcel B and Parcel C) have been used for parking which is an accepted use in downtown Aldergrove. Once a decision is made to demolish the existing building on Parcel A, the subject properties could accommodate a total of approximately 120 parking stalls. This would alleviate the high demand for public off-street parking in the area during the summer months, when the Aldergrove Credit Union Community Centre (ACUCC) and Otter Co-op Outdoor Experience attract large attendance from around the Lower Mainland and beyond. Should Council decide to expand the existing parking areas, landscaping should be designed and installed to reduce the visual impact of the parking lot at this high profile location in the downtown area.

Gathering Places

Small-scale urban plazas and public performing places are key urban design and place-making features in vibrant downtowns. For example, there is a temporary “pop-up park” in the commercial core of Fort Langley. Also, McBurney Lane in downtown Langley City is a successful plaza that provides a space for people to hangout, socialize, and perform, right in the heart of the commercial area. If an interim gathering place is provided, it would be expected to be programmed and landscaped appropriately, dependent on size, use and location, with considerations for construction and maintenance costs. Such a gathering place could be integrated into a public off-street parking area described above, but would reduce the total number of potential parking stalls.

Community Gardens

Community gardens could also be incorporated into the mix of potential interim uses. However, the peak demand for community garden plots coincides with the peak demand for parking in the summer. Also, considering the high visibility nature of the location, a community garden could pose operational and maintenance challenges.

Due to the dynamic nature of the Covid-19 pandemic, Council may consider a “virtual townhall” program to engage the community on the desired mix of interim uses at this location, by conducting an online survey. Results of the online survey would facilitate decision on the type and mix of interim uses. Also, depending on the type of interim uses identified, there may be a need for consideration of a Temporary Use Permit, at Council’s discretion.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Map showing location of the three properties

Location of Subject Properties

