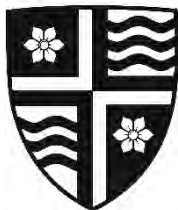


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 8, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES
LTD. / 19689 TELEGRAPH TRAIL)

REPORT: 21-21
FILE: 09-03-0133

PROPOSAL:

Development Variance Permit to vary Sections 702.5(a) and Section 111.3 of Township of Langley Zoning Bylaw 1987 No. 2500 to vary a minimum front yard building setback requirement from 10.0 m (32.8 ft) to 5.0 m (16.4 ft) and the depth of front yard landscaping area from 5.0 m (16.4 ft) to 2.0 m (6.6 ft) to facilitate a 480 square metre (5,175 square feet) addition to an existing industrial building.

RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100126, subject to two (2) conditions noting one (1) condition to be completed prior the issuance of a Building Permit.

RATIONALE:

The proposed variances will facilitate the construction of a building addition that is compatible with the existing building and development in the surrounding area.



RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100126 for property located at 19689 Telegraph Trail to facilitate 480 square metre (5,175 square feet) addition to an existing industrial building, as follows:

- a. Section 702.5(a) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from 10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.
- b. Section 111.3 – Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to 2.0 metres in substantial compliance with Schedule A.

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

- a. On-site landscaping to be secured by letter of credit at the building permit stage.

EXECUTIVE SUMMARY:

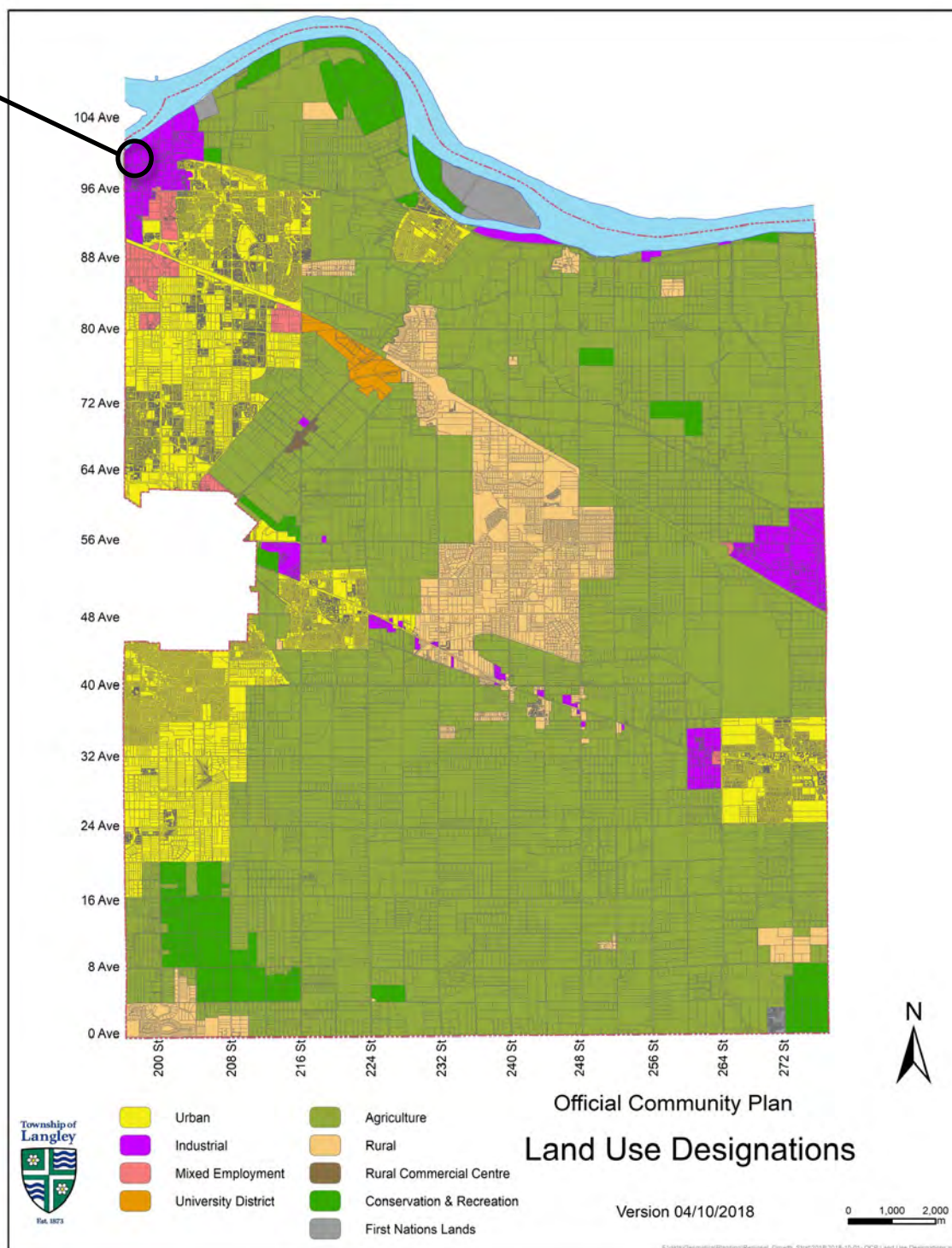
The applicant has applied to vary the minimum building setback requirement from a front lot line from 10.0 m (32.8 ft) to 5.0 m (16.4 ft) and the depth of front yard landscaping area from 5.0 m (16.4 ft) to 2.0 m (6.6 ft) to facilitate a 480 square metre (5,175 square feet) addition to an existing industrial building at 19689 Telegraph Trail.

The proposed variances are supported by staff as the building addition complies with all remaining provisions of the Zoning Bylaw, improves the building interface with the streetscape on 98 Avenue, and is compatible with the existing building and surrounding development. Proposed Development Variance Permit No. 100126 has been prepared for Council's consideration and is provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Variance Permit Application No. 100126 for property located at 19689 Telegraph Trail.

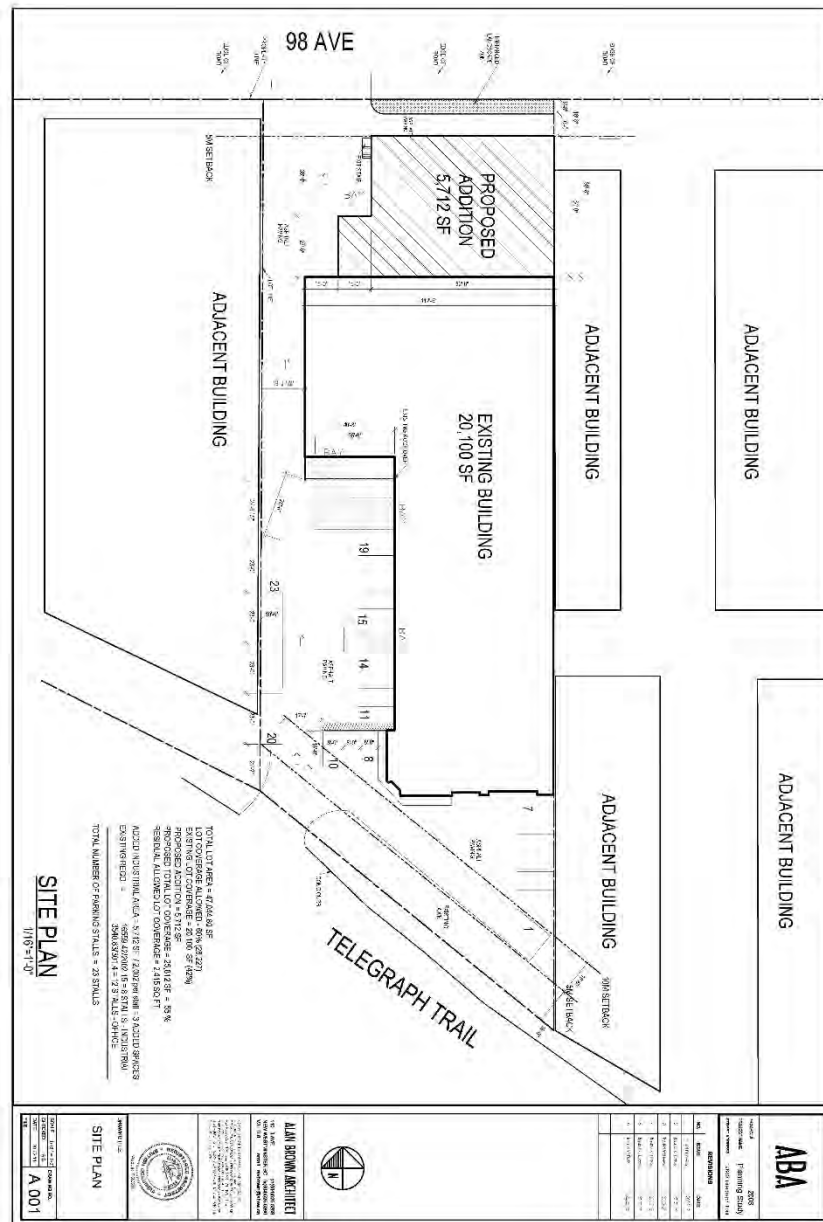
SUBJECT



DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES
LTD. / 19689 TELEGRAPH TRAIL)
Page 4 . . .

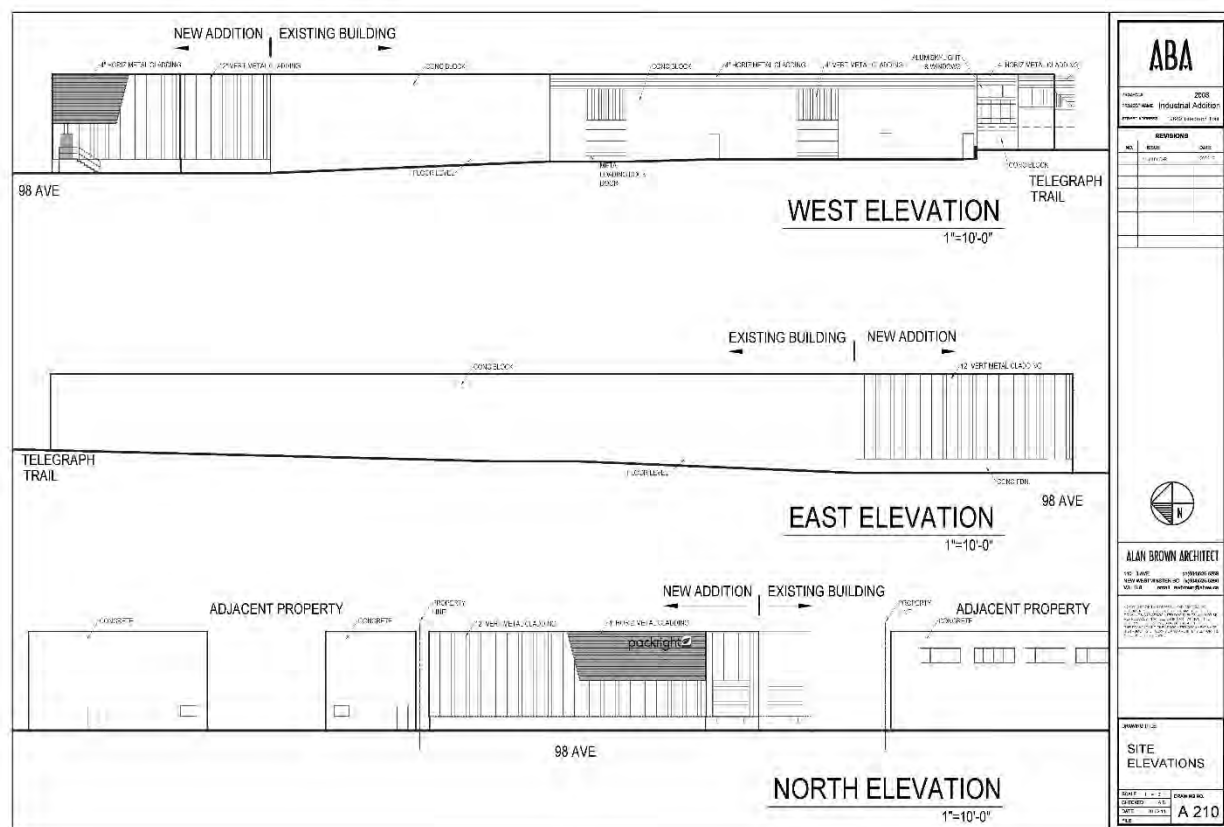


ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

DEVELOPMENT VARIANCE PERMIT APPLICATION
 NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES
 LTD. / 19689 TELEGRAPH TRAIL)
 Page 6 . . .



BUILDING ELEVATIONS WITH THE PROPOSED BUILDING ADDITION

DEVELOPMENT VARIANCE PERMIT APPLICATION
 NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES
 LTD. / 19689 TELEGRAPH TRAIL)
 Page 7 . . .

REFERENCE:

Owner:	19689 Telegraph Trail Properties Ltd. 1375 Po Avenue Port Coquitlam, BC V6B 4M9
Agent:	Rain City Management Corp 342, 19951 – 80A Avenue Langley, BC V2Y 2C8
Legal Description:	Lot 3 District Lot 122 Group 2 New Westminster District Plan 67781
Civic Address:	19689 Telegraph Trail
Area:	0.44 ha (1.08 ac)
Official Community Plan:	Industrial
Existing Zoning:	General Industrial Zone M-2

BACKGROUND/HISTORY:

The subject 0.44 ha (1.08 ac) site is designated “Industrial” in the Official Community Plan and zoned General Industrial Zone M-2. The site currently accommodates a 1,765 m² (19,007 ft²) industrial building occupied by Packright Manufacturing, a manufacturer of recyclable thermoformed packaging. The applicant indicates that the company has experienced growth and that additional space is required to accommodate the business operation.

Adjacent Uses:

North:	98 Avenue, beyond which is a property zoned Heavy Industrial Zone M-3 and designated “Industrial” in the Official Community Plan;
South:	Telegraph Trail, beyond which is a property zoned General Industrial Zone M-2 and designated “Industrial” in the Official Community Plan;
East:	A property zoned General Industrial Zone M-2 and designated “Industrial” in the Official Community Plan;
West:	A property zoned General Industrial Zone M-2 and designated “Industrial” in the Official Community Plan; beyond which is 196 A Street.

DISCUSSION/ANALYSIS:

The subject site is a “double fronting” lot abutting Telegraph Trail to the south and 98 Avenue to the north. According to the Zoning Bylaw, in the case where a lot abuts two or more streets the front lot line is the line with a shorter distance. As 98 Avenue has a shorter lot line, it is considered a front lot line.

The subject site currently accommodates an industrial building with the main entrance and parking oriented towards Telegraph Trail (technically the rear property line). The building is setback 10.0 m (32.8 ft) from Telegraph Trail and 24 m (78 ft) from 98 Avenue. As a result of the current building and parking orientation, Telegraph Trail functions as the front property line while 98 Avenue is used for the back of building operations, such as access to the loading area.

The applicant is proposing a 480 m² (5,175 ft²) addition to the northern portion of the existing building facing 98 Avenue. According to the applicant's rationale (Attachment B), due to the orientation of the existing building, location of the main parking area, and existing building setbacks, the building addition can be only accommodated at the northern portion of the site. To provide for the addition in the proposed location, the applicant is proposing to vary the minimum building setback requirement from the front lot line (98 Avenue) from 10.0 m (32.8 ft) to 5.0 m (16.4 ft).

The proposal also includes a variance to the front lot line landscaping depth requirement from 5.0 m (16.4 ft) to 2.0 m (6.6 ft) in order to accommodate vehicular access from 98 Avenue. In support of the variance request, the applicant has provided a variance rationale (Attachment C). In order to offset the landscaping variance, the applicant is proposing to provide enhanced landscaping in the remaining area by providing metal fencing with cable trellis to grow evergreen climbing vines on the fence, in addition to the typical tree/shrub/groundcover planting in the 2.0 m (6.6 ft) wide landscape area on 98 Avenue. Replacement trees and street trees are also proposed along 98 Avenue and Telegraph Trail, as well as a 5.0 m (16.4 ft) landscape area along Telegraph Trail.

Staff note that the adjacent site to the west (9770 196A Street) also has frontage on 98 Avenue with a building setback of 5.0 m (16.4 ft) from 98 Avenue and 10.0 m (32.8 ft) from Telegraph Trail.

Staff support issuance of the proposed Development Variance Permit based on the proposed building streetscape and landscaping improvements as well as compatibility with the surrounding development. Staff also note that the proposed form and character of the building addition complement the existing building.

Servicing:

Adequate servicing exists fronting the property.

Parking:

The applicant is proposing 23 parking spaces onsite consistent with the 23 spaces required for the existing building and proposed addition.

Public Consultation:

Policy 07-164 requires the subject application to hold a Developer Held Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a Public Information Meeting until June 30, 2021. Applications proceeding to Council for consideration prior to this date will not be required to hold a public information meeting.

DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES
LTD. / 19689 TELEGRAPH TRAIL)
Page 9 . . .

POLICY CONSIDERATIONS:

Staff recommend that Council issue Development Variance Permit No. 100126.

Staff have notified adjacent property owners that this Development Variance Permit application is being considered at the March 8, 2021 Regular Council Meeting, and they may submit written input regarding the matter should they deem necessary.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No.100126
ATTACHMENT B Applicant Rationale (Building Setback)
ATTACHMENT C Applicant Rationale (Landscape Depth)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100126

This Permit is issued this _____ day of _____, 2021 to:

1. Name: 19689 Telegraph Trail Properties Ltd.

Address: 1375 Po Avenue
Port Coquitlam, BC V6B 4M9
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 3 District Lot 122 Group 2 New Westminster District Plan 67781

CIVIC ADDRESS: 19689 Telegraph Trail
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. Section 702.5(a) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from 10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.
 - b. Section 111.3 – Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to 2.0 metres in substantial compliance with Schedule A.

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

- a. On-site landscaping to be secured by letter of credit at the building permit stage.
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.

DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES
LTD. / 19689 TELEGRAPH TRAIL)
Page 2 . . .

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2021

SCHEDULE A – Preliminary Site Plan
SCHEDULE B – Landscape Plans

E.1 - Page 12



E.1 SCHEDULE B

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WWW.PGARCHITECTS.COM

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WAREHOUSE ADDITION
1980 TELEGRAPH TRAIL
LANGLEY, BC

TEL: 604-593-5353

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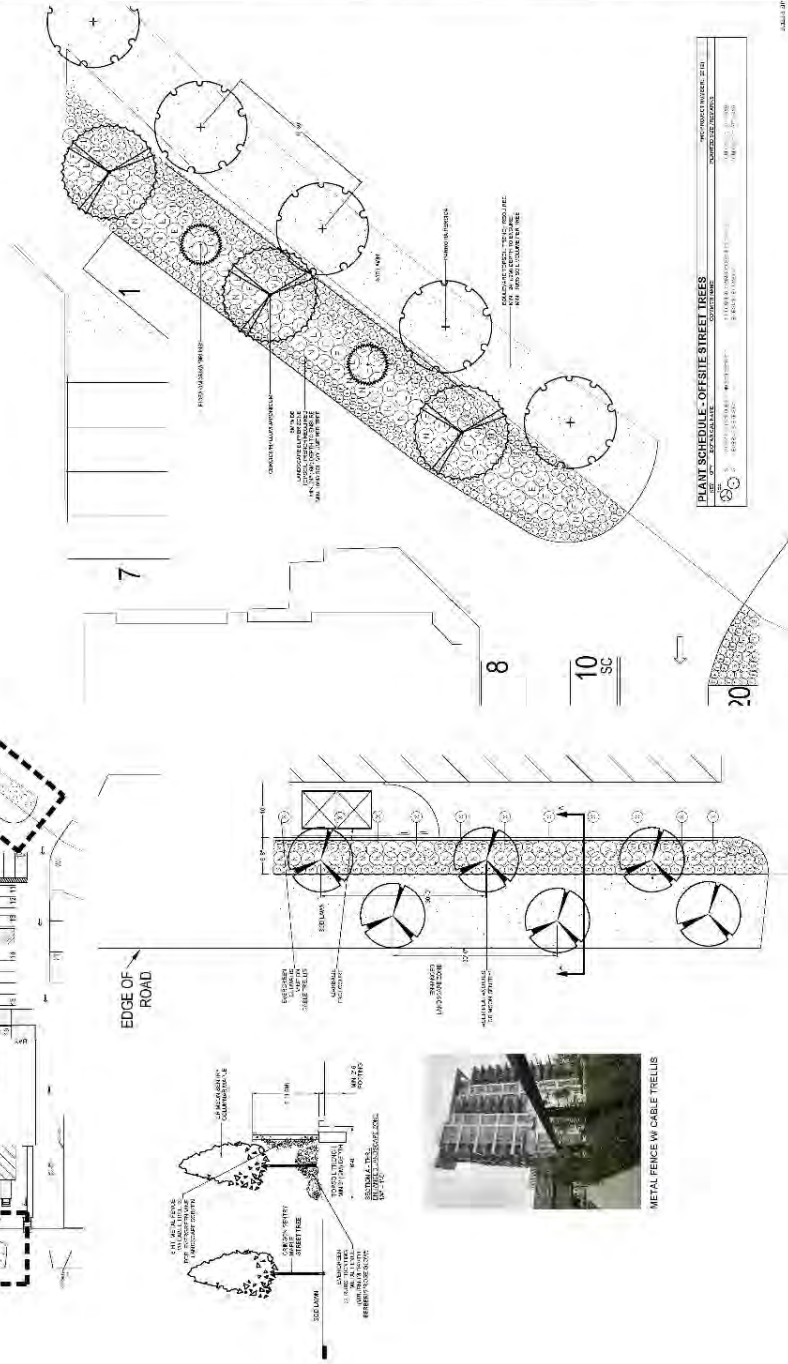
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ATTACHMENT B

Alan Brown Architect 110-3 Ave New Westminster BC V3L 1L8 Ph(604)525-5259 Fx525-5290 awbrown@shaw.ca

Monday, June 15, 2020
 City Manager
 Township of Langley
 20338 - 65 Avenue
 Langley, British Columbia
 V2Y 3J1 Canada

Re Rationale for Setback Variance
19689 Telegraph Trail

Dear Sirs :

In preparing the design for this project, we have encountered a requirement from the TOL Zoning Bylaw # 2500 that is a problem for the project. The definition of "front lot line" contains the following provision , " a) In the case where a lot has lot lines abutting two or more streets, the front lot line is the lot line with the shorter distance, excluding corner truncations, abutting a street;".

This definition is a problem, because the zone for the site , M2 contains the following provisions, "702.5 ... no building or structure shall be sited less than: a) 10.0 metres from a front lot line; b) 5.0 metres from a rear lot line;".

We are proposing a relatively small addition to the back of an existing warehouse that was built some time ago. The original design provided the 10 m setback at the Telegraph Trail side of the site. The Telegraph Trail side is the side for the main access to the site and from which the building is addressed. In every way, the design of the original building was laid out with the front being on Telegraph Trail.

If we follow the definition of the current Zoning Bylaw and consider the 98 ave frontage the " front lot line", because it has the shorter distance , we will be required to have a 10 m setback. This means the building will have two 10 meter setbacks. This disadvantages the owner greatly, in that it means he will not have enough area to do his building expansion. It is also not fair to make the site have two front lot lines. The existing building provides a 10 meter setback at the originally designed front on Telegraph Trail.

The requirements of the M2 zone are for one front and one rear lot line. The front has a 10 m setback and the rear has a 5 m setback. The proposed variance is related to the requirement for the front lot line to be the shorter distance. We are asking for the front to be considered Telegraph Trail, where there is an existing 10 m setback. We will provide a 5 m setback at the 98 ave side . This will comply with the intent of the zoning bylaw, in that we will have one front lot line setback and landscaping and one rear lot line setback and landscaping.

We believe that the proposed variance will provide compliance with the intent of the bylaw and its practical requirements.

Yours truly,

Alan Brown architect aibc cp



February 2 2021

ABA

| of |

Alan Brown architect aibc cp - principal

Alan Brown Architect 110-3 Ave New Westminster BC V3L 1L8 Ph(604)525-5259 Fx525-5290 awbrown@shaw.ca

Tuesday, February 02, 2021
City Manager
Township of Langley
20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada

Re – Rationale for Landscape Variance
19689 Telegraph Trail

Dear Sirs :

Required 5 m Landscape Area

The operation of this facility requires access to the north wall of the addition , facing 98 ave. The location of a 5 m Landscape Area adjacent to the building prevents any vehicular access. We have proposed an alternate Landscape Concept.

The idea is to create a vertical screen of landscaping just inside the property line. The concept would occur in approximately 6'-8" inside the property line. This would leave approximately 10 ft of asphalt paving behind, for vehicular access. The purpose of this screen would be to provide the same or better separation provided in the 5m Landscape Area required by the Zoning Bylaw, but in a vertical orientation . This could involve enhanced planting & supporting structure in an attractive design . This design would screen the whole north facing wall and related activity from anybody to the north of the building .

The proposed concept is described in the Landscape drawings submitted with the application .

We believe that the proposed concept will be equivalent to the requirement in the Zoning bylaw for 5 m of Landscape area.

Yours truly,

Alan Brown architect aibc cp



February 2 2021

ABA

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Alan Brown architect aibc cp - principal