

Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** SEPTEMBER 19, 2016 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** DEVELOPMENT PERMIT APPLICATION NO. 100827  
(SARAHBOND INVESTMENTS LTD. / 4061 - 200 STREET)

**REPORT:** 16-90  
**FILE:** 07-34-0063

### PROPOSAL:

To construct a 24.5 m<sup>2</sup> (264 ft<sup>2</sup>) addition to accommodate exterior storage space on the north elevation of the existing McDonald's Restaurant located at 4061 – 200 Street.

### RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100827 subject to four (4) conditions, plus three (3) conditions to be completed prior to issuance of a building permit.

### RATIONALE:

The proposal complies with the Brookwood/Fernridge Community Plan and Community Commercial Zone C-2B of the Township of Langley's Zoning Bylaw.



**RECOMMENDATION:**

**That** Council authorize issuance of Development Permit No. 100827 to Sarahbond Investments Ltd. for property located at 4061- 200 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “C”;
- b. All signage being in compliance with Schedules “A” and “C”, and in compliance with the Township’s Sign Bylaw;
- c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- d. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

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

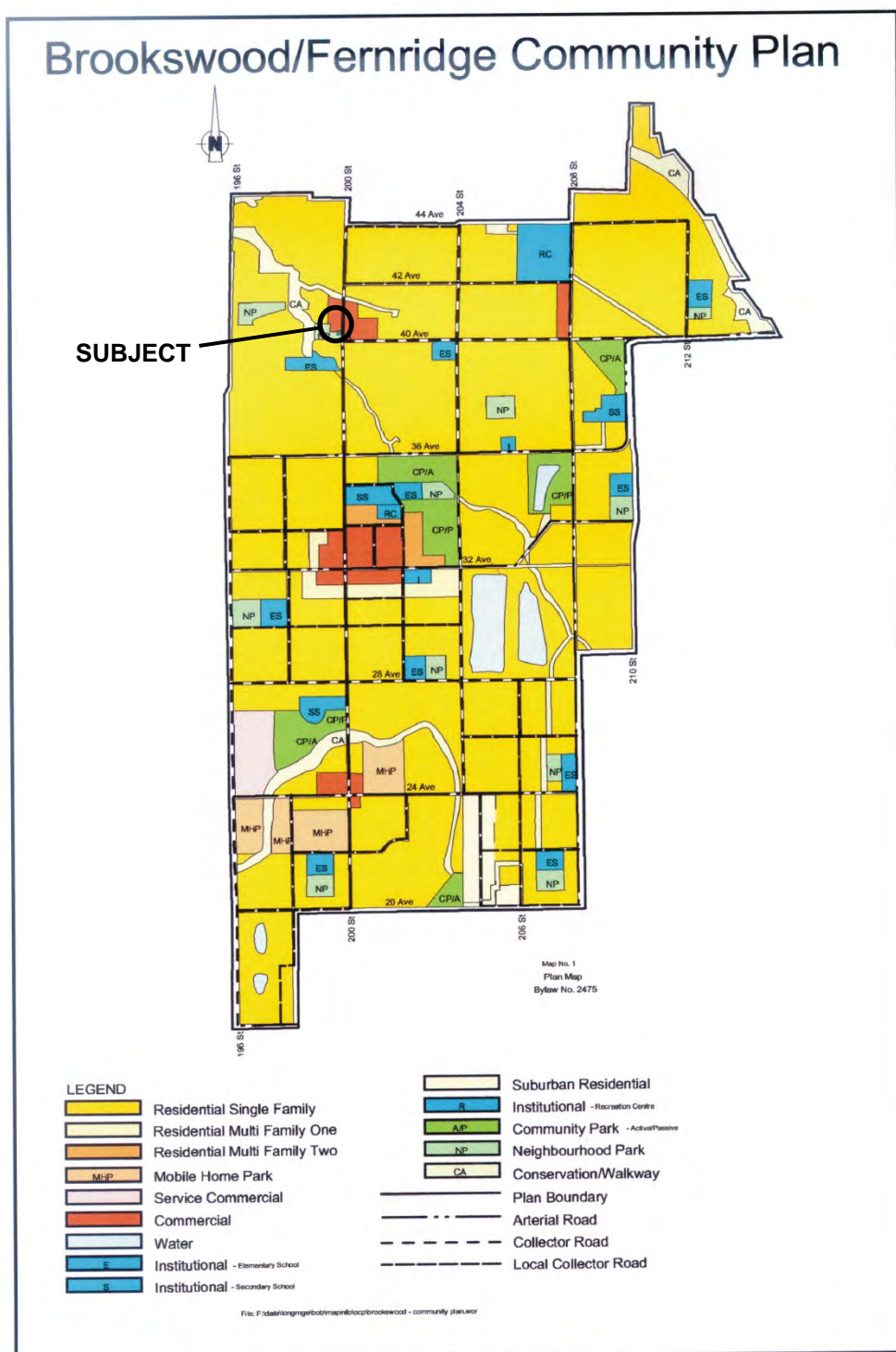
- a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- b. Provision of a pedestrian connection from the building to 41 Avenue including necessary boulevard landscaping removal and replacement; and
- c. Payment of supplemental development permit application and building permit administration fees.

**EXECUTIVE SUMMARY:**

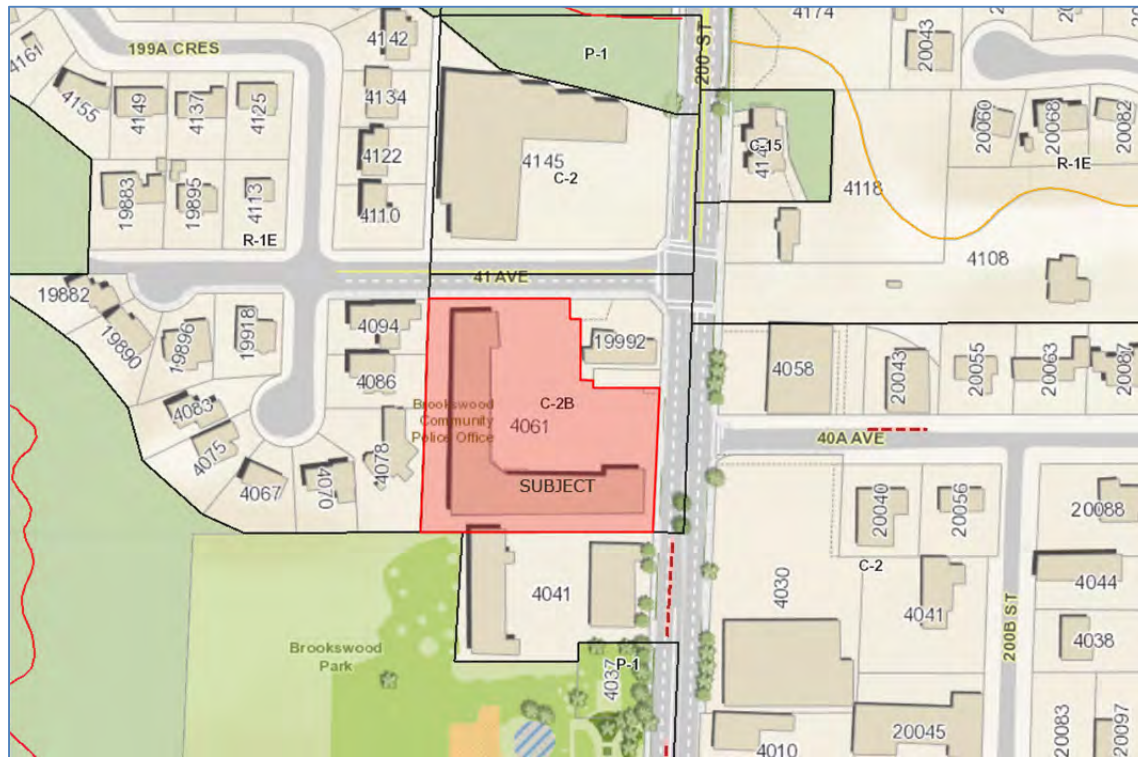
Sarahbond Investments Ltd. has applied for a development permit to facilitate the construction of a 24.5 m<sup>2</sup> (264 ft<sup>2</sup>) external storage area on the north side of the existing building. Staff are supportive of the proposal as it complies with the Brookwood/Fernridge Community Plan and the Township’s land use policies.

**PURPOSE:**

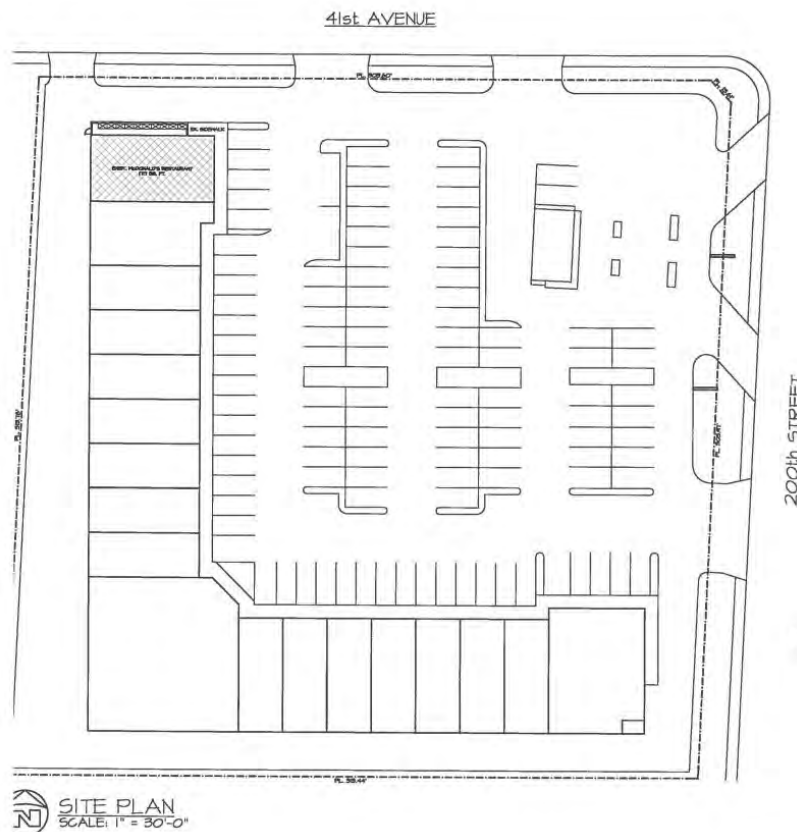
This report is to provide information and recommendations regarding proposed Development Permit No. 100827 for property located at 4061 – 200 Street in Brookwood.



DEVELOPMENT PERMIT APPLICATION NO. 100827  
 (SARAHBOND INVESTMENTS LTD. / 4061 - 200 STREET)  
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### ZONING BYLAW NO. 2500



Site Plan - SUBMITTED BY APPLICANT

**REFERENCE:**

<b>Owner:</b>	Sarahbond Investments Ltd. No. 417631 19395 Langley Bypass Surrey, BC V3S 6K1
<b>Applicant / Agent:</b>	Novacom Construction Ltd. #101 – 18663 - 52 Avenue Surrey, BC V3S 8E5
<b>Legal Description:</b>	Lot 1, Section 34, Township 7 New Westminster District Plan BCP18835
<b>Location:</b>	4061- 200 Street
<b>Area:</b>	0.79 ha (1.95 ac)
<b>Existing Zoning:</b>	Community Commercial C-2B
<b>Brookwood/Fernridge Community Plan:</b>	Commercial

**BACKGROUND/HISTORY:**

The subject property is currently zoned Community Commercial (C-2B), and is designated Commercial in the Brookwood/Fernridge Community Plan. The property is occupied by a commercial development accommodating various tenants (Subway, McDonald's, and The Parlour). Development in this area is subject to Brookwood/Fernridge Community Plan Development Permit Area 'B' guidelines (Attachment B) to maintain a consistent form and character and reduce land use conflicts. Approval of the subject Development Permit application is required prior to issuance of a building permit.

**DISCUSSION/ANALYSIS:**

Sarahbond Investments Ltd. has applied for a Development Permit in order to construct a 24.5 m<sup>2</sup> (264 ft<sup>2</sup>) exterior storage space on the northern elevation of the existing McDonald's Restaurant located at #101 - 4061 – 200 Street. The applicant indicates the proposed expansion is required to improve the functionality of the existing operation. In accordance with Council's policy, a site plan and coloured building elevations have been submitted detailing the proposed addition. Proposed Development Permit No. 100827 is attached as Attachment A to this report. Development Permit guidelines relevant to the site are contained in the Brookwood/Fernridge Community Plan (see Attachment B).

**ADJACENT USES:**

- North:** 41 Avenue, beyond which is a commercial development (Cedarbrook Square) with various tenants (Buy Low Foods, Coast Capital and others) zoned Community Commercial C-2;
- South:** Brookwood Community Park (zoned P-1), a professional building, and a mixed-use building (zoned Community Commercial C-2);
- East:** 200 Street, beyond which are commercial uses including Shoppers Drug Mart and Starbucks (zoned Community Commercial C-2);
- West:** single family homes (zoned Residential R-1E).





The proposal is in compliance with the Development Permit Guidelines (Attachment B) of the Brookwood/Fernridge Community Plan. The proposed development also complies with the Community Commercial Zone C-2B provisions concerning use, site coverage, building height and setbacks. As a condition of the Development Permit, the refuse bins are required to be located in an enclosure and similarly, rooftop equipment is to be screened from view.

**PARKING:**

No changes are proposed to the site's existing vehicular access and egress. A total of 108 parking spaces are presently provided, compared to the 100 spaces required for compliance with the Zoning Bylaw.

**LANDSCAPING:**

A pedestrian connection from the front of the building to 41 Avenue is required that may necessitate modification of boulevard landscaping at the time of building permit. There are no further changes proposed to the site's existing landscaping.

**EXTERIOR LIGHTING:**

As the subject site is located within 150m of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a Building Permit.

**SERVICING:**

Full urban servicing exists to the subject site.

**POLICY CONSIDERATIONS:**

The proposed site complies with the site's commercial designation in the Brookwood/Fernridge Community Plan and its Community Commercial C-2B zoning. The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Brookwood/Fernridge Community Plan.

Staff have notified adjacent property owners of this Development Permit being considered at this meeting, and that they may attend and speak to the matter should they deem necessary.

Council's consideration of the Development Permit must be based on the form, character, and siting of the proposal. Staff recommend that the Development Permit be issued as attached.

Respectfully submitted,

Daniel Graham  
PLANNING TECHNICIAN  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A    Development Permit No. 100827 and Schedules A through C

ATTACHMENT B    Excerpt from Brookwood/Fernridge Community Plan – Development  
Permit Area 'B' Commercial Guidelines

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100827

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_ 2016 to:

Name: Sarahbond Investments Ltd.  
Address: 19395 No. 10 Highway  
Surrey, BC V3S 6K2

1. 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 1, Section 34, Township 7  
New Westminster District Plan BCP18835

CIVIC ADDRESS: 4061 – 200 Street

2. 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. Building plans being in substantial compliance with Schedules “A” through “C”;
  - b. All signage being in compliance with Schedules “A” and “C” and in compliance with the Township’s Sign Bylaw;
  - c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
  - d. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

- a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township; and
  - b. Provision of a pedestrian connection from the building to 41 Avenue including necessary boulevard landscaping removal and replacement; and
  - c. Payment of supplemental development permit application and building permit administration fees.
3. 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 Permit shall be substantially commenced within two years after the date the Development 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 PERMIT NO. 100827  
(SARAHBOND INVESTMENTS LTD. / 4061 – 200 STREET.)  
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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.

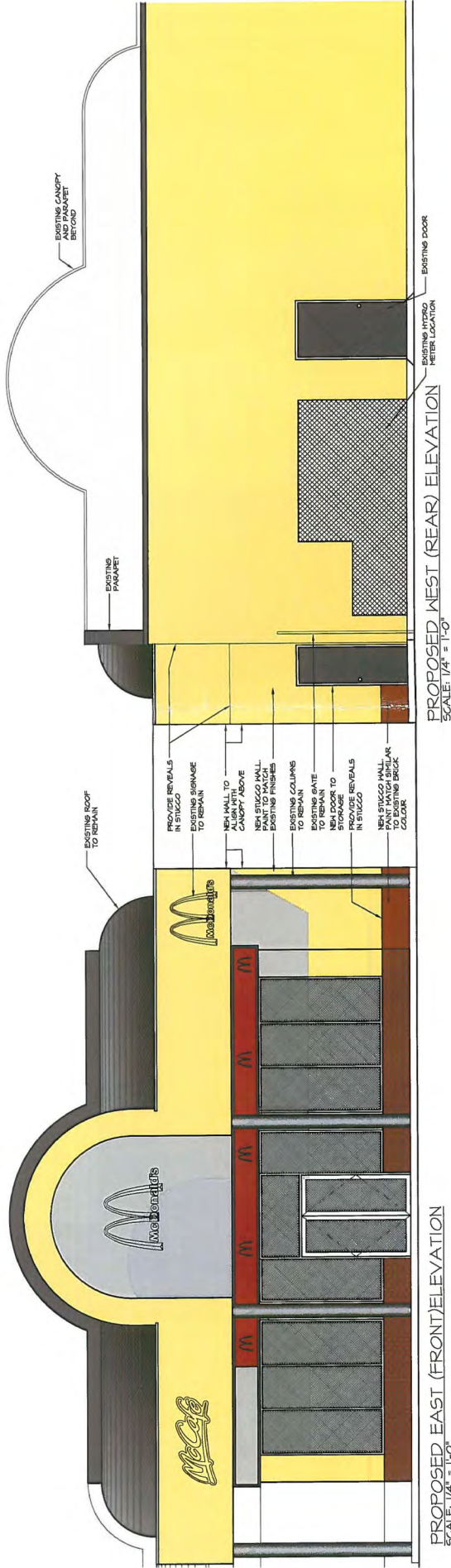
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SCHEDULE A – Rendered East & West Elevations

SCHEDULE B – Site Plan

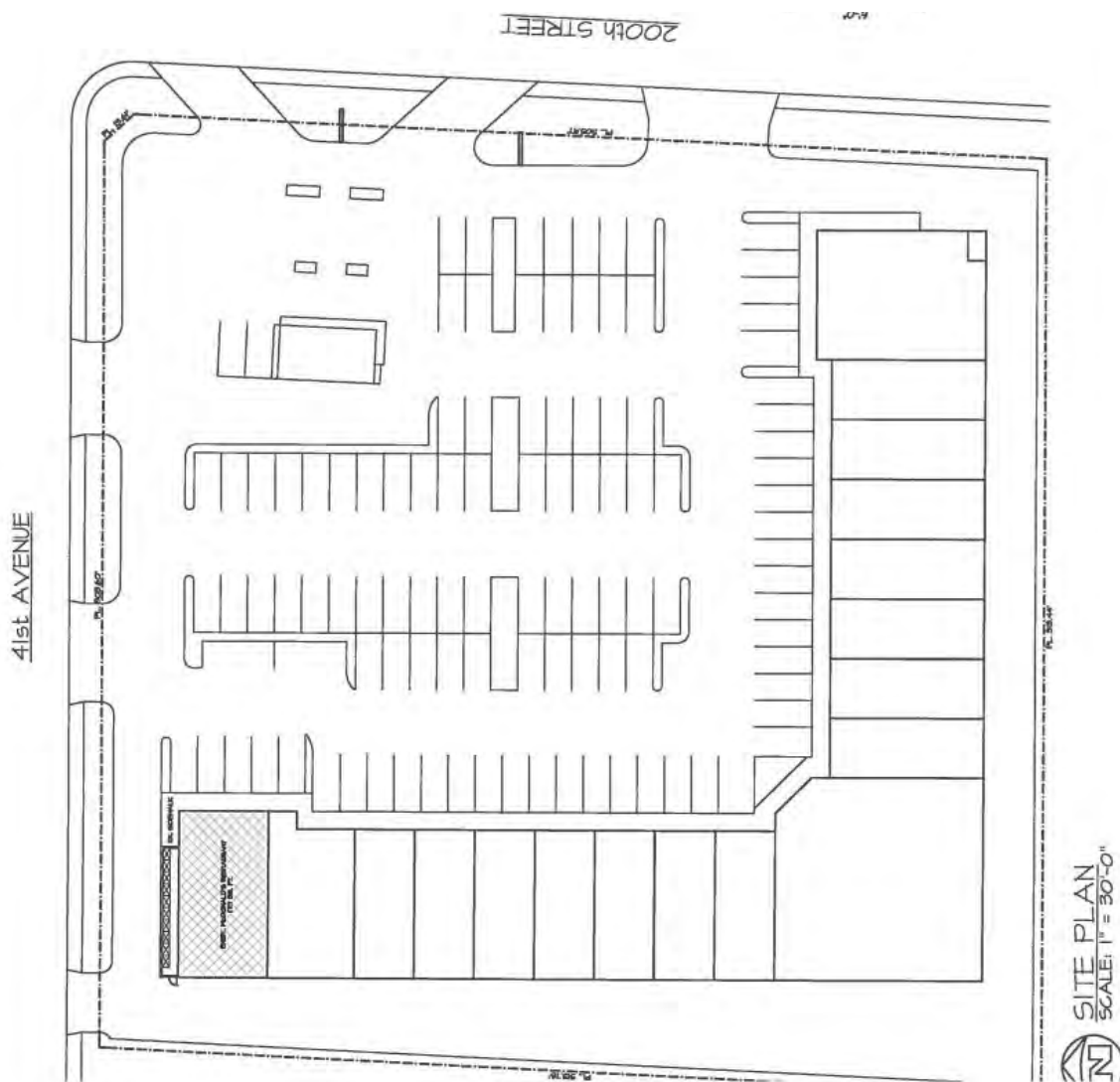
SCHEDULE C – North Elevation

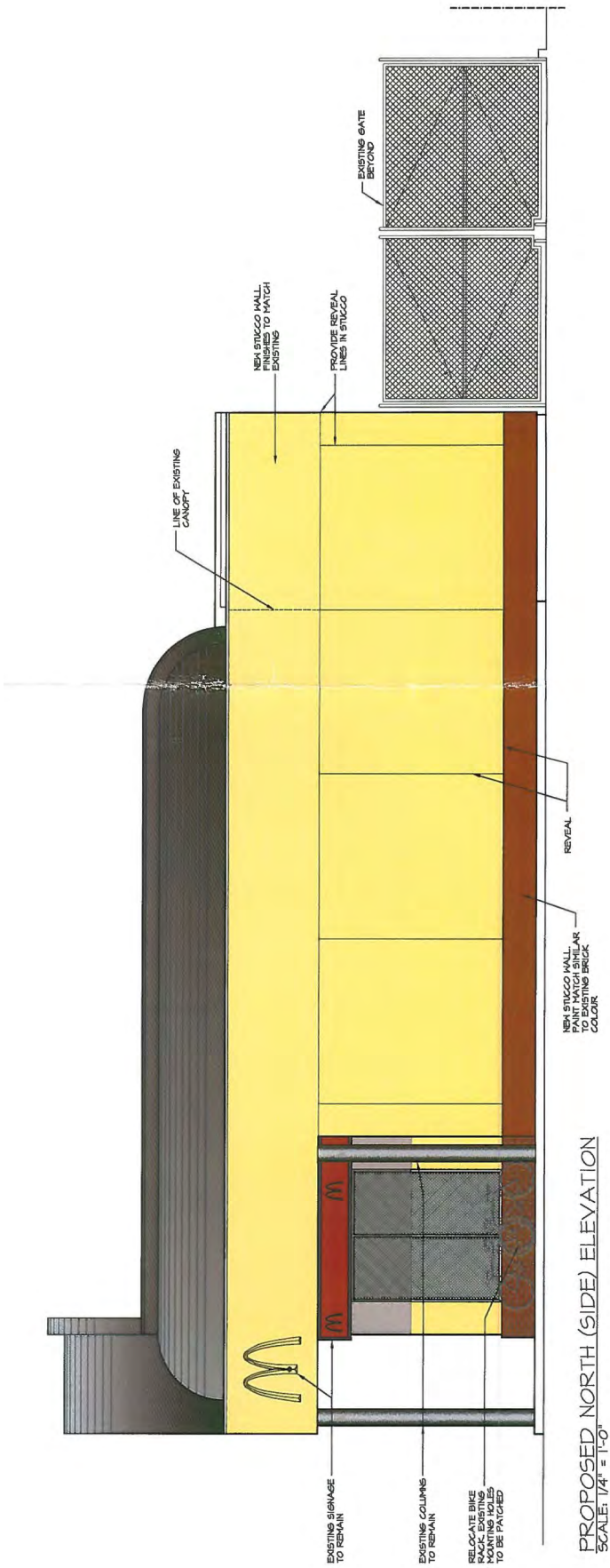


# SCHEDULE A RENDERED EAST AND WEST ELEVATIONS



# SCHEDULE B SITE PLAN





# SCHEDULE C NORTH ELEVATION

2.3.6

**DEVELOPMENT PERMIT AREA B, COMMERCIAL AND SERVICE COMMERCIAL  
DESIGNATED UNDER SECTION 945(4)(e) OF THE MUNICIPAL ACT**

The Development Permit Area B lands are designated commercial or service commercial by the Community Plan Map I. The objective is to permit commercial uses but also ensure that the character of development, siting and landscaping is co-ordinated, attractive and reduces residential and commercial land use conflicts.

The development guidelines within Area B are:

- 1) Landscaping of the site shall be required to enhance the appearance of the commercial building(s), and screen the parking and loading areas from residential uses, other commercial uses and adjacent roadways. The landscaping plans are to be submitted as part of the Development Permit application.
- 2) Buildings should be designed and sited so that their mass does not restrict sun penetration to roadways, sidewalks and adjacent land uses. Pitched roofs shall be encouraged.
- 3) Building elevations which are visible from streets, pedestrian walkways or adjacent land uses shall be improved by painting, architectural details or screening in order to avoid unsightly "rear" elevations.
- 4) Building siting shall be required to consider adjacent development and provide for pedestrian and traffic movement to surrounding land uses.