



REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 19, 2016 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100461
 AUSTEVILLE PROPERTIES LTD. (20146 – 100A AVENUE)

REPORT: 16-94
FILE: 09-02-0096

PROPOSAL:

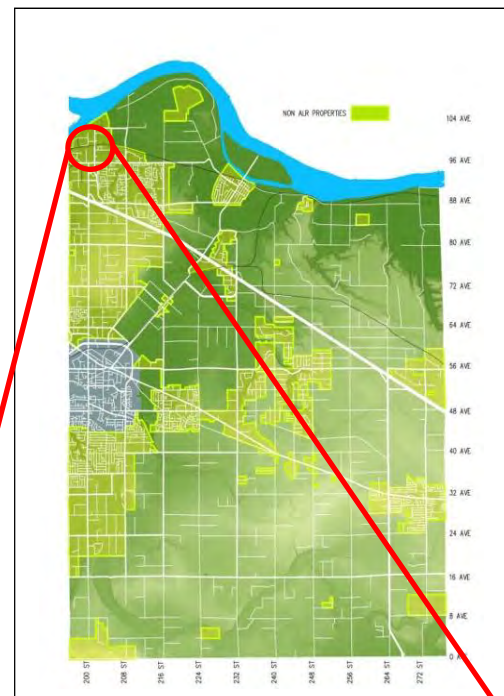
Application to rezone a 3.7 ha (9.1 ac) property located at 20146 – 100A Avenue to Comprehensive Development Zone CD-112 to allow production studio uses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5235 subject to one (1) development prerequisite being completed prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal complies with the Official Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Austeville Properties Ltd.) Bylaw 2016 No. 5235 to rezone a 3.7 ha (9.1 ac) property located at 20146 – 100A Avenue to Comprehensive Development Zone CD-112 to allow production studio uses, subject to payment of applicable supplemental Rezoning fees; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5235.

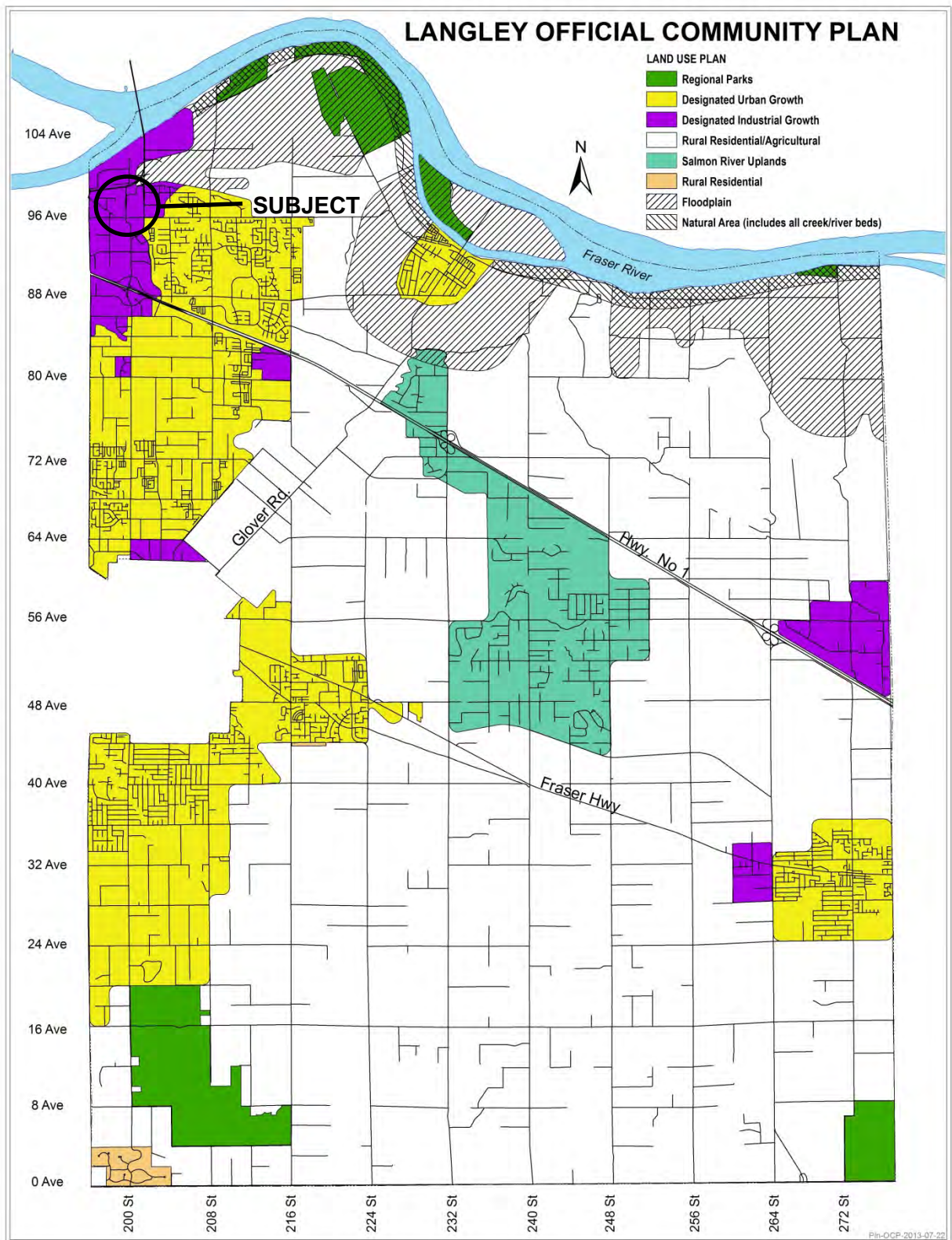
EXECUTIVE SUMMARY:

Austeville Properties Ltd. has applied to rezone a 3.7 ha (9.1 ac) property located at 20146 - 100A Avenue from Heavy Industrial Zone M-3 to Comprehensive Development Zone CD-112 to allow production studio uses in addition to existing M-3 Zone uses.

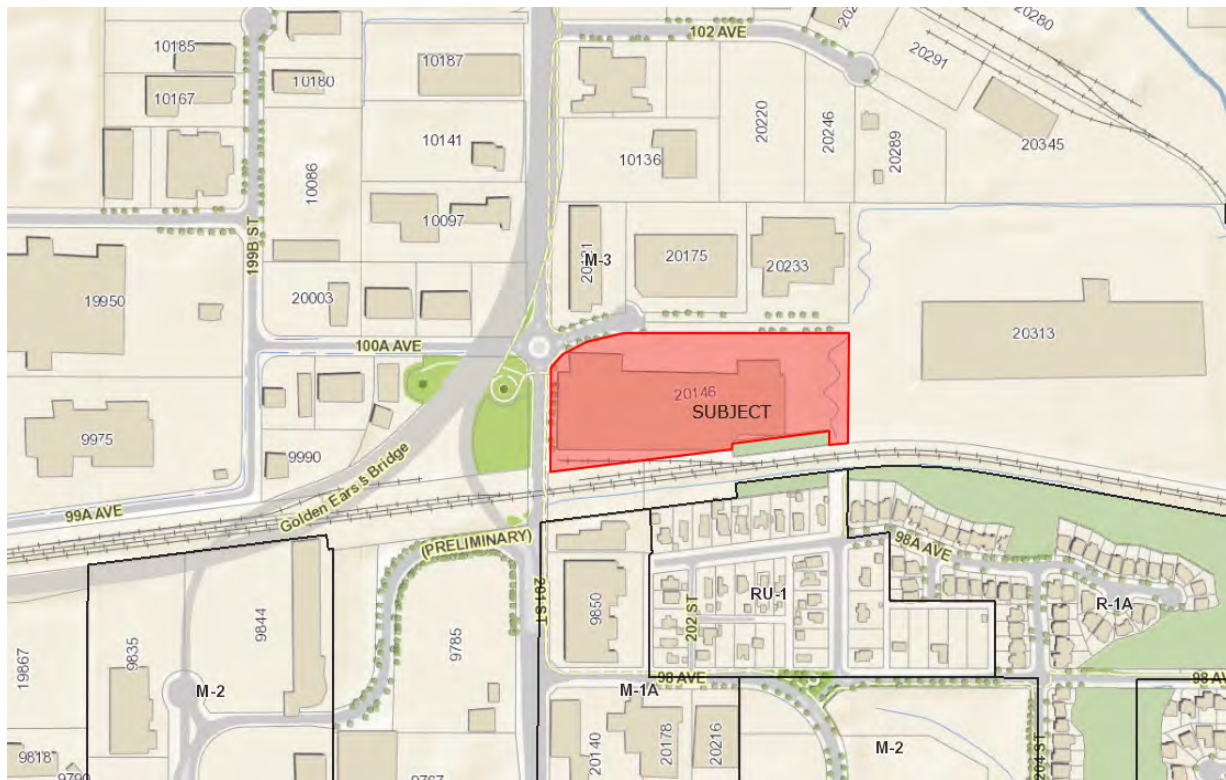
The proposed amendments are consistent with the Township's overall industrial development objectives as outlined in the Official Community Plan.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5235 in the northwest Langley industrial area.



REZONING APPLICATION NO. 100461
AUSTEVILLE PROPERTIES LTD. (20146 – 100A AVENUE)
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ZONING BYLAW NO. 2500

REFERENCE:

Owner:	Austeville Properties 300 – 1645 West 7th Avenue Vancouver, BC V6J 1S4
Legal Description:	Lot 1 District Lot 124 Group 2 New Westminster District Plan LMP2323
Location:	20146 – 100 Avenue
Area:	3.7 ha (9.1 ac)
Existing Zoning:	Heavy Industrial Zone M-3
Proposed Zoning:	Comprehensive Development Zone CD-112
Official Community Plan:	Designated Industrial Growth

BACKGROUND/HISTORY:

In July 2015, Township of Langley Bylaw No. 5109 (Zoning Bylaw 2015 Update) updated and clarified the Township's Zoning Bylaw in accordance with current administrative practice and Council policy changes. As a result of this bylaw, changes were made to the Township's Zoning Bylaw to accommodate filming operations by adding the term "production studio" as a permitted use in Service and General Industrial Zones. Currently heavy and site specific industrial zones do not accommodate production studios.

DISCUSSION/ANALYSIS:

The subject 3.7 ha (9.1 ac) site located at 20146 – 100A Avenue is zoned Heavy Industrial Zone M-3 and is located in the Industrial Growth designation of the Official Community Plan in the northwest Langley industrial area. The subject site contains a large industrial building which was previously occupied by a wholesale plumbing business and a clothing distributor. Surrounding uses include:

North:	100A Avenue, beyond which are three properties zoned Heavy Industrial Zone M-3 containing multi-tenant industrial buildings;
South:	Canadian National Railway, beyond which are several residential properties on 98A Avenue zoned Rural Zone RU-1 and a property containing a multi-tenant building zoned Service Industrial Zone M-1A;
East:	A property zoned Heavy Industrial Zone M-3 containing the Costco Distribution Centre; and
West:	201 Street, beyond which is an on-ramp for the Golden Ears Bridge.

The Township has received an application for a site specific rezoning for the subject property to allow for the addition of production studio uses to the currently permitted Heavy Industrial M-3 Zone uses.

Given that Service Industrial Zones M-1A, M-1B and General Industrial Zones M-2, M-2A, M-2B allow for production studio uses, the applicant is requesting to add production studio to the uses permitted on the subject site, in addition to retaining uses allowed in the current Heavy Industrial M-3. The subject site is also located in close proximity to M-1A and M-2 zoned sites to the south that allow production studio uses as a permitted use, providing for land use compatibility with these sites while retaining M-3 permitted uses consistent with properties to the north, east and west.

The following is an excerpt from the applicant's rationale (Attachment A) regarding the proposed zoning change to allow production studio uses in conjunction with the existing Heavy Industrial uses:

"Austeville seeks a change in the current zoning of M-3 to a Comprehensive Zone that will retain all M-3 industrial uses but also allowing studio uses. Currently the Township of Langley allows film production in other industrial zones including M1-A, M1-B, and M-2 and Austeville would like Lands in this case to also be able to entertain the added use of film production in the list of allowable land uses."

Proposed Zoning Bylaw Amendment:

Bylaw No. 5235 proposes to rezone the site to a new Comprehensive Development CD-112 zone in order to accommodate the proposed production studio use. The new CD-112 zone is based on the Heavy Industrial M-3 zone, with production studio added as a permitted use.

Official Community Plan:

The Township's Official Community Plan (Section 4.4) outlines the following objectives for industrial development:

- To promote and encourage diversified industrial development in Langley
- To ensure industrial development occurs in a manner which maintains an amenable environment within the development, as well as maintaining desirable aesthetic and natural environments that are shared with surrounding areas.

The proposed rezoning is consistent with the objectives noted above.

Public Information Meeting

Given the application's consistency with the Township's Official Community Plan and its compatibility with industrial uses, the requirement for the applicant to hold a public information meeting pursuant to Section 3.1 of the Developer Held Public Information Meeting Policy has been waived. Staff note that should Council advance the subject application, a Public Hearing will be required with notification including newspaper advertisement, mail-outs, and on-site signage consistent with Provincial statute as well as Township bylaws and policy.

Servicing:

As full urban services exist to the subject site, there are no servicing related requirements for this rezoning application.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated "Industrial Growth" in the Official Community Plan. The proposal is consistent with the overall objectives of the Township's Official Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5235 and authorize staff to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION



August 22, 2016

Ruby Sandher
Planner Development Planning
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3K1

Dear Ms. Sandher,

Re: 20146 100A Ave., Langley, BC – Comprehensive Zone Amendment – Letter of Intent

Austeville Properties Ltd. ("Austeville") is the owner of the lands and building located at 20146 100A Avenue in Langley (the "Lands") and has entered into a lease with Adjacent Productions Services Inc. to use the Lands for film production. Austeville seeks a change in the current zoning of M3 to a Comprehensive Zone that will retain all M3 industrial uses but also allow studio uses. We are aware that the Township of Langley currently allows film production in other industrial zones including M1A, M1B, and M2. Austeville would like the Lands in this case to also be able to entertain the added use of film production in the list of allowable land uses.

If you have any questions or require additional information, I may be reached by phone at 604.216.5517 or email at sreid@aplbc.com.

Thank you.

Yours truly,
Austeville Properties Ltd.

Scott Reid
Property Manager

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (AUSTEVILLE PROPERTIES LTD.) BYLAW 2016 NO. 5235**

EXPLANATORY NOTE

Bylaw 2016 No. 5235 rezones the property located at 20146 – 100A Avenue to a new Comprehensive Development Zone (CD-112) to accommodate production studio uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (AUSTEVILLE PROPERTIES LTD.) BYLAW 2016 NO. 5235

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, 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 (Austeville Properties Ltd.) 2016 Bylaw No. 5235”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - (a) Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-112” after the words “Comprehensive Development Zone CD-111”
 - (b) Adding to Section 110.1 after the words “CD-111” the words “CD-112 – 3716 m²”
 - (c) Adding after Section 1011 “Comprehensive Development Zone CD-111” the following as Section 1012 “Comprehensive Development Zone CD-112”

1012 **COMPREHENSIVE DEVELOPMENT ZONE CD-112**

Uses Permitted

- 1012.1 In the CD-112 Zone only the following uses are permitted and all other uses are prohibited:
- (1) all *uses* permitted in the Heavy Industrial Zone M-3
 - (2) *production studio*.

Storage Areas

- 1012.2
- 1) No loading or storage areas shall be located in any required front setback.
 - 2) No material stored in a permitted open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Siting of Buildings and Structures

- 1012.3 Except as provided for in Sections 104.4, 104.15 and 105.1 2), 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*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone,

- d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
- e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Parking and Loading

- 1012.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1012.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 1012.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 1 District Lot 124 Group 2 New Westminster District Plan LMP2323

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone , 2016CD-112.

READ A FIRST TIME the	day of	, 2016.
READ A SECOND TIME the	day of	, 2016.
PUBLIC HEARING HELD the	day of	, 2016.
READ A THIRD TIME the	day of	, 2016.
RECONSIDERED AND ADOPTED	day of	, 2016.
the		

_____ Mayor _____ Deputy Township Clerk

SCHEDULE 'A' BYLAW NO. 5235

