

Petition Against Proposed Coulter Berry Building

I the undersigned am opposed to the Coulter Berry building proposal; as it contravenes Township Zoning Bylaws, of height restriction (29.5 feet or 2 storeys), exceeds lot coverage of 60%, does not adhere to rear yard setbacks, does not provide adequate parking to service the building density and is of a design that does not complement existing buildings or the scale of Fort Langley's commercial core.

I ask that Township Council rejects this development proposal.

Date _____

Name _____

Address _____

Signature _____

This petition will be presented to Township Council at the November 19, 2012 meeting.

It is important to receive your signature by November 17, 2012.

Once signed it can be faxed to 604.539.1664 or delivered to Wendel's Bookstore & Café (bookstore counter). It is important to also attend the meeting and show support and if so inclined speak to Council and voice your opinion.

Fort Langley Residents for Sustainable Development.

Contact: Andy Schildhorn ■ 778-835-8957 ■ andy@andytherealtor.com

Proposal Variances To Zoning Bylaw

The current proposal requires three (3) main variances to the Zoning Bylaw and would require Council's consideration of a bylaw amendment to proceed. The following is an excerpt from Township Staff report to Council September 17, 2012.

Height

The Zoning Bylaw (Sec. 104.5 (3)) indicates a maximum building height of 9.0 m (29.5 ft.) and two (2) storeys. The current proposal requires a height variance to allow three (3) storeys and a height of 13.26 m (43.5 feet). Staff have reviewed the proposal in conjunction with the Streetscape Study (Attachment F) provided by the applicant. When the proposed height and scale of the building is considered in light of the Zoning Bylaw requirements and its current context, the proposed building appears inconsistent with this context and would require Council's consideration of a bylaw amendment to proceed.

Site Coverage

The Community Commercial (C-2) Zone limits lot

coverage to 60% where underground or parking within the building is provided. In instances where underground parking or parking within the building is not provided, a development may only build to a maximum of 40% lot coverage. The current proposal indicates a lot coverage of 67%. The applicant indicates (Attachment E) that the variance to 67% is justified given that fifty-eight (58) of the required sixty-five (65) stalls (89%) are provided underground.

Rear Yard Setback

The C-2 zone requires a rear yard setback of 3.0 m. (9.85 ft.). As a result of the proposed lot consolidation, the legal rear lot line is the property line shared with 9194 Glover Road ("Beatniks Bistro") to the south. Consequently, a variance from 3.0 m to 0.1m (9.94 ft. to 0.33 ft.) is required to accommodate the proposed design.

Conclusion:

Staff recommend that Council receive the information presented in this report for information and that prior to the required Heritage Alteration Permit being forwarded to Council for consideration that the current proposal be amended to further address the items outlined in this report.

Scale Overwhelms Streetscape

The proposed development consolidates two lots at Glover Road and Mavis Avenue and reads primarily as one wide continuous building, which is considerably larger than the existing new and historic buildings in the immediate area. This proposal will overwhelm our streetscape, forever changing the scale and feel of the village.

"The project is not in character with the uniqueness of Fort Langley, and sets a dangerous precedent for the future by ignoring the heritage guidelines by its height, sheer mass, and visual dominance".
Fred Pepin Langley Heritage Society

There is a missed opportunity to develop this property in scale to enhance and improve Fort Langley as other past developments have done successfully. Eight buildings were or are being built within our heritage guidelines in effect since 1994. All the owners successfully invested into the Fort Langley community and heritage plans.

All of these buildings are one and two stories tall. In most cases the second storey is residential creating an integrated community. They are eclectic in nature and provide an interesting streetscape that is inviting for the consumer to explore.

The proponent is trying to convey the feeling that Fort Langley is in need of economic help- that a 3 storey building is the only economically feasible way to develop.

In 1997 the commercial spaces were over 50% vacant. Presently, vacancy is almost non-existent. Our commercial success is due to hard working property and business owners who have chosen to invest in Fort Langley because of our small scale heritage atmosphere. In these most troubling economic times we are a vibrant community steadily improving our economic health.

By continuing to invest in our current community and heritage plan, Fort Langley will stay a unique small scale village which will be even more successful and vibrant as surrounding areas continue to increase density.

Glover Road Streetscape View

Clock Tower Building

Proposed Coulter Berry Building

Beatniks Bistro

Siteline Building

Little Cricket & Mario's

50's Cafe

Mavis Ave Streetscape View

Reid's Garage

Lee's Market (New IGA)

Proposed Coulter Berry Building

Wendel's Bookstore & Cafe

Impact on Parking and Traffic

The Coulter Berry proposal will be providing only 67 of the 144 parking stalls needed to service the building. Fort Langley's parking by-laws have been relaxed based on Fort Langley being a pedestrian orientated, lower density, two storey commercial core.

With only 1350 residential homes in Fort Langley (including Bedford Landing) our local business depends on outside visitors to be economically sustainable. As a rural destination we do not have a public transportation infrastructure available. These visitors drive here in cars.

The proposal does comply with the parking by-laws calculations. The *"the point"* and problem, is a high

density three story building providing only 67 of the 144 spaces physically required to service its needs will cause a crippling impact on our already lacking parking and traffic infrastructure.

Two storey height limitations and parking relaxations go hand in hand. You can not have one without the other.

This development although positively hides the parking underground, does not and should not boast providing additional parking to relieve the already stressed parking situation. It will compound the parking issue. A comprehensive plan needs to be in place to address Fort Langley's parking and traffic infrastructure -before adding to the existing problem.

How does Township determine how much parking is needed?

*Calculations For Fort Langley Parking Zoning Bylaw: Coulter Berry Building

Restaurant: 4,559 ft² (21 stalls required)

Retail: 12,903 ft² (60 stalls required)

Residential: 10 units (17 stalls required)

Office: 13,723 ft² (46 stalls required)

Total Parking Based on Proposed Uses = 144 stalls required (as per the Zoning Bylaw calculations)

Credits:

Pre-existing building parking credit (Given for the existing hardware store) minus 30 stalls

50% reduction (given to the commercial uses) minus 49 stalls. **Total parking reduction credits = - 79**

Township Total Parking required

49 commercial parking stalls $((60 + 46 + 21) - 30)/2$ + 17 residential parking stalls = 66 total parking stalls required as per TOL bylaws (67 Stalls are currently proposed)

**These parking calculations can be confirmed by Township Planning Department.*

So what can you do about this?

■ Take a minute to e-mail our Council: mayorcouncil@tol.ca

■ Add your name to the "Petition Against Proposed Coulter Berry Building"

■ Go to the public hearing (we will email you)

Information cited from TOL's web page.

(<https://langley.civicweb.net/Documents/DocumentList.aspx?ID=23307>)

This information is brought to you by Fort Langley Residents for Sustainable Development.

For more information contact:

Andy Schildhorn ■ 778-835-8957 ■ andy@andytherealtor.com

Impact of the Proposed Coulter Berry Building

The Coulter Berry Building is a proposed 43.5' tall, three storey, 43,736 sq. ft. building consolidating two lots on Glover Road and Mavis Ave, located in the commercial core of Fort Langley. It is currently before our Council and Community seeking a development permit.

New sustainable development is essential to the health and growth of any community. Although there are indeed positive points to this proposal, the outweighing negative issues negate the positive ones.

The Coulter Berry Proposal does not conform to Township building by-laws for height (29.5 feet), lot coverage or set back to the neighbouring properties nor does it adhere to the Township heritage guidelines in place to protect the historic culture and small scale village atmosphere of Fort Langley. It does positively place it's required parking underground, which although is visually pleasing, it enables the developer to maximize site coverage. This will produce a higher density building, which will have a crippling effect on Fort Langley's parking and infrastructure problems.

There are other prime properties in our commercial core ready for development. If our height, density and scale guidelines are discarded, a precedent is set for these properties to also follow a three or more storey, high density model. Since our Heritage guidelines have been in place many new

buildings were and are being developed. All are economically viable and have enhanced our small scale heritage village.

Fort Langley is a unique community and a living community. There is a community plan and by-laws in place to develop with sustainability. The Coulter Berry Building is a contradiction of the long term plan to preserve historic communities like Fort Langley (the birth place of BC).

Residents and visitors alike are drawn to Fort Langley for its quaint, historic small town feel. The key essence of what makes Fort Langley desirable is in the small scale and atmosphere created by low density, two story heritage theme buildings.

As a member of our community, you have a voice in how Fort Langley will evolve and grow into the future. This proposal will only proceed if our Council votes to allow it with a bylaw amendment.

We are asking Langley Township Council to reject this proposal as it contravenes Township Zoning Bylaws, of height restriction (29.5 feet and 3 storeys), exceeds lot coverage of 60%, does not adhere to rear yard setbacks, does not provide adequate parking to service the building density and is of a design that does not complement existing buildings or the scale of Fort Langley's commercial core.



Coulter Berry Building Aerial View
Glover Road And Mavis Ave