



January 15, 2021

Project # 18-105

City of Langley,
Development & Planning Dept.,
20399 Douglas Crescent,
Langley, BC V3A 4B3
Attn. Roy Beddow

Re: DP Amendment for 20449 Park Avenue, Langley, BC

Rooftop Amenity

The addition of a rooftop amenity space creates almost 4,000 sq.ft. of useable outdoor area for both play and relaxation. There are separate areas for eating, lounging, gardening and even a full size pickleball court. The amenity space is also setback from the roof edge and no large structures were added in order to keep the space private and unseen from the street.

Solar Panels

A large array of solar panels has been added to the rooftop to allow the building to create some of its own power to offset the cost of both the indoor and outdoor amenity spaces as well as common area lighting. This change required the addition of upstand walls varying from 1'-8" to 4'-0". However, the impact on the design is minimal due to the upstands being setback from the roof edge.

Pickleball Court

This rooftop amenity hosts a casual use pickleball court. While 4' fencing around pickle ball courts is quite common, to accommodate the heightened risk of the balls getting hit over, we are increasing the height by one foot to 5' tall as well as adding 3' of netting. As with any fencing, people often adjust their playing habits to match the site constraints, higher fences lead to more uncontrolled play, while shorter fences more careful play. We think a 5' fence and 3' of netting is a reasonable medium between minimum and oversized fencing.

Regards,

Lukas Wykpis
Keystone Architecture & Planning Ltd.