



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Permit Amendment Application
20449 Park Avenue

File #: DP 01-21

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: January 19, 2021

RECOMMENDATION:

That Development Permit Amendment Application DP 01-21 to permit changes to Development Permit DP 15-18 to accommodate the installation of rooftop solar panels and the addition of a rooftop amenity area at 20449 Park Avenue be approved.

PURPOSE:

To consider an application by Quarry Rock Developments for amendments to DP 15-18 to accommodate the installation of rooftop solar panels and the addition of a rooftop amenity area to the 93-unit apartment building currently under construction on the subject property.

POLICY:

The subject property is currently zoned C1 Downtown Commercial in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan (OCP) Land Use Designation Map. The property is part of the Downtown Commercial Development Permit area and the Park Avenue Special Design District under the Downtown Master Plan. Developments within this area are subject to design guidelines that regulate building form and character.

COMMENTS/ANALYSIS:

Background Information:

Owner:	QRD (Park Avenue) Holdings Inc.
Applicant:	Quarry Rock Developments
Civic Addresses:	20449 Park Avenue
Legal Description:	Lot 1, District Lot 36, Group 2, New Westminster District, Plan EPP86564
OCP Designation	Downtown Commercial
Existing Zoning	C1 Downtown Commercial
Development Permit	DP 15-18
Variiances Requested	None

1. Context



The subject property, the site of a 6-storey, 93-unit rental apartment building currently under construction, is located on the north side of Park Avenue immediately south of the Downtown Core. To the west of the property is the Telus switching station and office building while a small landscaped corner borders the site on the east. Further to the east across Park Avenue lies Douglas Park, a major community park and civic landmark in the centre of the City. Across Park Avenue from the front of the building are the recent 5-storey *Place on Park Avenue* and 6-storey *Legacy* apartment buildings. At the rear (north) of the property across the service lane connecting 203

Street and Park Avenue are the 4-storey *Serenade* apartment building and the one and two storey commercial buildings fronting Douglas Crescent.

2. Proposal

The applicant is proposing changes to the design of the roof on the 93-unit apartment building under construction on the subject property. The changes comprise the following elements:

- Solar Panel Installation – Photovoltaic Panels
- Rooftop Amenity Space Addition – Featuring patios, seating areas, barbecue table, a pickleball court, landscape planters and trellises
- Elevation/Roofline Changes – Revised mechanical penthouse and stair tower; addition of safety guard rails

The changes are intended to enhance the amenity features offered to rental tenants while reducing the building's carbon footprint through the generation of renewable energy.

3. Review

The applicant's proposal seeks to add the desired rooftop elements while avoiding visual clutter in order to preserve the integrity of the original architectural design. Thus the additions are set back from the edge of the roof and the solar panels, guard rails and other projections are kept to a minimum height. The tenant amenity spaces and walkways are bordered by 1.07 metre guard rails and the pickleball court areas surrounded by a 1.5 metre fence with an additional 0.91 metres of netting on top to contain the balls. The renderings provided by the applicant indicate that only parts of the trellises and fencing would be visible from street level while rooftop amenity spaces and solar panels (which are screened by low walls that integrate with the existing roof line) would likely only be partially visible from the upper floors of the taller apartments across Park Avenue. Lighting and programming of use including hours of operation will need to be managed by the building owner to avoid creating any nuisance for neighbouring residents.

The proposal for adding rooftop amenities is consistent with the City's existing Downtown Master Plan guidelines which state that:

Where feasible, rooftop gardens, "green roof" technology, and patios should be designed to improve rooftop use, look and sustainable function.

The proposed solar panels are consistent with the City of Langley Community Energy and GHG Emissions Plan, in terms of an initiative that can help reduce greenhouse gas (GHG) emissions that contribute to climate change.

Similar design guidelines supporting roof gardens and solar power facilities are also expected to form part of the City's new Official Community Plan. The applicant's proposal will generally enhance an already attractive development by adding outdoor amenity features and a renewable energy source without significantly impacting the original design. Staff support the proposed development permit amendments.

Fire Department Comments:

The fire department has no additional concerns regarding these proposed changes, except for the need to finalize the location of the remote shutoff for the proposed gas fired barbecue and fire table. This can be finalized at a later date to ensure it is located in a safe and easily accessible location.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment

Concurrence:



Scott Kennedy, Acting Fire Chief

Attachments:

1. Location Map
2. Architectural Renderings
3. Architectural Plans
4. Landscape Plans
5. Design Rationale

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer