

Paula Kusack

Subject: FW: Development Permit Amendment Application No. DP 01-21

From: Pam and Brian 22 (1)

Sent: January 21, 2021 1:07 PM

To: Paula Kusack <pkusack@langleycity.ca>

Subject: Development Permit Amendment Application No. DP 01-21

Committee of the Whole, Langley City

Re: Development Permit Amendment Application No. DP 01-21 (20449 Park Avenue)

Thank you for this opportunity to address the above application.

My wife and I are (rental) residents of The Place @ Park Avenue, located immediately southeast and facing the subject development. We are also in the process of purchasing a 6th floor Legacy condominium unit facing North. As neighbours to the subject development, we have an interest in influencing how its proposed form and character will impact us.

The focus of our comments is the proposed rooftop Pickleball court. We recognize that this is indirectly both a land use matter (the subject of zoning) and a development permit amendment, the latter affecting development form and character which now introduces the idea of a Pickleball court.

We are opposed to the proposed design change that would introduce a rooftop Pickleball court. Design that would accommodate Pickleball and the sound of balls hitting paddles would be very noisy to immediately adjacent land users and is a duplication of the Pickleball courts currently in Douglas Park. This proposed design change does not satisfy the objectives of the City Official Community Plan with respect to Multiple-Family Residential, to "...ensure the compatible and harmonious infill..."; to "minimize conflicts..."; and "...complement adjacent multifamily residential developments". Further, the proposed design changes do not satisfy the Policies of the Downtown Master Plan as the proposed rooftop trellis units would intrude and certainly not retain or enhance distant mountain views currently available from the 6th floor of the Legacy condominiums, located directly across Park Avenue, to the South. In support of this, The City's Master Plan states that "The design of rooftops visible from higher buildings should be carefully considered." It further states: "Require developers to provide plans that show ... view analysis and impacts on adjacent owner's views." Although both the Legacy and the subject building are six stories in height, the 6th floor North-facing condominiums of the Legacy would retain excellent views of the North shore mountains upon completion of the subject building; however, the proposed arbors and white trim of the rooftop buildings would negatively detract from these views.

We are not opposed to a rooftop amenity area, designed for a more passive recreation/leisure use. In place of a Pickleball court, we suggest that the design accommodate other leisure uses such as: Deck Shuffleboard or a Horseshoe Pitch. Two or more Deck Shuffleboard courts could be located in the same space as a Pickleball court; would simultaneously accommodate many more residents of a wider range of age and physical ability; and, importantly, would minimize off-site noise.

The current design amendment shows two arbors which intrude on the skyline seen from the neighbouring 6th floor Legacy condominiums. As an alternative, we suggest that these units be

replaced by wall-mounted trellises that are attached to the walls of the rooftop stairwell and elevator buildings and face the proposed amenity area.

Finally, the white trim on the rooftop stairwell and elevator/lobby buildings detracts from distant views for the Legacy condominium owners and could easily be replaced with more earth-tone colours.

In summary, we support the idea of a compatible and well-planned rooftop amenity area, subject to a design that would:

- accommodate more passive recreation/leisure use, such as Deck Shuffleboard in place of Pickleball;
- replace the proposed two arbors with wall-mounted trellises on planned stairwell and elevator building walls; and
- replace the white trim with earth-tone colours, on the stairwell and elevator buildings.

Brian & Pam Doyle