

REPORT TO MAYOR AND COUNCIL

PRESENTED: FROM: SUBJECT: MARCH 23, 2020 – PUBLIC HEARINGREFCOMMUNITY DEVELOPMENT DIVISIONFILEDEVELOPMENT PERMIT APPLICATION NO. 101102(LANGLEY TECH PROPERTIES LTD. / 19923 – 80A AVENUE)

REPORT: 20-36 **FILE:** 08-27-0059

PROPOSAL:

Development Permit application for a 4,350 m^2 (46,822 ft²) office building at 19923 – 80A Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101102 subject to seven (7) conditions, plus seven (7) conditions to be completed prior to issuance of a building permit.

RATIONALE:

The proposal complies with the Willoughby Community Plan, Latimer Neighbourhood Plan, the site's CD-57 zoning (with the exception of a proposed height variance) and the Township's land use policies.





RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101102 to Langley Tech Properties Ltd. for property located at the 19923 – 80A Avenue, subject to the following conditions being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Building plans being in substantial compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "I";
- Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
- d. All signage being in compliance with Schedules "C" through "F" and "H" and in compliance with the Township's Sign Bylaw;
- e. Section 957.5 Maximum Building Height of the Township's Zoning Bylaw being varied to increase the maximum building height from 18.0 m (59.0 ft) to 19.4 m (63.6 ft);
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- g. All refuse areas to be located in an enclosure and screened.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

EXECUTIVE SUMMARY:

Orion Construction, on behalf of Langley Tech Properties Ltd., has applied for a Development Permit to construct a 4,350 m² (46,822 ft²) four-storey multi-tenant office building on a 0.4 ha (1.0 ac) site located in the Latimer Neighbourhood Plan. The development complies with the Development Permit Guidelines of the Willoughby Community Plan (Attachment B).

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 101102 for property located at 19923 – 80A Avenue.

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Map 1 - Latimer Land Use Plan



ZONING BYLAW NO. 2500

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SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:	
Owner:	Langley Tech Properties Ltd. 1900 – 200 Granville Street Vancouver BC V6C 2R6
Agent:	Orion Construction 107 –19052 – 26 Avenue Surrey BC V3Z 3V7
Legal Description:	Lot A Section 27 Township 8 New Westminster District Plan EPP27874
Location:	19923 – 80A Avenue
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Comprehensive Development Zone CD-57
Willoughby Community Plan:	Business/Technology Park
Latimer Neighbourhood Plan:	Business Office Park

BACKGROUND/HISTORY:

The subject site is designated Business/Technology Park in the Willoughby Community Plan, Business Office Park in the Latimer Neighbourhood Plan (NP) and is zoned Comprehensive Development Zone CD-57. The property was part of an overall rezoning approved in 2004 for the Langley Tech Campus development (since renamed the Langley Business Park). The subject property is currently vacant.

DISCUSSION/ANALYSIS:

A Development Permit is proposed to facilitate development of a 4,350 m² (46,822 ft²) four-storey multi-tenant office building. In accordance with Council's policy, a rendering, site plan and building elevations have been submitted detailing the proposed development's form character and siting. Proposed Development Permit No. 101102 is provided as Attachment A to this report.

Adjacent Uses:

North:	A vacant property zoned Comprehensive Development Zone CD-57 designated Business/Office Park in the Latimer NP;
East:	A multi-tenant office building zoned Comprehensive Development Zone CD-57 designated Business/Office Park in the Latimer NP;
South:	80A Avenue, beyond which is a property containing the Focus on the Family organization zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer NP;
West:	A vacant property zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer NP.

Development Permit:

As the property is designated a mandatory development permit area, Council's review of the form and character of the proposed development and issuance of a Development Permit is required prior to building permits being issued. The site is located in Development Permit Area "H" – Business Technology Park, the guidelines for which are contained in the Willoughby Community Plan (Attachment B).

The proposed building is a contemporary style featuring two tones of metal cladding and glazing. The design rationale submitted by the applicant's architect (Chip Barrett Architect) states:

The building has been designed using a variety of materials and massing to break up the long wall of the building. Bold high contrast colours, varying shapes...create visual interest and break the large façade down into a more human scale. Landscape at the building foundations soften the edges which allows for a pleasant experience when on the main level of the building. A sophisticated colour palette of modern tones works with the massing and materials to provide a high quality, forward looking project aesthetic.

Given the development's use of structured parking located below the building, staff have included a condition requiring a CPTED (Crime Prevention Through Environmental Design) report prior to issuance of a building permit.

The proposal in staff's opinion is in compliance with the Development Permit Guidelines (Attachment B) of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-57 (use, site coverage and building setbacks) with the exception of the height. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

Proposed Variance

As part of the Development Permit application, the applicant has requested approval of a variance to the Township's Zoning Bylaw Section 957.5 Maximum Building Height from 18.0 m (59.0 ft) to 19.4 m (63.6 ft) to accommodate roof parapets along the building elevations.

The applicant has provided the following rationale (Attachment C) in support of the requested variance:

The Willoughby Community Plan identifies/encourages building articulation through the use of architectural features. The variance is requested to allow for the incorporation of architectural feature parapets of varying heights and therefore supports the Community Plan. The variance is not necessary for any functional aspect of the building, or to increase building area or leasable space, but rather purely to improve the aesthetic value of the design.

Staff does not object to the proposed height variance as the proposed features add visual interest to the building and contribute to the appearance of the overall building design.

GHG Development Permit

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101102.

Signage:

Fascia signage is proposed on the west, north and south elevation of the building. The signage will include the corporate logo of West 200 and will be composed of channel letters. Proposed signage is illustrated in Schedules "C" through "F" and "H" of Development Permit No. 101102, and is required to comply with the Township's Sign Bylaw. Freestanding signage (Schedule "H") is proposed at the site's vehicular entrance on 80A Avenue in the southeast portion of the property.

Access and Parking:

Access will be provided from 80A Avenue. A total of 154 parking spaces are provided on the site in excess with the Zoning Bylaw requirement of 153 parking spaces. The Comprehensive Development (CD-57) Zone also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building. The proposal provides 91 enclosed parking spaces (59% of the 153 spaces required total required) in compliance with the Zoning Bylaw.

	Parking Spaces Required	Parking Spaces Provided
Office Space (1 space per 28 m ²)	153	154
Total	153	154
Enclosed Parking spaces	59%	91
Outdoor Parking spaces	41%	63

The proposed parking is summarized in the following table:

Landscaping:

As the majority of the site is occupied by the building and its underground parking structure, proposed landscape plantings are primarily accommodated at the perimeter of the site and parking lot. Proposed plantings include 30 replacement trees and landscape screen along all lot lines, and include a variety of deciduous and evergreen trees. The landscape plan includes a variety of plantings, seating, bike racks and stamped concrete.

Tree Protection/Replacement

No significant trees were identified on the subject site. Three (3) existing street trees are proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 30 replacement trees and those are provided on the landscape plans. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Exterior Lighting:

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

Servicing:

Full urban services exist to the subject site.

Public Information Meeting

Given the application's consistency with the Comprehensive Development CD-57 zone, Willoughby Community Plan and Latimer Neighbourhood Plan and its compatibility with surrounding uses, the requirement for the applicant to hold a public information meeting (due to the proposed height variance) pursuant to Section 4.1 of the Developer Held Public Information Meeting Policy has been waived. Staff note that an opportunity for public input is provided through notification mail-outs to adjacent property owners/occupants consistent with Township bylaws.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 (Streamside Protection) of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) Servicing Bylaw (Schedule I – Tree Protection) the Servicing Bylaw (Schedule I – Tree Protection) the Servicing Bylaw (Schedule I – Tree Protection) and Development Control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

POLICY CONSIDERATIONS:

The proposed development complies with the site's Business Office Park designation in the Latimer Neighbourhood Plan and the Business/Technology Park in the Willoughby Community Plan in addition to its Comprehensive Development CD-57 zoning with the exception of the height variance. The proposal, in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff have notified adjacent property owners that this Development Permit is being considered at this meeting, and they may attend and speak to the matter should they deem necessary.

Council's consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that the Development Permit be issued as attached.

Respectfully submitted,

Ruby Sandher DEVELOPMENT PLANNER for COMMUNITY DEVELOPMENT DIVISION

- ATTACHMENT ADevelopment Permit No. 101102ATTACHMENT BExcerpt from the Willoughby Community Plan –
Development Permit Area 'H' Business/Technology Park
- ATTACHMENT C Applicant rationale

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C.1 ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101102

This Permit is issued this ______day of _____, 2020 to:

1. Name: Langley Tech Properties Ltd.

Address: 1900 200 Granville St Vancouver BC V6C 2R6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION:	Lot A Section 27 Township 8, New Westminster District
	Plan EPP27874

CIVIC ADDRESS: 19923 – 80A Avenue

- 3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:
 - a. Building plans being in substantial compliance with Schedules "A" through "G";
 - b. Landscape plans being in substantial compliance with Schedule "I";
 - Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
 - d. All signage being in compliance with Schedules "C" through "F" and "H" and in compliance with the Township's Sign Bylaw;
 - e. Section 957.5 Maximum Building Height of the Township's Zoning Bylaw being varied to increase the maximum building height from 18.0 m (59.0 ft) to 19.4 m (63.6 ft);
 - f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
 - g. All refuse areas to be located in an enclosure and screened.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;

- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.
- 4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Rendering
SCHEDULE C	Site Plan
SCHEDULE D	Building Elevations (East)
SCHEDULE E	Building Elevations (West)
SCHEDULE F	Building Elevations (North and South)
SCHEDULE G	Colour and Materials Board
SCHEDULE H	Pylon Signage Elevation
SCHEDULE I	Landscape Plan



SCHEDULE A RENDERING

C.1



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4.3.4 DEVELOPMENT PERMIT AREA "H" – BUSINESS/TECHNOLOGY PARK

4109 16/08/04

5364 01/10/18

> Lands identified as "Development Permit Area "H" – Business/Technology Park" on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government act to establish objectives and provide guidelines for the form and character of development.

> The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).

ZONE / SUBZONE MAP



SITE AND BUILDING REQUIREMENTS

SITE PLANNING

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1 & 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street



Access and Circulation

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To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.



Parking and Loading

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

Corner Sites

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.



Setbacks

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

LANDSCAPE DESIGN

Overall Landscape Character

The appearance of the landscape for the Business Technology Park will generally reflect two characters.

Campus Zone: The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

Buffer Zone: The Buffer Zone extends the full length of 198A Street and 82 Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5 m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

Landscape Components – Campus Zone

• Landscape – Typical Development Parcel

General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

• Planting Areas

Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1.8 m wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50 mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.



Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building detail and massing, screening requirements and general principles of CPTED.

• Streetscape

Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

200 Street

The landscape streetscape treatment along 200 Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

80 Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street

The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m boulevard with plantings consistent with the east side of 198A Street.

Internal Campus Streets

The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous street trees shall be planted between 8 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.



• Surface Parking Lots

Landscaping and Screening

As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.



The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80 Avenue, 82 Avenue, and 200 Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.

Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.



Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1.2 m width and maximum width of 1.5 m. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450 mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450 mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2 m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.





• Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.

The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1.2 m and maximum width of 1.5 m clear width/unobstructed.



• Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. T he integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

• Fencing

In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

• Garbage Enclosures

The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8 m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

Landscape Walls and Grading

Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

• Irrigation

Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

Campus Zone Character Areas

• Conference Centre

The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 0.9 - 1 m). Plant beds in this character zone

should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

Landscape Components - Buffer Zone

• Landscape

A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west properly line has been diminished over time and will require additional planting to restore the character.

The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

• Planting Areas

The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.



Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and BC native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the pond and wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

• Pond and Wetland

A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

ARCHITECTURAL TREATMENT

Building Zones

• Zone 1 (Subzone 1.1)

Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer Creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

• Zone 2 (Subzones 2.1 to 2.3)

Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200 Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200 Street and 80 Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

• Zone 3 (Subzones 3.1 to 3.6)

Zone 3 is located along the westerly side of the site, bounded by 198 Avenue on the west and 80 Avenue to the south.

The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge

• Zone 4 (Subzone 4.1)

The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially

include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.

The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

Building Articulation

The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets.



Other vertical and surface articulation of the building facade are encouraged, particularly protrusions marquees) or recesses at building entries.

Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

Materials, Finishes and Colour

Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings should be custom designed to fit the individual architectural character of the building design.



A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

Rooflines and Mechanical Equipment

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is prefer- able that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

SIGNAGE

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

Project Identification Signs

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

Direction Signs

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

Business Identification Signs

The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.



Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan of the building.

- a) No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
- b) No large-scale signage is allowed on building awnings.
- c) No animated, flashing or audible signs will be permitted.

LIGHTING

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.

Proposed Building for Langley Tech Properties – 19923 80A Avenue, Langley, B.C.

Design Rationale:

Function and use

The proposed project has been designed as a multi-tenant office building. The twenty-eight proposed units have been designed to facilitate the zoning area it is in. In addition to the loading and parking required we have added non required bicycle parking at the entrance of the building. The addition of an underground parkade has been added to allow more landscaping and walkway room for patron's pleasure.

Building Siting:

The building is sited perpendicular to the fronting Road with the majority of the parking and offices on the east side of the building. There is adequate parking and loading areas on site as well as bike parking at the entrance. The small outdoor amenity type area at the front entrance for shared use by all users. There is a clear pedestrian path between the building and the street sidewalk to connect and encourage people to come in to the building.

Neighbourhood Context:

The site is in a new business office park area with compatible zoning in place for the proposed use. The site across the street is an office building for Focus on the Family, the site to the east current being built has office and mercantile space. The proposed office building will enhance and compliment the neighborhood by giving citizen the chance to have a space to run a thriving business that serves the community in which it operates. Office space as a use is generally quiet, produces no harmful waste or air pollution, and has minimal traffic. It operates primarily during regular business hours and will be a welcome neighbour.

Massing:

The building has been designed using a variety of materials and massing to break up the long wall of the building. Bold high contrast colours, varying shapes and the introduction of corrugated metal materials help to create visual interest and break the large façade down into a more human scale. Landscape at the building foundations soften the edges which allows for a pleasant experience when on the main level of the building. A sophisticated colour palette of modern tones works with the massing and materials to provide a high quality, forward looking project aesthetic.



DVP – STATEMENT OF RATIONALE

February 24, 2020

 Proposal:
 West 200 – TOL 08-27-0059

 Site:
 19923 80A Avenue, Langley, B.C.

1. PROJECT DESCRIPTION

Orion Construction's West 200 project, under active consideration by the Township of Langley is seeking a variance to the Township's height bylaw of 1.34 metres.

2. DEVELOPMENT VARIANCE

The Township requires building height to be calculated from the average grade. Using this method, the building is a maximum of 19.34 metres in height, 1.34 metres above the bylaw requirement of 18.0 metres.

The height variance is limited to sections of the architectural parapets only. The majority of the roof's perimeter, including parapets, are under the maximum height allowance. The design incorporates three (3) roof parapet heights:

- Lowest Parapet shown as "top of parapet" on the architectural elevations
 - This height is within the max height allowance. There is an option to fall within the max height allowance, but this would require the entire building to maintain this roof parapet height throughout.
- Mid Height Parapet shown as "upper parapet" on the architectural elevations
- Upper Parapet shown as "feature parapet" on the architectural elevations

The Willoughby Community Plan identifies encourages building articulation through the use of architectural features. The variance is requested to allow for the incorporation of architectural feature parapets of varying heights and therefore supports the Community Plan. The variance is not necessary for any functional aspect of the building, or to increase building area or leasable space, but rather purely to improve the aesthetic value of the design.

3.0 CONCLUSION

The requested variance is minor in the overall scope of the project and provides significant benefit to the overall design of the building. Accordingly, the variance is considered appropriate and to warrant support.

Regards

Jack Priestley



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