



REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 1, 2018 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 100917
 (QUARTERLINE HOLDINGS LTD./ 8000 BLOCK 199 STREET)

REPORT: 18-141
FILE: 08-27-0061

PROPOSAL:

Development Permit application for a 4,756 m²
 (51,189 ft²) office building at the 8000 Block of 199 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100917 subject to six (6) conditions, plus eight (8) 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 and the Township's land use policies.



RECOMMENDATION:

That Council authorize issuance of Development Permit No. 100917 to Quartermine Holdings Ltd. for property located at the 8000 Block of 199 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “C” and “E” through “G” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and

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:

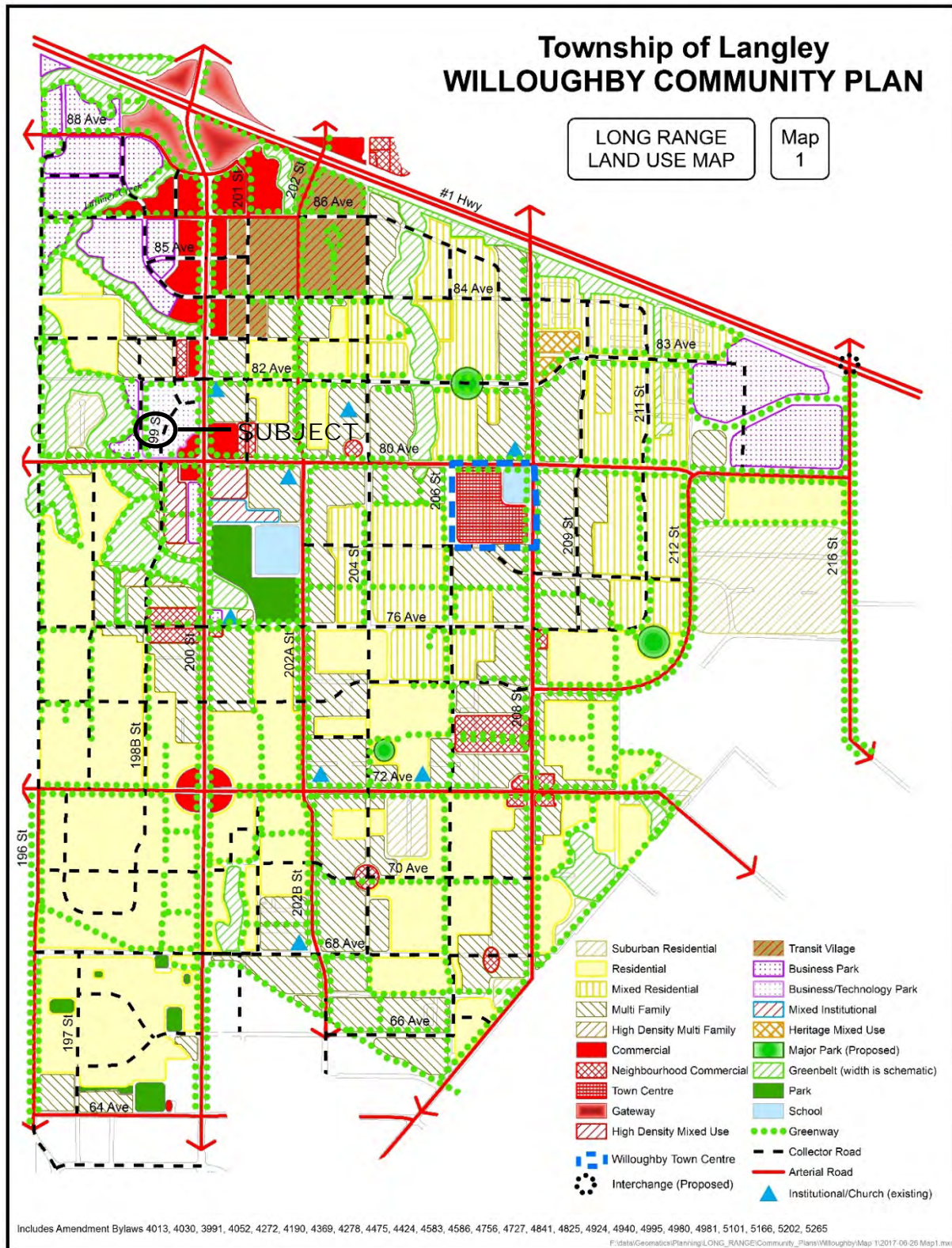
- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and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

EXECUTIVE SUMMARY:

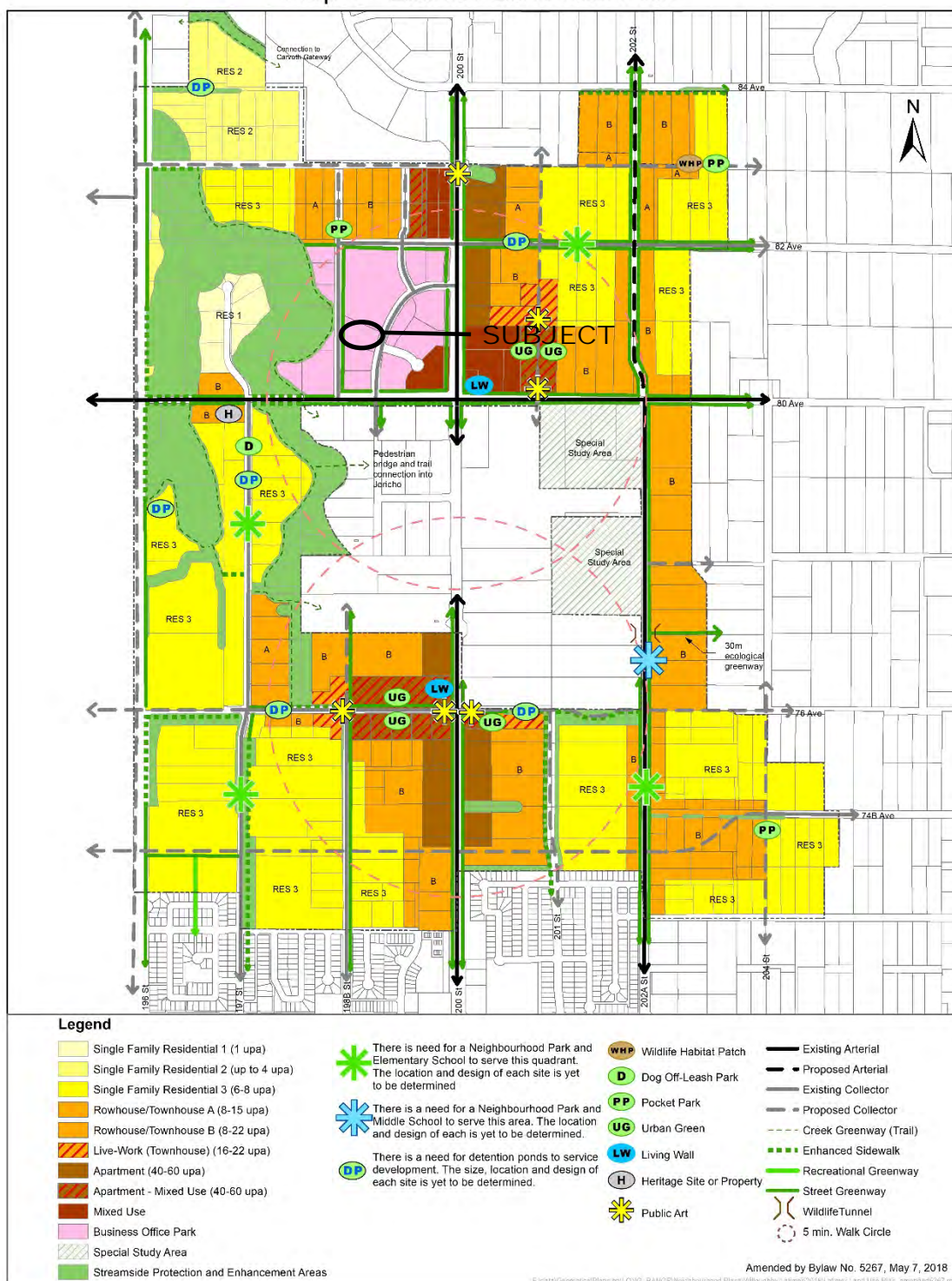
Lovick Scott Architect Ltd., on behalf of Quartermine Holdings Ltd., has applied for a Development Permit to construct a 4,756 m² (51,189 ft²) three-storey multi-tenant office building on a 0.6 ha (1.5 ac) site located in the Latimer Neighbourhood. The development complies with the Development Permit Guidelines of the Willoughby Community Plan.

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 100917 for property located at the 8000 Block of 199 Street.



Map 1 - Latimer Land Use Plan



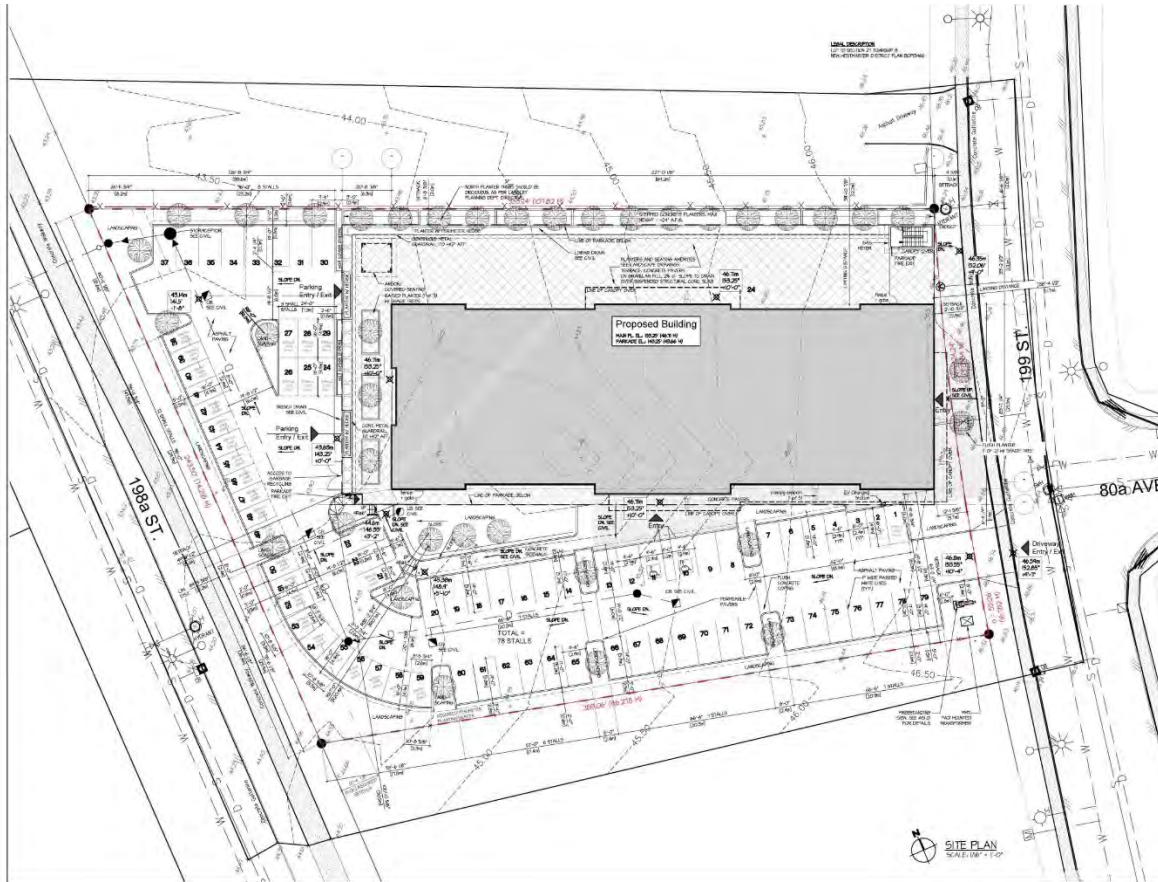
LATIMER NEIGHBOURHOOD PLAN

DEVELOPMENT PERMIT APPLICATION NO. 100917
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ZONING BYLAW NO. 2500

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SITE PLAN – SUBMITTED BY APPLICANT

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1 SOUTH ELEVATION
A2.02 SCALE: NTS



2 EAST ELEVATION
A2.02 SCALE: NTS



3 WEST ELEVATION
A2.02 SCALE: NTS



4 NORTH ELEVATION
A2.02 SCALE: NTS

COLOURED ELEVATIONS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Quartermine Holdings Ltd. 106 – 8501 – 162 Street Surrey, BC V3S 5J9
Applicant / Agent:	Lovick Scott Architect Ltd. 3707 1 st Avenue Burnaby BC V5C 3V6
Legal Description:	Lot 10 Section 27 Township 8 New Westminster District Plan BCP13466
Location:	8000 Block 199 Street
Area:	0.6 ha (1.5 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 for Business/Technology Park uses in the Willoughby Community Plan, Business Office Park in the Latimer Neighbourhood Plan 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 4,756 m² (51,189 ft²) multi-tenant three-storey 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. 100917 is attached as Attachment A to this report.

Adjacent Uses:

North:	A property containing an office building, zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer Neighbourhood Plan;
East:	199 Street and 80A Avenue intersection, a vacant property and a property containing the Focus on Family building both zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer Neighbourhood Plan;
South:	A property containing multi-tenant office building zoned Comprehensive Development Zone CD-57,, designated Business/Office Park in the Latimer Neighbourhood Plan.

West: 198A Street beyond which is two properties containing single family dwellings zoned Suburban Residential Zone SR-2, designated Business/Office Park in the Latimer Neighbourhood Plan.

Development Permit:

As the property is designated a mandatory development permit area, Council 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. Staff note that the aforementioned development permit guidelines will be amended at the October 1, 2018 Regular Evening (Bylaw No. 5364) meeting to update the previous guidelines with current administrative practice.

The site plan proposes a three (3) storey building on the north portion of the site, with parking to the south and west of the building and in an underground parkade. Access is proposed from 199 Street in the southeast portion of site.

The design rationale submitted by the applicant’s architect states:

The proposed facility is a three storey office building over a one level Parkade. The office space is designed to accommodate multiple tenants with maximum flexibility. Stylistically the building design intends to provide a clean, modern-contemporary look. The exterior cladding will be high quality metal composite panels which are durable and energy efficient. High-efficiency, aluminum framed windows will be generously proportioned to admit natural light throughout the interiors. Passive solar heat gain will be tempered and controlled with aluminum sunshades, which will lend texture to the exterior facade. Spandrel panels will be used help to make the overall building facade streamlined and interesting.

The proposed building is a contemporary style featuring two tones of metal cladding as well as two tones of fibre cement cladding and sunshades throughout the design. Canopies at entries and around the perimeter of the building promote pedestrian circulation and create a welcoming street presence.

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 amended Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-57 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

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. 100917.

Signage:

Fascia signage is proposed on the east, south and north elevations of the building. Proposed signage is illustrated in Schedules C and “E” through “G” of Development Permit No. 100917, and is required to comply with the Township’s Sign Bylaw. A freestanding sign is proposed in the landscaped area adjacent to the site’s access in the southeast portion of the property.

Access and Parking:

Access will be provided from 199 Street. A total of 170 parking spaces are provided on the site in compliance with the Zoning Bylaw requirement of 170 parking spaces. The Comprehensive Development 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 underground parking spaces (53% of the 170 spaces required total required) in compliance with the Zoning Bylaw.

The parking proposed is summarized in the following table:

	Parking Spaces Required	Parking Spaces Provided
Office Space (1 space per 28 m ²)	170	170
Total	170	170
Underground Parking spaces	50%	91
Outdoor Parking spaces	50%	79

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 47 replacement trees and landscape screen along all lot lines, and include a variety of deciduous and evergreen trees. An outdoor patio is proposed with planters and seating amenities along the northern property line.

Tree Protection/Replacement

No significant trees were identified on the subject site. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 47 replacement trees. 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. As condition of Building Permit, an onsite servicing plan and site-specific storm water management plan in accordance with the Township's Subdivision and Development Servicing Bylaw is required to the acceptance of Township. Additionally, an Erosion and Sediment Control Bylaw, to acceptance to the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats 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 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) satisfies the objectives of the Sustainability Charter.

POLICY CONSIDERATIONS:

The proposed development complies with the site's Business Office Park designation in the Latimer Neighbourhood Plan and the Business/Technology Park designation in the Willoughby Community Plan in addition to its Comprehensive Development CD-57 zoning. 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 A Development Permit No. 100917 and Schedules A through K

ATTACHMENT B Applicant rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100917

This Permit is issued this _____ day of _____, 2018 to:

1. Name: QUARTERMINE HOLDINGS LTD

Address: 106 – 8501 – 162 Street
Surrey, BC
V3S 5J9

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 10 Section 27 Township 8 New Westminster District Plan
BCP13466

CIVIC ADDRESS: 8000 BLOCK OF 199 ST

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:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “C” and “E” through “G” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and

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:

- 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;
- d. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

- e. 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 to the acceptance of the Township;
 - f. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
 - g. Payment of supplemental Development Permit application fees; and
 - h. 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 _____, 2018.

Attachments:

SCHEDULE A	Coloured Elevations
SCHEDULE B	Renderings
SCHEDULE C	Site Plan
SCHEDULE D	Underground Parking Plan
SCHEDULE E	Building Elevations (South and East)
SCHEDULE F	Building Elevations (North and West)
SCHEDULE G	Signage Details
SCHEDULE H	Colour and Materials Board
SCHEDULE I	Landscape Plan
SCHEDULE J	Landscape Plan
SCHEDULE K	Landscape Plan



SCHEDULE A COLOURED ELEVATIONS

SCHEDULE B RENDERINGS



EAST FACADE



SOUTH FACADE



WEST FACADE



NORTH FACADE



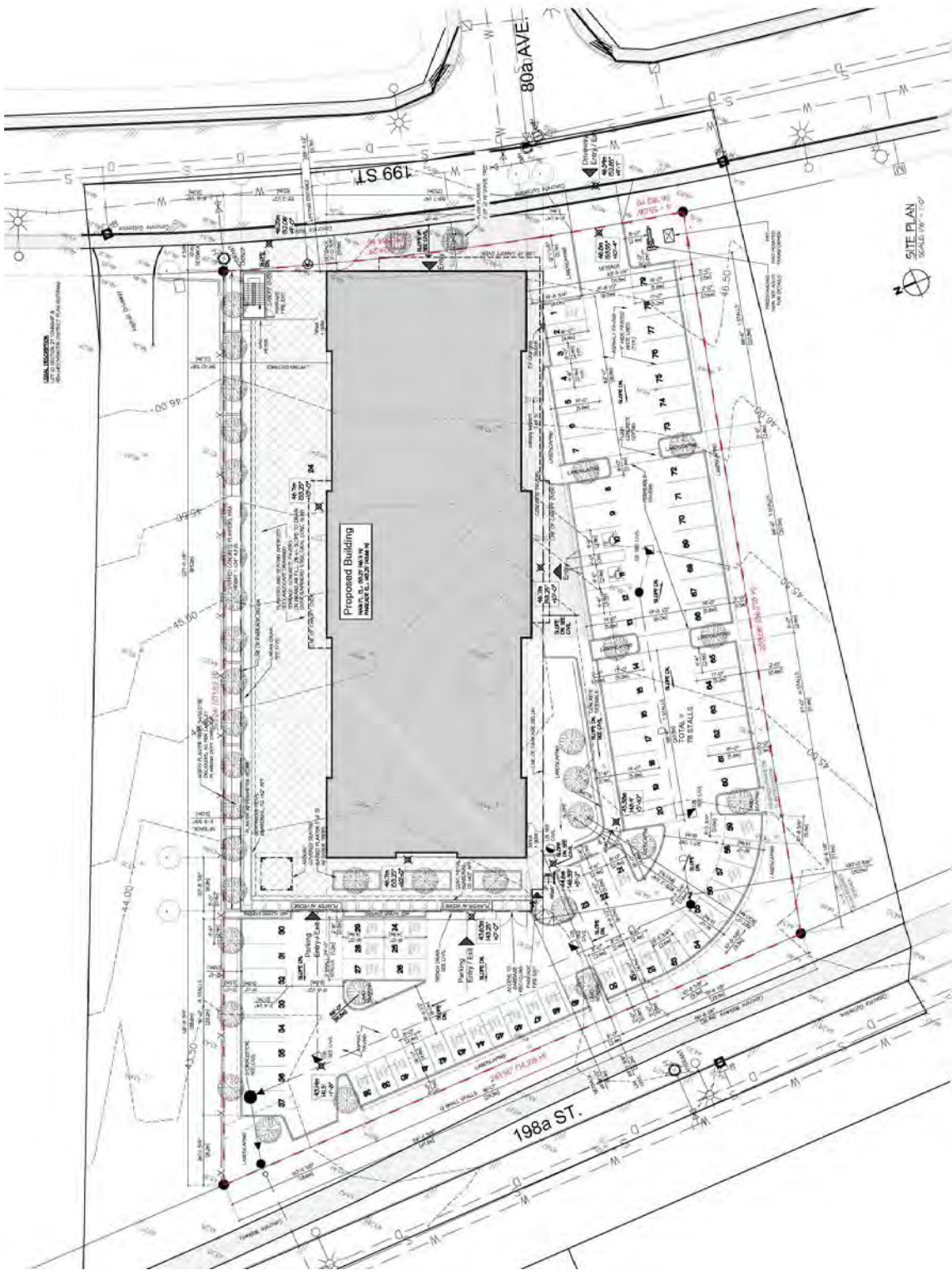
AERIAL VIEW LOOKING SOUTH



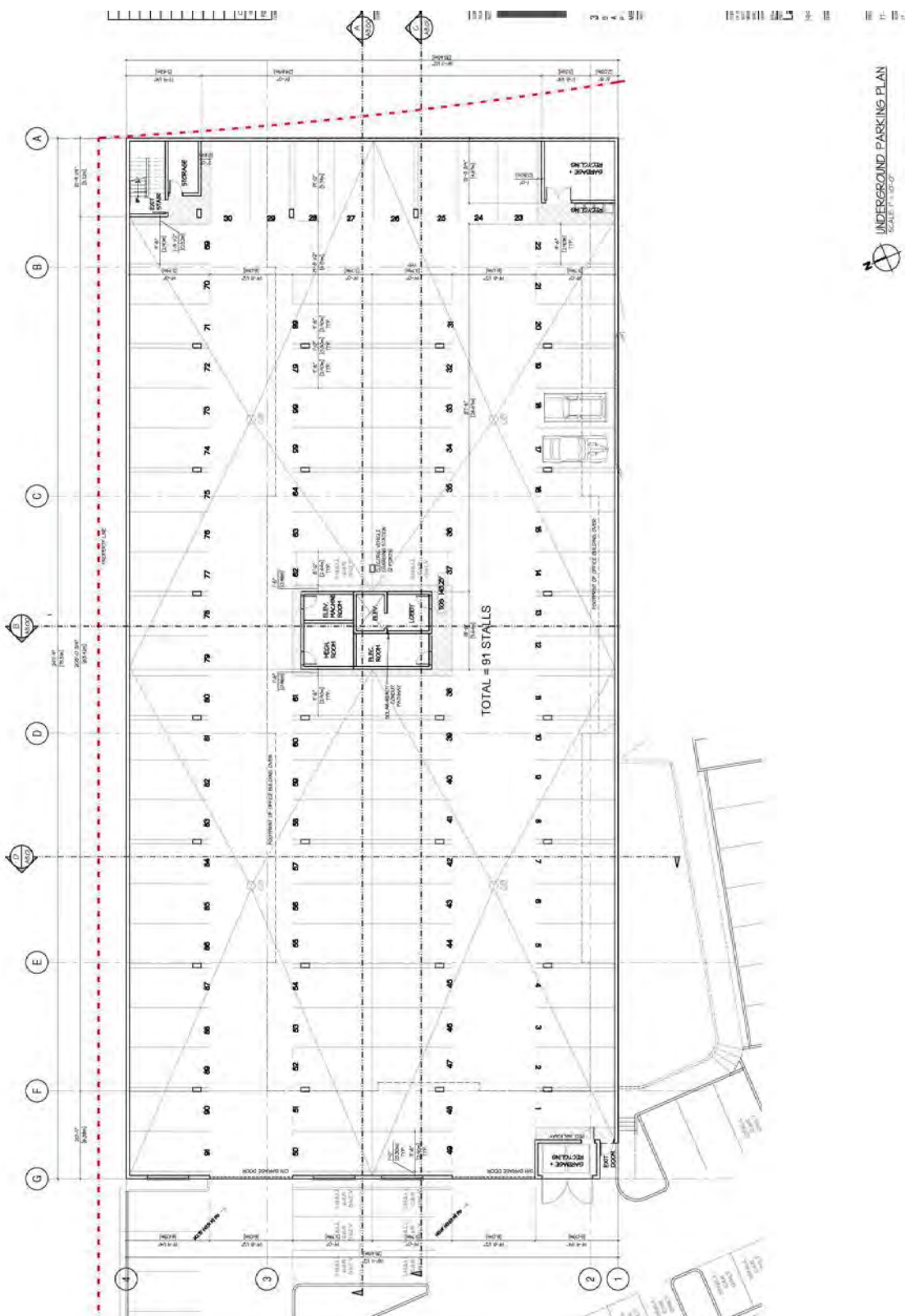
AERIAL VIEW LOOKING EAST



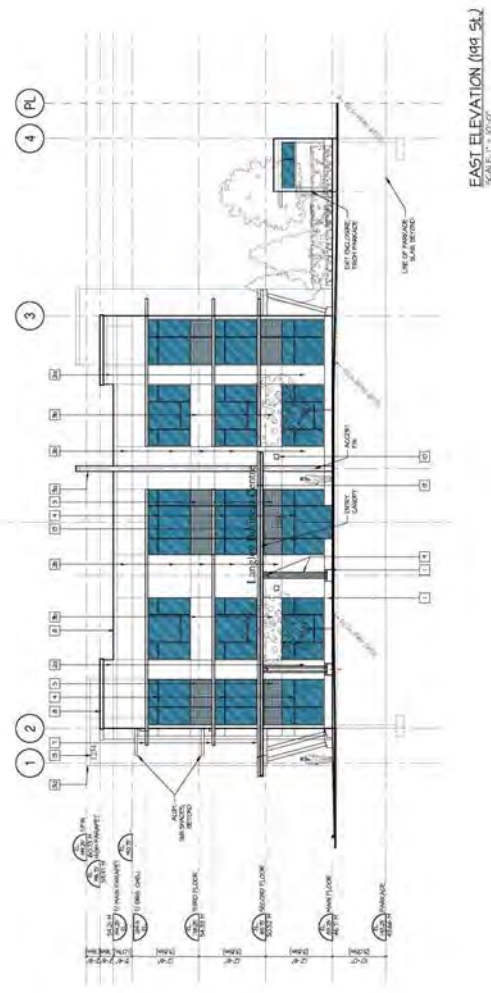
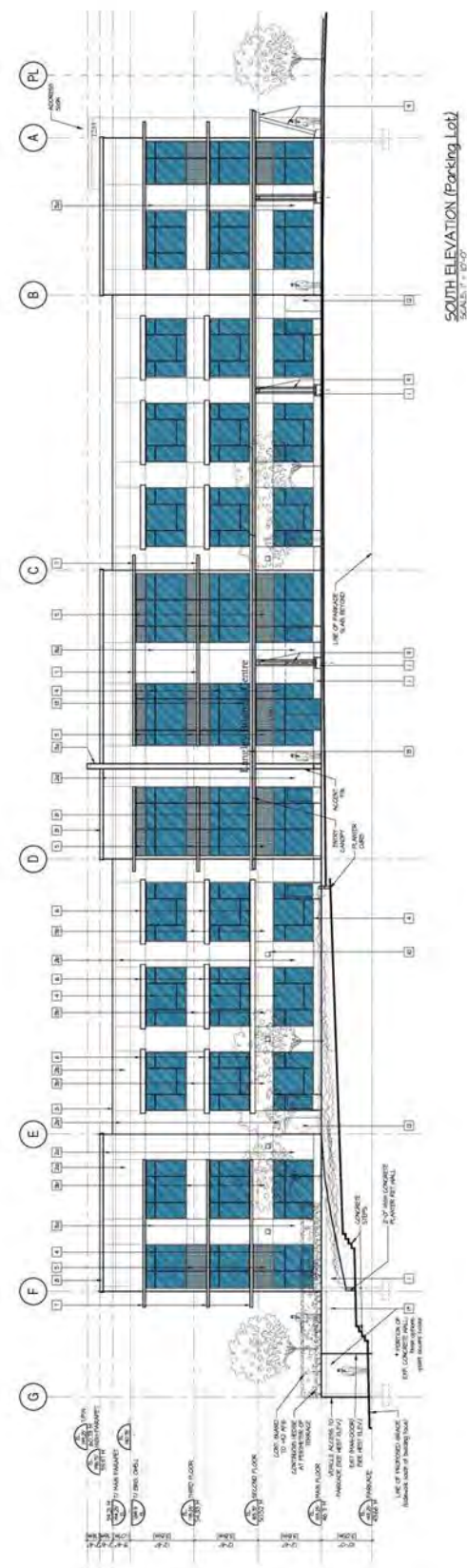
SCHEDULE C SITE PLAN



SCHEDULE D UNDERGROUND PARKING PLAN

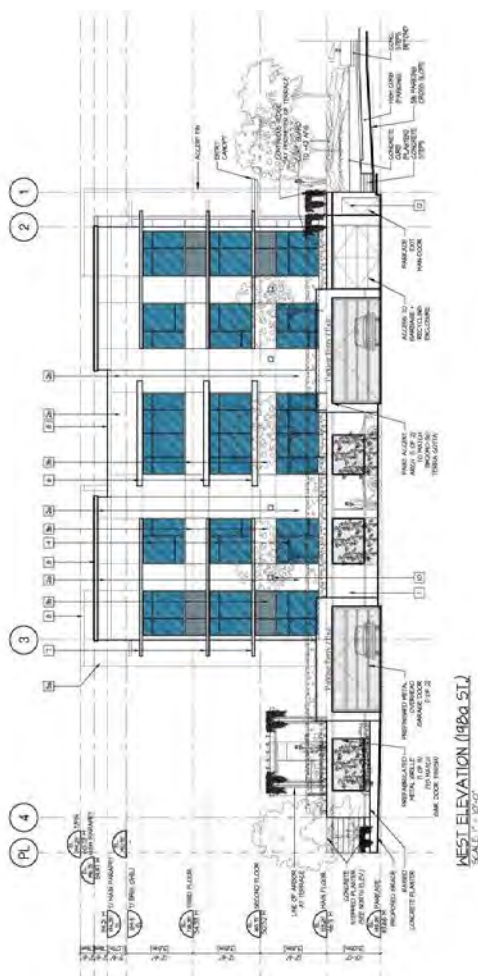


SCHEDULE E BUILDING ELEVATIONS (SOUTH AND EAST)

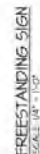


EXTERIOR FINISHES	
NO. MATERIAL	COLOR
1 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
2 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
3 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
4 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
5 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
6 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
7 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
8 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
9 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
10 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
11 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
12 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
13 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"
14 CONCRETE	PAINTED TO MATCH BR. GRANT "MAISON"



[illegible]

WEST ELEVATION (1989 ST.)



SCHEDULE H COLOUR AND MATERIALS BOARD



VIEW OF EAST SIDE



VIEW OF SOUTH SIDE

EXTERIOR MATERIALS LIST

- CONCRETE - PAINTED TO MATCH BM#CC-460 'NUKSHUK'
- FIBRE CEMENT CLADDING PANEL - 'HARDIE' BOARD OR APPROVED ALTERNATE
 - BM#CC-470 'ROCK ROAD'
 - BM#C-460 'NUKSHUK'
- COMPOSITE CLADDING PANEL - VICWEST OR APPROVED ALTERNATE
 - 56006 TILE RED (MATCH BM#2090-30 'TERRA COTTA')
 - 55090 GREY BERRY (MATCH BM#2111-40 'TAOS TAUPE')
- ALUMINUM 'STOREFRONT' WINDOWS, DOORS & FRAMES - ANODIZED TO MATCH BM#CC-544 'OVERCOAT'
- SPANDREL PANEL W/ INSULATED CORE
- METAL 'C' CHANNEL CANOPY W/ SLATS
 - TO MATCH BM#CC-544 'OVERCOAT'
 - TO MATCH BM#2090-30 'TERRA COTTA'
- ALUMINUM 'SUN SHADE' - TO MATCH BM#CC-544 'OVERCOAT'
- PREFINISHED METAL FLASHING - TO MATCH BM#CC-544 'OVERCOAT'
- ENTRY CANOPY STEEL FRAME - TO MATCH BM#CC-544 'OVERCOAT'
- SURFACE MOUNTED LIGHTS - TO MATCH BM#CC-544 'OVERCOAT'
- GARAGE DOOR/METAL GATE/FENCE - TO MATCH BM#CC-544 'OVERCOAT'
- METAL FIRE EXIT DOOR - TO MATCH BM#CC-544 'OVERCOAT'
- SIGNAGE - BY OWNER

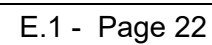


LOVICK
SCOTT
ARCHITECTS

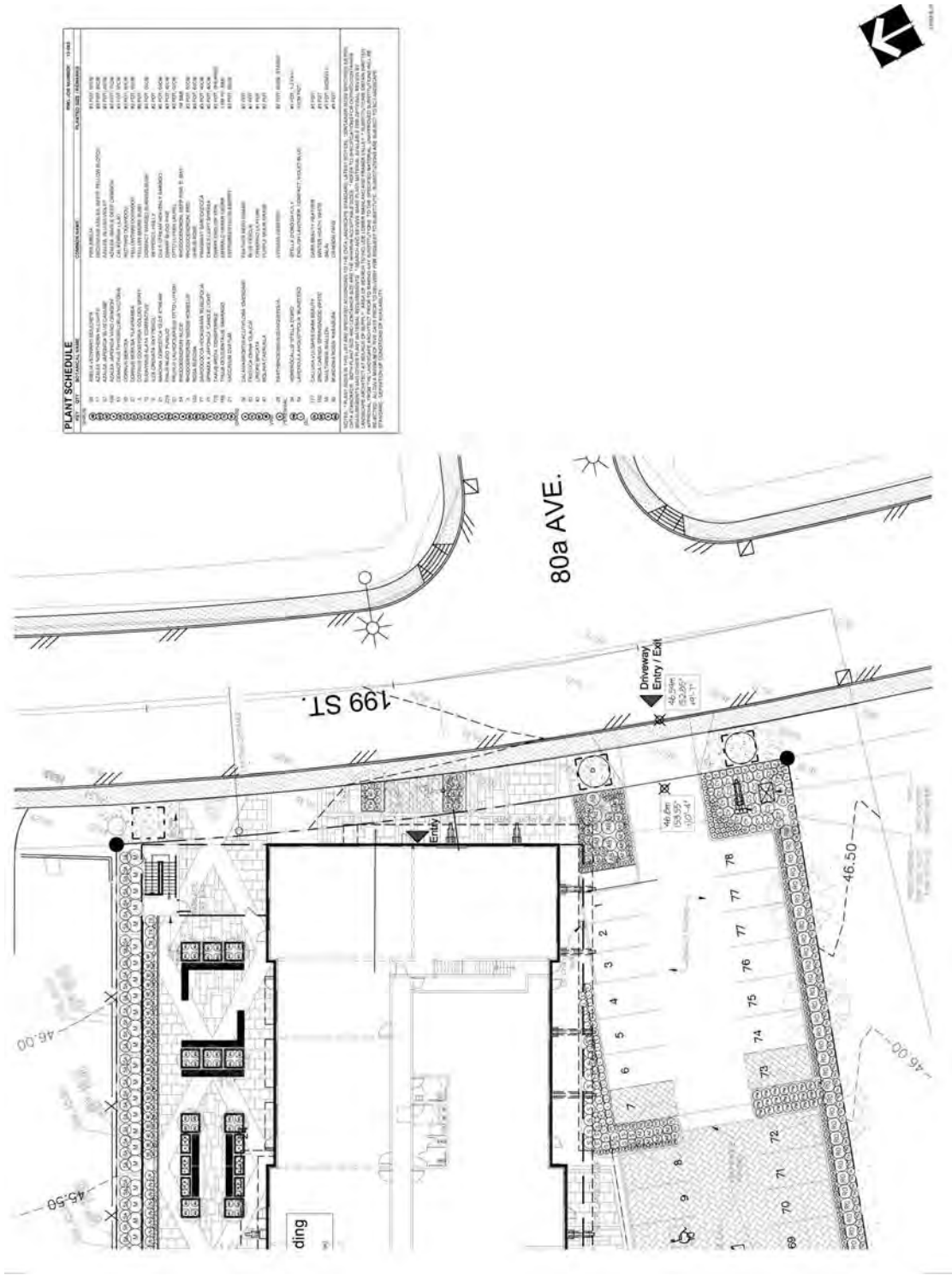


COLOUR BOARD

LANGLEY BUSINESS CENTRE



SCHEDULE J LANDSCAPE PLAN





Design Rationale:
Langley Business Centre. 139937 – 199 St. Langley, B.C.

The Langley Business Centre, situated within the Langley Technology Campus, will provide office and professional services space within a pleasant and engaging pedestrian friendly environment. In addition, the proposed development aims to satisfy the high level of visual identity and quality in design that is stressed within municipal guidelines as well as the objectives of the Technology Campus.

The proposed facility is a three storey office building over a one level Parkade. The office space is designed to accommodate multiple tenants with maximum flexibility. Stylistically the building design intends to provide a clean, modern-contemporary look. The exterior cladding will be high quality metal composite panels which are durable and energy efficient. High-efficiency, aluminum framed windows will be generously proportioned to admit natural light throughout the interiors. Passive solar heat gain will be tempered and controlled with aluminum sunshades, which will lend texture to the exterior facade. Spandrel panels will be used help to make the overall building facade streamlined and interesting.

The building Site is gently sloping east to west, has good views towards the west and a direct and level connection to 199th St. Several pedestrian oriented site improvements are proposed for this development. Boulevard upgrades at along 199th St., to establish a connection to the primary streetscape. Continuous perimeter landscaping will be provided along the north, south and west edges, to maintain a buffer between the campus and the immediate neighbours. Treed planting islands are regularly interspersed within the surface parking area to provide natural shading. Accent paving with help to define circulation routes. Canopies at entries, and around the perimeter of the building, will provide a welcoming street presence and promote pedestrian circulation. Finally, a large pedestrian terrace, activated with generous plantings, seating areas, and animated paving, will be provided over the proposed underground parkade.

The majority of provided parking is located within the underground garage, which is accessed via the low portion of the site, and away from the primary street. Off-street surface parking is located primarily along the longitudinal, south face, of the building. Appropriate site and building lighting is intended to provide maximum safety for pedestrians, while meeting the occupants' security needs. The building's exterior wall mounted fixtures are oriented downwards and located to facilitate safe and easy circulation around the building. Minimal use of low wattage LED accent lights at entry canopies will serve to highlight the building form. High-pressure sodium lights with a full cut off, designed to minimize glare while supporting vehicular movement, are proposed for the surface parking lot. The proposed building signage will be installed at the accent fins and entry canopies, allowing integration with the structure's architectural features, while the pylon sign is designed to be stylistically materially consistent with the building façade.