



EXPLANATORY MEMO

June 27, 2024 Advisory Design Panel Recommendations and Applicant Response RZ 06-23 20501 Logan Avenue

Advisory Design Panel Recommendations and Applicant Response

On June 27, 2024 the Advisory Design Panel (ADP) reviewed the RZ 06-23 application, and provided the following recommendations (see attached minutes for further details):

1. Incorporate Langley City/property heritage in urban design to create a unique sense of place (e.g. public art, interpretive features, etc.).
2. Minimize grade differences between sidewalks, buildings, and pedestrian open space areas (especially from the corner plaza, through the linear plaza or alley to Eastleigh Crescent and from Eastleigh Crescent to the interior plaza/pocket park), eliminate stairs/ramps as much as possible, and mitigate any unavoidable differences through design.
3. Strengthen the sense of hierarchy and place in design and landscaping throughout pedestrian open space areas, including considering terminating vistas (viewing from corner pedestrian space towards a landmark final phase building) and creating greater distinction between the corner pedestrian plaza (more urban, commercial uses) and interior space (e.g. more natural, pocket park-setting and residential focused).
4. Avoid visual impacts of parkades and service uses to sidewalks and plazas.
5. Incorporate intentional articulation of blocks to emphasize pedestrian scale.

The applicant submitted finalized revised architectural drawings on September 4, 2024 (attached to the Zoning Bylaw amendment). The applicant has responded to the ADP's recommendations in the following manner:

1. Incorporate Langley City/property heritage in urban design to create a unique sense of place (e.g. public art, interpretive features, etc.).

The applicant will look to commemorate local heritage through treatments such as landscaping and/or plaques, to be designed and determined as part of the more detailed phase-by-phase Development Permit applications.

2. Minimize grade differences between sidewalks, buildings, and pedestrian open space areas (especially from the corner plaza, through the linear plaza or alley to Eastleigh Crescent and from Eastleigh Crescent to the interior plaza/pocket park),

eliminate stairs/ramps as much as possible, and mitigate any unavoidable differences through design.

The applicant has committed to minimizing grade differences as much as possible as part of the more detailed phase-by-phase Development Permit applications, recognizing the constraints faced by the site as being located in an area subject to the City's Floodplain Elevation Bylaw which will require buildings to be built to a specified elevated Flood Construction Level to improve flood safety and resilience.

3. Strengthen the sense of hierarchy and place in design and landscaping throughout pedestrian open space areas, including considering terminating vistas (viewing from corner pedestrian space towards a landmark final phase building) and creating greater distinction between the corner pedestrian plaza (more urban, commercial uses) and interior space (e.g. more natural, pocket park-setting and residential focused).

This recommendation will be addressed as part of the more detailed phase-by-phase Development Permit applications.

4. Avoid visual impacts of parkades and service uses to sidewalks and plazas.

Visual impacts of parkades and service uses to sidewalks and plazas will be avoided as much as possible as part of the more detailed phase-by-phase Development Permit applications, while recognizing the exiting and accessibility requirements of the Building Code. The applicant notes that, due to the phase-by-phase nature of a large master-planned site and the interim conditions that will exist between some new buildings and sections of the new road and existing buildings and parking areas, there may be some services that temporarily take place along the frontage of the Eastleigh Crescent extension but, at full buildout, all services will be hidden from the public realm.

5. Incorporate intentional articulation of blocks to emphasize pedestrian scale.

This will be addressed through phase-by-phase Development Permit applications.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.

The recommendations put forward by the ADP and the responses provided by the applicant for this project reflect the nature of the subject application, which is only for a Zoning Bylaw amendment ("rezoning") dealing with use, density, and overall layout for a redevelopment project, that if approved will involve multiple buildings that are constructed

phase-by-phase over many years, as opposed to the form and character considerations involved in a Development Permit application for a smaller single-phase development.

The common practice at the City is for rezoning and Development Permit applications to be processed together at the same time but, given the scale and complexity of the subject project, the rezoning was applied for independently to finalize the site's fundamentals and layout before more detailed Development Permit applications for individual buildings could be made that fit into the site's overall plan. These Development Permit applications will need to be reviewed by ADP and approved by Council prior to proceeding to building permit and construction. Since the ADP's mandate is to provide form and character-related input, this means that responses to the recommendations are most appropriate not in the initial rezoning package but in subsequent Development Permit applications. A copy of this explanatory memo will be retained on this application file and referenced as part of staff review of these future Development Permit applications.

Since the rezoning application was reviewed by the ADP on June 27, 2024, a Development Permit application was submitted for the Phase 1 building on August 23, 2024. As with all applications, the ADP recommendations will be expected to be incorporated into the Phase 1 design, and the application will be subject to input and consideration at the ADP and Council in the coming months.

Engineering studies for the rezoning are underway and, should the application be given first, second, and third readings, these studies and site servicing requirements will be finalized prior to the application returning to Council for consideration of final adoption. Given the size and long-term buildout expected for the full project, it is possible that a Phased Development Agreement (PDA) may be used. A PDA is a type of bylaw related to a specific development that can be adopted as a condition of the adoption of the development. This is similar to Housing Agreement bylaws, which may be adopted prior to the adoption of a rezoning bylaw. A PDA Bylaw can remain in effect for a timeframe of 10-20 years and in this case, depending on engineering study results and required servicing and traffic improvements, a PDA Bylaw could enable site servicing requirements to be undertaken in specific phases as the overall redevelopment is built out, and also provide the City the legal assurance that these improvements will be provided over time.

In April 2024 the Province adopted Bill 16 and amended the *Local Government Act* to give local governments the authority to adopt an 'inclusionary zoning' bylaw. This bylaw can be used to require a certain percentage of below-market rental or strata housing units in new residential buildings, without re-zoning. This bylaw would thus apply to 'pre-zoned' sites (already zoned for residential use), and would be enforced at the Development Permit and Building Permit stage. The City does not have an inclusionary zoning bylaw, but if Council adopts an inclusionary bylaw, it could apply to future individual Development Permit and Building Permit applications for residential buildings within a certain geographical area, including future phases of this and other multi-phase redevelopment projects, and other future residential buildings in the City's Transit Oriented Areas (TOAs).