



OPEN HOUSE 3
PUBLIC
CONSULTATION SUMMARY

LANGARA GARDENS SITE PLANNING PROGRAM

ROUND 3

Planning for Langara Gardens has been underway since spring 2015 when the City launched a planning program to create a Policy Statement that will guide the redevelopment of the site.

Open house 3 presented the refined principles, preferred concept plan and emerging policies to the public. This document is a synthesis of feedback received by those who attended the events.

TIMELINE

JUNE 2013

Council approved planning program for the Langara Gardens Site.

APRIL 2015

OPEN HOUSE 1: Share background info, planning objectives and gather community and Langara Gardens residents' feedback.

NOV/DEC 2015

OPEN HOUSE 2: Present draft guiding principles and three initial redevelopment concepts for feedback.

SPRING 2016

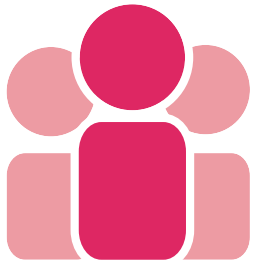
OPEN HOUSE 3: Present preferred concept plan (including refinements) and emerging policies for feedback.

TOWNHALL MEETING with community and members of City Council.

FALL/WINTER 2017

Present Draft Policy Statement for City Council consideration

**PROCEED TO REZONING
IF APPROVED**



340+

Residents, neighbours and friends of Langara Gardens were engaged



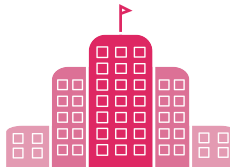
160+

Feedback forms were received online through Talk Vancouver and in person at our events



2

Public open houses were held on site at Langara Gardens



1

Townhall meeting was held with six members of City Council in attendance



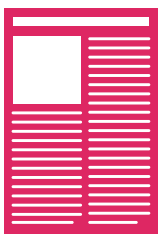
7,000

postcard notifications were sent in the mail



115

members received email notifications through the Langara Gardens list-serve



3

newspapers, the Courier, Ming Pao and Sing Tao, ran ads

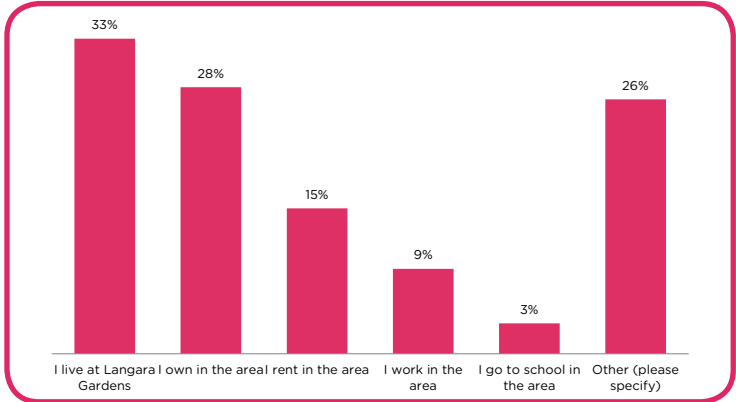


many more posters were placed around the neighbourhood and at Langara Gardens

DEMOGRAPHICS QUESTIONS

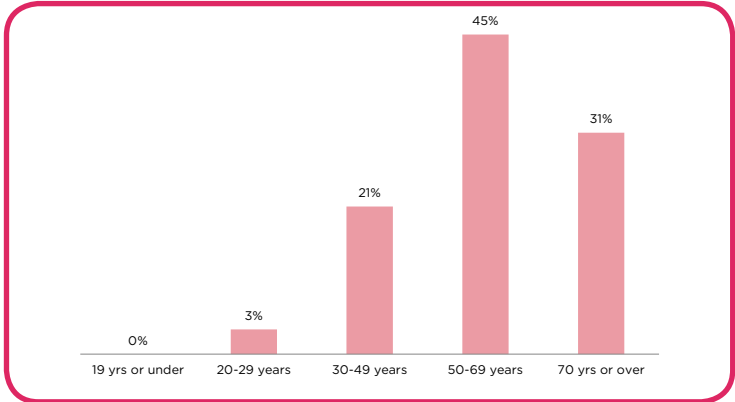
Connection to the area surrounding Langara Gardens

The majority of respondents who provided feedback for open house 3 either lived at Langara Gardens or owned in the area.



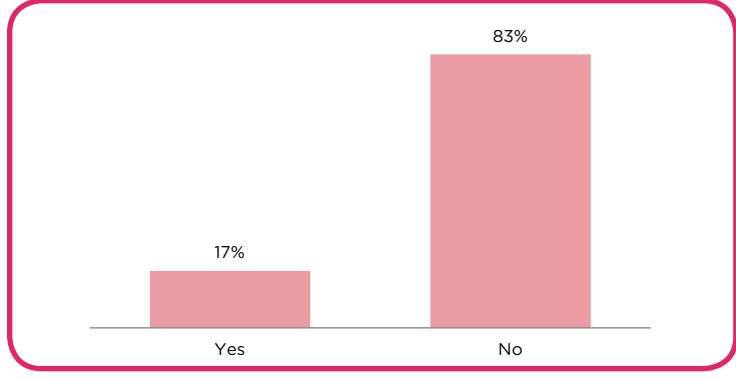
Which age category do you fall in?

Most of the respondents from open house 3 fell in the 50-69 age bracket.



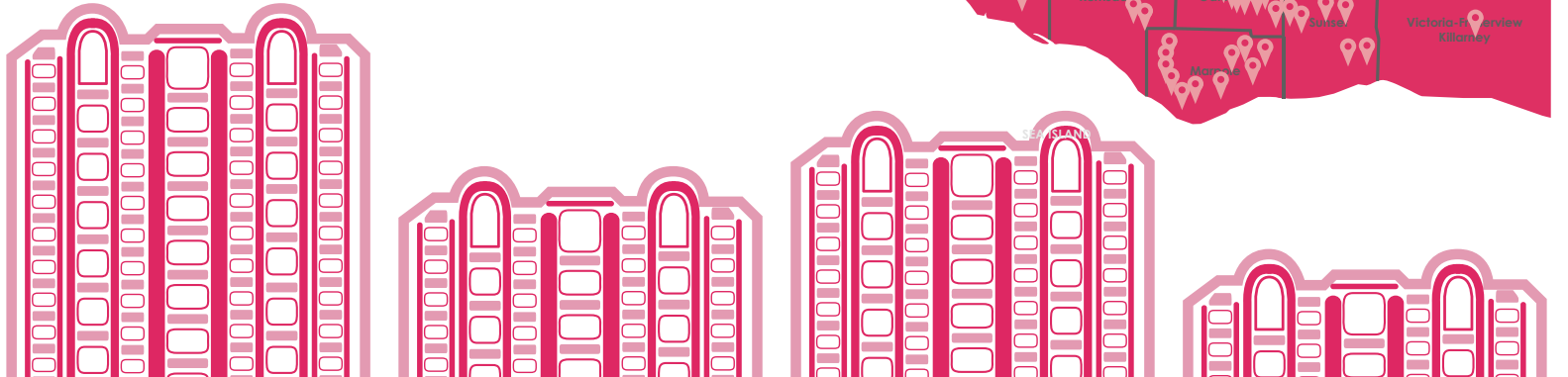
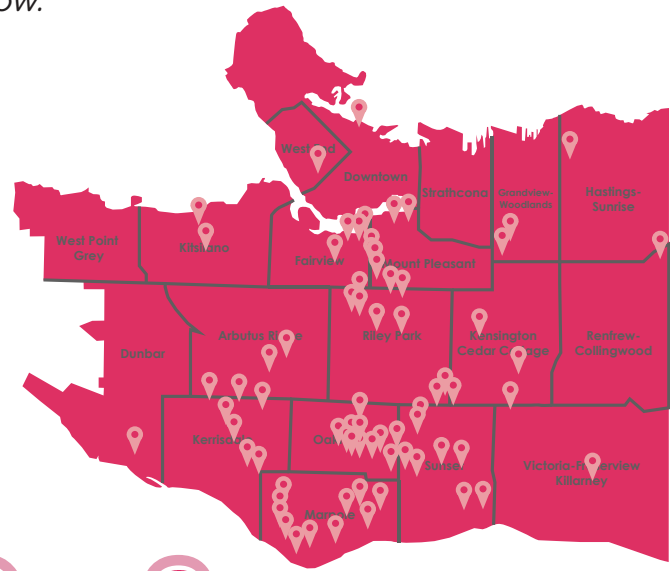
Do you have children over the age of 19 at home?

The majority of respondents do not have children over the age of 19 at home.



Where respondents live:

Respondents were asked to provide their postal codes, represented by dots on the map below.



OPEN HOUSE 3 QUESTIONNAIRE

The questionnaire for the third set of open houses asked about the draft preferred concept plan, including how it responds to the draft guiding principles and specific questions about the tenant relocation plan, character and memory, mobility, parks and open space, land use, building types and heights, density, and proposed public amenities.

The Preferred Concept

The preferred concept plan was identified based on feedback from you during our first two rounds of public consultation, the City's Urban Design Panel and technical staff review.



The 'Legacy Concept' includes:

Retention of two existing streets: Ash Crescent and a relocated Neal Street

Langara Gardens character maintained with provision of generous open spaces and retention of significant trees

Existing towers are retained and the remaining rental units are replaced

Provision of a new one-acre linear park addition to Churchill Track and upgrades to Cambie Park

A central north-south open space connecting Pearson Dogwood to Cambie Park

A new 69-space childcare centre

Improved local-serving retail at 57th and Cambie

A variety of building types and heights including townhouses, terraced buildings (4-14 storeys) and towers (up to 30 storeys)

1. Langara Gardens Residents

Residents of Langara Gardens were asked for their opinion about the City’s current requirements for Tenant Relocation Plan (TRP). You identified the following issues as your main concerns.

Rental rates

Residents expressed concern that the current rental rates at Langara Gardens will increase with redevelopment resulting in a lack of affordability for existing tenants who wish to stay at Langara Gardens.

TRP eligibility

Questions about requirements of the TRP and who it applies to were raised.

- *Am I included in TRP if I am a tower resident?*
- *Does the TRP include storage of belongings during moving?*
- *How many months free rent will I receive?*
- *Where will I be relocated to?*
- *Will families with children at local schools receive relocation priority?*
- *Will my unit be similar in size to the unit I have today?*

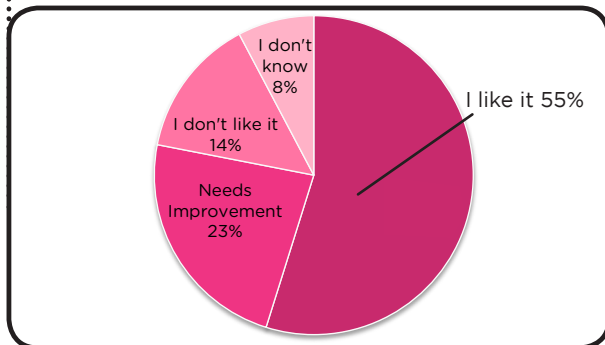
Construction impacts

Many residents living in the tower units were concerned about the noise and inconvenience resulting from construction.

2. Memory & Character

The draft concept plan seeks to reflect the existing character of Langara Gardens through redevelopment. Your comments and concerns are identified below.

As displayed in the chart, the majority of respondents (55%) indicate that they like the proposed character of the neighbourhood.



Landscaping

There is a strong desire to ensure trees and landscaping are maintained. This includes retaining parks, pathways, green space and creating more opportunities for public open space. Respondents also expressed interest in retaining the swimming pools.

Housing Options

Housing was identified as integral to the character of Langara Gardens. People indicated a need for maintaining rental housing, creating opportunities for more housing and ensuring affordability of housing for low-income individuals. Concern that unit size will decrease was also noted.

Building Form

Many people expressed concern that the proposed building heights and density would result in a loss of character. Other comments included support for more townhouses and improvements to the commercial space.

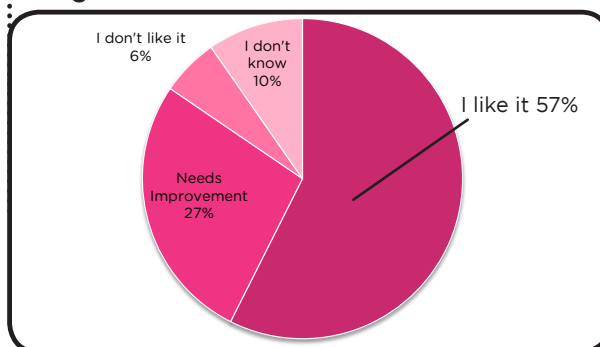
3. Mobility

The draft plan proposes a re-located Neal Street, an east-west pedestrian connection between Cambie and the new one-acre park beside Churchill track and additional pathways to facilitate movement throughout the site. Respondents were asked what they thought about the proposed movement network.

Pathways and Roads

People support an increase in pathways leading throughout the site. Suggestions include widening the pathways, creating diagonal paths and improving lighting, accessibility and wayfinding. In addition, ensuring ease of vehicular movement either through road expansion or creating direct routes north, south, east and west was identified as a main priority.

As displayed in the chart, the majority of respondents (57%) indicate that they like the proposed movement network of the neighbourhood.



Traffic Congestion

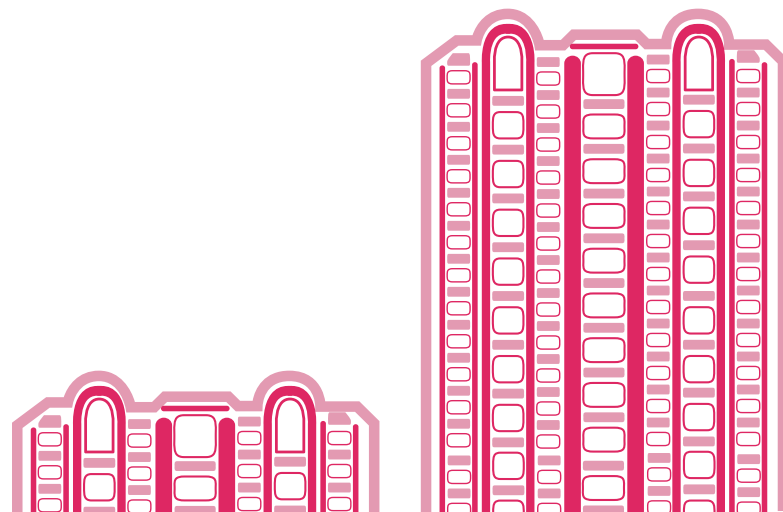
Many people are concerned that more people living at Langara Gardens will result in increased traffic. The feedback received suggested addressing this challenge through upgrades to 57th Avenue, ensuring adequate parking and creating generous pathways and City streets.

Canada Line Station

Local area planning has identified a potential future location for a Canada Line Station at 57th Avenue. Opinions range from largely supporting the station to some opposition. Others noted a need for upgrades to public transit in general to avoid overcrowding.

Other

There was a difference in opinions about inviting people into the site versus maintaining privacy for residents. Despite this, most people support improving access into and through Langara Gardens.



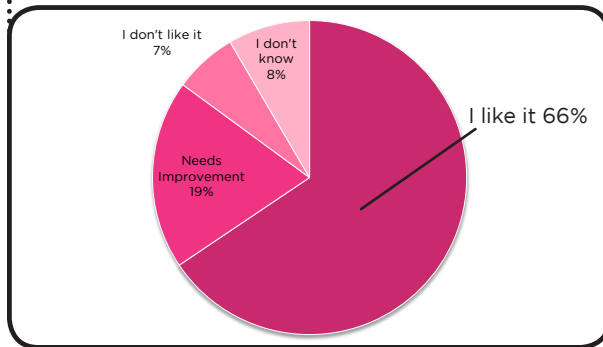
4. Parks and Open Space

The draft concept plan includes a one-acre park next to Churchill School track, improvements to Cambie Park and a central public open space. Here is your response.

Overall

Overall people support the proposed improvements to parks and open space. People would like to ensure that connections between parks, park access and visitor parking are considered in the future.

As displayed in the chart, the majority of respondents (66%) indicate that they like the proposed parks and open spaces.



Park Use

Questions were raised about the intended users of the parks and how the parks would respond to the needs of these diverse groups which includes, children, people with ranges of abilities, seniors, pets, private residents and public users. Suggestions provided include improving access and pathways, new seating, increased lighting and the creation of quiet areas, play areas, dog-friendly areas, drinking fountains and public washrooms.

More Parkland

There was a desire for more open space that includes landscaping, trees, gardens and naturalized areas to promote habitat. Questions were raised about the potential programmability of the one-acre linear park and its intended function.

Cambie Park

Concerns about Cambie Park include its location in relationship to traffic along Cambie Street and retention of existing community gardens and there was mixed support for improvement and expansion.

The Parks Board will lead the design of the park at the time of development with input from the community regarding park use and design



5. Land Use

The draft concept plan proposes a mix of uses for the site including residential, upgrades to existing retail, a childcare centre, and new park and public open space. Your feedback is summarized below.

Expand Commercial

Many people identified a need for improvements and expansion to the retail area. A grocery store that would provide fresh food and a café with a seating area were identified as top priorities.

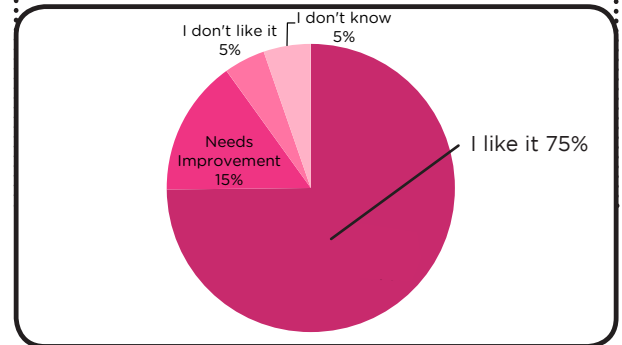
Housing

Concerns were raised about the need for affordable housing, loss of rental housing, importance of increasing the supply of housing stock and preserving the residential character were emphasized.

Community Needs

Increasing the amount of childcare provided is noted as a priority. Also, community facilities, a recreation centre and new schools to serve the new community were also identified as important.

As displayed in the chart, the majority of respondents (75%) indicate that they like the proposed land use concept.



6. Building Types and Heights

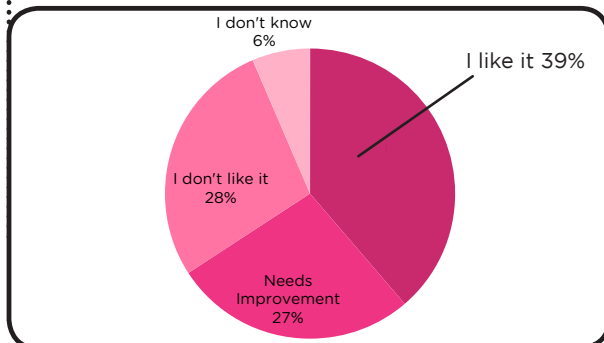
The draft concept plan proposes to retain the existing 18-storey towers in addition to a range of new building types and heights.

The proposal includes:

- 5 stand-alone townhouse buildings (3-4 storeys)
- 3 mid-rise buildings along the northern edge of the site (4-6 storeys)
- 3 terraced buildings (4-14 storeys)
- 6 residential towers (16-26 storeys)
- 1 residential tower (30 storeys)

A range of options were suggested regarding preferred maximum heights. These include a strong preference for heights below 30-storeys, a preference for maximum heights between 20-25-storeys and a preference for heights below or equal to the existing towers.

As displayed in the chart, 39% of respondents indicate that they like the building types and heights.



Heights

55% of people that responded to this question expressed concern about building heights and 39% of respondents expressed support for the proposed building types and heights.

Building Types

Suggestions for a greater range of lower scale and ground oriented housing options include more townhouses, mid-rise buildings, duplexes, rowhouses and other alternatives such as co-housing.

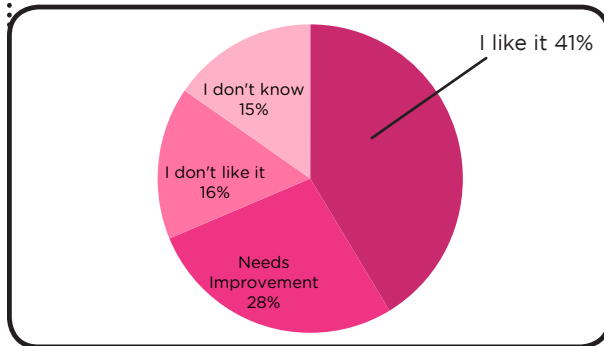
Unit Size

Larger unit sizes and family housing was identified as important.

7. Density

The proposed density supports approximately 2,500 housing units which includes 605 retained and replaced rental units. We measure the density based on the overall floor area (ground coverage of all the buildings) divided by the total site area. This is equal to 2, 540, 000 sq ft. or 2.8 FSR or 2,540,000 sq. ft.. This calculation includes the four existing towers at Langara Gardens.

As displayed in the chart below, responses towards density are varied, with 41% of respondents indicating that they like the proposed density and 28% of respondents saying it needs improvement



Comments

In the feedback received people identified suggestions to improve upon the proposed density. These include larger emphasis on ground orientated units, a gradual change in heights, increased tree retention and concentrating heights along Cambie Street and close to amenities.

Some challenges that were identified include: shadow and wind tunnel impacts as well as preservation of north shore mountain views.

8. Amenities

Public amenities such as affordable housing, parks, childcare centres and transportation improvements, are funded through redevelopment. We asked for your opinion on what should be included in an amenities package.

Support

- **Childcare** - there is support for a childcare centre on site with suggestions for more childcare spaces
- **Canada Line Station** - there is support for a financial contribution to the station
- **Affordable housing** - There is support for 20% affordable housing but many people feel that it is not enough. There is a strong desire for an increase in rental stock, a diversity of housing options and models of tenure and a priority to ensure housing for Vancouverites

Other Ideas (to include in amenities package)

- increase the size of the linear park
- naturalized playground
- library
- seniors centre
- community centre
- seniors housing
- larger pool
- recreation facility
- religious institution
- grocery store
- medical centre
- drug store

