



COMPLETE PUBLIC CONSULTATION SUMMARY



LANGARA GARDENS planning program

CONSULTATION SUMMARY

LANGARA GARDENS SITE PLANNING PROGRAM

The City, at the request of Peterson and Concert Properties, the land owner, is creating a Policy Statement to guide future redevelopment of this 8.4 hectare (20.8 acre) site. The policy will include principles and objectives on land use, sustainability, transportation, density, building types and heights, public benefits and phasing for the development.

Between April 2015 and June 2016, the City hosted three phases of community engagement, including 6 open houses and 1 townhall meeting to communicate the progress of the Langara Gardens policy statement. A total of 796 people attended the engagement events, and 343 comment forms were submitted.

On March 1 and 3, 2018, the City hosted information sessions and invited participants to see the policy highlights, learn more about the project, and speak with the team about next steps in the planning process.

The display material at the open houses and info sessions provided an overview of the history of the site, the policy context and steps for the policy planning program. City staff and representatives from Peterson and Concert Properties were present to answer questions. Hard-copy questionnaires were made available at every open house for attendees to provide written feedback. Electronic versions of the questionnaires were available online for approximately a month after (except following the two information sessions).

The following document is a summary of all information gathered from the three phases of engagement for the Langara Gardens planning process.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

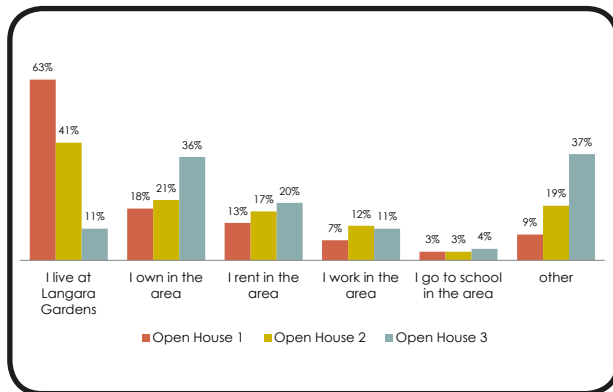
LANGARA GARDENS SITE PLANNING PROGRAM ENGAGEMENT TIMELINE



DEMOGRAPHICS QUESTIONS

Connection to the area surrounding Langara Gardens

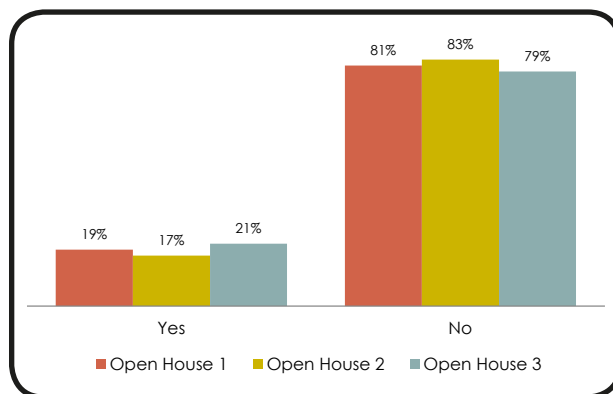
The majority of respondents for the first two phases of consultation lived at Langara Gardens, while homeowners in the area and 'other' made up the majority of respondents at the last consultation event.



Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected, so the sum of the percentages does not equal 100%.

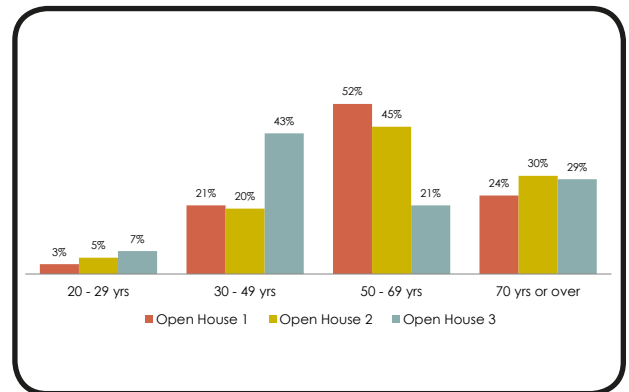
Do you have children over the age of 19 at home?

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



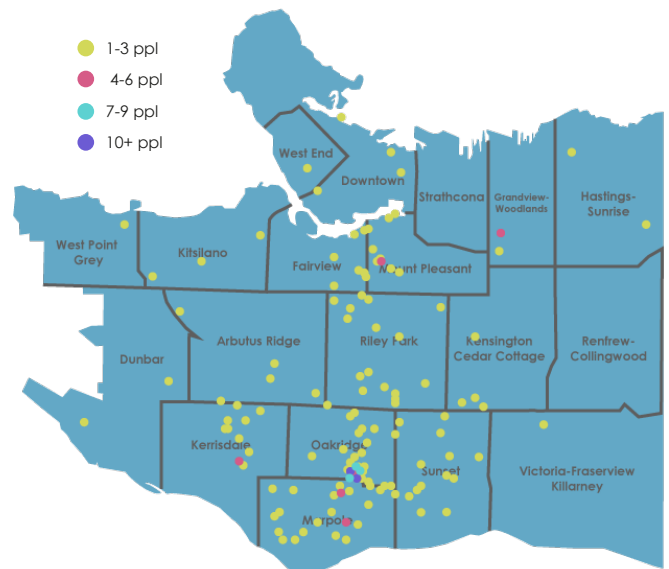
Which age category do you fall in?

Most of the respondents for the first two phases of consultation were in the 50 - 69 age bracket. Both the 30-49 and 70 yrs or over brackets had notable representation as well.



WHERE RESPONDENTS LIVE:

Respondents were asked to provide their postal codes, represented by dots on the map below. The majority of respondents are from the Langara Gardens area (Oakridge, Marpole, and Sunset).

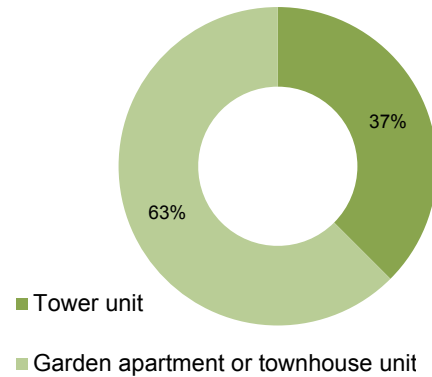


OPEN HOUSE 1 QUESTIONNAIRE

The questionnaire for the first open houses asked respondents to share their thoughts about existing site qualities, housing, land uses, transportation, pedestrian routes, public amenities, building forms and heights, and the tenant relocation plan.

IF YOU LIVE AT LANGARA GARDENS, WHAT TYPE OF UNIT DO YOU LIVE IN?

63% of all the respondents to the comment form live at Langara Gardens. Of this group, 63% indicated they reside in a garden apartment or townhouse unit with the remaining 37% residing in a unit in one of the four towers.



1. EXISTING QUALITIES

What existing qualities of the Langara Gardens site do you value?

The following key themes represent what respondents value most about Langara Gardens:

- **Rental Housing** – Many respondents commented on the importance of affordable rental housing, spacious units, and housing suitable for both seniors and families. There were also many comments about the excellent property management with regard to levels of maintenance and personal service.
- **Green Space** – Respondents value the site's mature trees, well maintained gardens, peaceful and quiet atmosphere, pedestrian pathways, and proximity to Cambie Park and the Langara Golf Course.
- **On-site Amenities** – Respondents like the existing recreational amenities (i.e. outdoor pools, indoor pool gymnasium and social lounge) as well as the retail shops for meeting everyday needs.
- **Location** – Respondents also commented on the central location of Langara Gardens with accessibility to transit and proximity to local destinations such as Oakridge Centre, Langara Golf Course, and Churchill Secondary School.
- **Additional Comments** – Some respondents also mentioned the community garden in Cambie Park and the neighbourhood-feel as valued features.

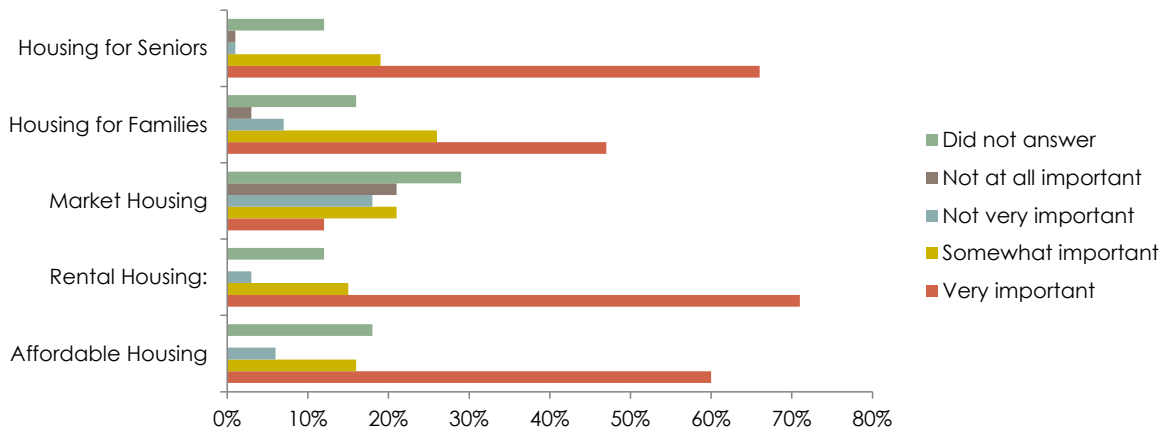
LANGARA GARDENS planning program

CONSULTATION SUMMARY

2. HOUSING

Langara Gardens will continue to be primarily residential. Please indicate how important the following types of housing are for a redeveloped Langara Gardens?

(Note: There is a City requirement to provide a minimum of 20% social housing and replace all rental units on this site).

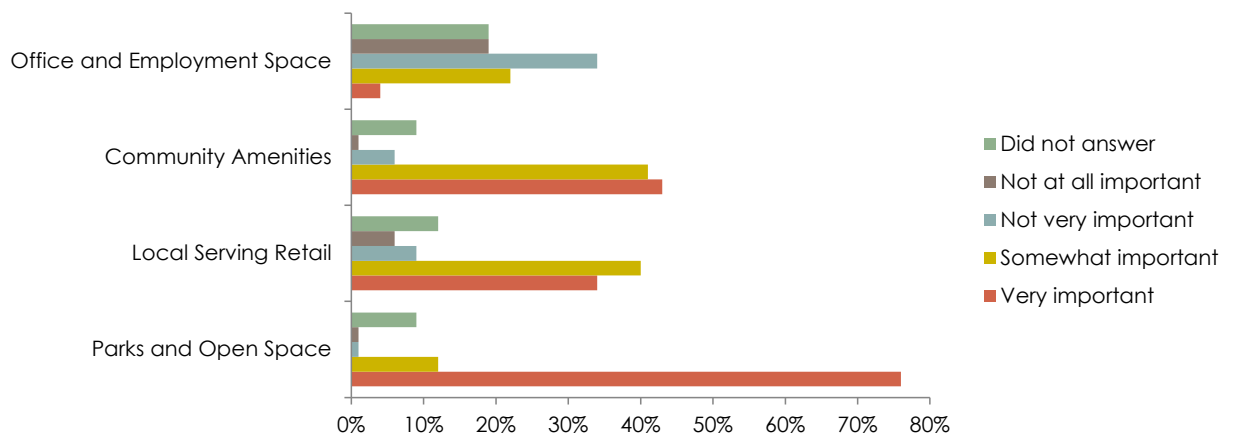


Rental housing (86%), housing for seniors (85%), affordable housing (76%), and housing for families (73%) were all overwhelmingly identified as important for the area. Market housing was identified as important by some respondents (33%) but more (39%) indicated it was not important with 29% of respondents declining to answer.

Note: percentages provided below combine the "very" and "somewhat" options represented below.

3. MIX OF USES

How important are the following land uses (other than residential) to the Langara Gardens site?



Parks and open space (88%) as well as community amenities (84%), and local serving retail (74%) were all overwhelmingly identified as needs in the area. Office and employment space was not identified as important as frequently (26%) with many more indicating it as unimportant (53%).

4. TRANSPORTATION

With respect to transportation – walking, biking, transit and cars – what should be considered in the redevelopment of Langara Gardens?

The following key themes represent comments that were submitted about transportation:

- **Walking** - Many respondents identified walking as a priority, including paths within the site; routes to transit and amenities; and safety for pedestrians, particularly seniors and children.
- **Transit** - Many respondents also identified transit as a priority, including safe and easy accessibility, the need for a Canada Line station at 57th Avenue as well as increased capacity for the Canada Line and increased frequency of local bus route services.
- **Parking** - Some respondents described parking as a priority for both residents and retail customers, with an emphasis on underground parking for residents.
- **All Modes** - Some respondents emphasized that all modes of transportation should be considered as important in an integrated plan.
- **Additional Comments** - Some respondents also mentioned a need for improved bike routes and safety for cycling; wider sidewalks, and improved walking routes; longer crossing times at intersections; and, additional east-west roads for improved traffic movement in the area.

5. PEDESTRIAN ROUTES

Are there important pedestrian routes that should be made through the site? What are the important destinations within and external to the site?

The following key themes represent comments that were submitted about pedestrian routes and destinations:

- **Routes through the Site** - Many respondents want to see the pedestrian routes through the site maintained or enhanced with provisions for safety, recreation and wheelchair accessibility.
- **Seating and Lighting** - Some respondents identified a need for seating and lighting elements to promote opportunities for rest and safety.
- **Cambie Street** - Respondents also identified a need to increase and improve options for crossing Cambie Street in the area.
- **Destinations** - Respondents emphasized retail (on-site and in the area), the on-site recreation facilities, Langara Golf Course and parks in the area as important destinations.



LANGARA GARDENS planning program

CONSULTATION SUMMARY

6. PUBLIC AMENITIES

What kind of community facilities or services (e.g. childcare, parks, recreation, affordable housing, cultural) are most needed in this area and should be considered for the Langara Gardens site?

The following key themes represent public amenities that were identified for consideration on the Langara Gardens site:

- **Affordable Housing** – Many respondents commented on the importance of affordable housing with emphasis on options for seniors and families.
- **Green Space** – Respondents underlined green space as a priority for the site, specifying improvements to Cambie Park, an emphasis on spaces for children and the inclusion of greenery, community gardens, and orchards.
- **On-site Recreation Facilities** – Respondents also emphasized the importance of recreation facilities, including the retention or replacement of the existing gym, swimming pools, and new spaces for outdoor recreation.
- **Childcare** – Respondents identified childcare as a significant need in the area, including before and after school care.
- **Additional Comments** – Some respondents also mentioned a need in the area for health-related services, cultural and seniors' facilities.

7. BUILDING FORMS AND HEIGHTS

What building heights and forms are appropriate for the site? Are there locations where taller or lower building forms would be appropriate?

Responses were varied with a range of heights suggested. Key themes representing opinions about building forms and heights appropriate for Langara Gardens are listed below:

- **Townhouses/Garden Apartments** – Some respondents want to see more townhouses and garden apartments appropriate for families.
- **Low-rise Buildings** – Some respondents want to see more low-rise buildings with a variety of opinions on location, ranging from specifying the interior of the site to different edges of the site.
- **Mid-rise Buildings** – Some respondents want to see a focus on a mid-rise form with a 6 to 10 storey maximum height for new buildings.
- **Existing Tower Heights** – Some respondents would like to see new buildings no taller than the existing 18-storey buildings combined with low- and mid-rise buildings.
- **High-rise Buildings** – Some respondents supported heights consistent with Pearson Dogwood (28-storey maximum) with a few supporting heights beyond that.
- **Placement of Buildings** – Respondents also identified the importance of providing for a transition to the single-family neighbourhoods to the north, avoiding the shadowing of adjacent homes, schools and park space.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

8. TENANT RELOCATION PLAN

If you are a resident of Langara Gardens, please share any ideas you may have regarding redevelopment of the site and the tenant relocation plan.

The following key themes represent comments that were submitted regarding the Tenant Relocation Plan for Langara Gardens:

- **Relocation Accommodations** - Respondents requested that the Tenant Relocation Plan include clear timelines; reimbursement for moving costs; individualized attention for tenants; assistance in finding comparable replacement housing; and financial compensation for relocation.
- **Moving Back** - Respondents support first right-of-refusal for existing tenants to move back to the site (for rental or market units), priority for moving into existing or new buildings, and comparable rents or special discounts for purchase of the market units.
- **Temporary Relocation** - some tower residents want to stay on-site and others want to be temporarily relocated during construction.
- **Process** - Respondents emphasized that tenants should be included and notified at all stages of the process.
- **Redeveloped Langara Gardens** - Some respondents commented on what they would like to see in a redeveloped Langara Gardens, including units for families and recreation facilities.

9. DO YOU HAVE ANY OTHER COMMENTS?

Additional comments included the following:

- A general concern for residents that may be displaced through redevelopment of the Cambie Corridor, including Langara Gardens.
- Protection of the high-quality green space, especially the trees.
- A general concern about the capacity of community facilities on site and in the area to meet the needs of the growing residential population.
- Request that the City work with the Vancouver School Board to examine public school capacity in the area.
- Desire to see improved bike storage and other cycling-related facilities.



OPEN HOUSE 2 QUESTIONNAIRE

The questionnaire for the second set of open houses asked about the draft guiding principles, the three conceptual site plans, and preliminary public benefits. Respondents were asked to rate the concept plans against urban design criteria and choose which concept they preferred.

DRAFT GUIDING PRINCIPLES

The guiding principles were developed based on the feedback that was provided during our first round of public consultation in April 2015. These principles will be used to inform and evaluate development concepts and policy for Langara Gardens. At our second set of open houses we asked you to review these concepts to make sure we got them right!

THE PRINCIPLES

Respecting Residents
Memory and Character
Complete Community
Diversity of Housing
Community Connections
Sustainable Systems & Environmental Performance

The majority of comments support the proposed guiding principles. Here's what you said:

- Priority is maintaining green spaces, trees, pools and the park-like feel of the area
- A desire for services that specifically reflect the needs of seniors (i.e. adult day care, seniors transportation and health care)
- A diversity of opinions about heights and density with an overall preference for maintaining existing character
- Maintain a sense of community
- Retain affordable rental units and ensure rents do not increase
- Concern that the existing community centres, libraries and schools can not accommodate increased demand
- Ensure full occupancy of buildings during the redevelopment process
- Provide further clarification about the definition of affordable housing
- Inclusion of family units and a range of housing options
- The 57th Avenue station is a priority
- Concern about capacity of the Canada Line, increased traffic, pedestrian safety and adequate parking
- A greater need for medical services in the area
- Inclusion of an off-leash dog area

LANGARA GARDENS planning program

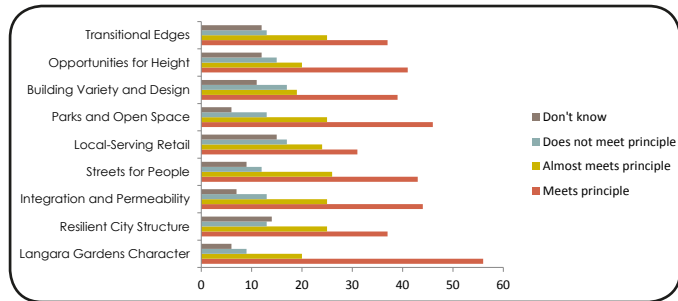
CONSULTATION SUMMARY

CONCEPTUAL SITE PLANS

At the open houses we presented three conceptual site plans and asked you to select your preferred option based on its ability to meet the urban design criteria we provided.

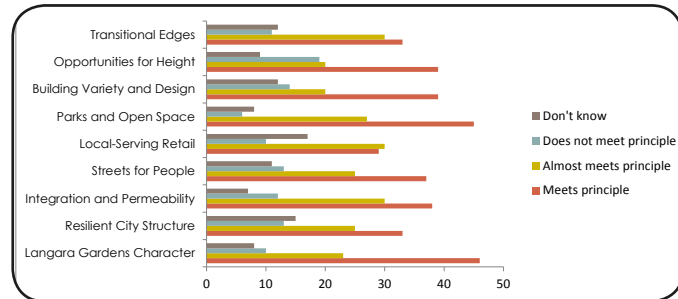
CONCEPT A: 37% SUPPORT

This concept seeks to maintain the prominent features existing on the site today.



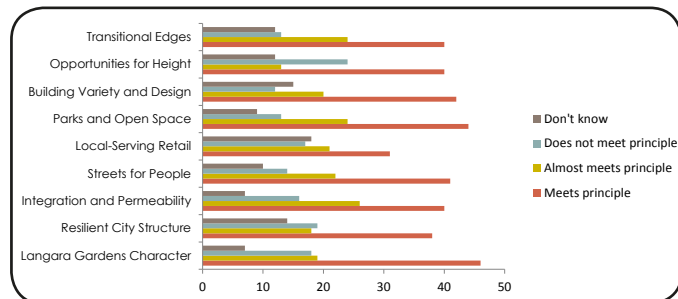
CONCEPT B: 26% SUPPORT

This concept features an east-west central open space surrounded by new residential buildings set in a parklike setting.



CONCEPT C: 21% SUPPORT

This concept features linear buildings along the new street and as well as buildings grouped around landscaped courtyards.



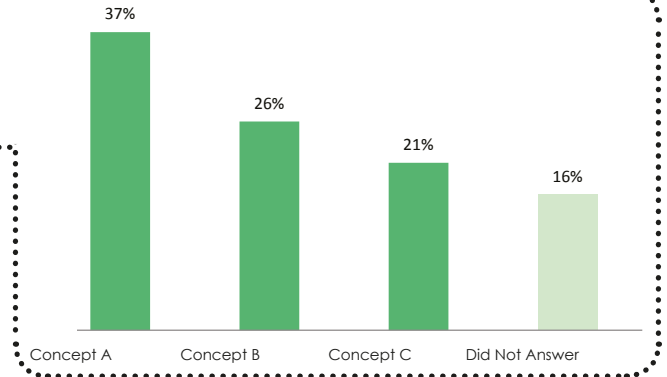
LANGARA GARDENS planning program

CONSULTATION SUMMARY

PREFERRED CONCEPT

Which conceptual site plan do you prefer? Why?

**BASED ON THESE RESULTS,
CONCEPT A EMERGED AS YOUR
PREFERRED CONCEPT**



CONCEPT A

WHAT WE HEARD

37% of respondents (42 of 115) preferred concept A

What people like:

- Existing tower layout and courtyards
- Trees and the “garden-like” feel of the site
- Pools
- Connections to the surrounding area including Pearson Dogwood across the street
- Two streets which were felt to reduce traffic and noise
- Most pedestrian and cycle friendly

CONCEPT B

WHAT WE HEARD

26% of respondents (30 of 115) preferred concept B

What people like:

- Balance between built form and green space
- Best respected the “garden” nature of the site and protects the most amount of green space
- Preference for E-W central green space
- Layout of the site including courtyards, building configuration and public nature of the parks
- Alignment of the roads connecting with Pearson Dogwood
- The winding street creates better access through Langara Gardens

CONCEPT C

WHAT WE HEARD

21% of respondents (24 of 115) preferred concept C

What people like:

- Layout of open green space and proposed built form
- Tree retention and configuration of park space with surrounding buildings
- Pathways through the site
- The integration of the private and semi-private areas
- Provides the best pedestrian connections through the site
- One street through the site in order to minimize through traffic
- Layout provides the most options for building locations
- Best integration of high-rises with the rest of the site

LANGARA GARDENS planning program

CONSULTATION SUMMARY

PRELIMINARY PUBLIC BENEFITS

The comment form asked for your opinion regarding the preliminary public benefits identified for the site. These include: affordable housing, a childcare centre and upgrades to Cambie Park and Churchill track. Here are your priorities:

Affordable Housing

Over 20% of the comments received expressed that this was a main priority. In addition, comments identified the need for a spectrum of housing that includes subsidized, low-to-middle income, affordable housing for singles and for families. There is general concern that redevelopment will change the character and impact the affordability of housing.

Childcare & Senior Focused Amenities

Approximately 20% of comments expressed support for childcare facilities as well as improved amenities for seniors. Other comments expressed concern that there would not be enough children to generate demand for child focused amenities.

Transportation

Approximately 6% of respondents indicated transportation related infrastructure as their main priority. Comments expressed that 57th Avenue station should be built before new residential buildings and there was concern about the supply of parking for both residential and retail uses.

Other comments included:

- A mixture of feedback supporting and against expanding Churchill track and improvements to Cambie Park.
- Support for improvements such as a tennis court, recreation facilities, increased seating and more trees for shade.
- The importance of maintaining existing pools.
- Support for creating community food assets on the site such as a community kitchens, orchards, gardens, etc.
- A need for a more diverse public realm with more commercial spaces and places to gather.
- Concern about the consultation process specifically that there was a lack of clarity on key elements such as timing, density and a definition for affordable housing.
- Confusion regarding the differences between the three concepts.





LANGARA GARDENS planning program

CONSULTATION SUMMARY

TENANT RELOCATION PLAN

Any redevelopment on the Langara Gardens site will retain or replace the existing 605 rental units. It is anticipated that the four concrete towers, containing 355 units, will be retained, and the remaining 270 garden apartments and townhouses are required to be replaced on a one-for-one basis by unit type.

We asked for your feedback about the tenant relocation plan. A typical relocation plan, as required by the City's Rate of Change Guidelines, includes: two months free rent, support with moving expenses, assistance in finding alternate off-site or on-site accommodation and right of first refusal back into a replacement rental unit.

** Following the December open houses, the City has updated our Tenant Relocation Plan Policy. For more information refer to <http://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>.*

Over half of all respondents asked for more information about the details and definition of terms included in the tenant relocation plan. Here are some of your questions:

- Where will we be relocated to?
- What is the timeline for relocation?
- Will our rent stay the same?
- Will there be a seniority system for long-term residents?
- Will current tenants have a choice and a voice in the relocation process?

Other Comments:

Support/Accessibility – Several comments emphasized the importance of ensuring accessible units for seniors and people with all ranges of abilities.

The Tenant Relocation Plan - Needs to provide enough time to find a new place to live; the plan should increase the number of months of free rent; protect existing rental units and green space.

Ensuring that the existing tenants needs are considered will be a fundamental component of long-term planning for the site.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

CHURCHILL TRACK

Many respondents (14%) would like to see the track become a welcoming and integrated space for Churchill School and for community use. In addition, 12% of respondents identified that students are the largest users of the track. As such, Vancouver School Board and Parks Board should upgrade the track based on the needs of local schools.

Some comments, 6% of respondents, would like to see a park without significant track upgrades. Safety as well as accessibility for seniors and people of varying abilities was noted as a priority. In addition, some suggested increasing access to the track from all areas of Langara Gardens and removing the fence between Churchill Track and Langara Gardens.

Others were concerned about light pollution, noise from increased use of the track and parking and traffic congestion. There were questions about who would be in charge of programming the space as well as the economic case for upgrading the track (including rubberizing) and creating new building facilities.

Overall, many comments expressed a vision for the park that supported as many different sports and recreational uses as possible that would be built at a high quality and can be used in all seasons with extended hours of operation. Suggestions for the space included a dog park, community centre, indoor gym, more land for recreational space, a washroom facility, bleachers, change rooms, turf, adult training equipment and lights to enhance safety.

**Through consultation with competitive track & field users, Vancouver Park Board has determined that Churchill Track is preferable for community recreational use. The Park Board will be seeking another location for the competitive track and field training facility.*



LANGARA GARDENS planning program CONSULTATION SUMMARY

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 Avenue and Cambie

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

LANGARA GARDENS planning program

CONSULTATION SUMMARY

1. Langara Gardens Residents

Residents of Langara Gardens were asked for their opinion about the City's 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.

Construction impacts

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

TRP eligibility

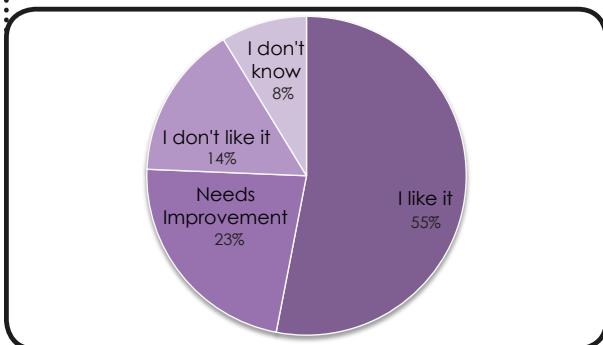
Questions about requirements of the TRP and who it applies to were raised.

- *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?*

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.

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.

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.

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.

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.

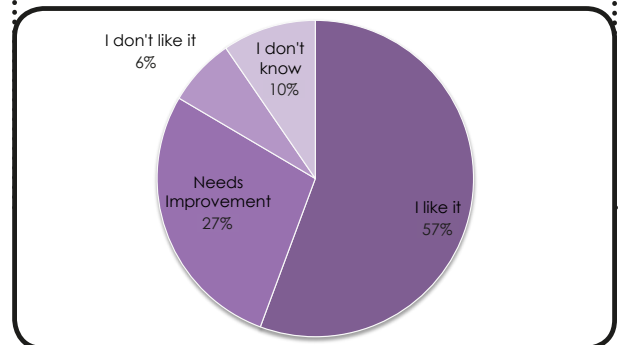
Canada Line Station

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.

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



LANGARA GARDENS planning program

CONSULTATION SUMMARY

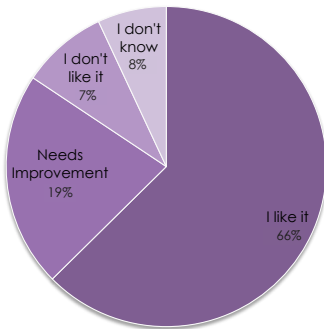
4. Parks and Open Space

The draft concept plan includes a one-acre park next to Churchill School track, improvements to Cambie Park and a central 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.

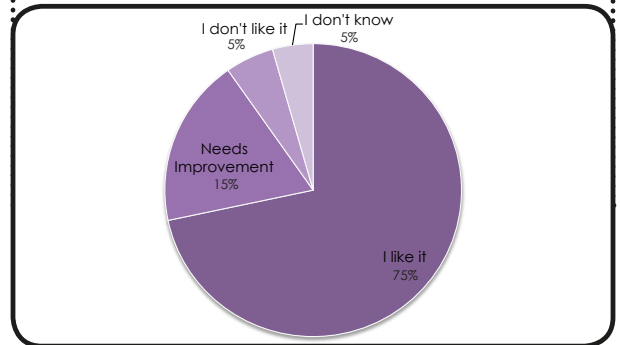
Housing

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.

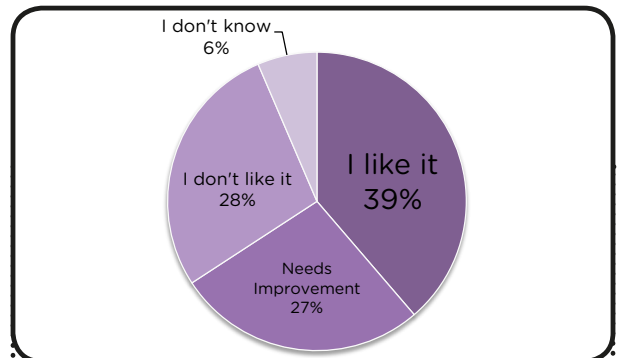
A range of options were suggested regarding preferred maximum heights. These include a strong preference for heights below 30-storeys, a preference for maximum heights between 20-25-storeys and a preference for heights below or equal to the existing towers.

Building Types

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

Unit Size

Larger unit sizes and family housing were identified as important.



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.

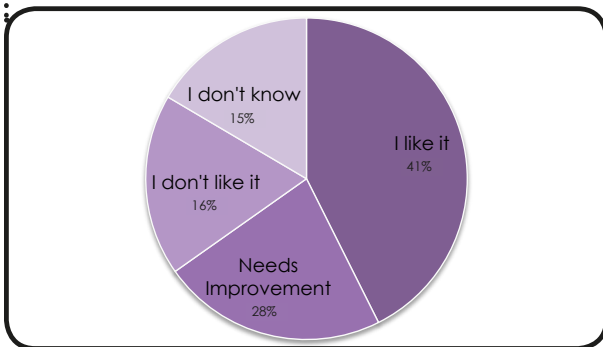
LANGARA GARDENS planning program

CONSULTATION SUMMARY

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. 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.

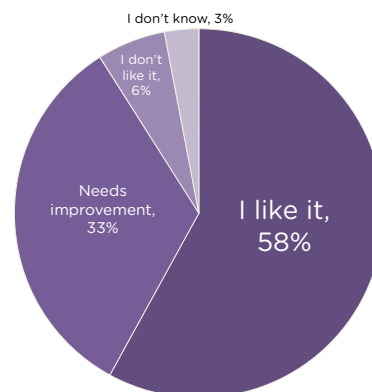
8. Amenities

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

9. Overall, what do you think about the proposed concept and emerging policies?



As demonstrated in the chart (above), 58% of respondents liked the proposed concept and policies, 33% think it needs improvements, 6% don't like it, and 3% don't know.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

TOWN HALL MEETING | JUNE 26, 2016

A Town Hall meeting was held on June 26, 2016 at the Langara Gardens Social Lounge. The meeting was attended by existing tenants and local residents, Council members, representatives from the developer and design team and City of Vancouver Planning staff. The following minutes provide a summary of information presented, topics discussed and a record of the Q&A session.

Councillors present:

- Councillor Andrea Reimer
- Councillor Geoff Meggs
- Councillor Adriane Carr
- Councillor George Affleck
- Councillor Elizabeth Ball
- Councillor Melissa DeGenova (in the audience)

Panel:

1. Dr. Nazerelli, Tenant for 8 years at Langara Gardens
2. Tracey Moir, Oakridge Langara Area Residents (OLAR)
3. Dan Garrison, Senior Planner, Housing Policy and Projects, City of Vancouver
4. Lon LaClaire, Director of Transportation, City of Vancouver
5. Brian McCauley, President Chief Operating Officer, Concert Properties
6. James Cheng, Architect, James K.M. Architects
7. Ben Johnson, Senior Planner, Planning and Development Services, City of Vancouver

Introduction: Raymond Penner (facilitator) welcomed and thanked everyone for attending. He outlined the objective of the evening to engage in a facilitated discussion with the community on emerging directions for Langara Gardens. Raymond noted that the Councillors' role at this meeting was to listen and observe, and that their involvement in decision making would come later in the process.

Planning process: Ben Johnson (planner) recapped on the planning process and community engagement to date, which included three rounds of Open Houses attended by over 200 people in most instances. In June 2013, Council directed staff to hold a Town Hall meeting. The purpose of this meeting to give residents and the community the opportunity to learn more about the project and provide input directly to staff and members of Council at the policy creation stage. Ben outlined the planning process, highlighting key steps in the process and the opportunities for the public to provide further input. In particular noting if the Policy Statement is approved by Council there would be further opportunity for the community to input at the rezoning stage and subsequent development permits. Added together, the very earliest construction could start would be 3-5 years.

Project overview: James Cheng (project architect) gave an overview of the site context and masterplan proposal. He noted that Langara Gardens (designed in the 1960's and built 1970) was a rare example at the time of mixed-use community urban design. Defining features included the mature trees, landscaping and open space, swimming pools and cafes. These features were being carried through to the concept design, in addition to creating a north-south open space connecting Pearson Dogwood and Cambie Park, and

LANGARA GARDENS planning program

CONSULTATION SUMMARY

an east-west open space.

Langara Gardens Residents: Brian McCauley (Concert Properties) commented on the approach to rental housing. Brian noted that the 21-acre site currently provides 605 rental units. The proposal is to retain 335 of these units, by retaining all four of the existing towers. In addition to replacing 270 low-rise ground oriented units, Concert and Peterson aspire to provide additional rental units and in total would like to create over 1,000 rental units on the site. Brian noted that the City has clear policy on tenant relocation and protection, and that adequate notice and assistance would be built into the tenant relocation plan. In terms of phasing, they anticipated at a minimum development over a 10 to 12 year period. He explained that Concert would work with tenants and the property management team, to ensure those that wanted to stay long-term were given the opportunity to relocate into replacement units. Concert have an obligation to deliver a certain number of units on an affordable basis, and are committed to this.

Comment: Tracey Moir (panel) – I would like to see as sensitive transitions as possible into the surrounding neighbourhood. The side that really matters is the one to the north, which is single-family homes, identified in Cambie Corridor Phase 3 planning program for potential townhomes. Right now 6-storeys with upper two-floors set back are being proposed along the northern edge. People in the audience would like to hear more about Phase 3 and the City's thoughts on that.

Response: Ben Johnson

The Cambie Phase 3 planning process is underway and additional information is available at the sign in desk. The properties immediately north of the site are being considered for ground-oriented housing (e.g. townhomes). This is in recognition of transitions through this site and into the neighbourhood. Decisions are still being assessed as part of a long-term planning process for Cambie Phase 3. We'd like to invite all to become engaged in that process as we move forward.

Questions from the Audience:

Question: Change is good and a lot of high quality work was done. I'm questioning the logic of some of it. Firstly questioning how representative the sample was for the entire population and how this has been extrapolated. Secondly, questioning whether urban planning decisions have been based on the right planning logic.

Response: James Cheng

The concept is completely based in Vancouver. It is based on what made Langara Gardens successful and how this can be maintained. We did not use a theory to generate the scheme.

Question: I live in tower four and I'm noticing there's a 28-storey apartment block proposed outside my beautiful view. Could you make some planning amends to this?

Response: James Cheng

We are here to listen to you about the concerns you have, and things you want to change. I'm hearing that you are concerned about preservation of views. The City has policy of tower separation of a minimum of 80 ft. We have created 100 ft. separations in order to

LANGARA GARDENS planning program

CONSULTATION SUMMARY

make sure your view is not just a building. We also have created variety of staggered building heights and orientations to maintain views. We are also working to preserve open spaces on the ground. We can't ensure 100% of the existing views are maintained, but we are very aware and considerate of the desire.

Question: You mention the term affordable housing. How do you define affordable housing? Secondly, will there be an equivalent amount of townhomes in the plan as there are today?

Response: James Cheng

In answer to the second question, yes, there are townhomes proposed, which will be ground-oriented and family-oriented.

Response: Dan Garrison

The concept of affordability is difficult. I can talk about the policies that apply and the types of housing that will result from that. The foremost principle is that any rental housing lost needs to be built back and the same unit mix needs to be maintained. Approximately two-thirds of units to be redeveloped are currently family oriented (two or more bedrooms) and we will see that unit mix built back. The other policy that applies is what the City calls the 20% policy. This requires that 20% of the new units be set aside for affordable housing. The policy says this is for low to moderate incomes. The level of affordability will be dependent on funds available at the time of rezoning. Generally speaking, in social housing units a portion of the units are deeply subsidized (30-60%) and rent below the Provincial Housing Income Limits. The remaining portion will rent at the low end of market rents, usually at a 20% discount of market rents. The idea is to create mixed-income affordable housing for the social as well as economic sustainability of the new community.

Comment: Tracey Moir (panel) – I think everyone can agree the affordability of housing in the city is a huge problem. I would dearly like to see the affordable housing be truly affordable. My ask of the City is not to allow any market rental new housing here to be included in the target of 20%.

Question: I currently live in a ground level suite and we have two young children. How many existing ground level apartments are there currently and how many are proposed?

Response: Ben Johnson

There are 270 townhouse or two-storey units currently. It is a City requirement that they will be replaced one for one as unit type (i.e. two-bedroom for two-bedroom).

Question: You pointed out the wonderful benefit of the shrubbery and trees. You showed a slide showing the removal of the trees. Are they going to be commercially removed, wrapped and stored so we don't have to wait 10-20 years for new growth?

Response: James Cheng

Whatever trees we can preserve in-situ we will. We work with an arborist who studies the trees and advises which are healthy, which can be moved and which should be replaced. A project like this takes 10-12 years to develop, so we can work with nurseries that will keep and maintain trees for years so that when it comes to planting they are 15-20 ft. tall.

Question: I live in one of the garden suites on 57th. Cars are parked on either side of the parkade and visibility is very dangerous. I would love to have you look at this issue.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

Second issue is parking. I suspect in time this will be residents only parking and where are Langara residents and visitors going to park?

Response: Lon LaClaire

With respect to the City's policy on managing on-street parking, we do try to make street parking work for residents and visitors. If parking demand is high the City will do an investigation and if there are challenges finding parking spaces we can come in with regulation to address this.

Response: James Cheng

The City has parking standards and By-laws. For additional residents we are required to provide a certain amount of parking to satisfy the City's parking requirement. Part of this is visitor parking and for every parking garage we will have visitor parking. In addition we observe there are currently some convenient spaces on Ash Crescent which create an opportunity for short-term parking, and the redesigned street will include on-street parking. We do also have a commercial component and after hours those spaces can be used for visitor parking.

Response: Lon LaClaire

City policy related to new development requires that new parking demand be managed on-site. Not relying on the space available on the streets for residents.

Councillor Reimer asked by show of hands how many people in the audience are currently tenants at Langara Garden.

By a show of hands, approximately 70-80% are either residents or nearby neighbours within walking distance.

Question: I have a question for Mr LaClaire. We had this discussion on Pearson Dogwood. I wonder what your thoughts are on transportation in and out of the area with Pearson Dogwood and Langara Gardens. There is no transit line on 57th. Cambie and Canada line are at capacity during rush hour and there are three schools along Heather Street.

Response: Lon LaClaire

We were involved in Marpole Area Plan which helped us discover a lot about the neighbourhood. We have identified a lot of locations for new signals and we expect developments like this will generate demand for new infrastructure. There will be more detail on this during the rezoning phase when we get full statistics and a detailed transportation analysis. There is lots of investment to come. A bus route on 57th Avenue is a high contender. Recently introduced new bus routes on 16th and 33rd have been very popular. Transit take up in our City is excellent and we expect this to be successful once launched.

Question: Tracey Moir (panel) - Transit is a challenge in the City. My understanding is that it's not just about buying more train cars or extending platforms. It's about the holes in the ground that get you in and out of the station. Although a bus at 57th sounds like a great idea, how many more people can we accommodate on the Canada Line with all the new residential towers? Richmond is growing, Marine Drive, Pearson Dogwood, Oakridge Mall and Bus Barns, RCMP lands and Little Mountain. The main reason for this densification is Canada Line, and we need to get those people on the Canada Line to free up space on

LANGARA GARDENS planning program

CONSULTATION SUMMARY

the streets. We have a huge challenge here.

Response: Lon LaClaire

With projects like the Canada Line it's a regional service in addition to local-serving, so we have to look at regional population growth. Translink is about to launch a rich data-set this spring so we'll get numbers on station-by-station loading. Right now at the busiest point on the Canada Line we move about 6,000 people an hour in peak direction. What this project will add will be very small relative to that number. That said, we expect significant new demand on the Canada Line. The region has assessed demand for 20 new trains in the next 10-years which would mean trains every 2 minutes instead of every 3 minutes. Current capacity on each train is 370 people. Further transportation analysis will take place in the next phase.

Question: On the subject of tenant relocation and the 270 units being replaced, if someone lives in a garden apartment and is offered a like-for-like replacement, will there be harmonization of existing and new rents to ensure they can afford their new place?

Response: Brian McCauley

The City has policy on tenant relocation. There is an obligation on us as the developer to offer units on site at reduced rates for tenants coming back.

Response: Dan Garrison

We have a relocation and protection policy that you can find on our website for more information. What it says about returning tenants is there is a requirement for right-of-first-refusal to move back into the new units with 20% discount off starting market rents. We also have policies for tenants who are more vulnerable. There will be social housing built back on site. So we have a number of ways to ensure tenants have the opportunity to keep living in the community.

Question: When does the Tenant Relocation Plan apply?

Response: Dan Garrison

Typically the Tenant Relocation Plan is submitted with a rezoning application, which is the next phase. However this is a bit of a special case, so even at the Policy Statement phase we want to be looking at how the tenants are accommodated and have policies around it. Details will be worked out at rezoning.

Response: Brian McCauley

Not only do we have an obligation under City policy to replace all of the rental housing. Also as this is a long-term phased development, our intention is to build most, if not all, the rental replacement units in the first phase. This is a unique site, this is one of the only projects in the city where we're retaining 335 of 605 rental residential units. The towers are 45 years old and we hope to invest in them to retain them for another 20-25 years of life span.

Question: At the last meeting we were told that of 1,900 additional units planned for Langara Gardens, 1,000 new units would be rental. What I'm hearing tonight is different.

Response: Brian McCauley

I think the proposal right now is 2,400 new units and we've committed over 1,000 as rental. The unit count will be determined by the size of units.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

Response: Ben Johnson

To clarify the total number of units including existing units would be approximately 2,400. 1,900 refers to just the anticipated number of additional units (on top of the 605 currently here). The figure of 1,000 rental units proposed includes social housing, retained and replacement rental housing.

Comment: *I have had the privilege of being a tenant here for 42 years. I love Langara Gardens. I will now be looking at a 30-storey tower instead of trees and mountains. As I understand it, the proposal will end up with a 414% increase in density, call it 4,000 more people living here. I find the notion that this is going to work staggering, let alone parking issues, transport and so on. From a person who wants to live here for the rest of my life, I would desperately ask, please do something more reasonable. A 100% or 200% increase should surely be enough.*

Question: *Langara Gardens isn't extremely accessible for people in a wheelchair. As it is now, pathways have steps and existing ramps are very steep. I am hoping you have accessibility in mind when you're making your plan?*

Response: James Cheng

Accessibility will be improved substantially. We did not have accessibility standards in the 60s and 70s but now all new buildings must comply with today's standards.

Question: *Is the height of the two new towers behind tower 4 set in stone?*

Response: James Cheng

Nothing is set in stone that's why we are here today.

Question: How many people are moving into Vancouver each year? What is the population growth.

Response: Lon LaClaire

Across our region we are growing by about 3,500 people per year. In terms of the transportation system this is the number we need to keep in mind. When people move about the region people rarely consider themselves bound by City boundaries. We are planning for that type of growth.

Councillor Carr added that approximately 5,000 to 8,000 people are moving into the City each year.

Question: *Who is serviced by the Tenant Relocation Plan and how does this differ for long-term vs. short-term tenants?*

Response: Dan Garrison

The Policy considers both. We want to reflect and respect that tenants who have been in their homes a long time may need more assistance. Financial compensation is part of what is required. For example, if you've been in a tenancy up to 4 years, two months free rent is provided. If you've been in a tenancy for 5-9 years, 3 months is provided, and anything up to 6 months free rent is provided for tenancies more than 20 years. There are also provisions for moving assistance and discounted rents.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

Comment: *I'm not here as a tenant, I'm here because I love the neighbourhood. My big concern is affordability. Developers are going to develop based on guidelines the City puts in place. We can talk about replacing rental unit with a rental unit. But we need to talk about replacing affordable rental units with affordable rental units. That is the big concern. 2 months' rent or 6 months' rent is not solving affordability. This process is super important and I appreciate we're doing it far ahead of the public hearing process, which is great. However I would say Council work with yourselves and come to affordability solutions first, and then let that guide development issues.*

Question: *In the new development have you allowed for wheelchair accessibility in the apartments themselves?*

Response: James Cheng

That is a requirement under the By-law and a number of the units will be convertible as well.

Question: *I live in tower 1 and I have a spectacular view. The model shows that my view will go away. Would Concert consider if we would get first choice to get a unit with a view like we currently have in a new building?*

Response: Brian McCauley

Certainly we would work with you to try and accommodate you.

Comment: *I would like the tall buildings to be shortened and I would like them to be more down slope of the existing towers, for instance along 57th or Neal Street so they would not obstruct the views of residents that have been here quite a while.*

Question: *Are we to expect a rental decrease because you are impinging on our quality of life? Also, on the buildings that you do build, can you put rooftop gardens / parks on each one so that it would add to the green aspect?*

Response: James Cheng

There will be green roofs on many of the buildings to create a green aspect.

Question: *There hasn't been much said about the linear park. I'm wondering who's going to develop it, who's going to maintain it and what will we be able to do there? There are many seniors here, maybe there could be benches, tables, games etc.*

Response: Brian McCauley

The City will engage in a consultation process around the linear park, the intention is for it to be quite actively programmed and perhaps items that take advantage of the slope for children and families to play. The needs and interests of seniors' will also be considered.

Question: *I'm concerned about which trees are significant. It looks like the trees that will be kept are just on the fringes.*

Response: James Cheng

Significant trees are scattered all over the site. The darker coloured trees on the concepts show the most mature and healthier trees, which are good candidates for retention.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

Question: *Tower 4 does not have enough parking underneath to accommodate everyone that lives there. While you are redeveloping is there a possibility for extending parking for tower 4? Also I have a suggestion to put storage lockers adjacent to parking spots.*

Question: *I live at Marine Gardens and am currently moving out because it is being demolished. Langara Gardens has always been near and dear to my heart and my kids go to Churchill. I wanted to move here until I learned that it is also being redeveloped. A number of issues sound the alarm for me. Many of the things we were told for Marine Gardens are being voiced again this evening. It's true our townhouses have been replaced with two and three-bedroom apartments but they are not affordable even with the 20% reduction. In our case, no one is returning because the units aren't similar, for us a townhouse and an apartment are not one in the same. I'm really concerned about what I'm seeing happening all along Cambie Corridor. MC2 opened behind us April 1, the townhouses and most of the apartments are still empty. A bachelor rents for \$1750, a tiny two bed apartment rents around \$2250 and townhouses are \$2500 a month and tiny compared to what we currently have. Everyone from Marine Gardens has left the neighbourhood and in many cases Vancouver as well. It's not an issue of supply, it's an issue of affordability. I do not understand why we keep hearing that the answer to affordability is supply. We are building the supply but at such a price that regular Vancouverites can't afford it. It's devastating. We are losing all our family-oriented affordable housing and that's why we have schools closing.*

Response: Dan Garrison

This is not going to be an easy process and I understand at Marine Gardens it hasn't been an easy process. Marine Gardens is one of the reasons why we now have much more solid tenant relocation and protection policies. We also have a much larger site with an opportunity to provide new accommodation on site and phase in a way that minimizes dislocation and displacement. We intend to implement learnings going forward. I'm surprised to hear that there is vacant rental as we have a vacancy rate at historic lows. I'm interested in knowing more about it.

Response: Brian McCauley

To reiterate, this site is unique. 335 existing rental housing units will remain, and will remain as is and affordable going forward. Appreciate there is still the replacement of the 270 ground-oriented units. I've heard loud and clear regarding size and pricing today and will take that away.

Question: *I understand nothing is set in stone but there have been some unanswered questions. And just wondering at what point they get answered, e.g. square footage, parking etc.*

Response: Ben Johnson

A lot of the questions around parking, unit sizes and tenant relocation plan get worked out at rezoning phase so you should get more clarification then. A Policy Statement is relatively high level, it does set some expectations around height and density, land use and transportation and so on, but things really get confirmed through the rezoning process.

Question: *I'm assuming those questions get answered before it actually gets passed and implemented?*

LANGARA GARDENS planning program

CONSULTATION SUMMARY

Response: Ben Johnson

Absolutely, after the policy statement stage there will be a 12-18 month rezoning process leading up to a public hearing. The application will be public and there will be opportunities for questions and answers and to provide comments.

Question: *Is there a forum in place to submit comments on line?*

Response: Ben Johnson

Yes, through our website you can contact us and provide any comments or questions. We will collate feedback from this event and the open houses, and provide a summary to Council.

Comment: *There's clearly a fair bit of concern and still a lot of questions around tenant relocation, particularly logistical questions.*

Comment: *I've been a tenant for 41 years. I would like to take this opportunity to thank the panel and Council members. I hope you are not just listening but hearing, hearing there is a lot of anxiety and concern. People need your support. Whatever you decide we ask you to be wise and considerate. Please keep communicating with us and hear our concerns.*

Question: *Family housing is sometimes considered to be two-bedrooms. If you have small children of the same sex they can maybe grow up with that, but if children are the opposite sex it can get crowded. It also doesn't include the possibility of Grandma being part of family unit. What is the percentage of three-bedroom units? Will any fall into the affordable category?*

Response: Dan Garrison

Replacement rental units will be same unit mix as is here now, so two-thirds will be two and three bedrooms. For the affordable housing that is part of the 20% requirement, we require at least 50% family units and 20% are three or more bedroom units. There is a policy for new market housing as well that requires at least 35% be suitable for families and there we'd like to see at least 10% three-bedroom units. Trying to deliver three- and more bedroom units in the affordable housing category is a priority for us.

Comment: *I'm a neighbour on Ash Street. I think redevelopment is important but the amount seems extreme. Could it be scaled back so the towers aren't quite as tall and it could blend better into the neighbourhood. It feels like a walled community inside Vancouver ringed by towers. We will lose any view to the South.*

Question: *I'm a single senior. I love living here. I am concerned with the new units on Marine and Cambie, which are little bigger than a rabbit hutch, asking \$1500 - \$1700 for a single-bedroom. I have almost 900 sq. ft. here and a beautiful ground floor patio, I look out and see the bushes and trees. I pay \$1360. You say you're going to replace them but what have I got to look forward to, will it be half the size? Please help me.*

Response: Brian McCauley

We'll definitely take into consideration what we've heard tonight in terms of unit sizes. It's certainly not set in stone. There's also a lot of new emerging policy at the City suggesting requirements for new family-oriented units. I don't have an answer today in terms of the

LANGARA GARDENS planning program

CONSULTATION SUMMARY

size of unit that might replace yours, but I'm certainly hearing what you've said.

Councillor observations:

Councillor Affleck - Appreciate everyone's input tonight. It's obviously a sensitive issue, especially for those renting. The reason I wanted to point out the growth of the City is because our role as Councillors is to find ways to accommodate growth sensitively. This process is about engaging with you early on and to hear your concerns to hopefully make adjustments so that we have a project that as many people as possible like.

Councillor Carr - Thank you to the staff and panel for being here. I am keen to know how you felt about this Town Hall meeting? Let us know if this works for you. I heard every issue tonight from the landscaping, to height and density, parking, transit, accessibility and size of units. These are all things to me that get summed up as - you have a place you love here and are loathe to give up - and who can blame you. The key issues for me were around affordability, (i.e. will the new units be affordable and will they be comparable) and around density and transit. I've taken down your questions and I really appreciate the very detailed and clear input you've provided.

Councillor Meggs - Yes, thanks very much for the feedback. To James Cheng's comment, when Langara Gardens was designed in the 60's, the design anticipated a lot of what happened in the city subsequently. Secondly, the city already has the most aggressive tenant protection rules of any municipality in the region and Concert has some experience in rental, which is encouraging. We will be looking to find ways to make sure everyone can stay living here. Look forward to seeing what happens in the next phases of this consultation.

Councillor Reimer - We really appreciate all of you being here tonight. I am one of only two renters on Council, I just got evicted for the tenth time in 19 years for redevelopment, so I appreciate very much the anxiety expressed and desire for certainty around the next steps. The devil is in the detail, and it is important to continue to push on the details. From my part as a Councillor it's important that we're clear around what happens at each process and who can be involved in those discussions.

Councillor Ball - Thank you very much for all your questions. The thing that I heard loud and clear was anxiety about what will happen. I think the most important thing about these processes is to let us know early the things that are critical to you, like we have tonight. It's critical you keep talking and keep telling us, because the only way anything will get changed is if we hear from you.

Panelist observations:

Dr. Nazerelli - I feel personally the developers have tried to give us the better trade-offs. I must say the thing I love most about Langara Gardens is the gardens. If we can preserve those, even in a slightly modified form, that would be something I'd love to see. I would say the process has been fair, with opportunities to provide feedback, I hope this will continue and the process will remain very transparent. I love the idea of being able to submit questions on-line. I have a feeling we are going to be listened to and I hope the dialogue can continue in both directions.

LANGARA GARDENS planning program

CONSULTATION SUMMARY

Tracey Moir - I have two questions of Council. For years OLAR has been asking for the City to look at the cumulative effects of density in the Cambie Corridor, regarding physical and social infrastructure. Second, will our two Vision Councillors here today recommend this form of meeting be incorporated in future community engagement?

Dan Garrison - We know questions about tenancies are very important. What has been really valuable tonight is hearing the specific concerns, e.g. the pricing of rental units and what the units will look like. While we have City policy, this is a special site and we will be working together with Concert to address this.

Lon LaClaire - This is a great location from a transportation perspective, that's not to say there isn't room for improvement. Accessibility around the site is of top importance. The high level goals around transportation are related to safety, health and environment, to prioritize growth in walking, biking and transit.

Brian McCauley - Thoughts and opinions shared tonight mean a lot to us at this stage. I've heard loud and clear the concerns and we are very committed to finding a solution that works for all of you, over and above the City policy. We will continue to hold these events and are always available to have conversations about any concerns you may have.

James Cheng - This is the 7th meeting I've been to now and every time we come I hear something new. What I heard tonight was the sense of community and the sense of place. We will work hard for the next round to ensure the human aspect is built into the plan.

Ben Johnson - We are taking in comment forms until July 9, 2016. Comment forms are also available online at Vancouver.ca/Langaragardens. The next big milestone is Council consideration of the Policy Statement. Before the draft Policy Statement is presented to Council it will be available online for the public to view. If you're on a notification list you'll receive updates in advance. Thank you for coming out tonight it's been really valuable.

Meeting close: Raymond Penner thanked everyone for attending and closed the meeting.