



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: March 6, 2018
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Meeting Date: March 13, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Langara Gardens Policy Statement

RECOMMENDATION

- A. THAT Council adopt the Langara Gardens Policy Statement, attached as Appendix A, to guide the future rezoning and development of the Langara Gardens site.
- B. THAT Council direct staff to report back on the final community amenity package and associated financial strategy as part of a future rezoning of the Langara Gardens site.
- C. THAT subject to approval of recommendation A, Council approve the additional temporary staff, resources and estimated associated cost-recovered budget of \$1,957,000, generally as outlined in Appendix D to complete the rezoning for the Langara Gardens site.

FURTHER THAT consistent with City cost-recovery practice, Council accept a cost-recovery contribution of approximately \$1,957,000 paid in installments, from the landowners to begin the rezoning pre-application process for the Langara Gardens site with the exact amount to be determined at time of rezoning application.

REPORT SUMMARY

This report seeks Council's approval of the Langara Gardens Policy Statement, which will guide the rezoning and redevelopment of the Langara Gardens site. Langara Gardens is one of several large sites in the Cambie Corridor area where the development potential is to be

determined through a separate planning program, as anticipated in the *Oakridge Langara Policy Statement* (1995) and the *Cambie Corridor Plan* (2011).

The Policy Statement contains a set of policies to guide consideration of an anticipated rezoning application for the Langara Gardens site. The Policy Statement considers the future mix of uses, density and height, building forms, parks and public spaces, circulation and community facilities, to serve the new and existing community. The Policy Statement was developed through a collaborative planning process involving community engagement at key points, and technical planning and design work. This report summarizes the planning process and outlines the key policies.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The following City policies establish a general framework for redevelopment that are applicable to Langara Gardens. These policies, among others, will apply at various stages during the design development process. City policies are subject to change overtime.

Relevant Council policies for this site include:

- CityPlan: Directions for Vancouver (1995)
- Oakridge Langara Policy Statement (1995) (NB: Proposed to be rescinded as part of Cambie Corridor Phase 3 Plan)
- Financing Growth Policies (2003)
- Rental Housing Stock Official Development Plan (2007)
- Rezoning Policy for Sustainable Large Developments (2010, updated 2017)
- Green Buildings Policy for Rezonings (2010, updated 2017)
- Cambie Corridor Plan (2011)
- Greenest City Action Plan (2011)
- Housing and Homelessness Strategy (2011)
- Final report from the Mayor's Task Force on Housing Affordability (2012)
- Vancouver Neighbourhood Energy Strategy and Energy Strategy Guidelines (2012)
- Transportation 2040 (2012)
- Vancouver Public Bike Share (2013)
- Renewable City Strategy (2015)
- Vancouver Bird Strategy (2015)
- Tenant Relocation and Protection Policy (2015)
- Rainwater Management Plan and Green Infrastructure Strategy (2016)
- Healthy City Strategy Action Plan (2016)
- Zero Emissions Building Plan (2016)
- Biodiversity Strategy (2016)
- Housing Vancouver Strategy (2017)
- Community Amenity Contributions - Through Rezonings (1999, updated 2017)

REPORT

Background/Context

Langara Gardens is an 8.4 hectare (20.8 acre) site located west of Cambie Street between 54th and 57th Avenues. The property was rezoned to CD-1 (47) in 1968 to address the need for rental accommodation in Vancouver. The initial rezoning permitted a density of 0.687 FSR in the form of three 18-storey towers, garden flats and townhouse units in low-rise buildings. The rezoning also permitted commercial space along west 57th Avenue, as well as underground and surface parking for the site.

At the time of rezoning in 1968, the original parcel was subdivided and in accordance with the Subdivision Control Bylaw, a portion of the land was dedicated to the City as park space, as well as 5.0 acres to the school board for the Churchill School track. Cambie Park, the 2.3 acre park at West 54th Avenue and Cambie Street was then constructed. In 1987, the fourth tower which included additional commercial space was added to Langara Gardens increasing the permitted density to 0.782 FSR, resulting in 605 residential units. All residential units on the site are rental.

Initial Council direction to undertake planning for Langara Gardens was provided by the *Oakridge Langara Policy Statement (1995)*. The *Cambie Corridor Phase 2 Plan (2011)* indicated there would be site specific planning programs for major project sites along the Corridor, such as Langara Gardens. In June 2013 Council approved a cost-recovered planning program to create a Policy Statement.

A comprehensive planning program was initiated, and publicly launched in March 2015, to guide the future development of Langara Gardens. Planning for the site will ensure that existing rental units are protected or replaced, and potential new residential, retail, and community amenity uses are explored.

Figure 1 - Langara Gardens and surrounding context



Applicable Council Policy

Oakridge Langara Policy Statement (1995): The *Oakridge Langara Policy Statement* (OLPS) provides the policy basis to evaluate rezoning applications. Note, pending approval of the *Cambie Corridor Phase 3 Plan*, the *Oakridge Langara Policy Statement* is proposed to be rescinded.

The following specific policies were approved for Langara Gardens:

- A mix of stacked townhouses and low-rise buildings should be encouraged to an overall site density of 0.9-1.0 FSR (gross).
- Consider accepting secured moderate rental housing (as defined by the Housing Department) as fulfillment of non-market housing requirements.
- Consider limited local convenience shopping and services along 57th Avenue.
- If an economic analysis shows that insufficient value is created to achieve both park and recreational objectives, allow for other public benefits to fulfill park and recreation requirements.
- Consider Langara Gardens as a potential site for a community facility.
- Provide street linkages and pathways through the site.
- Permitted building heights range from 9.14 m (30 ft.) to 12.19 m (40 ft.) with potential for a 20% increase in maximum height if built form analysis can demonstrate no significant negative impact on adjacent properties, and if a positive impact or additional public benefit is achieved.

Cambie Corridor Plan (2011): The *Cambie Corridor Plan* is a rezoning policy for the sites adjacent to Cambie Street from 16th Avenue to Marine Drive. The plan provides directions to accommodate growth and optimize the benefits of the Canada Line as a catalyst for significant change in the area. The plan links land use, built form, transportation infrastructure, district energy systems, affordable housing and other elements of sustainability to make highly liveable, resilient and prosperous communities along Cambie Street. The plan indicates that there will be site specific planning programs for major project sites, such as Langara Gardens.

Planning for Phase 3 of the *Cambie Corridor Plan* has been underway since May 2015 and the plan is anticipated to be presented to Council in spring 2018. The Phase 3 Plan considers appropriate transitions between mid-rise forms along the Corridor, major project sites (including Langara Gardens) and surrounding single-family houses. It also includes a Public Benefits Strategy and Public Realm Plan.

Rental Housing Stock Official Development Plan (2007): Approved in 2007, the *Rental Housing Stock Official Development Plan* (ODP) aims to protect the existing rental housing stock in specific areas of the City. The requirements in the ODP preserve rental housing by requiring one-for-one replacement in redevelopment projects. It applies to CD-1 zoned sites such as Langara Gardens.

Tenant Relocation and Protection Policy (2015): Updated in 2015, this Policy works in conjunction with the *Rental Housing Stock Official Development Plan* to protect the existing 'primary' rental housing stock. It is also part of the larger *Housing and Homelessness Strategy* that addresses the housing needs of low and moderate income households.

The *Tenant Relocation and Protection Policy* requires that a *Tenant Relocation Plan* is provided when tenants in existing residential rental units are displaced or impacted as a result of redevelopment or major renovation activity.

Housing Vancouver Strategy (2017): In November 2017, Council approved the *Housing Vancouver Strategy* (2018 - 2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50 percent of the new units will serve households earning less than \$80,000 per year, and 40 percent will be family-size units.

The redevelopment of Langara Gardens will help contribute to these housing targets. A key element of the planning program is to maintain or replace the 605 existing rental housing units on a one-for-one basis, in addition to delivering new affordable and market housing units and housing designed for families with children.

Priority Action Plan from the Mayor's Task Force on Housing Affordability (2012): The Task Force provided recommendations to increase the supply and diversity of housing, enhance the City's and community's capacity to deliver affordable rental and social housing, protect the existing social and affordable rental stock, explore opportunities to renew and

expand that stock, streamline and create more certainty and clarity in the regulation process, and to improve public engagement. To implement these recommendations the following items, which apply to Langara Gardens, were identified as priority actions:

Action 5 - Revise and clarify Council's inclusionary housing policies to emphasize a flexible and creative approach to the delivery of affordable housing in large developments. The intent of the policy is to secure 20% of the units in large developments for affordable housing. When sufficient funding is not available to achieve 20%, the City will consider flexible options to create units for low to moderate income households such as innovative housing models, rental housing, etc.

Action 10 - Enhance the City's family housing requirements to encourage more 3 bedroom units in new development. Langara Gardens will provide opportunities to deliver three-bedroom units.

Vancouver's Housing and Homelessness Strategy 2012-2021 (2011): This strategy is a framework for addressing homelessness and increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents within the city. The three strategic directions are:

- Increase the supply of affordable housing.
- Encourage a housing mix across all neighbourhoods that enhance quality of life.
- Provide strong leadership and support partners to enhance housing stability.

Transportation 2040 Plan (2012): Transportation 2040 is a long-term strategic vision for the city that will help guide transportation and land use decisions for the years ahead. The plan sets long-term mode share and safety targets and includes both high level policies and specific actions to support a socially, economically, and environmentally sustainable future. A number of goals are relevant to Langara Gardens, including the following:

- Support compact community development, helping to preserve natural habitat and agricultural land throughout the region.
- Making the majority of trips on foot, bike and transit.
- Prioritize and encourage a dense and diverse mix of services, amenities, jobs, and housing types in areas well served by frequent, high-capacity transit.
- Support vibrant public spaces that encourage a culture of walking, cycling and social interaction.

Greenest City 2020 Action Plan (2011): The plan outlines actions required to achieve a healthy, prosperous and resilient city - with the ultimate goal of becoming the world's greenest city by 2020. It identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food. The plan calls for compact, complete communities which promote walking and cycling, and are well-served by services, amenities and green space. Furthermore, the plan promotes the development of neighbourhood-scaled renewable energy systems, green construction and carbon-neutral buildings.

By design, Langara Gardens will be required to embody many of the goals in the *Greenest City Action Plan*: Climate Leadership, Green Buildings, Green Transportation, Zero Waste, Access to Nature, Lighter Footprint, Clean Air and Local Food.

Renewable City Strategy (2015): The *Renewable City Strategy* is a continuation of the Greenest City Action Plan and seeks to reduce energy use in Vancouver, increase the use of renewable energy and increase the supply of renewable energy. A key part of the *Renewable City Strategy* is the *Zero Emissions Building Plan*, with the goal to have all new construction use only renewable energy by 2025. This plan puts us on a path to more efficient buildings. In implementing the plan, the aim is to reduce greenhouse gas emissions and energy required to nearly zero for new buildings, demonstrate leadership through City-led pilot projects, establish incentives, and build capacity by removing regulatory barriers and by creating a hub where information on successful projects can be shared.

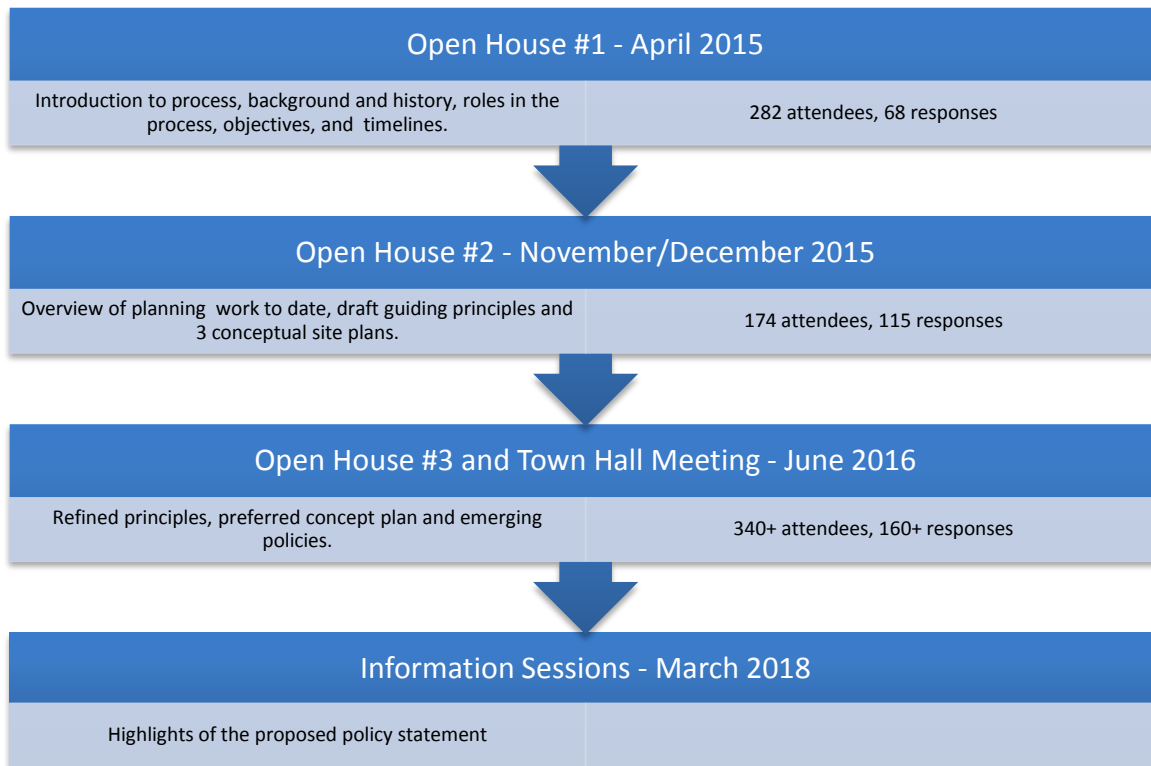
Rezoning Policy for Sustainable Large Developments (2010, updated 2017): This policy applies to rezonings of sites measuring two acres or more and requires strategies to achieve high sustainability standards. The policy requires submission of defined plans and studies to address the following objectives as part of the rezoning process:

- Sustainable Site Design
- Access to Nature
- Sustainable Food Systems
- Green Mobility
- Rainwater Management
- Zero Waste Planning
- Affordable Housing
- Low Carbon Energy Supply

The Langara Gardens redevelopment will need to meet or exceed the requirements of the *Rezoning Policy for Sustainable Large Developments* and any applicable Council Policy, at the time of rezoning.

Planning Process Summary

City staff led a collaborative planning process with the landowners, Peterson and Concert Properties and their consultant team, engaging Langara Gardens residents, community members and other stakeholders. The complete public consultation summary is included as Appendix B. The planning process included three sets of public open houses at key stages in the process, a town hall meeting, and information sessions:



At the launch open house in April 2015, 282 people attended the open houses and 68 comment forms were received. When the public were asked what aspects of Langara Gardens they most valued, responses included affordable rental housing, green space, on-site amenities, the central location and accessibility to local destinations. Priorities for the redevelopment included protecting rental units, providing parks and open space, maintaining the garden-like character, and provision of community amenities and local serving retail. The most important types of housing for the area were considered to be rental housing, housing for seniors, affordable housing and housing for families.

At the second open house in November/December 2015, 174 people attended and 115 comment forms were received. The draft guiding principles and three conceptual site plans formed the focus of this open house. The qualities within the conceptual plans people responded favourably to included the “garden-like” feel of the site, the inclusion of courtyards, swimming pool and connections to the surrounding area (including the Pearson Dogwood site) with pedestrian and cycle-friendly routes through the site. Some concern was noted around the density, with a preference for lower building forms. A key priority was to

ensure adequate housing options to meet a diversity of needs and to maintain and secure the existing affordable rental housing over the long-term.

In Spring 2016 the third open house was held, together with a town hall meeting. Over 360 people attended these events and over 160 comment forms were received. At the open house, the preferred concept based on concept 'A' was presented. The preferred concept had been refined through feedback from the public, the urban design panel and staff review. In response to the proposed concept plan 75% indicated they liked the land use, 66% liked the proposed parks and open space, 57% indicated they liked the proposed movement network and 57% liked the proposed character of the neighbourhood. Concerns regarding building heights (55% of respondents) and density (44% of respondents) were expressed. Suggestions for improvement included larger emphasis on ground orientated units, a reduction in tower heights to be comparable to the existing (18-storey) towers, a more gradual change in heights, and concentrating heights along Cambie Street and close to amenities. At the town hall meeting, the team presented an overview of the proposed development and outlined the approach to rental housing. A question and answer session followed, with comments primarily relating to housing, affordability and tenant protection. Additional comments related to height and density, parking, transit and tree retention.

Throughout the policy planning process, including the Town Hall meeting, Langara Gardens residents have emphasized the need for clear and on-going communication regarding their concerns about the timing of redevelopment, temporary and long-term relocation, financial compensation measures, and opportunity to return to the site. Many residents also expressed a desire to have input into the terms of the *Tenant Relocation Plan*, as well as personal assistance to support them through the transition. A complete public consultation summary including the town hall meeting is contained in Appendix B.

The City's **Urban Design Panel** provided feedback on the conceptual site plans in December 2015. A summary of the Panel's comments are contained in Appendix C. The panel indicated a strong preference for Concept A based on the existing street structure which has evolved to be the preferred concept presented to the public at Open House #3. The panel suggested the public realm should be the main driver of the site plan, and that further consideration should be given to the built form and massing, solar performance and a fine grain typology.

In response to feedback from the public and the Urban Design Panel a number of refinements were made to the site plan. The height of the tallest tower was reduced from 30- to 28-storeys, with additional emphasis placed on the access to sky views and enhancing the legibility of the tower in a garden/park setting. Refinements to building form were also made to minimize shadowing on Cambie Park and public open spaces. The importance of an inviting east/west public open space connection and the north/south central open space has been emphasized in the site design principles. Further suggestions for design improvements are generally embedded in the refined concept contained in the Policy Statement or will be resolved through the rezoning process. A more detailed assessment of the proposed building heights and massing will be undertaken at the rezoning stage to ensure that issues such as views, shadowing, and liveability are effectively addressed.

Langara Gardens Policy Statement: Summary of Key Principles

This section provides an overview of key principles established in the Policy Statement. The background and rationale relating to some key policies are addressed in the Strategic Analysis section of the Report.

Figure 2 - Illustrative concept plan



Figure 3 - Artist rendering of potential development of Langara Gardens (looking to the south west)



Vision for Langara Gardens

Langara Gardens will continue to be primarily residential, with a mix of housing opportunities for a variety of households, ages and income levels. A key element of the planning program is to maintain or replace the 605 existing rental housing units on a one-for-one basis. A robust *Tenant Relocation Plan* will address the needs of existing tenants who may be displaced, while also welcoming a diversity of new residents.

Langara Gardens together with Pearson Dogwood are envisioned as a new mixed-use high density neighbourhood, providing region-serving health care and local-serving amenities, all close to transit.

Retail, recreation, childcare and affordable housing will be integrated into the plan, providing opportunities for the needs of society's youngest members, as well as its oldest residents. Social wellbeing and a sense of community will continue to inform the design of spaces that promote interaction between residents. Langara Gardens should achieve high levels of quality in the design of buildings and of the public realm.

Land Use and Density

Langara Gardens will continue to be a predominately residential neighbourhood containing a range of housing types, building forms, and unit sizes with a portion targeted to families with

children, and including rental, affordable and market housing. Local-serving retail, a new childcare centre, and parks and open space will also be a key component of the plan.

Density & Height (additional discussion in Strategic Analysis)

- Langara Gardens will have a maximum density of 2.8 FSR gross over the entire site. This equates to approximately 236,000 square metres (2,540,000 sq. ft.) of development.
- Heights will range from 3 storeys up to a maximum of 28 storeys (285 ft.) in one identified location.
- Respectful transitions to surrounding neighbourhoods will be created by limiting building heights to 6 storeys in transitional areas with stepping back of upper levels to prevent shadowing on neighbouring properties.

Affordable Housing (additional discussion in Strategic Analysis)

- A minimum of 20% of housing units, comprising approximately 20% of the net new residential floor area, are for affordable housing, prioritizing social housing targeted towards low- to moderate-income households.
- Consistent with the strategic direction in *Housing Vancouver Strategy* direction (Action 3C), the City will work with the applicant to explore increased affordable housing requirements to better reflect *Housing Vancouver* targets.
- The mix and options to achieve affordable housing units will be determined as part of the rezoning of Langara Gardens.

Family Housing

- A minimum of 67% of the 270 garden apartment and townhouse replacement units will be designed for families with children.
- A minimum of 50% of the affordable housing units will be for families with children, including two- and three-bedroom units.
- A minimum of 35% of the market units will be two- or three- bedroom units; a target of 10% of market units will be three-bedroom units.

Retail and Commercial Uses

- The existing retail and associated surface parking area (located at the corner of 57th Avenue and Cambie Street) will be upgraded and redesigned to create a high-quality and inviting public place.
- Local-serving commercial uses (e.g. café /restaurant, deli, bakery, neighbourhood grocery store, professional offices and/or community bank) will serve Langara Gardens residents and the surrounding community, and is intended to complement development across 57th Avenue.

Community Amenities (additional discussion in Strategic Analysis and Financial Implications)

- Provision of affordable housing.
- Increased levels of affordability beyond the City's *Tenant Relocation and Protection Policy*
- A new 69-space childcare facility built to City specifications.
- At least 1 acre of new City-owned park, in addition to substantial new public open spaces connecting north-south and east-west through the site.
- Transportation improvements in the immediate area.
- A financial contribution towards a future potential transit station at 57th Avenue.

Urban Design Legacy and Built Form

The plan is an effort to balance key objectives around protection and replacement of rental units, safety enhancements to existing towers, provision of community amenities including affordable housing, creating appropriate scale and form of development, and reflecting the existing garden character of the site. The existing four towers have been integrated into the site plan and form part of the legacy. A key factor in establishing height and building form is the relationship to the high-density Pearson Dogwood redevelopment to the south, and the changing context of the low-density residential neighbourhood to the north. Fundamental to the concept plan, is respecting the unique characteristics of the site and its urban design legacy.

Character and Memory

- Preserve the garden character, while creating an open and inviting network of public parks, open spaces and public places.
- Ensure legacy trees are integrated into the design with safe retention.

Housing mix and affordability

- Integrate affordable housing and rental housing buildings throughout the site, with units in a variety of building types and sizes.
- Provide ground-oriented housing by including front doors and private patio spaces to enhance the garden character at the ground level of low- and mid-rise buildings.

Permeability and Liveability

- Invite people into and through the site.
- Design courtyards to be highly useable and contribute to a sense of community.

Views

- Ensure that buildings are carefully located and designed to allow for an overall sense of green garden level views and sky views between buildings.

Solar Access

- Solar access (sunlight) on key public spaces, the park and neighbouring properties should guide the form, height and placement of buildings.

Circulation and Transportation

Langara Gardens will be connected and integrated with the surrounding community through a network of diverse and interesting public spaces including streets, lanes, pathways and open spaces.

Legacy Streets

- Provide two dedicated streets (Ash Crescent and Neal Street), which connect north-south between 54th Avenue and 57th Avenue. Maintain the general alignment of the existing streets to reflect the legacy of the site.
- Design new streets to prioritize people walking and cycling over motorized vehicles.

Improvements to existing streets and lanes

- Provide improvements to existing streets and lanes adjacent to Langara Gardens including Cambie Street, 54th Avenue, 57th Avenue, Heather Street bikeway and laneways.

Sustainability and Green Infrastructure

The Langara Gardens development will meet or exceed the City's policies around sustainability and will contribute to meeting the Greenest City 2020 targets.

Sustainable Large Development Planning

- The *Rezoning Policy for Sustainable Large Developments* mandates that as part of the rezoning process, a series of plans or studies be conducted by the proponent in a range of areas pertaining to environmental and social sustainability.
- Langara Gardens will meet or exceed the requirements identified in the *Rezoning Policy for Sustainable Large Developments* and other applicable Council Policy, at the time of rezoning.
- The preferred concept embodies principles for rainwater management, retention of significant trees, protection of the garden character and open space approach, and provides further opportunities for green infrastructure to be resolved in detail at rezoning.

Resilient City

- The City of Vancouver is initiating work on a resilient city strategy to better position the city to deal with day-to-day or cyclical issues like affordable housing, crime, transportation and social inequity and significant shock events such as fires, floods and earthquakes.
- As part of the redevelopment of Langara Gardens, the developer will provide upgrades to improve the building performance of the existing towers.
- Mitigation strategies to improve building safety will consider impacts to tenants.

Green Buildings

- The *Green Buildings Policy for Rezonings* updated in 2017, requires that all buildings achieve high green performance. All rezoning applications received on or after May 1, 2017 must meet the requirements of either near zero emissions buildings or low emissions green buildings.

Strategic Analysis

Density and Height

The Policy Statement establishes a maximum gross density of 2.8 FSR over the entire site (including roads, open space and the park). Building on the site's urban design legacy the concept plan contains a variety of building heights ranging from three to 28 storeys. The tallest buildings are located along Cambie Street and near the centre of the site. To put these figures in the context of other major projects:

Figure 4 - Major Projects comparison

Project	Gross Density	Maximum Height	Status
Arbutus Walk	1.9 FSR	8 storeys	Built
Oakridge Centre	3.71 FSR	45 storeys	Rezoned
Little Mountain	2.3 - 2.5 FSR	12 storeys	Rezoned
Pearson-Dogwood	2.8 FSR	28 storeys	Rezoned
Oakridge Transit Centre	2.1 FSR	15 storeys	Policy
Heather Lands (proposed)	(TBD)	(TBD)	Draft Policy
Langara Gardens (proposed)	2.8 FSR	28 storeys	Draft Policy

The recommended density of 2.8 gross FSR is the outcome of extensive urban design analysis and community consultation. It reflects the site's location at the intersection of two major arterials and near good transit connections, and as part of Cambie Corridor, but also adjacent to lower-density housing (townhouses and single-family houses). At 20.8 acres, the site is large enough to sensitively accommodate taller buildings up to 28 storeys while still transitioning downwards to surrounding lower-scale neighbourhoods.

Tenant Relocation and Protection

The existing 605 rental units on the site are protected and must be maintained or replaced on a one-for-one basis. All replacement rental housing units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements or other legal mechanisms.

A robust *Tenant Relocation Plan* (TRP) is a requirement at Rezoning. The TRP is expected to meet and exceed the City's *Tenant Relocation and Protection Policy*. The current requirements include free rent for a defined period based on length of tenancy, financial assistance for moving costs, assistance finding alternative housing options within the neighbourhood, and right-of-first refusal for returning tenants at discounted rents. In addition the TRP should enable existing residents to move within Langara Gardens if possible, or stay in the neighbourhood, and should offer comparable housing that is suitable to the tenants household's needs.

Affordable Housing

Large sites like Langara Gardens provide opportunities to deliver a range of housing options along the housing continuum including those which address the insufficient supply of rental housing in Vancouver, particularly units that are affordable to low- and modest-income households. In line with the *Rezoning Policy for Sustainable Large Developments*, a development of this scale is expected to yield approximately 370,000 square feet of affordable housing (based on 20% of the net new residential floor area), or approximately 430 units depending on the unit mix. A minimum of 50% of the affordable housing units will be for families with children.

The City's priority is to secure turn-key social housing units constructed by the developer, with the lands and buildings to be owned by the City. The housing units are anticipated to be delivered at high quality and modest cost on terms that are satisfactory to the City, funded through the CAC. If the overall value of the CAC is not sufficient to cover the entire cost of the developer's delivery of turn-key units, the City will consider further options to deliver the affordable housing, determined at the time of rezoning in accordance with Council's policies for Sustainable Large Developments.

Consistent with the strategic direction in *Housing Vancouver Strategy* direction (Action 3C), the City will work with the applicant to explore increased affordable housing requirements to better reflect Housing Vancouver targets, including the need for social housing and housing for 'Missing Middle' households, while providing flexibility in delivery to ensure financial viability and the delivery of other community amenities.

Building Upgrades

Work on the City's resiliency strategy is underway which aims to better position the city to deal strategically with day to-day issues or cyclical issues like affordable housing, crime, transportation and social inequity and significant shock events such as fires, floods and earthquakes.

The *Rental Housing Stock Official Development Plan (ODP)* requires retention or replacement of the 605 existing rental units. The developer has proposed to retain the four existing towers containing 335 units (replacing the 270 garden apartments). As part of the redevelopment, building upgrades will be sought to improve the performance of the towers. The upgrades will include structural upgrades to improve seismic performance as well as non-structural upgrades and safety improvements.

Community Amenities

The needs of the area were assessed based on the public benefits identified in the *Oakridge Langara Policy Statement* and *Cambie Corridor Plan*, as well as the needs generated through increased population associated with redevelopment of Langara Gardens and the surrounding area. The assessment identified requirements for parks and affordable housing, and an outstanding need for childcare facilities in the area.

The Langara Gardens development will provide at least one acre of new City-owned park, public open spaces including a large central open space, a childcare facility and affordable housing. The development will also contribute improvements to Cambie Park, to be determined through a Park Board led process. In addition, the development will contribute to local transportation improvements including pedestrian and cyclist improvements on Heather Street between 54th and 57th Avenues, and a contribution to a future potential Canada Line Station at 57th Avenue.

Delivery of the package of amenities will be secured through the rezoning process. Should the future potential station at 57th Avenue not be attainable in the long-term, the contribution towards a future station would be re-allocated to address amenity priorities consistent with the Langara Gardens and Cambie Corridor public amenity strategies. The delivery mechanisms may include in-kind or cash contributions by the developer, supported by other funding sources if required.

Implications/Related Issues/Risk

Proposed Public Amenities

The community amenity evaluation undertaken as part of the Langara Gardens planning program takes into consideration the Citywide amenity network, existing amenities in and around the neighbourhood, and planned amenities contemplated in the *Cambie Corridor Plan*. Based on this, the proposal is expected to provide on-site affordable housing, increased affordability beyond the *Tenant Relocation Plan*, a 69-space childcare facility, a new dedicated 1 acre park and additional public open space, and improvements to Heather Street bikeway. The City anticipates that the Public Benefit Strategy will be funded primarily through development contributions, senior government contributions and other strategic partnerships.

Affordable Housing - The 20% requirement for the Langara Gardens site is expected to yield approximately 370,000 square feet of affordable housing (based on 20% of the net new residential floor area), or approximately 430 units depending on the final unit mix, targeting low- to moderate-income households. The City's priority is to secure turn-key social housing units constructed by the developer, with the lands and buildings to be owned by the City. The housing units are anticipated to be delivered at high quality and modest cost on terms that are satisfactory to the City, funded through CACs. If the overall value of the CAC is not sufficient to cover the entire cost of the developer's delivery of turn-key units, the City will consider further options to deliver the affordable housing, determined at the time of rezoning in accordance with Council's policies for *Sustainable Large Developments*. Consistent with Council policies, the proposed affordable housing project is expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City. The City will work with its housing partners on an operating model and tenant mix that optimizes long-term viability while achieving ongoing affordability.

Consistent with the strategic direction in *Housing Vancouver Strategy* direction (Action 3C), the City will work with the applicant to explore increased affordable housing requirements to better reflect Housing Vancouver targets, including the need for social housing and housing for 'Missing Middle' households, while providing flexibility in delivery to ensure financial viability and the delivery of other community amenities.

Returning tenants - The City's *Tenant Relocation and Protection Policy* requires that existing tenants be provided with the right-of-first refusal to return to replacement units at discounted rents (currently set at a 20% discount to market rents). In recognition that a 20% discount below market rents may not be affordable for many residents at Langara Gardens, returning tenants will be offered rents that are similar to their rents before relocation (plus inflation as allowed under the RTA), to be confirmed through the rezoning.

Childcare Facility - A 69-space childcare facility that serves infants, toddlers and 3-5 year olds will be delivered on the Langara Gardens site, funded through development contributions.

Parks and Open Space - It is expected that at least 1 acre of dedicated park, in addition to open space, will be funded through development contributions. This includes a new linear park adjacent to Churchill track, a substantial central open space following the curvature of

Ash Crescent, an east-west pathway and public open space connection, a retail plaza at the corner of 57th Avenue and Cambie Street, and improvements to Cambie Park. The details to secure these will be determined at the time of rezoning.

Transportation Improvements - Two 'new' public streets will be created (Ash Crescent and Neal Street) and dedicated to the City, as part of the Langara Gardens development. The exact road configuration will be determined during the rezoning process. The provision of new or improved sidewalks and bicycle facilities, traffic calming measures, and Heather Street bikeway improvements between 54th and 57th Avenue will be requirements secured at the rezoning stage. In addition, a financial contribution will be made by the developer towards the construction cost of a future potential transit station at 57th Avenue. Should the station not be attainable in the long-term, the contribution towards a future station would be re-allocated to address the amenity priorities identified for Langara Gardens and the Cambie Corridor consistent with the respective public amenity strategies.

In addition to the above community amenities, the developer will be responsible for providing upgrades to existing utilities and any new utilities necessary to meet the demands of the proposed development, including waterworks and sewers, as part of their development costs.

Financial Assessment

The planning process included a financial assessment of the proposed Langara Gardens development using a pro-forma analysis undertaken by Coriolis Consulting as a consultant to the City. This was intended to provide a high-level assessment of the financial viability of the project and to inform the public amenity strategy.

The pro-forma analysis will be further refined as part of the rezoning to determine the DCLs and CACs generated.

Staff will develop a comprehensive financial strategy that outlines the funding and phasing of the contemplated community amenities over the development horizon and present this to Council for consideration as part of the rezoning. Any excess CACs beyond those required to deliver the amenities contemplated for Langara Gardens will be allocated towards the priorities identified in and around the Cambie Corridor.

Temporary Staff Resources

Pending Council approval of the Langara Gardens Policy Statement, the landowner has indicated that they intend to initiate the rezoning application process following Council consideration. Similar to the Policy Statement planning process, a dedicated staff will facilitate the rezoning process for the site.

As a major project rezoning, Langara Gardens will require enhanced public consultation, tenant engagement and will result in a complex enactment process (including street dedications, new services and utilities and on-site public benefits). This report requests that a cost recovery contribution of \$1,957,000 be accepted from landowner to augment the staff and resources necessary to prioritize the application and complete the process. This amount will be accepted in lieu of the standard rezoning fee.

Proponent's Comments

Included as Appendix E.

CONCLUSION

The proposed Langara Gardens Policy Statement has been prepared following an extensive planning process involving City staff, Peterson and Concert Properties and their consultants, Langara Gardens residents, the local community, and other stakeholders. Staff believe that the Policy Statement will guide a development that meets the interests of existing and new residents, the community and the landowner. The Policy Statement also embodies City priorities and targets around affordable housing and sustainable development. The next stage of planning will involve working within the framework established by the Policy Statement to inform a future rezoning of the site.

The proposed Langara Gardens Policy Statement supports the creation of a new high-density neighbourhood which meets Vancouver's objectives around environmental, economic and social sustainability. Complementary to the adjacent Pearson Dogwood site, the Policy Statement envisions a new mixed-use high density neighbourhood, characterized by an appropriate scale of buildings, a diversity of housing including affordable options, a new park, and public open spaces, local-serving amenities, a fine-grained network for walking and cycling, and 'new' public streets to serve the site, all close to effective transit. Staff recommend Council approve the Policy Statement for Langara Gardens.

* * * * *



APPENDIX A

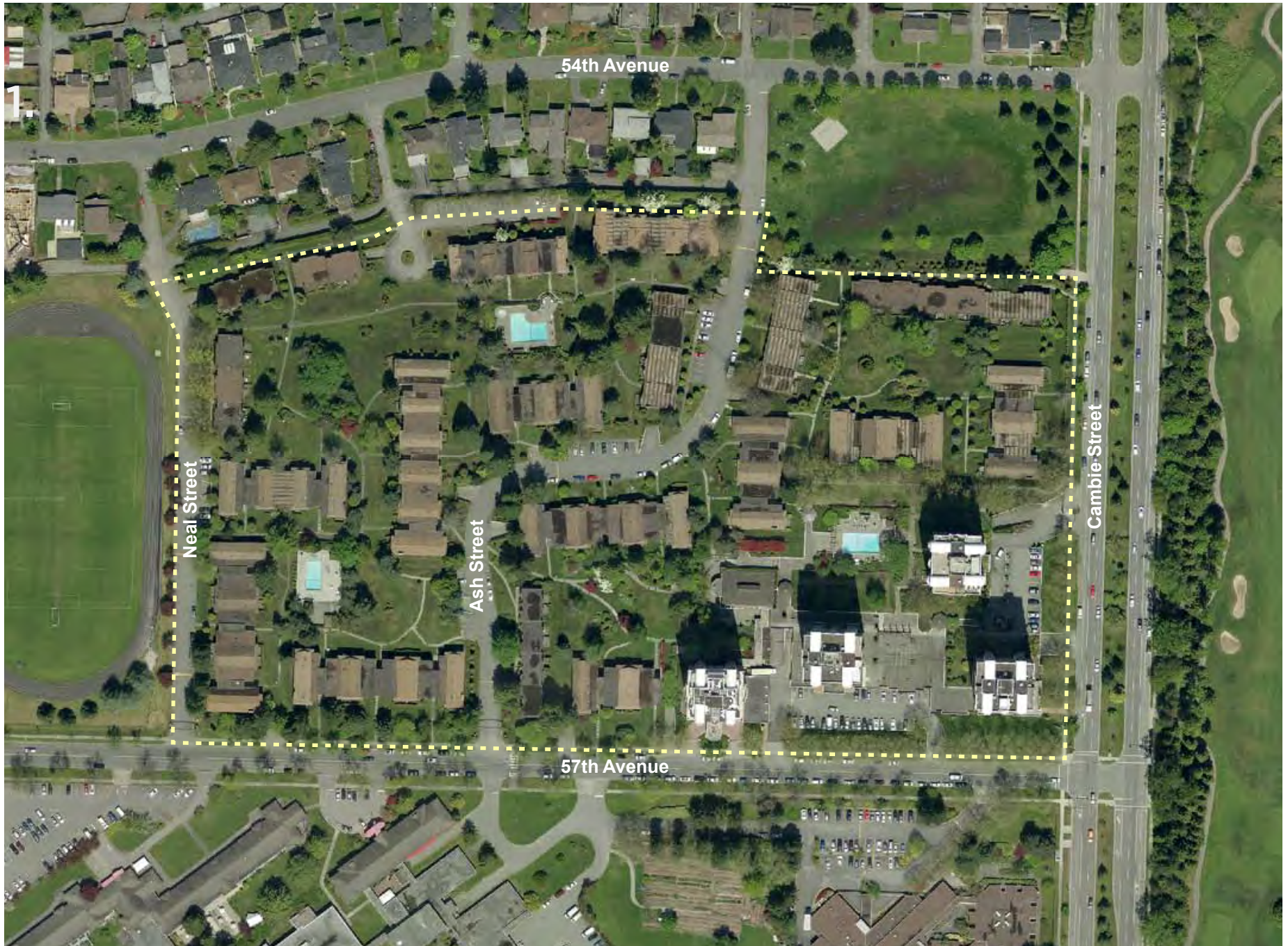
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LANGARA GARDENS POLICY STATEMENT 2018

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Aerial view of Langara Gardens, circa 2015

1. BACKGROUND

1.1 INTRODUCTION

A Policy Statement is a planning tool used by the City of Vancouver to describe general planning principles and policy that will guide future development of a large site. In June 2013, City Council endorsed a planning program for Langara Gardens which launched in April 2015.

A comprehensive planning program was undertaken to identify and evaluate new policies for the redevelopment of Langara Gardens. This Policy Statement contains a set of policies to guide consideration of an anticipated rezoning application for the Langara Gardens site. These policies are intended to be clear and robust, but also flexible enough to accommodate a variety of detailed plans or design solutions to be refined at the rezoning stage. Detailed outcomes will be subject to the more in-depth analysis that occurs at the time of rezoning.

This Policy Statement considers the future mix of uses, density and height, building forms, parks and public spaces, circulation and movement, community facilities and tenant relocation. Most topics in this document are introduced with a background section that outlines key issues and facts followed by more detailed policies. Unless otherwise noted, it is assumed that all existing Council policies are applicable to redevelopment of the site at the time of rezoning.





Langara Gardens site and surrounding context





Aerial view, circa 2015

SITE DESCRIPTION

Langara Gardens is an 8.4 hectare (20.8 acre) site located west of Cambie Street between 54th and 57th Avenues. The property was rezoned to CD-1 (47) in 1968 to address the need for rental accommodation in Vancouver. The initial rezoning permitted a density of 0.687 FSR in the form of three 18-storey towers, garden flats and townhouse units in low-rise buildings. The rezoning also permitted commercial space along west 57th Avenue, as well as underground and surface parking for the site.

At the time of rezoning in 1968, the original parcel was subdivided and in accordance with the Subdivision Control Bylaw, a portion of the land was dedicated to the City as park space, as well as 5.0 acres to the school board for the Churchill School track. Cambie Park, the 2.3 acre park at West 54th Avenue and Cambie Street was then constructed. In 1987, the fourth tower which included additional commercial space was added to Langara Gardens increasing the permitted density to 0.782 FSR, resulting in 605 residential units. All residential units on the site are rental.



Site prior to development, 1955



Leonora Markovich, circa 1960s

SITE HISTORY

Langara Gardens as we know it today, was designed in 1968 by architect Leonora Markovich, considered one of the early women in architecture in BC, Canada. Leonora was the fifth woman to become registered with the Architecture Institute of BC. Leonora was known for her innovative architecture that prioritized access to housing and amenities for average income families.

Langara Gardens provides an unprecedented example for its time of integrating high-rise towers outside of the urban core of the city with commercial development and amenities such as pools, landscaped gardens and outdoor spaces. These character defining features are prevalent today and have informed the vision for the future of Langara Gardens.



Langara Gardens, circa 1970s



Langara Gardens, circa 1970s, City of Vancouver Archives



Langara Gardens retail units, 2013



Langara Gardens, 2017

1.2 LANGARA GARDENS PLANNING PROGRAM

At the outset of the planning program for Langara Gardens, City Council directed staff to:

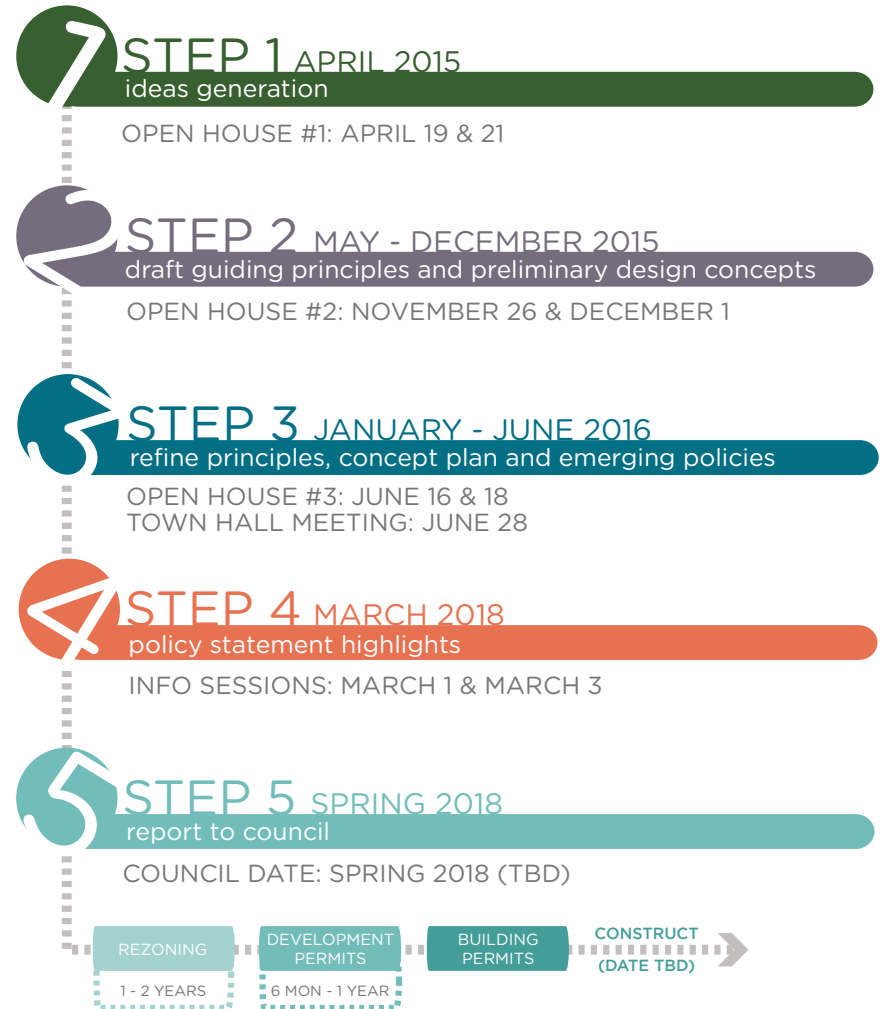
- Engage in a policy planning process to develop policies to guide site planning and to provide a basis for assessing future rezoning proposals.
- Conduct a public consultation process, including a Town Hall meeting, to establish and evaluate guiding principles and conceptual site plans.
- Create an opportunity for dialogue with Langara Gardens residents to better understand concerns they may have with redevelopment.
- Report back to City Council with a Policy Statement for Langara Gardens.

Public consultation for Langara Gardens planning program launched with two open houses in April 2015.

At the second set of open houses in November and December 2015 draft guiding principles and three different concept plans were presented. Public feedback was used to develop a preferred draft concept.

At the third set of open houses in June 2016, refined guiding principles, a preferred concept plan and emerging policies were presented. The feedback was used to revise and finalize the policies presented here. In addition, a Town Hall meeting was held to allow residents to share their concerns with members at City Council.

Prior to Council consideration of the Policy Statement, in March 2018 a public information session was held to present draft policy highlights and provide an opportunity to speak to the team about the project and process.



1.3 APPROVED COUNCIL POLICY

The following City policies establish a general framework for redevelopment that are applicable to Langara Gardens. These policies, among others, will apply at various stages during the design development process:

- *CityPlan: Directions for Vancouver* (1995)
- *Oakridge Langara Policy Statement* (1995)
- *Rental Housing Stock Official Development Plan* (2007)
- *Rezoning Policy for Sustainable Large Developments* (2010, updated 2014)
- *Green Buildings Policy for Rezonings* (2010, updated 2017)
- *Cambie Corridor Plan* (2011)
- *Greenest City Action Plan* (2011)
- *Housing and Homelessness Strategy* (2011)
- *Final report from the Mayor's Task Force on Housing Affordability* (2012)
- *Vancouver Neighbourhood Energy Strategy and Energy Strategy Guidelines* (2012)
- *Transportation 2040* (2012)
- *Vancouver Public Bike Share* (2013)
- *Renewable City Strategy* (2015)
- *Vancouver Bird Strategy* (2015)
- *Tenant Relocation and Protection Policy* (2015)
- *Rainwater Management Plan and Green Infrastructure Strategy* (2016)
- *Healthy City Strategy Action Plan* (2016)
- *Zero Emissions Building Plan* (2016)
- *Biodiversity Strategy* (2016)
- *Housing Vancouver Strategy* (2017)

The key policies that have informed the Policy Statement are described herein:

CITYPLAN

In June 1995, City Council approved *CityPlan: Directions for Vancouver*. *CityPlan* provides a framework for decisions on City funding, programs and actions. It includes directions on a range of topics from transportation to arts, and from housing to community services. Through *CityPlan*, Vancouver residents and City Council agreed on these directions for the City's future:

- Strengthen neighbourhood centres
- Improve safety and better target community services
- Reduce reliance on the car
- Improve the environment
- Increase the variety and affordability of housing
- Define neighbourhood character
- Diversify parks and public places
- Involve people and redirect resources

OAKRIDGE LANGARA POLICY STATEMENT

Approved by Council in 1995, the *Oakridge Langara Policy Statement** (OLPS) provides the policy basis to evaluate rezoning applications. The following specific policies were approved for Langara Gardens:

- A mix of stacked townhouses and low-rise buildings should be encouraged to an overall site density of 0.9-1.0 FSR (gross).
- Consider accepting secured moderate rental housing (as defined by the Housing Department) as fulfillment of non-market housing requirements.
- Consider limited local convenience shopping and services along 57th Avenue.
- If an economic analysis shows that insufficient value is created to achieve both park and recreational objectives, allow for other public benefits to fulfill park and recreation requirements.
- Consider Langara Gardens as a potential site for a community facility.
- Provide street linkages and pathways through the site.
- Permitted building heights range from 9.14 m (30 ft.) to 12.19 m (40 ft.) with potential for a 20% increase in maximum height if built form analysis can demonstrate no significant negative impact on adjacent properties, and if a positive impact or additional public benefit is achieved.

**Note, pending approval of the Cambie Corridor Phase 3 Plan, the Oakridge Langara Policy Statement is proposed to be rescinded.*

CAMBIE CORRIDOR PLAN

Approved in 2011, the *Cambie Corridor Plan* is a rezoning policy for the sites adjacent to Cambie Street from 16th Avenue to Marine Drive. The plan provides directions to accommodate growth and optimize the benefits of the Canada Line as a catalyst for significant change in the area. The plan links land use, built form, transportation infrastructure, district energy systems, affordable housing and other elements of sustainability to make highly livable, resilient and prosperous communities along Cambie Street. The plan indicates that there will be site specific planning programs for major project sites, such as Langara Gardens.

Planning for Phase 3 of the Cambie Corridor Plan has been underway since May 2015 and the plan is anticipated to be presented to Council in spring 2018. The Phase 3 Plan considers appropriate transitions between mid-rise forms along the Corridor, major project sites (including Langara Gardens) and surrounding single-family houses. It also includes a Public Benefits Strategy and Public Realm Plan.



1.3 APPROVED COUNCIL POLICY (CONT.)

RENTAL HOUSING STOCK OFFICIAL DEVELOPMENT PLAN

Approved in 2007, the *Rental Housing Stock Official Development Plan* (ODP) aims to protect the existing rental housing stock in specific areas of the City. The requirements in the ODP preserve rental housing by requiring one-for-one replacement in redevelopment projects. It applies to CD-1 zoned sites such as Langara Gardens.

TENANT RELOCATION AND PROTECTION POLICY

Updated in 2015, this Policy works in conjunction with the *Rental Housing Stock Official Development Plan* to protect the existing 'primary' rental housing stock. It is also part of the larger *Housing and Homelessness Strategy*, that addresses the housing needs of low and moderate income households.

The *Tenant Relocation and Protection Policy* requires that a Tenant Relocation Plan is provided when tenants in existing residential rental units are displaced or impacted as a result of redevelopment or major renovation activity.

HOUSING VANCOUVER STRATEGY

In November 2017, Council approved the *Housing Vancouver Strategy* (2018 - 2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types.

The Housing Vancouver targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50 percent of the new units will serve households earning less than \$80,000 per year, and 40 percent will be family-size units.

The redevelopment of Langara Gardens will help contribute to these housing targets. A key element of the planning program is to maintain or replace the 605 existing rental housing units on a one-for-one basis, in addition to delivering new affordable and market housing units and housing designed for families with children.

MAYOR'S TASK FORCE ON HOUSING AFFORDABILITY

Priority Action Plan from the Mayor's Task Force on Housing Affordability (2012)

The Task Force provided recommendations to increase the supply and diversity of housing, enhance the City's and community's capacity to deliver affordable rental and social housing, protect the existing social and affordable rental stock, to explore opportunities to renew and expand that stock, to streamline and create more certainty and clarity in the regulation process, and improve public engagement. To implement these recommendations the following items, which apply to Langara Gardens, were identified as priority actions:

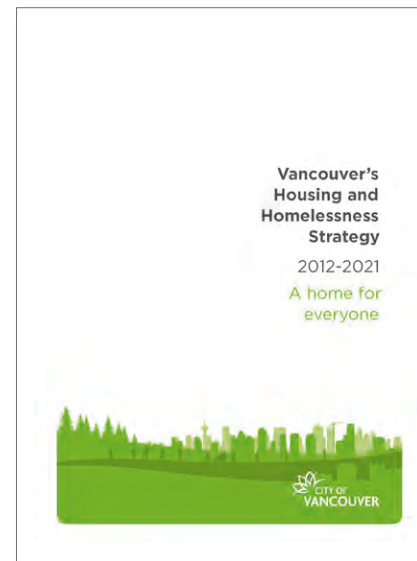
Action 5 – Revise and clarify Council's inclusionary housing policies to emphasize a flexible and creative approach to the delivery of affordable housing in large developments. The intent of the policy is to secure 20% of the units in large developments for affordable housing. When sufficient funding is not available to achieve 20%, the City will consider flexible options to create units for low to moderate income households such as innovative housing models, rental housing, etc.

Action 10 – Enhance the City's family housing requirements to encourage more 3 bedroom units in new development. Langara Gardens will provide opportunities to deliver three-bedroom units.

HOUSING AND HOMELESSNESS STRATEGY

Approved in 2011, the *Housing and Homelessness Strategy 2012- 2021* provides a framework for addressing homelessness and increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents within the city. The three strategic directions are:

- Increase the supply of affordable housing.
- Encourage a housing mix across all neighbourhoods that enhance quality of life.
- Provide strong leadership and support partners to enhance housing stability.



1.3 APPROVED COUNCIL POLICY (CONT.)

TRANSPORTATION 2040 PLAN

Approved in 2012, the *Transportation 2040 Plan* is a long-term strategic vision that will help guide transportation, land use decisions and public investments for the years ahead. The goals for the Transportation 2040 Plan are:

- **Land Use:** utilize land use to support shorter trips and sustainable transportation choices.
- **Walking:** make walking safe, convenient, comfortable and delightful. Ensure streets support a vibrant public life and encourage healthy lifestyles and social interaction.
- **Cycling:** make cycling safe, convenient, comfortable and fun for people of all ages and abilities.
- **Transit:** support transit improvements to increase capacity and ensure service that is fast, frequent, reliable, fully accessible and comfortable.
- **Motor Vehicles:** manage the road network efficiently to improve safety and support a gradual reduction in car dependence. Make it easier to drive less and accelerate the shift to low-carbon vehicles.
- **Goods, Services and Emergency Response:** support a thriving economy and Vancouver's role as a major port and Asia- Pacific gateway while managing related environmental and neighbourhood impacts. Maintain effective emergency response times for police, fire and ambulance.

- **Education, Encouragement and Enforcement:** encourage sustainable transportation choices and educate all road users to promote safe and respectful behaviour. Support legislation and enforcement practices that target dangerous conduct.

Transportation 2040 provides direction for the design of Langara Gardens to ensure all modes are accommodated with a particular emphasis on walking and cycling.



GREENEST CITY 2020 ACTION PLAN

The *Greenest City Action Plan*, approved in 2011, outlines actions required to achieve a healthy, prosperous and resilient city – with the ultimate goal of becoming the world's greenest city by 2020. It identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food. The plan calls for compact, complete communities that promote walking and cycling, and are well-served by services, amenities and green space. Furthermore, the plan promotes the development of neighbourhood-scale low carbon energy systems, green construction and carbon-neutral buildings.

The *Renewable City Strategy* is a continuation of the *Greenest City Action Plan* and seeks to reduce energy use in Vancouver, increase the use and supply of renewable energy. A key part of the *Renewable City Strategy* is the *Zero Emissions Building Plan*, with the goal to have all new construction use only renewable energy by 2025.

As part of a key growth area in Vancouver, the Langara Gardens project provides a chance to advance sustainability and building energy efficiency. By design, Langara Gardens will be required to embody many of the goals in the Greenest City Action Plan: Climate Leadership, Green Buildings, Green Transportation, Zero Waste, Access to Nature, Lighter Footprint, Clean Air and Local Food.

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

The *Rezoning Policy For Sustainable Large Developments*, adopted in 2010 and updated in 2014, applies to sites of two acres or more and establishes policies to achieve higher sustainable development standards as an essential component in the rezoning of large development sites. Large sites are expected to be leaders and innovators and achieve higher performance standards in a number of areas. The policy requires submission of defined plans and studies to address the following objectives and indicate how the proposal is showing leadership in design:

1. Sustainable Site Design
2. Access to Nature
3. Sustainable Food Systems
4. Green Mobility
5. Rainwater Management
6. Zero Waste Planning
7. Affordable Housing
8. Low Carbon Energy Supply



1.4 ROLE OF THE POLICY STATEMENT

This Policy Statement establishes planning principles that will guide future redevelopment of Langara Gardens. It provides new policies regarding:

- Rental housing replacement and tenant protection (Section 3)
- Land use and density (Section 4)
- Urban design legacy and built form (Section 5)
- Parks, open spaces and public spaces (Section 6)
- Circulation and transportation (Section 7)
- Sustainability and green infrastructure (Section 8)
- Community amenities (Section 9)

Created through a comprehensive planning process, the Policy Statement provides clarity on the future of the site and guides the rezoning process. It represents the public and private interests that have been articulated in the planning process and ensures that those interests carry forward with the endorsement of City Council.

The policies in this document are intended to clearly articulate the character, scale and obligations of the Langara Gardens redevelopment, while also being flexible enough to accommodate a variety of detailed plans and design solutions to be refined and evaluated during the rezoning stage.

2. VISION AND GUIDING PRINCIPLES

This section highlights the high-level vision and principles that have informed the *Langara Gardens Policy Statement*. The guiding principles build on ideas gathered through community consultation and will guide future development of Langara Gardens.



2. VISION AND GUIDING PRINCIPLES

2.1 VISION

The vision for Langara Gardens is to foster a strong community, which meets the City of Vancouver's objectives around environmental, economic and social sustainability.

Langara Gardens together with Pearson Dogwood are envisioned as a new mixed-use high density neighbourhood, providing region-serving health care and local-serving amenities, all close to effective transit.

Langara Gardens will continue to be primarily residential, with a mix of housing opportunities for a variety of households, ages and income levels. A key element of the planning program is to maintain or replace the 605 existing rental housing units on a one-for-one basis. A robust Tenant Relocation Plan will address the needs of existing tenants who may need to move to accommodate redevelopment, including moving assistance, appropriate alternate accommodation on site or a right to return to the site after rental replacement housing is completed. The plan also seeks to welcome a diversity of new residents to Langara Gardens.

Retail, recreation, childcare and affordable housing will be integrated into the plan, providing opportunities for the needs of society's youngest members, as well as its oldest residents. Social wellbeing and a sense of community will continue to inform the design of spaces that promote interaction between residents. Langara Gardens should achieve high levels of quality in the design of buildings and of the public realm.

The garden-like setting is recognized as a defining feature of the site. New housing will be focused around green courtyards, significant existing trees, and integrated parks and open spaces that build on this green legacy.

Langara Gardens should promote efficient use of natural resources in its use of land, in its building practices and its energy consumption. It should utilize innovative approaches to stormwater management that restore natural systems.

The vision is for a healthy community that promotes walking, cycling and use of transit as efficient and attractive choices.

2.2 GUIDING PRINCIPLES

The following principles will guide future development of Langara Gardens. They build on ideas gathered through community consultation and reflect the goals of the City and landowner. These high-level principles summarize and integrate the more detailed policies in sections to follow.

RESPECT RESIDENTS

Ensure that the existing Langara Gardens residents are involved in the creation of a new vision for the site and utilize best practices to develop a 'Tenant Relocation Plan' for those who may be displaced when the site is redeveloped. The Tenant Relocation Plan will include, at a minimum, clear timelines, individualized attention, assistance in finding comparable replacement housing and reimbursement for moving costs/financial compensation for relocation.

MEMORY AND CHARACTER

Design the site to respect the garden-like character by integrating significant mature trees and greenspace. Support the existing community by maintaining important gathering spaces and providing new community amenities. Reflect the site's history through site planning, public realm elements and public art.

COMPLETE COMMUNITY

Ensure that Langara Gardens, in combination with Pearson Dogwood across 57th Avenue, will provide a variety of opportunities for people to live, work, shop, and play. The new community will be well served by local shops, services and amenities.

DIVERSITY OF HOUSING

Increase the range of housing types and tenures at Langara Gardens while maintaining or replacing the 605 existing rental housing units on a one-for-one basis. 20% of the new units will be affordable housing integrated throughout the site, of which a minimum of 50% will be suitable for families with children.

COMMUNITY CONNECTIONS

Provide new streets, and walking and cycling paths to integrate Langara Gardens with the Pearson Dogwood site and the surrounding community. Site design should provide for the integration of various transportation modes (e.g. walking and cycling) while providing direct connections to the future potential Canada Line station at 57th Avenue.

SUSTAINABLE SYSTEMS AND ENVIRONMENTAL PERFORMANCE

Achieve an exceptional standard of sustainability through site design, architecture, energy supply systems, water use and rainwater management, as well as urban food and waste systems. Integrate visible rainwater management strategies focused on water quality protection and rainwater detention. Large sites such as Langara Gardens are fundamental to support the city's goals of achieving low carbon energy buildings.



Langara Gardens residents



Langara Gardens, garden-like character, photo by James Cheng



Arbutus housing

3. LANGARA GARDENS RESIDENTS

This section provides direction on the protection of Langara Gardens residents, and retention or replacement of existing rental housing units to ensure that our rental housing stock is protected. Further guidance is provided in Section 4 Land Use and Density and Section 9 Community Amenities.



3. LANGARA GARDENS RESIDENTS

3.1 BACKGROUND

Designed in 1968, Langara Gardens is Vancouver's largest purpose built rental housing community. The original design included a variety of housing forms including ground-oriented garden apartments and townhouses, and three high-rise residential towers. A fourth tower was added in 1985, bringing the total unit count to 605. Today, approximately 1,400 residents call Langara Gardens home.

In choosing Langara Gardens as their home, residents value the garden setting, mature landscaping and trees, resort-like amenities and social spaces, and central location. These valued assets were used to establish the guiding principles and create the planning foundation for the future of the site as described in the following sections.

RENTAL HOUSING

The City of Vancouver's rental housing stock is protected by the *Rental Housing Stock Official Development Plan (ODP)*, in districts where there is significant stock of rental housing, including CD-1 zoned areas.

The *Rental Housing Stock ODP* protects or requires replacement of rental housing units on a one-for-one basis. With rezonings, Council has sought to replace specific unit types with similar unit types to ensure that a diversity in housing supply is maintained, and to continue to help meet the needs of renter households with children. This policy statement similarly seeks to replace rental units by type (e.g. two bedroom unit with a two bedroom unit).

The City also requires, through the *Tenant Protection and Relocation Guidelines* that for sites protected by the *Rental Housing Stock ODP* that the developer must provide assistance in finding suitable alternative accommodations to those affected by redevelopment. The City currently requires the provision of free rent and/or financial compensation (the amount depending on length of tenancy), assistance finding suitable alternative accommodation during redevelopment, and secures a right of first refusal to the replacement units at rents affordable to the existing tenants, as well as requiring financial support for moving expenses.

3.1 BACKGROUND (CONT.)

TENANT RELOCATION

Throughout the policy planning process, including the Town Hall meeting, Langara Gardens residents have emphasized the need for clear and on-going communication regarding their concerns about the timing of redevelopment, temporary and long-term relocation, financial compensation measures, and opportunity to return to the site. Many residents also expressed a desire to have input into the terms of the Tenant Relocation Plan, as well as personal assistance to support them through the transition.

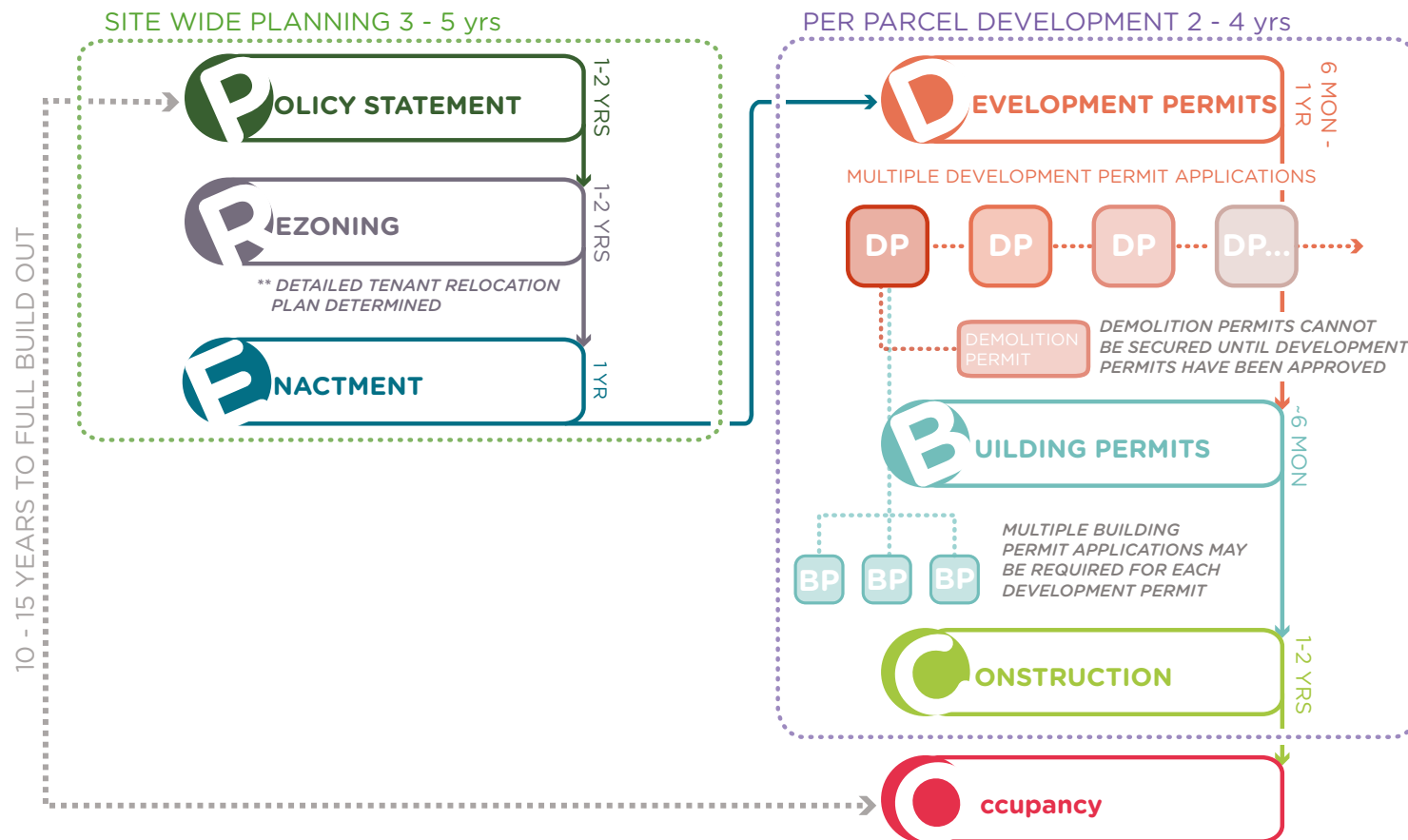
Ensuring that the Langara Gardens residents are supported through the redevelopment of the site is a primary concern for the City and the landowner. Unlike many other redevelopment sites, Langara Gardens is unique in that the development will be phased over many years, which enables existing residents to stay in the neighbourhood. In addition, a robust Tenant Relocation Plan that exceeds the City's minimum requirements will be developed, in consultation with the residents, as part of the rezoning process.



TIMEFRAMES AND CITY PROCESSES

The diagram below outlines the general stages in the planning process. The Policy Statement is the first stage, which sets out the general planning principles for the site and guides the subsequent rezoning application. At the time of rezoning a detailed tenant relocation plan will be established in consultation with existing residents.

Once the site has been rezoned, the applicant may apply for development permits for individual parcels of land. As and when development permits are approved, and subject to demolition and building permits, construction may commence. Overall, it is anticipated that the complete process (from planning through to full build out) may take approximately 10-15 years.



3.2 POLICIES

3.2.1 RENTAL HOUSING REPLACEMENT

- All 605 existing rental units are protected and must be maintained or replaced on a one-for-one basis (e.g., two-bedroom with a two-bedroom unit).
- All replacement rental housing units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements or other legal mechanisms.
- As rental replacement is required under existing zoning, any financial pro forma evaluations will need to reflect the rental replacement requirement when establishing the value of the land under existing zoning for the purposes of identifying the land lift, or increase in land value, that may occur upon rezoning.

3.2.2 TENANT RELOCATION PLAN

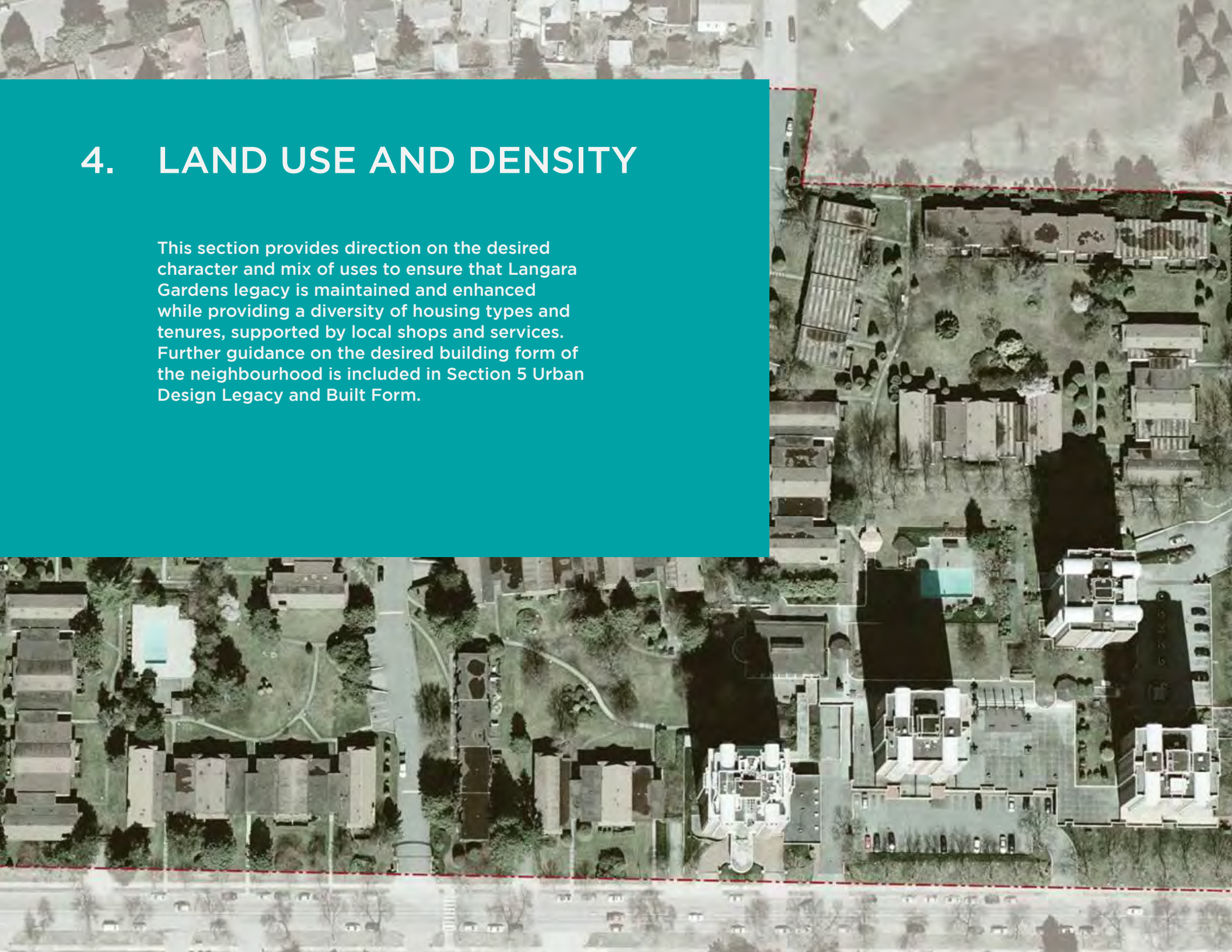
- At rezoning, establish a robust Tenant Relocation Plan (TRP), at the cost of the developer, that meets the requirements of the City's *Tenant Relocation and Protection Policy*. The current requirements include free rent based on length of tenancy, financial assistance for moving costs, assistance finding alternative housing options within the neighbourhood, and right-of-first refusal for returning tenants at discounted rents.
- The TRP should be based on best practices, established in consultation with the Langara Gardens residents, and should at a minimum:
 - enable existing residents to stay in the neighbourhood,
 - establish clear process and decision making timelines,
 - minimize the number of times households are required to move,
 - provide a framework for a smooth transition for those residents who live in buildings that will be redeveloped, and
 - during redevelopment any interim accommodations should be comparable in unit type and suitable to the tenants household's needs, unless otherwise agreed to by the tenant. Where possible, options should be tailored to the tenant (e.g. pet friendly, mobility considerations, smoke-free, etc.).

3.2.2 TENANT RELOCATION PLAN (CONT.)

- To supplement the TRP requirements:
 - offer the right-of-first refusal to allow tenants who are displaced by redevelopment to return to replacement units at their existing rental rate (plus inflation as allowed under the RTA),
 - provide additional moving expenses for returning tenants, if a second move is required,
 - secure additional support for vulnerable tenants (e.g. seniors, persons with disabilities, tenants with low incomes, mental health issues, etc) by hiring a relocation specialist or partnering with health organizations or other approaches as agreed by the City.
- The City's *Tenant Relocation & Protection Policy* typically applies to households occupying the buildings one-year or more prior to rezoning application. Because redevelopment of Langara Gardens will be phased over several years, the TRP will apply to residents who have lived at Langara Gardens for one-year or more, and who are occupying buildings at the time of Development Permit application for the phase or development in which they live. Approaches that accommodate the early relocation of tenants from multiple phases will be considered, if agreed by all parties, as part of TRP developed at rezoning.
- The City also recognizes that the long development timeframe creates impacts for tenants currently living at Langara Gardens. Approaches that accommodate the early relocation of tenants (prior to DP application) will be considered as part of the TRP, limited to assistance finding alternative accommodation off-site, free rent based on tenancy, and one-time moving fees.
- The TRP will be developed in conjunction with a phasing plan that balances delivery of public amenities (parks, childcare and affordable housing) with an objective of providing temporary accommodation for current tenants, on-site, as much as possible, to keep residents in the neighbourhood.

4. LAND USE AND DENSITY

This section provides direction on the desired character and mix of uses to ensure that Langara Gardens legacy is maintained and enhanced while providing a diversity of housing types and tenures, supported by local shops and services. Further guidance on the desired building form of the neighbourhood is included in Section 5 Urban Design Legacy and Built Form.



4. LAND USE AND DENSITY

4.1 BACKGROUND

Nearly 50 years after Langara Gardens was designed and built, it continues to be the largest purpose built rental housing development in the City's history. The original vision of the architect was to provide high density living with supporting amenities in a suburban setting. Today, the site is primarily residential supported by three outdoor pools, an indoor pool, fitness centre, social lounge, and approximately 22,000 square feet of retail shops located at the corner of 57th Avenue and Cambie Street.

The *Oakridge Langara Policy Statement (OLPS)* supported infill and replacement of existing units to increase the overall site density of 0.9-1.0 FSR (gross) to be established through a comprehensive planning process. The OLPS also supported a modest increase in local serving retail and increased amenities such as parks to serve the new population. Through the current planning process, site densities beyond 1.0 FSR (gross) were explored to deliver on Council objectives related to sustainability, affordability and livability while respecting the existing and planned local context.

MIX OF USES

Langara Gardens will continue to be a predominately residential neighbourhood containing a range of housing types, building forms, and unit sizes with a portion targeted to families with children, and including rental, affordable and market housing. As required by the City's *Rental Housing Stock ODP*, all of the existing 605 rental units will be maintained or replaced. Consistent with the *Rezoning Policy for Sustainable Large Developments*, 20% of the net new residential units (equivalent to 20% of the new residential floor area) will be affordable housing.

Improvements to the existing retail and parking area are envisioned to modernize the shops, improve visibility and pedestrian access, and animate the area. The redesigned retail area, may result in a modest increase (of approximately 5,000 sq. ft.) in retail and commercial floor area. A diversity of local-serving retail and commercial tenants, complementing development across 57th Avenue is encouraged.

A new 69-space childcare centre will be provided to address the childcare need generated by the Langara Gardens redevelopment, and the shortfall in the surrounding area. A 69-space childcare facility consisting of approximately 790 square metres (8,500 sq. ft.) indoor space, and 745 square metres (8,000 sq.ft.) outdoor space is identified on the plan.

4.2 POLICIES

4.2.1 DENSITY

A gross floor area of 236,000 square metres (2,540,000 sq. ft.) is proposed. The floor space ratio or FSR (a measure of density) is approximately 2.80 over the entire site, including the existing towers.

**The gross floor area includes all above grade interior floor spaces for all uses including the residential, replacement rental, affordable housing, commercial, amenity spaces and all typical floor area exclusions such as storage areas, enclosed balconies, etc. The City's childcare centre may be considered for a floor area exclusion subject to analysis at the rezoning phase. The density is calculated over the full site area of 20.8 acres including the park expansion and circulation network.*

4.2.2 AFFORDABLE HOUSING

- A minimum of 20% of housing units (approximately 20% of the net new residential floor area) are required to be affordable housing units, prioritizing housing that meets the City's definition of social housing targeted towards low- to moderate-income households.
- A minimum of 50% of the affordable housing units will be for families with children, including two and three bedroom units.

4.2.3 FAMILY HOUSING

- A minimum of 67% of the 270 garden apartment and townhouse replacement units will be designed for families with children, comprised of at least 152 two-bedroom units and 30 three-bedroom units.
- A minimum of 50% of the new affordable housing units will be for families with children, including two and three bedroom units.
- A minimum of 35% of the new market units will have two and three bedrooms, comprised of at least 10% three bedroom units.
- Design of family units will be in accordance with the *High-Density Housing for Families with Children Guidelines*.



Existing garden flats and townhouse units, photo by James Cheng

4.2.4 LOCAL-SERVING RETAIL

- Provide approximately 25,000 sq. ft. of local serving retail, including improvements to the existing retail space, exact floor area to be confirmed at rezoning.
- The majority of the floorspace should be local-serving convenience retail and commercial such as a cafe/restaurant, deli, bakery, neighbourhood grocery store, professional offices and/or community bank.
- Create an inviting pedestrian-focused retail experience that compliments retail proposed on the Pearson Dogwood site, and the potential future Canada Line Station at 57th Avenue.



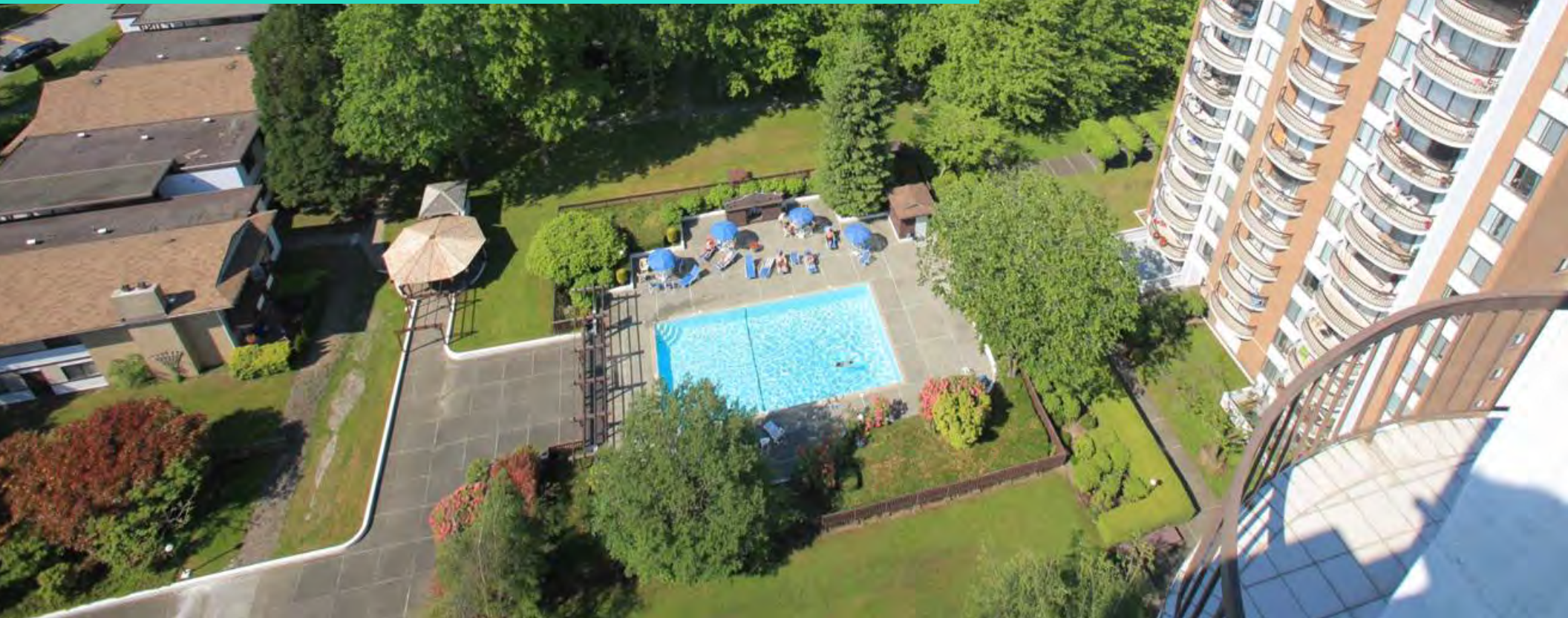
Tavern on the Green, New York

4.2.5 CHILDCARE

- Provide a fully-finished and equipped 69-space childcare centre that serves infants, toddlers and 3-5 year olds, designed in accordance with the *Childcare Design Guidelines* and *Childcare Technical Guidelines*, which includes considerations of sunlight access, contiguous indoor/outdoor space, and adequate space allotments.
- At rezoning, using best practices, confirm the location of the childcare centre, taking into account accessibility to transit and bike connections, provision of vehicle drop-off, proximity to high-volume arterials, solar performance on outdoor spaces, adjacencies, and co-location with affordable housing buildings.
- At rezoning, identify opportunities to deliver units designed for licensed family childcare, within affordable housing buildings that are designed for families.

5. URBAN DESIGN LEGACY & BUILT FORM

This section provides guidance on the desired building form of the neighbourhood. The vision is to achieve high levels of quality in the design of buildings and the spaces in-between, to ensure the long-term success of Langara Gardens.



5. URBAN DESIGN LEGACY & BUILT FORM

5.1 BACKGROUND

Langara Gardens is a large site located within the Langara neighbourhood of the Cambie Corridor. Supported by City policies, this area will experience considerable growth over the next 30 years, including several large scale developments providing a range of community amenities. Located on both a major arterial and the Canada Line, Langara Gardens is anticipated to deliver important amenities, including affordable housing, and also meet Council's objectives with respect to the *Rezoning Policy for Sustainable Large Developments* and the *Green Buildings Policy for Rezonings*.

Through a comprehensive site analysis and planning process for Langara Gardens, a conceptual plan was created which builds on the site's urban design legacy and contains a variety of building types and heights ranging from 3 to 28-storeys. This plan is an effort to balance key objectives around protection and replacement of rental units, provision of community amenities including affordable housing, creating appropriate scale and form of development, and reflecting the existing garden character of the site. A key factor in establishing height and building form is the relationship to the high-density Pearson Dogwood redevelopment to the south, and the changing context of the low-density residential neighbourhood to the north.

Fundamental to the concept plan, is respecting the unique characteristics of the site and its urban design legacy.



Residences on Georgia, James K.M. Cheng Architects and PFS Studio

5.1 BACKGROUND (CONT.)

LEGACY

Respecting the unique characteristics of Langara Gardens - its mature gardens and significant trees, resort-like amenities, ground-oriented units, central courtyards, incidental building geometries, linear buildings, and mix of uses - led to the development of the legacy concept plan. The concept retains the pattern of the two existing streets, organizes linear buildings loosely around central courtyards, incorporates the four existing rental towers, enables low site coverage by allowing taller buildings and improves local retail. Public spaces and pathways are located to enable retention of significant trees or groups of trees.



PERMEABILITY AND LIVABILITY

Langara Gardens is designed to be a highly permeable plan that invites people into and through the site, connects to the surrounding neighbourhood and provides easy access to amenities and public transportation. In addition to new public streets, the site will be designed to provide multiple public pathways for pedestrians and cyclists. Ample courtyards and open spaces, will continue to provide a garden backdrop for ground-oriented units and visual amenity for tower residents to enhance livability.

BUILDING HEIGHT AND FORM

Together Langara Gardens and Pearson Dogwood are intended to become a high-density mixed-use new node along the Canada Line. Langara Gardens will be primarily residential with a range of building types, with heights ranging from 3 to 28 storeys. The neighbourhood to the north of Langara Gardens has been identified for change as part of the Cambie Corridor Phase 3 planning process. In anticipation of future townhouses on 54th Avenue, a transitional edge of 6 storeys is proposed. The tallest buildings are located along Cambie Street and near the centre of the site, to minimize shadowing on the park and impacts on lower density development. Terraced mid-rise buildings step from 4 to 14 storeys to create roof top garden space and building height transitions. Low-rise townhouses line internal mews to create a sense of openness and an intimate scale for pedestrians.

VIEWS AND SOLAR ACCESS

An important aspect of the legacy concept is retaining both garden level views between buildings to create an overall sense of green gardens, and sky views between the buildings to allow for access to sunlight. It is also desirable to locate buildings to benefit from long distance views of the North Shore Mountains and the Fraser River delta.

Access to sunlight is a fundamental principle which will guide the design of Langara Gardens. Optimizing sunlight, particularly on the park and public open space identified in Section 6, should be a key consideration in the placement of building forms at rezoning. Efforts will be made to minimize shadows on public parks.

The key times of year assessed for sunlight on public spaces are at the equinox (March and September 21) at 10 am, noon, 2 pm and 4 pm. This time of year is most important as it is both the growing season and when most people spend more time outside.

ANIMATION AND VARIATION IN DESIGN

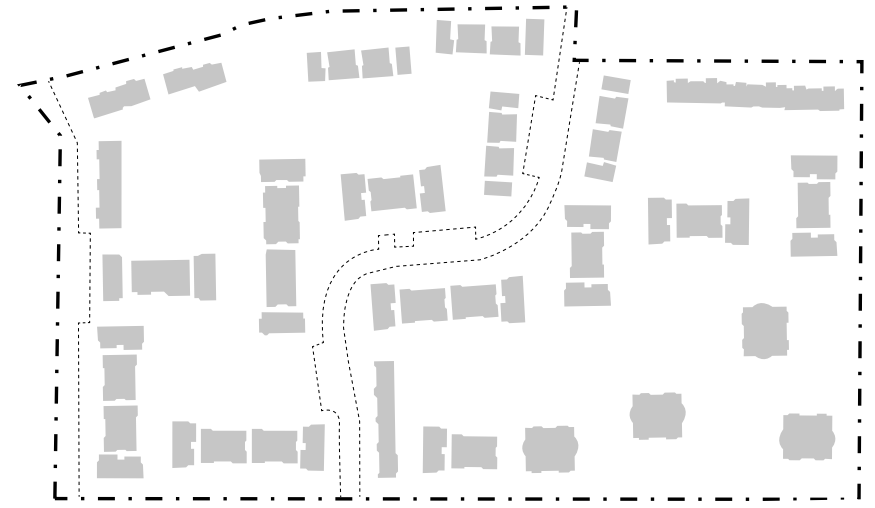
Langara Gardens will be inviting, enticing and attractive. The architecture will be characterized by variation in design and scale to create interest. Off-grid angles will reflect the site's legacy; these angles and building placement will help preserve the mature trees which characterize the site. The site edges will respond differently to the varying adjacencies particularly low-density housing to the north, and a new high-density neighbourhood to the south.

Public spaces will be designed to be high quality spaces that encourage social interaction. This can be done through architecture, landscape design, placement of active uses on public spaces, and programming. Special attention will focus on improving the retail at the corner of Cambie Street and 57th Avenue.

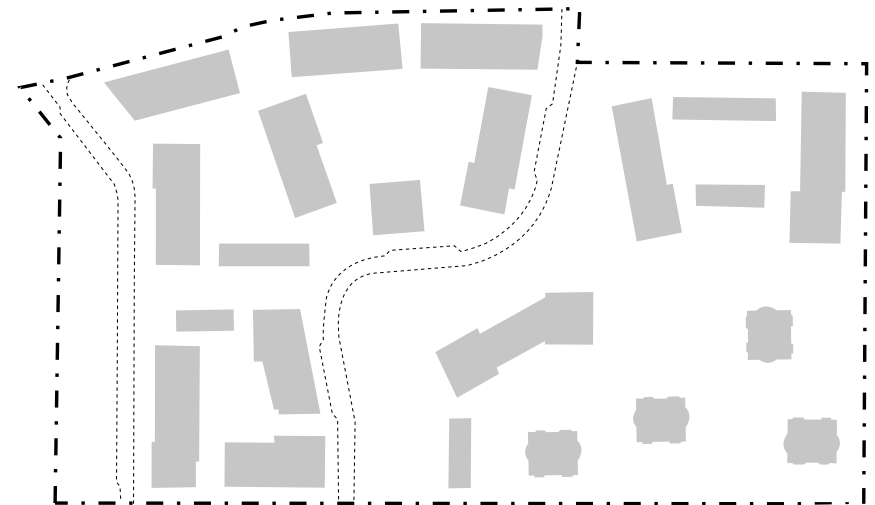
5.2 POLICIES

5.2.1 URBAN DESIGN LEGACY

- Reflect the ordering principles and characteristics of the existing development in the organization and design of new buildings:
 - **Courtyards:** Cluster buildings to loosely shape generous courtyards with open and inviting permeable corners.
 - **Garden setting:** Locate and design buildings to enhance the garden setting, including townhouses and low-rise buildings to complement the scale and engage the gardens and trees. Pools and water should be key amenities in the gardens.
 - **Incidental geometries:** Include minor deflections and off-grid alignments in key places responding to the subtle geometries of Ash Crescent.



existing building footprints



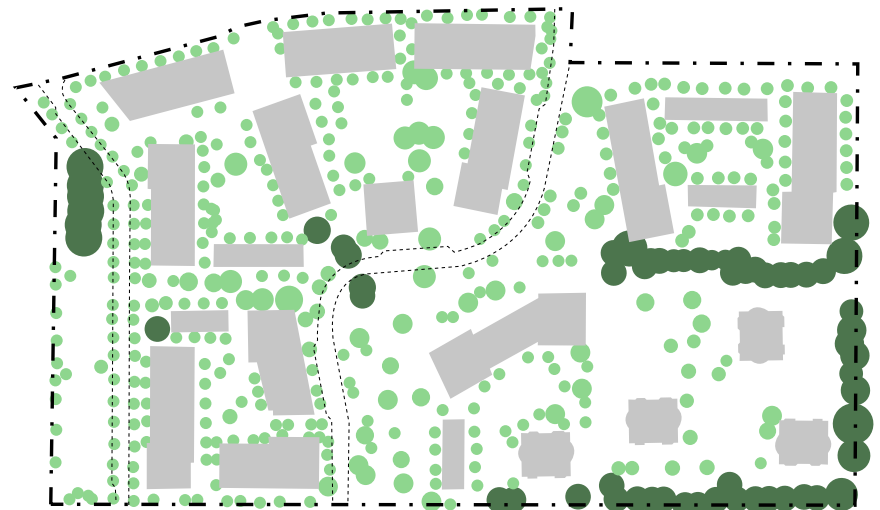
proposed building footprints

5.2.2 CHARACTER & MEMORY

- Retain significant trees and provide varied and generous open spaces to preserve the garden-like character of the site. Organize buildings, public open spaces, roads and public paths around trees and open spaces to optimize growing conditions and opportunities for rainwater infiltration/retention.
- Planting patterns and species selection should consider ecological enhancements with regard to restoring natural processes, water and habitat.
- Priority trees and tree groupings include:
 - 1 Giant sequoia - Ash Crescent / Central open space
 - 2 Pin Oak - East/west pathway
 - 3 Red Oak - Linear Park
 - 4 Deodora - unique tree
 - 5 London Plane - City trees located at Cambie and 57th
 - Other high quality species or groups identified through rezoning process.
- Consider incorporating outdoor swimming pools to preserve the social experience of Langara Gardens.
- Reflect First Nations history of the site in public art, landscape and public realm plans, where appropriate.



existing trees



proposed trees

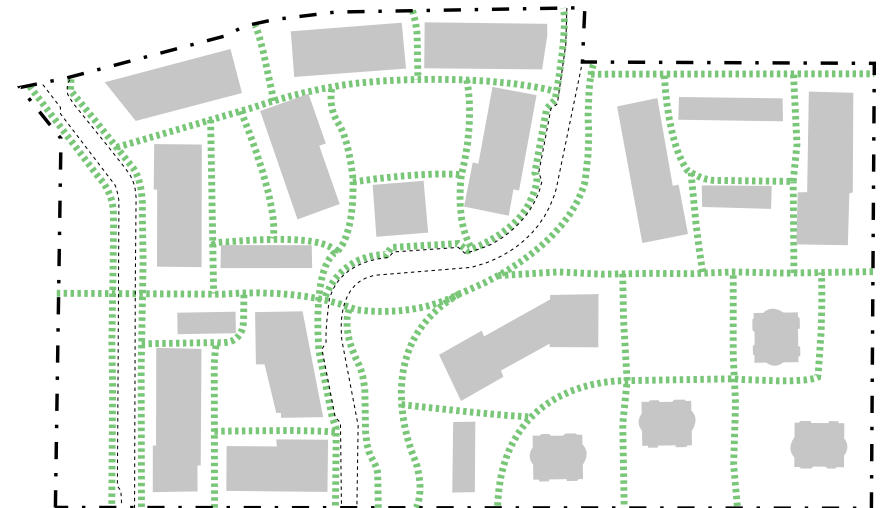
5.2 POLICIES (CONT.)

5.2.3 PERMEABILITY AND LIVABILITY

- Ensure that courtyard configurations and widths provide access to sunlight and daylight, and amenable outlooks for residents.
- Design courtyards to be highly-useable and contribute to a sense of community through inclusion of entrances and patios for ground floor units. Consider designing courtyards to be suitable for families with children by providing areas for play near synergistic activities like garden plots.
- Design the lower floors of buildings with front doors, patios, and balconies to create a more human-scale experience for residents and people walking or cycling in the public realm.
- Ensure that building floorplates support highly livable dwellings in terms of depth, outlook and daylight access.
- Support the intended permeability of the plan with building form and massing that clearly signals public access where appropriate, as determined through the rezoning.



existing pedestrian movement



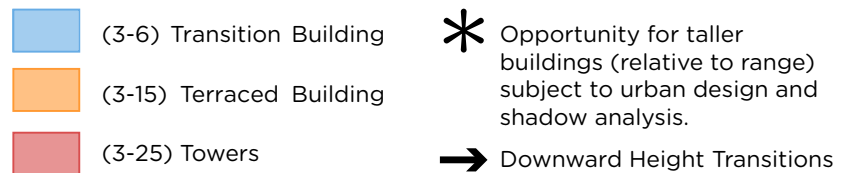
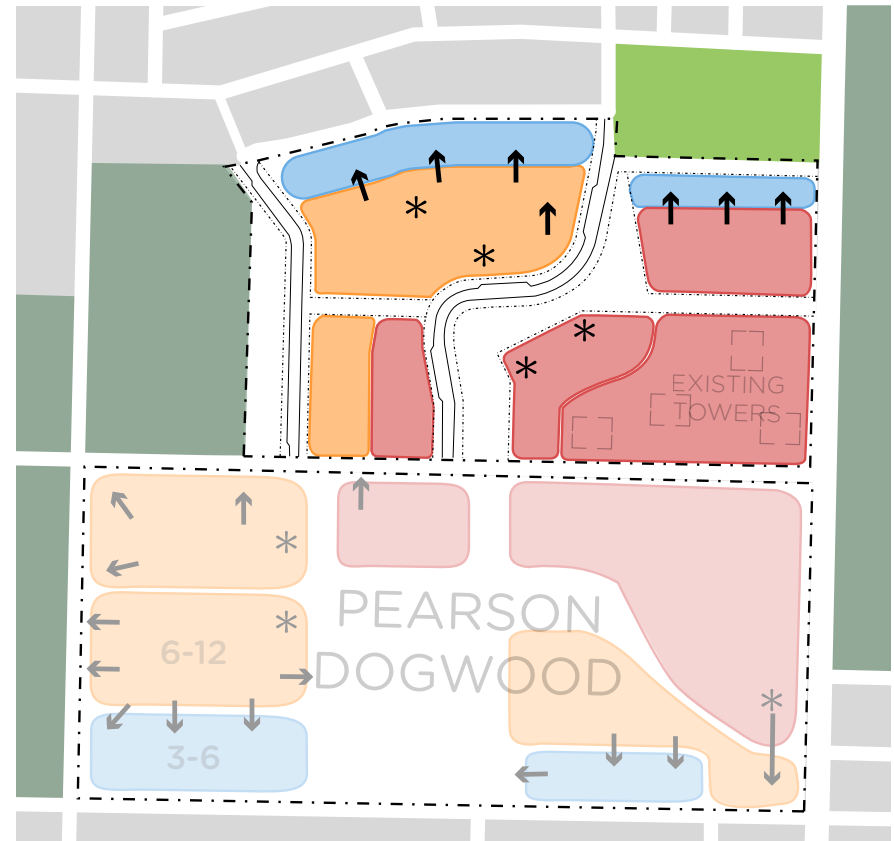
proposed pedestrian movement

5.2.4 OPPORTUNITIES FOR HEIGHT

- Two taller buildings, up to a maximum of 26 and 28 storeys (approximately 265 ft. and 285 ft. respectively), located toward the corner of Cambie Street and 57th Avenue may be permitted. Placement of the taller buildings is subject to urban design performance, including minimizing shadowing of the parks, public spaces and existing development. All taller buildings should demonstrate exceptional design.

5.2.5 TRANSITIONAL EDGES

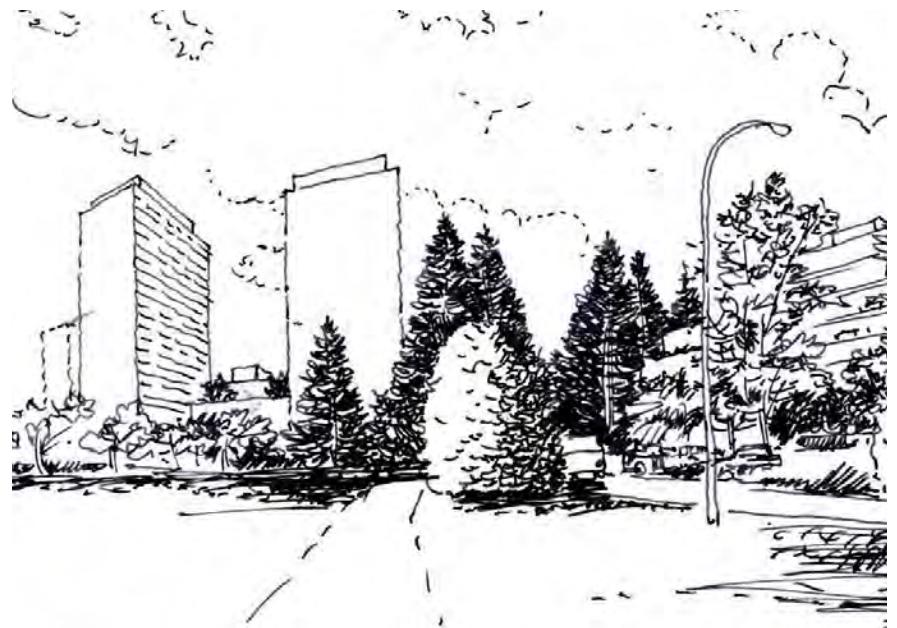
- Provide a respectful transition to the low density residential neighbourhood north of the Langara Gardens site by:
 - Limiting building heights to 3 to 6 storeys along the northern edge of the site; and
 - Stepping back upper levels to prevent shadowing on neighbouring properties.



5.2 POLICIES (CONT.)

5.2.6 VIEWS

- Ensure that buildings are carefully located and designed to allow for an overall sense of green garden level views and sky views between buildings.
- Establish a physical connection and sequence of views between Cambie Park and the new park on the Pearson Dogwood site.
- Prepare a detailed view analysis as part of the rezoning process.



View looking south on Ash Crescent toward Giant Sequoia trees



View looking north on Ash Crescent

5.2.7 BUILDING VARIETY AND DESIGN

- Buildings are to be varied in scale and length, with a mix of types including townhouses, terraced buildings and residential towers.
- Long frontages (e.g. 200 ft.) should be avoided or expressed as a series of distinct buildings or building forms with significant articulation. Where a longer building form is proposed, it should demonstrate exceptional architecture.
- To create an expressive and varied skyline, provide a notable tower height differential between adjacent towers.
- Provide 2 to 4 storey ground-oriented buildings along the east-west connection and in other locations to enhance the scale of intimate spaces and create variety of housing types.
- Upper levels of buildings should be terraced and stepped back to create interest, improve access to light and views, create outdoor opportunities and reduce apparent bulk.
- Mid-rise and terraced buildings provide an opportunity for landscaped roofs, views, amenity spaces and rooftop play areas for children.
- Mid-rise and terraced buildings, where combined with a tower element (+ 14 floors), should generally be 4 to 6 floors and not exceed 8 floors.
- The floorplate of buildings with tower elements (above the 8th floor) should not exceed 604 square metres (6,500 sq. ft.) gross.

5.2.8 RETAIL EXPERIENCE

- Make improvements to the existing retail frontages to increase visibility and enhance the retail experience. Potential improvements may include extending the retail face toward the streets and dropping the level grade of the multi-use parking area to be level with the retail floor to enhance visibility and accessibility.
- Renovate the retail spaces to modernize the visual character and appeal of shops, and to improve relationship to the adjacent public spaces. As part of the renovation ensure structural performance of the existing portico.
- Provide patios and other social spaces, to encourage gathering and to animate the corner of 57th Avenue and Cambie Street.
- Consider inclusion of a smaller, stand-alone structure in the multi-purpose parking lot area to add interest and character.
- Establish a new connection from the retail level to the upper podium open space level to allow for enhanced pedestrian movement and greater connectivity.
- Submit a conceptual lighting strategy to enhance the retail area, at the time of rezoning.

5.2 POLICIES (CONT.)

5.2.9 SOLAR ACCESS

- Maximizing solar access on public spaces and neighbouring residences should guide the form, height and placement of buildings, with emphasis on:
 - Public parks
 - Public open spaces
 - Retail frontages with seating in the public realm
 - Urban agriculture
 - Outdoor pools
 - Neighbouring development
- Locate taller buildings to limit the extent of shadow on Cambie Park to no more than approximately 12% of the total park area measured on March 21st and September 21st, from 10:00am to 4:00pm.
- Emphasize general north-south building orientation for taller buildings to optimize solar access to public spaces, courtyards and residential units.

5.2.10 PARK FRONTAGES

- Design buildings to frame and activate the edges of parks and public open space with front doors and active public spaces.
- Set-back townhouses and low-rise buildings to ensure they do not shadow Cambie Park.
- Ensure an active public edge to all park spaces with a road or secured public pathway on private property.

5.2.11 HOUSING MIX AND AFFORDABILITY

- Integrate affordable housing and rental housing buildings throughout the site, with units in a variety of building types and sizes.
- Explore opportunities to increase affordability through the construction of wood-frame buildings of 6 storeys and less.
- Market housing should include opportunities for lock-off units, as well as units with modest finishes, to improve the variety of unit types, price points and tenure, and provide additional ways to achieve affordability in market housing.
- Explore opportunities to include passive house or other highly efficient building envelope systems, particularly for affordable housing or rental buildings.
- Provide ground-oriented housing by including front doors and private patio spaces to enhance the garden character at the ground level of low- and mid-rise buildings.
- At rezoning, identify opportunities to deliver units designed for family childcare, within affordable housing buildings that are designed for families.



Illustrative development concept, James K.M. Cheng Architects

6. PARKS, OPEN SPACES AND PUBLIC PLACES

This section provides guidance on creation of high-quality parks, open spaces and public places that build on, and respect the legacy of the site.



6. PARKS, OPEN SPACES AND PUBLIC PLACES

6.1 BACKGROUND

The original vision for Langara Gardens was to create a rich garden setting for residents in an urban environment, served by resort-like amenities including pathways, open spaces, lush landscaping and outdoor pools. As part of the original development, 2.3 acre Cambie Park and 5.0 acre Churchill track were subdivided and dedicated to the City and School Board.

The surrounding area benefits from a variety of parks and green spaces including Cambie Park, a future park on the Pearson Dogwood site, Langara Golf Course and walking trail, and several school sports fields. Redevelopment of Langara Gardens will create considerable demand for both park space and public open areas that can accommodate a variety of active and passive uses.

Preserving the garden character, while creating an open and inviting network of public parks, open spaces and public places has been a primary consideration in the planning process.



6.1 BACKGROUND (CONT.)

NEW PARKS AND OPEN SPACES

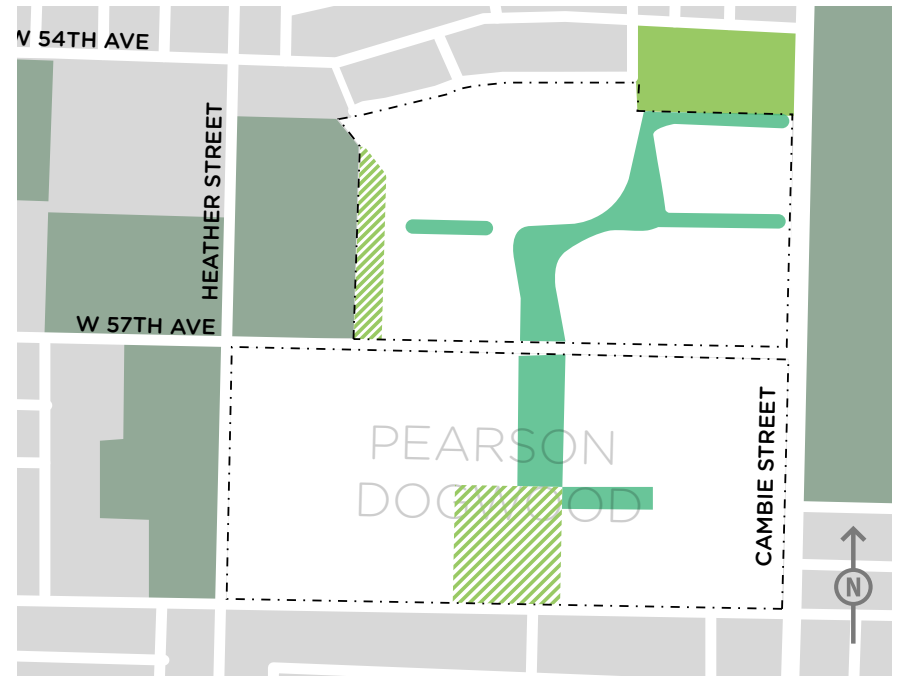
Langara Gardens will feature a connected network of new parks and public open spaces.

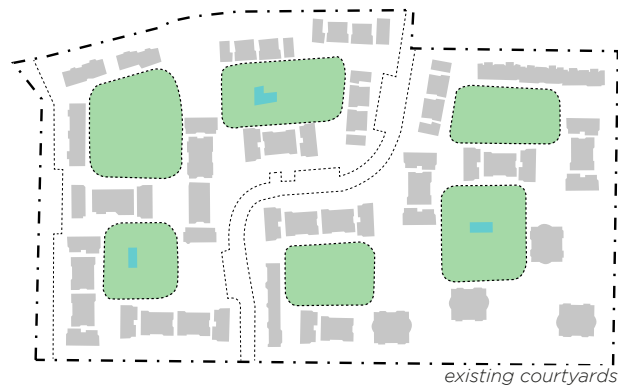
A significant north-south central public open space connects Cambie Park to the new park proposed on the Pearson Dogwood site, allowing pedestrians and cyclists to move easily between the sites. Cambie Park is proposed to be upgraded as part of the Langara Gardens redevelopment.

A new dedicated linear public park fronted by Neal Street will be provided adjacent to Churchill track. The development plan illustrates a 1.0 acre linear park that can be programmed for a variety of locally-serving active and recreational uses. The park will be designed to provide a grade transition from the running track to Neal Street and to the adjacent residential buildings. The park design will seek to maximize useable park.

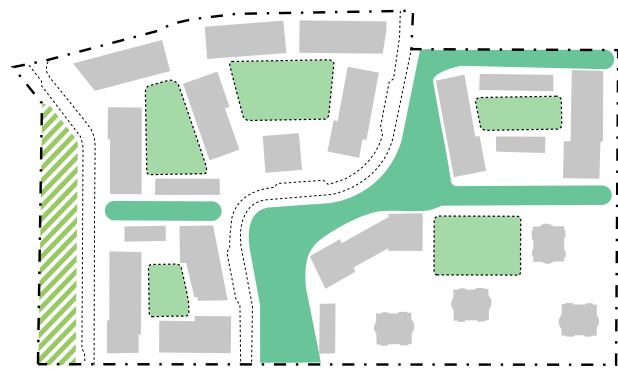
A well proportioned pedestrian and cyclist pathway will connect east-west through the site, inviting the public to move across the site and between parks. This network of parks and public open spaces will enhance and reinforce ecological connections in the neighbourhood and to nearby Langara Golf Course.

Together, the parks, open spaces and public places will create unique destinations for residents and visitors to gather within Langara Gardens.





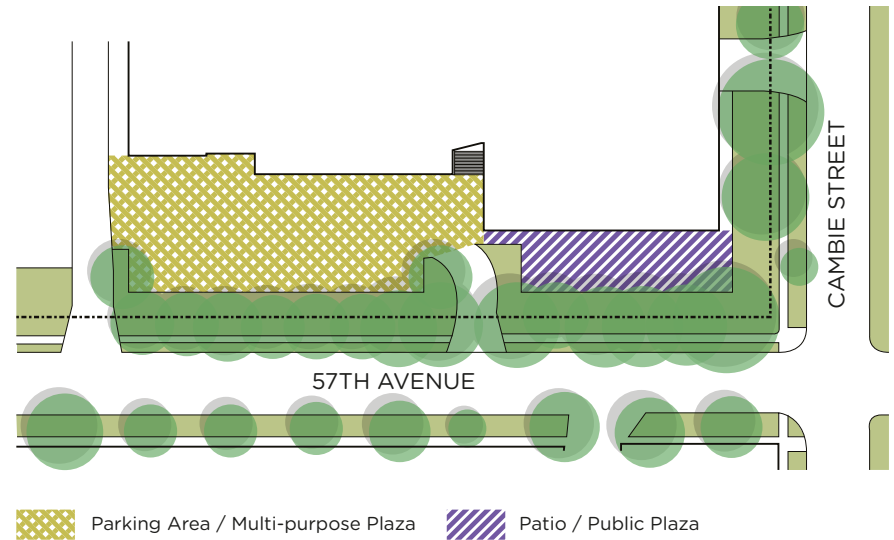
existing courtyards



proposed courtyards

COURTYARDS

A key element of the plan is to cluster buildings around courtyards. The courtyards will be semi-private open spaces that contribute a green outlook to the public realm. They will also contribute to the permeability of the plan and the garden-like setting, referencing back to the courtyards in the original design.



MULTI-PURPOSE PLAZA

The existing retail and associated surface parking area will be upgraded and redesigned to create a high-quality and inviting public place to welcome people into the site and to support local-serving shops and services.

The parking area will be improved while also allowing multi-purpose uses to extend across the retail frontages at the southeast corner of the site. The space will be framed by the existing London Plane trees, and enhanced by generous sidewalks, cafe seating, places for people to gather, weather protection, public bike share stations and other quality public realm treatments (street furniture, pedestrian lighting, etc.). It will become a signature public space supporting the redevelopment.

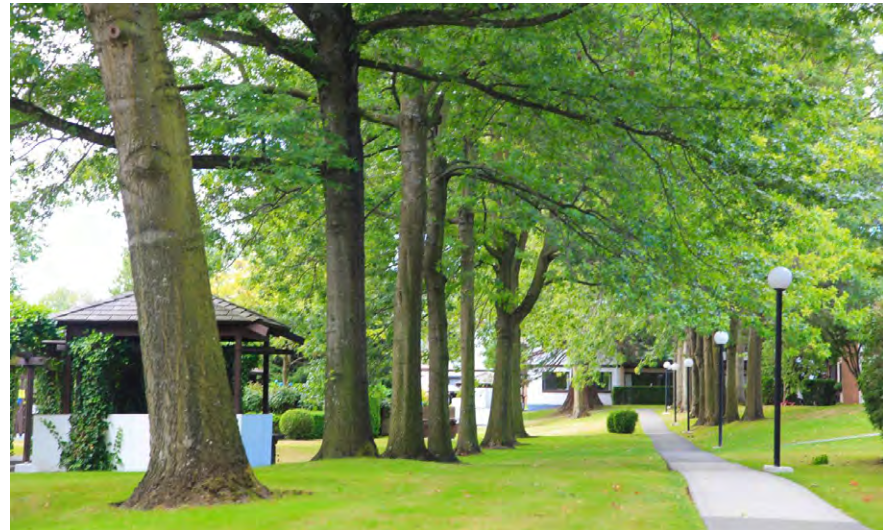
6.2 POLICIES (CONT.)

6.2.1 LEGIBILITY AND ANIMATION OF PUBLIC OPEN SPACES

- Create parks and public open spaces that are truly public, active, safe and welcoming through careful consideration of these spaces, the activities they foster, and relationships to the surrounding buildings, site circulation network and grades.
- Enliven streets, pedestrian mews, park and open space with frequent front doors and overlook from dwellings and community amenities.
- Create a comfortable relationship between public and private outdoor space through changes in elevation, building setbacks and stormwater features to define spaces and transitions.
- Line the retail plaza with pedestrian-scaled shops, café windows and entries, outdoor seating and displays. Consider additional social, retail or cultural uses to animate the plaza.



Athletes Village, London, UK, Patel Taylor Architects



Langara Gardens, significant grouping of Pin Oak trees, 2015

6.2.2 CITY PARKS

- The program and design of the parks will be determined through Park Board led public consultation at the time of development.
- The design of the parks and open spaces should reinforce the City's larger ecological network and create opportunities to enhance biodiversity.
- Ensure buildings adjacent to parks are set-back to avoid shadowing.

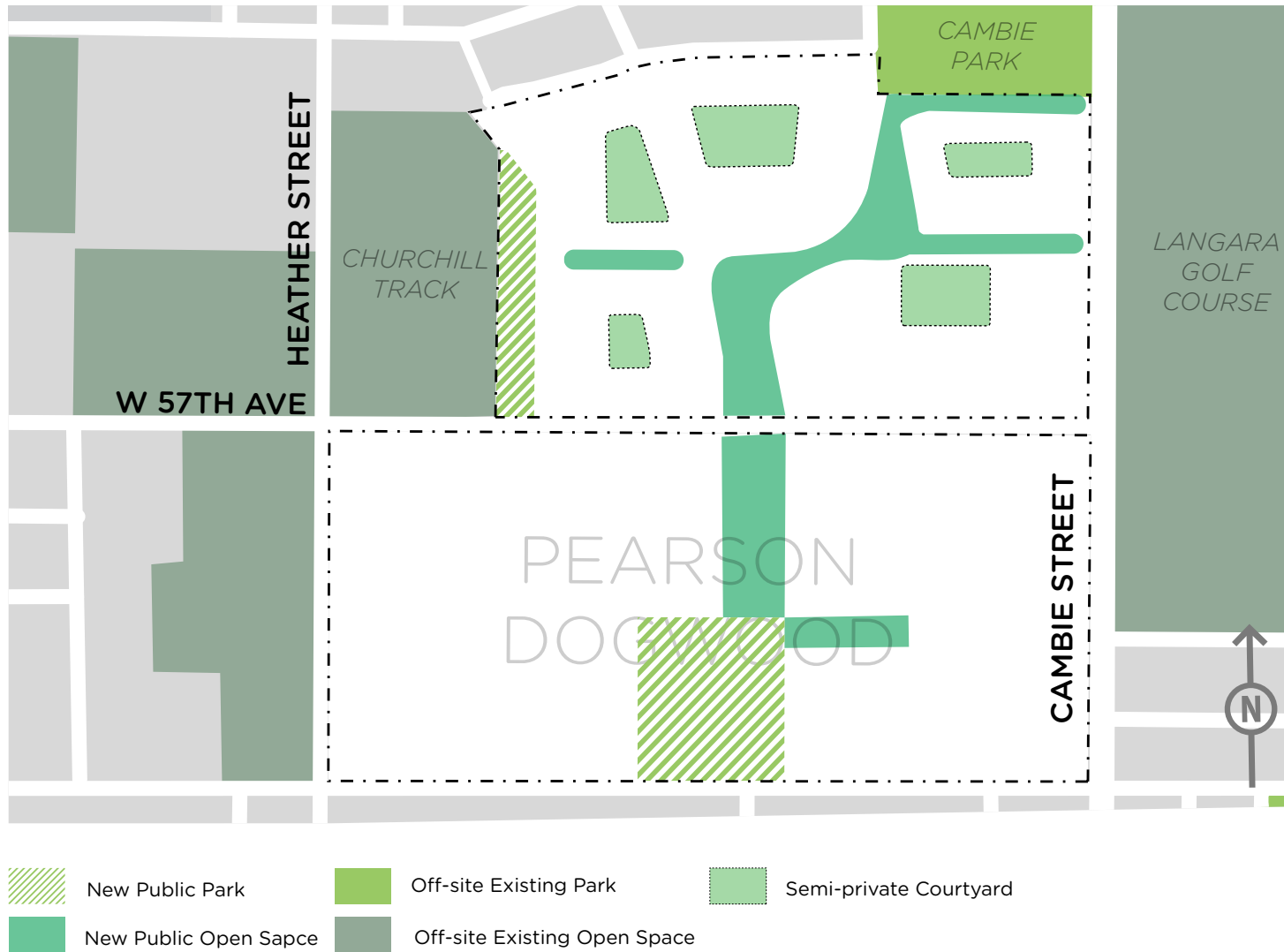
New Linear Park

- Adjacent to Churchill track, provide a minimum of 1.0 acres of park dedicated to the City, exclusive of sidewalks and other transportation infrastructure required for Neal Street.
- Configure the park with sufficient width (minimum 25 m) to provide a grade transition from the track elevation to Neal Street and to accommodate desired program elements. Include active programming such as outdoor fitness equipment, play elements and a multi-use sports court, and facilities such as a washroom.
- Provide a pedestrian connection between the new linear park and Churchill track.
- Incorporate significant existing trees, including the grouping of Red Oak trees, into the design of the park, where appropriate.
- The park should be highly visible, bordered by public streets, mews and/or public walkways.

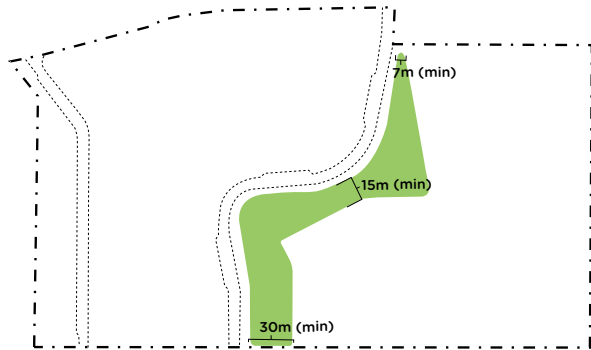
Cambie Park

- Provide improvements to Cambie Park, such as a playground, walking loop, lighting and seating. To be determined through the Park Board led process.
- Adjust the boundaries of Cambie Park along the western edge by approximately 7.3 m to accommodate a 20 m Ash Crescent street right-of-way by shifting the southern boundary to ensure no net loss of park space.
- Provide a multi-use pathway (minimum 2.4 m wide) on private property, secured through statutory rights-of-way, along the southern boundary of Cambie Park adjacent to residential development. The pathway should be designed with high quality lighting and materials, and provide seating opportunities.

6.2 POLICIES (CONT.)

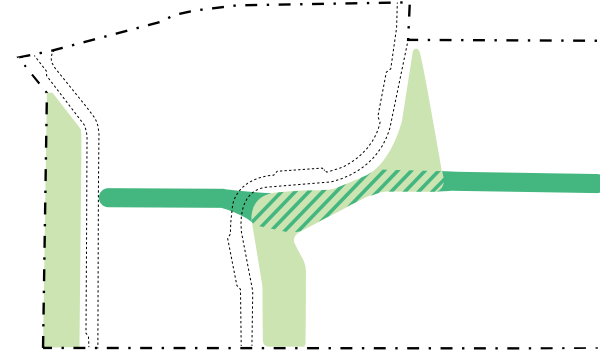


6.2.3 OPEN SPACES



Central Open Space

- Provide a substantial public open space connection following the curvature of Ash Crescent, secured by statutory rights-of-way to the City, linking Cambie Park to the new Pearson Dogwood park.
- Within the open space provide a multi-use pathway (minimum 4 m wide) to accommodate both pedestrians and cyclists.
- The central open space should be at least 1.5 acres. The dimensions may be variable, achieving at least 30 m at 57th Avenue, 7 m at the north end and 15 m elsewhere (measured from the Ash Crescent property line). See diagram above.
- Design of the central open space should seek to enhance vistas through the site, provide areas for seating and other passive and active recreation uses. The open space should functionally contribute to a site-wide rainwater management plan.



East-West Pathway

- Provide an east-west pathway and public open space connection, secured by statutory rights-of-way to the City, between Cambie Street and Neal Street through the central section of the site linking new public parks and open spaces, and weaving through clusters and alignments of significant trees.
- The open space connection should be direct and highly public, with buildings oriented onto the open space, rich landscaping and a comfortable walking surface.
- The connection should be at least 15 m wide, with a minimum 4 m pathway. The exact route and detailed design to be determined through rezoning.
- Generally the pathway should align with existing trees that have been identified as priority trees including the row of Pin Oak trees near Cambie, the Giant Sequoias in the centre of the site, and the Deodora Cedar tree near Neal Street.

6.2 POLICIES (CONT.)

Green Edges

- In keeping with the legacy of the site, significant building setbacks of at least 6 m should be provided along Cambie Street and 57th Avenue residential street frontages. Where possible, setbacks and street boulevards should contribute to a site-wide rainwater management plan.
- While these green spaces function as a visual and environmental amenity, new buildings should work to animate these spaces. Refer to illustrated street cross sections in Section 7.

6.2.4 SUSTAINABLE PUBLIC PLACES

- Create public spaces that advance and support *Greenest City* objectives through rainwater management, sustainable food systems and urban agriculture, green mobility, access to nature and habitat considerations.
- To achieve urban food objectives as outlined in the *Rezoning Policy for Sustainable Large Developments*, consider accommodating, on private land, community gardens adjacent or within the central open space.



Langara Gardens, existing edge condition along 57th Avenue



Langara Gardens, existing edge condition along Cambie Street

6.2.5 RETAIL PLAZA

- Upgrade the existing surface parking lot to create a high-quality multi-purpose space that can be used for special events and public gatherings such as farmers markets, in addition to vehicle parking.
- The design of the retail plaza should incorporate the existing London Plane trees.
- Use high-quality materials and incorporate seating, lighting, weather protection and landscaping in the redesign of the space.
- Explore opportunities for rainwater management and green infrastructure, within the parking lot / plaza area.
- Ensure a cohesive relationship with patios and other social spaces, provided at the corner of 57th Avenue and Cambie Street.
- Consider measures to reduce the amount of vehicles moving through the plaza and measures to reduce vehicle conflict on 57th Avenue.



Langara Gardens, existing retail condition



Trout Lake Market, photo by Christopher Porter CC BY 2.0

7. CIRCULATION AND TRANSPORTATION

This section provides direction on expectations for mobility infrastructure required to support the needs of the site in a sustainable way, and is based on applicable City of Vancouver policies.



7. CIRCULATION AND TRANSPORTATION

7.1 BACKGROUND

Green mobility is central to the City of Vancouver's transportation priorities, with an emphasis on people walking, cycling and taking transit. The future of Langara Gardens will reflect these priorities while also minimizing traffic impacts on the surrounding community. The transportation strategy recognizes that accessibility, servicing, delivery and emergency access are necessary.

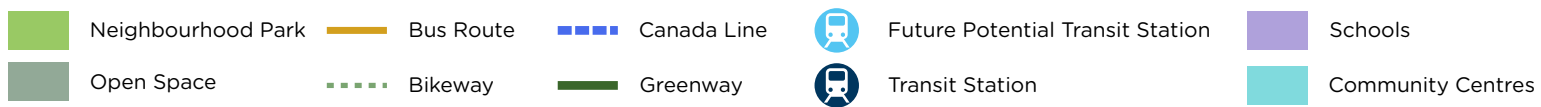
CONTEXT

Langara Gardens is located adjacent to two arterial streets, Cambie Street, a regional arterial street on TransLink's major road network, and West 57th Avenue, a city collector road. The site is bordered by an existing laneway to the north. Two streets, Neal Street and Ash Crescent, provide access within the site.

Three significant bike routes are located near Langara Gardens: Heather Street Bikeway, one of Vancouver's most popular routes, connects north-south from False Creek to the Fraser River; Cambie Street Bikeway connects north-south from 29th Avenue to the Canada Line Pedestrian-Cycle Bridge; the North Arm Greenway runs east-west primarily along 59th Avenue from Angus Drive to Argyle Drive, east of Argyle Drive the route follows a number of

local streets to connect to Vivian Drive. A public realm plan is being developed for Cambie Street as part of the Cambie Corridor Phase 3 planning, which will provide direction on design of adjacent bicycle facilities.

Langara Gardens is served by the No. 15 bus on Cambie Street, and is located within a ten-minute walk from rapid transit at the Langara-49th Avenue Canada Line station. Cambie Street is an important corridor that is part of TransLink's Frequent Transit Network (FTN), which provides convenient, reliable and easy-to-use services with connections to east-west transit routes/services and destinations along the Canada Line.



7.1 BACKGROUND (CONT.)

CONNECTION AND PERMEABILITY

Langara Gardens will be connected and integrated with the surrounding community through a network of diverse and interesting public spaces including streets, lanes, pathways and open spaces.

The site is organized around the existing alignment of Ash Crescent connecting north-south between 54th and 57th Avenues. Ash Crescent will be redesigned to continue to 54th Avenue, and a separate multi-use path will safely accommodate people walking and cycling, while retaining the existing informal character and alignment. Neal Street will be shifted east to allow for a new linear park adjacent to Churchill Track. Neal Street will provide access for all modes to the new park and residential units, accommodate people walking and cycling, and retain significant trees where possible. The existing lane along the northern property line will be retained and expanded as necessary.

A significant east-west pathway for people walking and cycling between Cambie Street and Neal Street through the central section of the site will be provided to link new public parks and open spaces, weaving through clusters and alignments of significant trees. Smaller pedestrian pathways will be secured through development parcels to ensure that the fine-grain permeability of the site is retained. These pathways will be designed to be wheelchair accessible, where possible.

CANADA LINE

Langara Gardens is located 800m from 49th Avenue Station and 1km from Marine Drive Station. When the Canada Line guideway was constructed it included flattened sections of track at 33rd Avenue and at 57th Avenue, should stations be needed in the future. The Mayors' Council 10-year plan identifies investment priorities but does not currently include provisions for future Canada Line stations.

To advance the construction of the station the City will seek contributions from nearby redevelopment projects including Langara Gardens, while also pursuing discussions with TransLink and other key stakeholders. At rezoning, a contribution will be secured from the developer as a partial contribution to the future potential station. Should the station not be attainable in the long-term, the contribution towards a future station would be re-allocated to address the amenity priorities identified for Langara Gardens and the Cambie Corridor consistent with the respective public amenity strategies.

TRANSPORTATION STRATEGY

Langara Gardens will be comprehensively designed to support sustainable transportation modes by prioritizing walking, cycling and public transit. The site will be accessible to vehicles to support site servicing and access to underground parking. Traffic impacts on surrounding local streets will be mitigated through design. As part of the rezoning process, a Green Mobility Plan will identify ways to further encourage walking, cycling and transit use, while reducing vehicle use.

7.2 POLICIES

7.2.1 STREETS FOR PEOPLE

- Design new streets to prioritize people walking and cycling over motorized vehicles. The site will be comfortably and safely accessed by people of all ages and abilities walking and cycling.
- Provide high-quality design of the pedestrian realm and streets (e.g. materials, lighting, street furniture, street trees, landscaping, signage, etc.). Use of non-standard treatments within public rights-of-way will require appropriate maintenance agreements as determined.
- Traffic will be calmed, where appropriate, with any vehicles on the site having a purpose for being there (e.g., access to homes, shops, services and deliveries), and not simply short-cutting across the site.

7.2.2 LEGACY STREETS

- Provide two new streets, which connect north-south between 54th Avenue and 57th Avenue. Maintain the general alignment of the existing streets to reflect the legacy of the site.
- Employ street design measures to limit traffic speed and discourage short-cutting across the site, while accommodating on-street parking, lighting, street trees, sustainability measures, street furniture and protected bicycle facilities, where appropriate.
- To enhance safety, ensure that vehicular intersections and/or driveway locations are designed to be either aligned, or separated by more than 20 m.



Connections and permeability

- ⋯ Lane
 - Street
 - ⋯ Pedestrians
- ⋯ Multi-use Path
 - Protected Bikes
- * Resolution of Neal Street alignment to be determined through Rezoning

7.2 POLICIES (CONT.)



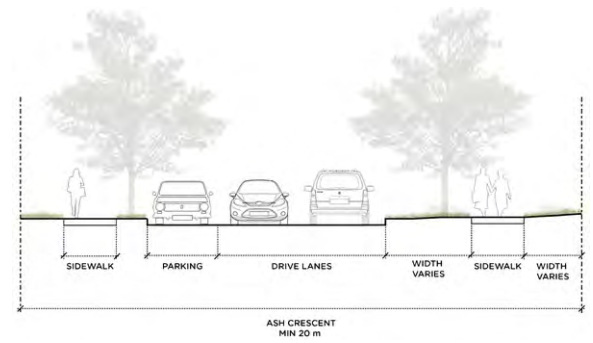
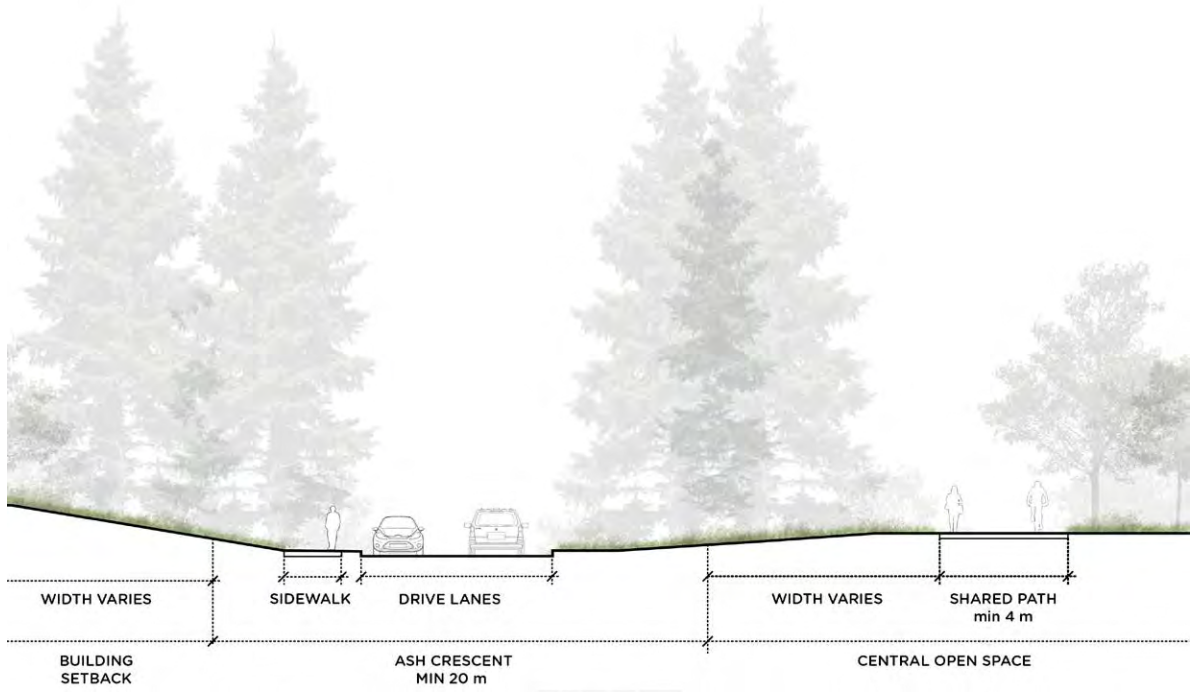
Street section context map

Ash Crescent

- Provide a new dedicated street, with a minimum width right-of-way of 20 m, to provide primary access into and through the site.
- Design the street to reflect its existing informal character.
- Ensure that people walking and cycling are accommodated within the street and/or in the adjacent public open space.
- Provide any on-street parking as parallel parking and allow for visitor parking. Angled and perpendicular parking are not supportable.

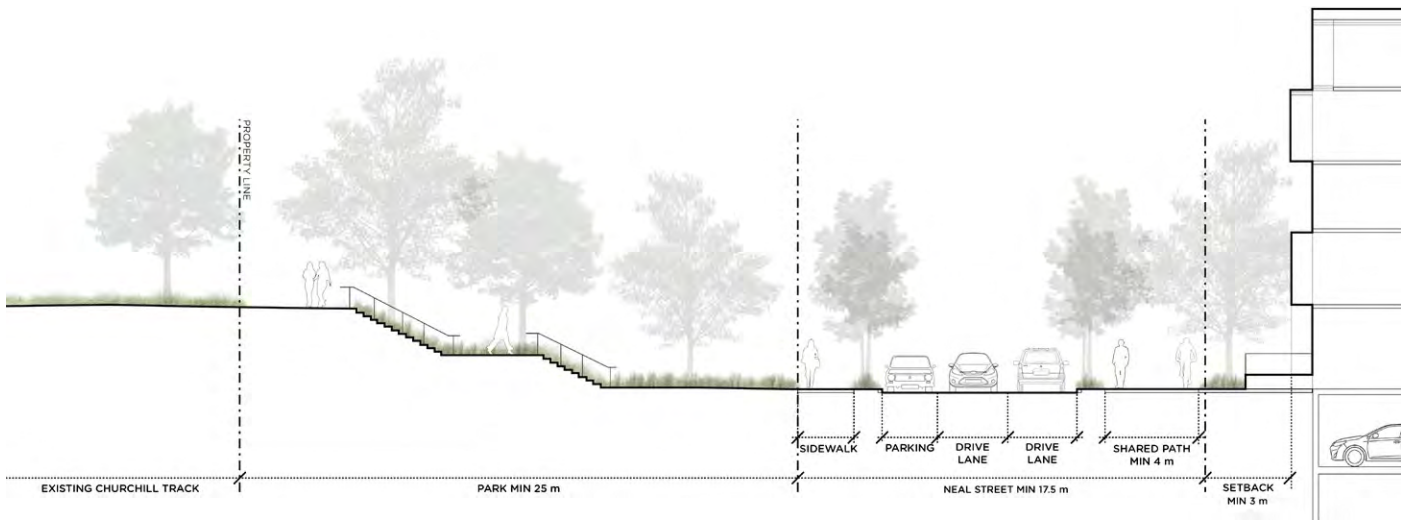
Neal Street

- Provide a new relocated Neal Street dedicated to the City of a minimum width of 17.5 m.
- Create a highly public edge to the new linear park adjacent to Churchill track.
- Align the relocated street to protect the existing Red Oak trees at the northern end.
- Incorporate a multi-use walking and cycling path (minimum 4 m wide), on the east side of the street within the right-of-way.
- Design of intersection with 57th Avenue with new street to the south (on the Pearson Dogwood site) to ensure safe and clear pedestrian, cycling and vehicle circulation. Approach to be determined through Rezoning.



Section 3a - Ash Crescent at Giant Sequoias

Section 3b - Ash Crescent - conceptual version of street right-of-way



Section 4 - Linear Park and Neal Street

7.2 POLICIES (CONT.)

7.2.3 IMPROVEMENTS TO EXISTING STREETS AND LANES

- Improve local intersections at 54th Avenue and Cambie Street and in other locations where necessary, as determined through the detailed traffic analysis to be completed as part of the rezoning application.
- Minimize driveways across cycling facilities and sidewalks on both Cambie Street and 57th Avenue.
- Access to underground parking is preferred from internal lanes or streets.

Provide improvements to existing streets and lanes as noted:

Cambie Street

- Improve Cambie Street adjacent to Langara Gardens to provide an enhanced pedestrian realm and protected cycling facilities between 54th Avenue and 57th Avenue as described in the *Cambie Corridor Plan*.

57th Avenue

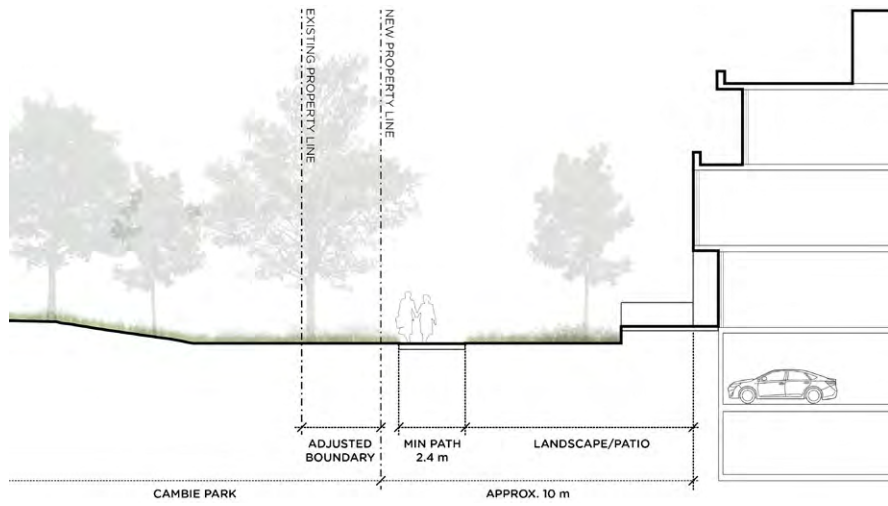
- Improve 57th Avenue between Cambie Street and Heather Street to upgrade sidewalks and provide a protected bike facility, while maintaining, where possible, existing high-quality street trees.
- Provide a signalized pedestrian crossing at Ash Crescent and 57th Avenue.

Heather Street Bikeway

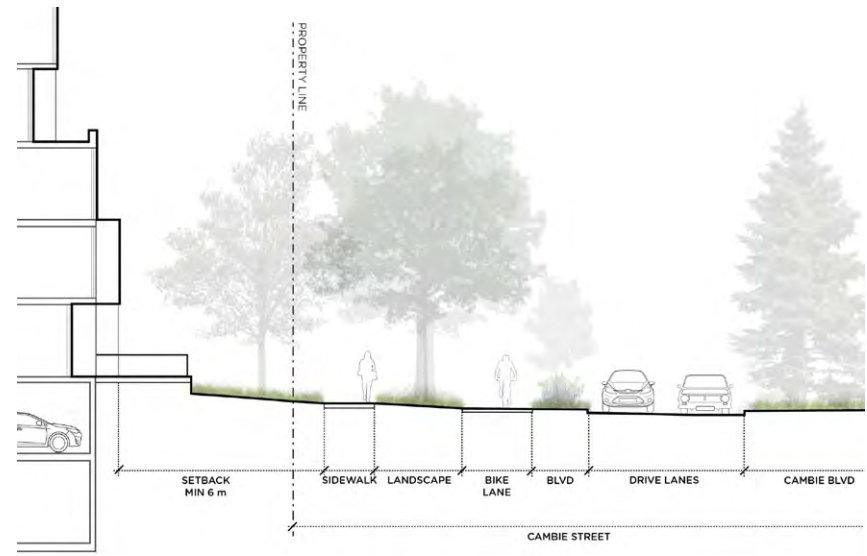
- Improve Heather Street bikeway between 54th Avenue and 57th Avenue to improve pedestrian, cyclist and vehicle movement.

Laneways

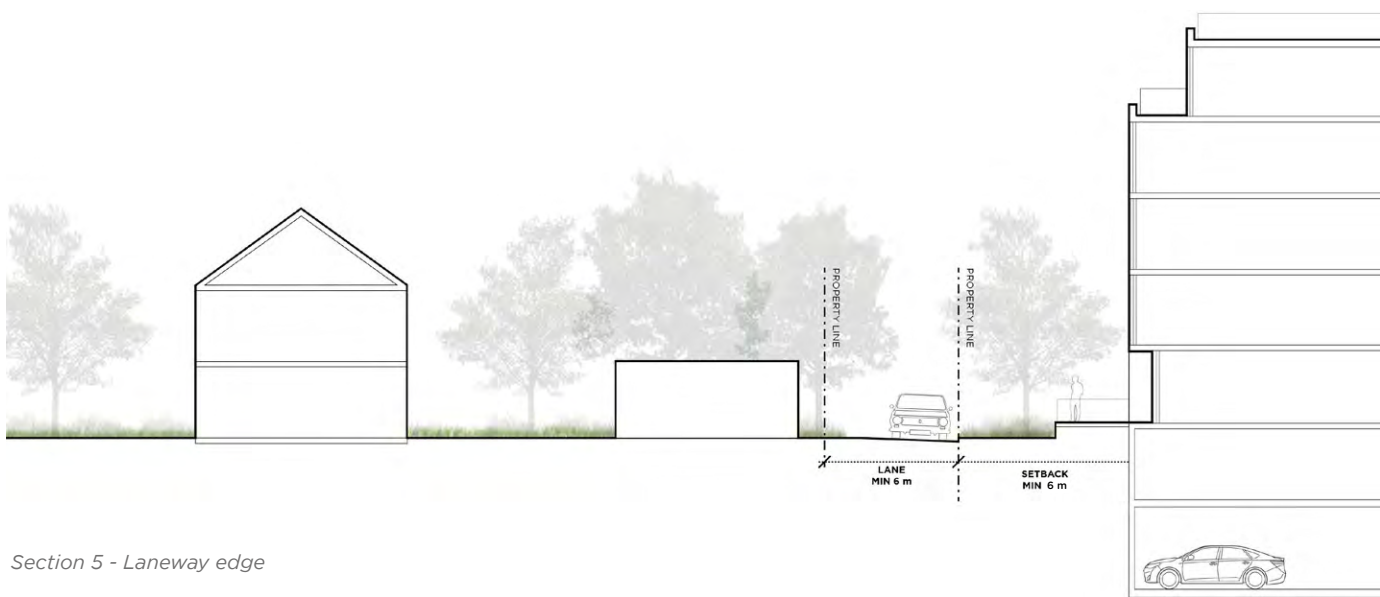
- Standard laneways are a minimum of 6 m and will be dedicated to the City.
- Consider enhanced public realm treatment of laneways to improve site permeability and to promote walking and cycling through the site.



Section 1 - Cambie Street edge



Section 2 - Cambie Street edge



Section 5 - Laneway edge

7.2 POLICIES (CONT.)

7.2.4 WALKING AND CYCLING CONNECTIONS

- Integrate all ages and abilities in the street right-of-way design for walking and cycling connections throughout the site.
- Provide safe and visible pedestrian crossings where the open space connection intersects with streets or bicycle paths.
- The public realm should accommodate existing trees, where possible. New street trees should be appropriately located with consideration to species, size, and spacing. Provide pedestrian-scale lighting where appropriate.
- Refer to *Section 6* for more detail on walking and cycling connections.

7.2.5 WALKING AND CYCLING SUPPORTIVE BUILDING DESIGN

- Design buildings to support walkability through provision of ground-oriented units with convenient ‘front doors’ to the adjacent public realm.
- Ensure permeability by providing public paths, secured by statutory rights-of-way to the City, to connect between buildings and/or through development parcels.
- Design buildings to encourage, not just accommodate, bicycle use. Measures might include direct access from the lobby to a secured bike storage room at grade, providing more than the minimum required interior or exterior bicycle racks, or supplying bike maintenance stations. Refer to the Green Mobility list of interventions for further suggestions.
- Provide clear linkages from buildings to adjacent bike paths and greenways.
- Provide space for at least two Public Bike Share stations on private property, secured by statutory rights-of-way to the City, in locations that are in close proximity to major bike routes and important destinations.

7.2.6 TRANSIT IMPROVEMENTS

- Ensure appropriate walking and cycling connections are provided to the potential future Canada Line Station at Cambie Street and 57th Avenue to facilitate access to rapid transit from the site.
- Improve amenities at transit stops with shelters or other weather protection, street trees to provide shade, benches, lighting, litter receptacles and information such as way-finding signage.
- Promote security by providing safe and convenient routes to transit stops along Cambie and other potential future transit routes.

7.2.7 MINIMIZE IMPACTS ON NEIGHBOURING STREETS

- Design the site to integrate with the surrounding community while minimizing the impacts of new motor vehicle traffic on the surrounding streets.
- Design roads and connections to prevent motor vehicle shortcutting through the site.

7.2.8 PARKING AND LOADING

- Design parking and loading in accordance with the requirements set out in the City's Parking By-law.
- Access should be located and designed to minimize impact on public open spaces, parks, or streets.
- Commercial loading and servicing shall be contained on-site and not impact or rely on use of City streets for either servicing or maneuvering.
- The number of locations and width of driveway crossings should be minimized and shared where possible.
- Entry points should be designed as integral parts of buildings, generally contained within a block face and flanked by commercial or residential space. Entries should be perpendicular to the sidewalk, not angled across.
- A comprehensive parking and loading study will be required at the zoning stage to address parking and loading needs on the site.
- Parking under public parks or streets is not permitted.

7.2.9 GARBAGE AND RECYCLING

- Accessible and adequate off-street garbage and recycling facilities should be provided for all uses.

8. SUSTAINABILITY AND GREEN INFRASTRUCTURE

This section provides direction on expectations regarding sustainability and green infrastructure for this site, based on applicable City of Vancouver policies.

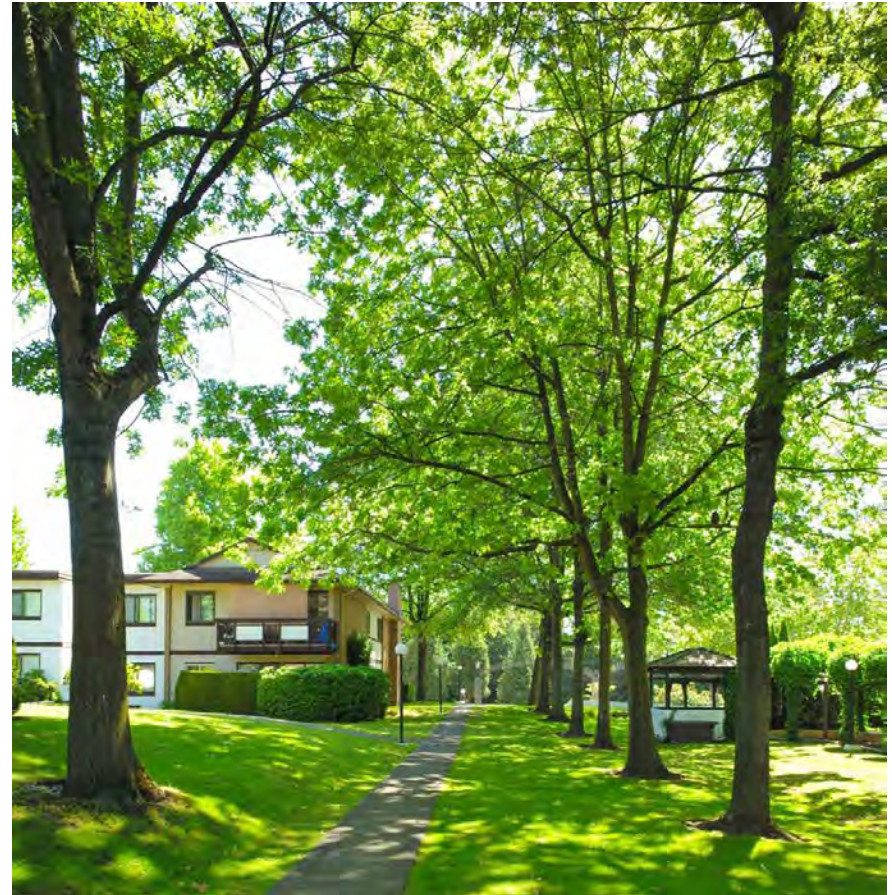


8. SUSTAINABILITY AND GREEN INFRASTRUCTURE

8.1 BACKGROUND

Established City of Vancouver policies ensure that all new developments – in particular, large developments – achieve very high levels of sustainability. These policies align with high level strategies like the *Greenest City Action Plan* and *Renewable City Strategy*. These city-wide policies identify strategies to transition Vancouver toward using 100% renewable energy by 2050 and eliminating dependence on fossil fuels. They also promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food.

As part of a key growth area in Vancouver, the Langara Gardens project provides a chance to advance sustainability and building energy efficiency. Langara Gardens is required to meet or exceed the requirements under the *Green Building Policy for Rezoning* and the *Rezoning Policy for Sustainable Large Developments*.



8.1 BACKGROUND (CONT.)

GREEN BUILDINGS

The *Green Building Policy for Rezoning* requires that all buildings achieve high green performance. In 2016 the policy was updated to adopt limits on greenhouse gas emissions, thermal energy and total energy use in new buildings, and establish administrative requirements as intended in the Zero Emissions Building Plan.

On large phased developments such as Langara Gardens, Green Building standards will apply at Development Permit application to ensure the highest standards are met at the time of building design.

SUSTAINABLE LARGE DEVELOPMENT PLANNING

The *Rezoning Policy for Sustainable Large Developments* mandates that as part of the rezoning process, a series of plans or studies be conducted by the proponent in a range of areas pertaining to environmental and social sustainability to demonstrate innovation and leadership in development approaches/design. These deliverables are currently:

1. Site design: create a design that considers, and where appropriate, incorporates layout and orientation approaches that reduce energy needs and facilitate passive design solutions. Incorporate urban agriculture and replicate natural systems where possible.

2. Access to nature: provide a plan that demonstrates how the project will provide natural habitats, enhance the ecosystem as well as create public open spaces and opportunities for people to directly experience nature.

3. Sustainable food systems: provide a sustainable local food plan that considers urban agriculture and sustainable community food systems.

4. Green mobility: create a green mobility plan, which will provide measures and strategies to prioritize sustainable travel to and from the site. This will include prioritizing walking, cycling and public transit over automobile use, and facilitating the incorporation of low carbon vehicles, such as electric vehicles.

5. Rainwater management: create a rainwater management plan that recognizes rainwater as a resource to enhance the community and the environment.

6. Zero waste planning: create a solid waste diversion strategy to reduce waste, increase opportunities for material reuse and recycling, and reduce greenhouse gas (GHG) emissions.

7. Affordable housing: provide a strategy that considers a range of unit types and tenures to enhance the affordability, in accordance with Council's Affordable Housing Policies.

8. Low carbon energy: work with the City to determine the best approach to secure low carbon energy performance for all buildings in the development.

RESILIENT CITY

The City of Vancouver is initiating work on a resilient city strategy to better position the city to deal with day-to-day or cyclical issues like affordable housing, crime, transportation and social inequity and significant shock events such as fires, floods and earthquakes.

Significant large site redevelopments such as Langara Gardens afford a unique opportunity to improve the structural integrity and life safety of older buildings. As part of the Langara Gardens redevelopment an analysis of the four original towers was completed. Building upgrades will be sought through rezoning of the site, in a manner which seeks to minimize the relocation of tenants. Langara Gardens will need to meet any Council Policy applicable at the time of rezoning.

LOW CARBON ENERGY SYSTEMS

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the *Greenest City 2020 Action Plan* is to reduce building emissions through the pursuit of low carbon neighbourhood energy systems. The *Neighbourhood Energy Strategy*, adopted in 2012, identified the Cambie Corridor as a target area for neighbourhood energy system development.

As a compact mixed-use development, Langara Gardens provides an ideal context for the implementation of a low carbon energy system. Low carbon energy systems supply heat energy primarily derived from highly efficient and renewable sources for space and domestic hot water heating, and in some cases cooling, for one or multiple buildings. The *Zero Emissions Building Plan* (2016) supports the use of low carbon energy systems, in combination with basic improvements to building envelope and ventilation systems, as a pathway for new buildings to meet or exceed performance limits related to greenhouse gas emissions.

8.2 POLICIES

8.2.1 GREEN BUILDINGS

- All new buildings will meet or exceed the green building standards identified in the *Green Building Policy for Rezoning*s or other applicable policy, at the time of building design (Development Permit application).
- Explore opportunities to achieve zero emissions and utilize 100% renewable energy when designing new buildings.
- Buildings are to visually express green elements as well as embody green building and passive design features such as green roofs and terraces, roof top gardens, rainwater capture and storage, trees and plantings on upper levels and balconies, green walls and supports for vertical plant growth. These features should be integrated so as to enhance the overall passive and rainwater management performance of the buildings.
- Any new city-owned buildings, including affordable housing and childcare, will achieve Passive House or an alternate near-zero emissions standard, and LEED Gold certification, with only low carbon fuel sources.

8.2.2 SUSTAINABLE LARGE DEVELOPMENTS

- Langara Gardens will meet or exceed the requirements identified in the *Rezoning Policy for Sustainable Large Developments*, to be determined at rezoning.
- Integrate visible rainwater management strategies focused on water quality protection and treating rainwater as a resource, to meet the requirements of the City's *Integrated Rainwater Management Plan*.



One Brighton, UK, Feilden Clegg Bradley Studios

8.2.3 BUILDING UPGRADES

- As part of the redevelopment of Langara Gardens, the developer will provide upgrades to improve the building performance of the existing towers, to the satisfaction of the Chief Building Official. These should include:
 - Structural upgrades to the three original towers built prior to the 1980 NBC, to improve performance in the event of an earthquake. Building upgrades should target 75% of the lateral force levels specified by the Vancouver Building By-law in effect at the time of building permit application (i.e. S4 upgrade level as described in Table 11.2.1.2.B of the 2014 VBBL).
 - Non-structural building elements (exterior cladding, interior partitions, ceilings, mechanical and electrical equipment, etc.) will be reviewed and restrained on the existing four towers to improve their performance in the event of an earthquake.
 - Fire safety improvements, such as provision or upgrade of sprinkler systems, standpipes, fire alarm systems, fire separations and emergency power are sought to improve building performance of the four existing towers in the event of a fire or other emergency.
- Mitigation strategies to improve building safety will consider impacts to tenants. Strategies to upgrade the buildings without impacting tenants will be encouraged. If tenants are impacted, the *Tenant Relocation and Protection Policy* may apply.
- At rezoning, the developer will complete a phasing strategy to determine the timing of building upgrades. The phasing strategy should consider tenant relocation, amenity delivery, adjacent buildings and financial implications.



Langara Gardens, existing towers with retail at grade

8.2 POLICIES (CONT.)

8.2.4 LOW CARBON ENERGY SYSTEMS

- Explore opportunities to achieve the City's GHG emission reduction targets for new buildings through the development of low carbon energy systems.
- Low Carbon Energy Supply Feasibility Study to be developed in collaboration with City Staff and to include assessment of building and/or district- scale energy systems that incorporate low carbon sources (such as sewage heat recovery, geoexchange, surface water exchange, heat recovery, air source heat pumps, solar thermal, biomass, etc.), with consideration for nearby development parcels.
- Approach to heating and cooling in mixed-use complexes to explore opportunities for heat recovery, thermal energy storage, and energy sharing between buildings.

8.2.5 DEMOLITION WASTE

- Recycle/reuse at least 75% of demolition waste (excluding hazardous materials) for demolition of existing buildings on site. Recycling compliance reports showing the recycling target was met will be required after demolition of each phase.
- At rezoning, provide a site-wide strategy for the Recycling and Reuse Plan for Green Demolition/Deconstruction, with a detailed plan provided at the time of development permit application for each parcel. The detailed plan should include an inventory of salvageable items and a clear operational strategy for ensuring separation and recycling of wood and other recyclable materials.

8.2.6 UTILITIES AND SITE SERVICING

- Ensure that existing utilities, including adjacent and off-site water, sanitary and stormwater mains, street lighting, and third party utilities are upgraded as necessary, at no cost to the City, to meet the demands of the proposed development.
- Design, construct and install all new utilities incidental to servicing the site, at no cost to the City, within the proposed road network or statutory rights-of-way.
- Provide all electrical services (including all third party utilities) on private property, without relying on space within streets or the public realm.
- Concurrent with a rezoning application, a geotechnical analysis of the site including analysis of any groundwater conditions and soil conditions that may affect the development will be provided to the City. To achieve the densities outlined in this policy statement, all new development on Langara Gardens (including underground parking structures) will appropriately respond to geotechnical conditions and manage any groundwater on site.

9. COMMUNITY AMENITIES

This section provides direction on the community amenities that will make Langara Gardens an inclusive new neighbourhood, as well as provide services to support population growth in the surrounding community.



9. COMMUNITY AMENITIES

9.1 BACKGROUND

COMMUNITY AMENITIES

Community facilities are generally funded through the City's Capital Plan and through Financing Growth tools such as Development Cost Levies (DCLs) and Community Amenity Contributions (CACs). Community Amenity Contributions are provided to mitigate the impact of new development (growth) resulting from rezoning or to address existing needs in the surrounding community.

The City expects to negotiate a CAC based on the community needs that have been identified and the financial ability of the rezoning to support the amenity package.

The needs of the area were assessed based on the public benefits identified in the *Oakridge Langara Policy Statement* and *Cambie Corridor Plan*, as well as the needs generated through increased population associated with redevelopment of Langara Gardens and the surrounding area. The assessment identified requirements for parks and affordable housing, and an outstanding need for childcare facilities in the area.

AFFORDABLE HOUSING AND PROVISIONS FOR TENANTS

Since 1988, the City's policy for new neighbourhoods is to achieve 20% of the new units to be for affordable housing. This encourages balanced communities and ensures that people with low and moderate incomes are also able to live in well-planned, conveniently-located neighbourhoods. To meet these objectives, 20% of all units are to be provided as affordable housing in a variety of unit sizes and types, including 50% of the units designed to be suitable for families with children.

The rate of change policies require one-for-one replacement of existing rental housing, and a robust tenant relocation plan that will allow existing tenants to return at affordable rents. Refer to *Section 3* for more information.

9.1 BACKGROUND (CONT.)

TRANSPORTATION

Potential improvements to the local transportation network resulting from redevelopment of Langara Gardens have been evaluated. As part of the public benefit package, local improvements to Heather Street Bikeway between 54th and 57th Avenues are needed to enhance pedestrian and cyclist movement adjacent to Churchill Secondary School and the track. See *Section 7.2.3* for details.

At rezoning, a contribution will be secured from the developer as a partial contribution to the eventual construction of a future Canada Line station at 57th Avenue. Should the station not be attainable in the long-term future, the contribution towards a future station would be re-allocated to address the amenity priorities identified for Langara Gardens and those in and around the Cambie Corridor consistent with the respective public benefit strategies.

Other improvements, to be determined at rezoning, may be necessary to address the increased demands on the present transportation network.

SURROUNDING CONTEXT



Community Centres, Schools, Parks And Transportation

9.2 POLICIES

9.2.1 AFFORDABLE HOUSING

- A minimum of 20% of housing units (approximately 20% of the net new residential floor area) are required to be affordable housing units, prioritizing housing that meets the City's definition of social housing targeted towards low- to moderate-income households.
- The City's priority is to secure turn-key social housing units constructed by the developer, with the lands and buildings to be owned by the City. The housing units are anticipated to be delivered at high quality and modest cost, consistent with the City's *Housing Design and Technical Guidelines* and on terms that are satisfactory to the City, funded through the CAC. If the overall value of the CAC is not sufficient to cover the entire cost of the developer's delivery of turn-key units, the City will consider further options to deliver the affordable housing, determined at the time of rezoning in accordance with Council's policies for *Sustainable Large Developments*.
- Consistent with the strategic direction in *Housing Vancouver Strategy* direction (Action 3C), the City will work with the applicant to explore increased affordable housing requirements to better reflect *Housing Vancouver* targets, including the need for social housing and housing for 'Missing Middle' households, while providing flexibility in delivery to ensure financial viability and the delivery of other community amenities.

9.2.2 EXISTING TENANTS

- The City's *Tenant Relocation and Protection Policy* requires that existing tenants be provided with the right-of-first refusal to return to replacement units at discounted rents (currently set at a 20% discount to market rents). In recognition that a 20% discount below market rents may not be affordable for many residents at Langara Gardens, returning tenants will be offered rents that are similar to their rents before relocation (plus inflation as allowed under the RTA), to be confirmed through the rezoning.

9.2.3 PARKS AND OPEN SPACE

- Provide at least 1.0 acres of City-owned park in addition to open space, in accordance with the policies set out in *Section 6 - Parks, Open Spaces and Public Places*.
- Reconfigure Cambie Park as required to accommodate full 20 m rights-of-way for Ash Crescent, and improve the park to the satisfaction of the Park Board.
- Provide improvements to Churchill track to the satisfaction of the Park Board in consultation with the Vancouver School Board.

9.2 POLICIES (CONT.)

9.2.4 CHILDCARE CENTRE

- Provide a fully-finished and equipped 69-space childcare centre that serves infants, toddlers and 3-5 year olds, designed in accordance with the *Childcare Design Guidelines* and *Childcare Technical Guidelines*, which includes considerations of sunlight orientation, contiguous indoor/outdoor space, and adequate space allotments.
- Refer to *Section 4 - Land Use and Density* for guidance on location and design of childcare facilities.

9.2.5 TRANSPORTATION IMPROVEMENTS

- Provide Neal Street and Ash Crescent legacy streets, dedicated to the City.
- Provide for improved pedestrian and cyclist movement on Heather Street between 54th and 57th Avenues adjacent to Churchill Secondary School.
- Provide a financial contribution for a future potential Canada Line Station at 57th Avenue.
- Refer to *Section 7 - Circulation and Transportation* for further details.

9.2.6 DELIVERY OF COMMUNITY AMENITIES / PHASING STRATEGY

- A phasing strategy, to establish timing and triggers for the delivery of community amenities and building upgrades will be determined at rezoning. The tenant relocation plan and phasing strategy will be complimentary.
- The phasing strategy will ensure that community amenities are delivered in step with market development, and are not delayed until the final phase.
- Delivery of the package of amenities including park, childcare facility, affordable housing and other amenities will be secured through the rezoning process. The delivery mechanisms may include in-kind or cash contributions by the developer, supported by other funding sources if required.

10. ILLUSTRATIVE DEVELOPMENT CONCEPT

The following illustrations represent the proposed development concept for Langara Gardens, as developed by the consultant team, led by James K. M. Cheng Architects. They represent how the policies contained within this Policy Statement could be expressed.



10. ILLUSTRATIVE DEVELOPMENT CONCEPT



Illustrative concept plan and surrounding context



Illustrative view looking southeast



Optimum heights diagram (NB: Optimum heights are in storeys. See Section 5.2.7 for policies relating to building variety and design)

Langara Gardens Project Staff Team: Susan Haid, Pat St. Michel, Kirsten Robinson, Beverley White, Scott Bell, Tate White, Megan Herod, Ann McLean, Dave Hutch, Catarina Gomez, Matthew Roddis, Katy Amon, Dan Garrison, Daniel Naundorf, Alina Cheng, Jennifer Draper, Nelson Szeto, John Turecki, Rosaline Choy, Mark Pickersgill, Michelle Schouls, Juliana Wong, Chris Baber, Patrick Enright, Ashley St. Clair, Kelly Anderson, Brian Sears, Michael Chin, Sean Martinez.

External Consultants: James K.M. Cheng Architects, PFS Studio, Bunt & Associates, Coriolis Consulting Corp., Donald Luxton & Associates Inc., Arbortech Consulting.



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.

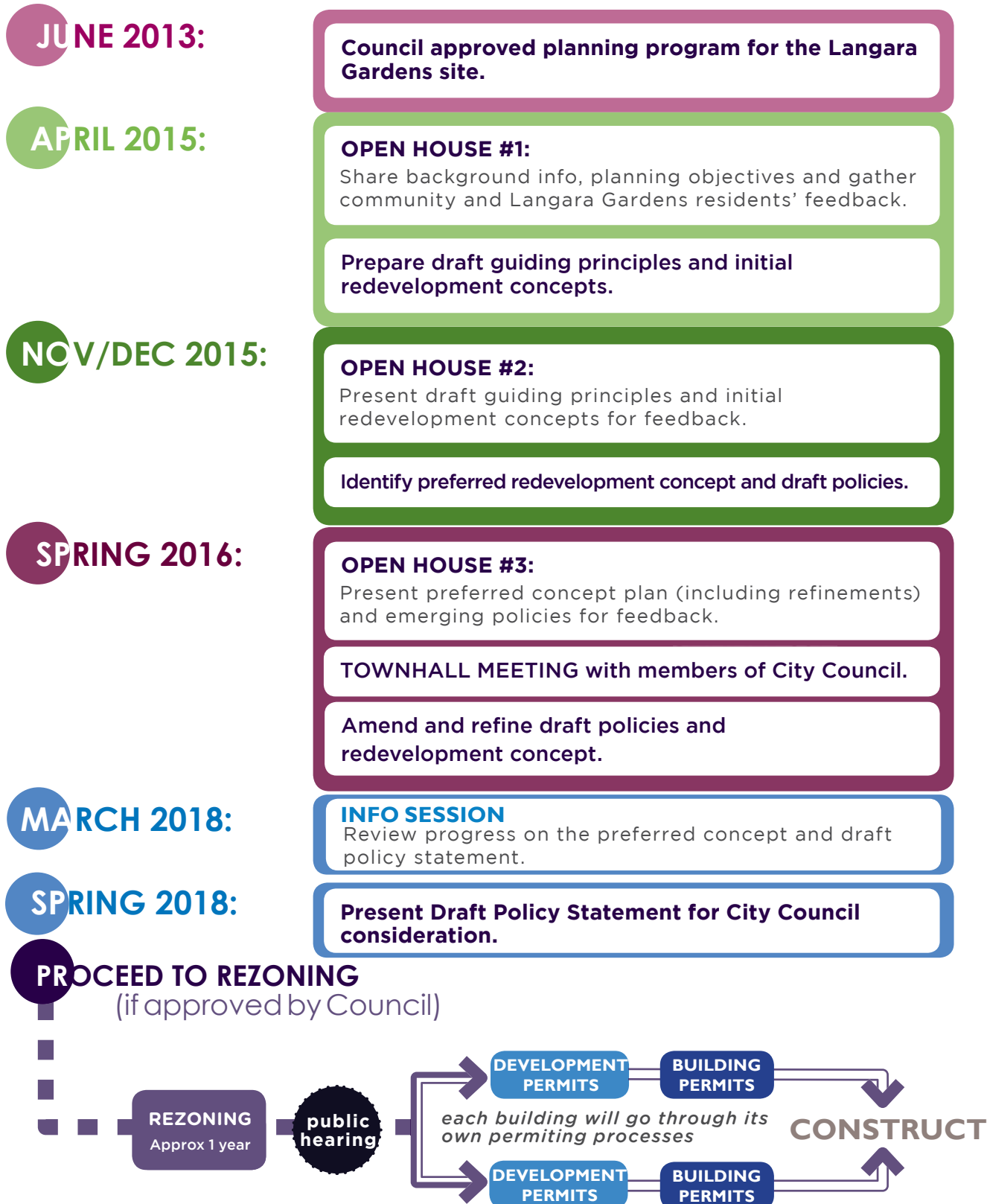
The display material at the open houses and info sessions provided an overview of the history of the site, the policy context and steps for the policy planning program. City staff and representatives from Peterson and Concert Properties were present to answer questions. Hard-copy questionnaires were 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



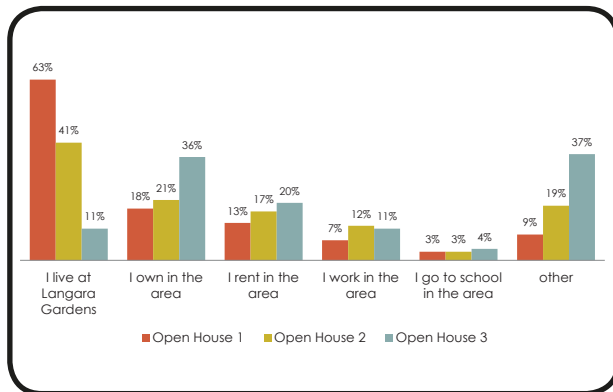
LANGARA GARDENS planning program

CONSULTATION SUMMARY

DEMOGRAPHICS QUESTIONS

Connection to the area surrounding Langara Gardens

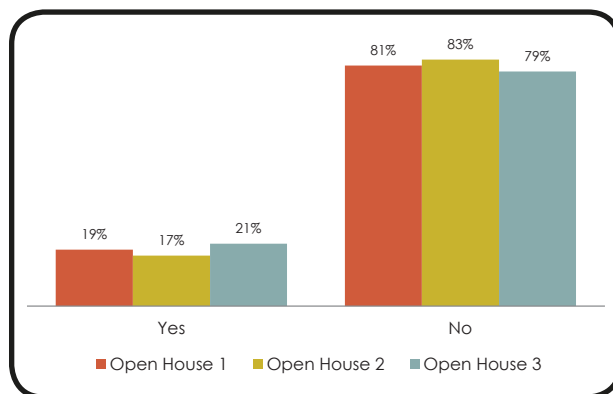
The majority of respondents for the first two phases of consultation lived at Langara Gardens, while homeowners in the area and 'other' made up the majority of respondents at the last consultation event.



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%.

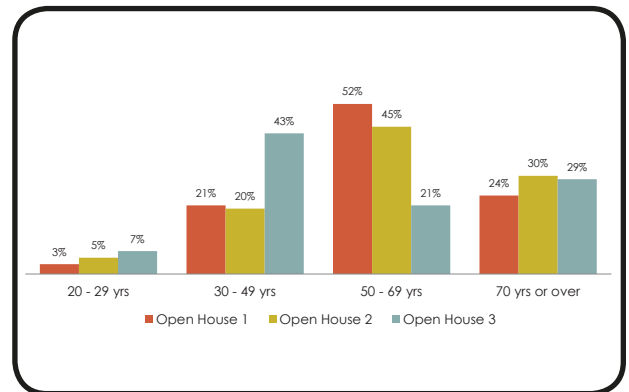
Do you have children over the age of 19 at home?

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



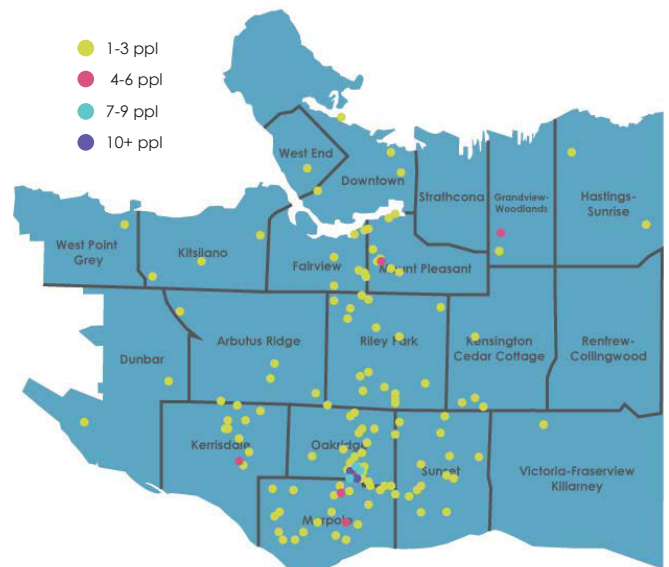
Which age category do you fall in?

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).

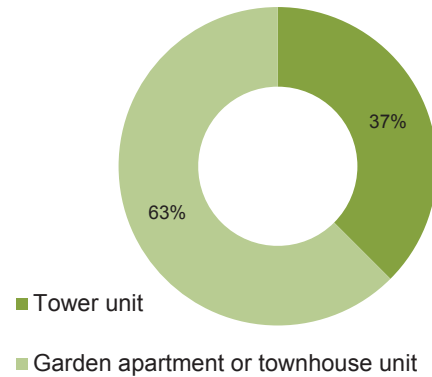


OPEN HOUSE 1 QUESTIONNAIRE

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.

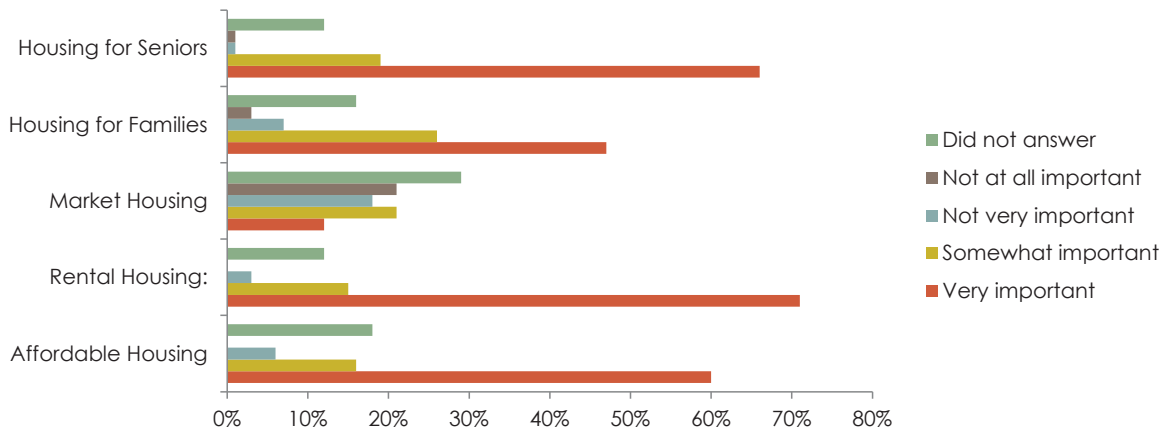
LANGARA GARDENS planning program

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).

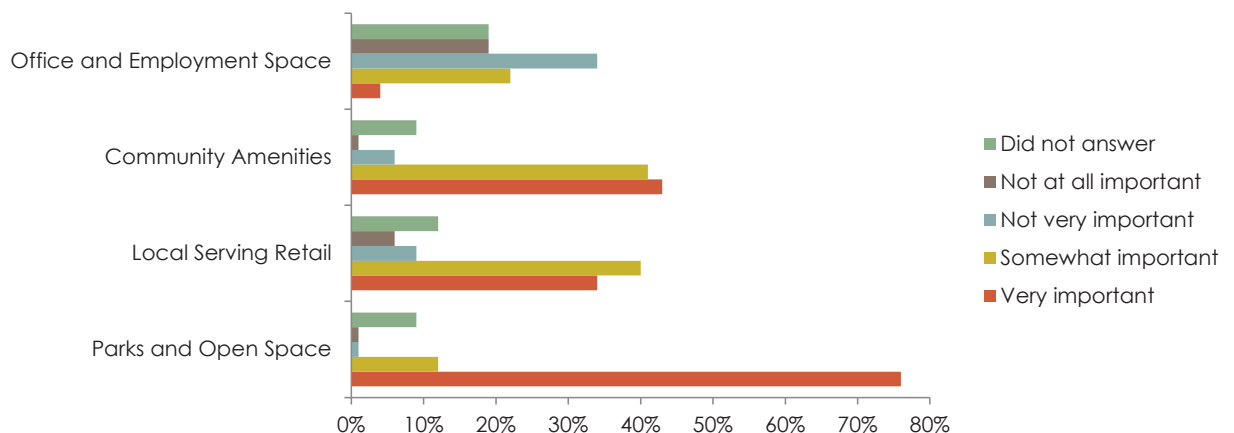


Rental housing (86%), housing for seniors (85%), affordable housing (76%), and housing for families (73%) were all overwhelmingly identified as important for the area. Market housing was identified as important by some respondents (33%) but more (39%) indicated it was not important with 29% of respondents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

LANGARA GARDENS planning program

CONSULTATION SUMMARY

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

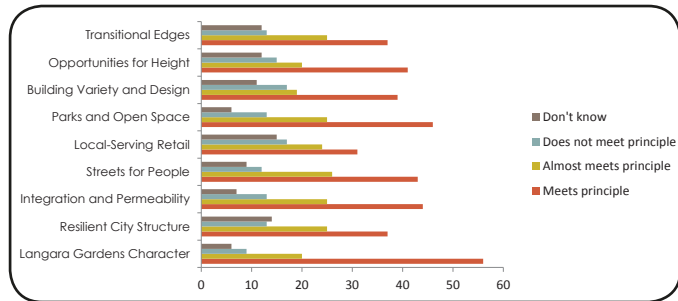
CONSULTATION SUMMARY

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.

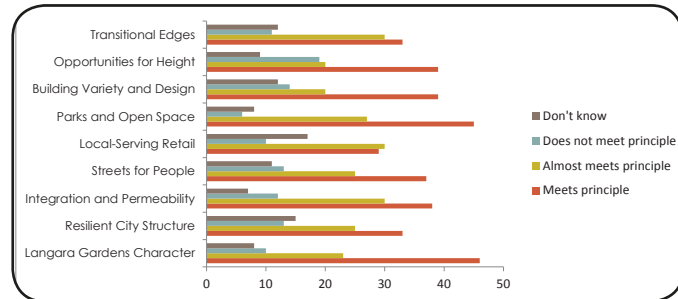
CONCEPT A: 37% SUPPORT

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



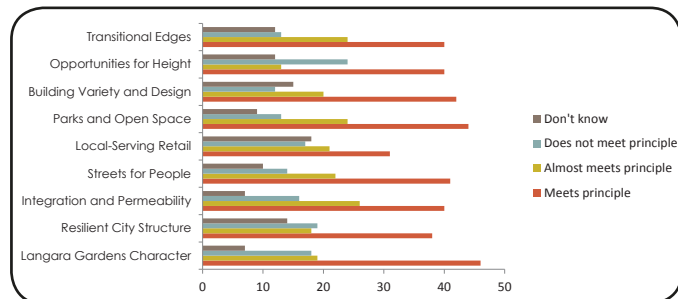
CONCEPT B: 26% SUPPORT

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.



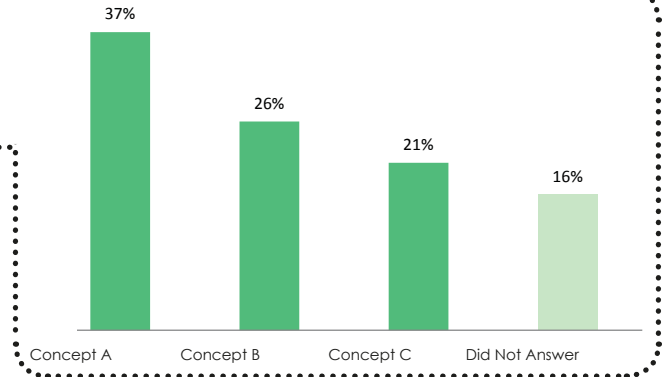
LANGARA GARDENS planning program

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

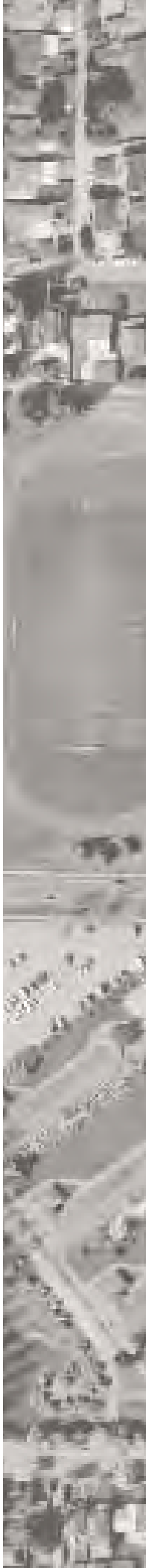
Many respondents (14%) would like to see the track become a welcoming and integrated space for Churchill School and for community use. In addition, 12% of respondents identified that students are the largest users of the track. As such, Vancouver School Board and Parks Board should upgrade the track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

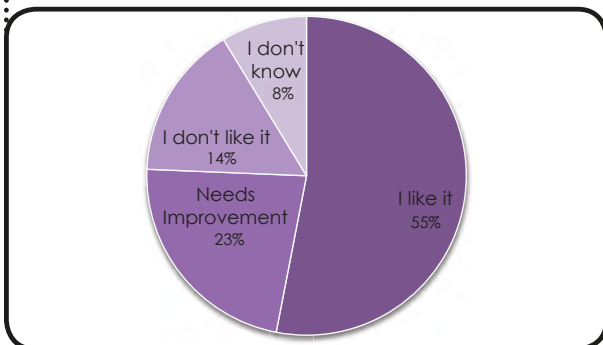
Questions about requirements of the TRP and who it applies to were raised.

- *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.

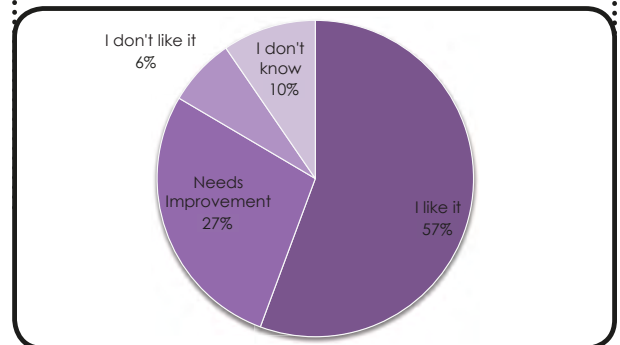
Canada Line Station

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

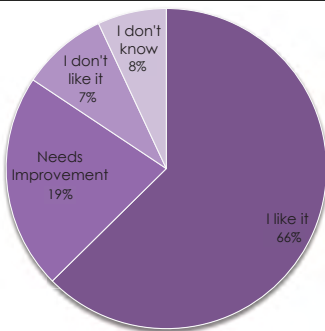
4. Parks and Open Space

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.

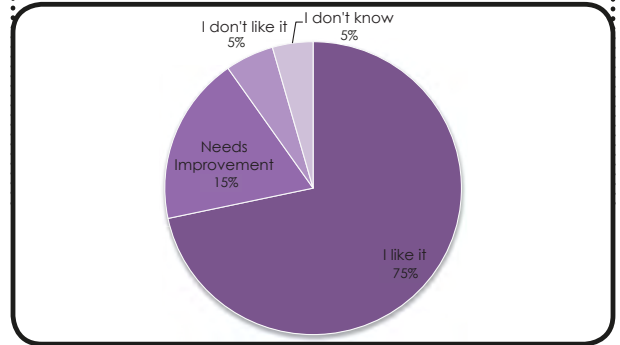
Housing

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.

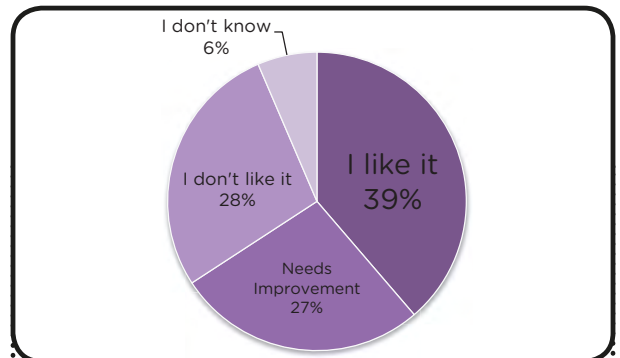
A range of options were suggested regarding preferred maximum heights. These include a strong preference for heights below 30-storeys, a preference for maximum heights between 20-25-storeys and a preference for heights below or equal to the existing towers.

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.

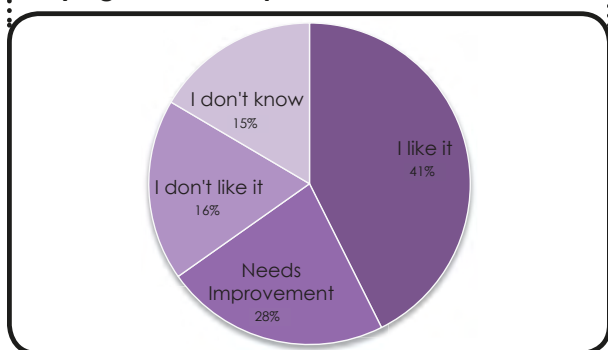
LANGARA GARDENS planning program

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.

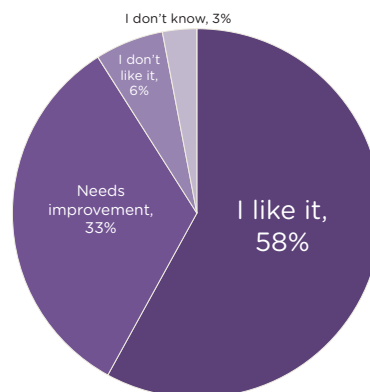
8. Amenities

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

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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

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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.*

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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

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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.

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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.

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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.

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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?*

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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

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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.

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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.

Appendix C - Urban Design Panel Minutes

EVALUATION: NON-VOTING WORKSHOP

Introduction: Ben Johnson, Rezoning Planner, introduced the presentation as a workshop to discuss and refine the current concepts for the Langara Gardens site. The workshop will inform future rezoning of the site, with the view to going to Council for consideration in the spring of 2016.

The site is approximately twenty-one acres and is located at 57th Avenue and Cambie Street. It sits right across 57th Avenue from the twenty-five acre Pearson Dogwood site. That site has an approved policy statement on it supporting densities of up to 2.8 FSR (gross) over the whole site, and heights up to twenty-eight storeys. It will be mixed-use; primarily residential, but will also have health facilities, a future YMCA, retail, a large park and childcare facilities.

The site also sits across from the 120 acre Langara Golf Course, next to Churchill Secondary School and the Churchill track.

The site is mid-way between two rapid transit stations, with the potential future development of a Canada Line station at 57th and Cambie.

The Oakridge Langara Policy Statement (OLPS) approved in 1995 supports a density increase of 0.9 - 1.0 gross FSR on the site.

The existing 605 rental units are protected by Rental housing Stock ODP (2007). In 2014, Council approved a planning program to explore building heights and density beyond the OLPS.

Guiding principles:

- Respect Residents
- Memory and Character
- Complete Community Dogwood site
- Diversity of Housing
- Community Connections
- Sustainable Systems and Environmental Performance

The three preliminary Concepts all have the same level of density, about 2.8 FSR, propose to retain significant trees, and the four existing eighteen-storey towers on the site. They also propose to retain and improve retail at Cambie and 57th.

The Vancouver Park Board is interested in creating an enhanced running track on the corner of Heather Street and 57th Avenue, which necessitates an expansion of the track towards Langara Gardens and onto the site.

This expansion is a real consideration for the future development of the site. There is an ambition to retain the current character of the site, build on form and energies of the Dogwood Pearson site, and Cambie Park, and create a green connection through the

community. We're looking at connections to and through the community. Solar access is an important consideration.

Building designs at this point are notional. To the north are single family homes, which are part of the Cambie Corridor Phase Three. So there needs to be an appropriate response to that edge, to the Pearson Dogwood site to the south, and to the existing towers.

At the corner of 57th Avenue and Cambie Street, local-serving retail is important, as is the potential future transit station.

Advice from the Panel on this application is sought on the following:

1. Quality, configuration and connectivity of public open spaces proposed
2. Height, massing and built form shown to date
3. Integration and relationship to surrounding neighbourhood, and the future redevelopment of the Pearson Dogwood site
4. Local serving retails in relation to Pearson Dogwood, transit and 57th Avenue.

Applicant's Introductory Comments: Instead of introducing something new, the applicant team chose to be guided by and respect the existing design and context. It is a park-like setting with lots of character.

This is a very unique 1968 urbanism site which is bounded by a heritage boulevard on Cambie Street and an urban edge on 57th Avenue. There are lovely mature hedged edges along the laneway separating single family homes. The sports field edge has a slope which could be used to tuck underground parking and services, and would have a good interface with the building. It's the Cambie Park edge which can be improved upon the most. Currently it's like a private park, with not much ability for public access.

The proposition for the retail corner is for improved grading at 57th Avenue and to add a small retaining wall, to make the plaza level with the retail, making it more usable. Retail will be moved out and a glass canopy added to make it more pedestrian friendly.

Currently there's only nineteen percent site coverage; the four towers and townhouses, with a single road running through, and a service road. The pedestrian system works well. Trees link the open spaces together. Residents really value the patios, swimming pools and clustering of trees. There is a strong sense of community and belonging here.

The design team is using the following design principles for concept development:

- Small footprint - maintain low site coverage
- Maintain courtyards
- Retain trees
- Maintain pedestrian connection

Panel's Consensus on Key Aspects Needing Improvement:

- Improve the north/south connection through the site and the connections to Cambie Street and 57th
- Ensure the main north/south road maintains some of its existing character
- Create a site that is distinctive and a pleasurable experience for pedestrians

- The building height, form and massing should enhance the spirit of the place. Apply the fine-detailed approach to the retail corner to the rest of the site
- Solar implications should be a major driver in determining the placement of buildings and open space
- Improve energy efficiency of existing towers and address carbon creation and consumption issues

Related Commentary: The Panel strongly supported proposed Concept A and recommended that concept inform development of the Policy Statement This Concept, which maintains the road in its existing location is the strongest concept.

The public realm should be the main driver of the site plan; height, form and massing need to catch up to the strength of the public realm concept to enhance the genuine spirit of the place. Maintain as much of the existing open spaces as possible. The street wall works against the idea of retaining the garden character of the existing space. Explore how to apply fine grain of the building typology and make it successful with the typography of the site.

Improve the walkability of the site, including more connections with Cambie Street.

Continue to advance the level of detail and the distinctiveness of the built form and massing. The mid-rise podium forms provide some opportunities, but there should be more building diversity and they could be done better. Improve the variety in the towers; the buildings could be a bit taller. The built edges require further refinement as they feel a bit the same at the moment.

The proposal to improve the sunken plaza is very strong. Consider including neighborhood amenity for residents. The facelift retail strategy is good and ties in well with the Pearson Dogwood site. Transit is so important and will support a real retail node. It was commented that there was a need to define the type of retail on site; destination retail, and/or supportive services.

The Panel agreed that solar implications need to be considered in detail. Specifically it was suggested that moving the tower to the south of the pool would improve daylight to the courtyard.

The energy performance of the existing buildings needs to be addressed, including potential improvements to the building envelope. Carbon energy is the key sustainability issue for the City, and it needs to be better addressed. Greater resolution of district energy on these major sites needs to be better considered.

Generally the Panel supported the proposed connections to the neighbourhood and the relationship to the surrounding neighbourhood should be strengthened. The street is going to change in character with the increase in density, consider creation of a very bold street with a sense of grandness.

Applicant's Response: The applicant thanked the panel for a lot of insightful comments.

Appendix D - Langara Gardens Rezoning Process Staffing and Budget

The additional staff and resources needed for the rezoning process have been calculated by staff from all affected City departments in a methodology consistent with previous cost-recovered planning programs, where the costs have been verified at the conclusion of the planning process.

The budget anticipates three months for Pre-Application, twelve months for Rezoning, and nine months for Enactment, with contingency funding in each phase in case of delay or additional tasks. Additional fees may also be required for implementation of major projects.

Additional Staffing Summary (Person Months)

	Pre-application Phase	Rezoning Phase	Enactment Phase	TOTAL
Planning Team Senior Planner, Project Planner, Planning Analyst, Senior Development Planner	10.0	33.0	0.75	43.75
Engineering Services Projects Engineer, Engineer I, Engineering Assistant, Surveyor, Subdivision Officer	2.0	19.0	8.25	29.25
Technical Staff Support Parks Planner, Social Planner, Housing Planner, Sustainability Planner, Financial Planner	2.5	16.0	1.5	20.00
Real Estate & Facilities Management Senior Development Officer, Development Officer, Facilities Planner, Quantity Surveyor	0	11.5	0.25	11.75
Legal Services/Enactment Support Solicitor, Legal Assistant, Project Facilitator	0	1.5	18.0	19.5

Cost-Recovered Budget Summary (Rounded to Nearest \$1,000)

	Pre-application Phase	Rezoning Phase	Enactment Phase	TOTAL
Salaries and Benefits	\$151,000	\$864,000	\$323,000	\$1,338,000
Process costs Open Houses, Publicity, Consultancies	\$5,000	\$127,000	\$0	\$132,000
Overheads Administration, Office Space, Supplies and services	\$37,000	\$200,000	\$70,000	\$307,000
Contingency	\$0	\$130,000	\$50,000	\$180,000
Total by Phase	\$193,000	\$1,321,000	\$443,000	\$1,957,000

Appendix E - Proponent Comments



March 2, 2018

Susan Haid,
Assistant Director, Vancouver South
Planning and Development Services
City of Vancouver
515 W 10th Ave. Vancouver

Dear Susan,

RE: Langara Gardens: Policy Statement

Langara Gardens, since being conceived and developed in the 1960s, has always been a unique rental community within the City of Vancouver. Peterson and Concert, have worked together with City staff, our residents at Langara Gardens and the local community for the past three years, and are pleased we have now completed the policy planning that will guide the future redevelopment of Langara Gardens. We are very proud the vision for Langara Gardens preserves its legacy as Vancouver's largest purpose-built rental community, as well as respects the unique characteristics that makes it so special today.

Together, we have arrived at a Policy Statement that provides the opportunity to create approximately 2,000 new homes, while also preserving the 335 rental housing units in the four existing high-rise towers. The future community at Langara Gardens has the potential to accommodate over 1,000 much-needed rental housing units in the City of Vancouver on a major transit arterial. The diversity of new housing envisioned for Langara Gardens can make a meaningful contribution to meeting the City's goals and aspirations set out in the Housing Vancouver strategy particularly delivering the "right supply" while "preserving and protecting" existing affordable housing stock in established neighbourhoods.

The Policy Statement sets a clear vision for new housing, including rental, affordable and market housing, while ensuring existing residents are supported through the redevelopment of the site. The policies contained within the Policy Statement envision these homes created in the context of a whole healthy community, connected by pathways, focused around green courtyards and integrated parks and open spaces. The redevelopment of Langara Gardens will achieve a progressive vision for social and environmental sustainability.

We look forward to continuing the collaborative working relationship with City staff to ultimately achieve the future vision for Langara Gardens set out in this Policy Statement.

Sincerely,

CONCERT / PETERSON

A handwritten signature in black ink that reads "Brian McCauley".

Brian McCauley
President & Chief Executive Officer
Concert Properties Ltd.