

INTRODUCTION

WELCOME!

The City, at the request of the site's owners, Peterson and Concert Properties, is undertaking a comprehensive planning program to create a Policy Statement to guide future redevelopment of the site. Potential new residential, retail and community uses will be explored.

Planning for the site will ensure that any redevelopment would include retention or replacement of existing rental units. City staff and the project team are interested in your feedback as we move through the process.



What is a Policy Statement?

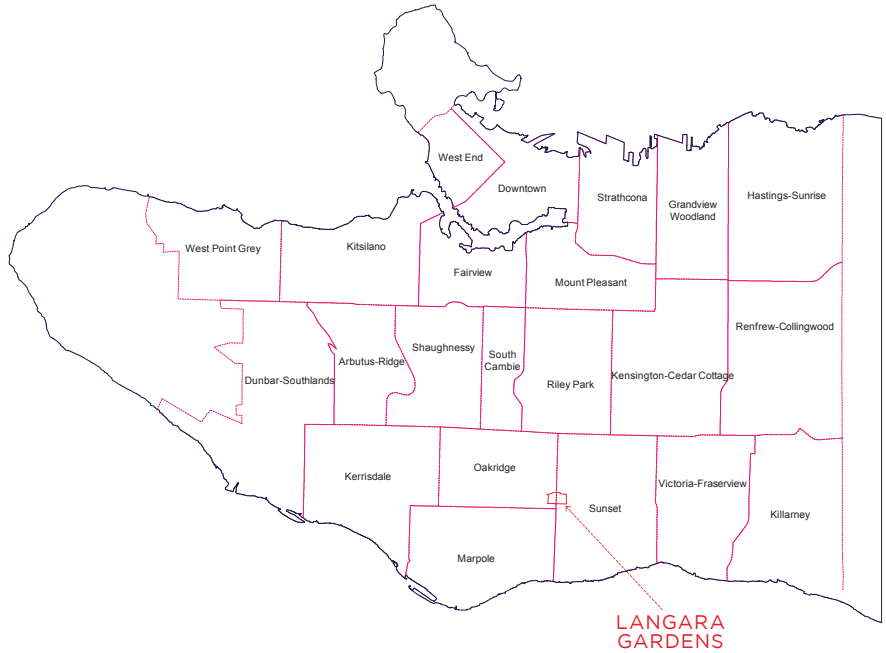
The planning process (anticipated to take about 1 year) will result in a document called a Policy Statement which establishes principles and objectives relating to:

- » land use
- » sustainability
- » transportation
- » density and building forms, heights and character
- » rental housing retention or replacement
- » public benefits (i.e. childcare)

The Policy Statement will be presented to Council at the end of the process and, if adopted, will guide any future rezoning of the site. While broad directions are confirmed in the Policy Statement, refinement of the proposal will occur in the rezoning stage.

WHERE DO YOU LIVE?

**PLACE A DOT
WHERE YOU LIVE
ON THE MAP** →
If you live outside of this map,
place a dot here:



OR
if you live at Langara Gardens,
PLACE A DOT on the image below



WHY WE ARE HERE?

Today's open house is an opportunity to:



LEARN ABOUT THE PLANNING PROCESS



REVIEW COMMUNITY INPUT



PROVIDE FEEDBACK ON THE DRAFT
GUIDING PRINCIPLES



HELP EVALUATE THREE CONCEPTUAL
SITE PLANS



Comment forms are available at the event, or online
at vancouver.ca/langaragardens.

BACKGROUND

Langara Gardens is an 8.4 hectare (20.8 acre) site located west of Cambie Street between 57th Avenue and the laneway behind 54th Avenue.

History of the site

In 1968 the site was rezoned to Comprehensive Development CD-1 (47) district to address the need for rental housing in the city of Vancouver. The zoning permitted three residential towers and the garden apartments and townhouses. The rezoning also included a 4.7 acre school playfield dedication (Churchill Track) and creation of a 2.3 acre park which later became Cambie Park. In 1987, a fourth residential tower, along with 22,000 sq.ft. of retail space for shops and services was added to the site.

Vancouver City Council approved the Oakridge Langara Policy Statement (OLPS) in July 1995, which identifies Langara Gardens as a potential large-scale redevelopment site, with planning work to be completed through a comprehensive planning



Langara Gardens Today

Today the property ownership is shared by Concert Properties and Peterson. Peterson manages ongoing operations of Langara Gardens, and Concert is leading the planning program on behalf of the partnership.

There are 605 rental units with 335 units in the four towers and the remaining 270 in garden apartments and townhouses. Residents enjoy amenities such as three outdoor pools, one indoor pool, an athletic room and common social spaces within a garden setting.

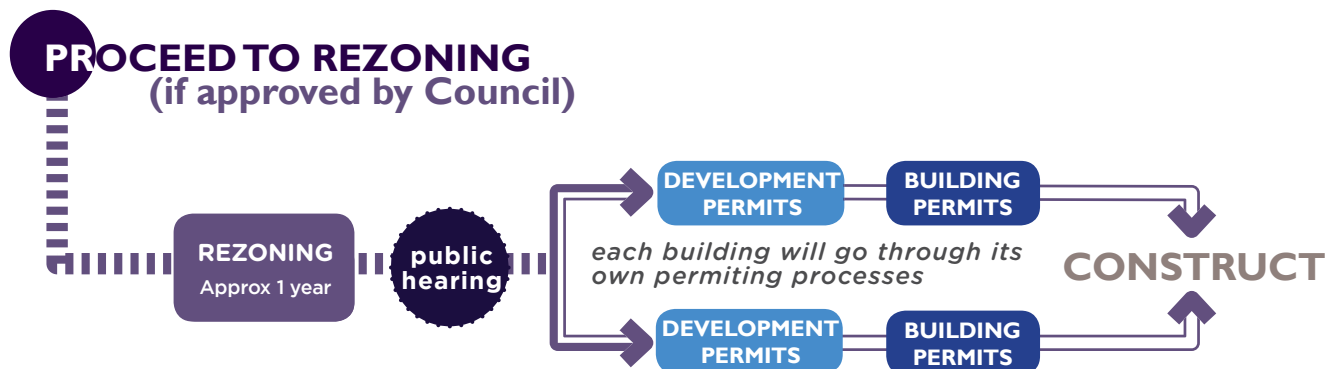
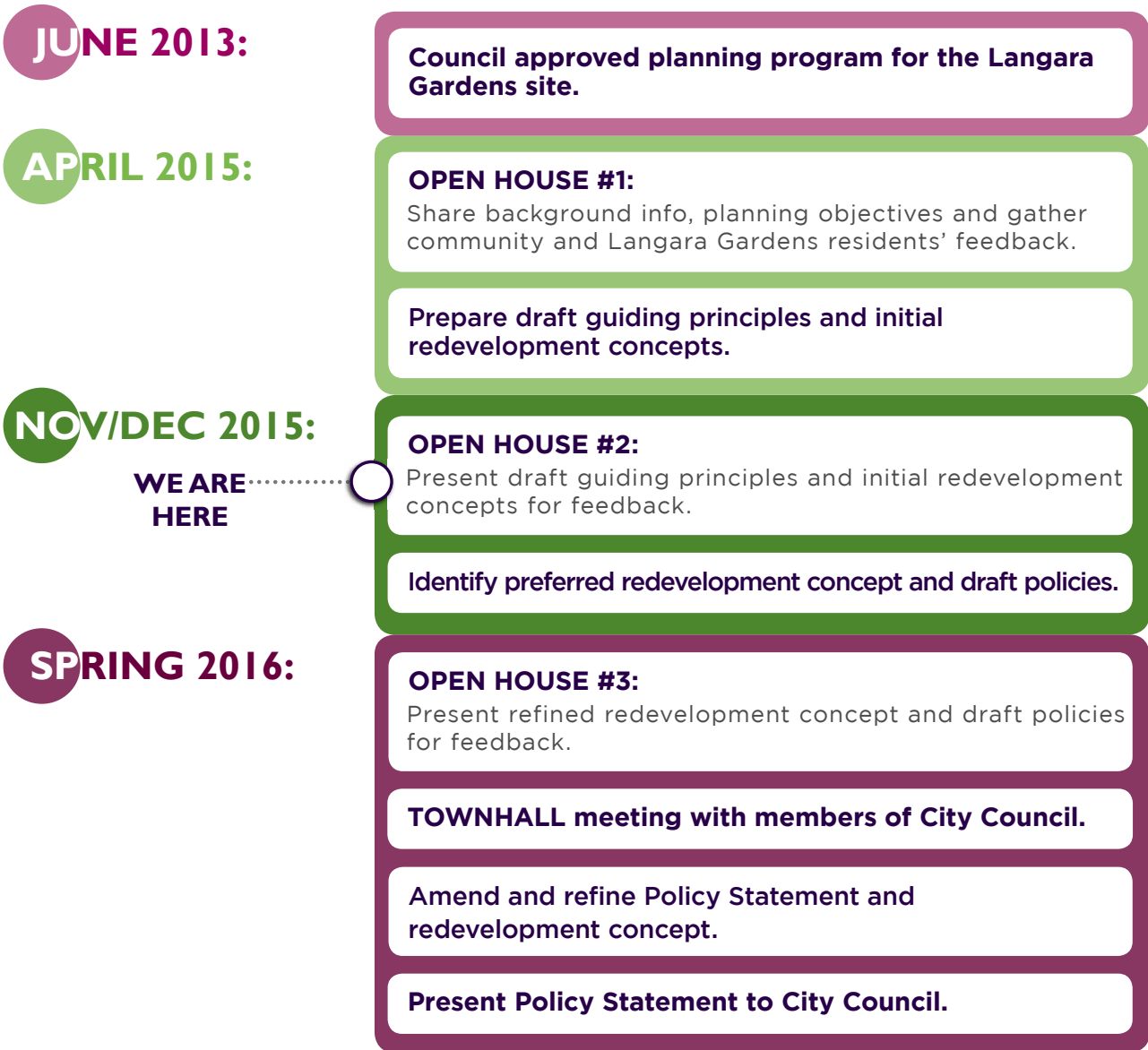
The Future of Langara Gardens

In June 2013 following a request by the site's owners, Council directed staff to undertake a one-year comprehensive planning process to explore the site's potential to increase heights and density beyond what is permitted in the OLPS to help meet City goals by:

- Creating a high-density, highly-sustainable, socially inclusive and livable community.
- Generating new social housing and rental housing.
- Providing amenities to serve the new development and the surrounding neighbourhood, including funding for a new Canada Line station at 57th Avenue.

POLICY PLANNING PROCESS

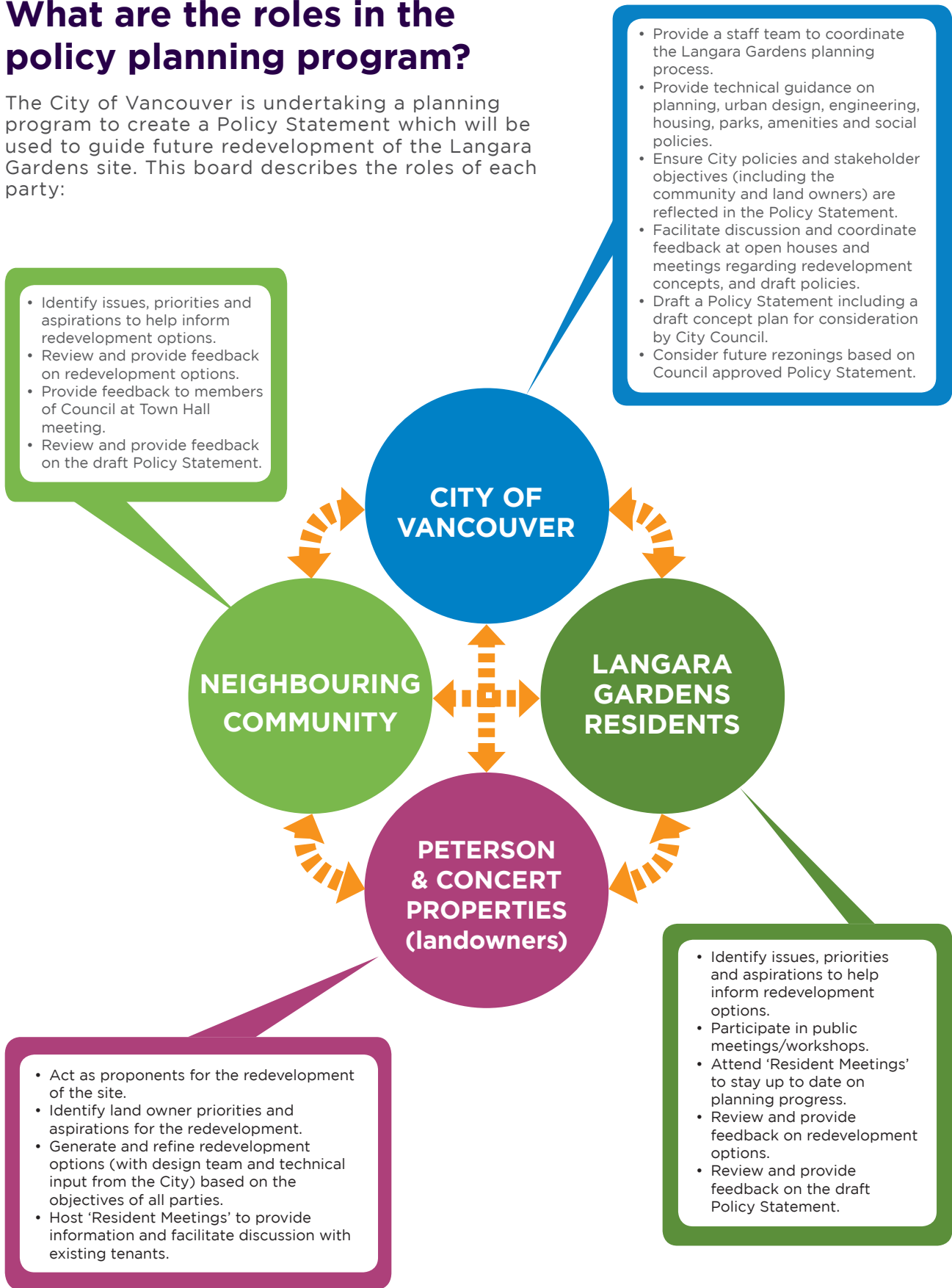
Langara Gardens Planning Process Timeline:



ROLES IN THE PROCESS

What are the roles in the policy planning program?

The City of Vancouver is undertaking a planning program to create a Policy Statement which will be used to guide future redevelopment of the Langara Gardens site. This board describes the roles of each party:



- Identify issues, priorities and aspirations to help inform redevelopment options.
- Review and provide feedback on redevelopment options.
- Provide feedback to members of Council at Town Hall meeting.
- Review and provide feedback on the draft Policy Statement.

- Provide a staff team to coordinate the Langara Gardens planning process.
- Provide technical guidance on planning, urban design, engineering, housing, parks, amenities and social policies.
- Ensure City policies and stakeholder objectives (including the community and land owners) are reflected in the Policy Statement.
- Facilitate discussion and coordinate feedback at open houses and meetings regarding redevelopment concepts, and draft policies.
- Draft a Policy Statement including a draft concept plan for consideration by City Council.
- Consider future rezonings based on Council approved Policy Statement.

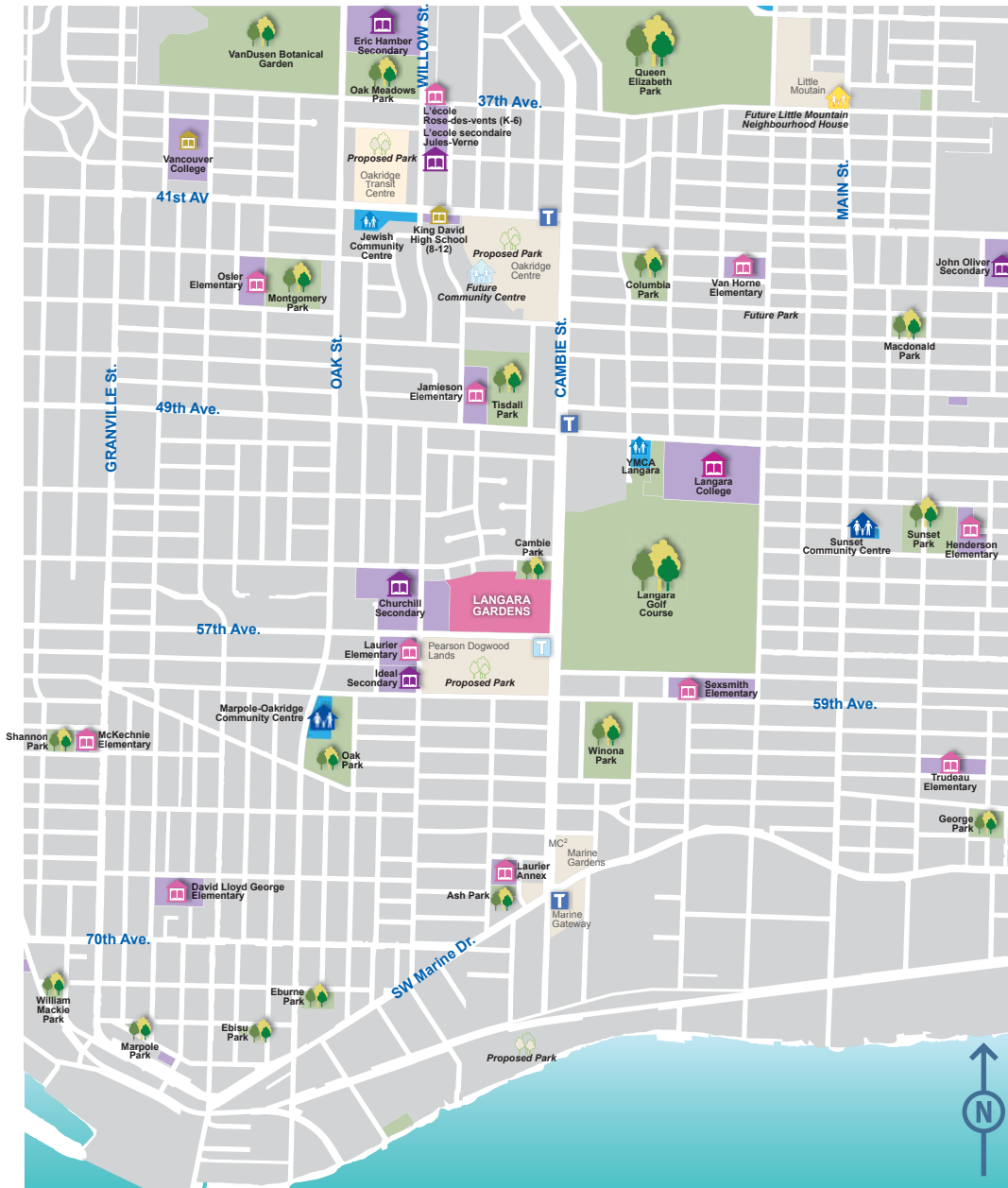
- Act as proponents for the redevelopment of the site.
- Identify land owner priorities and aspirations for the redevelopment.
- Generate and refine redevelopment options (with design team and technical input from the City) based on the objectives of all parties.
- Host 'Resident Meetings' to provide information and facilitate discussion with existing tenants.

- Identify issues, priorities and aspirations to help inform redevelopment options.
- Participate in public meetings/workshops.
- Attend 'Resident Meetings' to stay up to date on planning progress.
- Review and provide feedback on redevelopment options.
- Review and provide feedback on the draft Policy Statement.

LANGARA GARDENS

In context

The map below shows public and private community centres and schools as well as parks and open spaces around Langara Gardens.



LEGEND

- | | | | | | |
|--|-------------------------------------|--|---------------------------------------|--|------------------------------|
| | Community Centre (Public) | | Elementary School (Public) | | Existing Canada Line Station |
| | Community Centre (Private) | | Secondary School (Public) | | Proposed Canada Line Station |
| | Neighbourhood House (Public) | | Post-Secondary (Public) | | Existing Park (Public) |
| | Future Neighbourhood House (Public) | | Elementary/Secondary School (Private) | | Proposed Park (Public) |
| | Future Community Centre (Public) | | | | |

CITY POLICIES

City Council has approved a number of policies and actions that apply to the Langara Gardens site and will help guide creation of a Policy Statement and redevelopment concept.

REGIONAL



Metro Vancouver 2040: Shaping Our Future (2011):
 The Regional Growth Strategy provides a framework for all municipalities in the Lower Mainland to accommodate projected growth – for over one million people and 600,000 new jobs – by 2040.

AREA PLANS



Oakridge Langara Policy Statement (1995)
 The OLPS identifies Langara Gardens as a potential large scale redevelopment with a mix of uses.



Cambie Corridor Plan (2011)
 This plan considers land use, built form, transportation, sustainability and a mix of housing types and tenures, to create compact communities along Cambie Street.

MARPOLE



Marpole Community Plan (2014)
 The plan provides long-range and short-term goals to help guide future development throughout the neighbourhood.



Pearson Dogwood Policy Statement (2014)
 See Pearson Dogwood Policy Statement board.

CITY-WIDE



Housing and Homelessness Strategy 2012-2021 (2011)
 This strategy addresses increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents.



Greenest City 2020 Action Plan (2011):
 The plan outlines actions required for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



Rental Housing Stock Official Development Plan (2007)
 These regulations aim to protect the loss of established rental housing as a result of redevelopment.



Transportation Plan (2012)
 Transportation 2040 is a long-term strategic vision for the city that will help guide decisions on transportation, land use, and public investments.




Mayor's Taskforce on Housing Affordability (2011)
 This document recommends a range of actions for the creation of affordable housing for middle and moderate income earners.




Vancouver Bird Strategy (2015)
 The Vancouver Bird Strategy is intended to create the conditions for native birds to thrive in the city. The Bird Friendly Design Guidelines support the design and implementation of bird friendly development.

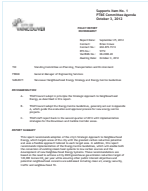
SITE-SPECIFIC POLICIES




Rate of Change Guidelines (2007)
 This policy requires the landowner to provide a relocation plan for any displaced residents and offer first right to relocate back to the project.



Rezoning Policy for Sustainable Large Developments (2013)
 This policy requires plans and studies to achieve a higher level of sustainability in the areas of Site Design, Access to Nature, Sustainable Food Systems, Green Mobility, Rainwater Management, Zero Waste, Affordable Housing and Low Carbon Energy Supply.



Neighbourhood Energy Strategy (2012)
 This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies for the Cambie Corridor.



Green Building Rezoning Policy (2010)
 The policy requires all rezoning proposals to achieve a minimum LEED Gold rating.

CITY CONTEXT

What's going on around Langara gardens?

The Cambie Corridor is an important area of growth over the next 30 years. Major developments and planning programs include the following:

Children's and Women's Hospital (2012)

This recently approved 30-year master plan provides an additional 650,000 sq.ft. of health care services, including an Acute Care Centre which is currently under construction.

RCMP Fairmont Complex (anticipated)

A policy planning program for the RCMP site is anticipated in the near future.

OTC Site (ongoing)

A policy planning program for the Oakridge Transit Centre (OTC site) started in June 2014. The draft Policy Statement contains approx. 1.2 million square feet of development and a 2.3 acre park. The draft will be presented to Council shortly.

Pearson Dogwood (2014)

The Policy Statement includes approx. 3.1 million sq.ft. of development and public amenities (for more detail refer to the Pearson Dogwood board). Rezoning of the site will take about 1 year to complete once an application is received, and will include enhanced public consultation and a decision by City Council.

Marpole Community Plan (2014)

The plan includes directions on land use, housing, transportation, parks, community amenities and benefits, arts and culture, and the local economy.

Cambie Corridor Plan Phase 2 (2011)

The Cambie Corridor Plan provides direction for new development along Cambie Street and other major streets. Phase 3 of the Cambie Corridor Plan is underway refer to the website for updates: vancouver.ca/cambie-corridor

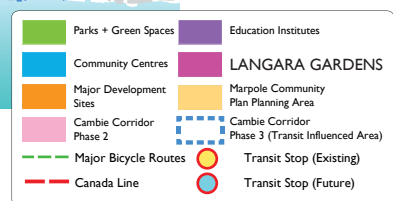
Little Mountain (2012)

The Policy Statement supports redevelopment to include residential buildings up to 12 storeys with commercial and civic uses (a neighbourhood house, childcare facility, and community plaza). A rezoning application has been received and public consultation events are planned for November 28 and December 3.

Oakridge Centre (2014)

Council approved expansion of the Oakridge Centre to increase the amount of retail and office space, to add 2,900 residential units (including 290 social housing units and 290 secured market rental units) and public amenities including a 3.6 hectare (9 acre) rooftop park and civic centre with a library, community centre, 69-space childcare facility and seniors' centre.

LANGARA GARDENS



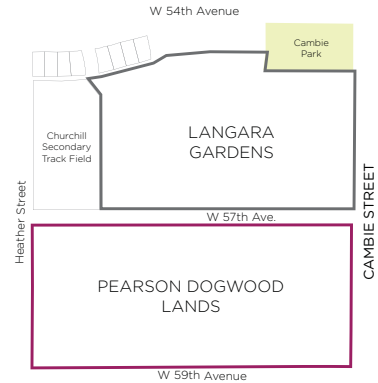
PEARSON DOGWOOD

Policy Statement

City Council approved the Pearson Dogwood Policy Statement in February 2014. Pearson Dogwood is a 25 acre site, located between Cambie and Heather Streets immediately south of Langara Gardens between West 57th and West 59th Avenues.

The Policy Statement was developed through comprehensive consultation. Future redevelopment is envisioned as a complete community with health services and a mix of housing for people of different incomes, ages and abilities. The policy also provides direction for jobs and services, community amenities and transportation. The next step in the planning process is to rezone the site, which will take about 1 year once an application is received.

Planning for Langara Gardens will consider and complement the redevelopment concept proposed for the Pearson Dogwood site.



PEARSON DOGWOOD CONCEPT PLAN:

A mix of building types and uses as follows:

- Building forms from 3-28 storeys
- Floor area of 2.8 FSR (gross)/ approx. 3.1 million square-feet
- Land Use:
 - Mix of residential (rental + market)
 - Retail + Commercial
 - Health care related services + housing
 - Public park + plazas
 - Proposed recreational facilities + community amenities



PEARSON DOGWOOD BUILDINGS + AMENITIES:

- 2.5 acre City park + additional public open space
- Not-for-profit space
- Adult day centre + childcare facilities
- Road + bike network improvements
- Therapeutic pool (replacement)
- 60,000 sf. YMCA with aquatic facilities
- Affordable rental housing (20% of all units) with 50% targeted towards families with two or more bedrooms
- Contribution towards a Canada Line station at 57th Avenue

TENANT RELOCATION PLAN

Information

In 2007, Vancouver City Council approved the Rental Housing Stock Official Development Plan, which aims to protect existing rental housing.

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 335 units, will be retained, and the remaining 270 garden apartments and townhouses will be replaced on a one-for-one basis by unit type (e.g. two-bedroom units will be replaced with two-bedroom units).

Langara Gardens is a unique site with a large number of existing tenants, and an opportunity for phased development and on-site relocation. The goal of Concert Properties and Peterson is to encourage existing residents to continue to be part of the Langara Gardens neighbourhood, and to ensure as smooth a transition as possible. To support the existing residents of the garden apartments and townhouses through redevelopment, a Tenant Relocation Plan will be required.



Guiding Principles:

In consultation with Langara Garden's residents and Peterson/Concert, a set of guiding principles will be established through the Policy Statement. These principles will inform Tenant Relocation Plan expectations for any rezoning application for this site, and pending Council approval, will be fulfilled when any Development Permit application is made.

Typical elements of a Tenant Relocation Plan, as required by the Rate of Change Guidelines:

- 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.

Thank you for your input at the last open houses, please review the 'What we heard' boards and draft Guiding Principles, and provide any additional ideas or concerns you may have with respect to your relocation needs.

CONSULTATION SUMMARY

NEW!

Open House #1

On April 19th and 20th, 2015, the City hosted two open houses to launch the Langara Gardens planning program.

A total of **282** people attended the open houses over two days, and **68** people completed the comment form.

Comment forms were provided for the public to gather written feedback. Questions were asked about the following topics:

- Housing types
- Land uses
- Transportation
- Public amenities
- Building forms and heights
- Tenant concerns



HOW YOUR FEEDBACK HAS BEEN USED:

The feedback gathered at the first open houses, along with the City's objectives and landowners' goals, have been combined to create principles that will guide planning for Langara Gardens.

WHAT WE HEARD



The following boards provide an overview of what we heard in April. The full summary can be found at vancouver.ca/langaragardens.

What about Langara Gardens is valued?

- Affordable **rental housing** with spacious units and housing suitable for both seniors and families
- Well maintained **green space**, mature trees, peaceful and quiet atmosphere, pedestrian pathways, and proximity to Cambie Park and the Langara Golf Course.
- **On-site amenities** including the outdoor pools, indoor pool, gymnasium and social lounge, as well as the retail shops for meeting everyday needs.
- The **central location** with easy access to transit and proximity to local destinations such as Oakridge Centre, Langara Golf Course, and Churchill Secondary School.



Important Housing Types

The most important housing types identified for are rental housing (86%), housing for seniors (85%), affordable housing (76%), and housing for families (73%).

Mix of Uses

The most important land uses (other than residential) are parks and open space (88%), community amenities (84%), and local serving retail (74%).



Transportation

The top three transportation themes for consideration in redevelopment of Langara Gardens were:

- safe and easy **walking routes** within the site
- need for **improved transit** (Canada Line station at 57th, capacity improvements and increased bus frequency), and
- provision of sufficient **parking**.

In addition, you also said that the area needs improved bike routes and safety for cycling; wider sidewalks and improved walking routes; longer crossing times at intersections; and, the need for improved traffic movement in the area.

Public Amenities

Affordable housing, parks and open space, retention or replacement of on-site private amenities and childcare were the top amenities identified for inclusion in the redevelopment of Langara Gardens. In addition, some mentioned a need for health-related services, cultural and seniors facilities.

WHAT WE HEARD



Building Forms & Heights

We heard a range of opinions about potential building heights and forms, the responses are summarized as follows:

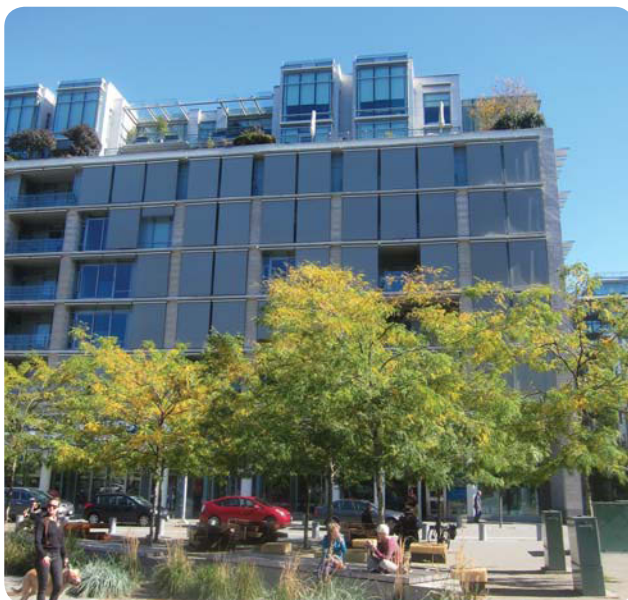
- Some respondents prefer **townhouses and garden apartments** appropriate for families.
- Some respondents support **low-rise buildings** but there was a variety of opinions on location, ranging from specifying the interior of the site to different edges of the site.
- Some respondents would support **mid-rise buildings** of 6 to 10 storeys for new buildings.
- Some support new buildings that are no taller than the **existing tower heights** (18-storeys) combined with new low- and mid-rise buildings.
- Some respondents support **high-rise buildings** consistent with Pearson Dogwood (28-storeys) with a few supporting heights beyond that.
- **Placement of buildings** - Respondents also identified the importance of building transitions to the single-family to the north, avoiding the shadowing of adjacent homes, schools and park space.



Tenant Relocation Plan

The residents of Langara Gardens shared the following with regard to creation of a tenant relocation plan.

- **Relocation provisions** - Residents requested that the Tenant Relocation Plan include clear timelines; reimbursement for moving costs; individualized attention; assistance in finding comparable replacement housing; and financial compensation for relocation.
- **Moving back** - Residents 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.



GUIDING PRINCIPLES

NEW!

Building on the feedback gathered at the first open houses, the City's objectives and the landowners' goals, the following **guiding principles** have been created to guide development of conceptual site plans.

RESPECT RESIDENTS

Ensure that the existing Langara Gardens residents are involved in the creation of a new vision for the site and ensure that best practices are used 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 green space. 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.



GUIDING PRINCIPLES

NEW!

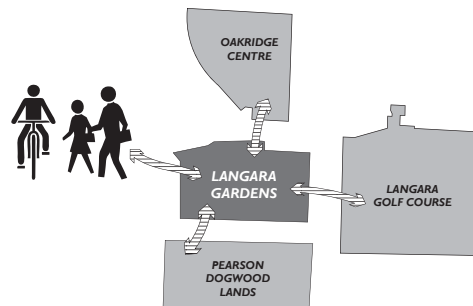
DIVERSITY OF HOUSING

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's existing streets and pathways. 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 neighbourhood energy systems.



With these guiding principles in mind, the design team with input from staff, have developed **three conceptual site plans**. The concepts are described on the following boards.

Your feedback will be used to help identify **key ideas** that should be incorporated into a preferred concept plan.

URBAN DESIGN CRITERIA

NEW!

Informed by the guiding principles, the design team has developed three **conceptual site plans**. The concepts preserve significant trees and locating open space, streets and connections, development parcels, and propose general building massing and heights (to be further refined at the next stage of planning)

To help evaluate the site plans, these **urban design criteria** have been established to capture the most important aspects of site planning.

LANGARA GARDENS CHARACTER

Retain significant trees and provide varied open spaces to preserve the 'garden-like' character of the site; organize buildings, public open spaces, roads and public paths around these.

RESILIENT CITY STRUCTURE

New public streets are necessary to ensure resiliency of the city structure for adapting and responding to future needs (city services, emergency response, stormwater management, etc.). Site planning will also recognize that accessibility, servicing, delivery and emergency access are necessities.

STREETS FOR PEOPLE

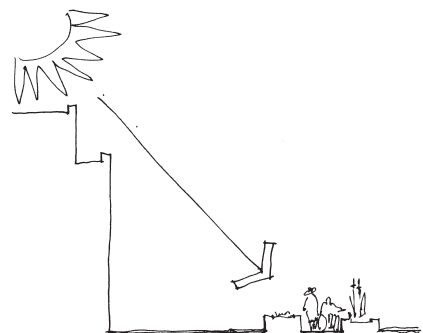
Design new public streets to prioritize people walking and cycling over motorized vehicles. The site will be comfortably and safely accessed by people of all ages and abilities walking and cycling. Traffic will be highly calmed, any vehicles on the site have a purpose in being there (e.g. access to homes, shops, services and deliveries) not simply short-cutting across the site.

INTEGRATION AND PERMEABILITY

Connect and integrate the site with the surrounding community through a network of diverse public spaces including streets, mews, paths and open spaces. Connections will invite pedestrians and cyclists into and through the site. Movement patterns will reflect future desire lines to and from destinations.

SOLAR ACCESS

Consider solar access on parks, public open spaces and neighbouring residences in the form, height, and placement of new buildings.



URBAN DESIGN CRITERIA

LOCAL SERVING RETAIL

Focus a higher level of activity near the corner of 57th Avenue and Cambie Street near the future potential Canada Line Station. Enhance the existing retail to create an inviting pedestrian-focused retail experience that compliments retail proposed on the Pearson Dogwood site.

PARKS AND PUBLIC OPEN SPACE

Establish a substantial public open space connection across 57th Avenue linking the new Pearson park to Cambie Park. The park and open space network should welcome the public into the site and be highly visible. Parks and open space will be bound by public streets, mews and/or walkways and framed by active building frontages.

PROPOSED TRACK ENHANCEMENT

Plan to accommodate a track and field training facility on the Churchill Track on the western edge of Langara Gardens. The facility will include, at a minimum, an eight-lane running track, a play field, a field house, storage facility, space for bleachers, lighting, parking for athletes with disabilities and public washrooms.

BUILDING VARIETY + DESIGN

Buildings should be varied in scale and type and limited in length, with a mix of types from townhouses to higher buildings. Maximize opportunities for family-friendly ground oriented units. Consider terraced buildings with landscaped roofs to take advantage of views and to provide amenity spaces and plays areas for children.

TRANSITIONAL EDGES

Create a respectful relationship and transition to the surrounding community through appropriately scaled buildings along the northern edge of the site, adjacent to Cambie Park and the Churchill track to the west.

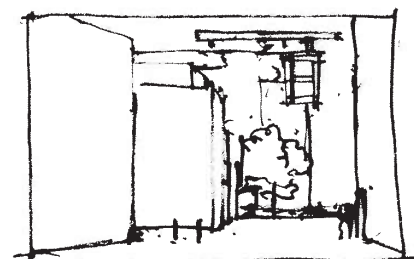
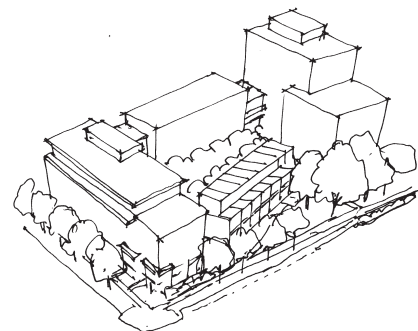
OPPORTUNITIES FOR HEIGHT

Taller buildings should be located near to the corner of Cambie Street and 57th Ave and transition down to the north and west edges of the site to reduce impacts on existing development.

VIEWS

Create a pattern of public open spaces and buildings to create or preserve public views from within and across the site.

NEW!



PUBLIC AMENITIES

The City, through Community Amenity Contributions (CACs), Development Cost Levies (DCLs), and Capital Plan investments, provides public amenities as part of redevelopment. Public amenities can include childcare centers, parks, cultural facilities, community centres, affordable housing and street improvements.

A package of public amenities will be developed as part of the planning process, which will incorporate public feedback and analysis of existing and planned amenities in close proximity to the site. The preliminary package of public amenities proposed for **Langara Gardens** include (but are not limited to):

» *affordable housing*

20% of the units are to be provided for affordable housing, half of which will be designed for families with children.



» *childcare*

A full-size 69-space childcare centre is illustrated on each of the concepts.



» *park improvements*

Two potential park improvements have been identified:

- Upgrades to Cambie Park
- Expansion of the Churchill track to accommodate a track and field training facility (refer to Parks and Recreation boards for more information).



Please provide feedback on these proposed public amenities on the comment form provided.

SCHOOLS AND TRANSIT

We frequently hear questions about school, hospital and transit capacity. Refer to the *Langara Gardens in Context* board for the location of schools and hospitals near Langara Gardens.

SCHOOLS

Langara Gardens is within Jamieson Elementary and Churchill Secondary catchment areas. Laurier Elementary is also in close proximity to the site.

The Vancouver School Boards' (VSB) preference and priority is to accommodate students in their neighbourhood school. However occasionally capacity issues may arise at a school and district staff will explore options including not accepting cross boundary students, accommodating overflow students in adjacent school facilities where there is space, and exploring portables/building additions where feasible.

The City is working with the VSB to monitor population growth and determine the potential need for new or expanded school facilities serving the Cambie Corridor.

**For more information on the VSB plans visit: www.vsb.bc.ca/capital-projects*

HOSPITALS

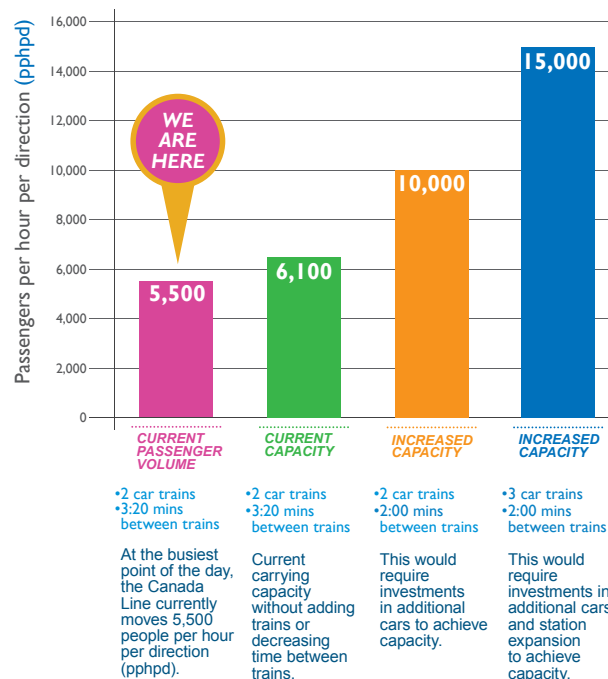
Both Vancouver General Hospital and BC Women and Children's Hospitals have long term plans and rezoning approvals in place, which permit expansion and replacement of existing buildings. A Community Health Centre is proposed for the Pearson Dogwood lands.

We continue to work with our partners and Vancouver Coastal Health regarding population projections and related health care expansion needs.

TRANSIT

City staff have worked with TransLink to assess the Canada Line's capacity to accommodate increased growth along the corridor. The assessment indicates that there is potential to increase the current line capacity from 6,100 pphpd (persons per hour per direction) today to 15,000 pphpd, given appropriate investment in infrastructure upgrades and operating levels (refer to chart).

The area is also served by high frequency bus service.



NEXT STEPS

WHAT'S NEXT?

Your feedback today will be used to confirm the Guiding Principles and to help identify a site concept plan for further refinement. At the next step of the planning process, in addition to a refined site plan, staff will also propose policies for land-use, density and building heights, and a public amenity package.



FILL OUT A COMMENT FORM

Please let us know what you thought about the information presented today. Fill out the comment form available at this open house or online by **January 7, 2016**.



STAY INVOLVED

- Add your name to our email list or sign in today to be notified of the next public event.
- Come to the next event and tell us what you think about our progress.



HOW YOU CAN PROVIDE INPUT:

1. Talk to City staff or representative from Peterson or Concert Properties.
2. Fill out a comment sheet here, or later online at vancouver.ca/langaragardens. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on the form).
3. Write to us at: langaragardens@vancouver.ca.
4. Join our email list by signing in at the front table to be notified of the next public event.
5. Come to the next event and tell us what you think about our progress.