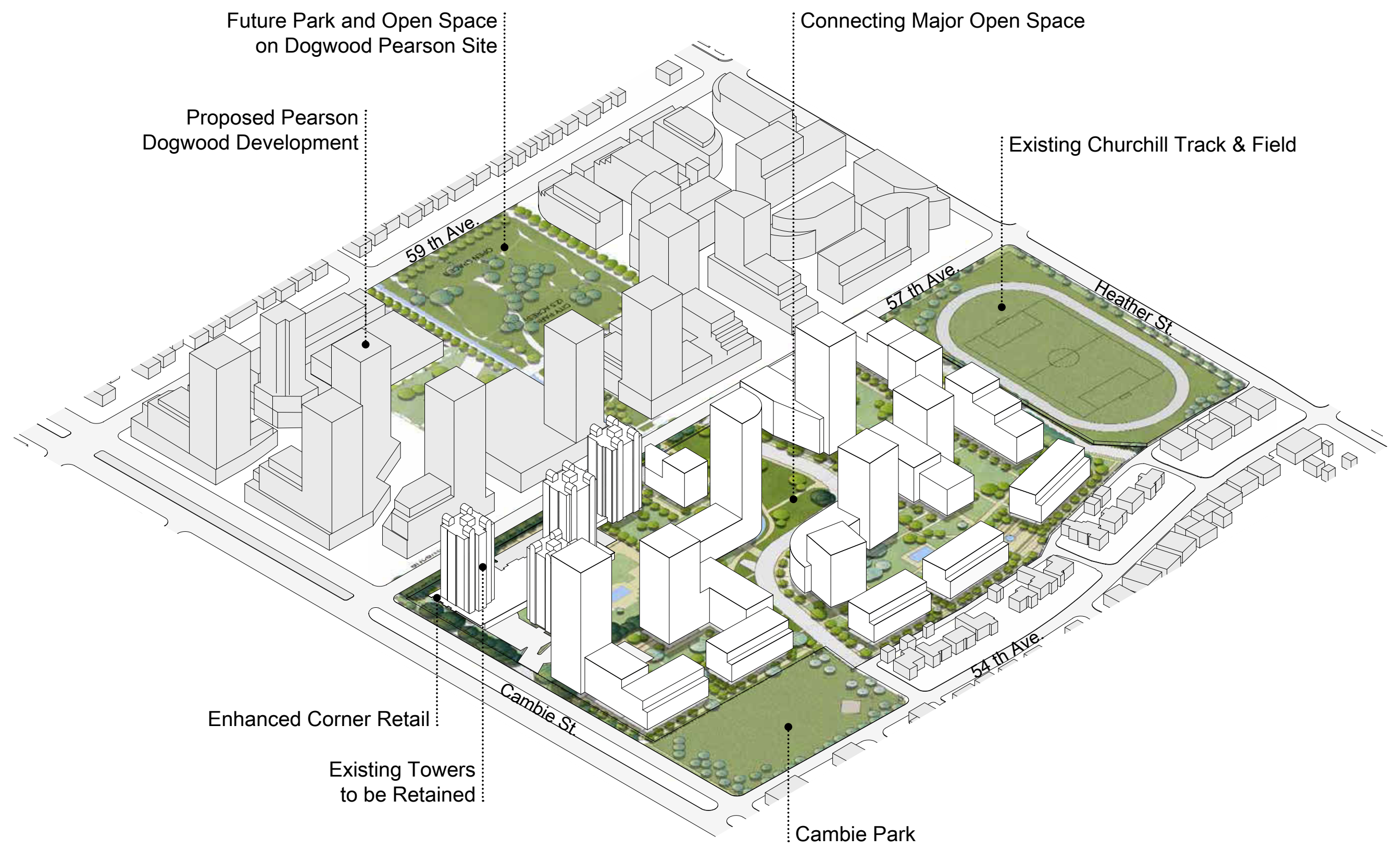


# Concept A

This concept builds upon maintaining the prominent features existing on the site today. This includes the two existing north-south streets and the major tree groups that form a pastoral natural setting for the residential buildings. A major central open space system is oriented north-south and connects Langara Gardens to the future open space at Pearson Dogwood and Cambie Park. Residential buildings are grouped around landscaped courtyards very similar to what exists today.

**Common to all concepts:** the existing four rental towers are maintained; priority character forming trees are retained; new residential buildings vary in height from low rise, mid-rise and towers; the existing local-serving retail is maintained with building and landscape modifications that improve the retail presence, character and pedestrian access from 57th and Cambie Street; and a daycare is integrated into the new residential buildings.

## Illustrative Massing VIEW FROM NORTH EAST





# Concept A

## Open Space

- A significant north-south open space links Cambie Park in the north to the future open space system of the Pearson Dogwood and 57th Avenue to the south.
- Multiple courtyard open spaces will be framed with residential buildings designed to foster community. The park-like courtyards will offer a both active and passive recreation uses along with inviting places to gather.
- Residential buildings are grouped around landscaped courtyards very similar to what exists today.

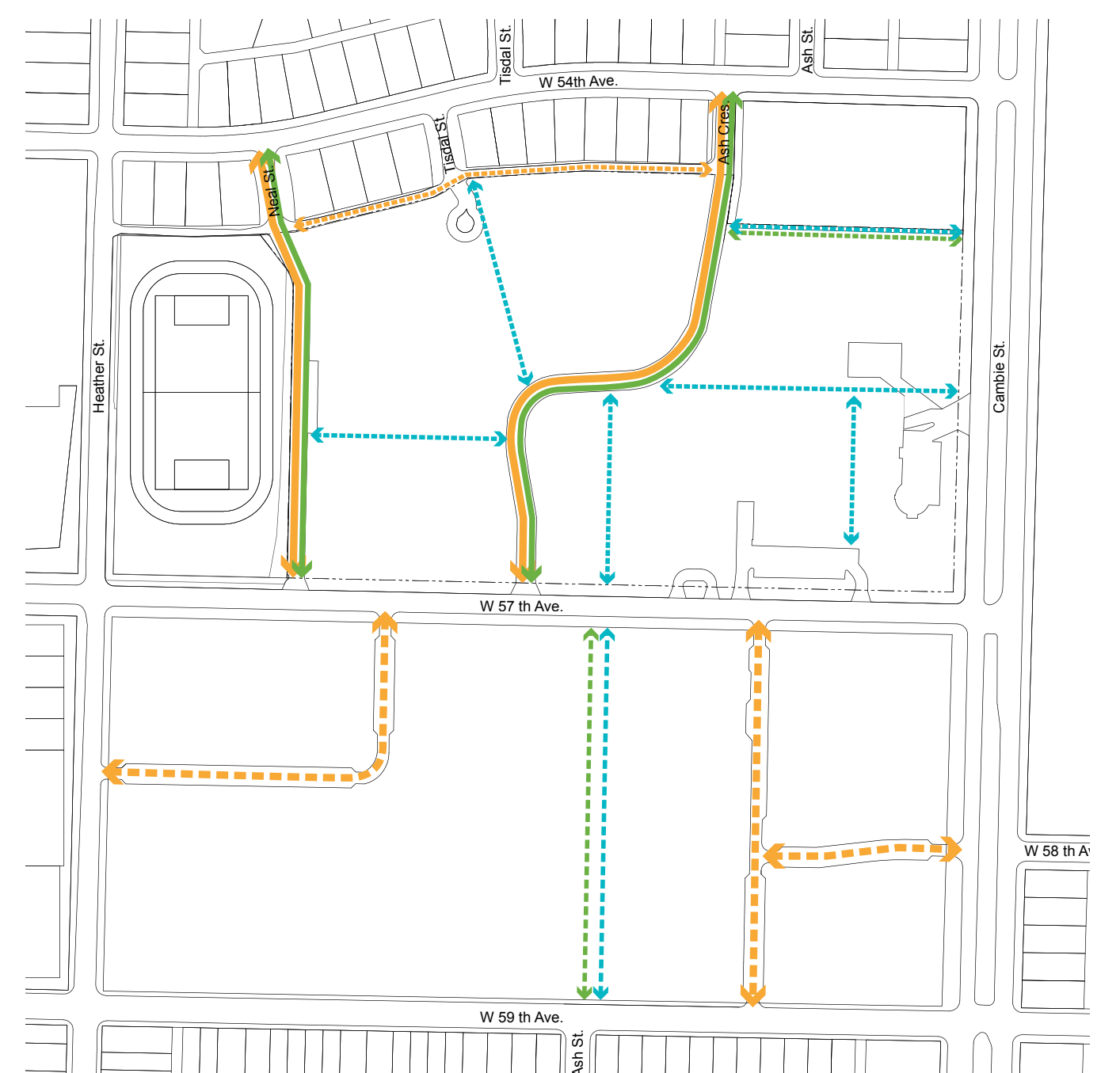
- Public Open Space
- Semi-Private Open Space
- ▨ Off-Site Public Parks and Open Space
- ▩ Off-Site School Lands



## Mobility

- The two existing north-south streets, Neal Street and Ash Crescent, connect to 54th and 57th Avenues.
- Existing streets will be enhanced to ensure good pedestrian and bicycle movement.
- Pedestrian paths connect to areas within the site to the surrounding neighbourhood and park system.

- ↔ Pedestrian Path
- ↔ Off-Site Pedestrian Path
- ↔ Protected Bike Path
- ↔ Secondary Bike Path
- ↔ Off-Site Bike Path
- ↔ Street
- ↔ Off-Site Street
- ↔ Lane



## Land Use

- Primarily a residential neighbourhood with supporting local retail/commercial at 57th Avenue and Cambie Street.
- The existing retail along 57th Avenue will be upgraded to have better pedestrian access and street character.
- New building heights transition down to existing development to the north.

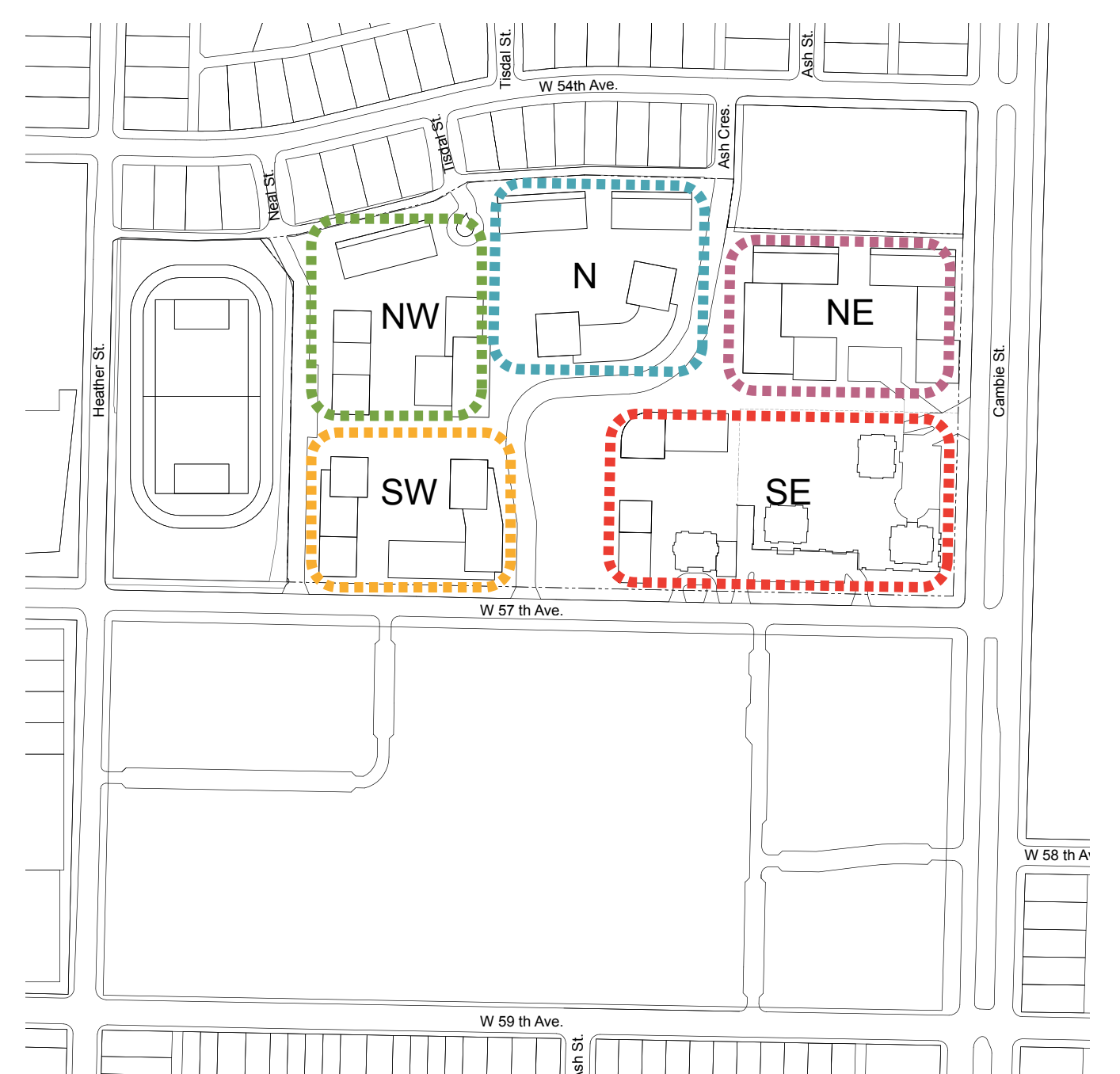
- Low-Rise Buildings (3-6 Storeys)
- Low and Mid-Rise Buildings (4-20 Storeys)
- High-Rise Buildings (Up to 28 Storeys)
- Commercial at Grade
- Daycare at Grade



## Distinct Residential Groupings

- The concept has five distinct residential groupings.
- The concept defines groups of buildings that enhance the sense of community and foster social connections.

- Distinct Residential Groupings





# Concept B

This concept is developed around a strong formal east-west central open space with new residential buildings set in a park-like setting. The concept has five distinct residential groupings which carry forward the park-like courtyards that are distinctive to Langara Gardens today. There is only one street that winds from 54th Avenue down to 57th Avenue and defines the northern edge of the central open space.

**Common to all concepts:** the existing four rental towers are maintained; priority character forming trees are retained; new residential buildings vary in height from low rise, mid-rise and towers; the existing local-serving retail is maintained with building and landscape modifications that improve the retail presence, character and pedestrian access from 57th and Cambie Street; and a daycare is integrated into the new residential buildings.

## Illustrative Massing

VIEW FROM NORTH EAST



## Concept Plan





# Concept B

## Open Space

- A large formal east-west central open space anchors the site.
- A north-south linear open space connects across to the park and open space on the Pearson Dogwood development to the south.
- A semi-private linear open space runs along the westerly edge of the site adjacent to the school track facility.
- Semi-private courtyard open spaces will be designed to foster a sense of community.

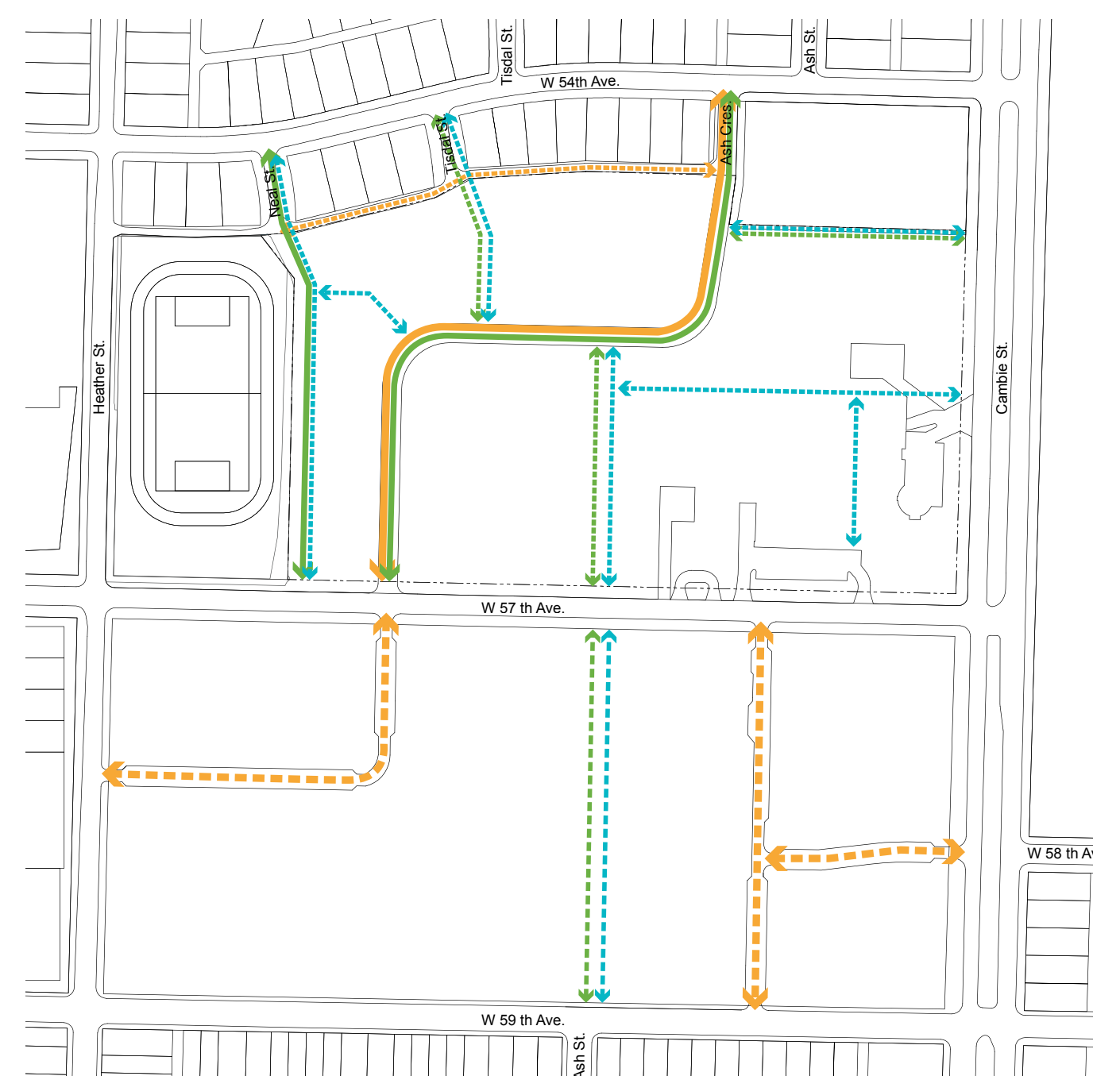
- Public Open Space
- Semi-Private Open Space
- ▨ Off-Site Public Parks and Open Space
- ▤ Off-Site School Lands



## Mobility

- The new street connects 54th Avenue to 57th Avenue.
- The new street will accommodate a protected bike path for safe and comfortable pedestrian and bicycle movement.
- Pedestrian paths connect all areas of the site to the surrounding neighbourhood and park system.

- ↔ Pedestrian Path
- ↔ Off-Site Pedestrian Path
- ↔ Protected Bike Path
- ↔ Secondary Bike Path
- ↔ Off-Site Bike Path
- ↔ Street
- ↔ Off-Site Street
- ↔ Lane



## Land Use

- Primarily a residential neighbourhood with supporting local retail/commercial at 57th Avenue and Cambie Street.
- The existing retail, and its access, along 57th Avenue will be upgraded to have better pedestrian access and character.
- New building heights transition down to existing development to the north.

- Low-Rise Buildings (3-6 Storeys)
- Low and Mid-Rise Buildings (4-20 Storeys)
- High-Rise Buildings (Up to 28 Storeys)
- - - Commercial at Grade
- - - Daycare at Grade



## Distinct Residential Groupings

- The concept has five distinct residential groupings.
- The concept defines groups of buildings that enhance the sense of community and foster social connections.

- ▤ Distinct Residential Groupings





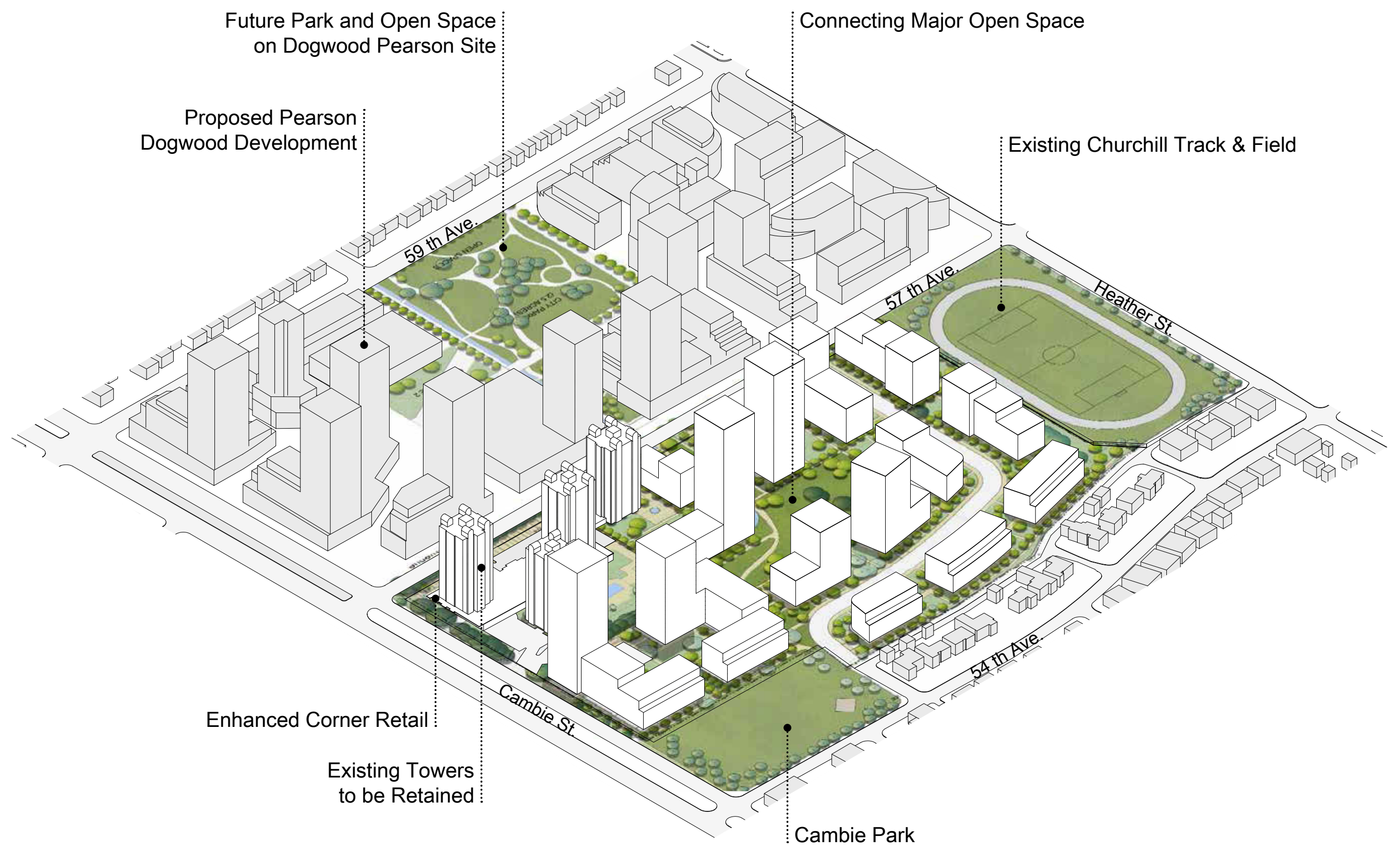
# Concept C

This concept features an east-west central open space framed only by residential buildings. There is only one street that bisects the site and links 54th Avenue to 57th Avenue. Linear buildings along the street are the predominant form in this concept, with fewer buildings grouped around landscaped courtyards.

**Common to all concepts:** the existing four rental towers are maintained; priority character forming trees are retained; new residential buildings vary in height from low rise, mid-rise and towers; the existing local-serving retail is maintained with building and landscape modifications that improve the retail presence, character and pedestrian access from 57th and Cambie Street; and a daycare is integrated into the new residential buildings.

## Illustrative Massing

VIEW FROM NORTH EAST



## Concept Plan





# Concept C

## Open Space

- A large free flowing open space is located central to the site and connects to Cambie Park.
- A linear open space connects across to the park and open space on the Pearson Dogwood development to the south.
- Open space is contiguous between 57th Avenue and Cambie Park.
- A linear semi-private open space runs along the westerly edge adjacent to the school track facility.

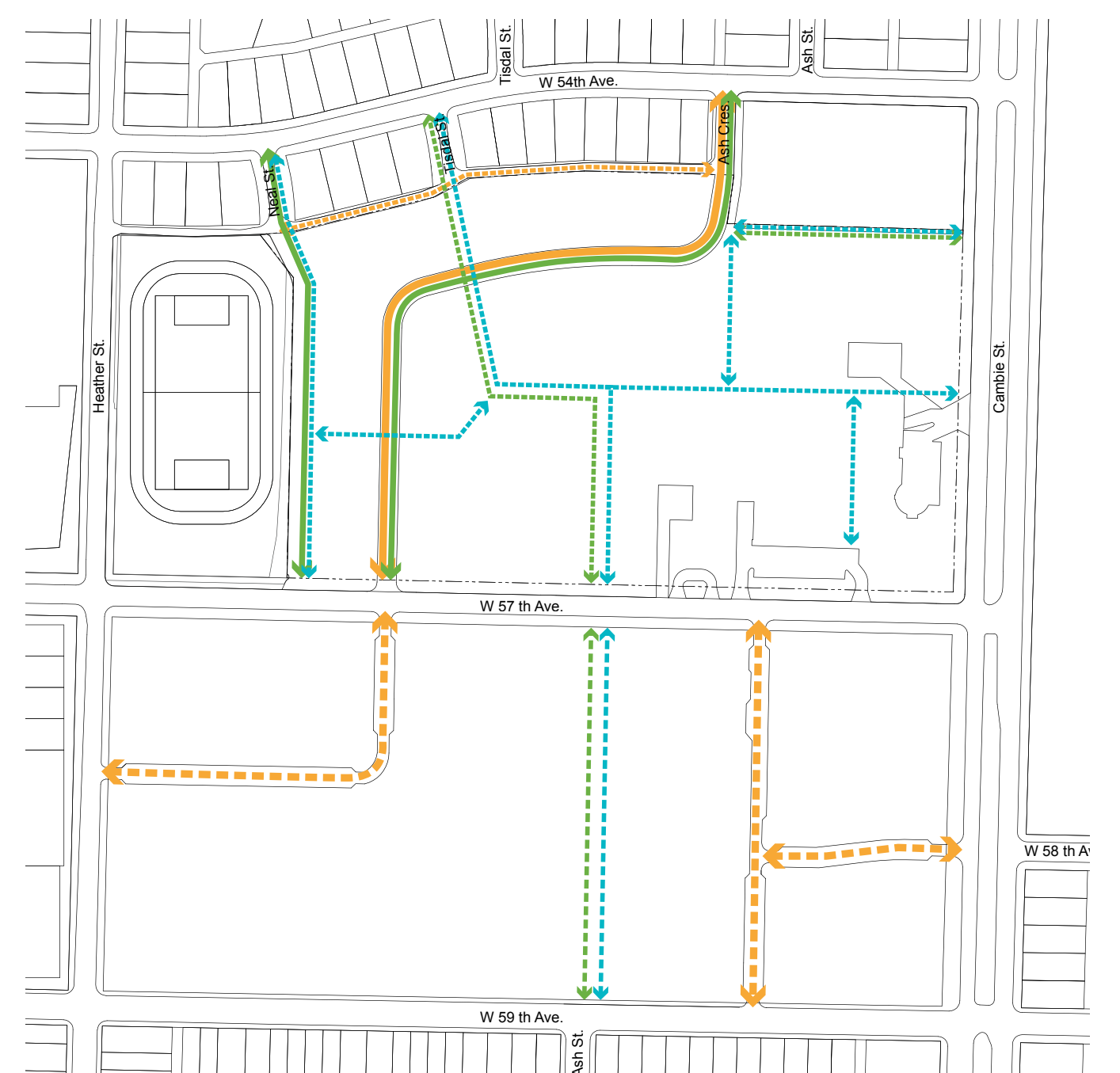
- Public Open Space
- Semi-Private Open Space
- ▨ Off-Site Public Parks and Open Space
- ▤ Off-Site School Lands



## Mobility

- The new street connects 54th Avenue and 57th Avenue.
- The new street will accommodate a protected bike path for safe and comfortable pedestrian and bicycle movement.
- Extensive pedestrian paths connect all areas of the site and surrounding existing and future development.

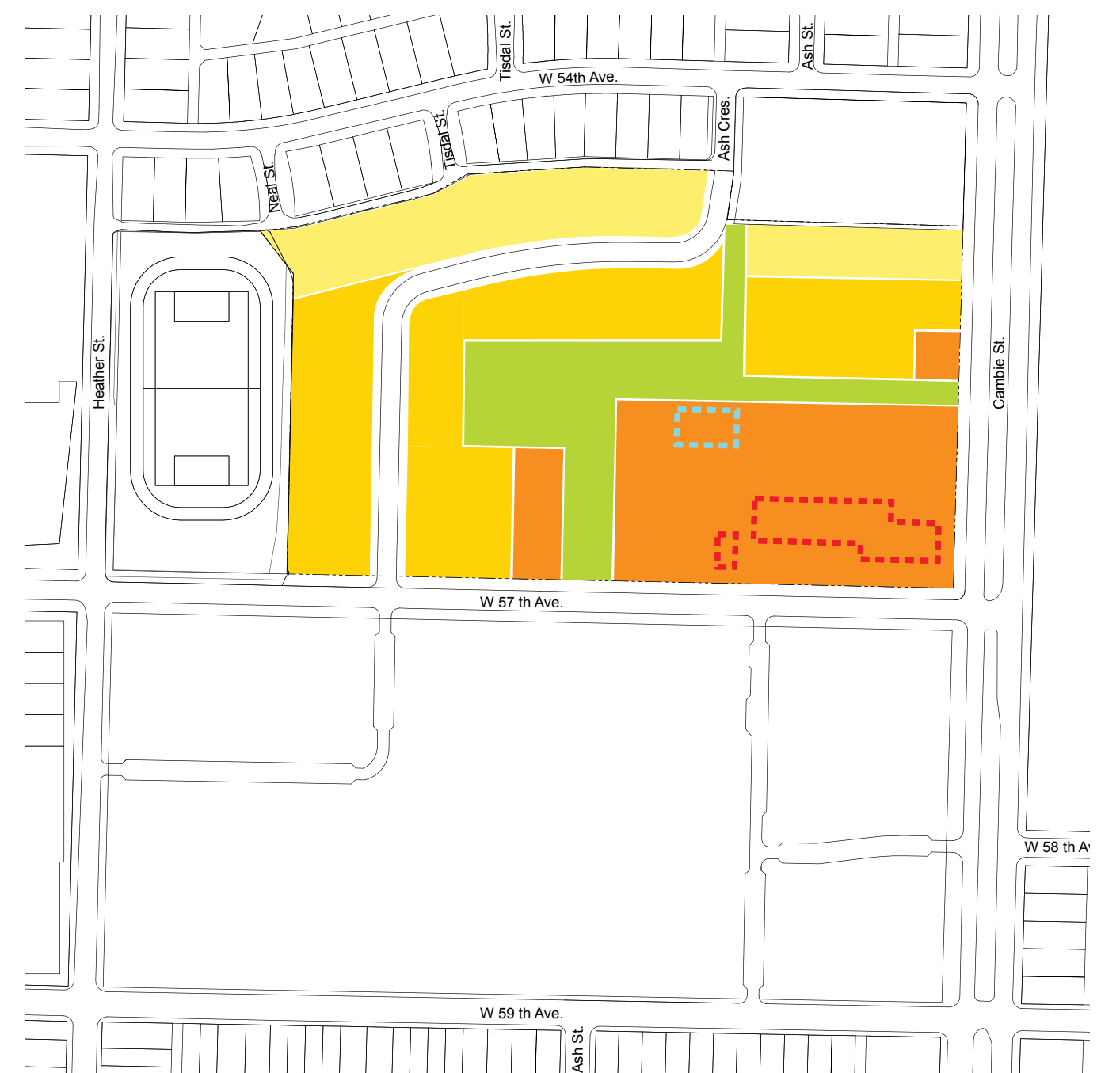
- ↔ Pedestrian Path
- ↔ Primary Bike Route
- ↔ Secondary Bike Route
- ↔ Street
- ↔ Lane



## Land Use

- Primarily a residential neighbourhood with supporting local retail.
- The existing retail, and its access, along 57th Avenue will be upgraded to have better pedestrian access and exposure.
- New building heights transition down to existing development to the north and west.

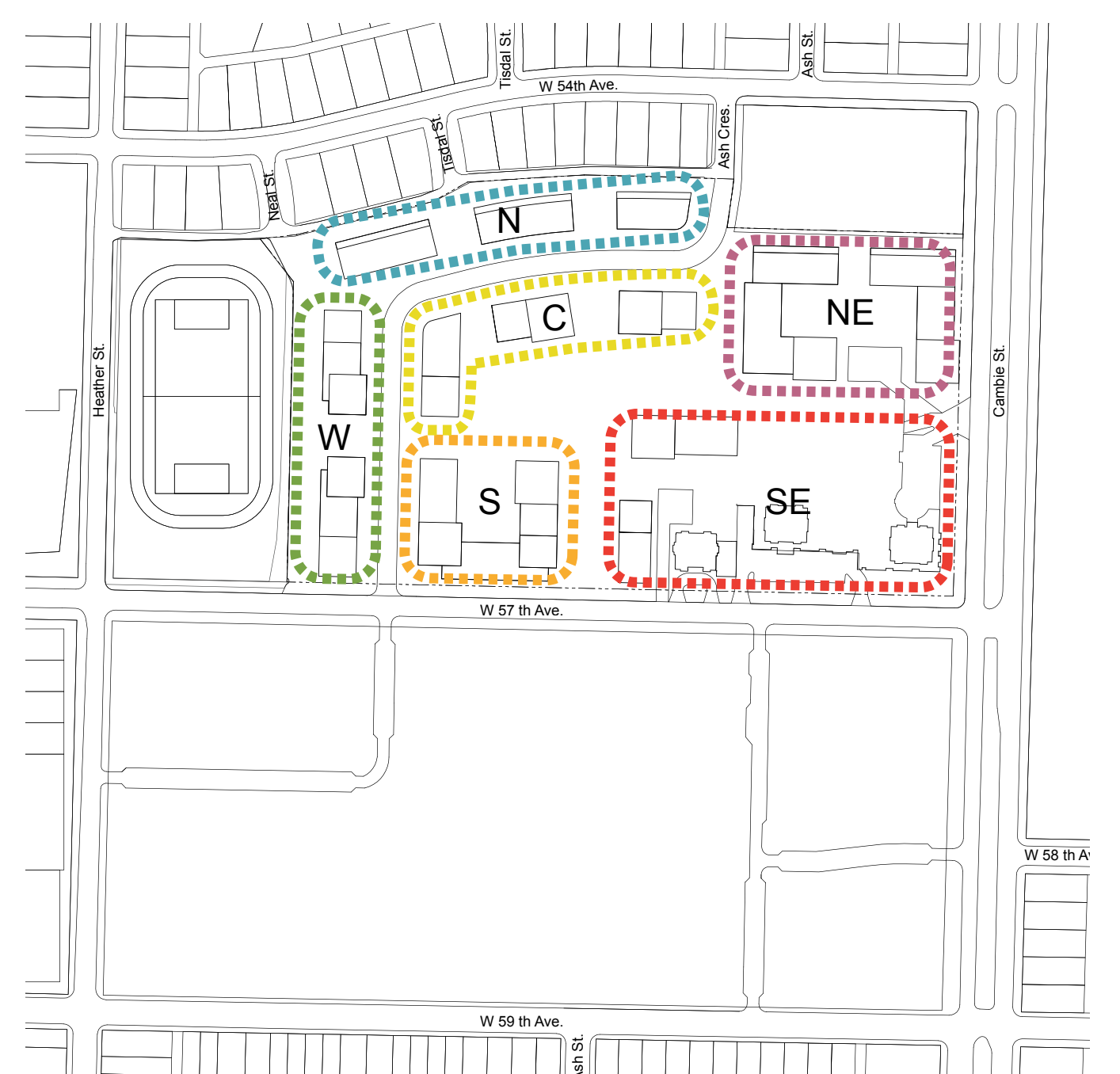
- Low-Rise Buildings (3-6 Storeys)
- Low and Mid-Rise Buildings (4-20 Storeys)
- High-Rise Buildings (Up to 28 Storeys)
- Commercial at Grade
- Daycare at Grade



## Distinct Residential Groupings

- The concept has five distinct residential groupings.

- Distinct Residential Groupings
- 
- 
- 



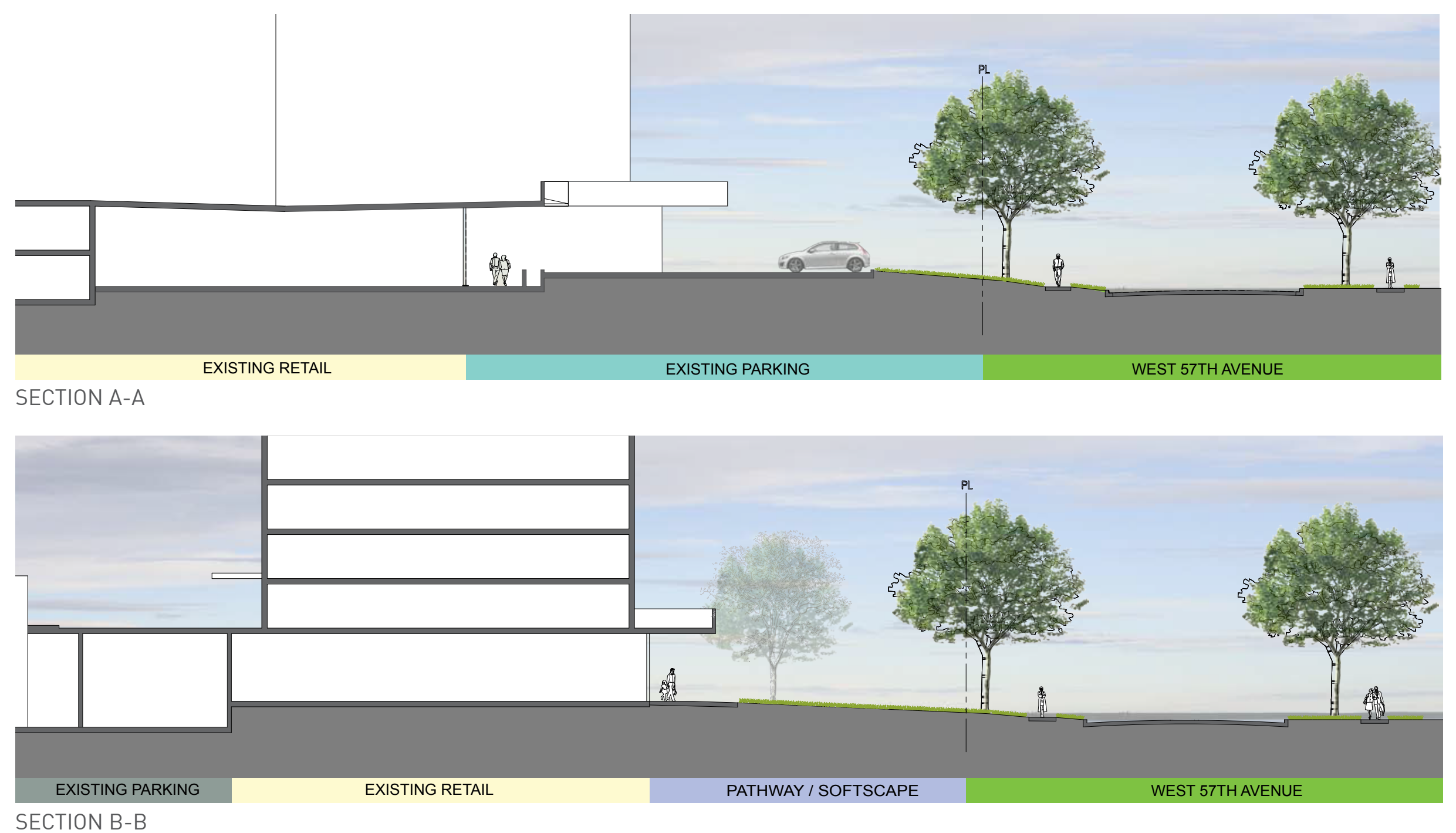


# Retail

## Existing Retail

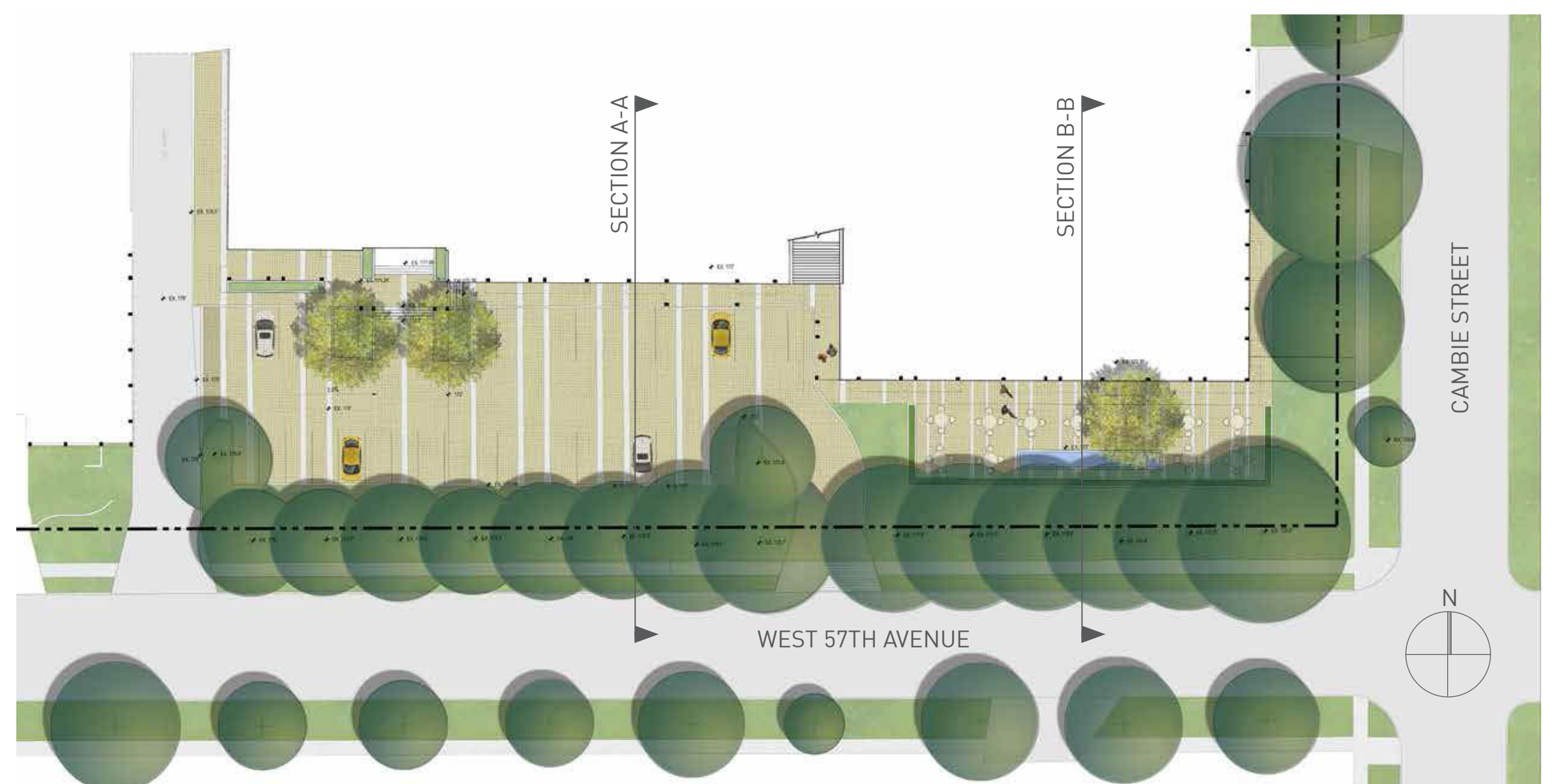
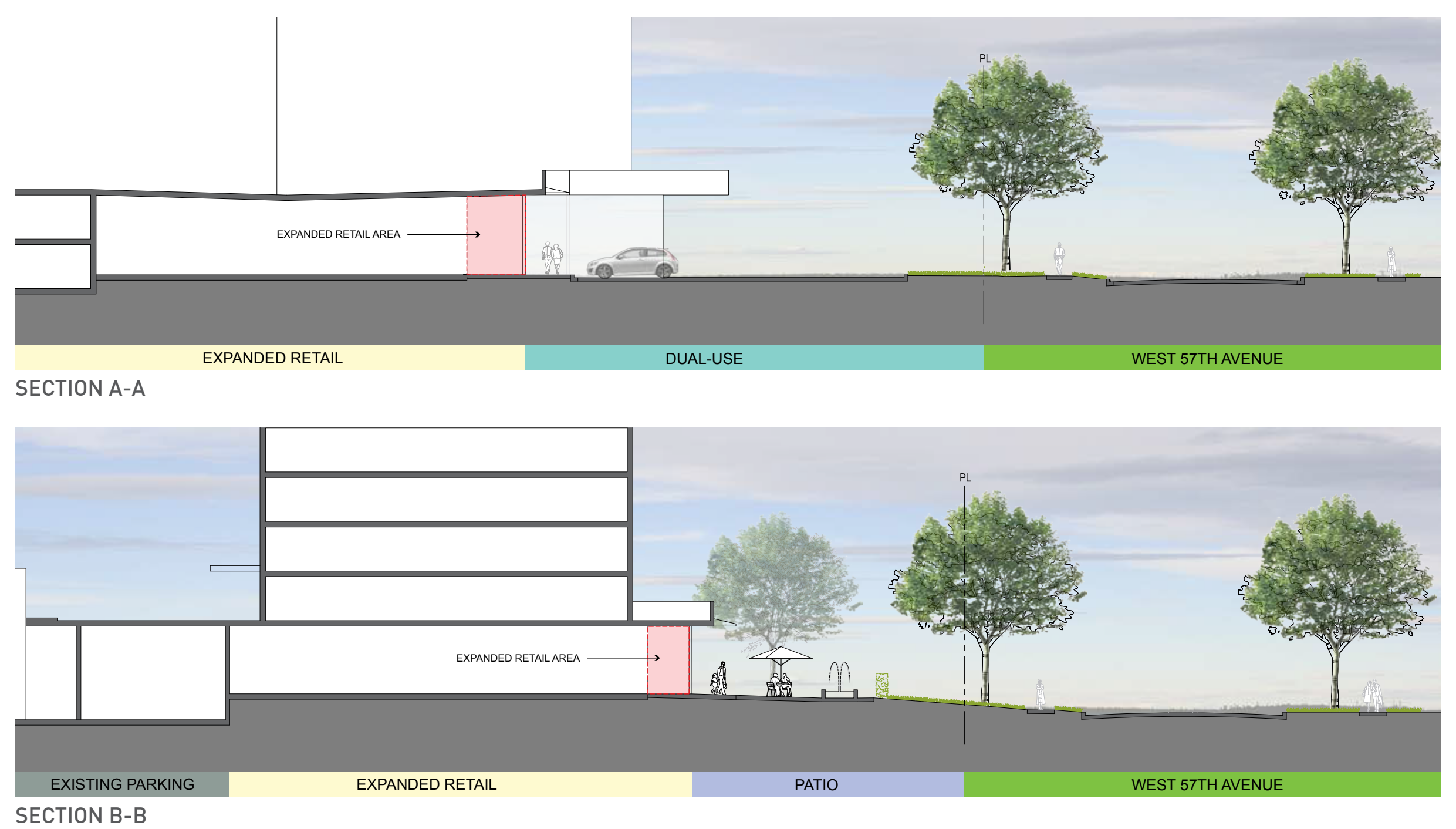
Opportunities with Existing Retail:

- Opportunity to enhance retail presence and character on 57th Avenue and Cambie Street.
- Opportunity to enhance landscaping throughout retail area particularly the surface parking.
- Opportunity to connect the retail/street level with the upper level podium.
- Opportunity to address grade issue and make more accessible.



## Proposed Retail

- Major Features of Proposed Retail Renovation:
- Retail face is pulled out approximately 10 ft. closer to 57th Avenue and Cambie Street to improve visual character and presence to the public realm.
- The grade level of the parking area has been dropped and adjusted to allow level access to the retail and greater accessibility.
- Parking area has been landscaped with pavers to improve its character and allow for multi-use space.
- A new south facing landscaped patio allows for people gathering and animates the corner of 57th Avenue and Cambie Street.
- A new stair rises up from the retail level to the upper podium open space level to allow for enhanced pedestrian movement and greater connectivity.



## CHARACTER IMAGES





# Emerging Character



## Engaged by Community

Langara Gardens will carefully attend to the existing residents while also welcoming the surrounding neighbours and a diversity of new residents into the future village of neighbourhoods.

## Urban Living Redefined

Langara Gardens will redefine urban living by creating thoughtfully-designed homes within a community oriented towards healthy living. It will be differentiated by its helpful services, highly-appealing amenities and carefully-selected retailers.

## Connected to Nature

Langara Gardens will preserve the legacy of the existing gardens, amplify the character-forming elements and enhance the connection to nature within and around the site.

