

# 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.

# 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 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 process.



## *Langara Gardens Today*

Today the property ownership is shared by Concert Properties and Peterson. 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.



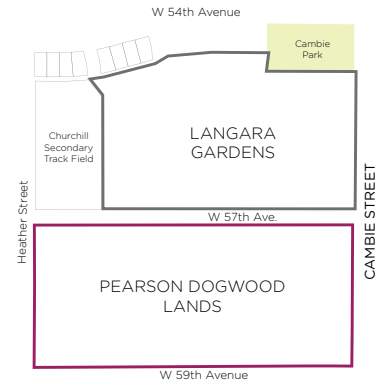
# PEARSON DOGWOOD

## 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 with the public and key stakeholder groups. 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 provides direction for accessible transit, jobs and services, community amenities and health facilities.

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

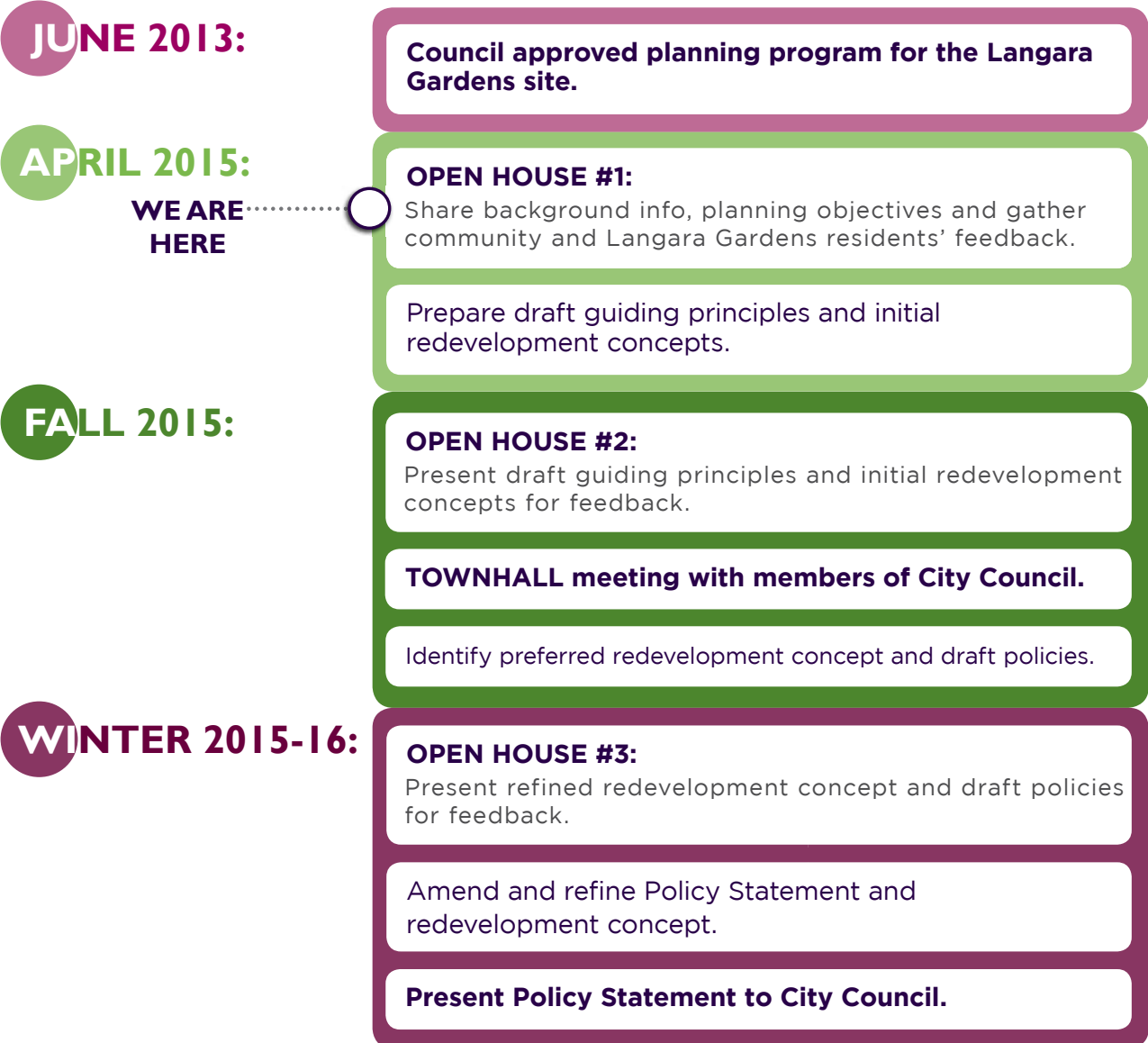


### PEARSON DOGWOOD BUILDINGS + AMENITIES:

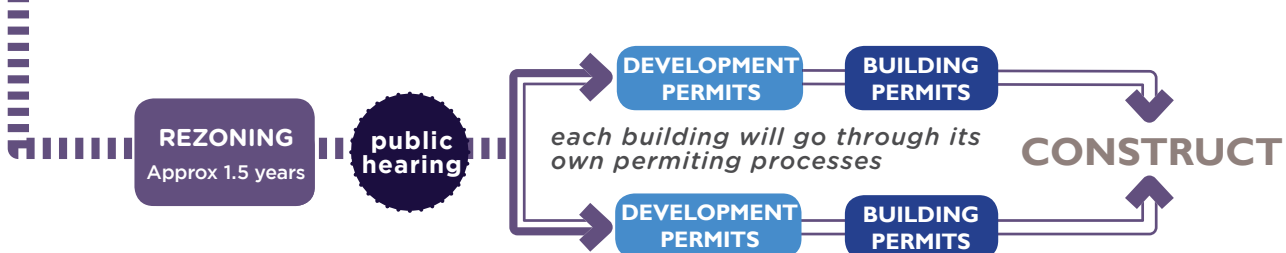
- 2.5 acre City park + additional public open space
- Not-for-profit space
- Adult day centre + childcare facilities
- Road + bike network improvements
- Therapeutic pool (replacement)
- 60,000 sf. YMCA with aquatic facilities
- Affordable rental housing (20% of all units) with 50% targeted towards families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

# POLICY PLANNING PROCESS

## Langara Gardens Planning Process Timeline:



### PROCEED TO REZONING (if approved by Council)



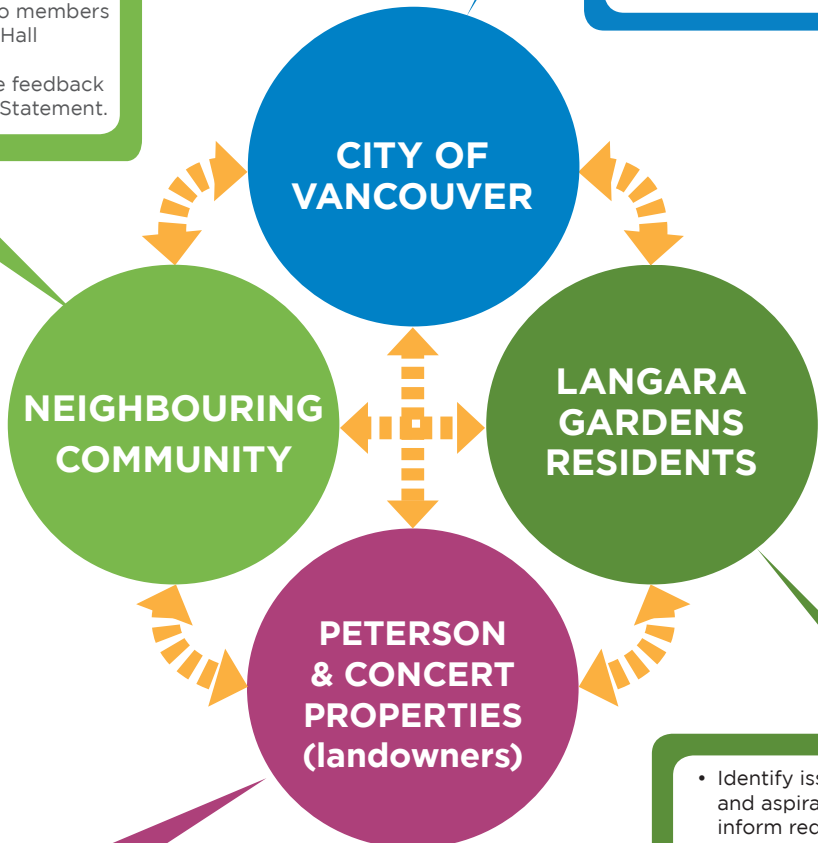
# ROLES IN THE PROCESS

## WHAT ARE THE ROLES IN THE POLICY PLANNING PROGRAM?

The City of Vancouver is undertaking a collaborative planning program with the community including existing residents and the owners of Langara Gardens (Peterson and Concert Properties) 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:

- 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.

- 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.

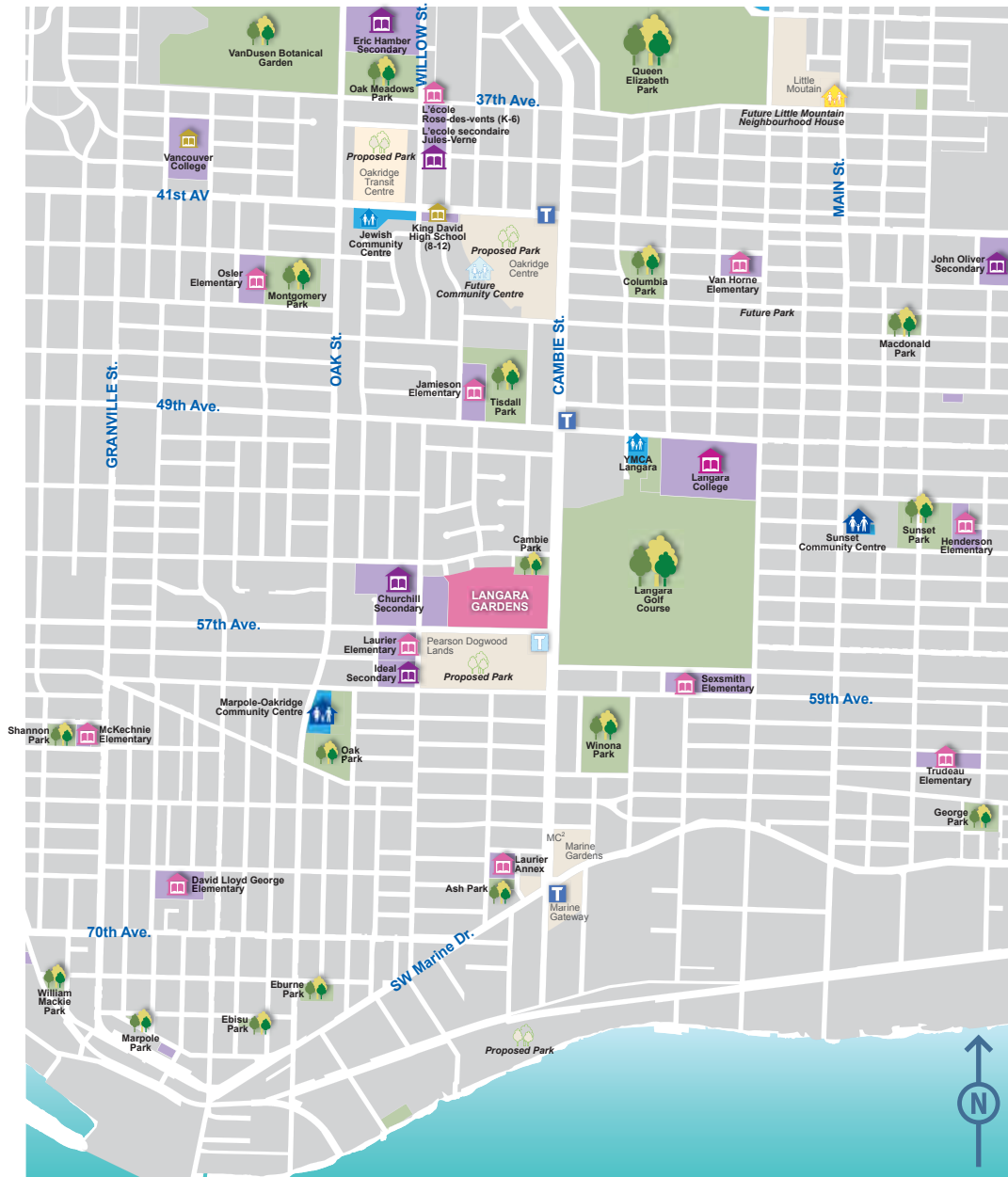


- Act as proponents for the redevelopment of the site.
- Identify land owner priorities and aspirations for the redevelopment.
- Generate and refine redevelopment options (with design team and technical input from the City) based on the objectives of all parties.
- Host 'Resident Meetings' to provide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

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# 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.

## 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.



**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.

## 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 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.



**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.

## 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. Open houses are planned for summer 2015 to gather public feedback on the preferred redevelopment concept and draft policies.

### Pearson Dogwood (2014)

The Policy Statement includes approximately 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 1-2 years 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 (2011)

The first two phases of the plan recommend intensification along the corridor within close proximity to the Canada Line. Phase 3 of the Cambie Corridor Plan will be launching soon.

### Little Mountain (2012)

The Policy Statement supports redevelopment to include residential buildings up to 12 storeys with commercial and civic uses (a neighbourhood house and childcare facility focused on a community plaza). Rezoning of the site will take 1-2 years to complete once an application is received, and will include enhanced public consultation and a decision by City Council.

### 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



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|--|-------------------------|--|---|
|  | Parks + Green Spaces    |  | Education Institutes                              |
|  | Community Centres       |  | LANGARA GARDENS                                   |
|  | Major Development Sites |  | Marpole Community Plan Planning Area              |
|  | Cambie Corridor Phase 2 |  | Cambie Corridor Phase 3 (Transit Influenced Area) |
|  | Major Bicycle Routes    |  | Transit Stop (Existing)                           |
|  | Canada Line             |  | Transit Stop (Future)                             |



# CITY OBJECTIVES: Housing

The City of Vancouver wants to create a city of communities that cares about its people, its environment, and opportunities to live, work and prosper. The protection or replacement of existing rental housing, the creation of affordable housing units, and the provision of new housing are priorities of this planning program.

## Rental Housing

Currently there are 605 rental housing units on the site, 335 units are in the four concrete towers (which will remain) and the remaining 270 are in garden apartments and townhouse units. Council policy requires replacement of existing units on a one-for-one basis with similar unit mix (i.e. number of bedrooms).

At the time of redevelopment, the City will require the landowner to complete a comprehensive **Tenant Relocation Plan**, which will be developed with input from the existing residents.



## Affordable Housing

In large site redevelopments, the City's *Affordable Housing in New Neighbourhoods Policy* requires that 20% of the units be provided for low to moderate income households. The level of affordability will be determined through the planning process, and finalized at rezoning. At least half of the affordable housing units will be suitable for families with children.

## New Housing Units

New residential units should be designed to provide a mix of housing options for a diverse community at all income levels, ages, and abilities.

Consistent with City policy, at least 25% of the market units should be suitable for families with children with the objective of increasing to 35%, including three or more bedroom units.



# 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. The four concrete towers, containing 335 units, will be retained, and it is anticipated that 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.

Please let us know about your ideas and concerns with respect to your relocation needs to help City Staff and Peterson/Concert draft a set of Guiding Principles for a Tenant Relocation Plan.

# CITY OBJECTIVES:

## Site Planning

The redevelopment of Langara Gardens, integrated with the surrounding area, provides an opportunity to create a complete community with housing, employment, and supporting services focused around a rapid transit station.

The building form and scale will be determined through the planning process; however, the City also recognizes several site planning opportunities.

### **Commercial Uses**

Opportunities to improve and enhance the existing commercial space will be explored. Potential expansion of the commercial space should be considered within the context of expanded retail on the Pearson Dogwood lands.



### **Parks and Open Space**

The planning process will examine opportunities to preserve the existing garden character of the site through the protection of mature landscaping and significant trees. Consideration will be given to securing additional park and/or public open space on the site, as well as potential reconfiguration or improvement of Cambie Park.

### **Existing Qualities**

Site planning should integrate significant existing assets including the residential towers, and natural features wherever possible. Existing assets should be used as organizing elements for new buildings, public open space, roads and public ways.



# CITY OBJECTIVES:

## Environmental Sustainability

The City requires that any new development must be environmentally sustainable by incorporating the following objectives during site planning.

### Rainwater Management

Site planning will include strategies to reduce stormwater discharge, reduce run-off, treat surface run-off to reduce contaminants, and where possible conserve potable water use. Post redevelopment, stormwater run-off rates will need to be equal to or less than those experienced with the existing development.



### Sustainable Site Design

Redevelopment concepts will incorporate strategies for passive heating, cooling and ventilation to reduce energy needs by considering building siting and orientation, tree retention, landscaping, building shape and massing, and solar shading.

### Green Buildings

All new buildings will be required to achieve a minimum of LEED Gold certification (with specific points in energy performance, water efficiency and stormwater).



### Green Mobility

Site planning will prioritize walking, cycling and transit use over the private automobile with a goal of increasing walking, cycling and transit trips from 50% of all trips by 2020 to 66% of all trips in 2040, and to reduce motor-vehicle kilometers traveled per resident by 20% from 2007 levels.

### Access to Nature

Consideration will be given to improving public access to open space, creating a network of parks, and enhancing ecosystem function. Planning will explore retention of mature trees and landscaping, opportunities to incorporate habitat, and integration of public open space for people to gather and socialize.

### Sustainable Food Systems

During site planning, consideration will be given to increasing the resiliency of Vancouver's food system through the provision of community gardens/orchards, edible landscaping, a community kitchen, food markets, composting facilities and/or multipurpose facilities that support other neighbourhood food network activities.

### Low Carbon Energy Supply

Major projects are required to connect to the Cambie Corridor District Energy Utility when it is developed, as a means to reduce community-based greenhouse gas emissions by 33% from 2007 levels.

### Zero Waste Planning

At the conceptual planning stage, strategies to meet the City's zero waste targets will be explored including deconstruction of existing buildings and opportunities for material re-use and recycling. At rezoning, a Zero Waste Strategy including building systems and operations/maintenance plans will be required.



# CITY OBJECTIVES:

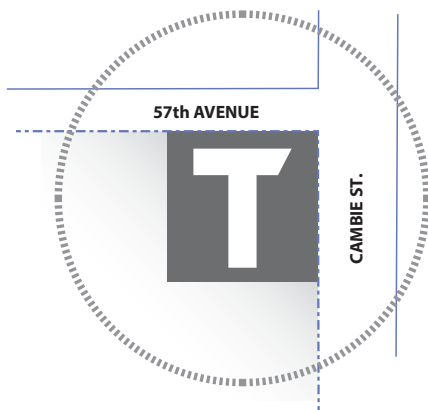
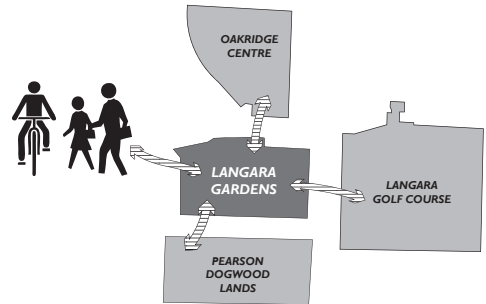
## Transportation

The City's Transportation 2040 plan prioritizes walking, cycling, transit, and shared vehicles ahead of private automobiles, and recognizes that the efficient movement of goods and services is critical to city, regional, and national well-being.

The City has identified key transportation considerations that should be incorporated into the overall site design for Langara Gardens:

### *Pedestrian & Cyclist Connections*

Provide connections to ensure that the site is part of the larger cycling and walkway system connecting to Oakridge Centre, the Pearson Dogwood site, Langara Golf Course perimeter trail, and the Canada Line pedestrian and cyclist bridge over the Fraser River.

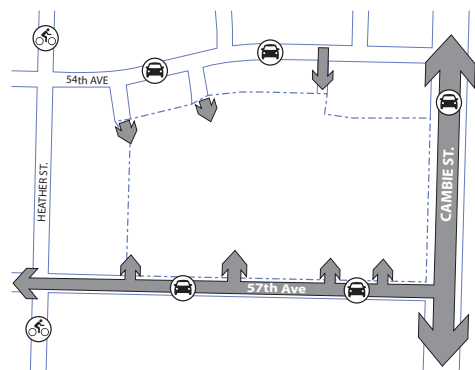


### *57th Avenue Canada Line Station*

Organize the site design around a potential new Canada Line station at the corner of 57th and Cambie, recognizing that developing strategies to fund the station are an integral part of the process moving forward.

### *Vehicular Access*

Orient vehicular access to minimize impacts on the adjoining neighbourhood, public greenways and bikeways.



# 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 neighbouring 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](http://www.vsb.bc.ca/capital-projects)*

## HOSPITALS

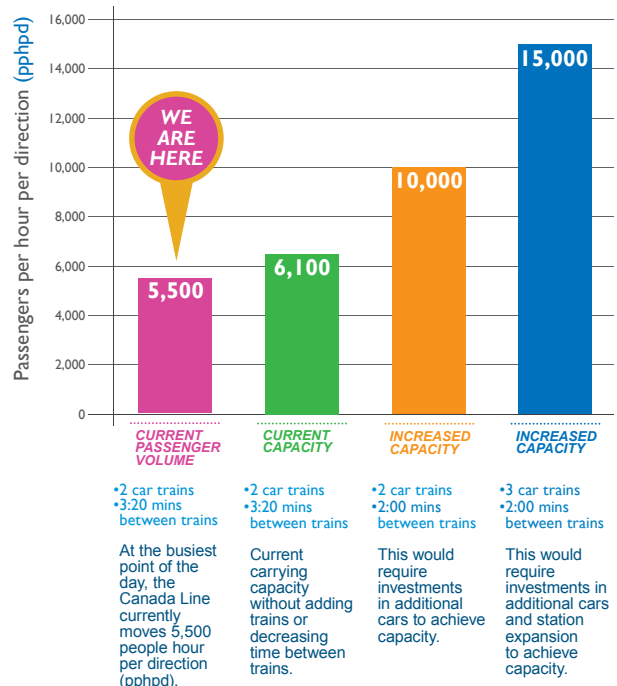
Both Vancouver General Hospital and BC Women and Children's Hospitals have long term plans and rezoning approvals in place, which permit expansion and replacement of existing buildings. A Community Health Centre is proposed for the Pearson Dogwood lands.

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.





# CITY OBJECTIVES:

## 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.

Early analysis suggests that the public amenities for **Langara Gardens** may include (but are not limited to):



» **affordable housing**

» **childcare**



» **park 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.

# NEXT STEPS

## WHAT'S NEXT?

Throughout the planning process there will be more opportunities to provide your input.



## 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. Your feedback will be used to establish guiding principles which will inform the Policy Statement and creation of redevelopment concepts.



## 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](http://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](mailto: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.