

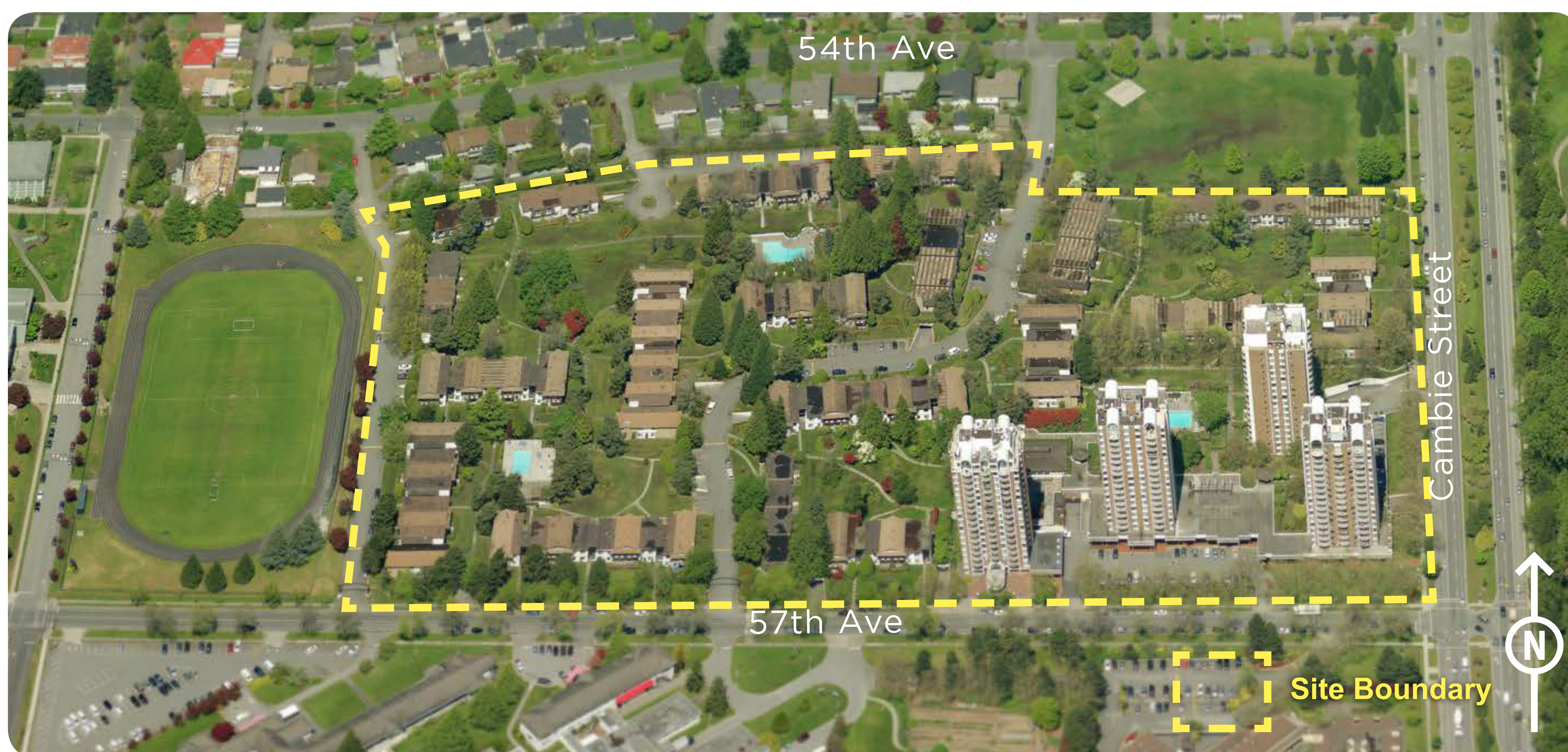
# INTRODUCTION

## WELCOME!

The City, at the request of the site's owners, Peterson and Concert Properties, has undertaken a comprehensive planning program to create a Policy Statement to guide future redevelopment of the site.

Planning for the site has ensured that the proposed redevelopment includes retention and/or replacement of existing rental units. In addition, potential for new residential, retail and community uses are proposed.

The City staff team is preparing to report to Council this spring with a draft Policy Statement. If adopted, the Policy Statement 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.



## What is a Policy Statement?

The planning process will result in a document called a Policy Statement which establishes principles and objectives relating to:

- » Langara Gardens residents
- » Land use and density
- » Urban design legacy and built form
- » Parks and open spaces
- » Circulation and transportation
- » Sustainability
- » Community amenities

### HOW YOU CAN PROVIDE INPUT:

1. Talk to a member of the planning or design team.
2. Fill out a comment sheet today, please drop it off at the sign-in table.
3. Write to us at:

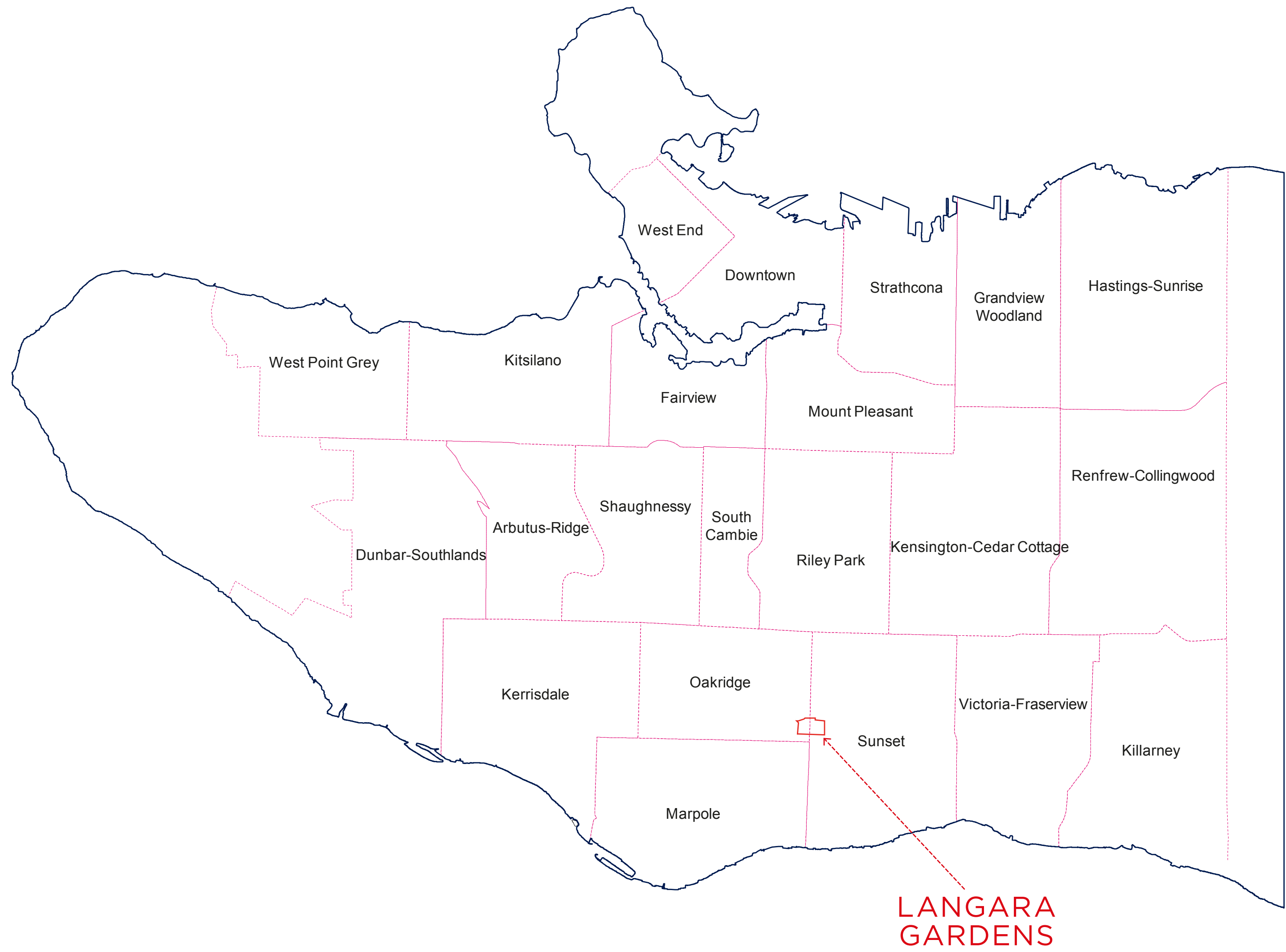
[langaragardens@vancouver.ca](mailto:langaragardens@vancouver.ca)



# WHERE DO YOU LIVE?

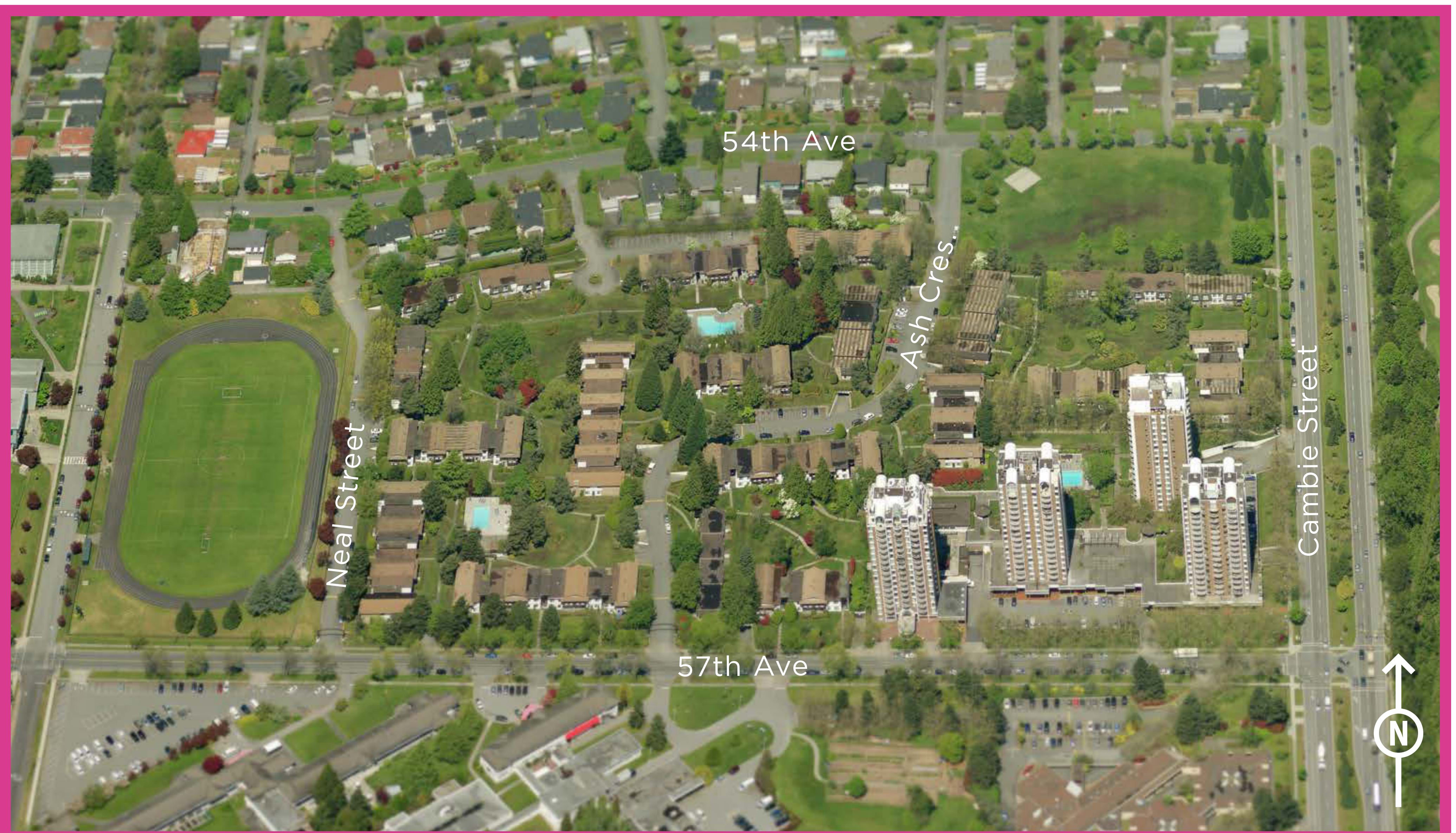
**PLACE A DOT  
WHERE YOU LIVE  
ON THE MAP** →

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 TO DATE**



**RECAP ON THE PREFERRED CONCEPT PLAN AND GUIDING PRINCIPLES**



**FIND OUT HOW COMMUNITY INPUT HAS HELPED SHAPE PROPOSED POLICIES**



**REVIEW PROPOSED POLICY HIGHLIGHTS**

Add your name to our email list or sign in today to be notified about next steps (Council Meeting).

Next steps:



**REPORT TO COUNCIL WITH THE DRAFT POLICY STATEMENT**

If adopted by Council, the policy statement will guide any future rezoning of the site. See 'Next Steps' board for more details.



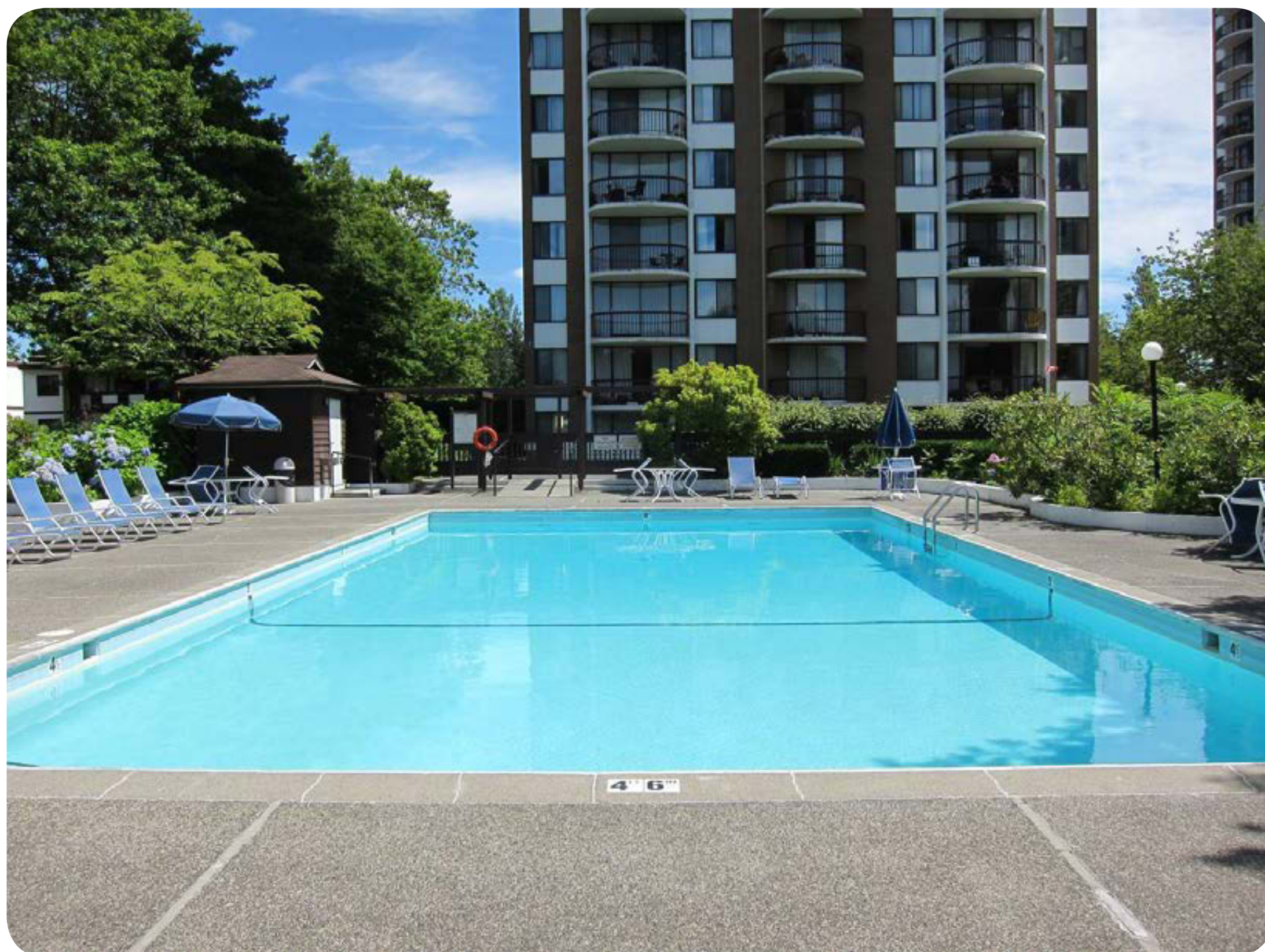
# BACKGROUND

**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 process.



## *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 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 potential future Canada Line station at 57th Avenue.



# POLICY PLANNING PROCESS

## Langara Gardens Planning Process Timeline:

**JUNE 2013:**

**Council approved planning program for the Langara Gardens site.**

**APRIL 2015:**

**OPEN HOUSE #1:**

Share background info, planning objectives and gather community and Langara Gardens residents' feedback.

**Prepare draft guiding principles and initial redevelopment concepts.**

**NOV/DEC 2015:**

**OPEN HOUSE #2:**

Present draft guiding principles and initial redevelopment concepts for feedback.

**Identify preferred redevelopment concept and draft policies.**

**SPRING 2016:**

**OPEN HOUSE #3:**

Present preferred concept plan (including refinements) and emerging policies for feedback.

**TOWNHALL MEETING with members of City Council.**  
June 26, 2016

**Amend and refine draft policies and redevelopment concept.**

**SPRING 2018:**

**WE ARE  
HERE**

**INFORMATION SESSION:**

Present draft policy statement and plan highlights.

**COUNCIL CONSIDERATION**

Present Draft Policy Statement for City Council consideration.

**PROCEED TO REZONING PROCESS**  
**(if approved by Council)**

See 'Next Steps' board for more information on timeframes and City processes



# 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:

### Heather Lands (ONGOING)

A policy program for the Heather Lands launched in 2016.

The third phase of engagement is scheduled for March, 2018, where the preferred concept and emerging policy will be presented for public review.

[vancouver.ca/heather-lands](http://vancouver.ca/heather-lands)

### OTC (Bus Barns) Site (2015)

The Policy Statement for the Oakridge Transit Centre site supports up to 1.2 million square feet of primarily residential development in mostly low and mid-rise forms. A new City park, childcare facility and 20% affordable housing will be provided on the site. The Policy Statement will guide a future rezoning of the site.

[vancouver.ca/otc](http://vancouver.ca/otc)

### Pearson Dogwood (2014)

City Council approved the rezoning application in July 2017. The next steps in the project will be development permit applications for each building on site.

[vancouver.ca/pearson](http://vancouver.ca/pearson)

### 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.

[vancouver.ca/marpole](http://vancouver.ca/marpole)

### Cambie Corridor Plan Phase 2 (2011)

The Cambie Corridor Phase 2 Plan (2011) provides direction for new development along Cambie and other major streets. Planning for Phase 3 of the plan is underway. For more detail refer to the Cambie Corridor Phase 3 board.

### Little Mountain (2012)

Council approved the rezoning application in July 2016. The next steps in the project will be development permit applications for each building on site.

[vancouver.ca/littlemountain](http://vancouver.ca/littlemountain)

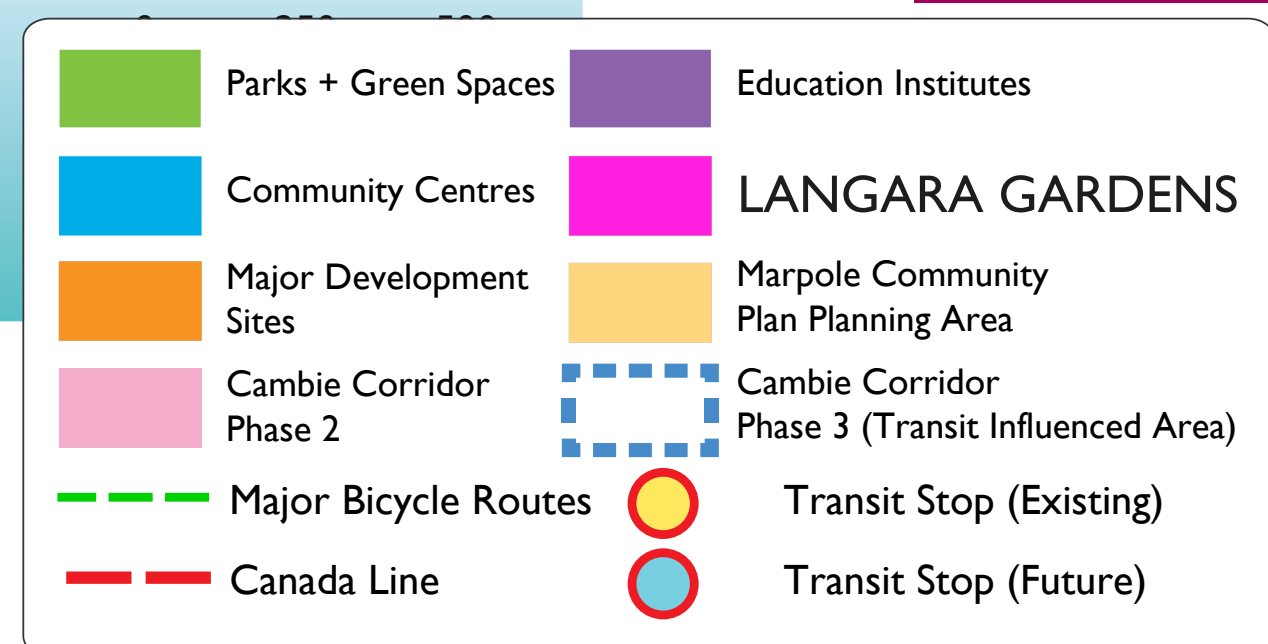
### Oakridge Centre (2014)

Council approved expansion of Oakridge Centre to increase the amount of retail and office space, and to add 2,900 residential units (including 290 social housing units and 290 secured market rental units). Public amenities identified in the rezoning include:

- 3.6 hectare (9 acre) park
- 70,000 sq.ft. civic centre with a library,
- community centre
- 69-space childcare facility
- seniors' centre

[vancouver.ca/oakridge](http://vancouver.ca/oakridge)

### LANGARA GARDENS





# PEARSON DOGWOOD

*Langara Gardens together with Pearson Dogwood are envisioned as a new mixed-use high density node, providing both region serving health care and recreation facilities and local-serving amenities (retail, recreation, childcare and affordable housing).*

## Pearson Dogwood

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.

Pearson Dogwood 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.

A rezoning application for the Pearson Dogwood site was approved by City Council in July 2017. Implementation is expected to take approximately 10 years.

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



ILLUSTRATED PLAN



AXONOMETRIC VIEW

### 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 + farm
  - Proposed recreational facilities + community amenities

### PEARSON DOGWOOD AMENITIES:

- 2.5 acre City park + additional public open space
- Childcare facilities + adult day centre
- Road + bike network improvements
- Therapeutic pool (replacement)
- 60,000 sf. YMCA with aquatic facilities
- Affordable Housing with 50% targeted towards families with two or more bedrooms
- Contribution towards a potential future Canada Line station at 57th Avenue



# GUIDING PRINCIPLES

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 future development of Langara Gardens.

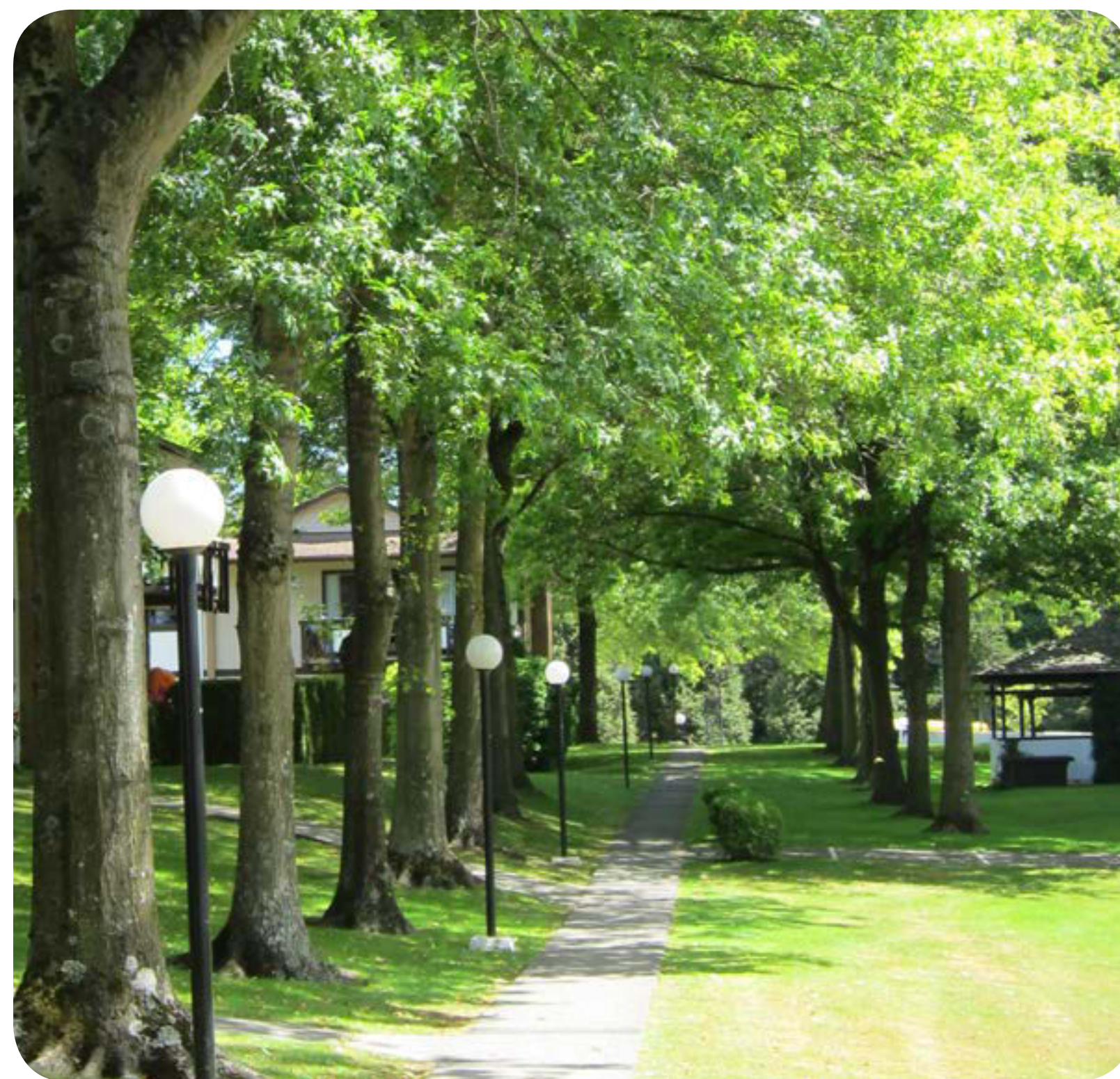
## RESPECT RESIDENTS

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.





# GUIDING PRINCIPLES

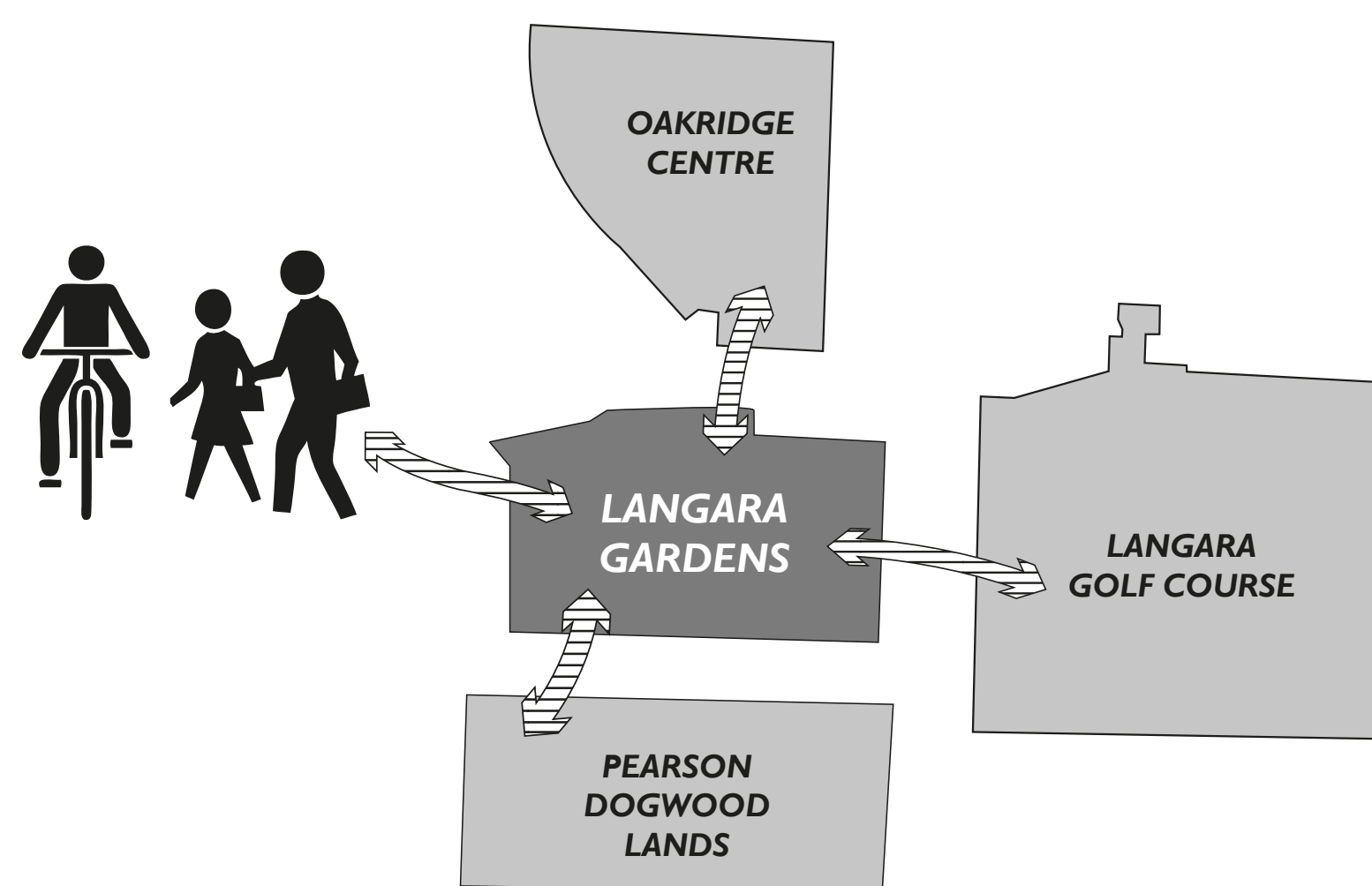
## DIVERSITY OF HOUSING

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.



Thank you for helping us refine the *guiding principles* at our previous consultation events. These principles have helped us identify the **key ideas** reflected in the preferred concept plan.



# CREATING A SITE PLAN

1.

The following three inputs were used to develop the guiding principles.

2.

The Guiding Principles

3.

Concept Development and Evaluation

4.

Draft Policy and Concept Plan

JUNE 2015

PUBLIC INPUT  
OPEN HOUSE #1



## GUIDING PRINCIPLES

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

A



B



C



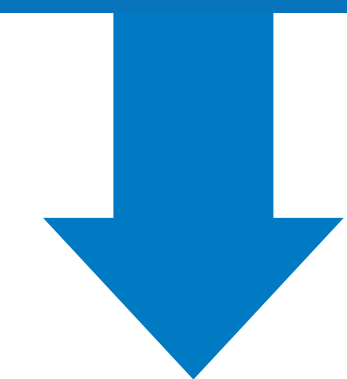
PREFERRED CONCEPT

SPRING 2016



+

EMERGING POLICIES



WINTER 2016

Concepts evaluated based on :

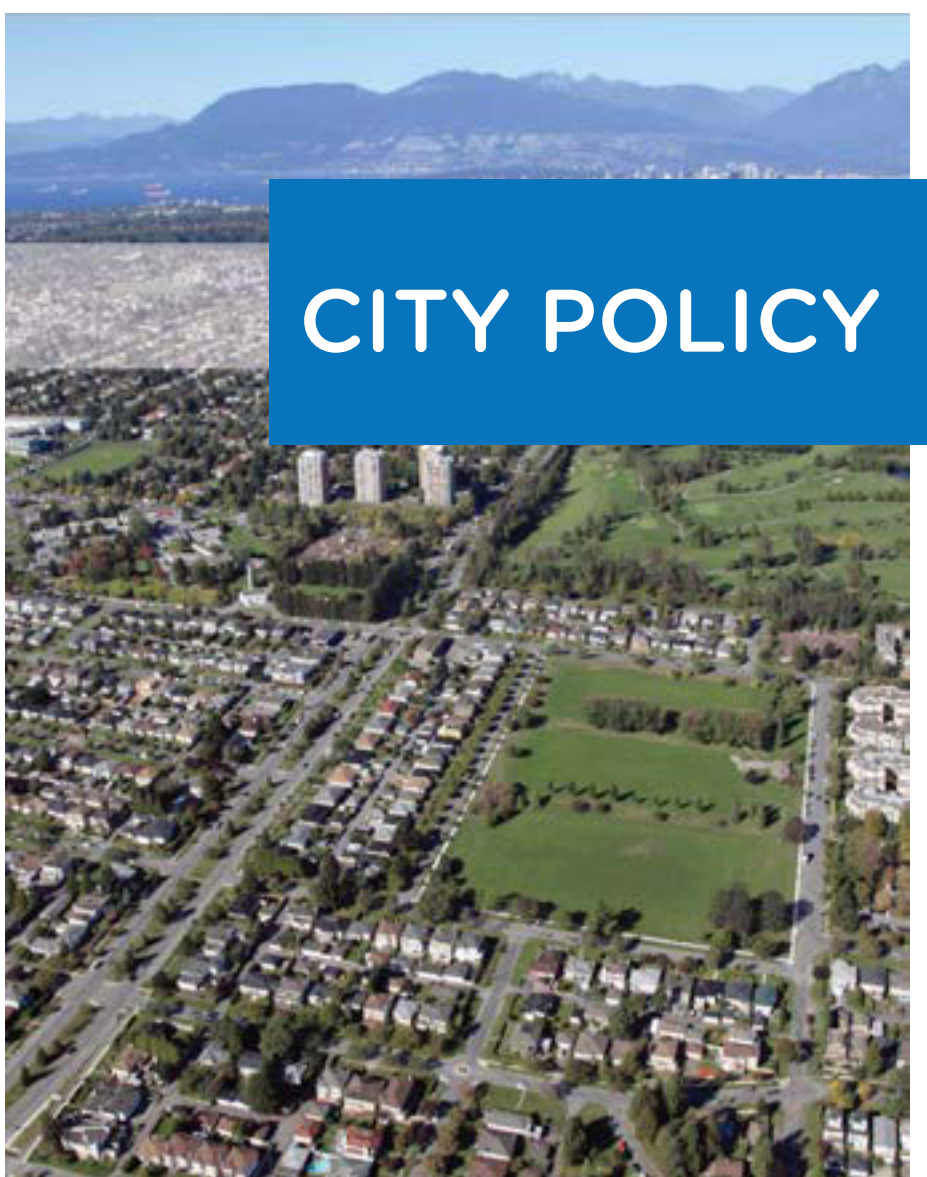
**PUBLIC FEEDBACK +  
URBAN DESIGN CRITERIA**

SPRING 2018

5.

WE ARE HERE  
Draft Policy Statement

CITY POLICY



LANDOWNERS  
GOALS





# YOUR FEEDBACK

The process to date has included three sets of public open houses at key stages in the planning program. At the last open houses in 2016, feedback was received on the preferred concept plan and emerging policies.

## Town Hall

As part of the consultation process, on June 26, 2016, the City hosted a Town Hall meeting attended by over 125 Langara Gardens residents and neighbours, six members of City Council, and representatives from the developer, design team and City of Vancouver staff. At the meeting we heard a range of concerns related to concerns from existing tenants about redevelopment, housing and rental affordability, building heights and density, transportation impacts of development, transit, and an appreciation for the existing greenspaces and character of Langara Gardens today.

## The Preferred Concept

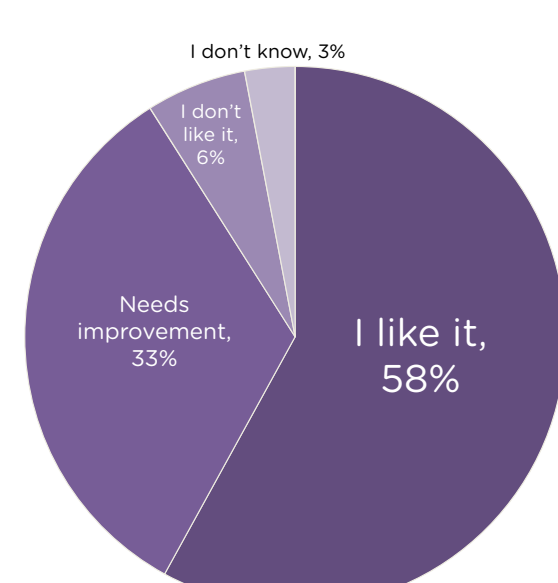


Following a collaborative planning process, with input from the public, the Urban Design Panel, technical staff and the developer, a preferred concept plan was identified. See illustration above and key elements of the plan described opposite.

A summary of the consultation is included on the next two boards, and a complete summary of the feedback received throughout the planning process is available online at: [www.vancouver.ca/langaragardens](http://www.vancouver.ca/langaragardens)

## Overall feedback from Open House #3

Public response to proposed concept plan and emerging policies.



The 'Legacy' concept includes:

- Retention of two existing streets: Ash Crescent and 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 of approx. 1.7 acres connecting Pearson Dogwood park to Cambie Park
- A new 69-space childcare centre
- Improved local-serving retail at 57th and Cambie
- A variety of building types and heights including townhouses, terraced buildings (4-14 storeys) and towers (up to 28 storeys)



# YOUR FEEDBACK

Summary of feedback from Open House #3 (spring 2016)

## Open House #3 Topic:

## Open House # 3 Feedback:

### 1. Langara Gardens Residents

(Refer to next board)

### 2. Memory and Character

The draft concept plan seeks to reflect the existing character of Langara Gardens through redevelopment.

### 3. Mobility

The draft plan proposes a retained Ash Crescent, a relocated Neal Street, an east-west pedestrian connection between Cambie and the new one-acre park beside Churchill track, and additional pathways to facilitate movement through the site.

### 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.

### 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.

### 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, including townhouses, terraces and towers.

### 7. Density

The proposed density supports approximately 2,500 housing units which includes 605 retained and replaced rental units. This is equal to 2, 540, 000 sq. ft. or 2.8 FSR. This calculation includes the four existing towers at Langara Gardens.

### 8. Proposed Public 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.

### Comments:

There is a strong desire to see trees and landscaping maintained as part of the memory and character. Housing was considered integral to the character and people indicated the need to retain affordable rental housing. Building heights and forms should be respectful of the garden-like character.

Respondents generally supported an increase in pathways through the site. Suggestions included widening pathways, and improving lighting, accessibility and wayfinding. To accommodate increased traffic volumes suggestions were made to upgrade 57th Avenue and ensure adequate parking.

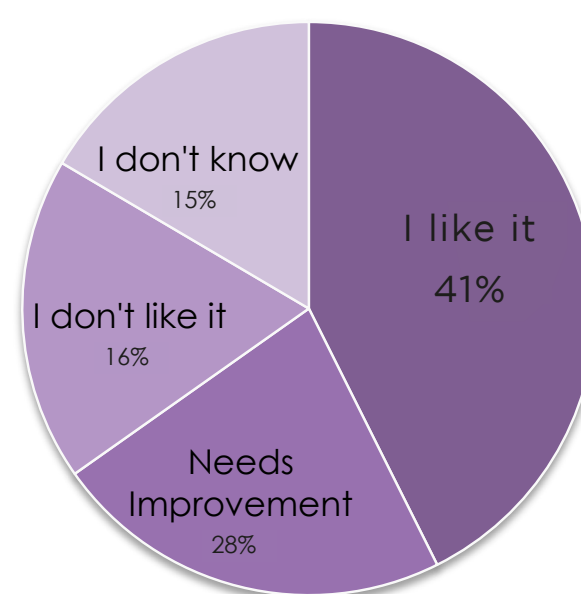
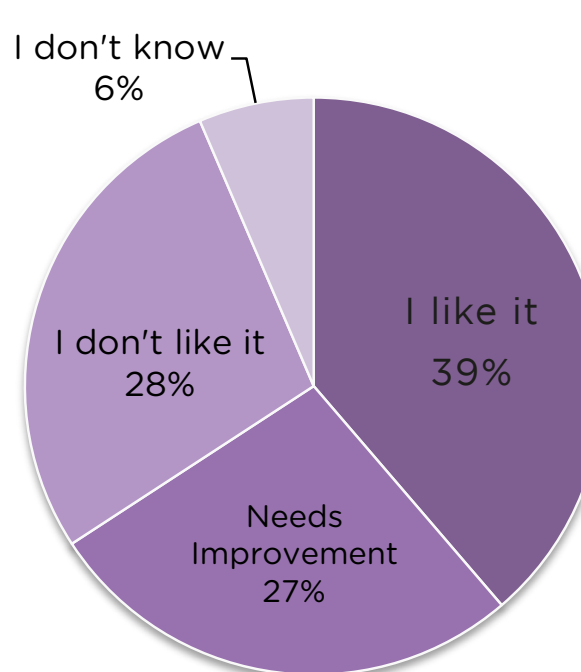
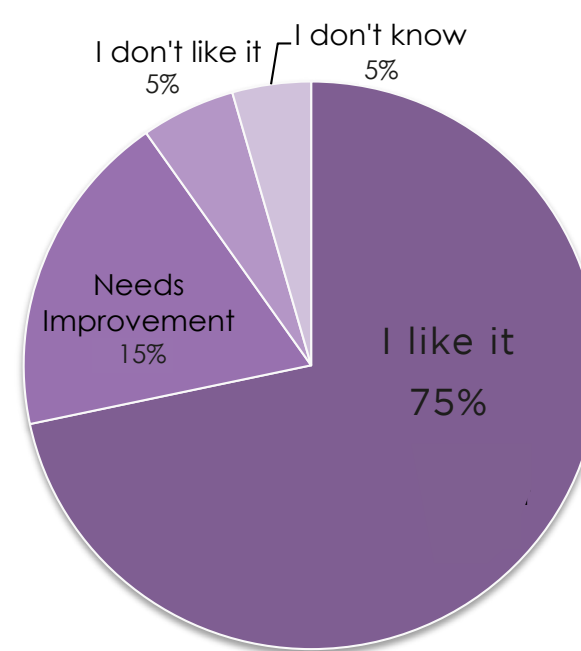
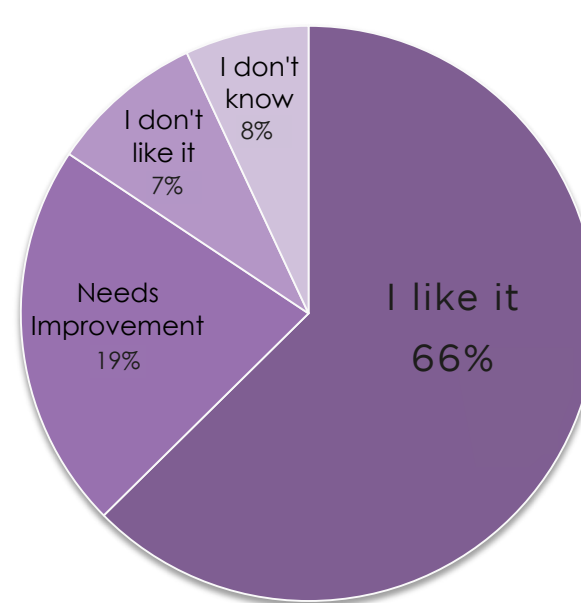
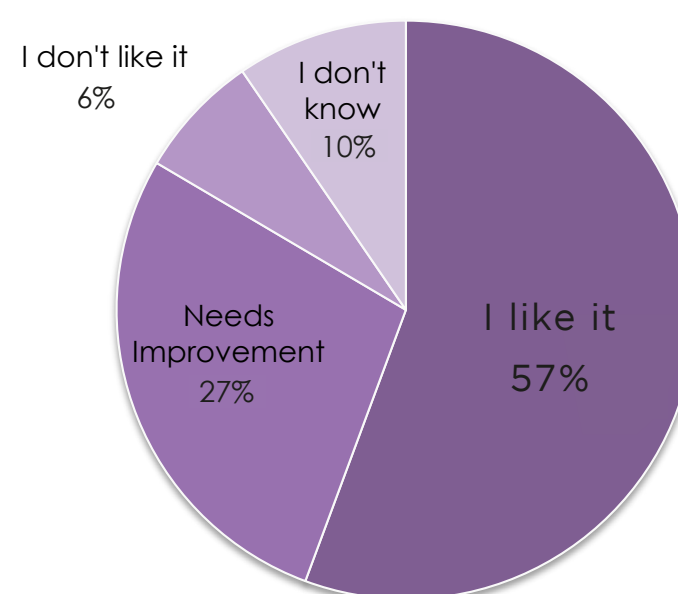
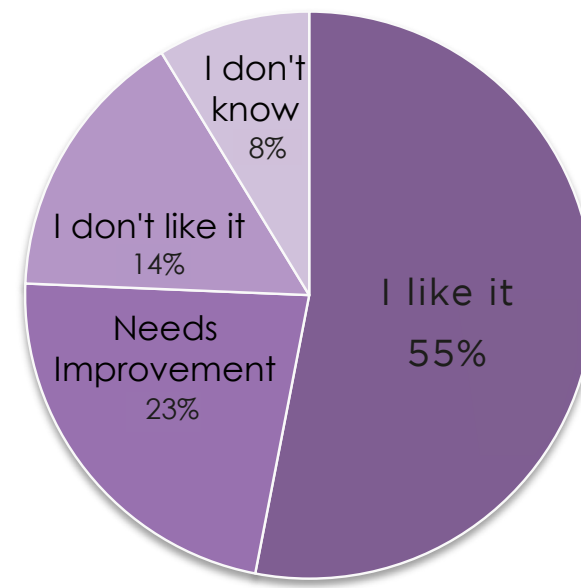
Overall people support the proposed improvements to parks and open space. People would like to ensure that connections between parks, park access and visitor parking are considered in the future.

Many people identified a need for improvements and expansion to the retail area. 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.

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.

Suggestions to improve upon the proposed density included 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 identified related to shadow and wind tunnel impacts as well as preservation of north shore mountain views.

There was general support for a childcare centre, new park and a financial contribution toward a Canada Line Station. There is support for 20% affordable housing but many people feel this is not enough. There is a strong desire for more rental housing, housing diversity, and a priority to ensure housing for Vancouverites.



## Responding to feedback:

A number of adjustments were made to the site design proposal including adjustments to optimal height and building forms to minimize shadow impacts and place additional emphasis on sky views and the garden setting, and enhanced east/west and north/south public open spaces. Suggestions for design improvements are generally embedded in the Policy Statement or will be resolved through the rezoning process.



# YOUR FEEDBACK

## Tenant Relocation Plan

Approved in 2007, the **Rental Housing Stock Official Development Plan** requires that 605 existing rental units must be retained or replaced if the site redevelops. It is anticipated that the four concrete towers (335 units) will be retained, and the 270 garden apartment and townhouse units 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 an opportunity for phased development and on-site relocation of existing tenants. Our goal is to encourage existing residents to continue to be part of Langara Gardens, and to ensure a smooth transition. To support the existing residents through redevelopment, a Tenant Relocation Plan will be required.



### What we heard at Open House #3 and the Town Hall

Throughout the planning process we've heard about your ideas and concerns including:

**Relocation provisions** - the plan should include; individualized attention in finding comparable housing; give residents a voice in determining suitability of alternative accommodations, and financial compensation for relocation.

**Temporary relocation** - Residents want a say in deciding whether they stay on-site or be relocated off-site during construction.

**Moving back** - Residents support first right-of-refusal for moving back to the site (for rental or market condo units); first priority for choosing between new or existing units; and comparable rents or special discounts for purchase of the market units.

**City Process** - Respondents emphasized that the process should be clear, and that tenants be included at all stages of the planning process.

**Rental rates** - Residents have expressed concern that rental rates will increase with redevelopment resulting in a lack of affordability for those who wish to stay.

**Construction impacts** - many residents living in the tower units are concerned about the noise and inconvenience resulting from construction.

**Tower Residents** - many tower residents have asked about eligibility and potential disruption.



# POLICY HIGHLIGHTS

The following policies represent key elements to be included in the Langara Gardens Policy Statement. These policies are based on the most important ideas informing the guiding principles, urban design criteria, broader City policy and feedback from the community, Developer and based on technical staff review:

## RESIDENTS



### **Tenant Relocation Plan**

- At rezoning, establish a robust Tenant Relocation Plan (TRP) that meets the requirements of the *City's Tenant Relocation and Protection Policy* which includes 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.).
- 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 *Tenant Relocation and Protection Policy* typically applies to households occupying the buildings one-year or more prior to rezoning application. Because this redevelopment 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 (DP) application for the phase or development in which they live. Approaches that accommodate early relocation will be considered, if agreed by all parties.
- 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.



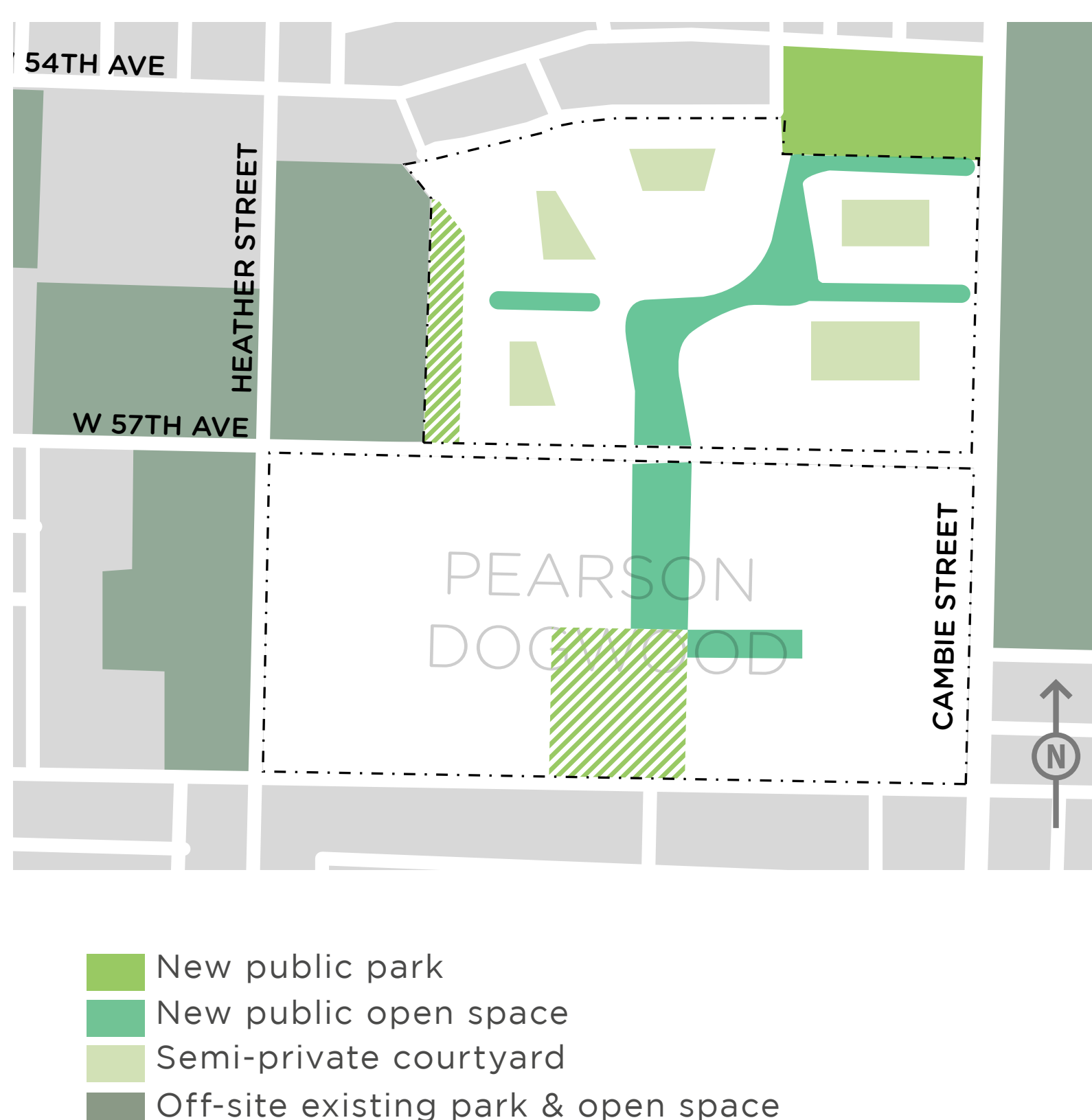
# POLICY HIGHLIGHTS

## CHARACTER & MEMORY



- 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 them.

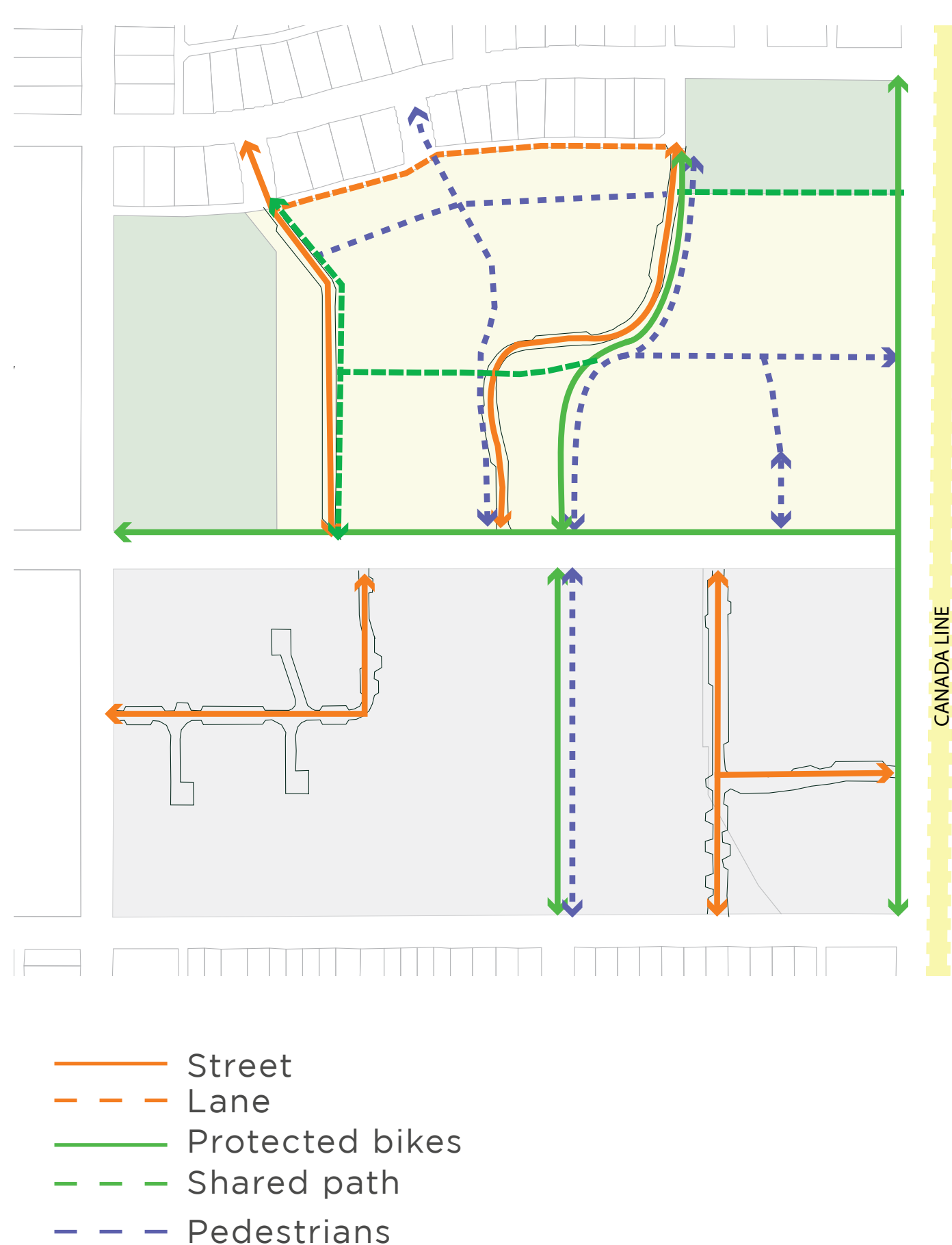
## PARK AND OPEN SPACE



- Provide a substantial public open space connection across 57th Avenue and the site linking the new Pearson park to Cambie Park. The park and open space network should be highly visible and designed to welcome the public onto and through the site.
- Provide a one-acre linear park addition to the edge of the existing Churchill track to provide for a variety of locally-serving active and recreational uses.
- Upgrade Cambie Park to respond to future recreation needs.

*Note: 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.*

## MOBILITY



### Integration and Permeability

- The site will be highly permeable, with a diverse network of public spaces and pathways, including strong north-south and east-west connections.
- Organize the site around 'Ash Crescent' as a primary north-south connection and public open space.
- Provide a new relocated 'Neal Street' to form a highly visible and accessible public edge to the expanded linear park beside the Churchill track.
- Provide an east-west public open space connection from Cambie to Neal Street that links the new public parks and open spaces.

### Streets for People

- Design new streets to be public and 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.

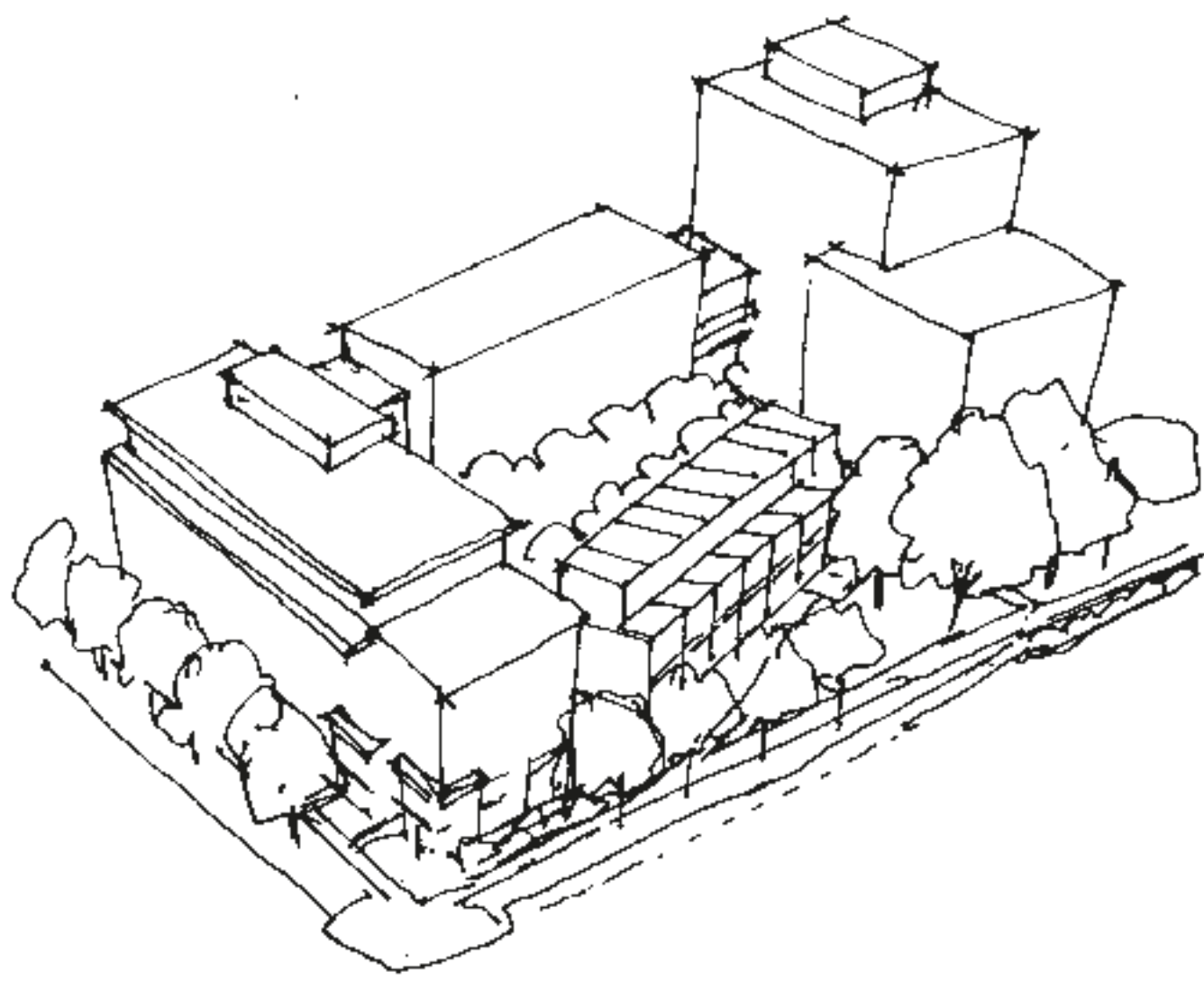
### Canada Line Station

- Provide a contribution to a potential future Canada Line Station at W 57th Avenue and to facilitate better rapid transit access to the site.



# POLICY HIGHLIGHTS

## LAND USE AND DENSITY



### **Density**

- A gross floor area\* of approximately 236,000 square metres (2,540,000 sq. ft.) is proposed. The floor space ratio or FSR (a measure of density) is approximately 2.8 over the entire site.

\* 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.

### **Residential Uses**

- Approximately 2,500 housing units (approx. 2,540,000 sq.ft.) are proposed in a variety of building types and sizes.

### **Replacement Rental Housing**

- All 605 existing rental units are either protected (335 in the existing towers) or replaced (270 units).
- Existing rental units that are redeveloped will be replaced on a one-for-one basis (e.g., 2-bedroom with a 2-bedroom unit).



### **Affordable Housing**

- 20% of the new housing units added to the site are for affordable housing, e.g. 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.

### **Family Housing**

- A minimum of 35% of the new market units will be 2-3 bedrooms, comprised of at least 10% three bedrooms, and designed in accordance with the High-density Housing for Families Guidelines.
- A minimum of 67% of the 270 rental replacement units will be for families comprised of at least 152 two-bedroom units and 30 three-bedroom units.
- 50% of the new affordable housing units will be suitable for families with children.

### **Local-serving Retail**

- Provide approximately 25,000 sq.ft. of local serving retail, including improvements to the existing retail space, to create an inviting pedestrian-focused retail experience.



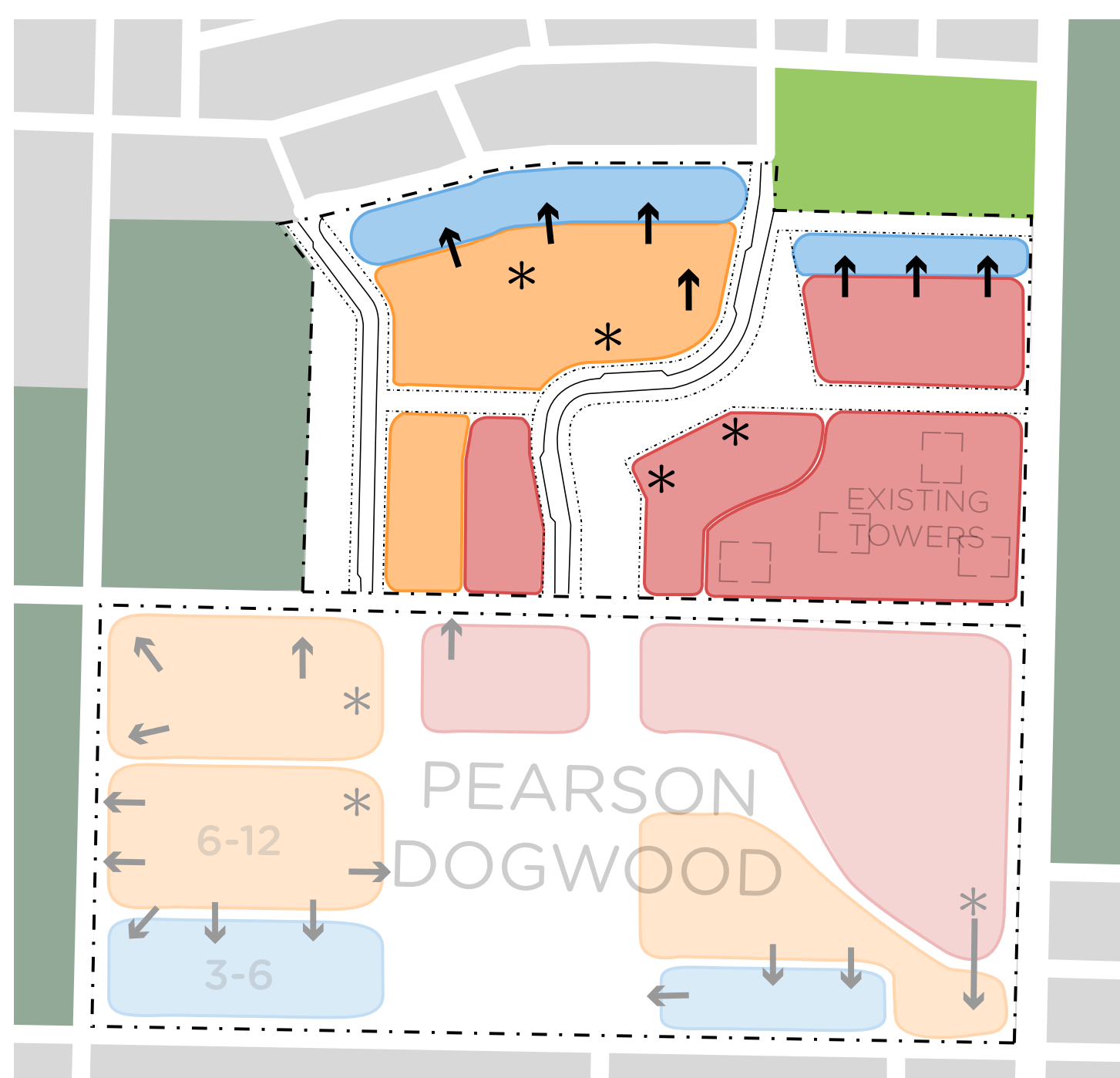
### **Childcare Centre**

- A dedicated 69-space childcare centre designed in accordance with the *Childcare Design Guidelines* will be provided.



# POLICY HIGHLIGHTS

## BUILDING TYPES AND HEIGHTS



- (3-6) Transition Building
- (3-14) Terraced Building
- (3-25) Towers
- \* Opportunity for taller buildings (relative to range) subject to urban design and shadow analysis.

### **Building Variety and Design**

- Buildings are varied in scale and type and limited in length, with a mix of types including townhouses, terraced buildings and residential towers.
- The mid-rise and terraced buildings provide an opportunity for landscaped roofs, views, amenity spaces and rooftop play areas for children.

### **Langara Gardens 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 courtyards with open and inviting permeable corners.
- **Garden setting:** Locate and design buildings to enhance the garden setting, including townhouses and low-rise forms to engage the scale and experience of 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.

### **Opportunities for Height**

- Taller buildings are located near Cambie Street and 57th Ave, and transition down to the north and west edges of the site to reduce impacts on adjacent development and park space.
- The plan includes two taller buildings proposed at 26 and 28 storeys, located to minimize impacts on adjacent developments and park space.

### **Transitional Edges**

- Provide 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 along the new linear park to the west.

### **Views**

- Buildings must be carefully located and designed to allow for an overall sense of green gardens and sky views.
- Maintain the garden experience of the site by providing garden level views between buildings.

## SUSTAINABILITY + BUILDING UPGRADES



- An exceptional standard of sustainability will be achieved through site and building design, energy systems, water use and rainwater management, as well as urban food and waste systems.
- As part of the redevelopment of Langara Gardens, provide upgrades to improve the building performance of the existing towers. Timing of building upgrades will be determined at rezoning as part of a phasing strategy.
- Strategies to upgrade the buildings without impacting tenants will be encouraged. If tenants are impacted, the *Tenant Relocation and Protection Policy* may apply.



# 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.

The preliminary package of public amenities proposed for [Langara Gardens](#) includes (but is not limited to):

## » *affordable housing*

20% of the new residential 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 and associated contiguous outdoor play space.

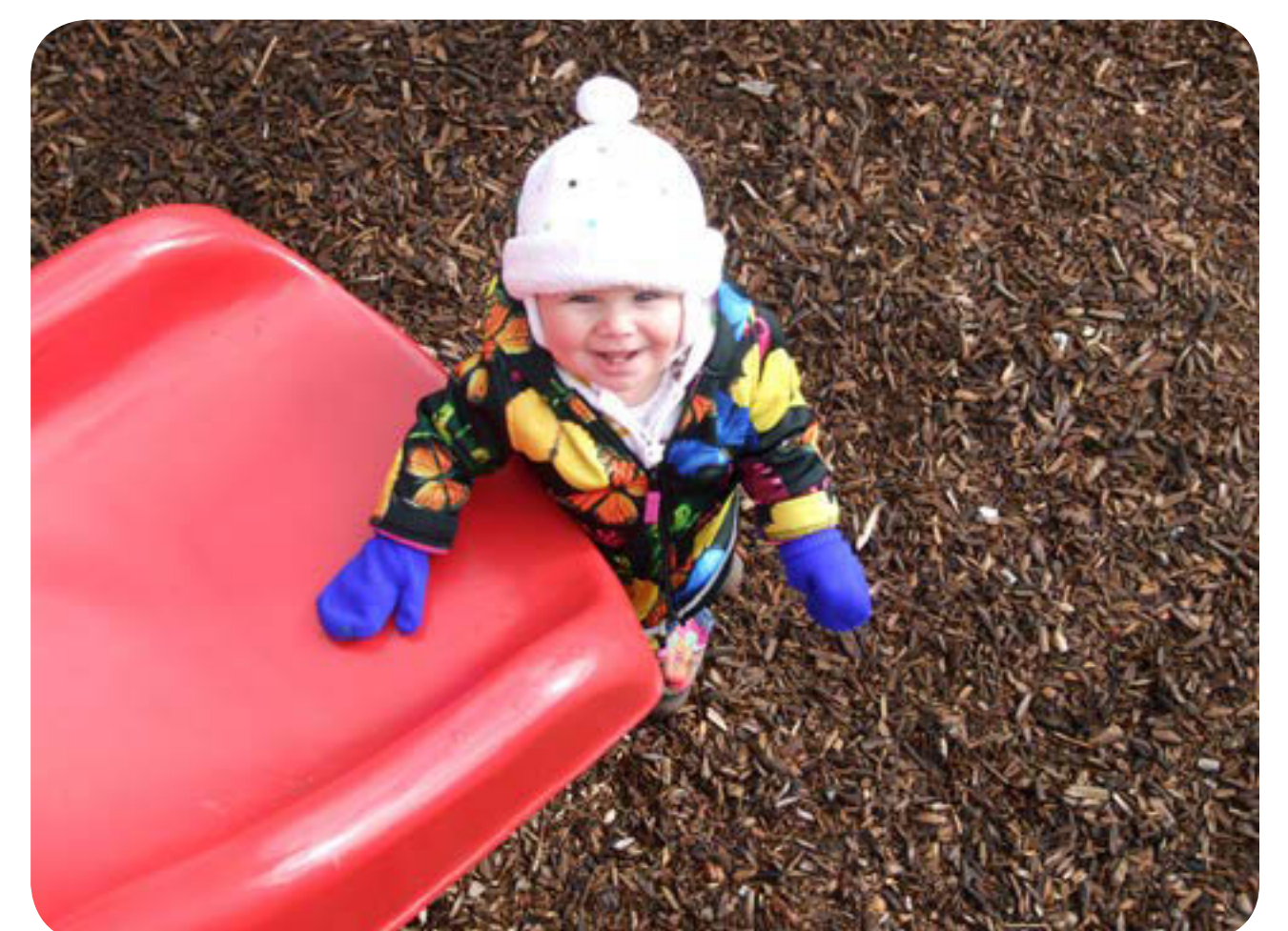
## » *parks*

- Upgrades to Cambie Park to respond to future recreation needs; and
- a new linear one-acre public park addition to Churchill Track.

## » *transportation improvements*

- Walking and cycling improvements to Heather Street adjacent to Churchill Track; and
- a contribution to a future potential Canada Line Station at 57th Avenue

The final package of public amenities and the phasing strategy is determined at the rezoning stage of the planning process.





# SCHOOLS AND HOSPITALS

We frequently hear questions about school and hospital capacity. Refer to the map below 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 as part of their strategic planning initiative 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 site.

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

## Community Centres, Schools & Parks

### LEGEND

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

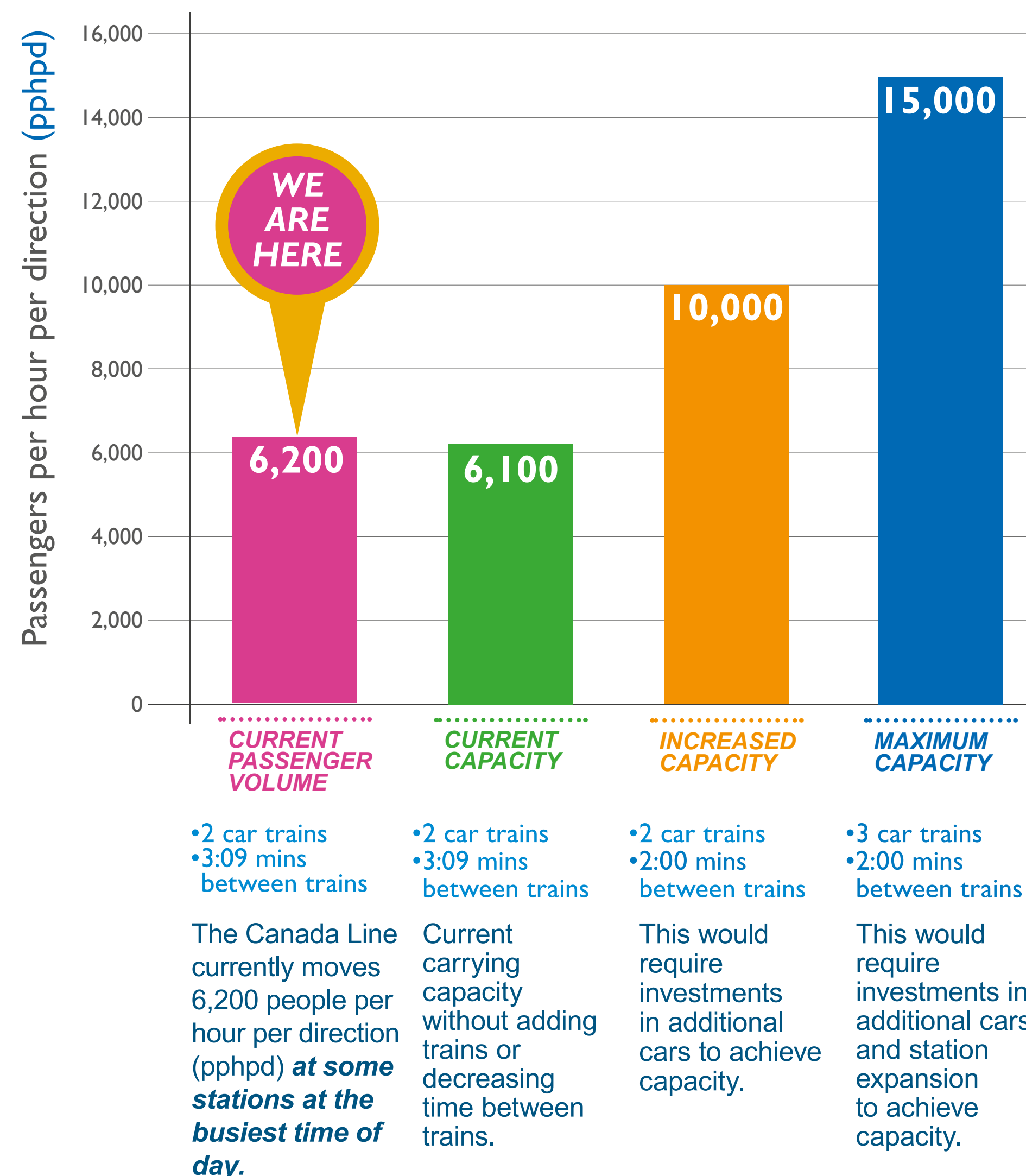




# TRANSIT

## Canada Line

- The Canada Line has been very successful, with high ridership throughout the day. Currently two-car trains operate every 3 minutes and 9 seconds in both directions during peak periods.
- Capacity can be more than doubled by running more frequent service, purchasing longer trains, and undertaking station upgrades. Once funded, the Mayors' Council Plan includes fleet, station and system upgrades, which will reduce crowding on the system.
- The Langara - 49th Avenue station is within 700 m (10 minute) walk of Langara Gardens.
- The area is also served by high frequency bus service.



## Potential Future Station at Cambie Street and 57th Avenue

Staff are working with TransLink to assess the potential for a future station at 57th Avenue and Cambie Street, a number of factors are being considered:

- The Canada Line guideway was constructed to be a 100-year asset, and included flattened sections of track at 33rd and at 57th should stations be needed in the future.
- The Mayors' Council 10-year investment plan identifies priorities for expansion of the existing bus network and the Broadway corridor extension of the Millennium Line. The 10-year investment plan includes fleet, station and system upgrades, which will reduce crowding on the system, but does not include provisions for future stations.
- A financial contribution toward construction of a future station at 57th Avenue has been secured through the Pearson Dogwood rezoning.
- A contribution will also be sought from Langara Gardens redevelopment (to be determined at rezoning).
- 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.



# NEXT STEPS

Next Steps:



## FILL OUT A COMMENT FORM

Fill out a comment form to let us know your thoughts about the draft Policy Statement presented today.



## STAY INVOLVED

Add your name to our email list or sign in today to be notified about next steps (Council Meeting).

## 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.

