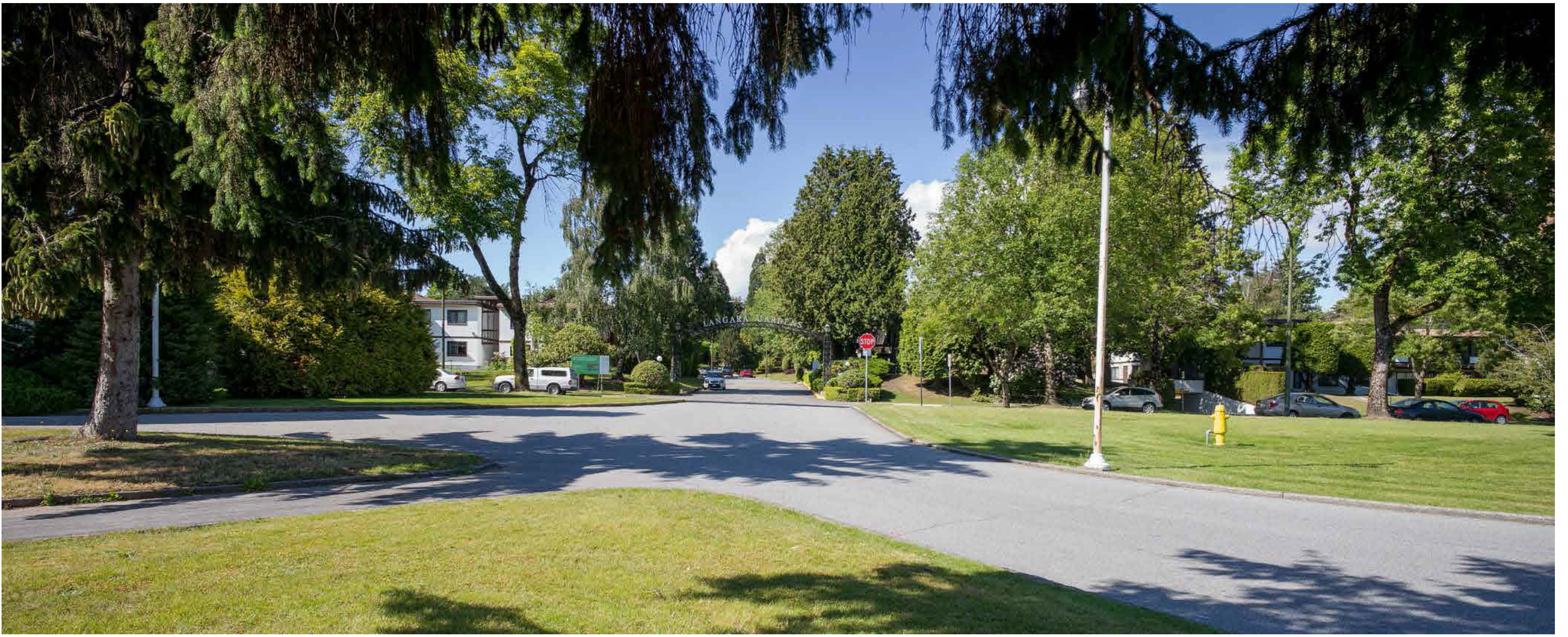
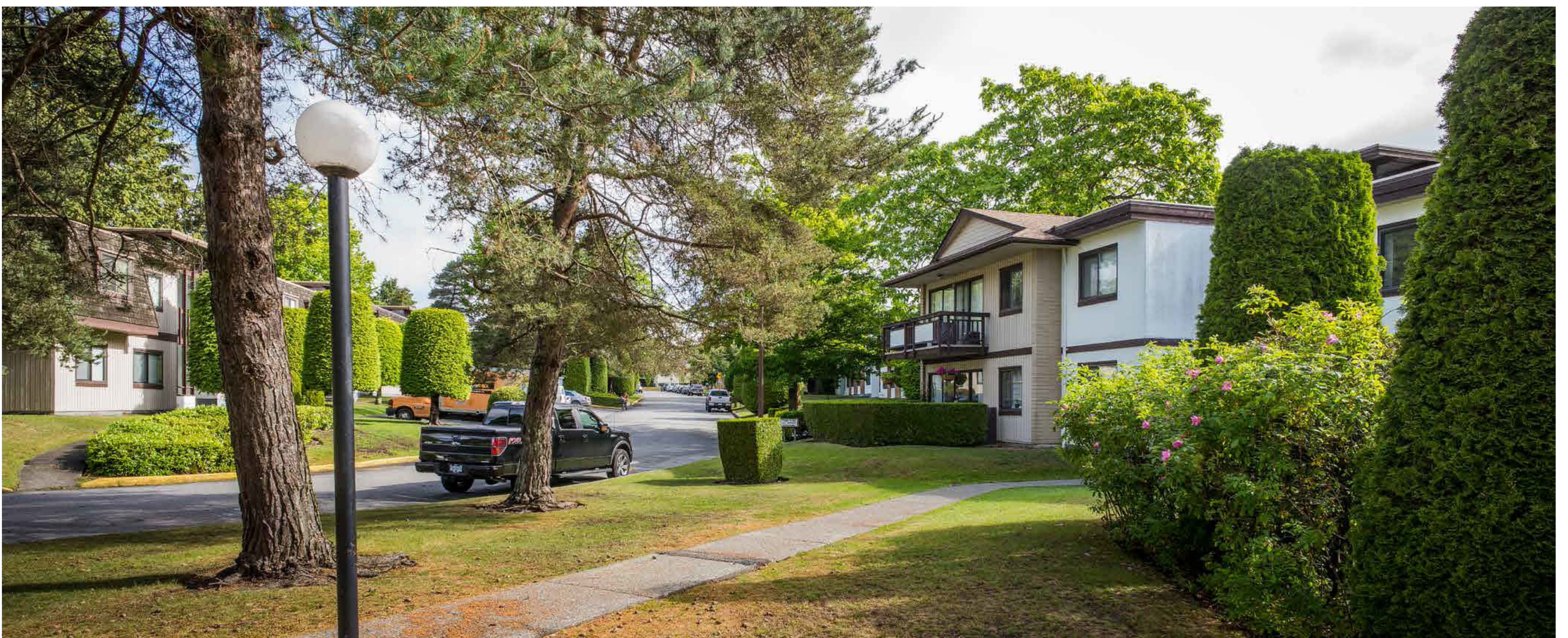


# Existing Site



Ash Crescent at 57th Avenue



Ash Crescent with Low Rise

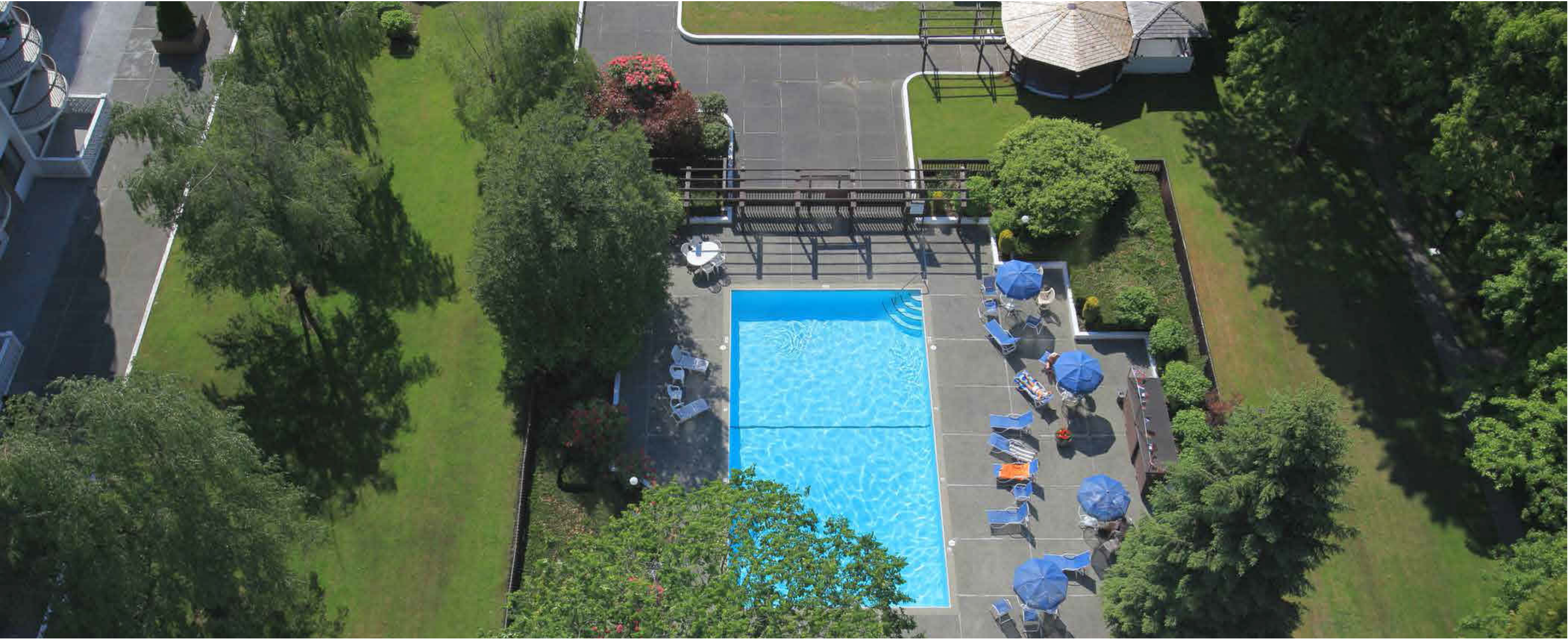


Ash Crescent with Giant Sequoias

# Existing Site



Courtyard with Towers



Tower Courtyard with Pool



Low Rise Courtyard with Pool

# Existing Site Conditions



Aerial Photo



Site Coverage



Courtyards



Tree Pattern



Street Pattern

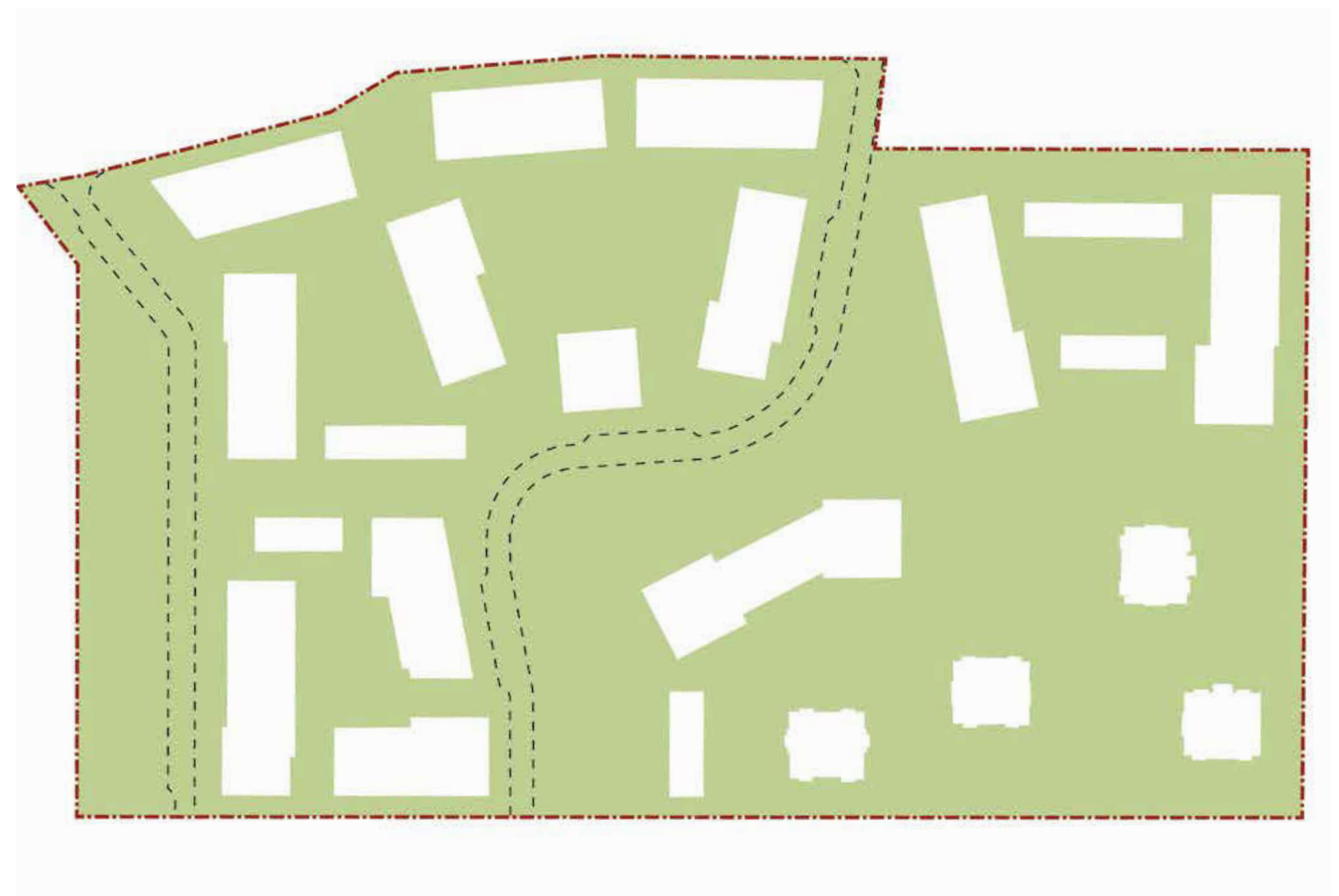


Pedestrian Movement

# Urban Design Concept



Site Plan



Site Coverage



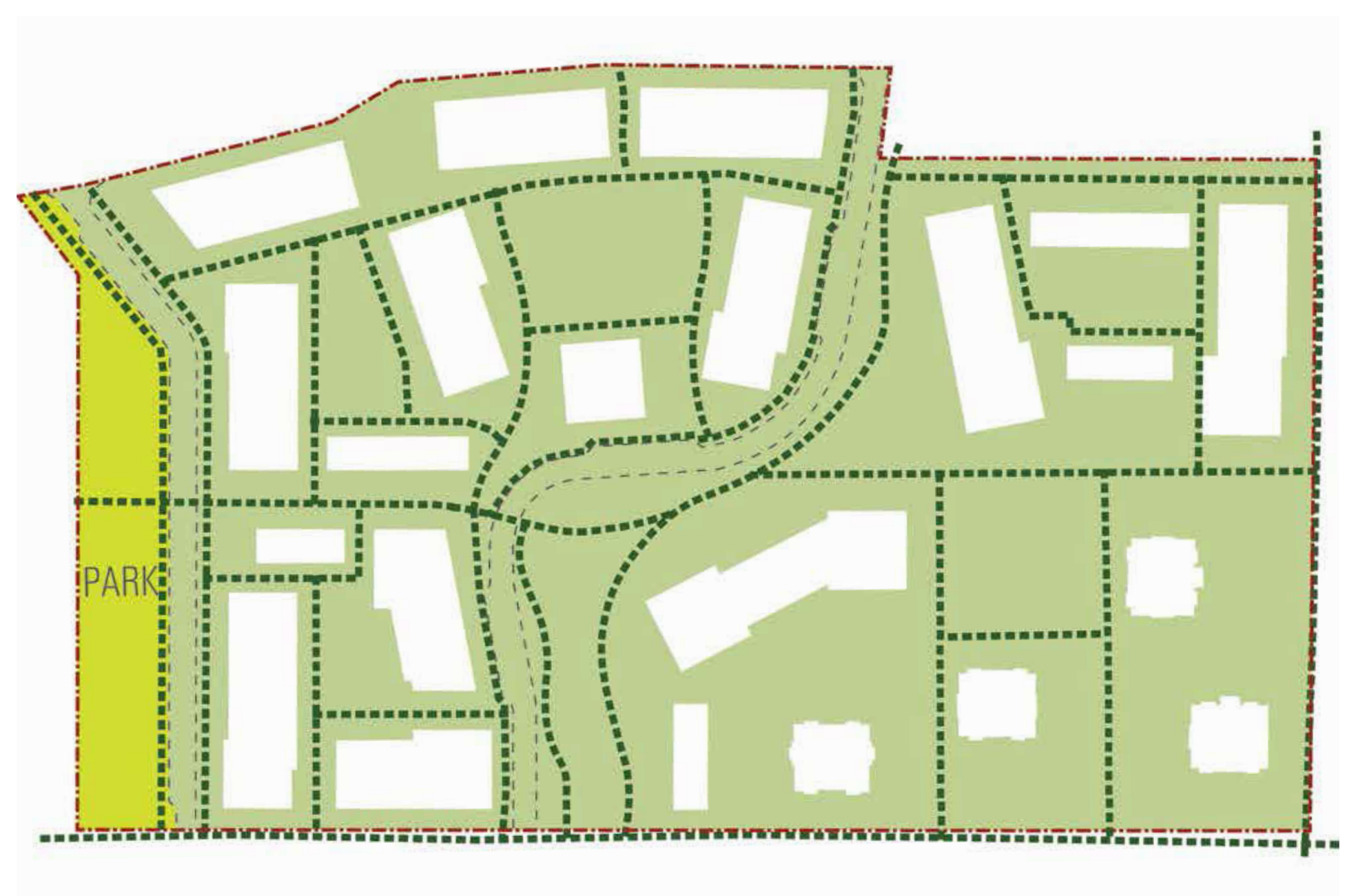
Courtyards / Major Open Space



Tree Pattern



Street Pattern



Pedestrian Movement

# Neighbourhood

Langara Gardens will be developed as part of an emerging neighbourhood. The neighbourhood is well served by existing open space including Cambie Park, Churchill track and Langara Golf course and will be substantially enhanced by new open space on Langara Gardens as well as Pearson Dogwood. The wider neighbourhood will be supported by enhanced shopping facilities on Langara Gardens as well as new shopping opportunities on Pearson Dogwood. Langara Gardens is highly integrated into the surrounding community via pedestrian and bicycle routes.

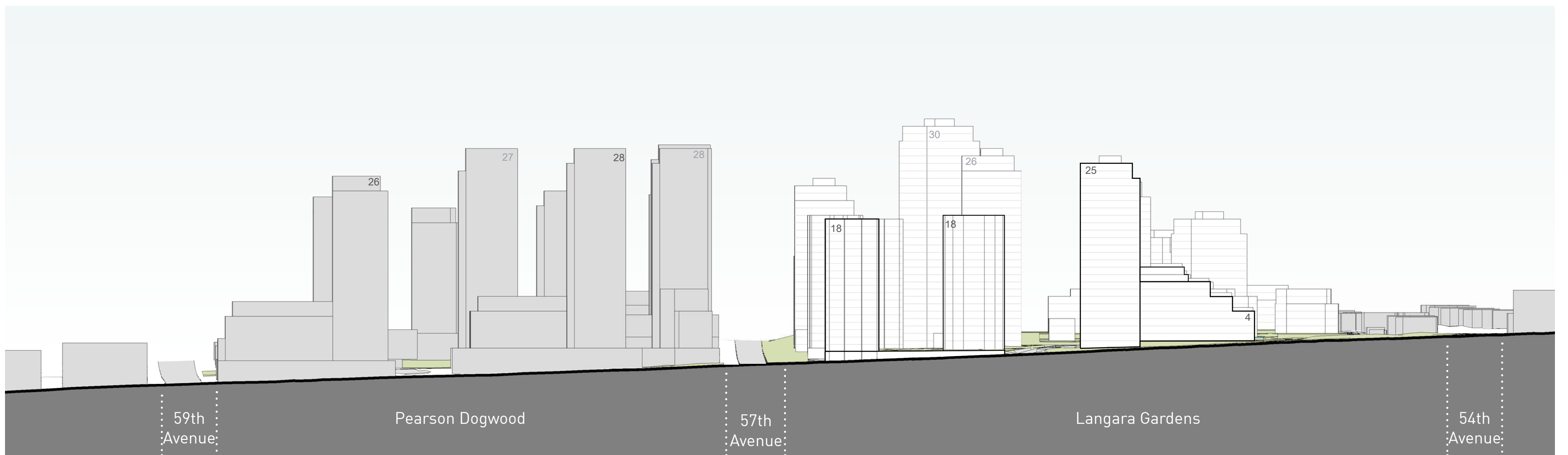


Cambie Street Skyline

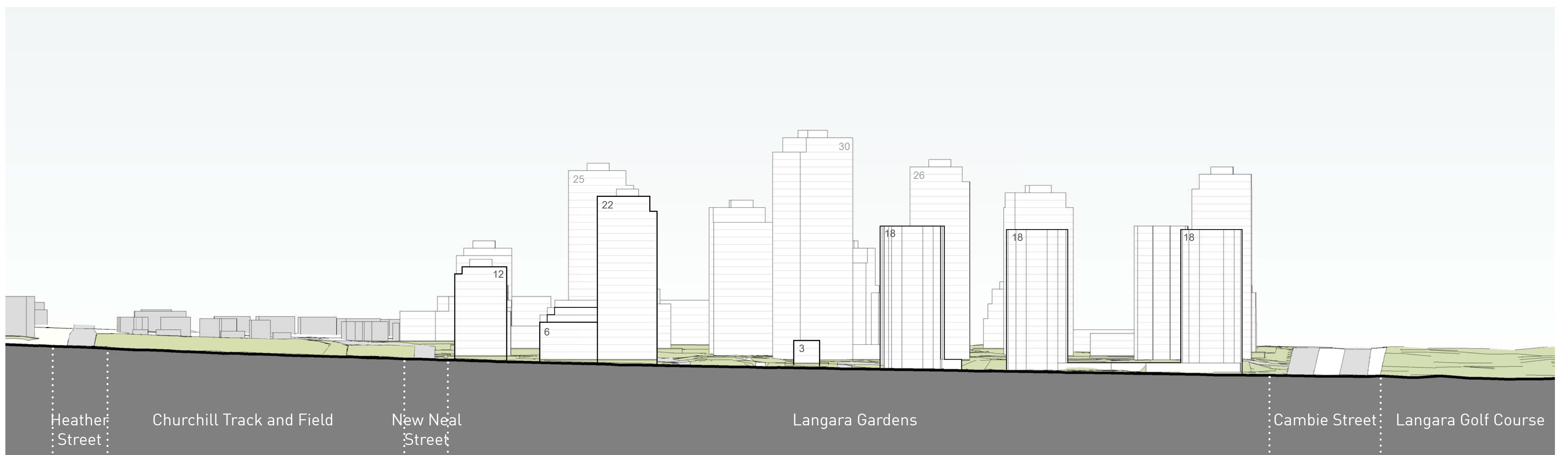


Site Plan

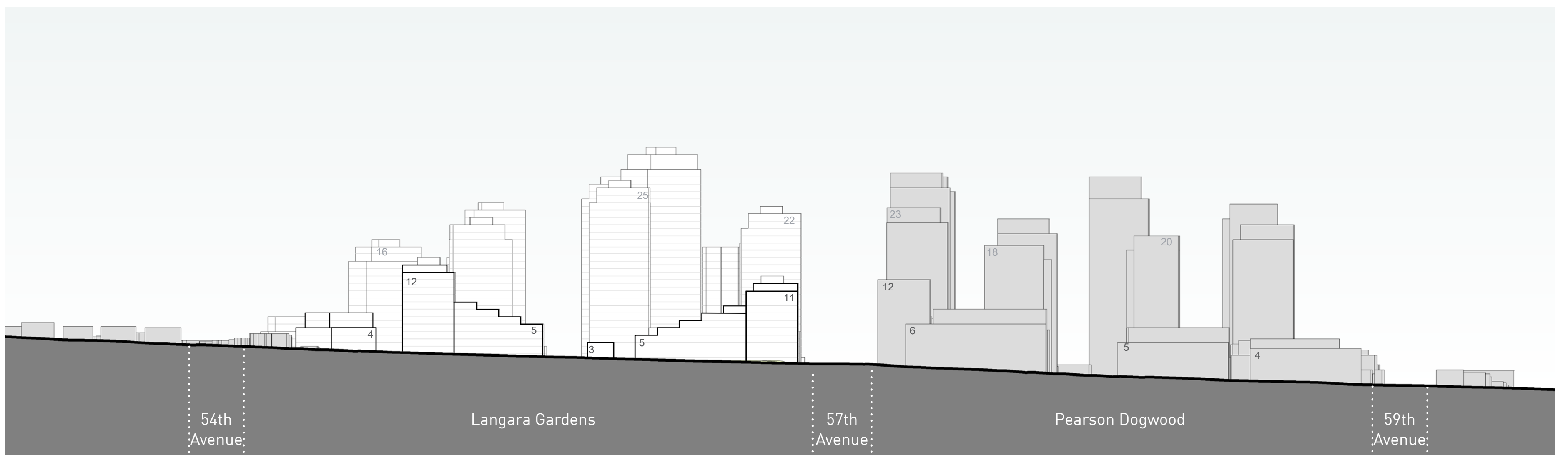
# Neighbourhood



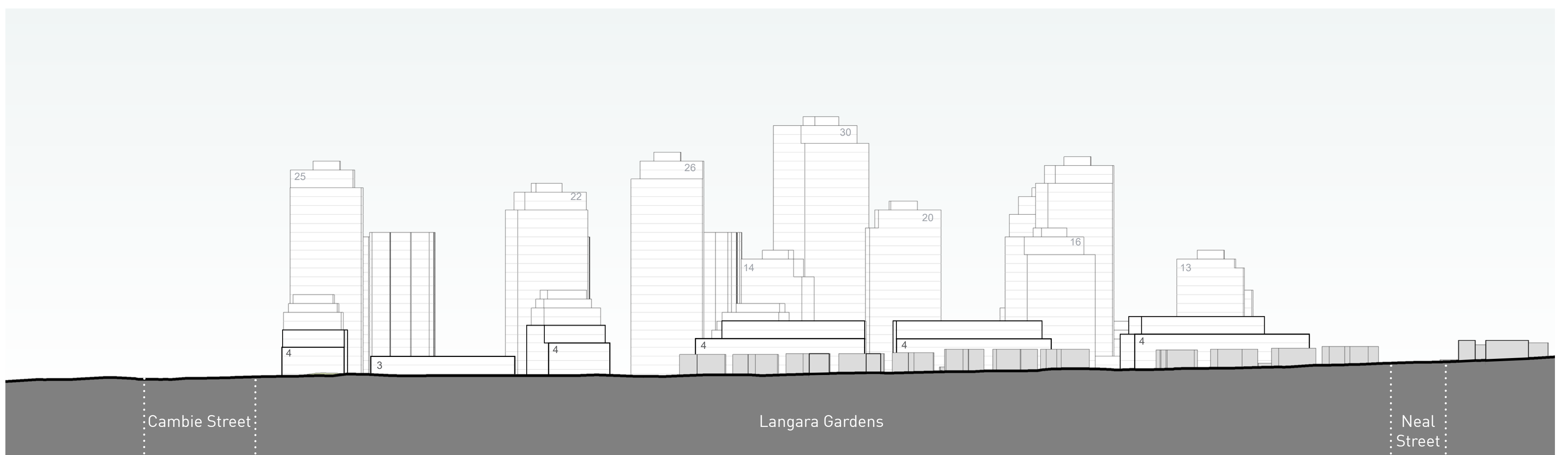
Cambie Street



57th Avenue



Heather Street



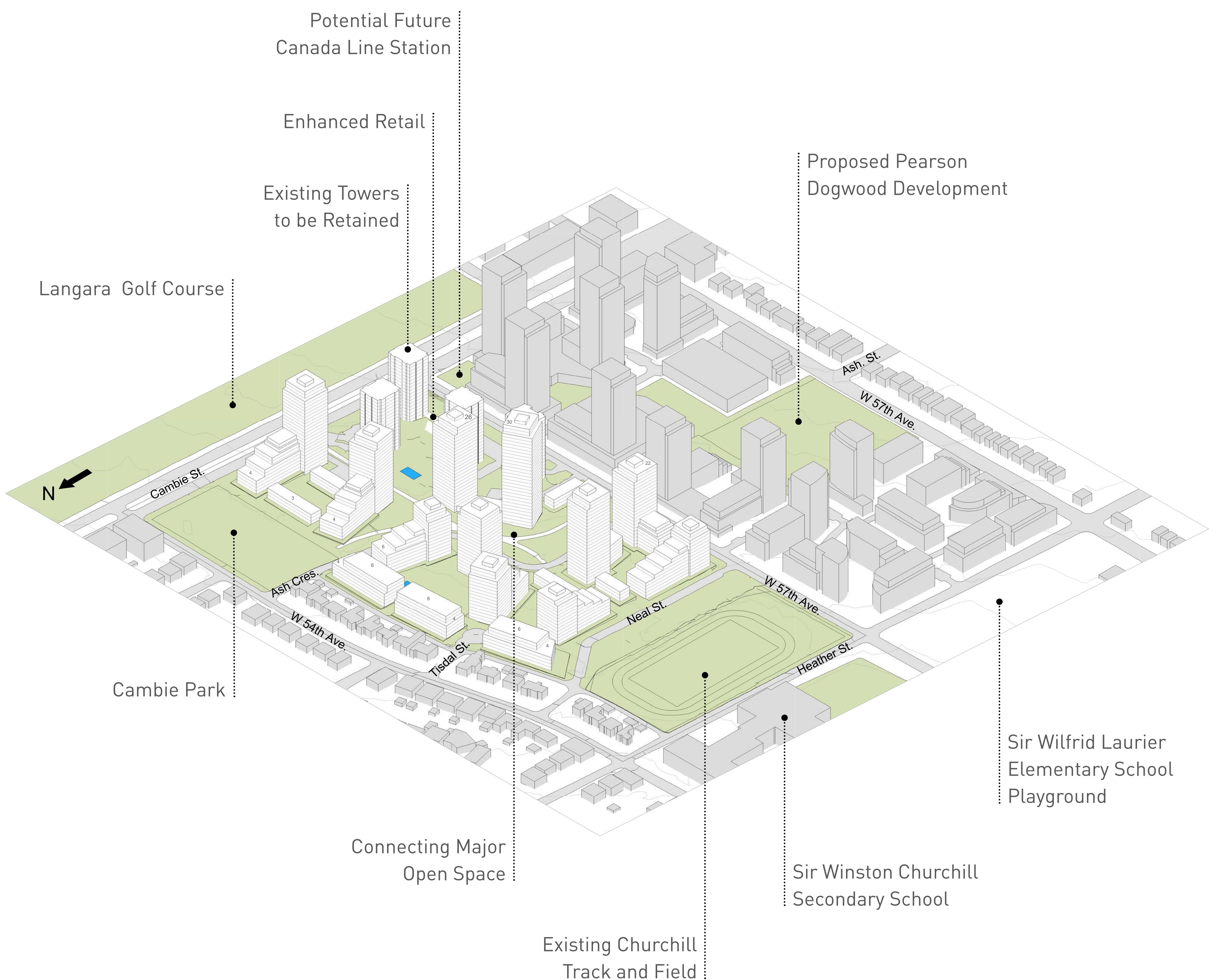
54th Avenue

# Neighbourhood

## Massing Concept

There are eight major principles defining the conceptual massing for Langara Gardens:

- The highest towers at 26 and 30-storeys are located at the centre of the site, beside the largest area of open space, thereby creating a punctuation point in the overall massing that defines the urban form.
- The 22-storey tower on 57th Avenue reflects the massing on the Pearson Dogwood site, relates to the existing towers on Langara Gardens and emphasizes the importance of 57th Avenue as a major transportation connection.
- Along the southerly Cambie Park edge the massing steps down to reduce shadowing on the Park and to provide a good human scale.
- Along the northern edge 4-6 storey buildings transition to townhouse development anticipated in the Cambie Corridor Phase 3 planning program.
- Along Neal Street, terraced buildings define the westerly edge of the site and allows for extensive roof top landscaping.
- Throughout the site 3-4 storey townhouses have been located to create a stronger pedestrian scale.
- Buildings are organized to define courtyards that will enhance neighbourly interaction.
- Massing throughout the site has substantial stepping to moderate the scale of buildings and provide extensive opportunities for roof top landscaping.



Axonometric View from North West

# Shadow Studies

Shadows on the Equinox (September and March 21)



At 10 am



At 12 pm



At 2 pm



At 4 pm



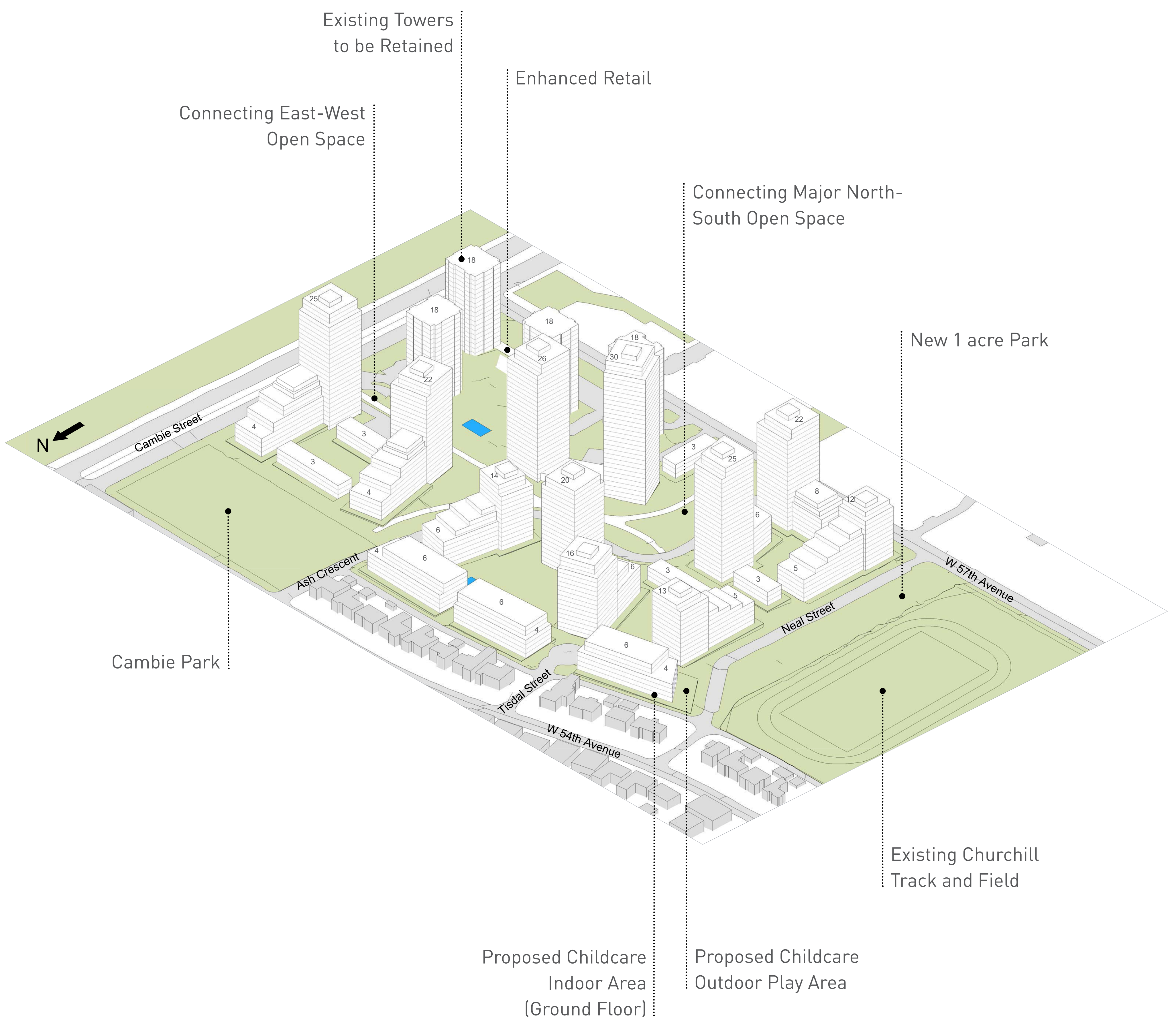
# Concept

## Concept Plan



# Concept

## Axonometric View from North West



# Proposed Edges

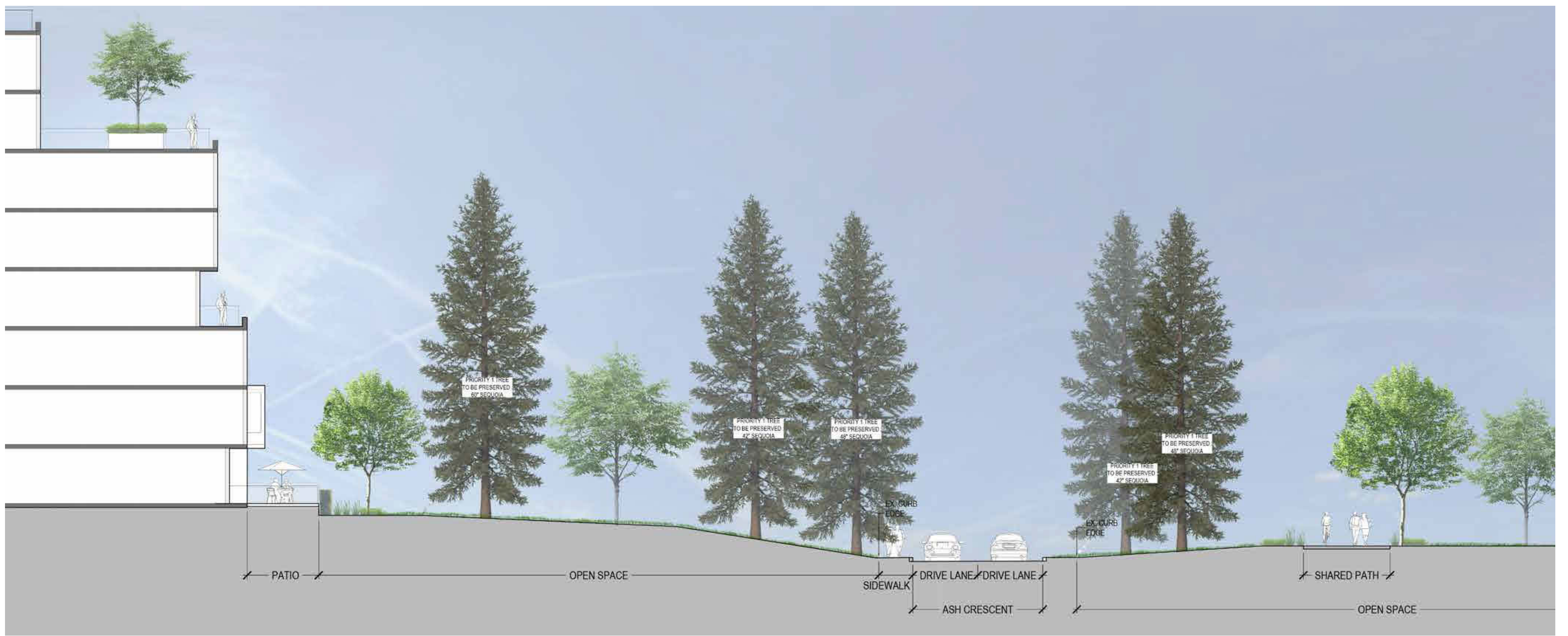


Cambie Park Edge (Section 1)



Cambie Street Edge (Section 2)

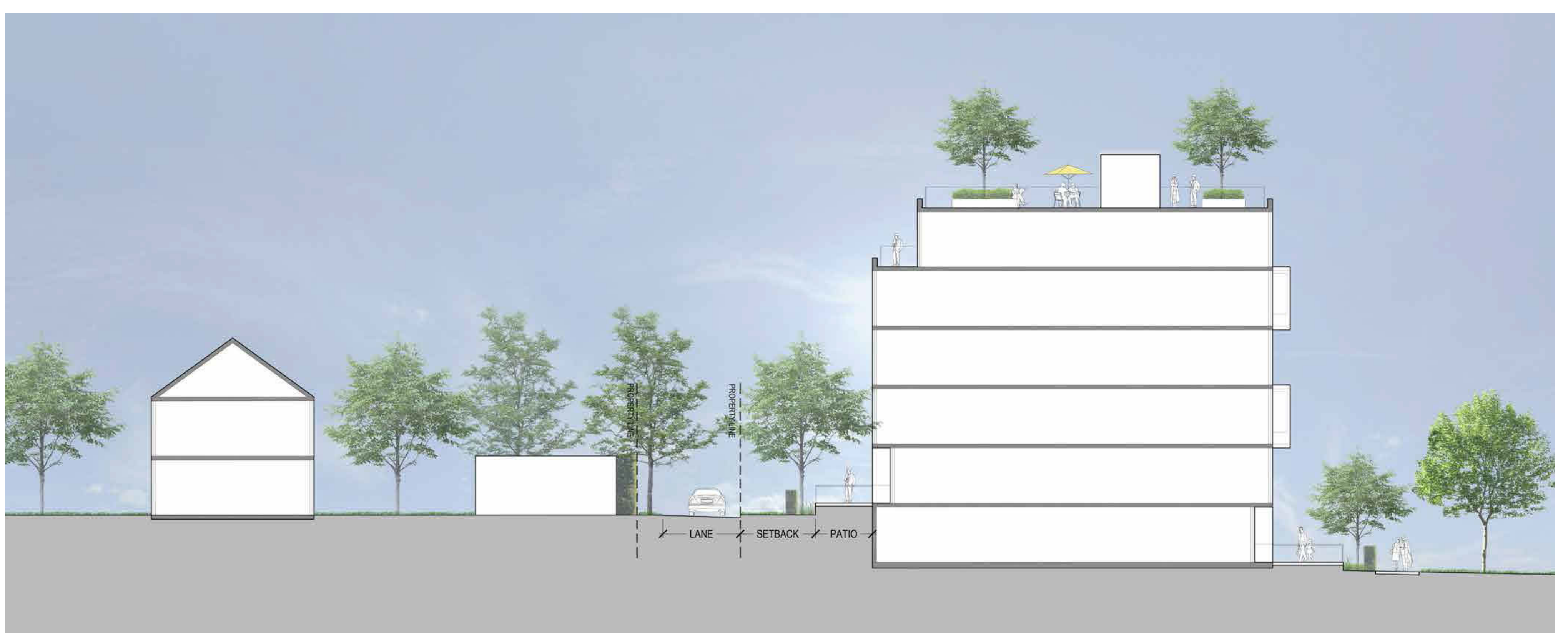
# Proposed Edges



Ash Crescent at Giant Sequoias (Section 3)

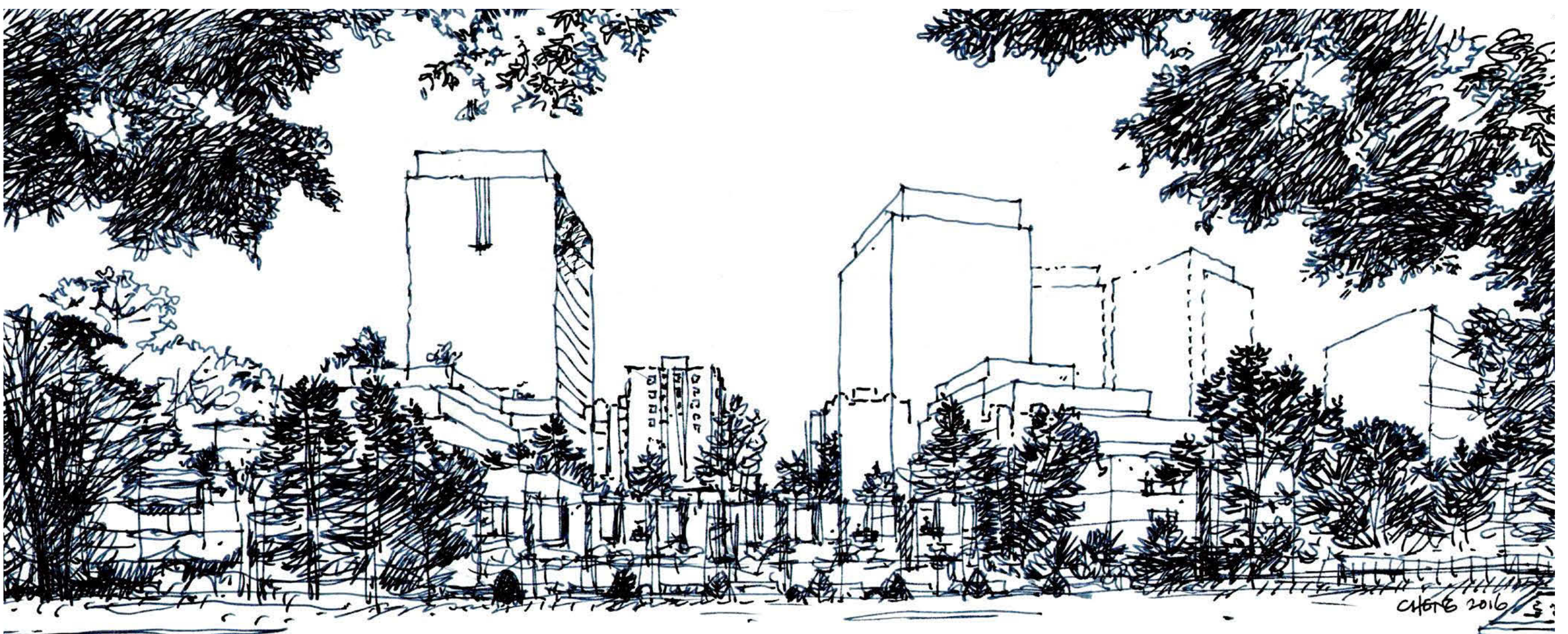
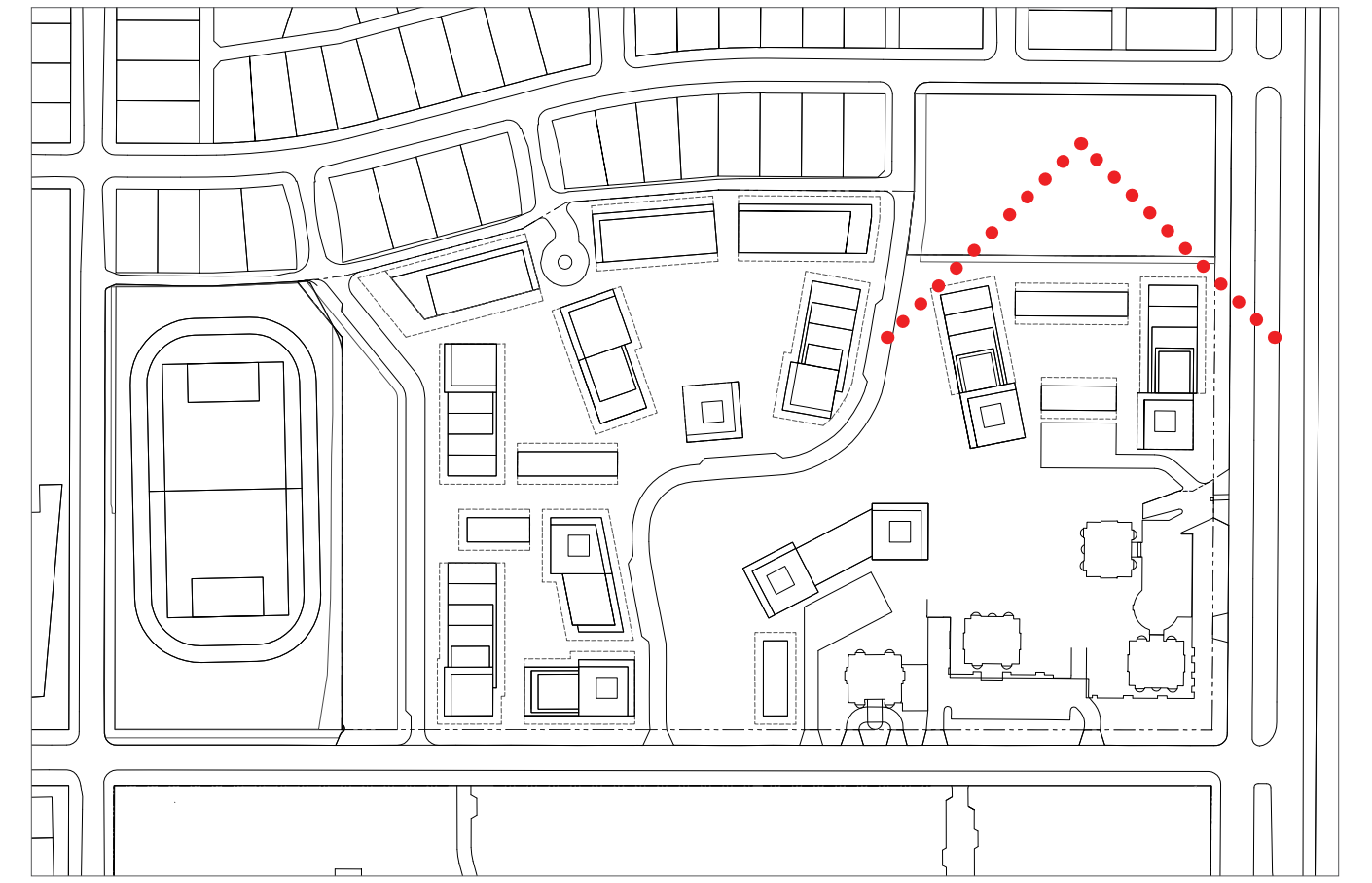


School Field (Section 4)



Laneway Edge (Section 5)

# View from Cambie Park

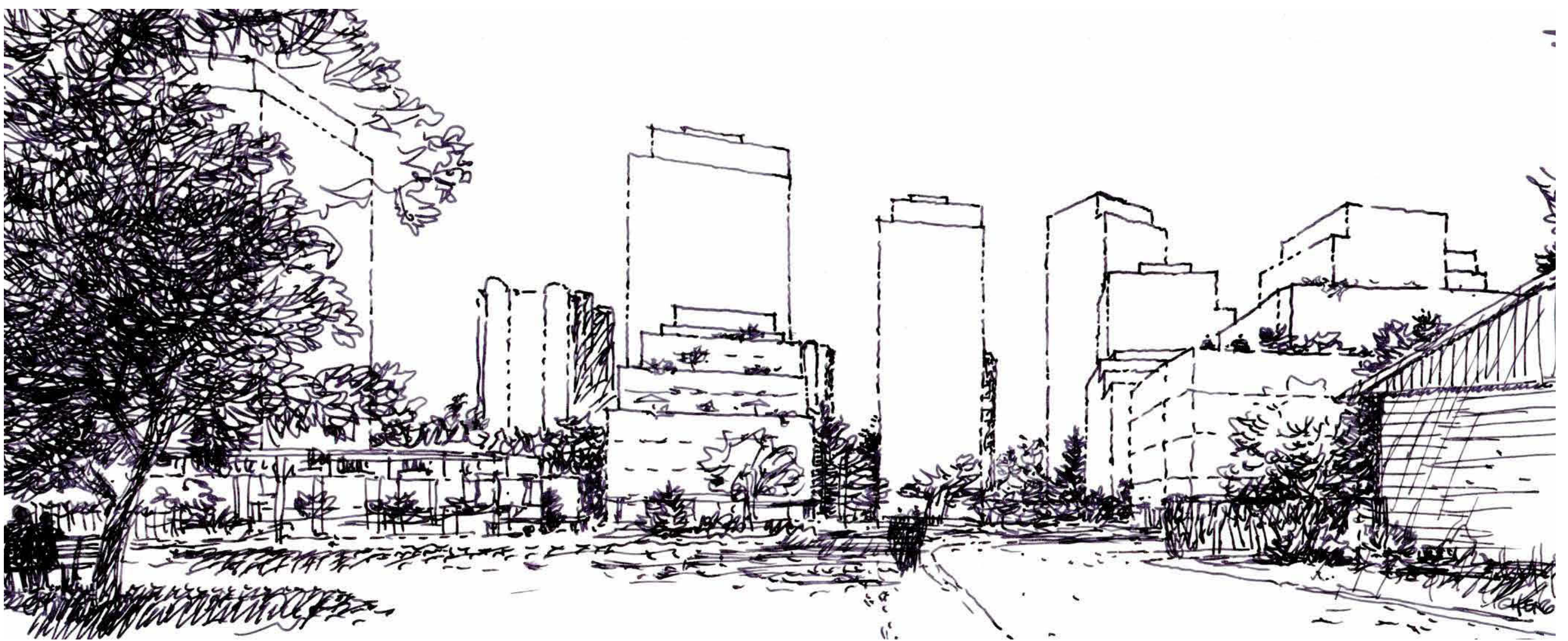


Proposed



Existing

# View from Ash Cres. looking S

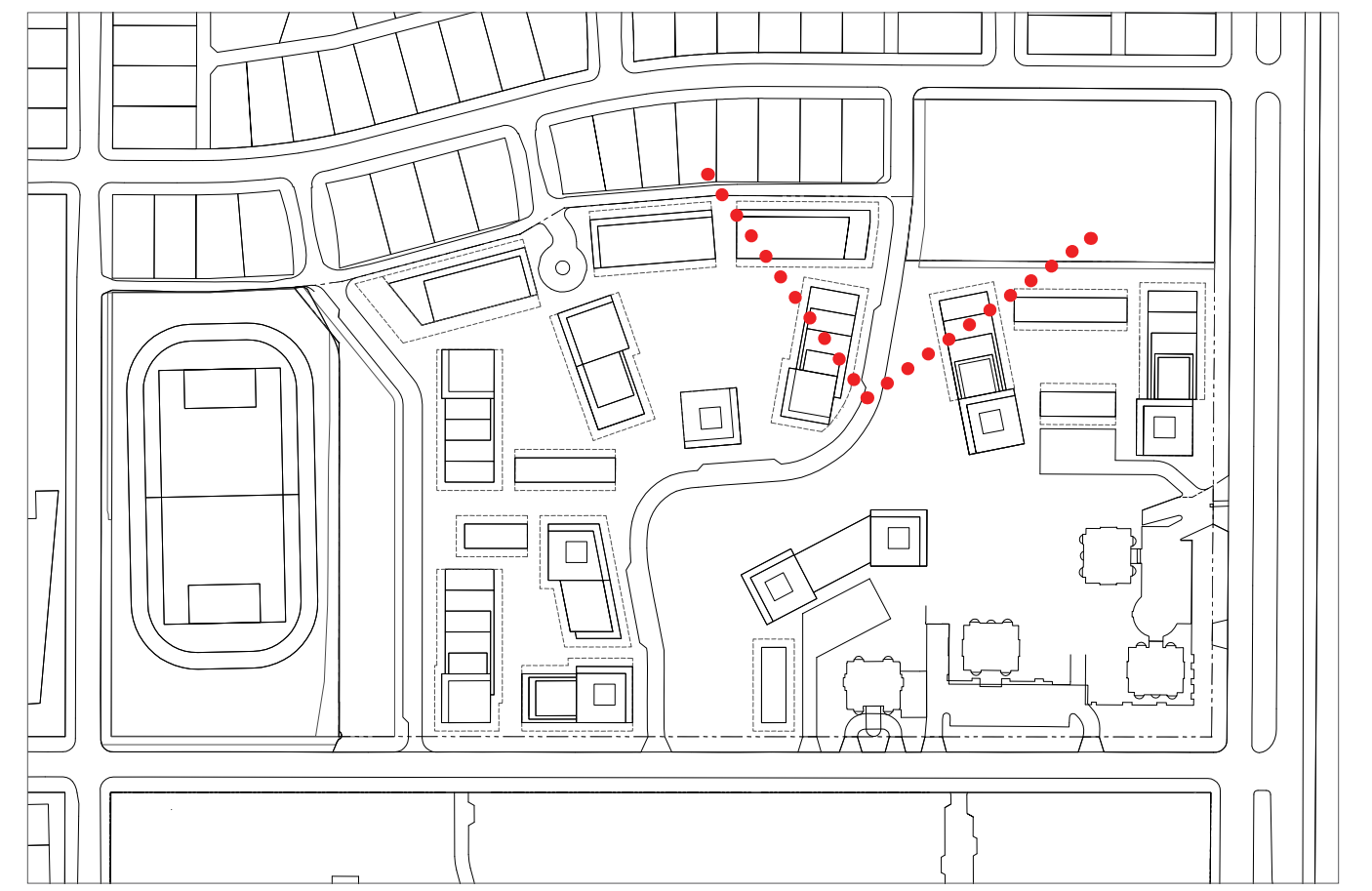


Proposed

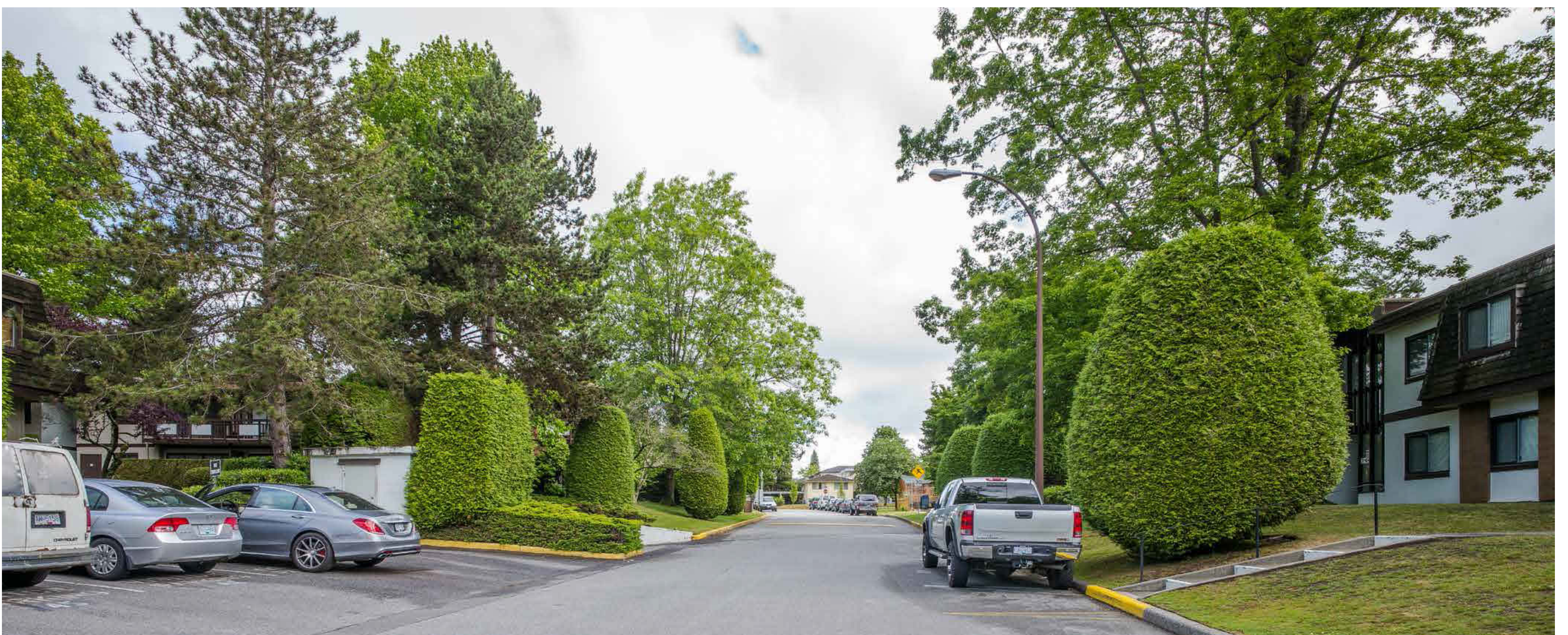


Existing

# View towards Cambie Park

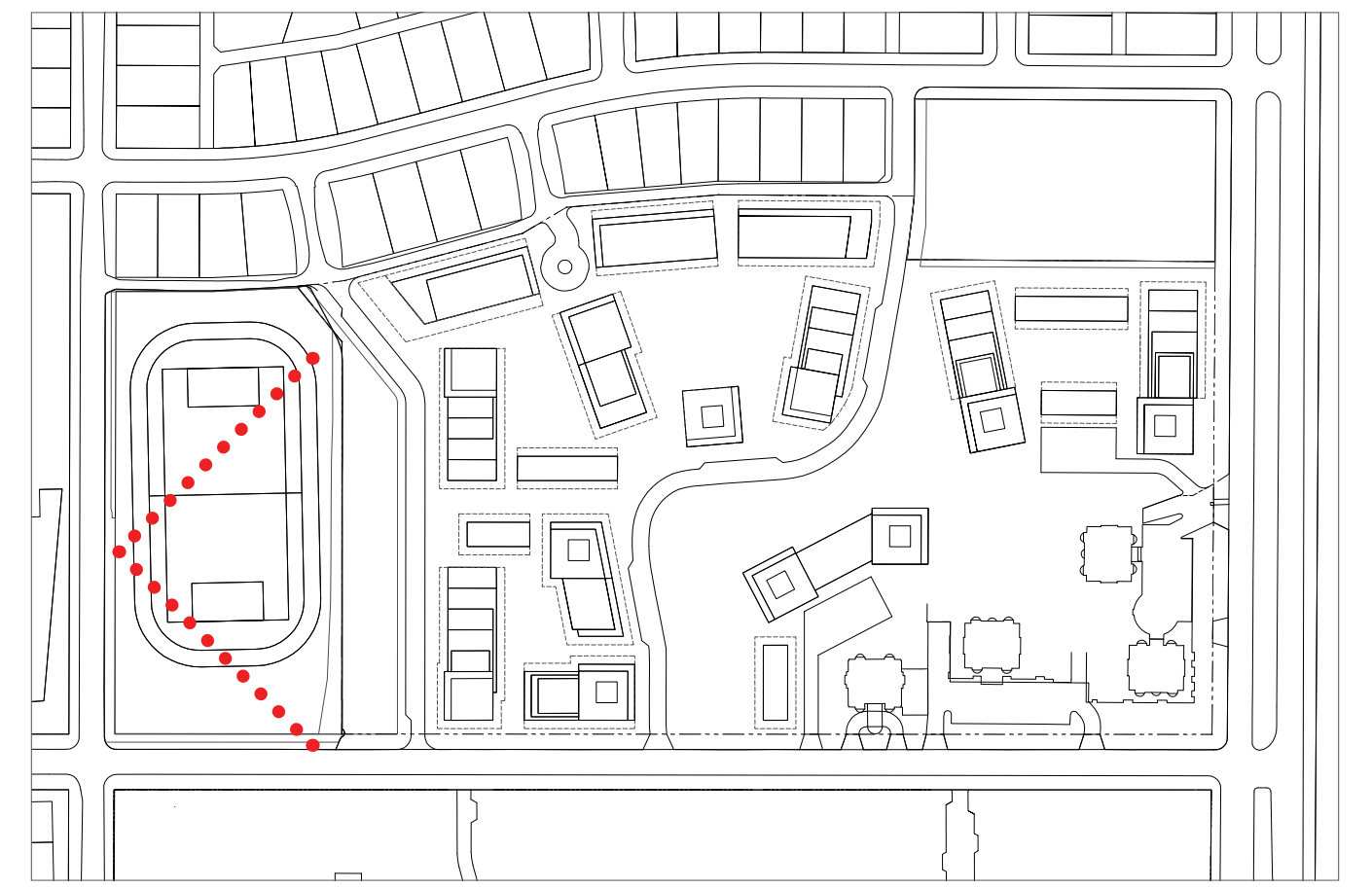


Proposed

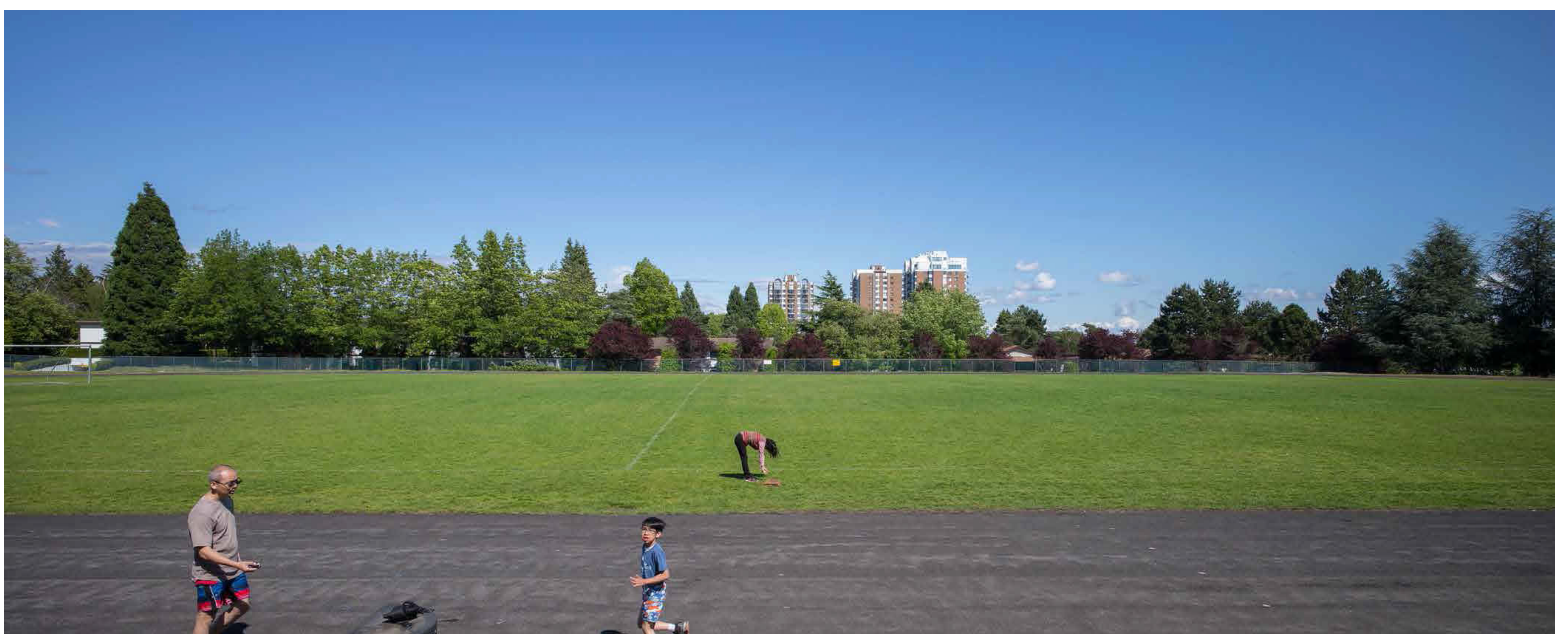


Existing

# View from School Track



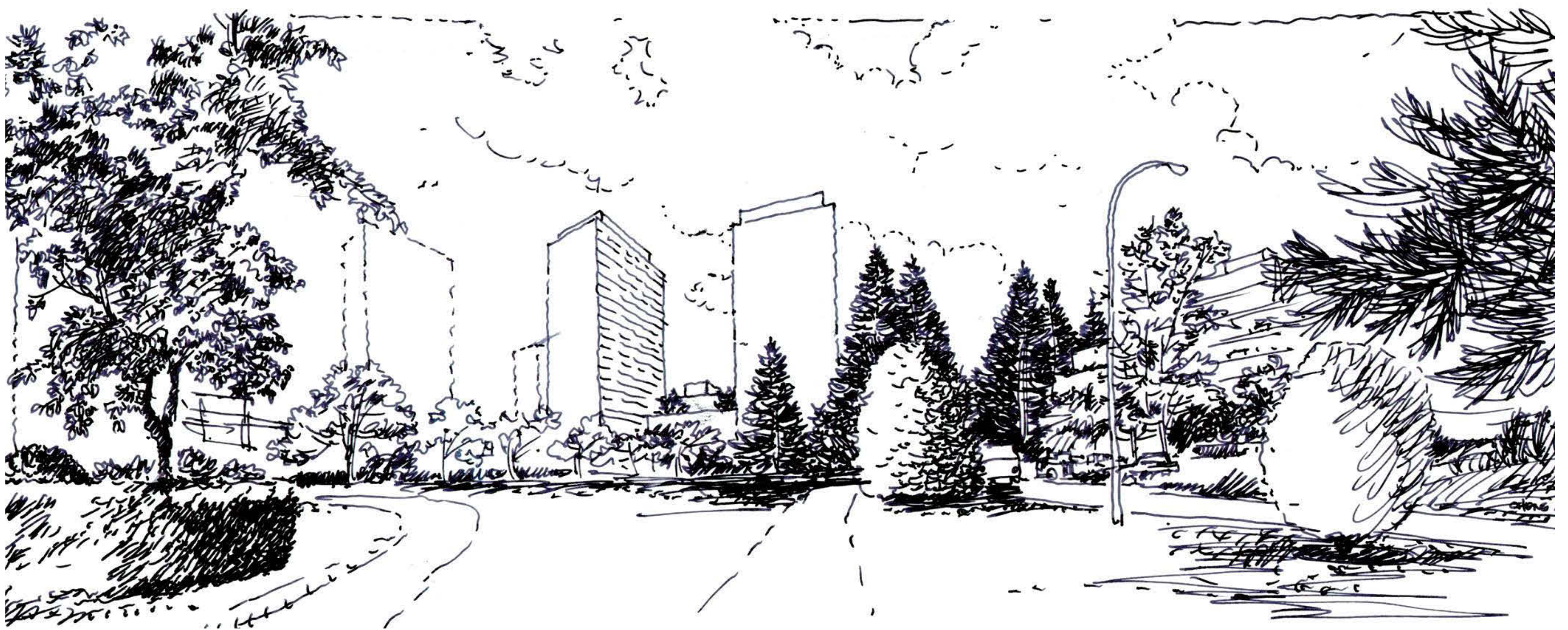
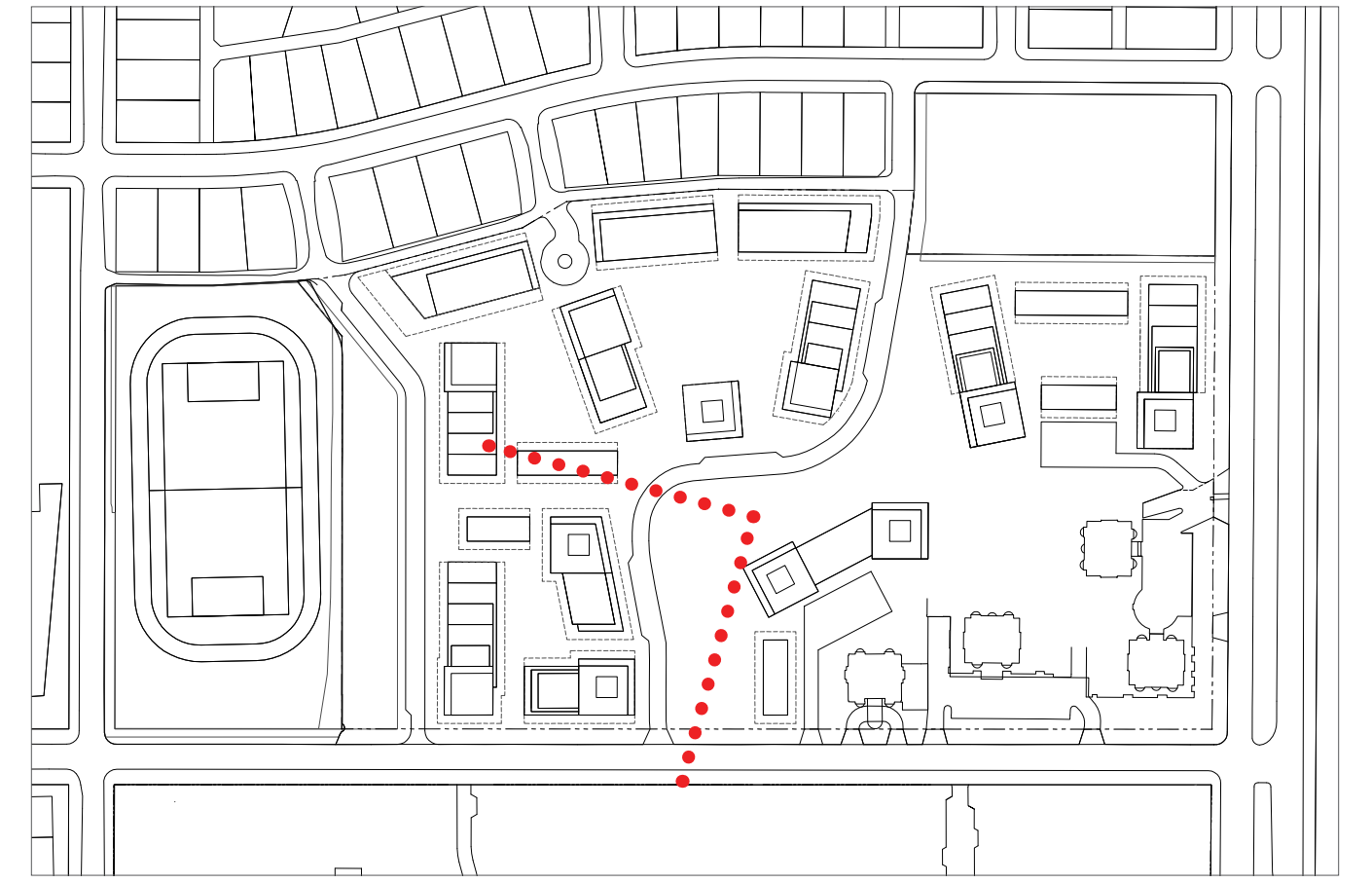
Proposed



Existing



# View from Central Open Space

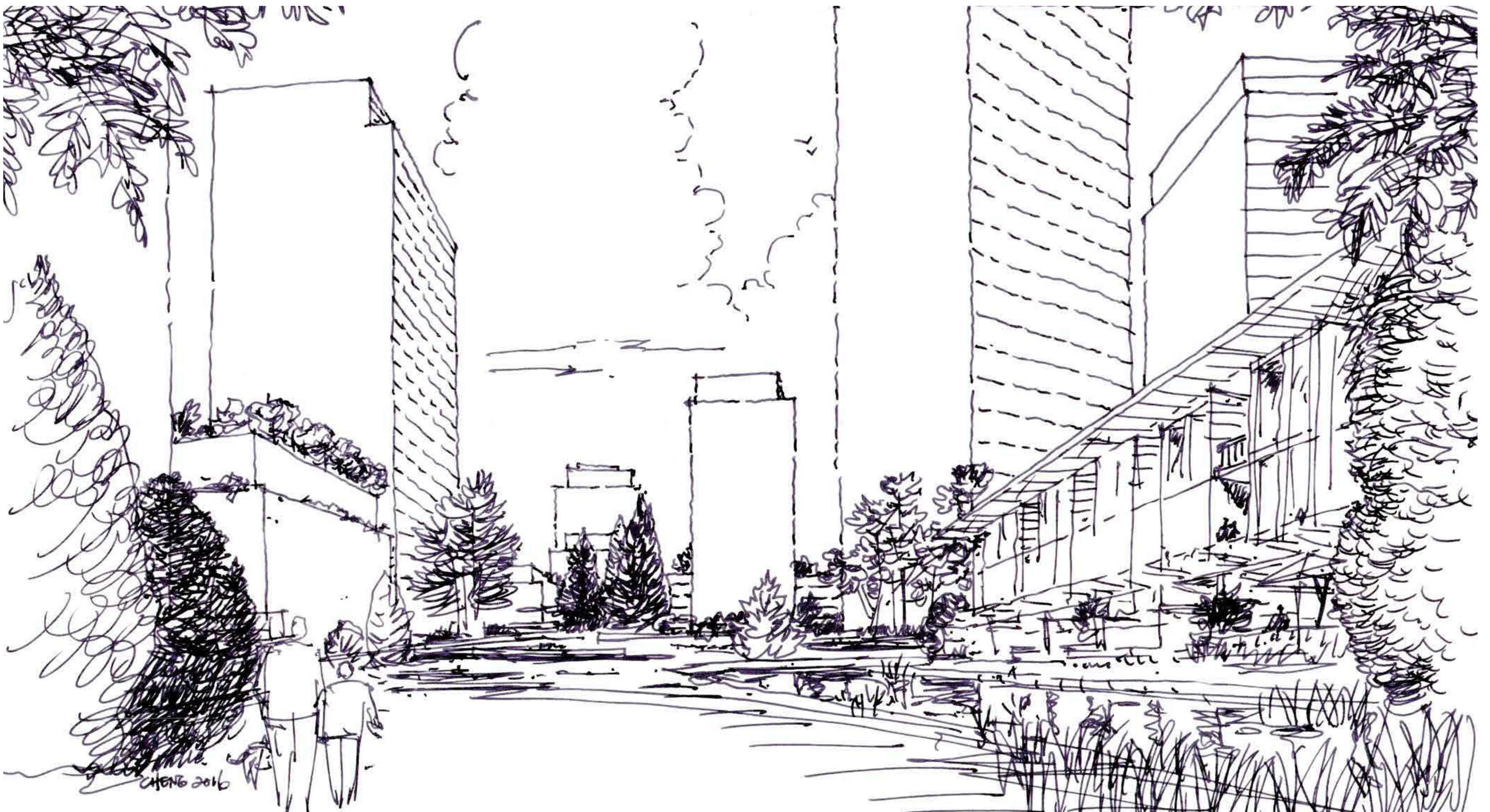
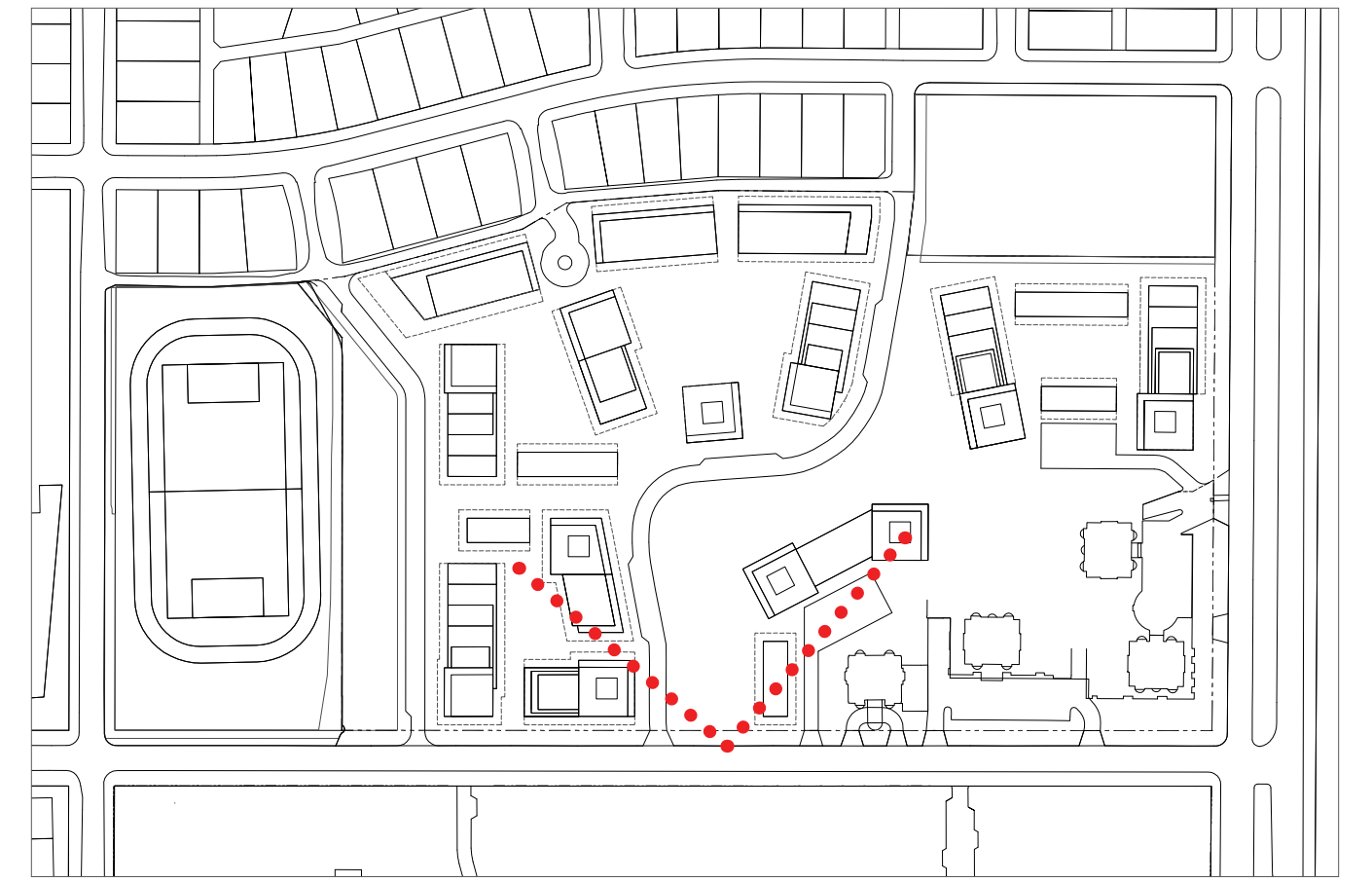


Proposed

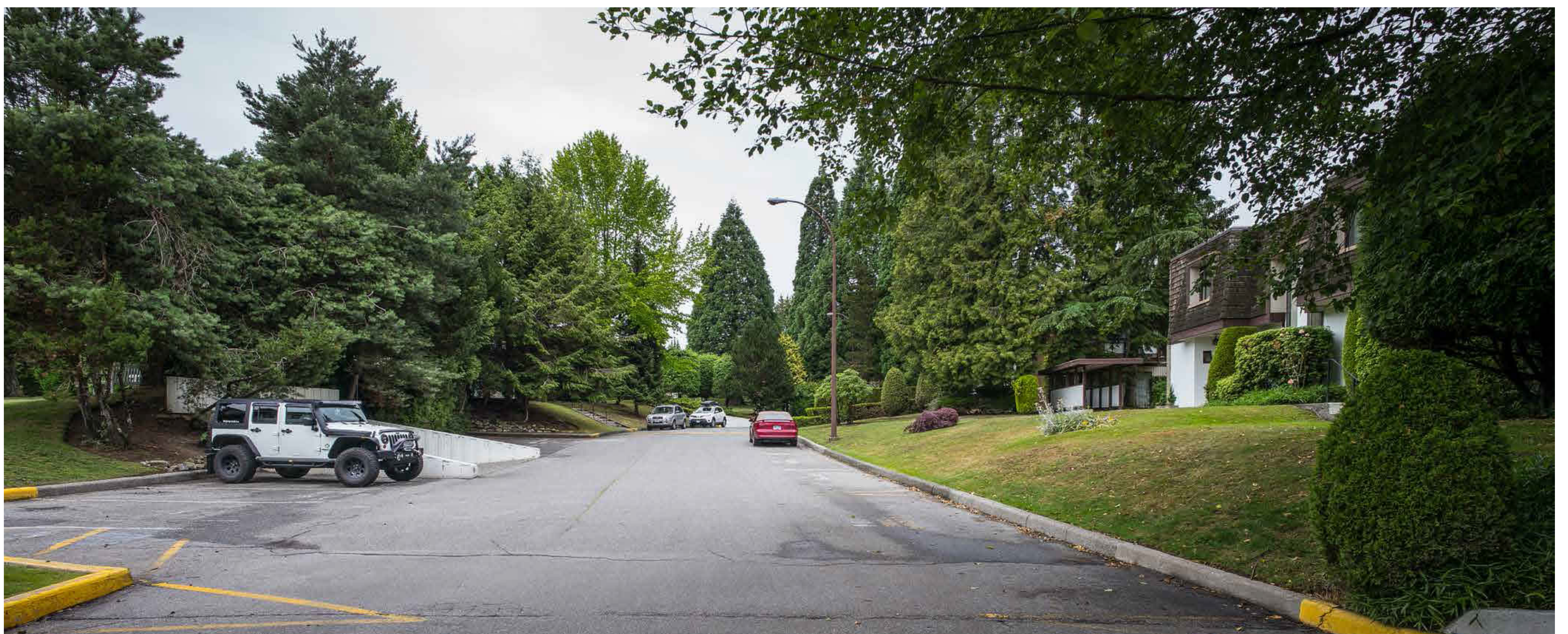


Existing

# View towards NS Open Space



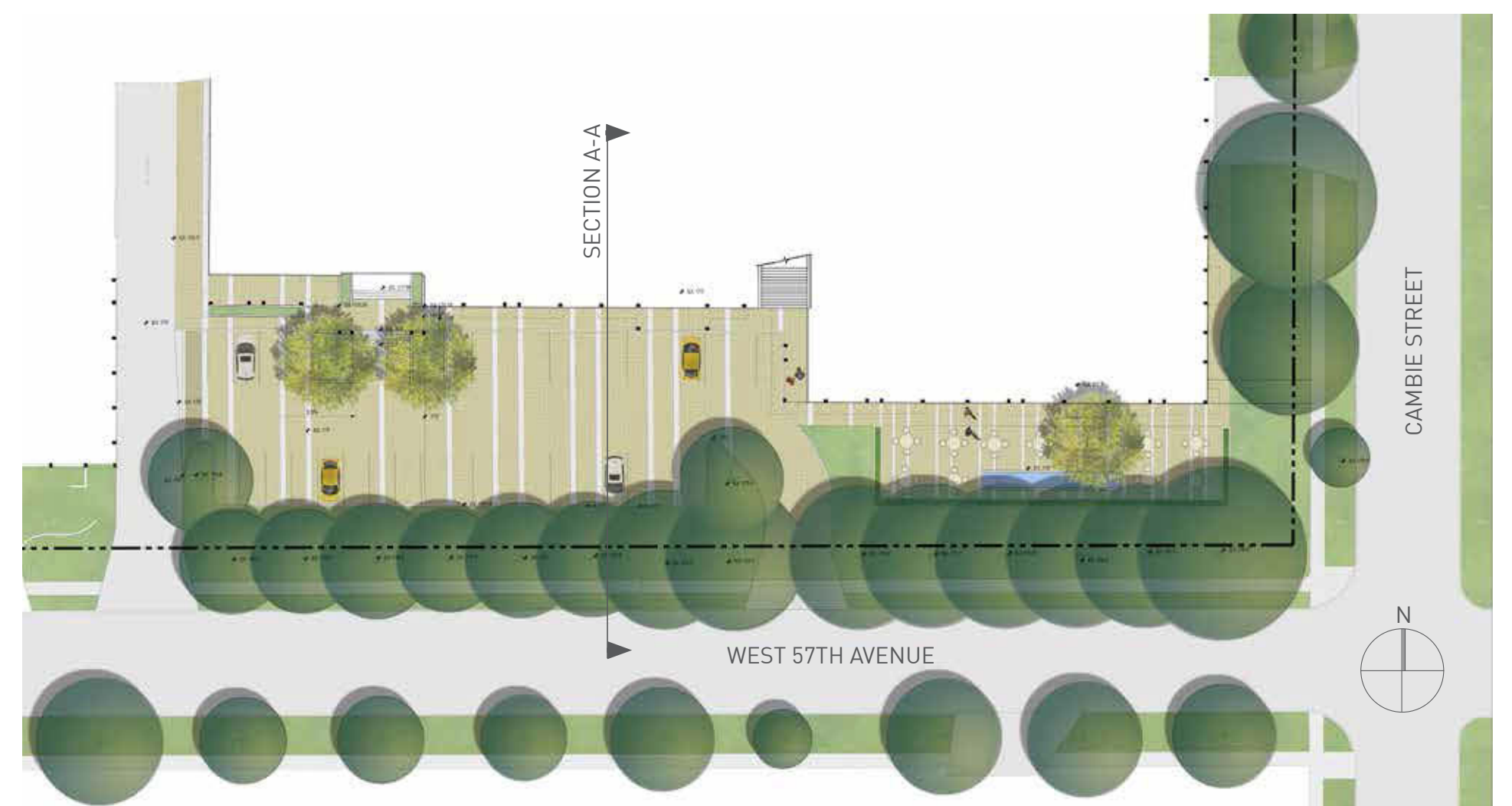
Proposed



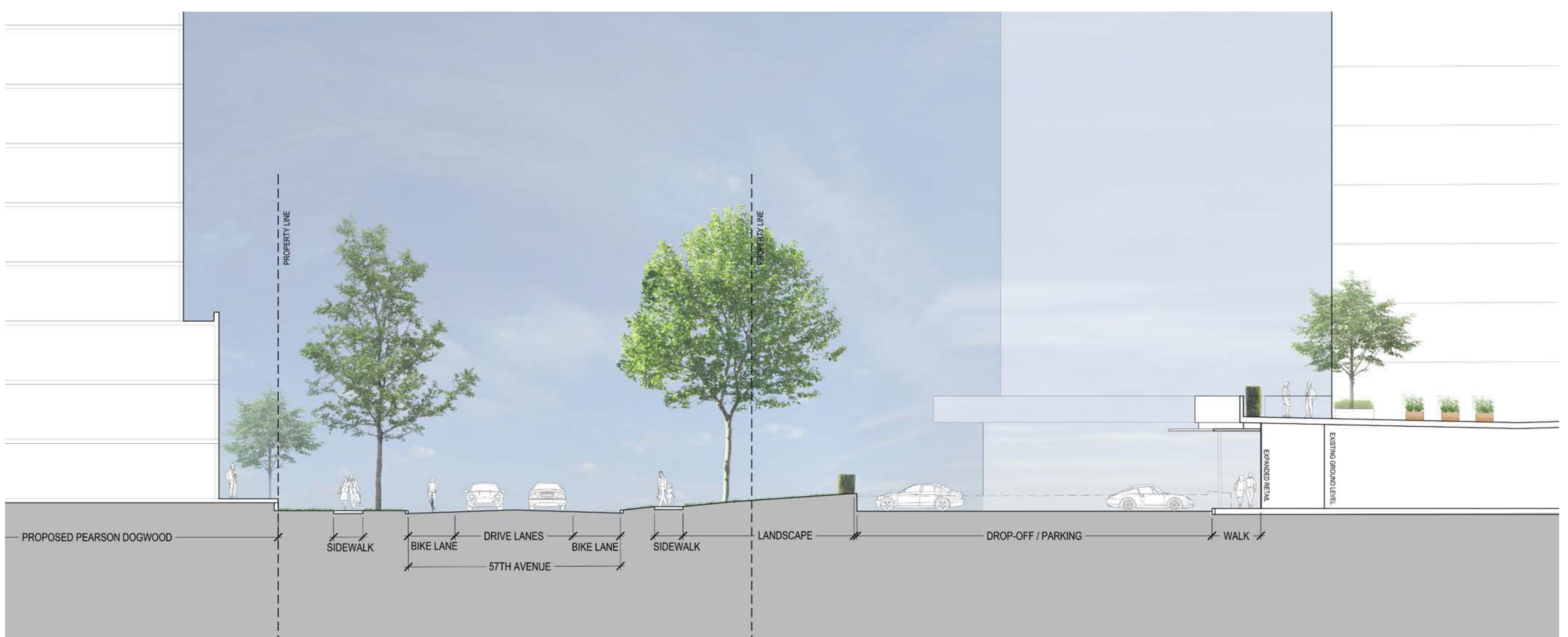
Existing

# Enhanced Retail

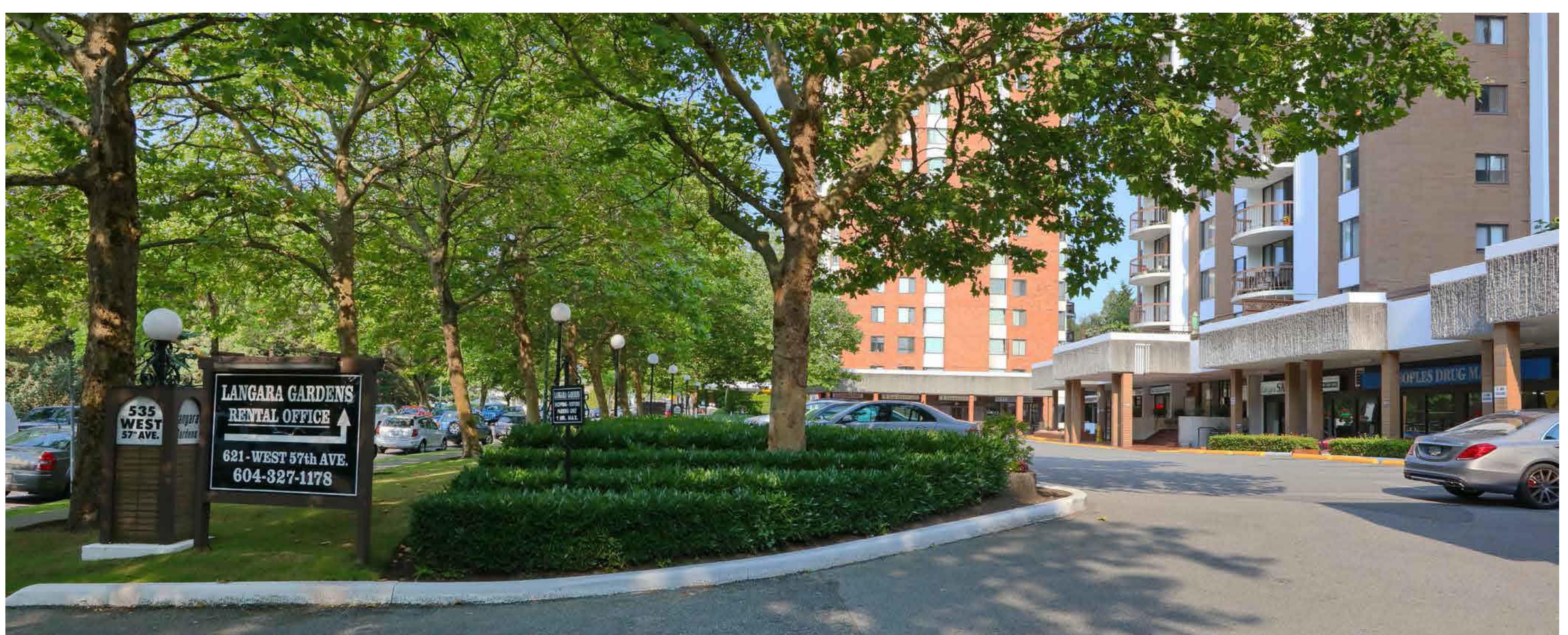
- Retail face is pulled out approximately 10 ft. closer to 57th Avenue and Cambie Street to improve visual character and presence to the public realm.
- The grade level of the parking area will be dropped and adjusted to allow level access to the retail and greater accessibility.
- Parking area will be 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 connection from the retail level to the upper podium open space level to allow for enhanced pedestrian movement and greater connectivity.



Proposed Retail Site Plan



Proposed Retail Section



Existing Retail