

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)  
To: ["Direct to Mayor and Council - DL"](#)  
Date: 11/8/2022 4:18:50 PM  
Subject: [Memo to Mayor and Council - Langara Gardens](#)

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Dear Mayor and Council,

*This memorandum is being resent for the benefit of the newly elected Council members.*

The purpose of this memorandum from Theresa O'Donnell is to inform Council that the applicant for Langara Gardens (7051 Ash Crescent) is intending to submit a rezoning application for the redevelopment of the site. Staff want to ensure that Council is aware that all on-site tenants are now being notified by the applicant that a rezoning application is forthcoming.

- The [Langara Gardens Policy Statement](#), adopted by Council in 2018, guides the consideration of an anticipated rezoning application for the site. The 20.8 acre site, co-owned by Concert Properties and Peterson Group, is located on the west side of Cambie Street between 54<sup>th</sup> and 57<sup>th</sup> Avenues. There are 605 existing rental homes on the site, 270 of which are anticipated to be redeveloped.
- Prior to the submission of a formal rezoning application, staff have directed the applicant to notify tenants of the redevelopment proposal as required by the City's Tenant Relocation and Protection Policy. A letter to all tenants residing on the site was sent on October 25, 2022. The applicant will be hosting tenant meetings on November 9<sup>th</sup>, including a virtual information session and in-person session.
- Staff and the applicant team, in consultation with the Langara Gardens community, will develop a Tenant Relocation Plan that meets the tenant protections outlined in City policy in conjunction with the review of a Rezoning application.

Best,  
Paul

Paul Mochrie (he/him)  
City Manager  
City of Vancouver  
[paul.mochrie@vancouver.ca](mailto:paul.mochrie@vancouver.ca)



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əy<sup>ə</sup>m (Musqueam), S<sup>k</sup>wx<sup>w</sup>ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

## MEMORANDUM

November 8, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Rosemary Hagiwara, Acting City Clerk  
Maria Pontikis, Chief Communications Officer, CEC  
Teresa Jong, Administration Services Manager, City Manager's Office  
Kareem Allam, Chief of Staff, Mayor's Office  
Trevor Ford, Director of Operations, Mayor's Office  
David Grewal, Senior Advisor, Mayor's Office  
Dan Garrison, Assistant Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability  
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability  
Templar Tsang-Trinaistich, Issues Manager, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Langara Gardens – Initial Notice to Tenants of Redevelopment (7051 Ash Crescent)

RTS #: N/A

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The purpose of this memorandum is to inform Council that the applicant for Langara Gardens (7051 Ash Crescent) is intending to submit a rezoning application for the redevelopment of the site. Staff want to ensure that Council is aware that all on-site tenants are now being notified by the applicant that a rezoning application is forthcoming.

The [Langara Gardens Policy Statement](#), adopted by Council in 2018, guides the consideration of an anticipated rezoning application for the site. The 20.8 acre site, co-owned by Concert Properties and Peterson Group, is located on the west side of Cambie Street between 54<sup>th</sup> and 57<sup>th</sup> Avenues. The policy statement considers the future mix of uses, density and heights, building forms, parks and public spaces, circulation and movement, community facilities and tenant relocation. The existing Langara Gardens site, originally rezoned in 1968, integrates residential high rise towers and low rise townhouse units with commercial uses and amenities such as pools, landscaped gardens and outdoor spaces. There are 605 existing rental units that are protected under the City's Rental Housing Stock Official Development Plan, which requires one for one replacement of all existing rental units.

The current proposal that the applicant is intending to submit to the City includes a mix of strata units, social housing, market rental, and below market rental units. Also included in the proposal is a 69-space childcare centre, new one-acre park, on-site open space, and indoor and outdoor amenity spaces for the residents. The draft site plan anticipates retention of the four existing apartment towers on the site, and the redevelopment of the low rise rental townhouse buildings.

Prior to the submission of a formal rezoning application, staff have directed the applicant to notify tenants of the redevelopment proposal as required by the City's Tenant Relocation and Protection Policy. A letter to all tenants residing on the site was sent on October 25, 2022. The letter indicates that a rezoning application is anticipated to be submitted to the City before the end of 2022. The applicant will be hosting tenant meetings in early November, including a virtual information session and in-person session. At these meetings, tenants will have the opportunity to learn more about the proposed development and their protections under the City's Tenant Relocation and Protection Policy and Langara Gardens Policy Statement. Information will also be shared regarding the anticipated timing of the development process. The redevelopment is expected to be a multi-year phased process, and the first phase of redevelopment is projected to be at least two to three years away, therefore tenants will not be immediately impacted.

Staff and the applicant team, in consultation with the Langara Gardens community, will develop a Tenant Relocation Plan that meets the tenant protections outlined in City policy. In addition to the application of City-wide tenant protection policies, the Langara Gardens Policy Statement includes additional requirements, such as the Right of First Refusal to return to new rental units at current rents and a phasing plan that minimizes impact on tenants. The objective is to ensure residents are provided with clear and on-going communication regarding the timing of redevelopment, temporary and long-term relocation options, financial compensation measures, and opportunities to return to or remain on the site.

For further information, please contact me or Dan Garrison, Assistant Director, Housing Policy and Regulation at [dan.garrison@vancouver.ca](mailto:dan.garrison@vancouver.ca).

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability

604.673.8434 | [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca)