

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 5/30/2023 9:36:15 AM
Subject: Memo - Langara Gardens Building Upgrades
Attachments: Memo to Mayor & Council - Langara Gardens Building Upgrades.pdf

Dear Mayor and Council,

The purpose of this memorandum from Theresa O'Donnell is to update Council on the current status of the rezoning application for 7051 Ash Crescent (Langara Gardens).

- A rezoning application for Langara Gardens was submitted in December 2022, and staff are undertaking a comprehensive review
- Staff consideration of rezoning is guided by the Langara Gardens Policy Statement (2018), which anticipated redevelopment of the site, along with providing seismic and life safety upgrades to the existing four towers
- The current application submission does not include any building upgrades to the towers
- Staff will work with the applicant team to explore options that include building upgrades (or replacement) while respecting the financial viability of the project

Should you have any questions, please contact Theresa O'Donnell (theresa.odonnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

May 29, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
Yardley McNeill, Director, Rezoning Centre
Saul Schwebs, Chief Building Official and Director
Dan Garrison, Director, Housing Policy & Regulation

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

SUBJECT: Memo - Langara Gardens Building Upgrades

RTS #: N/A

The purpose of this memorandum is to provide a brief update on the current status of the rezoning application for 7051 Ash Crescent (Langara Gardens).

Following pre-submission tenant engagement in November 2022, Concert Properties submitted a rezoning application in December 2022. Staff are currently undertaking a comprehensive review of the application and engaging in early discussions with the applicant team to seek clarification on the proposal's key details.

The Langara Gardens Policy Statement (LGPS) was adopted by Council in 2018 and guides the consideration of the rezoning application, with direction on the future mix of uses, housing tenures, density and heights, building forms, parks and public spaces, anticipated public benefits, and tenant relocation. The existing Langara Gardens site consists of 1968-built highrise towers and townhouses, with 605 existing rental units in total. The LGPS includes replacement of rental units and further requires seismic and life safety upgrades for the remaining towers as part of the site's redevelopment.

The current application submission does not propose any upgrades to the four towers. Providing seismic and life safety upgrades to the existing four towers remains one of the key priorities for consideration and holistic review of the application. Staff recognize that these building improvements come with a significant cost, and that there are a multitude of goals and competing demands for redevelopment of Langara Gardens, all of which have an impact on the financial performance of the project.

I have directed the staff team to move forward in a collaborative process with the applicant team to explore opportunities to advance this project, provided the building upgrades form part of a successful multi-phased redevelopment of Langara Gardens. Further, the Chief Building Official (CBO) is prepared to work with the applicant team to explore alternative upgrade options than those prescribed in the LGPS. In addition, staff would consider additional height and density beyond what the LGPS anticipated to help facilitate the replacement of the four towers, with interim upgrades while the site is redeveloped. This could be explored as part of the rezoning application review with minimal impact to timelines and result in a holistic redevelopment plan for the entire site.

Finally, it is important to note that this remains an active application. While listening to and discussing the details or merits of an application with members of the public, the applicant, or their representatives, Council should try to avoid expressing an opinion on the merits of the application to better preserve the integrity, fairness and validity of any public hearing. If the application is referred to public hearing, Council will have the opportunity to determine its merits at the public hearing and ultimately express their support or opposition to the application.

In summary, staff continue to work with the applicant team to explore redevelopment options for Langara Gardens that meet the intent of the LGPS by including building upgrades that meet the satisfaction of the CBO, while respecting the viability of the project.

I welcome any further questions Council may have on Langara Gardens. Please do not hesitate to reach out to me directly (theresa.o'donnell@vancouver.ca) or Yardley McNeill, Director of the Rezoning Centre (yardley.mcneill@vancouver.ca).



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