

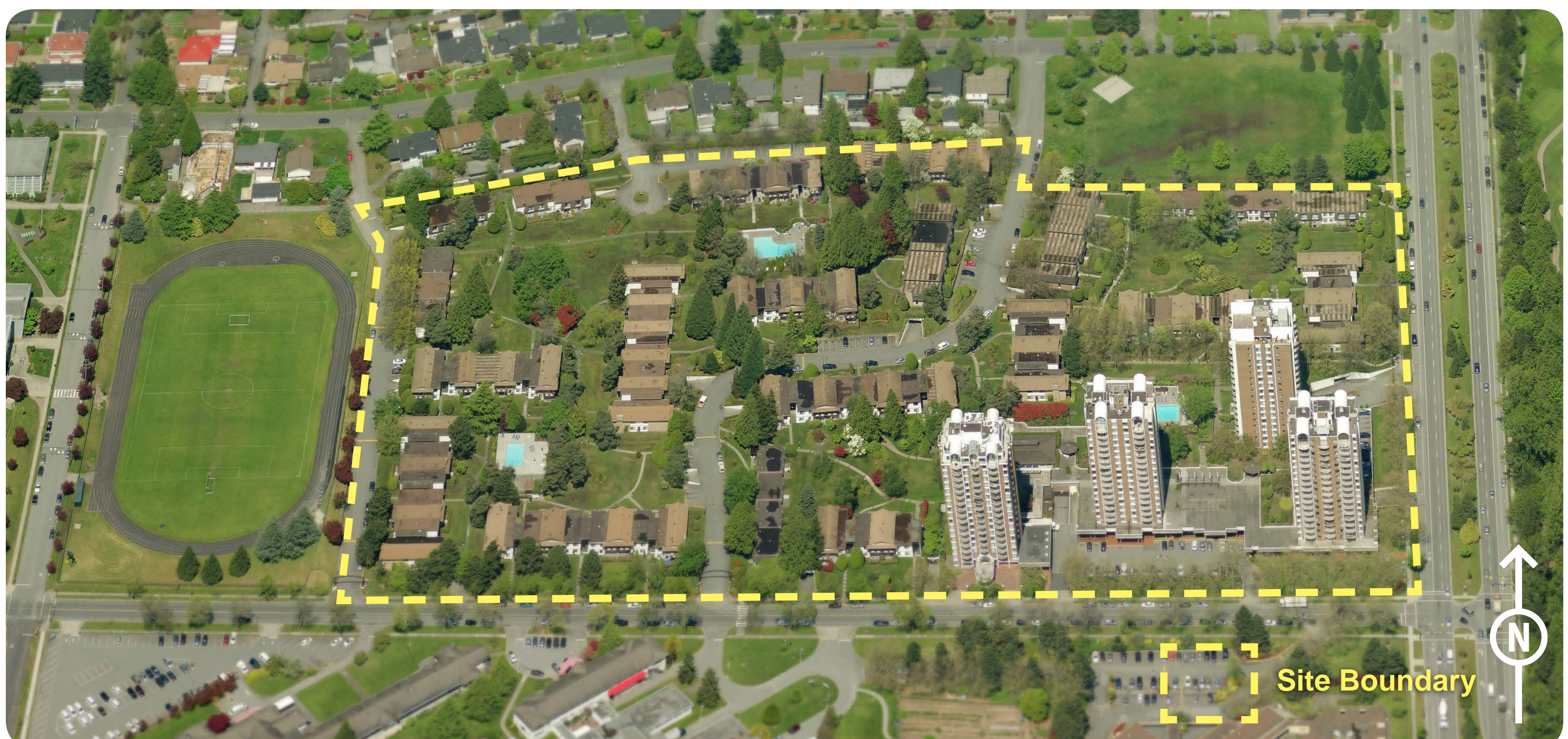
INTRODUCTION

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.

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.



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
- » sustainability
- » transportation
- » density and building forms, heights and character
- » rental housing retention or replacement
- » public benefits (i.e. childcare)

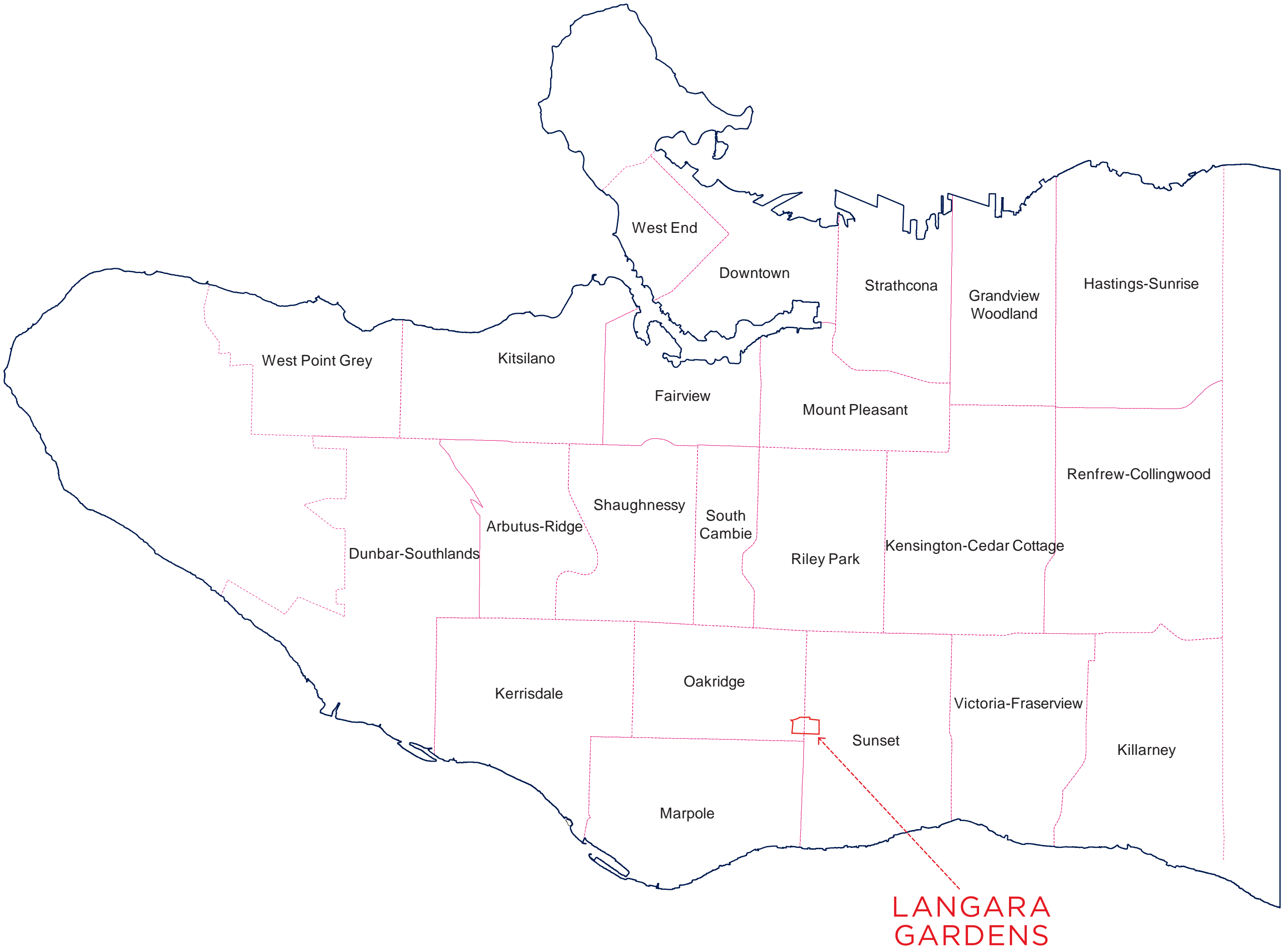
HOW YOU CAN PROVIDE INPUT:

1. Talk to a member of the planning or design team.
2. Fill out a comment sheet here, or later online at 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.

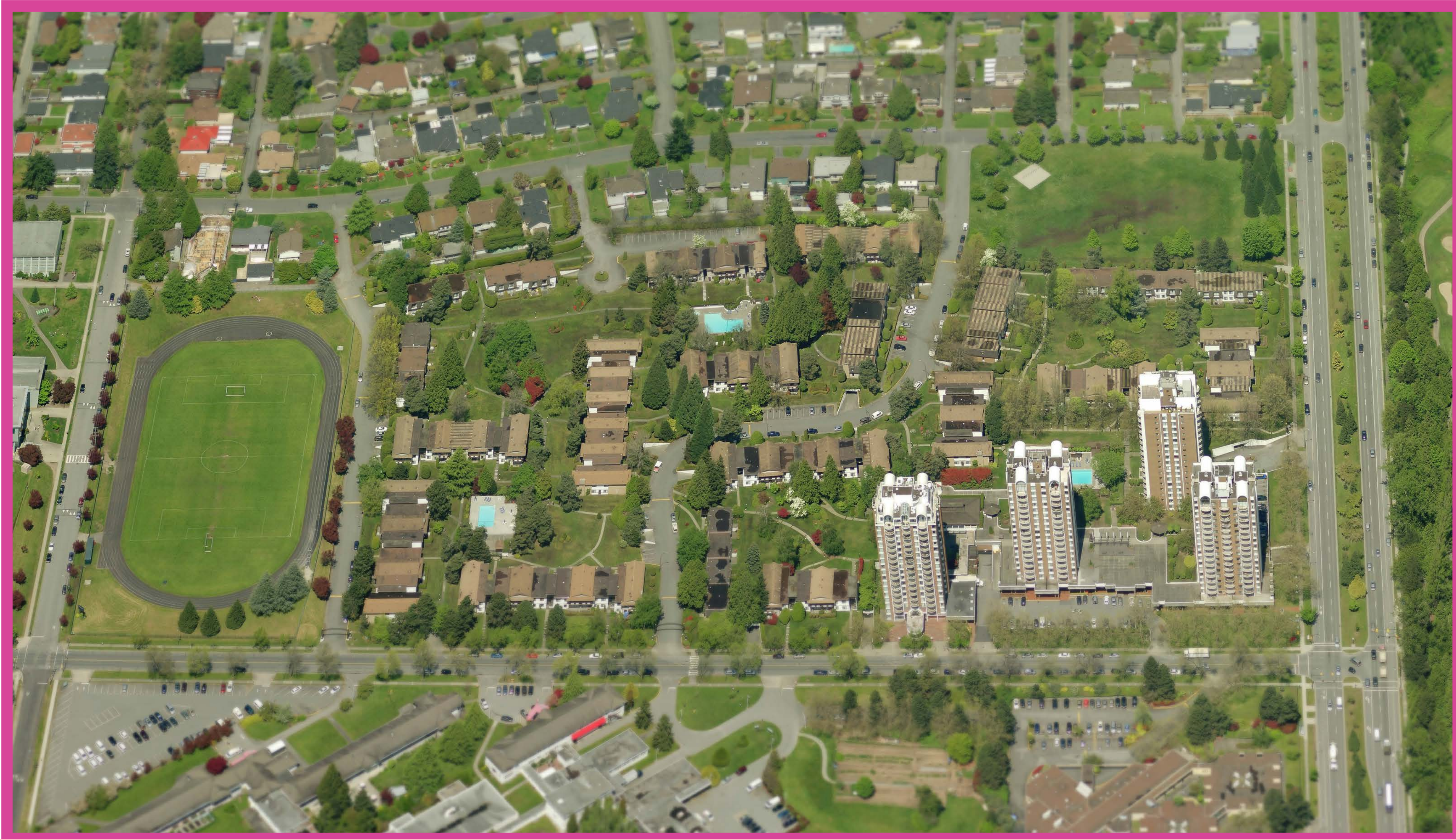
WHERE DO YOU LIVE?

**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



**REVIEW THE DRAFT PREFERRED CONCEPT PLAN
AND EMERGING POLICIES**



**PROVIDE FEEDBACK FOR INCORPORATION INTO
THE DRAFT POLICY STATEMENT**

Comment forms are available at the event, or online at vancouver.ca/langaragardens. Return by July 8, 2016.

Next Steps:



ATTEND THE TOWNHALL MEETING ON JUNE 27TH

RSVP today at the sign-in table or online at vancouver.ca/langaragardens.



STAY INVOLVED

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

Your feedback will help us to refine the preferred concept plan and draft the Langara Gardens Policy Statement.

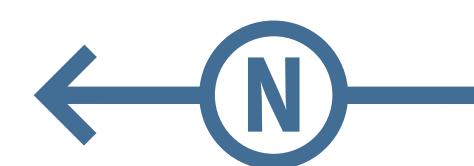
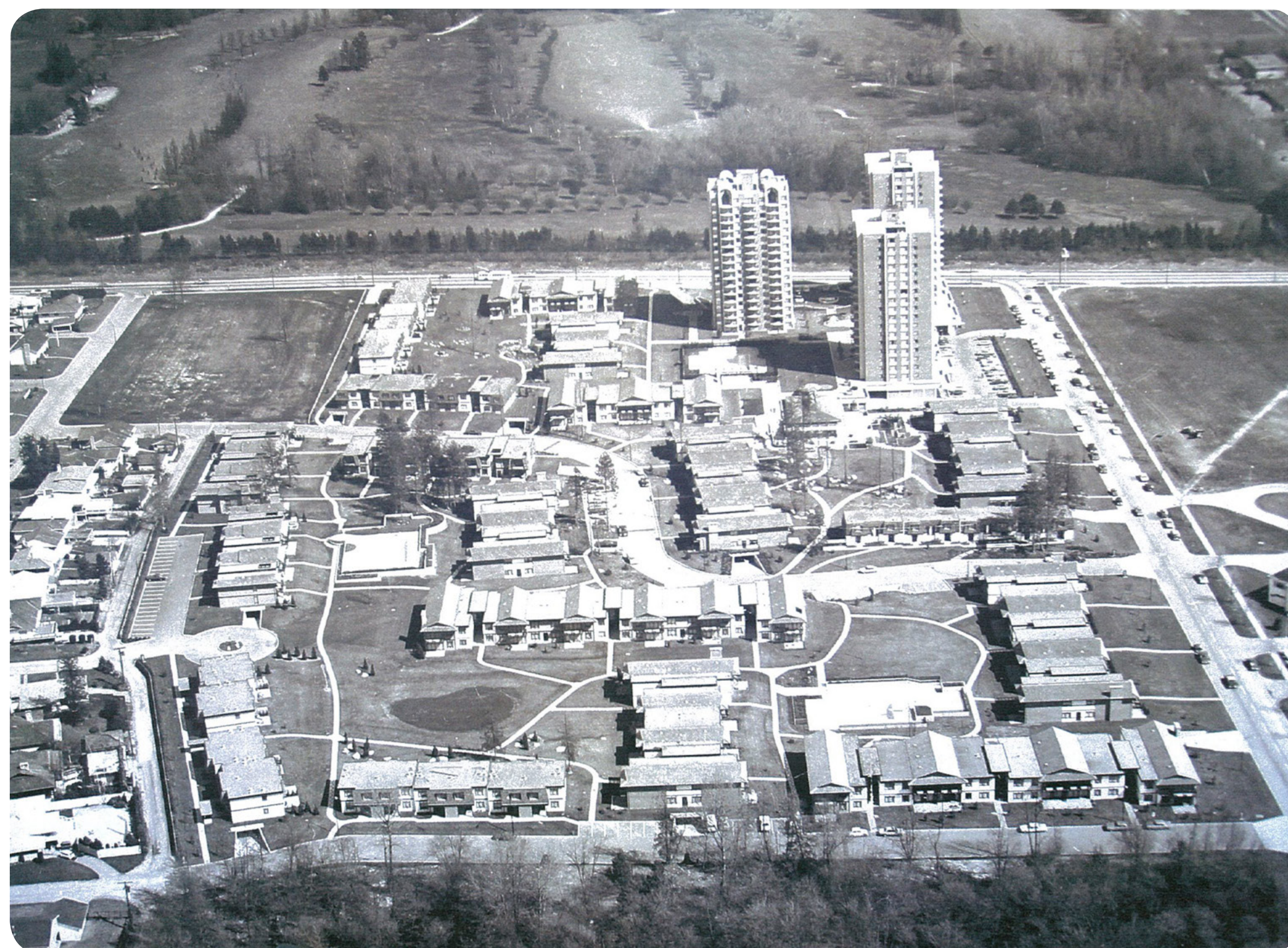
BACKGROUND

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.

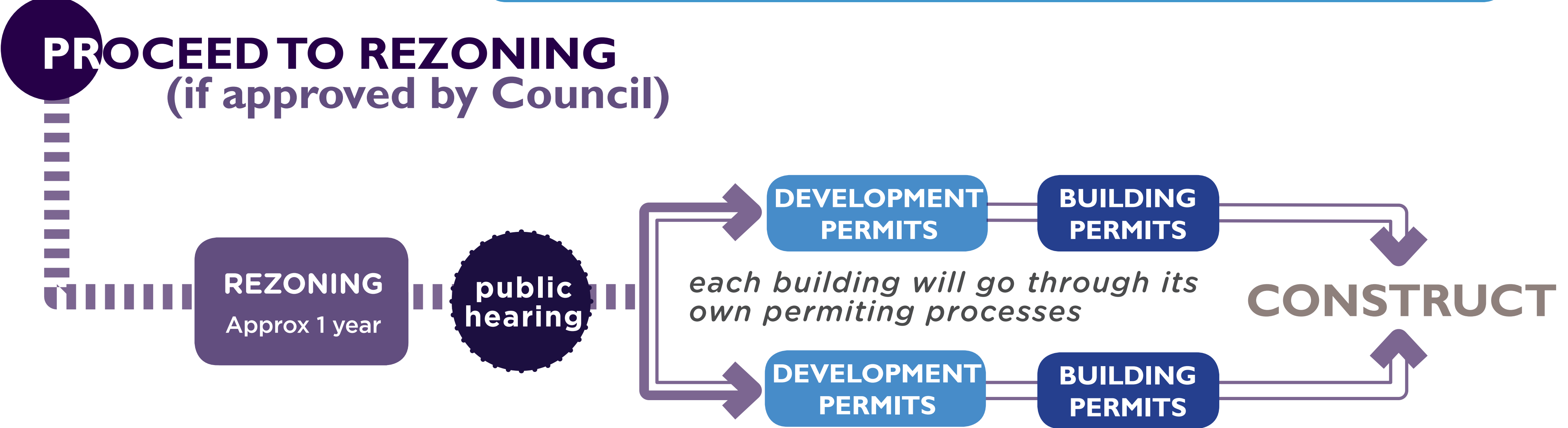
JUNE 27, 2016

TOWNHALL MEETING with members of City Council.
To RSVP sign up at the front desk.

Amend and refine draft policies and redevelopment concept.

FALL 2016:

Present Draft Policy Statement for City Council consideration.



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:

Women's and Children's Hospital (2012)

The 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 to begin in the near future.

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

Pearson Dogwood (2014)

The Policy Statement (2014) includes approx. 3.1 million sq.ft. of residential development, health facilities and housing, and public amenities including 20% affordable housing, a new City park, an urban farm, and a childcare facility. A rezoning application was received in January 2016 and a Public Hearing is anticipated in late 2016/early 2017.
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

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.

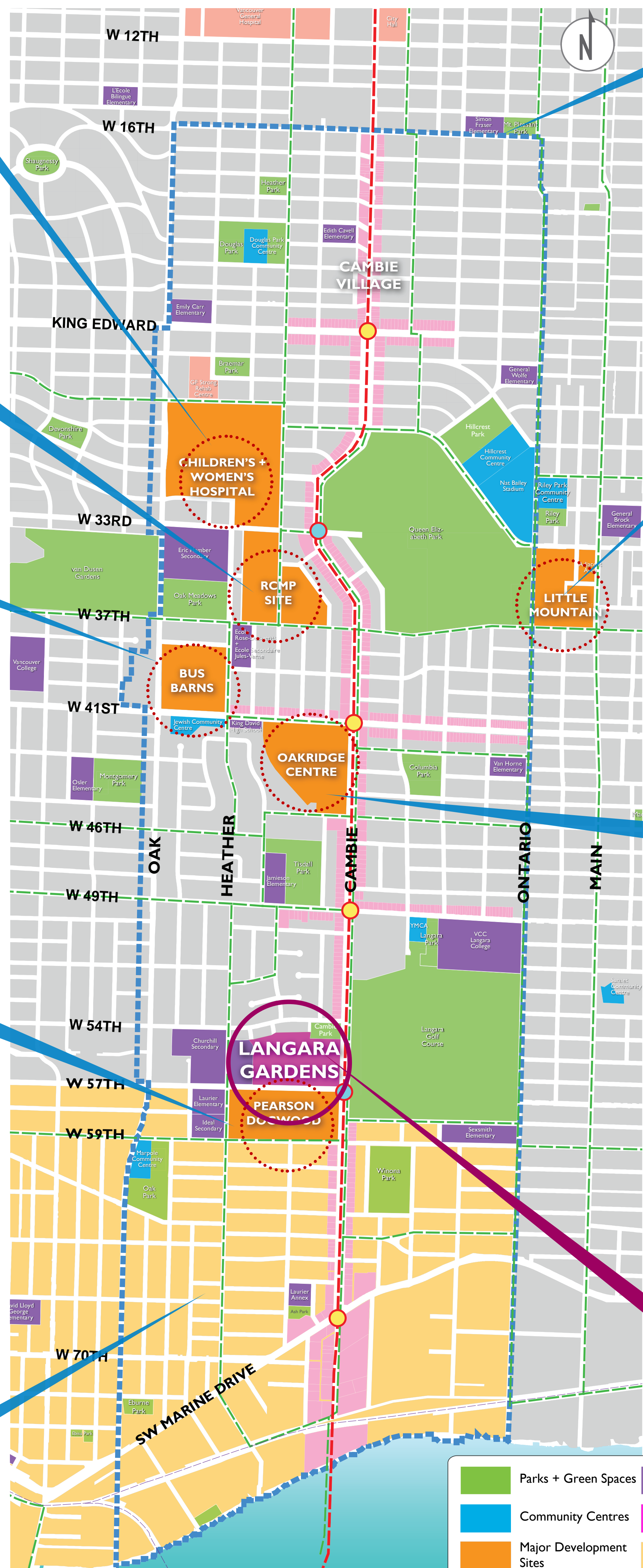
Little Mountain (ongoing)

The Policy Statement supports redevelopment of the site to include residential buildings up to 12 storeys with commercial and civic uses, as well as a 20% goal for social housing. The rezoning process is currently underway and a Public Hearing is anticipated this summer.
vancouver.ca/littlemountain

Oakridge Centre (2014)

In 2014, Council approved in principle a rezoning for Oakridge Centre which included expanded retail and office space, 2900 residential units, a Civic Centre (library, childcare, community centre, seniors' centre) and a 9-acre rooftop park. Citing technical challenges to the project, the applicant did not proceed with the rezoning, and are intending to submit a revised rezoning application later this year.
vancouver.ca/oakridge

LANGARA GARDENS



PEARSON DOGWOOD

Policy Statement

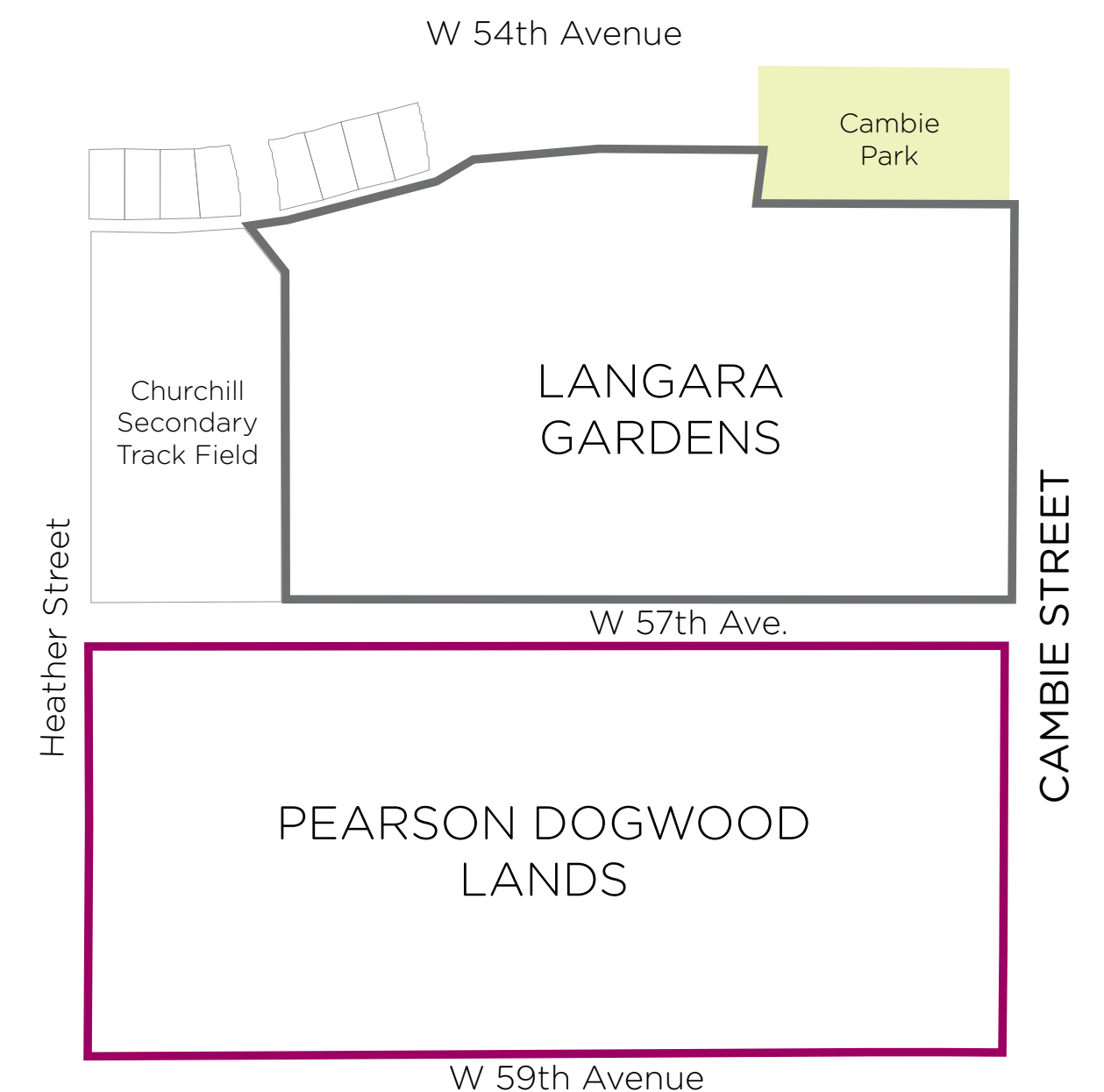
City Council approved the Pearson Dogwood Policy Statement in February 2014. Pearson Dogwood is a 25 acre site, located between Cambie and Heather Streets immediately south of Langara Gardens between West 57th and West 59th Avenues.

The Policy Statement was developed through comprehensive consultation. 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 also provides direction for jobs and services, community amenities and transportation.

Rezoning Process

A rezoning application was submitted in January 2016 to rezone the site into a mixed use community guided by the Policy Statement. Public Open Houses were held in February 2016 and stakeholder consultation is ongoing.

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



Illustrative Development Concept (Pearson-Dogwood Policy Statement, 2014)



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

TENANT RELOCATION PLAN

Information

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.



At a minimum, a **Tenant Relocation Plan**, as required by the City includes:

- financial compensation based on length of tenancy;
- assistance in finding suitable on-site or off-site accommodation;
- support with moving expenses and moving arrangements;
- additional support to vulnerable tenants (e.g. seniors, those with disabilities); and
- right of first refusal back into a replacement rental unit.

Through initial consultation, residents have shared the following ideas and concerns:

Relocation provisions - the plan should include clear process and decision making timelines; 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.

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

YOUR FEEDBACK:

Will inform creation of a Tenant Relocation Plan, to be developed during the rezoning stage (subject to Council approval of the Policy Statement). As redevelopment is expected to take several years, the Tenant Relocation Plan will need to include a phasing strategy to meet the needs of residents throughout various stages of redevelopment.

CREATING A SITE PLAN

1.

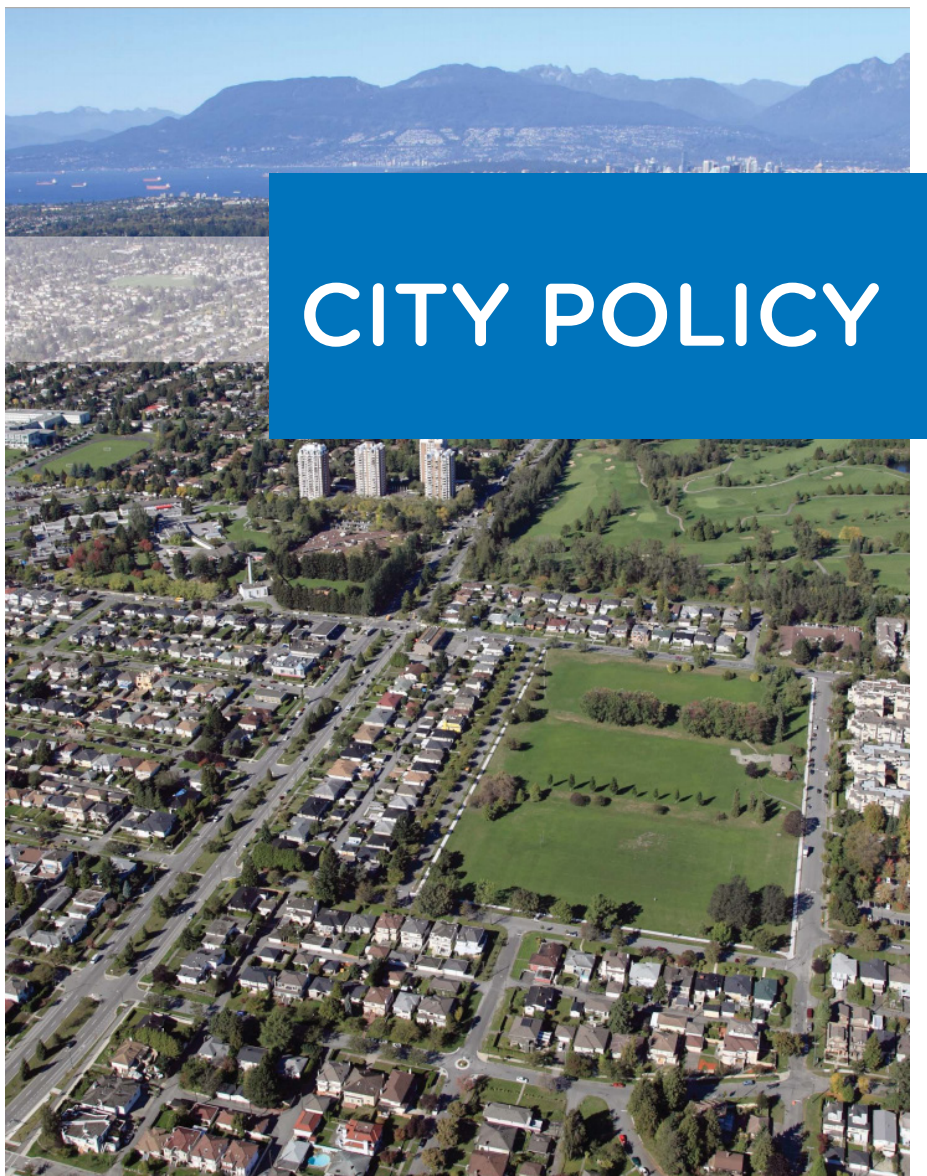
The following three inputs were used to develop the guiding principles.

JUNE
2015

PUBLIC INPUT
OPEN HOUSE #1



CITY POLICY



LANDOWNERS
GOALS



2.

The Guiding Principles

GUIDING PRINCIPLES

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

WINTER
2016

Concepts evaluated based on :

**PUBLIC FEEDBACK +
URBAN DESIGN CRITERIA**

3.

Concept Development and Evaluation

A



B



C



4.

Draft Policy and Concept Plan

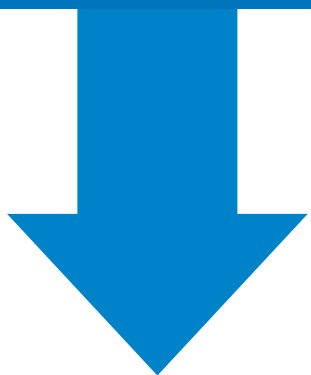
PREFERRED CONCEPT

SPRING
2016



+

EMERGING POLICIES



5.

NEXT STEPS
Draft Policy Statement

FALL
2016

YOUR FEEDBACK

At the last open houses, you provided feedback on the Guiding Principles, three conceptual plans, a preliminary package of public amenities, and your thoughts on Tenant Relocation Plans. A complete summary of the feedback is available online. Below are the concepts and a summary of your feedback. Your input, along with advice from the City's Urban Design Panel, helped us select and refine the preferred concept plan.

CONCEPT A



WHAT WE HEARD FROM YOU:

- 37% of respondents preferred Concept A
- Support for the site-layout with existing streets and courtyards
- Preservation of trees and green space
- Inclusion of outdoor pools
- Improved connections to surrounding area including Pearson Dogwood across the street
- Concern about the illustrated building forms, with a preference for lower intensity development

CONCEPT B



WHAT WE HEARD FROM YOU:

- 26% of respondents preferred Concept B
- Balance between built form and green space
- Central green space with public edge
- Overall support for the site layout
- Road alignment with Pearson Dogwood
- Offers best views through the site

CONCEPT C



WHAT WE HEARD FROM YOU:

- 21% of respondents preferred Concept C
- Site-layout with a single street and central green space
- Preservation of trees and green space
- Integration of private and semi-private areas
- Mobility through the site focused on non-vehicular movements
- Preference for lower form of development

A complete summary of feedback can be found at: vancouver.ca/langaragardens.

EMERGING POLICIES

The following emerging 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



Through the rezoning process establish a robust Tenant Relocation Plan that, at a minimum:

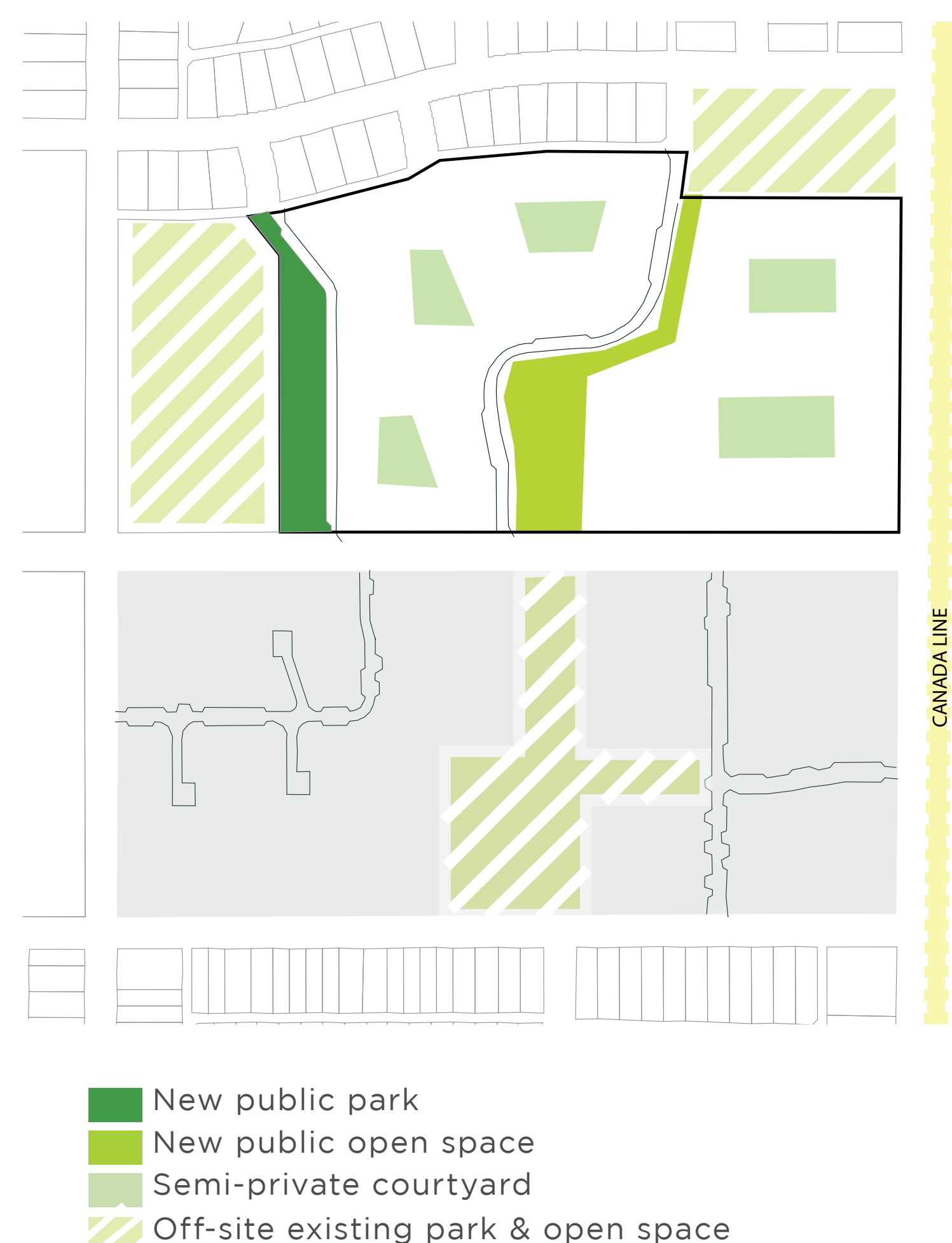
- enables existing residents to stay in the neighbourhood,
- establishes clear process and decision making timelines,
- provides a framework for a smooth transition for those residents who live in buildings that will be redeveloped, and
- outlines, right of first refusal to return to replacement units and financial assistance for moving as required by the City's Tenant Relocation and Protection Policy.

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

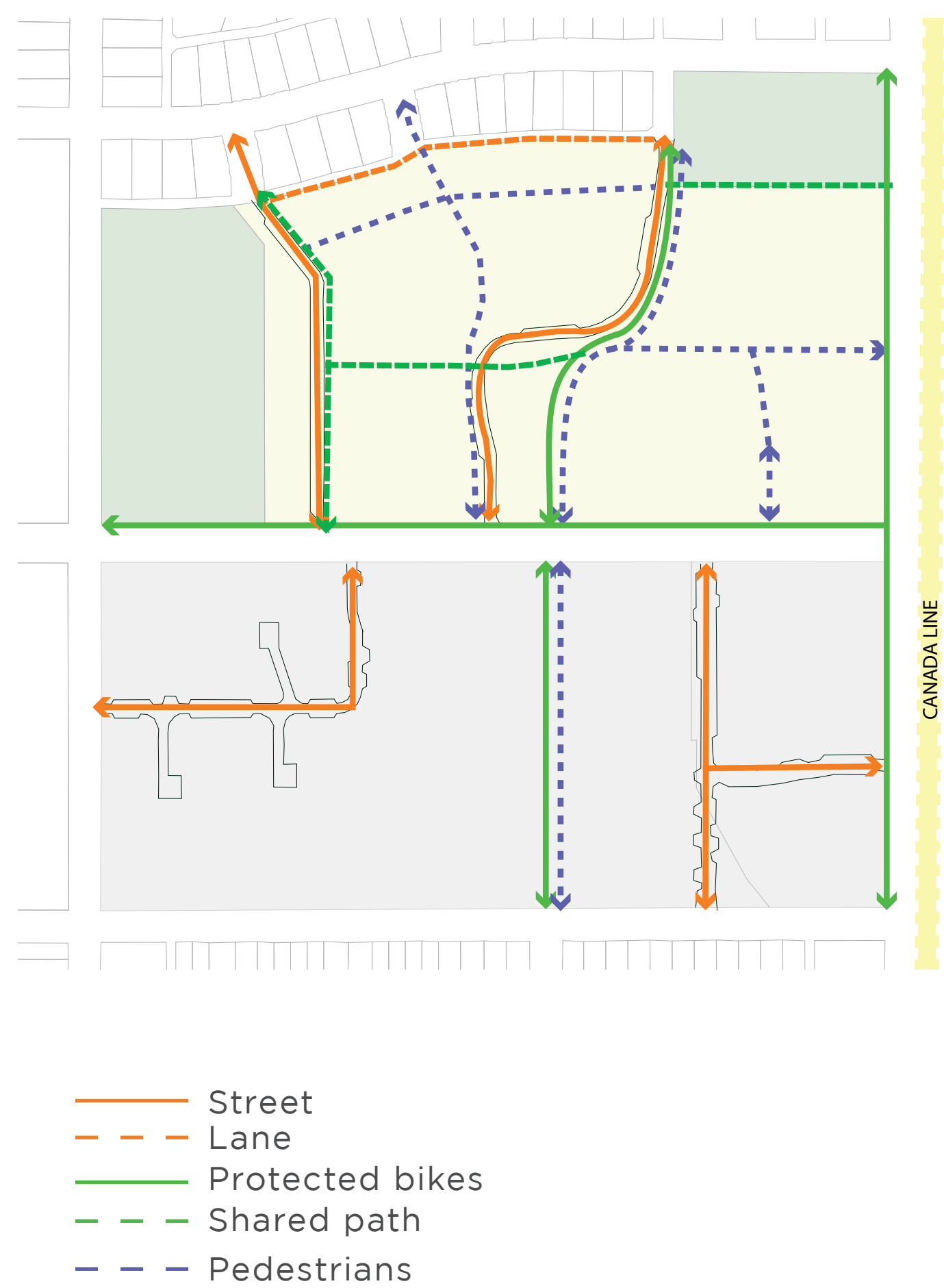


- Provide a substantial public open space connection across 57th Avenue and the site linking the new Pearson park to Cambie Park. The park and open space network should be highly visible and designed to welcome the public onto and through the site.
- Provide a one-acre linear park addition to the edge 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.
- Design adjacent buildings with ground oriented units to animate the edges of the park. The buildings will be set back to minimize shadowing on the park.

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.

EMERGING POLICIES

MOBILITY



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.

Integration and Permeability

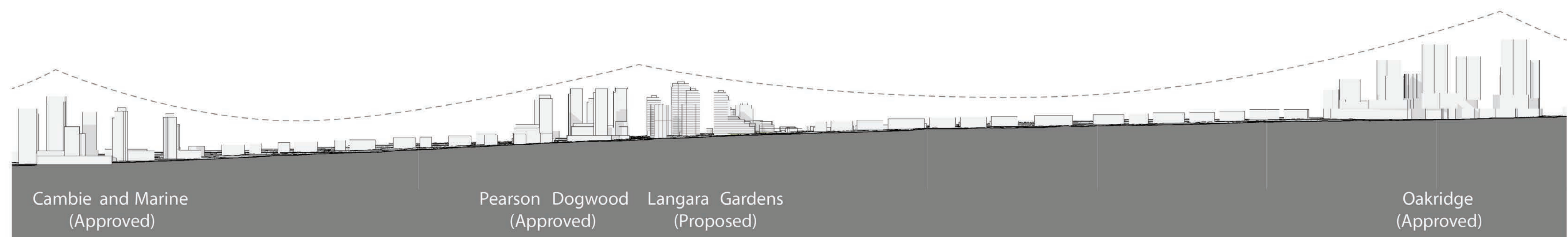
- The site will be highly permeable, with a diverse network of public spaces and pathways including a strong north-south and east-west connections.
- Organize the site around 'Ash Crescent' as a primary north-south connection and public open space.
- Provide a new relocated 'Neal Street' to form a highly 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, and weaves through clusters and alignments of significant trees, through the central section of the site.

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.
- Design streets to accommodate all modes and retain the legacy character of the site and facilitate the retention of trees.
- 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.

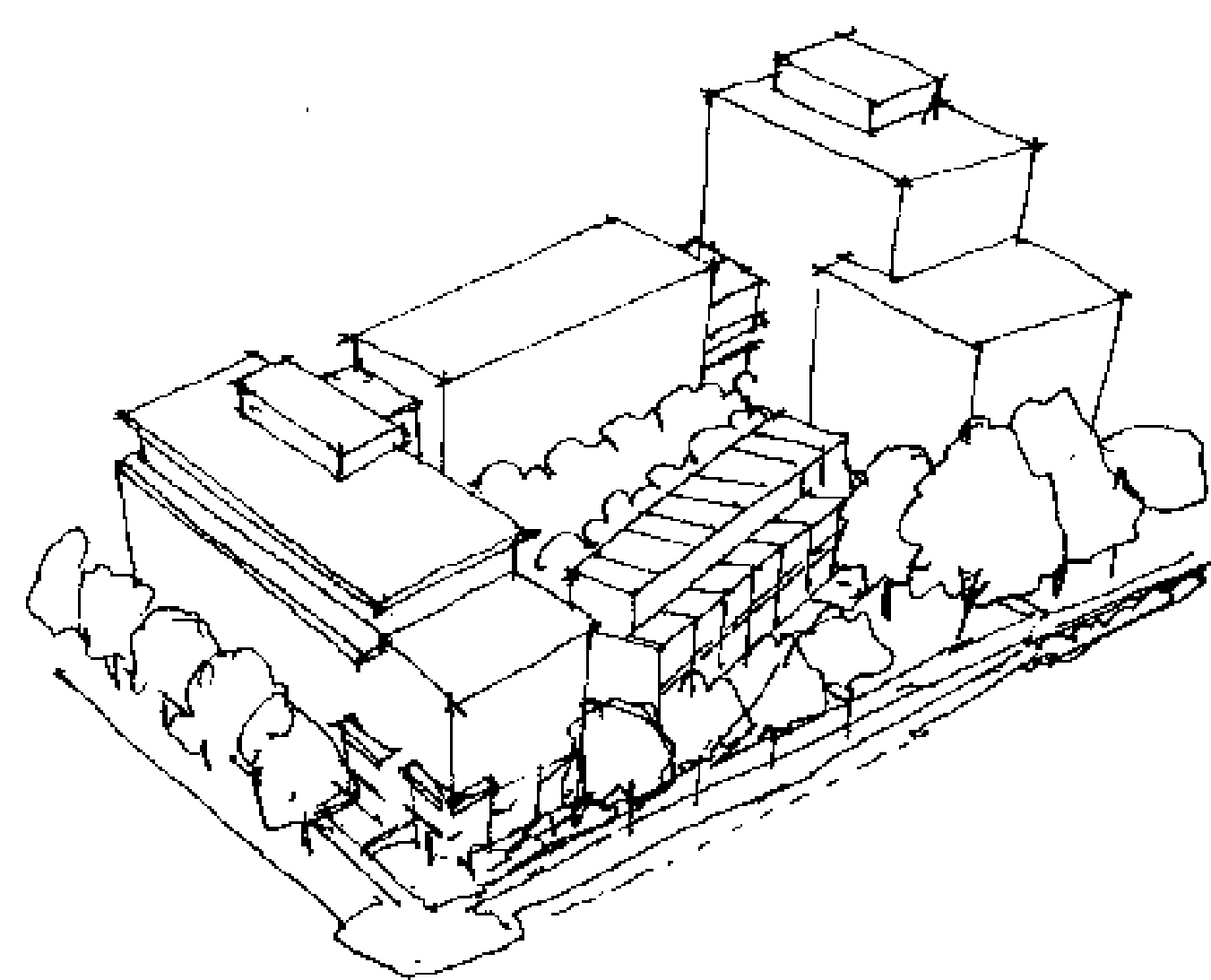
NEIGHBOURHOOD NODE

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



EMERGING POLICIES

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 interior floor spaces for all uses including the childcare centre, amenity spaces, and all typical floor area exclusions such as storage areas, enclosed balconies, etc. The density is calculated over the full site area including the park, open space 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.

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 that compliments retail proposed on the Pearson Dogwood site, and the potential future Canada Line Station at 57th Avenue.

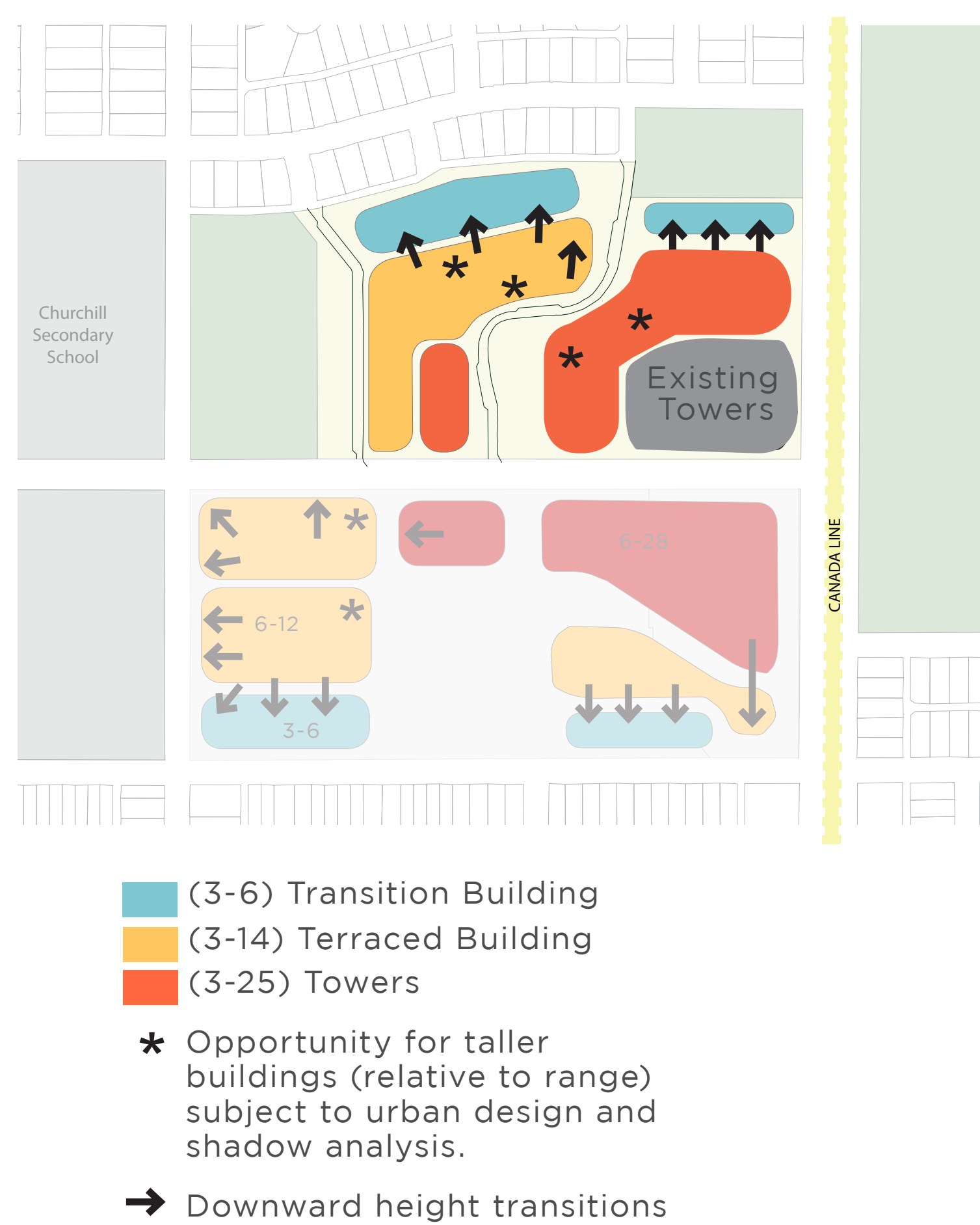


Childcare Centre

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

EMERGING POLICIES

BUILDING TYPES AND HEIGHTS



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 30 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



- 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.
- Integrate visible rainwater management strategies focused on water quality protection and treating rainwater as a resource, to meet the requirements of the City's Integrated Rainwater Management Plan.
- The site will be required to incorporate and connect to the City-designated neighbourhood energy system, and potentially provide space for a system peaking plant.

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.

» *street improvements*

Walking and cycling improvements to Heather Street adjacent to Churchill Track.



Please provide feedback on these proposed public amenities on the comment form provided.

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*












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

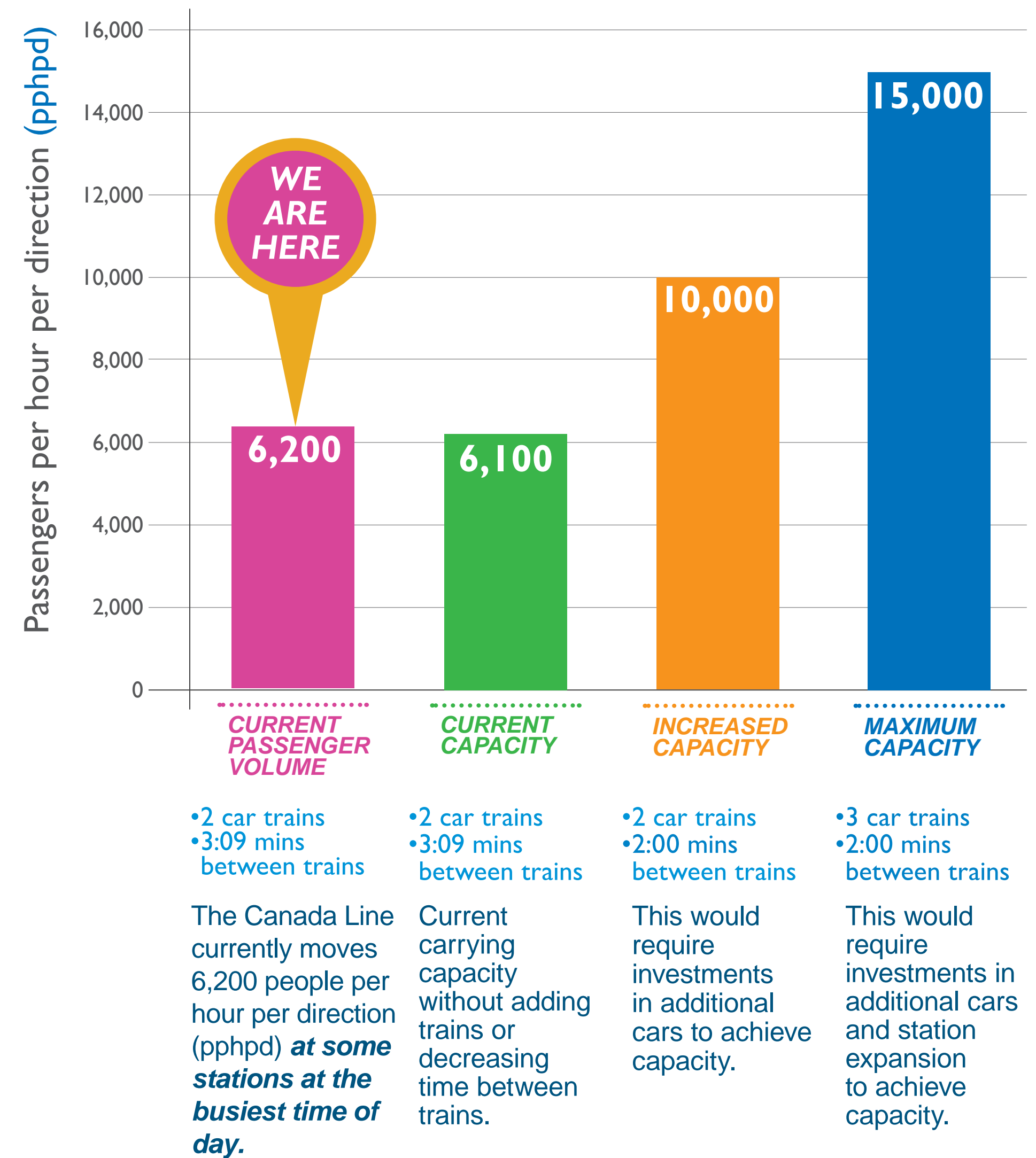
-  Community Centre (Public)
-  Community Centre (Private)
-  Future Community Centre (Public)
-  Elementary School (Public)
-  Secondary School (Public)
-  Post-Secondary (Public)
-  Elementary/Secondary School (Private)
-  Existing Canada Line Station
-  Potential Future Canada Line Station
-  Existing 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, but does not include provisions for future stations.
- As a first step, the City and TransLink are working together to develop a cost estimate to construct the station.
- If funding can be secured, the long-term suitability of a station will be assessed.

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 development of conceptual site plans.

RESPECT RESIDENTS

Ensure that the existing Langara Gardens residents are involved in the creation of a new vision for the site and ensure that best practices are used 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 green space. 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

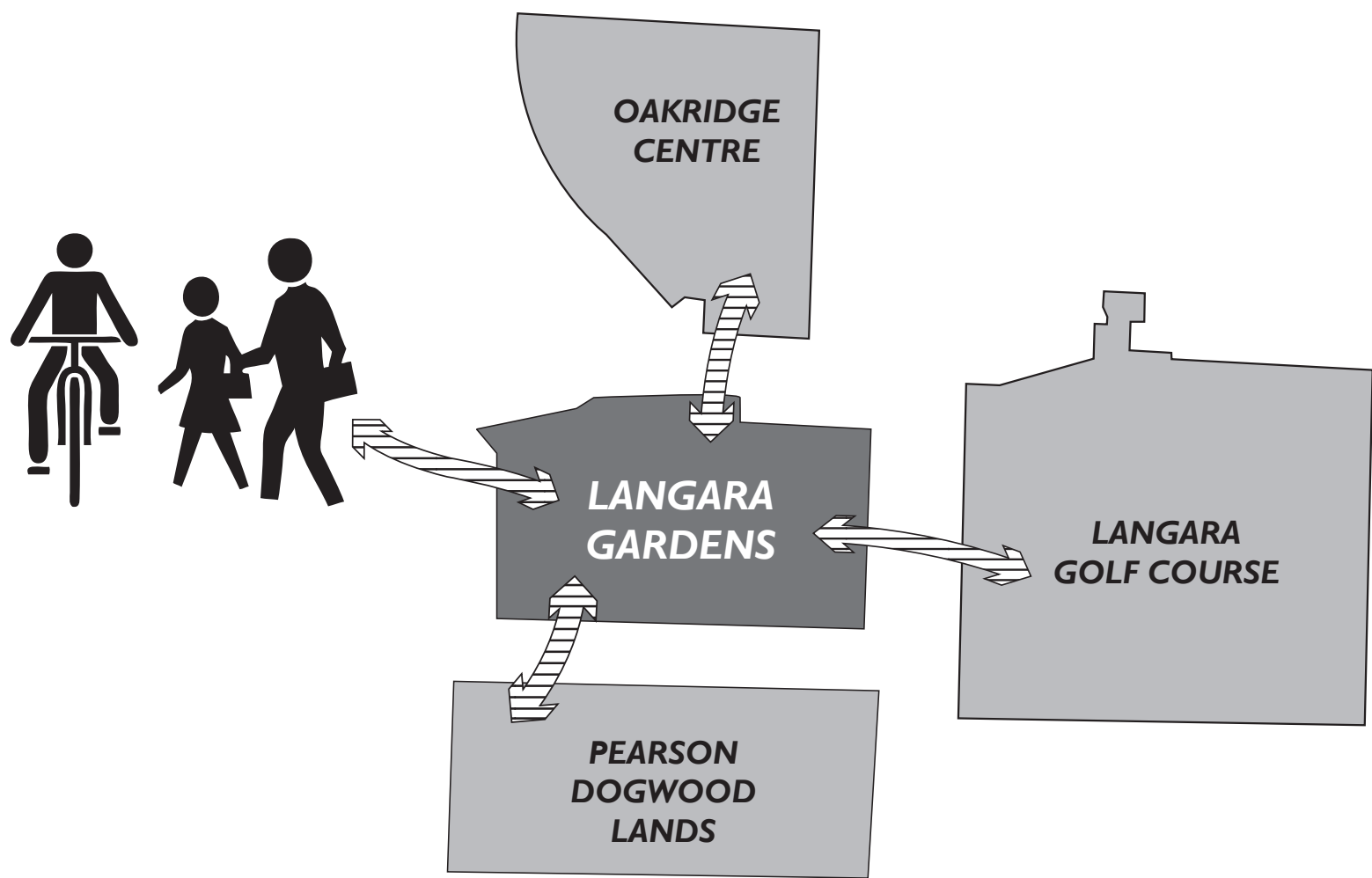
DIVERSITY OF HOUSING

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's existing streets and pathways. 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 neighbourhood energy systems.



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

LANGARA GARDENS TOWNHALL MEETING

JUNE 27, 2016

Help inform the conversation.
What is most important to you?