

LANGARA GARDENS

planning program

community
consultation

► Phase 2 consultation summary



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► Creating A Policy Statement for Langara Gardens

On November 26th and December 1, 2015, the City hosted two open houses as part of the Langara Gardens planning program. The City, at the request of the site's owners, Peterson and Concert Properties, is creating a Policy Statement to guide future redevelopment of this 8.4 hectare (20.8 acre) site.

The Policy Statement will be developed through community consultation and will set principles and objectives for land use, sustainability, transportation, rental housing replacement, density and building heights and public benefits.

The information shared at the open houses provided an overview of the planning work completed to date, draft guiding principles, three conceptual site plans and next steps for the policy planning program. City staff and representatives from Peterson and Concert Properties were present to answer questions.

Comment forms were made available for attendees to provide written feedback. The comment form asked about housing types, land uses, transportation, public amenities, building forms and heights, the tenant relocation plan and the three conceptual site plans. Paper comment forms were available at the open houses in addition to an online version that was available until January 7, 2016.

This document provides a summary of the key themes from the public feedback we received. What we heard will influence the creation of policy to guide the proposed redevelopment of Langara Gardens. At the final round of open houses, the preferred concept and draft policy will be presented for public review and input.

A total of 174 people attended the open houses over the two days, and 115 people completed the comment form.



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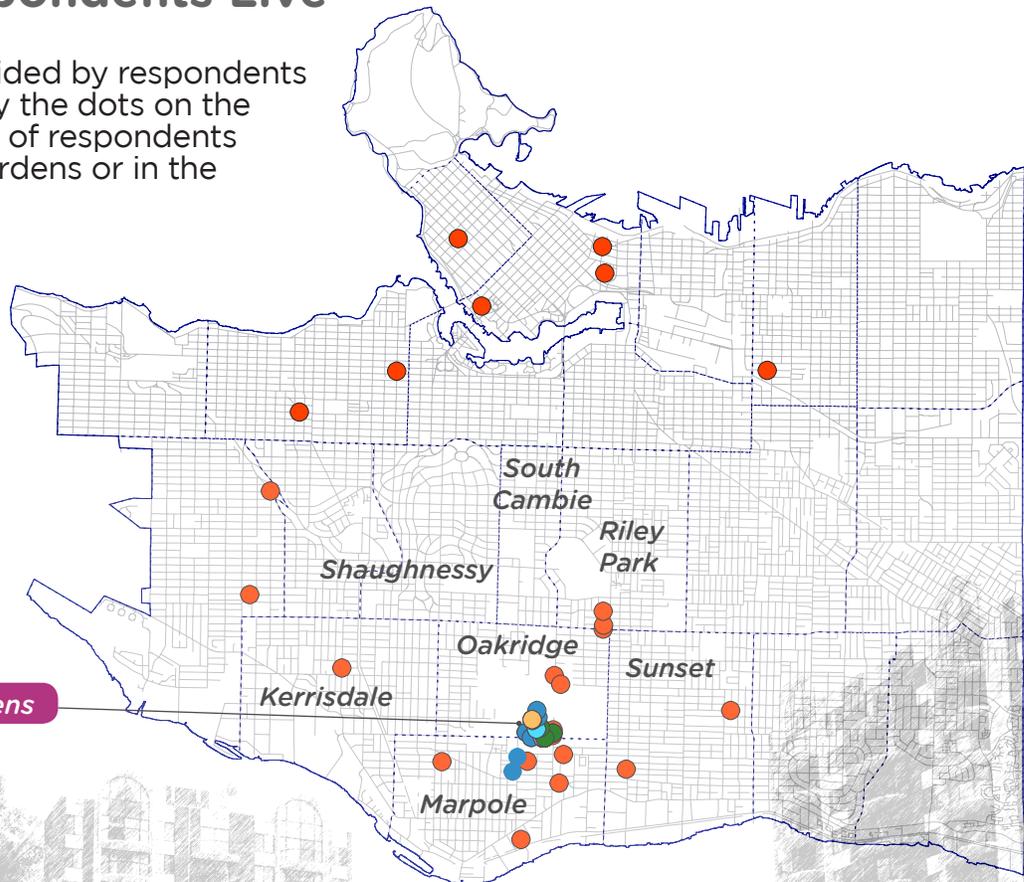
Existing towers at
Langara Gardens

Where Respondents Live

Postal codes provided by respondents are represented by the dots on the map. The majority of respondents live at Langara Gardens or in the surrounding area.

- *nine entries*
- *seven entries*
- *five entries*
- *three entries*
- *two entries*
- *one entry*

Langara Gardens



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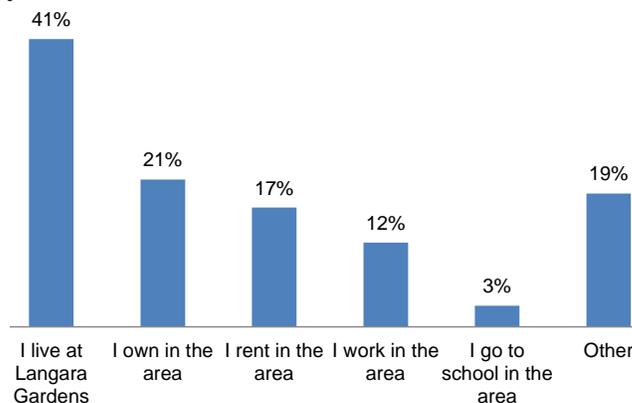
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Overview of Respondents

What is your connection to Langara Gardens?

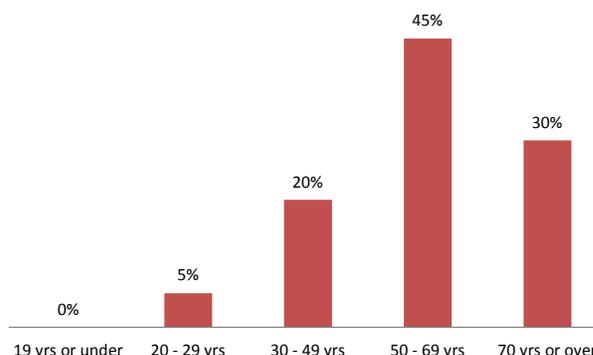
The majority (41%) of respondents live at Langara Gardens. A large portion of the remaining respondents own or rent in the area (38%). Those that selected “other” (19%) may have friends or family in the area, are affiliated with a local school or frequent local shops or restaurants.

Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected, so the sum of the percentages does not equal 100%.



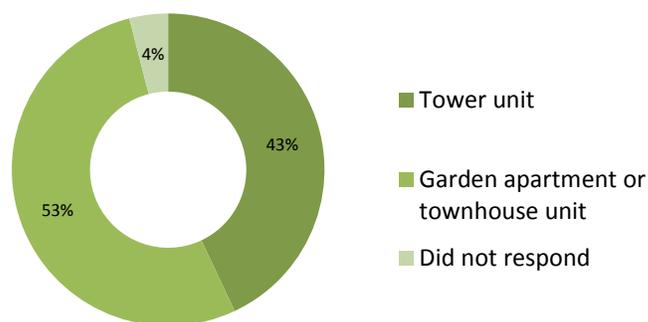
Which age category do you fall in?

Most of the respondents are in the 50-69 age bracket (45%), 70 years or over (30%) and 30-49 (20%) age groups.



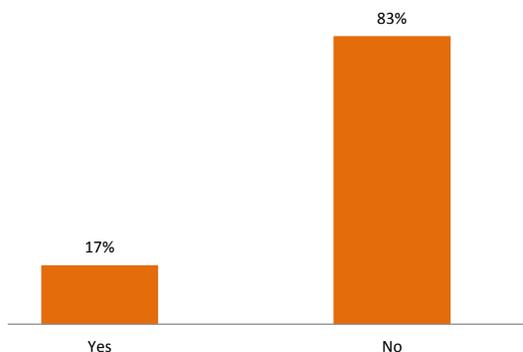
If you live at Langara Gardens, what type of unit do you live in?

96% of respondents live at Langara Gardens. Of this group, over half reside in a garden apartment or townhouse unit (53%) with the remainder residing in a tower unit (43%).



Do you have children under the age of 19 at home?

The majority of respondents do not have children under the age of 19 at home (83%).



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► Draft Guiding Principles - did we get it right?

The guiding principles were developed based on the feedback you provided during our first round of public consultation in April 2015. These principles will be used to inform and evaluate development concepts and policy for Langara Gardens. In our latest round of consultation we asked you to review these concepts to make sure we got them right!

The Principles:

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

The majority of comments support the proposed guiding principles. *Here's what you said:*

- Priority is maintaining green spaces, trees, pools and the park-like feel of the area
- A desire for services that specifically reflect the needs of seniors (i.e. adult day care, seniors transportation and health care)
- A diversity of opinions about heights and density with an overall preference for maintaining existing character
- Maintain a sense of community
- Retain affordable rental units and ensure rents do not increase
- Concern that the existing community centres, libraries and schools can not accommodate increased demand
- Ensure full occupancy of buildings during the redevelopment process
- Provide further clarification about the definition of affordable housing
- Inclusion of family units and a range of housing options
- The 57th Avenue station is a priority
- Concern about capacity of the Canada Line, increased traffic, pedestrian safety and adequate parking
- A greater need for medical services in the area
- Inclusion of an off-leash dog area

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Many comments identified the importance of maintaining the character of Langara Gardens.

In your words, character is...

“Spaces to rest and visit” | “Sanctuary and village character” | “Safe and beautiful” | “Unique landmark” | “Valuing all aspects of our physical environment” | “Truly excellent and exceptionally attractive” | “A home and place of business for a diversity of ethnic, religious, Socioeconomic, and age demographics” | “Walkable” | “A diversity of housing” | “Affordable”



April open houses at Langara Gardens

The most common concern expressed was to ensure there are adequate housing options to meet a diversity of needs and to maintain and secure the existing affordable rental housing over the long-term.



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► Tenant Relocation Plan

Any redevelopment on the Langara Gardens site will retain or replace the existing 605 rental units. It is anticipated that the four concrete towers, containing 355 units, will be retained, and the remaining 270 garden apartments and townhouses are required to be replaced on a one-for-one basis by unit type.

We asked for your feedback about the tenant relocation plan. A typical relocation plan, as required by the City's Rate of Change Guidelines, includes: *two months free rent, support with moving expenses, assistance in finding alternate off-site or on-site accommodation and right of first refusal back into a replacement rental unit.*

** Following the December open houses, the City has updated our Tenant Relocation Plan Policy. For more information refer to <http://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>.*

Over half of all respondents asked for more information about the details and definition of terms included in the tenant relocation plan. Here are some of your questions:

- Where will we be relocated to?
- What is the timeline for relocation?
- Will our rent stay the same?
- Will there be a seniority system for long-term residents?
- Will current tenants have a choice and a voice in the relocation process?

Other Comments:

Support/Accessibility – Several comments emphasized the importance of ensuring accessible units for seniors and people with all ranges of abilities.

The Tenant Relocation Plan - Needs to provide enough time to find a new place to live; the plan should increase the number of months of free rent; protect existing rental units and green space.

Ensuring that the existing tenants needs are considered will be a fundamental component of long-term planning for the site.

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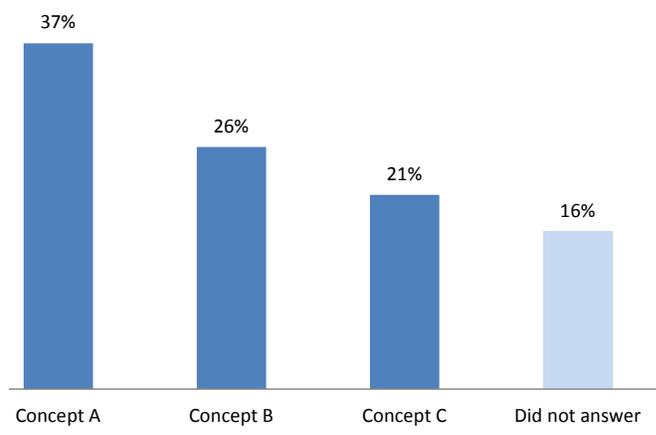
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► Conceptual Site Plans

At the open houses we presented three conceptual site plans and asked you to select your preferred option based on its ability to meet the urban design criteria we provided.

Your results indicated that 37% of respondents support Concept A, 26% support Concept B, 21% support Concept C and 16% did not respond.

Based on these results, **Concept A** emerged as your preferred Concept



Concept A: 37% Support

What people like:

- Existing tower layout and courtyards
- Trees and the “garden-like” feel of the site
- Pools
- Connections to the surrounding area including Pearson Dogwood across the street
- Two streets which were felt to reduce traffic and noise
- Most pedestrian and cycle friendly

Concerns identified:

- Density and building forms with a preference for lower intensity of development
- Parking, traffic and noise as a result of the proposed Churchill track upgrades



- Existing N/S Streets
- N/S Central Open Space
- Residential Courtyards

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Concept B: 26% Support

What people like:

- Balance between built form and green space
- Best respected the “garden” nature of the site and protects the most amount of green space
- Preference for E-W central green space
- Layout of the site including courtyards, building configuration and public nature of the parks
- Alignment of the roads connecting with Pearson Dogwood
- The winding street creates better access through Langara Gardens



-  Street Connecting 54th to 57th
-  E/W Central Open Space
-  Residential Courtyards

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Concept C: 21% Support

What people like:

- Layout of open green space and proposed built form
- Tree retention and configuration of park space with surrounding buildings
- Pathways through the site
- The integration of the private and semi-private areas
- Provides the best pedestrian connections through the site
- One street through the site in order to minimize through traffic
- Layout provides the most options for building locations
- Best integration of high-rises with the rest of the site

Other concerns:

- Preference for lower form of development



The comments from all three concepts supported maintaining the garden and “park-like” character of Langara Gardens.

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Public Benefits

The comment form asked for your opinion regarding the preliminary public benefits identified for the site. These include: *affordable housing, a childcare centre and upgrades to Cambie Park and Churchill track*. Here are your priorities:

Affordable Housing

Over 20% of the comments received expressed that this was a main priority. In addition, comments identified the need for a spectrum of housing that includes subsidized, low-to-middle income, affordable housing for singles and for families. There is general concern that redevelopment will change the character and impact the affordability of housing.

Childcare & Senior Focused Amenities

Approximately 20% of comments expressed support for childcare facilities as well as improved amenities for seniors. Other comments expressed concern that there would not be enough children to generate demand for child focused amenities.

Transportation

Approximately 6% of respondents indicated transportation related infrastructure as their main priority. Comments expressed that 57th station should be built before new residential buildings and there was concern about the supply of parking for both residential and retail.

Other comments included:

- A mixture of feedback supporting and against expanding Churchill track and improvements to Cambie Park.
- Support for improvements such as a tennis court, recreation facilities, increased seating and more trees for shade.
- The importance of maintaining existing pools.
- Support for creating community food assets on the site such as a community kitchens, orchards, gardens, etc.
- A need for a more diverse public realm with more commercial spaces and places to gather.
- Concern about the consultation process specifically that there was a lack of clarity on key elements such as timing, density and a definition for affordable housing.
- Confusion regarding the differences between the three concepts.

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► Churchill Track

Many respondents (14%) would like to see the track become a welcoming and integrated space for Churchill School and for community use. In addition, 12% of respondents identified that students are the largest users of the track. As such, Vancouver School Board and Parks Board should upgrade the track based on the needs of local schools.

Some comments, 6% of respondents, would like to see a park without significant track upgrades. Safety as well as accessibility for seniors and people of varying abilities was noted as a priority. In addition, some suggested increasing access to the track from all areas of Langara Gardens and removing the fence between Churchill Track and Langara Gardens.

Others were concerned about light pollution, noise from increased use of the track and parking and traffic congestion. There were questions about who would be in charge of programming the space as well as the economic case for upgrading the track (including rubberizing) and creating new building facilities.

Overall, many comments expressed a vision for the park that supported as many different sports and recreational uses as possible that would be built at a high quality and can be used in all seasons with extended hours of operation. Suggestions for the space included a dog park, community centre, indoor gym, more land for recreational space, a washroom facility, bleachers, change rooms, turf, adult training equipment and lights to enhance safety.

**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.*

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Thank you for your feedback

Over the next few months the City of Vancouver will work closely with Peterson and Concert Properties to develop a preferred concept plan and draft policies. We will host our final round of open houses before the summer. Stay tuned for upcoming events.

For more information please visit: vancouver.ca/langaragardens



Langara Gardens Consultation Summary - Verbatim Responses

Draft Guiding Principles:

<p>Retaining green healthy spaces and benches, a couple of picnic tables, spaces to rest and visit with members of community. Retail some of the affordable rental units.</p>
<p>Perhaps it is a matter of wording, but I do not see any reference to valuing all aspects of our existing physical environment which is uniquely important given the current, dramatic degradation of our Cambie corridor due to rapid, over- densification.</p>
<p>Especially within the context of our Cambie corridor development of density, Langara Gardens meets the stated principles in a truly excellent and exceptionally attractive manner as it is. Based on my 42 years of living here, it is definitely worthy of preserving with maintenance improvements, as is.</p>
<p>I would like the redeveloped Langara Gardens to be a home and place of business for a diversity of ethnic, religious, socio-economic, and age demographics. A lack of diversity would make this neighbourhood a ghetto, however high the incomes and personal wealth of its residents may be.</p> <p>The owners/developers of Langara Gardens should provide for a sufficient number of parking stalls that can be repurposed easily and at low cost in the future for use as a regional depot where self-driving taxis can be parked, refueled and undergo maintenance and repairs. I am assuming that in 20 to 30 years, self-driving taxis will be the transportation mode of choice for the majority of people as the population of Metro Vancouver grows and the cost of accommodating large numbers of owner operated vehicles on city streets and bridges can no longer be funded or justified. I am further assuming that by 2030, the risk of accidents and time one would have to spend driving and parking one's vehicle would make travelling in a self-driving taxi that get you to where you need to go door-to-door at an average speed of 25 km/hour will be the logical choice in densely populated areas. It also frees up time for people to work, study, or entertain themselves on their mobile devices.</p>
<p>Convenient transportation for seniors Adult daycare</p>
<p>I agree with all guiding principles. I especially would like to emphasize the complete community principle to create walkable destinations. Langara Gardens is situated between Marine Gateway and Oakridge Centre where all the daily services are located. However, Oakridge and Marine Gateway are not considered walkable destinations for many who live in the area. Please consider more opportunities for retail and services for Langara Gardens.</p>
<p>I commented on this and the other items on a printed form that I deposited in the brass box / letter box at the front door of City Hall today, Friday, January 8.</p>
<p>It's not missing any important ideas. Respecting residents is good.</p>
<p>The indoor pool is essential. Please do not reduce its size. However if you are going to change it, I suggest you put in an area for children and adults who are not strong swimmers and do not feel comfortable leaving the shallow area. This enables people swimming lengths for exercise to do so without bumping into anyone.</p>
<p>Keep the green grounds. Use the same footprint and build low.</p>
<p>Save the outdoor pools and park, green space and trees</p>
<p>Be mindful of the density that is already planned for the area and see how it relates to schools and traffic. Specifically Pearson Dogwood.</p>
<p>Guidelines seem fine.</p>

Very good!
The green area or lawn should be more than current coverage, as population will be almost triple then the current population! Should have current services or designs for senior or disabled people to access
As an owner of two dogs, I would appreciate a place they could run off leash, as there is no where in walking distance of my house, except a small plot of unfenced space adjacent to two roads behind sunset community centre (imo: the saddest "dog park" in the city).
Rent price increase restrictions need to be put into place. Restrictions on condo strata 'bylaws' need to be put into place. Lower cost housing needs to be available. Foreign ownership needs to be controlled. Homes must be lived in and not just 'held' - there should be a non-occupied unit extra tax equal to a year's reasonable rent to encourage rentals.
Good so far
I would like the redeveloped Langara Gardens to be a home and place of business for a diversity of ethnic, religious, socio-economic, and age demographics. A lack of diversity would make this neighbourhood a ghetto, however high the incomes and personal wealth of its residents may be. The owners/developers of Langara Gardens should provide for a sufficient number of parking stalls that can be repurposed easily and at low cost for use as a regional depot where self-driving taxis can be parked, refueled and undergo maintenance and repairs. I am assuming here that in 20 to 30 years, self-driving taxis will be the transportation mode of choice for the majority of the population as the population of Metro Vancouver grows and the cost of accommodating large numbers of owner operated vehicles on city streets and bridges can no longer be funded or justified. I am further assuming that by 2030, the risk of accidents and time one would have to spend driving and parking one's vehicle would make travelling in a self-driving taxi at an average speed of 25 km/hour to one's destination will be the logical choice in densely populated areas.
Memory and Character should also include the sense of sanctuary and village character. I am concerned that the height of the towers may not respect this.
Residence relocation Plan
No comments
Should include ensuring increased in available housing for Vancouver residents
No
There is already a growing need for Community Centre facilities especially with the increasing population, the Hillcrest is not enough to support this growing community. Also, there is much needed senior facilities and resources.
We hope you consider seriously our ideas and concerns. This is a unique landmark in our city. Safe and beautiful it's important to maintain that character. How much are the students at Jamieson, Lawrence and Churchill involved? They will have good ideas.
Community connections- Canada line rushhour already extremely busy. Increasing density of population should be working side by side with transportation improvements or community connections could suffer. Also, diminishing green space has a negative affect on community. Walking over cars is a good idea but does take time to become a reality for most people even if retired.
The guiding principles are good.
How do you do "affordable housing" (rent control, law prohibiting sale to non-residents? etc.) What is considered "affordable"? How do you build it so it remains "affordable"? How does a young family qualify as "affordable"?
Definitely need the RAV line station on 57th Ave. Would be nice for safety to have a (overhead) overpass walk way over Marine and Cambie St.

No further comments
Underground parking for expanded shops
Diversity of Housing is my priority, including new and expanded non-profit co-ops
This is just planner speak. It doesn't mean anything to a normal person like me.
Important ideas missed: - rights of property owners to develop as they see fit, unrestrained by NIMBY neighbours. - rights of other taxpayers not to support higher per capita infrastructure costs of low density zoning
Inclusivity of residents & affordability of housing as part of "diversity of housing"
Excellent considerations in 'respecting residents.' Memory and character - "respecting the garden-like character is a very important consideration. Diversity of Housing and Community Connections - With the demographic projections of a larger population of senior citizens, the considerations for this population group are very important - e.g. rental housing, walking paths, green space, building height/capacity, parking for visitors (hoping to retain this excellent feature)
Diversity of Housing must also include affordability of housing.
You need to define what you mean by each principle
"Diversity of housing" and "respecting residents" must include a significant amount of affordable, non-market and, rental housing! This is an important idea that is missing.
None of the "principles" have been defined!!! - How you define "Respecting Residents"? - How you define "Memory and Character"? - etc. for the rest of 4. EVERYTHING ARBITRARY RULE "RESPECTS" ILL DEFINED PRINCIPLES!!
It is important to maintain the affordable level of rent we pay at Langara Gardens, as well as apartments that are spacious and wheelchair friendly.
I'm concerned that many of the tenants do not, understand what could be missing in the redevelopment using either A, B and C as I discovered on questioning one of the young representatives at the last open house. I personally think there would be more clarification if there was an opportunity to ask question in a small group or groups and tenants could discuss concerns amongst each other and with a representative with them from Concert Peterson who could provide connect information from all three illustrations. I wasn't aware that there was a plan to do away with all 3 outdoor swimming pools as well as the indoor pool unless tenants make strong applications and voice their concern for either the maintenance of the present one or construction of a new one. I would not know that unless I asked.
Higher density will need more road and more entrance/exits. But looks like some exits are closed in new plans, for example the access to 54th Ave via Tisdall. More Entrance/Exits draw up prosperity to the site, and when accident happens. For example, fire comes up, more exits/Entrances provide quicker access to the building for fire fighters and better evacuation. But those plans are kinda like enclose huge population with less exits, this jacks up risk.
There seems to be no references at this time about changes to Transit and upgrading the bus route to manage the increase of density in the area--with the proposed redevelopment of Pearson Center and the growth along the Cambie Corridor I was told at a previous session that the city needs to find another \$10 million to open up the 57th Ave station and that will take several years down the road, this station should be up and running before construction starts and the present service needs to revamped also. Also the increase of population especially the families you want to attract and with the seniors ,an increase in Health Care services needs to be addressed the present system needs to looked at and we need more Urgent Care facilities, right now the waits at the larger hospitals is outrageous and unacceptable . With more young families and seniors we need a place we can go to see a doctor, get xrays, and lab tests done under one roof for example a senior falls on the sidewalk--needs to seen by a doctor--ie a sprained wrist and laceration on the arm and head, and needs for medication for the pain

xrays need to be done and lab work done to determine the reason for the falls (TIA, low blood sugar, low grade infections, dizziness, elevated Blood Pressure) presently they go to VGH or St Pauls--ambulance ride, long wait time to see a dr up to 4 hours--xrays and labs done more wait time for results now at about 6 hours wait time and then time to treat sprain and lacerations and some medications--and then we have to determine how to get the person safely home and get prescriptions Or person go to Family Doctor and then has to go to another place for an xray and lab work and still needs to have sprain treated and sutures and get prescriptions -if we had a urgent care facility in the neighbourhood they could there see a dr, have a xray, lab test done and treated and medications closer to Home and all in a matter of a few hours

The safety is the first priority for residents in Langara Gardens especially in case of fire accident. From the concept A to C there are some blind points particular at the building place which nearby the back lane of 54th Ave. it looked the fire truck could be hard reach in case of fire. Otherwise, as the owner living on 54th Ave. I appreciated the concept A to C tried to reduce the interference by using fence to block the entrance of 54th Ave. to Langara Gardens. But it looked won't be worked because increase a lot of residential living space definitely it will increase the traffic on 57th Ave., 54th Ave and Cambie Street. If you want to get a smooth traffic surrounding of Langara Gardens the only way is increasing the number of entrance from 54th Ave to Langara Gardens instead of reducing the entrance. It is nonsense for more residents and less number of entrance. I would say the safety is the first priority and smooth traffic is second priority with a comfortable living conditions. However, unfortunately these three conceptual site plans A to C missed this important ideas. It might have a way to solve these problems by combining the lots of 12 houses on 54th Ave with Langara Gardens to form a whole lot from 54th Ave to 57th Ave. It would be easy to get a more perfective or less problematic site plan by reconsidering the site plan from big street 54th Ave to big street 57th Ave being a whole community.

The traffic will be terrible. Even now I have a hard time driving along the Cambie St. There are always jams; take a long time to get out of the area. With so many new residents on the area, will there be more park or space for these need to take a walk and breathe fresh air. A new library? community centre?

The pictures are too small on the other page to give an opinion.

Have affordable housing available for young families ... The area is going through much gentrification... A lot of empty houses and no life!

Ensure that Respecting Residents and Memory + Character aren't used as openings for opponents of new housing to scale-down plans.

Tenant Relocation Plan:

Whatever can be done to reduce the need for the TRP would be in the best interest of our all residents and our Vancouver itself. Ours is a uniquely beautiful rental property compared to any other Vancouver sites. We have only to see the damaging changes to our neighbour, Shannon Mews to understand how important it is to preserve Langara Gardens.

Again, based on my 42 years of residency, if the best decision is made for the sake of all current residents, and indeed, Vancouver itself, a Tenant Relocation Plan would not be needed.

Relocating the residents of the aging wood frame garden apartments and townhouses that were built in the mid-1960s to alternate off-site or on-site accommodations should take into consideration that some of these tenants are elderly and have mobility problems that make it necessary for them to get around using a walker or wheelchair. Alternate off-site or replacement on-site accommodations should be senior friendly, and no higher than five floors from ground level so that it will be practical for first responders to carry them to safety when elevators cannot be used after an earthquake or during a fire. If that is not

possible, an evacuation systems and responders to operate them should be provided so the elderly and infirm can be swung over balcony railings and lowered to the ground safely.
What will the approximate square footage be of the new rental units? What will the rent be?
Nothing to add to the information provided
What is your plan on relocating tenants?
There is no guarantee about similar size unit or same rent. We need to know the timelines. Will relocation be at same rent and similar size without having to move far away?
Hope that the towers remain rental only.
At least 6 months notification in terms of timeline as relocating in Vancouver is so difficult and finding a place is so hard in Vancity. And prefer 3 months rent coverage instead of 2 months rent free coverage.
Good so far
Relocating existing residents living in the wood frame garden apartments and townhouses that were built in the mid-1960s to alternate off-site or on-site accommodations should take into consideration that some of these tenants are elderly and have mobility problems that make it necessary for them to get around using a walker or wheelchair. Alternate off-site or replacement on-site accommodations should be senior friendly, and no higher than five floors from ground level so that it will be practical for first responders to carry them to safety when elevators cannot be used during and after an earthquake or a fire. If that is not possible, an evacuation system and responders to operate it should be provided so the elderly and infirm can be swung over the balcony railing and lowered to ground level safely.
Would like more clarification as to how/if our rent may change. As a long-time resident of Langara Gardens, my rent is relatively low. I am concerned that there may be a sudden jump in rent that I cannot afford, although I would like to stay. Will limitations on annual rent increases still apply?
I find my suggestion has been listed on "what we heard" such as buying price discount and the same favorite rent rate as before.
Could we have a make sure Tenant Relocation Plan and the rental will be reasonable
Please be respectful of the residents who will have to live through all this upheaval around them. I can't believe that people would support towers as high as the ones that are supposedly going to be built across the street. Are we to live in the shadow of towers as long as we reside here? Would be difficult to live like that after living in such an open inviting green space that we have here now.
The one huge concern is time lines and costs of units - when will it happen and what will be the projected rents?
Simply please don't overbuild - keep as much as possible open space - no high rise. More wheelchair accessible - maybe build in units for out of town guests
My questions were answered at the open house, thanks.
No mention was made of a seniority system for tower tenants. Will any have to move out? Are we going to stay in our personal apartment?
There is no mention of what the rental rates will become for residents who choose to stay in Langara Gardens. Will the rent increase cap remain in place, as if we have occupied our units continuously? There is no point in having a relocation plan and right of first refusal if we can No longer afford to live in the new units.
AGAIN, THE TERMS ARE NOT DEFINED! - What exactly "support" with moving means? Opening the door is also "support"!! - What exactly "assistance with finding means"? Letting use a phone is also "assistance"? - What does "right of first refusal" mean? THE APPROACH IS MANIPULATIVE!
I have read both documents again and would like to know if the people in the present Garden Apartments will be able to relocate to another suite suitable to their needs before the construction starts and still be eligible for the compensation. Or we decide to remain where we are until the

<p>construction starts will we have a choice of location the complex ie a low rise, high rise, and where on the property or are to be assigned a location with no flexibility, and will the tenants needs be reviewed ie ground floor, accessibility to parking, no stairs, direction windows facing, square footage, balcony-- noise levels, for example we enjoy the quiet and like to observe the squirrels, and birds around our patio, and also do not want noise party people, loud music and or traffic sounds above or beside us. We would to be sure that the existing number of pools stay for everyone enjoyment, and the existing quiet relaxing evenings and mornings we spend on the patio, also the access to laundry rooms etc. We also would like to see Langara Gardens remain Dog and Pet FREE. and that NO BICYCLES be allowed inside the garden area there are enough bike areas around us and people should to required to dismount their bike and walk them through the property--I don't want to be walking around and have to dodge bikes and get hit by them also sidewalks need to be able to accommodate walkers and wheelchairs also on any of the concepts I do not see entrances to underground parking, the accessibility of the parking to the suite is important. and Vistor parking</p>
<p>I am moving. I have loved living at Langara Gardens.</p>
<p>No, but i'm surprised that some residents accept the idea to have high-rise buildings in langara gardens! It will not fit with the what langara gardens is right now. that is a quiet and a beautiful environment!</p>
<p>Priority choosing new suites for long-term residents?</p>

Why Did You Choose Concept A, B or C:

<p>I prefer the one that has the most open spaces. Not the one with the large number of towers next to each other.</p>
<p>With great reluctance, fearing an inevitable density degradation of Langara Gardens, my home for 42 years, I have chosen A because it is described, however inaccurately, as most like what we currently enjoy.</p>
<p>My preferred option strongly remains to preserve, with maintenance improvements, Langara Gardens as it is - again especially considering the clearly over densification of our Cambie corridor. That emphatically stated, Concept A is preferred only because it remotely and negatively resembles what we have now.</p>
<p>My preferred concept is Concept B. I live in a north facing apartment on the 11th floor of Tower 4. I am aware that I will lose much of the view I enjoy new with all three conceptual site plans. Concept B is the preferred conceptual site plan in terms of the view I will retain from my current rental apartment and the new buildings/towers to the north and west will block street noise from the one road that winds from 54th Avenue to 57th Avenue that will probably be used by many non-residents. The 60,000 square foot YMCA with aquatic facilities is going to be built across the street from Tower 4 on the Pearson Dogwood site. The YMCA, health services, and businesses on the Pearson Dogwood site will bring increased traffic along 57th Avenue and the private road passing through the Langara Gardens site. Non-residents will use the private road because pedestrians crossing the street, cyclists, and vehicles on 57th Avenue trying to turn into the Pearson Dogwood site or Langara Gardens site will cause traffic to back up on the southbound lanes of Cambie Street when there are too many cars trying to turn right onto 57th Avenue. There will be some frustrated and angry drivers who will subject Langara Gardens residents to the sound of blaring horns when they find themselves stuck behind a slow moving vehicle on the private road so I want there to be more distance between the new "private road" and Tower 4. I think it may be necessary to widen 57th Avenue to accommodate increased traffic if street parking will continue to be allowed, but it would be a pity if the existing street trees have to be removed to widen the road. The canopy of the street trees hides the streetlight lampposts and cars along 57th Avenue and creates the illusion of a forest extending from Langara Gardens and across Langara Golf Course and Winona Park when one gazes out the east facing windows of Tower 4. I do not want cyclists, skateboarders, and</p>

rollerbladers using the private paths on the Langara Gardens
The density is too high. I would like to see mid-rise, not high rise buildings
I think this preserves the most trees But maybe not?
the roadway covers more area within the complex, expansion of track
More balanced density distribution -design allows selection of residents based on proximity to Cambie Street and transportation for residents with limited mobility.
Seems to have the best mix of buildings and green space
Concept B appears to balance density, height, and open space. I also like the road alignment the best as it lines up with the proposed local road for the Pearson Dogwood redevelopment.
I like the way A integrates with the Dogwood development but like with the grouping of green space in C! If I must choose, I guess I'll go with A!
The choice was quite difficult. I like the idea of having as much green space as possible but at the same time have easy walkways. It would be nice to give everyone a view of green space outside their window which is something I appreciated when I lived in Langara Gardens. A place called "Langara Gardens" should look like a "garden".
More open space and maintaining normal streets.
On my written submission I indicated a preference for Concept A. Upon closer examination of the details provided with this online information, I also see an advantage to Concept C in that there appears to be a larger public open space, seemingly gained with the elimination of Neal Street. Keeping Neal Street seems unnecessary. I like A and C.
I like the potential layout
I like that the path is always adjacent to the public open green space rather than through a residential area.
Maximized mobility throughout the site (although I would suggest making the pedestrian connector between W and C a pedestrian/bike connector). This is the plan that offers the most options in building placement; both inward facing groupings (NE & S), row groupings(N & W) & crescent groupings(SE & C).
I think you start over and build replacement townhouses for rental. All plans keep only minimal green space compared to what is there now. 4 to 6 level low rises on the same footprint would give adequate profit without ruining life for the residents. None of the above but I have to click one to move on.
Not too crowded
I chose this because don't really know except that i want the one that has the least density!
Concept B and C are very similar and I would be happy with either over Concept A
I prefer Concept A. It is less dense and the towers are more evenly spread out in the right spot. The towers are more distant to the houses along 54th avenue. There are 2 lanes, one from 54th to 57th, the other near the track and field. It has better access to the site. There are more amenities and green spaces east west and north south. There are more walkways apart from the driveway. All buildings have views of the green spaces.
No road by Churchill Track + Field - quieter - courtyards - good
Concept C provides best new use for high school students and avoids negative impact to residents/tenants
I prefer concept A because I am used to it and like it very much.
The parks are not bordered by streets, making it safer and more peaceful for pedestrians, children and dogs. The public parks and pathways are more integrated into the private and semi private spaces, allowing for a more community and integrated feel. I feel this plan is far superior to the other two.
its more interesting

I like the option with the most trees and the least number of buildings.
Dual traffic flow (2 roads) This will reduce traffic and noise.
Public open space is along road edge and relates to Cambie park and is connected to the Pearson Dogwood open space
Please build a underground walkway to Langara golf course across from Cambie St. West to the golf course on South side of 57th Avenue.
It's really hard for me to tell much of a difference and I think the height and aesthetics of the buildings are important for the decision, but those aren't represented. I liked that concept A has the fairly large central space as well as significant open space between the buildings. I think this will help with the park-like atmosphere and keep it from feeling like too much of a departure from the original. I think it's a good idea to avoid the expanses of concrete that can make some new developments feel cold and without a sense of atmosphere.
My preferred concept is Concept B. I live in a north facing apartment on the 11th floor of Tower 4. I will lose much of the view I enjoy now with all three conceptual site plans. Concept B is the preferred conceptual site plan in terms of the view I will retain from my current rental apartment and the new buildings/towers to the north and west will block street noise from the one, probably not so private, road that winds from 54th Avenue to 57th Avenue. The 60,000 sf YMCA with aquatic facilities is going to be built across the street from Tower 4 on the Pearson Dogwood site. The YMCA, health services, and businesses on the Pearson Dogwood site will bring increased traffic along 57th Avenue and the private road passing through the Langara Gardens site. Non-residents will use the private road because pedestrians crossing the street and vehicles on 57th Avenue trying to turn into the Pearson Dogwood site or Langara Gardens site will cause traffic to back up on the southbound lanes of Cambie Street when there are too many cars trying to turn right onto 57th Avenue. Some frustrated and angry drivers behind a slow moving vehicle on the private road will lean on their horns so I want there to be more distance between the new private road and Tower 4. I think it may be necessary to widen 57th Avenue to accommodate more traffic while still allowing street parking, but it would be a pity if the existing street trees have to be removed. The canopy of the street trees hides the streetlight lampposts and cars along 57th Avenue and creates the illusion of a forest extending from Langara Gardens and across Langara Golf Course and Winona Park. I do not want cyclists, skateboarders, and rollerbladers using the private paths on the Langara Gardens site because they are a danger to pedestrians – many of them very young or elderly. Use of motorized scooter/wheelchairs by those with mobility problems is okay. In urban areas where there are many seniors, inattentive and reckless cyclists
I like the enclosed green spaces in Concept A, but not the green space along the street. Why not put the housing along the road (like Concept C). Also, there is no reason to keep the street to the West; set aside that space for more housing and common space. The road divides Langara Gardens from the track.
I have no idea about these three plans yet. I hope I have a chance to review this plan and somebody give me explanation.
The parks feel less enclosed by buildings
B + C lose amenities such as swimming pools
More low speed local connections to the surroundings.
Natural setting -quiet
I preferred the concept B because two reasons: 1) it has the northern edge of the central open space it would be more comfortable for most residents and drivers. 2) it has a new residential building set in a parklike setting
Because the tower I am living in would be least affected by the proposed high towers blocking views. However, no matter which tower we lived in, we prefer to have low rise buildings, keeping in the same

style that is here now. Hoping that the outdoor pool will still be included in the plans also.
Configuration of the buildings.
Langara Gardens by its name tells us it's a garden/park environment. We want open space, clear views of the Fraser River and mountains. This is a place of beauty - keep it that way.
The central open green space, park like sitting, one less street compare to A. Respectful to all the buildings and residents. The least liked is C.
When in doubt choose c
The roads in Concept A are the least intrusive to the overall space. The road on the west edge provides nice separation from the track. The semi-private open spaces will also be more private as they are surrounded by buildings.
2 streets offer better access - seems to adhere to existing flow and concept "less is more" in other words.
Green space and natural linkages among the buildings
Less traffic going through the property
It seems more organized
This concept appears to be more cycle and pedestrian friendly
Extend Track & Field - Single service road through site
They are all the same to me.
It tends to situation the high rise buildings towards the perimeter of the site. It would be my preference to see all the new high rise buildings located around the perimeter.
Open space and green
Concept A seems to maintain the current courtyards like they are today the most.
Builds around courtyard type residential developments, while providing one street. This in contrast to Concept A that retains both streets, the second of which seems like it wouldn't benefit the local community but rather just provide access to motorized through traffic. Concept B also seems to do a better job of distributing high/mid-density residential buildings more evenly around the site, rather than Concept C, which seems to concentrate it more in the south-east quadrant.
There is no second Street, the Central Park is larger and the daycare is centrally located
Residential street location makes the most sense to me, dividing the area basically in half. The other two options seem inefficient in that regard.
I'm concerned about upgrades to the track facility and the noise and traffic it will bring to the area.
I chose A but I really couldn't tell the difference between them. They all feel a little like a throwback to "towers in the park" style planing. I'd rather see more city and less constant reassurance to the single family home mafia about being "respectful" to their cartel like lock on land in the area.
Proposed development appear most well-integrated with each other in terms of preserving the community - oriented character of Langara Gardnes. The East-West central space is likely to be better used due to its proximity to quieter residential street & feels more like an extension to the existing Cambie Park.
Seems more united with Dogwood property and equally separated the development site.
I prefer concept A because it appears to retain, to the greatest extent, the outstanding feature of the present Langara Gardens.i.e. green space in an 'open' design (in relation to buildings) and a comfortable transition - or blend - with the surrounding community.
The introduction of high-rise housing doesn't seem quite as drastic
Like the idea of the present site with 4 towers will stay.
Prefer gardens as well as pool and trees. I am on 10th floor of tower 4 so please do not block views to

the North.
I believe this plan most maintains the most valuable aspects of the current Langara Gardens site.
Parts of B and A A- good that it preserves courtyards; and public-private greenspace but, Neal St. (next to track) should be removed - it can be better used as green space, access to track, Also Main green open (N-S area ratio) feels too narrow/exposed to street. B - would like courtyards for buildings on West side.
NONE! ALL THREE OPTIONS ARE SHAMEFULLY CATASTROPHIC. NONE OF THE "CONCEPTS" STARTS WITH THE NEEDS OF THE HUMANS! How many square feet of living space does a human need? How many green spaces? What intensity of light? etc. Even the Zoos and Aquariums are planned that way !!
Proposed road not too close to existing Churchill track, like the layout of residential buildings better than the other two plans.
More access north and south - trees are important
Good balance between efficiently using the space for buildings but also maintaining a great deal of natural space
3 Pools are present--looks like a better flow in the complex On any of the concepts I can see any visitors parking area, handicap parking areas or entrances into underground parking I would prefer to see only low and mid rise buildings, with 7 to 8 high rises our sun exposure will be diminished greatly
1. it has the northern edge of the central open space it would be more comfortable concept for most residents and drivers, and 2. it has a new residential building set in a park like setting.
It seems C is better to me. It looks clear.
A - Because of the 3 pools
I think A, because it almost keeps the langara gardens environment, i still don't like the high rise buildings!!!!
North South Access
It has the best treatment of park space. Option A scatters park space in little fingers that are too small to be of much recreational use (ie. kids can't do the things that kids do in parks), and Option C hides the park space behind buildings. Park space is most successful when visible and accessible.
A more access - Ash + Neal?

Public Benefits:

Increase benches and shade trees. Install a picnic table similar to the ones at Hastings Park that were just put in... all metal all painted...install ping pong table
Affordable housing relative to B.C. incomes and provision for childcare are important - but the emphasis on drastically limiting the number of additional residences is critical to preserving the living standards that we enjoy. Cambie Park should be left as is.
I believe we already have affordable housing - additional housing would only degrade the current living space that we enjoy, again, especially considering the enormous increases in density that surrounds us. Cambie Park upgrades are not needed but would be welcome.
I do not want the redeveloped Langara Garden and Pearson Dogwood sites to be an urban food desert. I want there to be a good greengrocer (i.e. produce store) within easy walking distance where I can purchase fresh fruit and vegetables and dairy products. A community kitchen may motivate me leave my apartment and spend more time socializing with neighbours and eat a wider variety of nutritious meals.
There are so few children in the area that you are planning for childcare space for children that aren't there. My children play in the nearby parks, and often we are there alone.
I challenge anyone to define what is affordable - and suitable, accommodation for families with more

than child.
Any facilities for senior focused activities?
Make it so.
I grew up in Marpole and attended Laurier and Churchill. I think upgrades to the track, as well as the tennis courts, are needed. Affordable housing is always important in this neighbourhood. The current apartments and townhouses in Langara Gardens provide much needed rental space for residents in the area. There should be at least 1:1 replacement of these rental units with opportunities for mix-tenure buildings as well.
Sounds good!
A community centre with a pool would be preferred rather than the current set-up of a pool only for residents. I enjoyed using the pool at Langara Gardens when I lived there but missed it when I left. Public Pools are also better maintained than Private Pools based on my observations.
Developers and new owners of these homes should not be paying for school facility upgrades, that is the Provinces responsibility. Yes we need affordable housing but is it affordable? Childcare centre is good but there is no stats on that facility.
nothing more to add
I think this will be good as people's needs will be addressed
I like the idea of a lighted, safe place to exercise at.
1) I assume you are using the official City definition of 'affordable housing' in this plan. Which means that you are providing some housing that is affordable to middle class professionals, but none that is affordable for support/retail/working class people. Until we resolve the current housing crisis, every development plan in Vancouver should also include several units per building of 'subsidized' (i.e. actually affordable to people making < \$55000 per year.) housing. 2) None of these plans include retail anywhere except the SE corner. A secondary retail centre at grade in Grouping N (or North W) would better round out the development, and also better integrate the development with the off-site community. 3) Inclusion of a childcare centre is awesome.
All good things. But keep the levels down. Adding 7 high rises isn't friendly.
Where is the money coming from? CAC? If so it will be the first time the community got anything for the increased density!
Make sure the Transit station at 57th is built before anything else. Wish the city would focus more on amenities that serve all citizens and less on affordable housing (not a municipal concern...provincial/feds)and shildcare centre.
Public parking is important to public spaces when retail is added to the site. Although the San Francisco concept is attractive, some parking spaces might be lost.
I think the idea is a good one, more elaboration would be needed though.
Very good
All communities should be of public benefits, but draft doesn't give details of this point. I hope we can have more details of public benefits on next open house!
very good.
The childcare centre is essential as well as the affordable housing. An enhanced track and field will support a healthier population, I think these are all extremely important.
Scratch the track and fiels park and make a garden
These are good, especially the childcare centre.
All are good additions to community
I especially welcome the track upgrades. And I know childcare is important too.

I do not want the Langara Garden and Pearson Dogwood sites to be an urban food desert. I want there to be a good greengrocer (i.e. produce store) within easy walking distance where I can purchase fresh fruit and vegetables and dairy products.
A community kitchen may motivate me leave my apartment more and socialize more with neighbours and eat a wider variety of nutritious meals.
Affordable housing is very important. Cambie Park has low usage because the centre part of the large field is often very soggy. As such, right now, most of the park is underused.
Good idea
Yes and a good amount of rental housing
Tennis courts would be good
There is nothing ensuring rental housing will be increased or that new apartments will be affordable
Increase community garden type activities. Orchard? Urban farm?
Affordable housing is one of the biggest problems in Vancouver. Maybe this should be the main public amenity to be discussed.
Sounds great in theory! I hope school communities and there students can give you meaningful input. Parking and traffic flow a real challenge. What does affordable housing mean?
I would like to have more than one place for pedestrian-focused experience; a gathering place where people in the community can meet/connect/ sit/relax...
Sure
All are fine except for the track. I am strongly opposed to the enhanced track and field idea for the following reasons: - Increased traffic to the increasingly busy nearby streets - Parking problems along 57th; even if people are instructed to park at Churchill we know many will still park on neighboring nearby streets causing parking problems for those nearby - Light pollution from the big tack and field lights late into the night negatively impacts the entire west side of the property - Track and field events bring hundreds of people to the area and create hours of noise and disturbance - Takes away a huge section of highly valuable park space from the residents. This expansion would almost certainly reduce open space in other parts of the property. One acre is 5% of the total property (1/20 acres) and in terms of park space, assuming 4 acres of park, this expansion would reduce residents' park space by 25%!
Yes please
Good.
Yes should be included affordable housing, child card centre no real opinion regarding track and field training facility, should at least be maintained
More people and more noise from people.
This sounds positive
All good.
I would like to see a higher % dedicated to "affordable housing," especially middle (\$50k-\$90K) income families (targeting 75-95% of market rates), in addition to lower income and social housing.
What about seniors?
A seniors social center should be included.
20% affordable housing with only half for children is not optimal. Please do better. Childcare is ok; given proximity to children's hospital, please do better -- provide 24 hour childcare with an opportunity for sick children (colds, flu) to be in care as well, especially important for single-parent families. Let's provide great family care in this community. It's good for everyone.
I think affordable housing is the most important by a long shot. The other benefits are less important to

me.
For Cambie Park, consider a playground that brings in more natural, "wild" features, rather than a rubberized ground surface and all-plastic features. Or maybe something that combines both "wild" features and more man-made elements, such as this: http://dmau.com/portfolio/into-the-wild-playground/
Those sound good
Meh. Sure I guess. If these are the costs of living in a great city, it would be more fair to simply raise property taxes to pay for them rather than making new residents subsidize old ones. I realize that's politically challenging so.. meh. whatever.
I think affordable housing should be prioritized & its benefits maximized given the number of Vancouver residents who are struggling with finding safe, affordable housing.
In order to increase population for both Dogwood and Langara Garden, more public/community ctr?
Possible incorporate a 'pre-school' or 'play-school' with the child care. (not sure how the present system works).
There should also be consideration of affordable housing for singles. We live in this area too!
D/K
A good idea its too bad there isn't space. Perhaps the Cambie Park would be used and housing and childcare and use the Churchill site for sport only.
Excellent!
I think that the various types of housing and facilities will help meet the needs of the community. I have significant concerns about the training facility on the Churchill track. I am worried about traffic, and especially the light pollution that will be created by the track lights. Also, traffic will already be significantly increased in the area given the current development plans, and adding a high profile field training facility will only add to the chaos.
What is affordable housing? Better not be taxpayer subsidized. Better not be shoe box sized units.
Affordable housing - what is the specifics? This is important. Cambie Park is also in need of upgrades
1. Affordable housing: 20% is ways to little given the revenue stats in Vancouver and in the area 2. 69 daycare places at such an urban density in simply mind twisting!! Just do the math!!
I concur.
There is not enough on site parking for the commercial enterprises. More people will need more parking.
Affordable housing and child care are essential for the health of our communities by ensuring class segregation does not become an entrenched practice. To be good members of society it is vital we interact with and understand people of different backgrounds and living situations. Affordable housing must be mixed in whenever possible. Also proximity to transit makes this location a very good option for affordable housing.
see previous comments about a Health Care Facility Will affordable housing include Seniors
Another skytrain station is needed with so many new residents around!
What does "affordable housing" mean to you!? I asked the staff/helpers attending the meeting and they did not know.
Good
It's good.
Yes
Ensure that these items, especially the subsidized housing, do not unduly drive-up the cost of the new housing created.

Keep/add an indoor pool and I'll be happy!

Churchill Track:

Churchill students should not be disturbed or displaced in any way... an improved training facility should not turn Churchill onto a hang out... have porto potties near this track so that runners needing a pee don't go over to the school.

Whatever is identified as needed by the Vancouver School Board.

Vancouver School Board identified and approved Churchill track improvements would also be welcome.

The enhanced track and field training facility should be a safe place to visit or walk by in the evening. It should not be allowed to become a hangout for youth gangs and drug dealers. Back in the 1960s and 1970s in Vancouver, there were large white youth gangs that staked as their home turf Memorial Park West (Dunbar Park Gang), Riley Park (gang of same name), and Clark Park (gang of same name). Many East Asian residents living in the neighbourhood currently like to walk around the track on warm summer evenings for exercise while chatting with neighbours and family members.

It's rarely used by residents in the area. The upgrades should be done with the needs of the students of Churchill High School and the VSB regional needs in mind.

Community use.

Convert to turf field, should have changing rooms, washrooms & low level bleachers

Sound, lighting that may affect housing. Design of building that's facing the track will have smaller window to glaring lights.

Priority for the school, but opportunity for the public to use it otherwise. Also, that ground is hard. Softer pitch would be nice.

The Churchill track is not only a staple for Churchill students, it is also a community amenity space providing early morning / evening exercise space for the young and old. It would be beneficial to install benches and stretching apparatus in the track area.

I have no idea!

Enable it to be multi-use for as many different sports, etc as possible.

nothing more to add

That the light does not interfere with the sleeping abilities of the buildings near it!

Let the Parks Board decide.

This is lovely piece of greenspace. I would leave it alone except add bathrooms.

Make any upgrades quality and able to stand the test of time.

Allow neighbors for walks on the track when it is not used.

The use of the track by Churchill High School and how the surrounding community could use it

Churchill track is not only used by Churchill students. All students around this area, like DLG primary, Laurel primary, Jamieson and Sexsmith, all use this track for their sport events. In addition people in these areas use this track as well! Upgrade track will be more enjoyable and safe!

Adult training equipment, that allows adults a variety of movements and fitness, such as: variable level bars for hanging & chin-ups, climbing nets designed for adults, bars for stretching, benches for various exercises. A playground for adults that encourages agility and strength.

That they are underutilized and only small interest groups use them.

Noise for the many people you're planning to have live beside it. Night time lighting will cause a problem in 5-10 years with residents. It needs to be treed-off from them.

The track upgrades will alter all plans (not in initial planning) due to increased land requirements. Consider adding height to some existing structures if this the track upgrades are explored to preserve Open space between buildings, rather than increase site coverage with lower form buildings
Make the track more welcoming to the public. The existing track doesn't feel like public space due to the high fencing. At first I felt like I was trespassing on school only space.
The enhanced track and field training facility should be a safe place to visit or walk by in the evening and should not be allowed to become a hangout for youth gangs and drug dealers. Back in the 1960s and 1970s in Vancouver, there were large white youth gangs that staked as their territories Memorial Park West (Dunbar Park Gang), Riley Park (gang of same name), and Clark Park (gang of same name). Many East Asian residents living in the neighbourhood currently like to walk around the track on warm summer evenings for exercise while chatting with neighbours and family members.
Must be accessible from all sides. It is very inconvenient to have to walk all the way around to the one entrance. The track must also be connected to Langara Gardens, so it is accessible to the seniors who often walk along the track. Removing the street between Langara Gardens and the track would help this greatly.
No idea
Complete the work in fall/winter months and as quickly as possible so it can be used come spring/summer
No facilities. Track only
Who will this upgrade benefit? Definitely not the residents of Langara Gardens.
Traffic, parking, security - who will oversee maintaining it? If outside groups use it. Will there be a charge? Who will administer the booking of practices and events?
Not sure about the user will be. Is it for the public?
That the lines on the track match up
Please do not upgrade the track. It directly contradicts the guiding principles of "Respecting Residents" as well as "Memory and Character" by inconveniencing residents in many ways and reducing their available green space which is a driving characteristic of the site. The negative aspects far outweigh the positive. This track will benefit a small group of select athletes who have to drive to tracks anyway, they can just drive to UBC or Richmond instead to practice. Vancouver doesn't need another big track here. Those who live and work in the area would prefer park land and less traffic and congestion. Few are likely to use the track facilities with so much park land and walking trails already in the proposed plans. In addition, the existing track is more than sufficient for children who engage in track and field recreationally.
Washrooms, exercise space
Would there be increase utilization of the track by both students and general public, lighting needs to enhance safety for people using the track for improving their physical fitness
Separate public space to private property
It should be accessible to the public outside of school hours
No comment
Ensure that housing mix includes co-operative housing units. Ensure that track facility is open to the public at least part of the time, and ideally has a all season/all weather (rubberized) track surface.
Washroom facilities -access from the East -Lighting -Changing rooms -possible small classroom for teams to meet -covered bleachers on the East side
This isn't at all important to most of us.
n/a

The west side of track should be higher to allow breachers
Multi-use, prolong hours of use
This isn't the best use of public funds. I surprised land and money is being put towards this when affordable housing is such a crisis in our city.
No artificial, "all-weather" field.
An indoor gym would be good all year round, a small dog park would be awesome
The noise and traffic with the track facility will impact local residents
How may other residents, or how much "city" we are foregoing in order to keep it.
Accessibility for seniors & people of varying abilities so they can also leverage the upgrades to Churchill track to improve their health & fitness outcomes.
Safety, how to accommodate the increase of population.
All-weather playing field and varied sports facility e.g. Empire Field (near PNE grounds) continue consultation with Vancouver School Board and Parks and Recreation re: this plan.
I would like to see a full community centre perhaps similar to Hillcrest Community Centre built adjacent to the existing track to provide a broader range of services and recreational options to people living in this area and the southern part of the Marpole area.
D/K
Parking for events that people have to drive to. Competition for playing fields is limited and we can also use it for evening events if there is adequate lighting. Artificial turf might be ok too. In any event change facilities are a must.
Add a exercise rout that includes stops for exercises for all levels
Beware to manage lights and noise
Whether or not this is really the best location for these upgrades given the current plans for development in the area. Traffic (car, pedestrian, bike) will already all be significantly increased, so adding a high performance facility will only add to the congestion.
Accessibility! Currently can only enter from school side. The retaining wall on East side is a major barrier - need additional entrances. Fencing creates sense that the Trade is closed off to the community; should be removed, or made to be more permeable/inviting
The Churchill track upgrade is a minor issue in the overall picture, thrown in to distract the focus from the real questions!! Along this logic one can ask, through a big pool, whether to put 6 or 7 benches in the Cambie park.
Access from Neal St.
Merge all adjacents lands or part of the lands alongside 54th Ave to this Langara program, and acquire more Entrances/Exits. Might be more proper, then, real decent mansions could be added to the site. Build a fence and rule out neighbours on the same block is like doing an easy job for easy money. Evade something can't create superb plans. Possibly put future residents of the following decades under higher risk and less prosperity.
PARKING and TRANSIT
I have no idea!
Future use at the school
N/A
Parking

Open Ended Comments:

Are you still going to build the 57th Ave Canada Line stn....don't assume that people will give up their cars as in some cultures cars are a status symbol and so many people need cars for their work as they work all over.

I cannot overemphasize the importance of preserving Vancouver's physical environment that we all enjoy and should continue to value. The poorly planned far to rapid growth that we are seeing may well be good news to those who move here from poorer living environments, but we pay the price of a rapidly deteriorating living standard for ourselves.

Langara Gardens has provided living density for South Vancouver from its 1970 beginning, and has recently been significantly added to with the creation of its 4th tower residence - providing a new total of 605 homes. Our present living standards for Vancouver renters are vastly superior to the density growth that is being allowed and encouraged. In terms of our standard of living space, the idea of adding 1900 additional residences, a significantly more than 300% increase, is shockingly unacceptable and unnecessary. Immigration does not necessitate the unreasonable growth and pace that we are encouraging. That is a matter of Vision's, narrow margin choice. It is respectfully understandable that most of our new immigrants would welcome such density, based on their previous living conditions. It should be equally understandable that a clear majority of Vancouver residents, other than those who directly benefit financially, do not find such densities acceptable.

Please set up moderated online forums on some service such as ProBoards. Some forums should be for current Langara Gardens tenants, some for the residents of the Oakridge and Marpole neighbourhoods, and other forums that are open to all whether they currently live in this neighbourhood or not. The forums should be easy to search and "scraped" so the messages posted can be archived on hardware not under the control of the remotely hosted message board service keeping open the option to migrate messages posted to forum software running on the servers of interested parties.

It is dangerous for pedestrians walking along the north side of 57th Avenue to cross Cambie Street to get to the Cambie northbound bus stop. Some drivers do not watch for pedestrians when making a left turn from 57th Avenue to Cambie Street, while other drivers are overly cautious and stop and hold up traffic even though there is enough time for two or three cars to make a left turn before the pedestrian reaches the edge of the median strip angering drivers behind them. A driver experiencing road rage and in a rush to make a left turn before the traffic light changes is a danger to pedestrians. Keep in mind that many pedestrians have varying degrees of mobility problems. I have an arthritic right knee and torn meniscus, and my left knee is not in good shape either, so I do not move as quickly as some drivers would like me to move when crossing the street. Please put in a crosswalk in front of Tower 4. It would make it safer for pedestrians that want to cross over to the south side of 57th Avenue to have a clearly marked crosswalk. Fewer people walking along the north side of 57th Avenue will mean fewer conflicts with cars making a left turn onto Cambie Street. The crosswalk will also be useful in the future for those crossing 57th Avenue to go to the YMCA.

With regard to the grade issue in front of the existing retail, keep in mind that there is an aquifer beneath the Langara Gardens site, Pea

traffic light at 54th & cambie, turning bay on Cambie St northbound, Lane between Ash & Tisdale, 54th to 52nd needs to have a diverter at 54 to prevent traffic coming straight thru from Ash crest

Can rental allow small pets? like cats - important companion for seniors

Where are all the elderly people now housed in the area going? How do they feel about it?

I think Cambie Park could be relocated to another location or made smaller. The park is uneven, patchy, uninviting and very underused. The only people I see using the park are dog owners and small children on the old playground. It might be worthwhile to swap the park with the proposed development

Immediately east of the Churchill track to this location.
Sorry I was unable to attend either meeting but please keep me informed. Thank you.
Hope it will include a new Canada Line transit stop.
With this large site not blocking any ones mountain views the building heights are too low. To achieve affordable housing we need more units per acre. Low rises should be 4-8 floors except right beside residential houses. Mid rises should be 8 -24 floors. High rises should be up to 60 floors, decades from now this will be seen as a wasted opportunity if built to less than the 30 floors suggested. The 60 storey towers would high light this project and there will be a new subway station right there at 57th Ave for public transportation, don't waste this opportunity.
Try and keep the urban concept as is. It has a sense of place. Please do not build high scale hi-rises.
(no further comments) As stated at the beginning of this submission, I submitted my printed copy by way of the Brass Box letter box at the front door of City Hall, today, Jan. 8, 2016. Thank you very much for the reminder to submit our comments. I had obviously neglected to take care of this promptly so I appreciate this opportunity. Thank you also for this email communication and the excellent, detailed information and plans provided via the links.
You cannot put a tower on the west side of the Adult Pool. That pool only gets sun after 12:00 pm because of the existing towers. If there is another tower on the west side it will get no sun at all!! It is a very busy pool from 4:00 - 7:00 pm as people enjoy the late day sun after work. Any buildings to the west of it cannot be higher than what exists already.
We all know that this is a controlled process. City Hall wants density and money. so do the developers. We want to retain the gardens. So far it isn't even a compromise. Aside from the fact that we have to go through being moved twice with no guarantee of similar rent or similar housing. I moved in here for the grounds.
Make this project as low a density as possible and don't be swayed by the CAC money generated!
City should push them to do even more to fix the retail situation onsite.
The condos facing the back of 54th avenue should have height of maximum 3 stories, townhouses are preferable on this part of the site.
Thank you!
Next open house should give us more detail planning; New planning should include answers of my concerns; -give tenants notices as early as possible, so they can have enough time to find substitute places if they choose to move out - should have detail relocation plan if tenants choose to stay in Langara gardens, also the right of first refusal - the pharmacy in Langara gardens mainly serve people/tenants in this gardens, should be granted the right of first refusal & should have relocation plan to avoid only impacts on seniors medication services -relocation plan for pharmacy should have minimal impact on their business/services
As mentioned before, it must be recognized that people will want an area for there, dogs. Like other parks in the city if there is not a defined area, people will create one, but if it is not clearly designated this may contribute to conflicts. Growing up in Vancouver, regulations around dogs were very minimal. As I child I was bit several times, and understand the need for bylaws around pets. More and more people are owning dogs and needing places to allow them to run. As we loose space and live in smaller spaces, we have lost the back yard. City planning must integrate shared "back yard" type space, which includes allowing our dogs somewhere to run. Thank you for your consideration of my feed back.
Low rise versus high rise always better.
We have the right to pick and purchase the new unit for living and notify me to purchase or rent before put out to public. Presently, I'm renting in Langara gardens as a tenant. 1601-621 57th Ave W, Vancouver BC, V6P 6P5

I'm glad the original towers are being kept, as well as some of the large trees. It's important for the new neighbourhood to feel like an extension of the beautiful golf course.

Please set up moderated online forums on some service such as ProBoards. Some forums should be for current Langara Gardens tenants, some for the residents of the Oakridge and Marpole neighbourhoods, and other forums that are open to all whether they currently live in this neighbourhood or not. The forums should be easy to search and "scraped" so the messages posted can be archived on hardware not under the control of the remotely hosted message board service.

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With regard to the grade issue in front of the existing retail, keep in mind that there is an aquifer below the Langara Gardens site, Pearson Dogwood Site, and Langara Golf Course. This area is very wet and there is probably groundwater within two feet of the surface. I think you may run into drainage problems.

It was not clear to me from looking at the November/December Open House Information Displays that moving and delivery trucks will have easy access

Please provide as much information as possible on the relocation plan and expected future rents for current residents.

Any one can give us a speech on the plans will help us.

It sounds like you are replacing spacious, family friendly units with overpriced shoeboxes.

Keep the new development quiet and accessible!

The safety is the first priority for residents in Langara gardens especially in case of fire accidents. Please see the blond points for concept A to C which circled spots on next page point out the firetruck hard to reach as in case of fire. Otherwise as the owner of 54th Ave. I appreciated the concept A to C tried to reduce the traffic with interference by using fence to block the entrance of 54th Ave. to Langara Gardens. But it looked won't be worked because increase a lot of residential living space definitely it will increase the traffic on 57th Ave, 54th Ave and Cambie St. If you want to get a smooth traffic nearby the Langara Gardens the only way is increasing the number of entrance from 54th Ave to langara gardens instead of reducing the entrance. It is nonsense for more residents and less number of entrance. I would say the safety is first priority and smooth traffic second priority with a comfortable living conditions but unfortunately these three conceptual site plans A to C missed these important ideas. It might have a way to solve these problems by combining the lots of 12 houses on 54th Ave with Langara Gardens to form a whole lot from 54th Ave to 57th Ave. It would be easy to get a more perfective or less problematic conceptual site plan by reconsidering the site plan from big street 54th Ave to big street 57th Ave to a be a whole community

Thank you for giving us this opportunity to see your mission. It is my hope that the people who live here

will have a high level of consideration and empathy for this huge change to our home!
Hope to see the changes soon!
More townhouses everywhere along major routes. We have enough condo stock.
I think the redevelopment will be great for the surrounding area, I am looking forward to seeing what it looks like in the end in combination with Dogwood. I also am strongly in favor of a skytrain station in the area, that would make getting to work significantly easier. I am strongly opposed to the track idea as it only benefits a special interest group and inconveniences everyone else living and working in the area.
All the 8 years I have lived in Langara Towers I have loved using the indoor swimming pool regularly. Many of my friends who live in Langara also use the indoor pool many times (on an everyday basis).
Must have better transit and parking spaces
There is no mention of upgrades to existing streets - namely Cambie and 57th. If there are protected bike lanes on interior streets then surely protected bike lanes should be added to adjacent streets, otherwise uptake of cycling will be severely diminished. Note that 57th Ave could become a major cycling route to Churchill School for people arriving from the east on the path along the 58th Ave alignment. With an AAA connection between Ontario Street, along 58th path, up Cambie and along 57th, we would not only have a safe route to school but also safe access for those walking and cycling from Langara Gardens to the trails around Langara Golf Course.
This is a ridiculous survey. There is hardly any difference between the options. They each seem to have 6 tall buildings but this sheet doesn't give us details of height, etc. Why isn't one option mainly tall buildings with more green space? Another mid height buildings? Another with more of a mix? Is there the same amount in each? And why no pictures? You are just playing with us. You've already decided what you want!!! I know it and you know it. Of if you don't your bosses do.
It is important to know how construction is to proceed and how much disruption it will cause over what length of time. I assume multiple sites will be in operation at the same time and activity of large trucks and building equipment should be controlled.
Turning bay on Cambie st, northbound at 54th, turning bay at 59th for eastbound traffic
I hope the new Canada Line station and the the new buidlings will come soon. Langara Gardens is very nice today and elements of it needs to be maintained but it is also old and could use a boost of newness.
I welcome taller buildings as I believe this is far enough from the viewing cone to not disturb the site of the mountains. I'd like a large anchor grocery store for the neighborhood, and a few more retail sites just to make it feel more like its own destination. The inclusion of a public bike storage/parking would be great.
Please ensure the residential street does not become a way for traffic to cut through between 57th and Cambie.
If possible, having multilingual interpreters is key to including the number of tenants/residents in public consultation and ensure that the policy accurately reflects the values and goals of the residents in the neighbourhood.
1. The open house sessions provide excellent information and a staff member from all components (city, owners, etc.) have been very courteous and helpful. 2. I have lived at Langara Gardens since moving to Vancouver from Calgary 4.5 years ago, and I'm very happy with the location, the apartment and the management. The management is excellent - treats residents as 'family' - provides prompt, friendly service - maintenance services to grounds and building is excellent - excellent building maintenance and service.
As a pedestrian-friendly development, it puts little emphasis on creating places of employment where people living in the area can work. The connection to the existing transit and bike network is a positive step, but it does not address the fact that many people have to travel long distances between where they can afford to live and where the jobs are.

This looks like normal progress in any city in any country. Given the value of the land this looks like a good solution
The swimming pool is vastly important to me - outdoor pool
I am happy with the current progress of planning so far, but my main concern is not entirely losing the essence of this community. I have grown to love the area and how it doesn't have the "big city" feel. I hope that plans will continue to uphold the retreat feeling of Langara Gardens.
Need to fix intersection at 59th & Cambie to allow left turns when eastbound on 59th to turn north onto Cambie. With all the additional people and cars moving into the area you will need to upgrade streets to avoid congestion, put in 4 way stops around the schools (too many people just charge on through the roundabouts), and add more spaces at the schools.
THE PROPOSED ALTERNATIVES CLEARLY DON'T START BY PUTTING THE HUMANS FIRST! Some "boxes" were moved on a panel without considering the real impact on the humans which will leave there. It is either incompetence or manipulation, but clearly it is not an approach which shows real consideration for the inhabitants of Langara Gardens, of the area and of the city.
No.
When I was discussing the possible loss of the swimming pools at Langara the bus driver overheard me (although I was unaware of this at the time until the passenger who I was discussing this matter with told me the driver was interested to hear why I had to say. it turned out he was a youngish man who was a resident himself in Langara and had no idea this was in the future plan. I'm sure many of the Asian people who use the indoor pool would not know this unless they had a English speaking friend. I related this info to my friend who uses the indoor pool on a regular basis.
A scale model of the options is desired. It is hard to visualize low, middle or high rises on a sheet of paper.
Please reconsider to have a site plan from 54th Ave to 57th Ave being a whole community and it would be a more perfective and less problematic conceptual site plan.
A new library is needed. Improve the Langara track with more lighting.
Ensure there is enough parking moving forward.
Make sure there are inexpensive options for young families! Many are leaving the area to the burbs!
No high-rise buildings, and it would be a good, almost perfect!
Please let housing demand drive the allowable square footage of the site, not the political agendas of nearby incumbent homeowners or people ideologically opposed to market housing development. If Vancouver is to thrive, it needs multi-family housing options in all parts of the city.