



LANGARA GARDENS planning program

PHASE 1 CONSULTATION SUMMARY



Langara Gardens Planning Program First Phase of Consultation

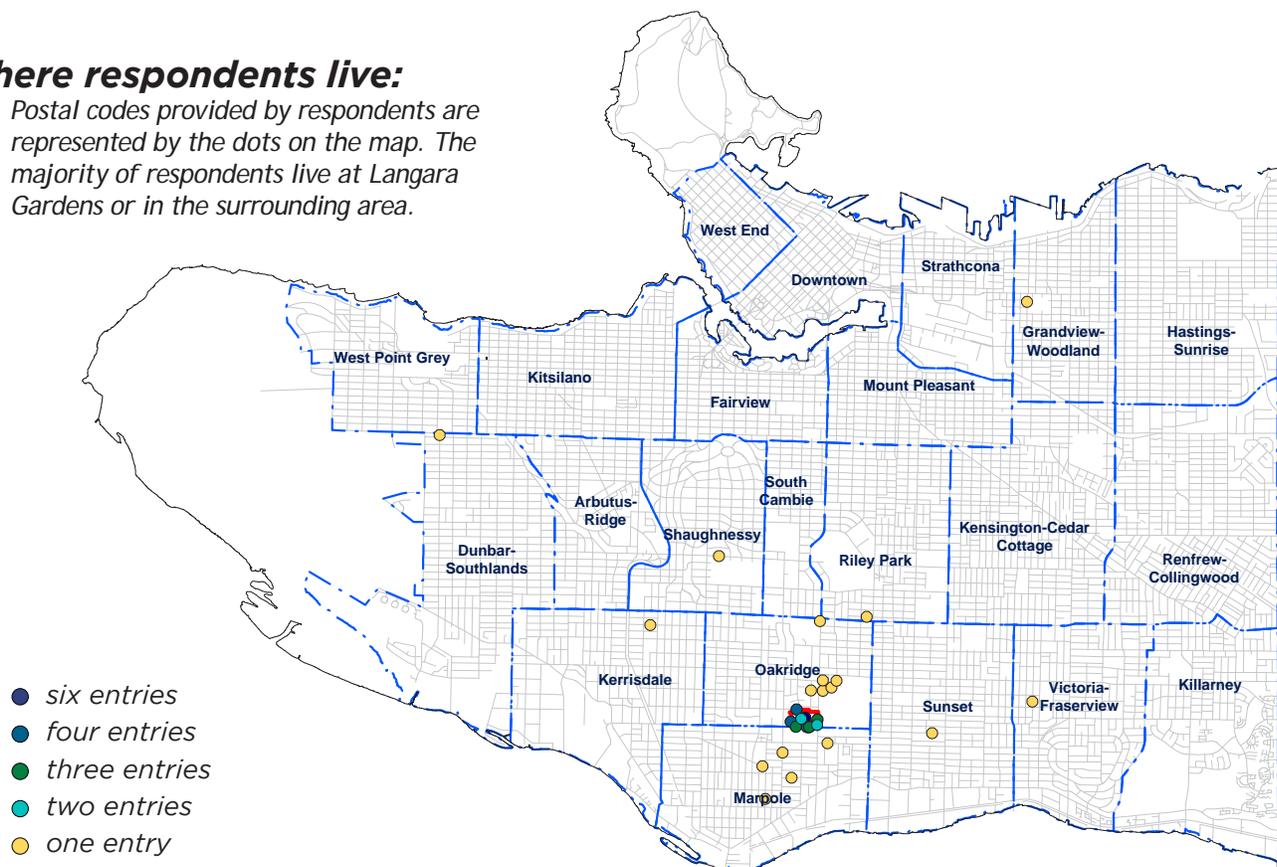
On April 19th and 20th, 2015, the City hosted two open houses to launch the Langara Gardens planning program. The City, at the request of the site's owners, Peterson and Concert Properties, is creating a Policy Statement to guide future redevelopment of this 8.4 hectare (20.8 acre) site. The Policy Statement will be developed through community consultation and will set principles and objectives for land use, sustainability, transportation, rental housing replacement, density and building heights, public benefits, and phases of development.

The display material at the open houses provided an overview of the history of the site, the policy context, City objectives for the site and surrounding area, and 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, and the tenant relocation plan. Paper comment forms were available at the open houses in addition to an online version that was available until May 19, 2015.

A total of 282 people attended the open houses over the two days, and 68 people completed the comment form (58 paper copies and 10 online). This document provides a summary of the key themes from comment form responses and includes an appendix with a transcript of the responses we received. What we heard will influence the creation of guiding principles which will be used to inform and evaluate development concepts and subsequent policy for Langara Gardens. At the second open houses, the draft guiding principles and initial concepts will be presented for public review and input.

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.

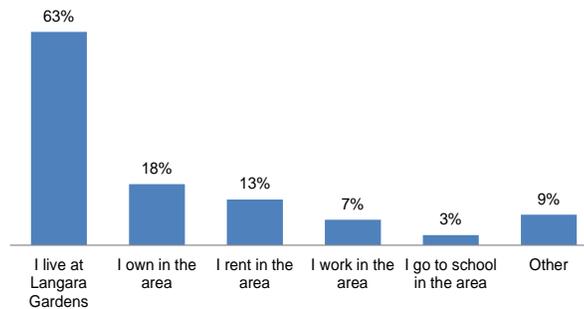


DEMOGRAPHIC QUESTIONS

What is your connection to the area surrounding Langara Gardens?

(Check all that apply)

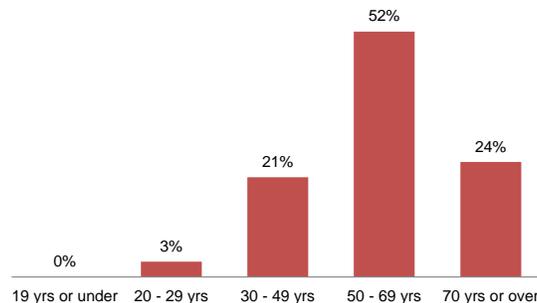
The majority (63%) of respondents live at Langara Gardens. A large portion of the remaining respondents own or rent in the area (33%). Those that selected “other” (9%) have friends or family in the area, are affiliated with a local school or frequent local shops or restaurants as patrons.



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%.

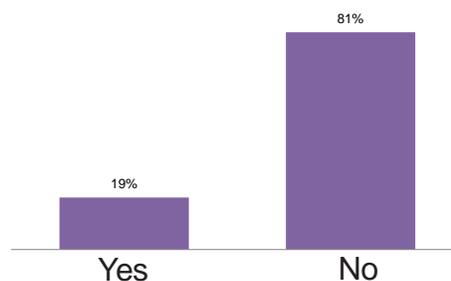
Which age category do you fall in?

Most of the respondents (52%) are in the 50-69 age bracket with moderate percentages in the 70 years or over (24%) and 30-49 (21%) age groups.



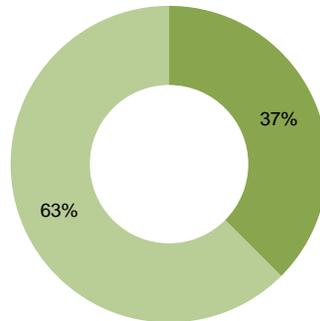
Do you have children under the age of 19 at home?

The majority of respondents (81%) do not have children under the age of 19 at home.



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

63% of all the respondents to the comment form live at Langara Gardens. Of this group, 63% indicated they reside in a garden apartment or townhouse unit with the remaining 37% residing in a unit in one of the four towers.



■ Tower unit ■ Garden apartment or townhouse unit

1. Existing Qualities

What existing qualities of the Langara Gardens site do you value?

The following key themes represent what respondents value most about Langara Gardens:

- **Rental Housing** - Many respondents commented on the importance of affordable rental housing, spacious units, and housing suitable for both seniors and families. There were also many comments about the excellent property management with regard to levels of maintenance and personal service.
- **Green Space** - Respondents value the site's mature trees, well maintained gardens, peaceful and quiet atmosphere, pedestrian pathways, and proximity to Cambie Park and the Langara Golf Course.
- **On-site Amenities** - Respondents like the existing recreational amenities (i.e. outdoor pools, indoor pool gymnasium and social lounge) as well as the retail shops for meeting everyday needs.
- **Location** - Respondents also commented on the central location of Langara Gardens with accessibility to transit and proximity to local destinations such as Oakridge Centre, Langara Golf Course, and Churchill Secondary School.
- **Additional Comments** - Some respondents also mentioned the community garden in Cambie Park and the neighbourhood-feel as valued features.

Note: A transcript of all responses is attached as Appendix A.

2. Housing

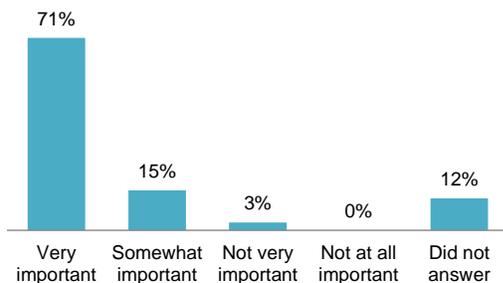
Langara Gardens will continue to be primarily residential. Please indicate how important the following types of housing are for a redeveloped Langara Gardens?

(Note: There is a City requirement to provide a minimum of 20% social housing and replace all rental units on this site).

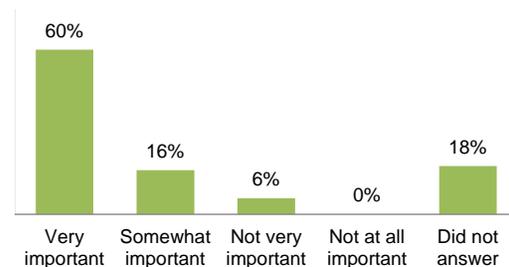
Rental housing (86%), housing for seniors (85%), affordable housing (76%), and housing for families (73%) were all overwhelmingly identified as important for the area. Market housing was identified as important by some respondents (33%) but more (39%) indicated it was not important with 29% of respondents declining to answer.

Note: percentages provided above combine the “very” and “somewhat” options represented below.

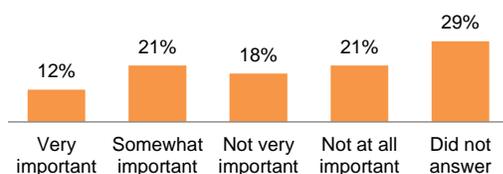
Rental Housing



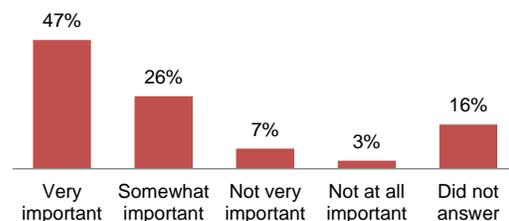
Affordable Housing



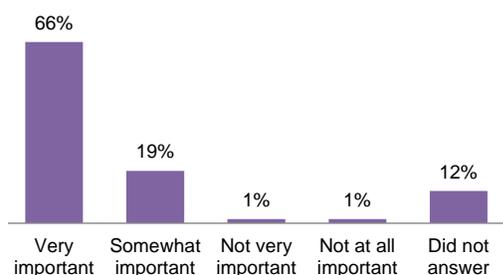
Market Housing



Housing for Families



Housing for Seniors



Other:

Sixteen (24%) respondents added additional comments about other types of housing considered important. Most comments emphasized the value/importance of affordable housing options, including both rental and market. Housing for people with disabilities and pet-owners were identified as needs. A couple of respondents described spacious, well-designed units as important.

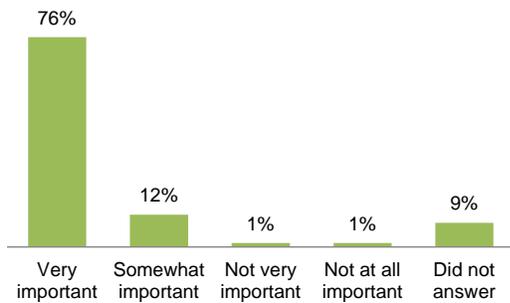
Note: A transcript of all responses is attached as Appendix A.

3. Mix of Uses

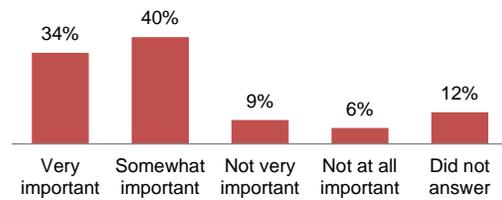
How important are the following land uses (other than residential) to the Langara Gardens site?

Parks and open space (88%) as well as community amenities (84%), and local serving retail (74%) were all overwhelming identified as needs in the area. Office and employment space was not identified as important as frequently (26%) with many more indicating it as unimportant (53%).

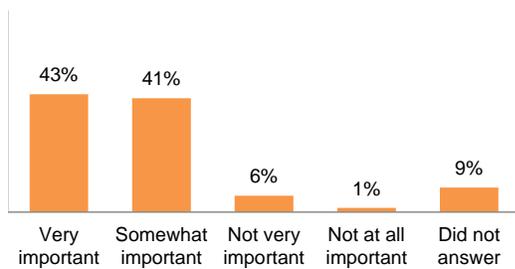
Parks and Open Space



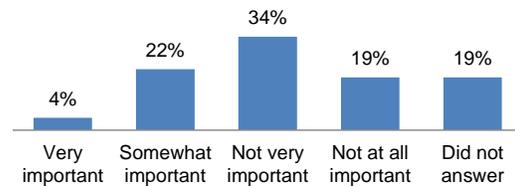
Local Serving Retail



Community Amenities



Office and Employment Space



Other:

Nineteen (28%) respondents added additional comments about other types of land uses considered important. Medical offices, accessible spaces, and a grocery store were identified as priorities.

Note: A transcript of all responses is attached as Appendix A.

4. Transportation

With respect to transportation – walking, biking, transit and cars – what should be considered in the redevelopment of Langara Gardens?

The following key themes represent comments that were submitted about transportation:

- **Walking** - Many respondents identified walking as a priority, including paths within the site; routes to transit and amenities; and safety for pedestrians, particularly seniors and children.
- **Transit** - Many respondents also identified transit as a priority, including safe and easy accessibility, the need for a Canada Line station at 57th Avenue as well as increased capacity for the Canada Line and increased frequency of local bus route services.
- **Parking** - Some respondents described parking as a priority for both residents and retail customers, with an emphasis on underground parking for residents.
- **All Modes** - Some respondents emphasized that all modes of transportation should be considered as important in an integrated plan.
- **Additional Comments** - Some respondents also mentioned a need for improved bike routes and safety for cycling; wider sidewalks, and improved walking routes; longer crossing times at intersections; and, additional east-west roads for improved traffic movement in the area.

Note: A transcript of all responses is attached as Appendix A.

5. Pedestrian Routes

Are there important pedestrian routes that should be made through the site? What are the important destinations within and external to the site?

The following key themes represent comments that were submitted about pedestrian routes and destinations:

- **Routes through the Site** - Many respondents want to see the pedestrian routes through the site maintained or enhanced with provisions for safety, recreation and wheelchair accessibility.
- **Seating and Lighting** - Some respondents identified a need for seating and lighting elements to promote opportunities for rest and safety.
- **Cambie Street** - Respondents also identified a need to increase and improve options for crossing Cambie Street in the area.
- **Destinations** - Respondents emphasized retail (on-site and in the area), the on-site recreation facilities, Langara Golf Course and parks in the area as important destinations.

Note: A transcript of all responses is attached as Appendix A.

6. Public Amenities

What kind of community facilities or services (e.g. childcare, parks, recreation, affordable housing, cultural) are most needed in this area and should be considered for the Langara Gardens site?

The following key themes represent public amenities that were identified for consideration on the Langara Gardens site:

- **Affordable Housing** – Many respondents commented on the importance of affordable housing with emphasis on options for seniors and families.
- **Green Space** – Respondents underlined green space as a priority for the site, specifying improvements to Cambie Park, an emphasis on spaces for children and the inclusion of greenery, community gardens, and orchards.
- **On-site Recreation Facilities** – Respondents also emphasized the importance of recreation facilities, including the retention or replacement of the existing gym, swimming pools, and new spaces for outdoor recreation.
- **Childcare** – Respondents identified childcare as a significant need in the area, including before and after school care.
- **Additional Comments** – Some respondents also mentioned a need in the area for health-related services, cultural and seniors facilities.

Note: A transcript of all responses is attached as Appendix A.

7. Building Forms and Heights

What building heights and forms are appropriate for the site? Are there locations where taller or lower building forms would be appropriate?

Responses were varied with a range of heights suggested. Key themes representing opinions about building forms and heights appropriate for Langara Gardens are listed below:

- **Townhouses/Garden Apartments** – Some respondents want to see more townhouses and garden apartments appropriate for families.
- **Low-rise Buildings** – Some respondents want to see more low-rise buildings with a variety of opinions on location, ranging from specifying the interior of the site to different edges of the site.
- **Mid-rise Buildings** – Some respondents want to see a focus on a mid-rise form with a 6 to 10 storey maximum height for new buildings.
- **Existing Tower Heights** – Some respondents would like to see new buildings no taller than the existing 18-storey buildings combined with low- and mid-rise buildings.
- **High-rise Buildings** – Some respondents supported heights consistent with Pearson Dogwood (28-storey maximum) with a few supporting heights beyond that.
- **Placement of Buildings** – Respondents also identified the importance of providing for transition to the single-family neighbourhoods to the north, avoiding the shadowing of adjacent homes, schools and park space.

Note: A transcript of all responses is attached as Appendix A.

8. Tenant Relocation Plan

If you are a resident of Langara Gardens, please share any ideas you may have regarding redevelopment of the site and the tenant relocation plan.

The following key themes represent comments that were submitted regarding the Tenant Relocation Plan for Langara Gardens:

- **Relocation Accommodations** - Respondents requested that the Tenant Relocation Plan include clear timelines; reimbursement for moving costs; individualized attention for tenants; assistance in finding comparable replacement housing; and financial compensation for relocation.
- **Moving Back** - Respondents support first right-of-refusal for existing tenants to move back to the site (for rental or market units), priority for moving into existing or new buildings, and comparable rents or special discounts for purchase of the market units.
- **Temporary Relocation** - some tower residents want to stay on-site and others want to be temporarily relocated during construction.
- **Process** - Respondents emphasized that tenants should be included and notified at all stages of the process.
- **Redeveloped Langara Gardens** - Some respondents commented on what they would like to see in a redeveloped Langara Gardens, including units for families and recreation facilities.

Note: A transcript of all responses is attached as Appendix A.

9. Do you have any other comments?

Additional comments included the following:

- A general concern for residents that may be displaced through redevelopment of the Cambie Corridor, including Langara Gardens.
- Protection of the high-quality green space, especially the trees.
- A general concern about the capacity of community facilities on site and in the area to meet the needs of the growing residential population.
- Request that the City work with the Vancouver School Board to examine public school capacity in the area.
- Desire to see improved bike storage and other cycling-related facilities.

Note: A transcript of all responses is attached as Appendix A.

Appendix A: Transcript of Verbatim Responses to Open Ended Questions

Any personal details have been removed to ensure anonymity is maintained.

1. Existing Qualities

What existing qualities of the Langara Gardens site do you value?

3-bedroom townhouse, quiet and beautiful place. Good green ratio. All of my family members love this place, including my two kids. Easy to go to school and to work since my Acupuncture Clinic is in the shopping mall and all sports fields including tennis is so close. Good transportation connection and good service from landlord
A landmark for the Vancouver South Area. Can see beautiful towers on the way from Richmond. Beautiful outside appearance particularly impressive at Xmas time with all the decoration.
Affordability, accessibility, neighbourhood feel
Affordable rental price; location; a lot of green space including gardenable deck.
All of it - great place to be. Quiet, love the grounds (beautiful); pools and gym - use a lot; party room - use a lot; staff repair things quickly; close to shopping and transport.
<i>This comment has been removed because it had inappropriate content.</i>
Amazing landscaping, outdoor pools, peaceful, the trees and gardens are exquisite. Indoor pool fantastic. Lots of long time residents. Great rental units
Calm and quiet community; variety of amenities (gym, swimming pool, social lounge, community garden); small, neighbourhood friendly retail (Canada Post, restaurants)
Calmness, quietness, greenery, nature; clean air; community spirit - but no obligation to participate; excellent maintenance and help from managers
Close proximity to many places. The landscaping - the trees on the street.
Convenient location with affordability range
Easy access to public transportation; the park-like setting around and on Langara Gardens; the shop and amenities on the complex; having rental office on-site
Gardens; swimming pools; peaceful surroundings; close to transit; parking; central location to the city; gym; nearby schools; nearby parks; nearby golf course (public)
General environment and efficient property management
Good staff - makes for a family feeling; well-kept grounds - park-like
Green space.
Housing, retail, greenspace
I like that there is a lot of greenspace, a big open, airy feeling. Lots of mature trees! I like the local stores such as the Post Office, drug store and bank. There are many rental properties that are secure, long term rentals and this is important in South Vancouver.
I value existing greenery and landscaping. Retention and replacement of trees; walkways and pathways. I understand there are 3 outdoor and one indoor pool - could a public pool be put on site in the new development? Retain affordable housing rents/units at similar rents.
It offers affordable housing. The area is clean, quiet and safe.
It's park-like setting is beautiful and essential to the neighbourhood as a whole. It combines towers with primarily low-rise townhomes and residents have parking largely underground.
Larger living unit - 960+ square feet; Quiet!!; greenery
Location
Location (school, Oakridge Mall, transit); good environment (quiet and peaceful); good property management
location, location, location; community services; public transit; green spaces

Question #1 continued...

Low level townhome units; attention to greenspace; accessibility for vehicular and cycling transportation; awareness of neighbours.

Mature trees, spaciousness of large greenspace, outdoor pools with limited shadowing, feeling of not living in layer on layer accomodation

My home (since '91). Comforts, living at Langara Gardens.

New tenant within the last few weeks. Lovely grounds. Very spacious townhouse. All the indoor and outdoor amenities - pools/gyms

Not much high rise yet. Green space.

On-site managers; beautiful gardens; no noise; outdoor swimming pools; pleasant managers and staff; 24 hour security; underground parking

Open spaces, views

Peaceful garden type area; large suites; pools (perfect saltwater pool)

Peaceful park-like setting

Plenty of space; places to walk around; flowers; always has a feeling of safety; friendly staff

Privacy, quiet, size of apartment

Quiet, secure, beautiful landscape - trees, flowers, very organized and great service for tenants, close to downtown and Canada Line. Near elementary school, secondary school. Great neighbourhood.

Serene green surroundings; pool facilities - can you build something for all of Marpole?

Space, community, facilities, the fact that it's a rental property and not something that costs more than a million or two to live in.

Spacious living space; green area; sunlight coverage; Amenities: pools, parks, gym; convenient transit: bus, Canada Line; Schools: SWC, Laurier; VPL's

The gardens and mature trees; the spacious units; wildlife & bird-watching; privacy and peaceful surroundings; value for money; prompt & courteous maintenance team

The gardens, pools, the exercise room, size of the unit apartment

The green space on site; the views

The indoor swimming pool and pathway in the gardens.

The maintenance of the property is of the highest order. The grounds, i.e. lawns, trees, sculptured trees, flowering trees, flowering shrubs and hedges are a joy to behold. These gardens have been developed over many years and, in my mind, would be a priority to preserve as much as possible. The three outdoor swimming pools are excellent. The indoor pool and gym are also excellent and should be preserved. High rise development should be confined to the perimeter to preserve views and the gardens. Internal development, i.e. in the area of the garden apartments should be confined to lowrise (3-4 storeys) apartments, built, if possible, on the same footprint as existing buildings.

The park area

The very limited commercial amenities!

These questions are manipulative.

Any logical process starts with a Business Case (Go-No Go).

This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.

Tranquil garden - noise dampening; pathways to enjoy; outdoor pools; fitness room; central location; easy transit access

Vancouver figured out how to do density in the 70's - Langara Gardens and the West End are classic examples of how to do density in a livable way - including lots of green space and vegetation, large setbacks for the tall buildings to create a sense of place. Vancouver is currently dismantling this excellent idea. I love how a site with more than 1000 people feels fresh, spacious and open. I love the pools, the gardens, and view - all of which will be eliminated in the redevelopment.

Very spacious units/apartments at an affordable price; lots of green space with beautiful trees, plants and flowers; underground

parking and bicycle room; garden suites that are quite far from streets and thus very quiet (hardly any street noise) and less polluted with unhealthy car exhaust fumes; indoor pool; outdoor pools; fitness room; social lounge/room; no smoking in suites/apartments, patios, balconies and open green spaces; restrictions on where children can play; no pets.

Greenspace, gardens, swimming pools, location – general environment; close to bus transportation as well as Canada Line; spacious apartment; good management

2. Housing

Are there any other types of housing that you believe are important for a redeveloped Langara Gardens?

All affordable rental...period..stop profiting. There's nothing wrong with the housing that is there. It has beautiful gardens and wonderful community. Don't you care about people and community???? What's wrong with you people on council?? Don't you have any morals???

For people with pets

Gardens and green space, pets allowed, wheelchair accessible.

Green space

handicapped

High End

Housing for people with disabilities

Housing type is not important but housing density is. Today's redevelopment sites along Cambie all pack 70 homes onto the land that formerly was occupied by 4. What was the back lane that could be used to build a small recreational place would have 2 laneway houses built. This is pure greed and totally unacceptable.

Luxury, upscale housing

Medical and dental

Mix of housing forms and not a reliance on towers for density.

Rent to own housing

Spacious Units

These questions are manipulative.

Any logical process starts with a Business Case (Go-No Go).

This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.

wheelchair accessible facilities

3. Mix of Uses

Are there any other types of land uses (other than residential) that you believe are important for the Langara Gardens site?

Accessibility

Animal park

Daycare

Dental/Medical Offices

Fashion, culture

Garden setting

Handicapped access, fire hydrants

Keep the housing that is already there..moratorium on the destruction of rental housing!!!!!!
Medical
Medical (dentist, optometrist, family doctors); Local police (community police)
Medical clinic including Chiro, Massage, Physio, etc.
More retail within walking distance. Grocery store very important.
New schools, beyond existing
Parking spaces, transit, walking
Parking spaces; Canada Line Station
Please bring a small grocery store back.
Post office; library
Retail should not be biased towards big box stores and franchises. Small businesses must be given preferential rental.
These questions are manipulative. Any logical process starts with a Business Case (Go-No Go). This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.

4. Transportation

With respect to transportation - walking, biking, transit and cars - what should be considered in the redevelopment of Langara Gardens?

Walking
A running path which connects to a running path along the Fraser River - to accommodate the population increase at Marine Drive. The promised Canada Line station - which the City has no control over - transit not being in their mandate.
All four modes. Cars should not be "vilified" and therefore relegated to the last priority - as it is, guests have nowhere to park when they visit. Walking - for pleasure and exercise (= value current space) and places for sitting, reflecting, meeting, and reading for residents and others. Adequate storage for bikes for residents and visitors. Transit - safe and easy access to Cambie for those living "deep inside" the complex.
All of the above!
All of them.
All of these modes of transportation are important in order to accommodate the diverse and seasonally changing needs of the tenants and visitors to the area
All should be recognized in an integrated, aesthetic, cohesive plan.
All these modes should be considered as important
As is
Car entrance/exit to parkade should be clearly identified and lit. Walk/bike scooter routes should be wide enough and clearly marked to avoid accidents and confrontations
Careful consideration of Canada line's capacity, especially in view of its 2 car trains and platform length that cannot be expanded, must be part of the planning. Look at the current commuter volume at peak hours, bundle in the required capacity for the nearby Marine drive station development, and organic growth in population to come up with a transit improvement plan. It is unrealistic to think that the bulk of new residents will bike to commute. Many families and seniors live here and they don't ride bikes beyond for recreation.
Cars and public transit are important. Underground parking is great to keep Langara Gardens in better style.
Different people have different requirements. All the above should be considered.

Question #4 continued...
Do not put Canada Line Station on 57th Avenue
For me, the way it is now is good enough
For sure. Walking and biking is more important.
Having a 57th skytrain station will be very helpful
Important to increase and improve public transport around 57th and Cambie, many of us will refuse to relocate to 57th area as we will no longer be able to walk to present subway stations. We shall be reliant on the #15 bus, whose service has greatly dropped and it has become an unreliable bus. Please keep walking trails within the complex. These are safe for tenants to walk alone.
Improve skytrain facilities. Increase capacity for the train as they are expected to serve all the newly developed high rises along Cambie. Traffic will be a nightmare. City should have not permitted such audacious development in the first place. There will be crowding, congestion, a lack of safety and security is also going to be a real concern.
Incentives for people to get out of their cars and walk, cycle or use public transportation.
Increased capacity on Canada Line
Increased Translink Bus Service on Cambie St.
Possible Bus Service on 57th
Infrastructure to take care of density on Cambie Street - first responders, police, traffic vs. pedestrians
Maintaining transit (bus and train) nearby - accessibility
Many students (elementary and high school) attend 3 schools - Laurier, Churchill and Ideal - in the immediate vicinity. Increased traffic is a major concern. Safe walking/cycling routes should be a priority.
No Cars, no parking
Opening station site at 57th and Cambie; indoor parking for residents
Parking
Parking for residents and retail customers
Parking; better transit access - currently bus does not seem to operate often and skytrain station is several blocks away.
Perhaps a Canada Line station closer to the area
Preservation of quality of life for residents NOT using parkland for road access etc. Lower rise home permit better access to natural environment.
Public Transit. Allow for enough retail so that people do not have to use a car or take transit to go shopping.
Quiet area (limited speed); transit and pedestrian walk
Realisation that Canada Line cannot accommodate the passengers now and new developments will make it a frustrating annoyance. Note, number of passengers from Richmond before cars reach Vancouver! Remove truck traffic from Cambie - retain the greenway aspect pioneers successfully fought for and achieved. Make setbacks for new developments on Cambie, 25, 33, 41, 49, and 57th the same as single family units now existing and widen sidewalks for cycling and pedestrians.
Safe walking areas for seniors, also well-lit for safety. Bike storage. Parking - will you need 1 parking spot per unit? At the most. Canada Line station.
Safety/ease moving to/from transit
Since the Canada Line was designed for 2012, the Cambie bus frequency is the only hope.
These questions are manipulative. Any logical process starts with a Business Case (Go-No Go). This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.
Transit

Question #4 continued...

Transit development is top priority, followed by biking and walking. Cars are lowest priority. North-South roads are well developed to handle traffic (Cambie and Oak). East-West are underdeveloped for this area considering the traffic the large school creates in the morning and afternoon.

Transit is full so you can't do anything about that. There are already too many people living here that make no contribution to society apart from using all our infrastructure, driving cars and generally taking up space.

Walking - some area - an open public walkway

Walking around Langara Gardens at present is a pleasant and tranquil experience due, in large measure, to the lush gardens. It should be maintained. An extra subway station at Cambie and 57th would be essential.

Walking distance to a community centre

walking path through the gardens, parking space

Walking path, transit access across Cambie from 57th should be underground. This is a safety factor as students now cross Cambie for P.E. runs around the golf course.

Walking to transit station, bus stops are important; Car park - should be free for the residents; we suggest that should have transit station on 57th Street

Walking, cars and transit needs consideration; bicycles to a lesser extent (because cyclists are few and far inbetween)

Walking, train

Walking, transit

Walking, transit and cars should be considered in the redevelopment of Langara Gardens. Specially should consider the convenience of transit transportation to most people without cars or no need cars.

We take transit and rely on it. Better bike trails for young children would be nice.

Wheelchair, walkers, strollers require flat surfaces, longer time to cross the street (street light signals)

Without a Canada Line station, traffic will be really, really bad. Priority should be given to walking and biking, then transit, then emergency vehicles/commercial; then private cars with appropriate disabled driver access.

1. walking
2. transit
3. biking
4. cars

5. Pedestrian Routes

Are there important pedestrian routes that should be made through the site? What are the important destinations within and external to the site?

54th at Neal to 57th at Cambie for those of us who do not have cars.

A footpath through the site would be very important.

Access to gym and pool

Access to shops, to Cambie, 57th and whatever "inside" roads will continue to exist or be created. Safety - well-lit at night, not secluded.

as is

Cambie St., Oak St., 57th Ave., and 54th Ave.

Connection to local homes and facilities, Oak Park

Question #5 continued...

Crossing Cambie is difficult now. Sidewalks are too narrow. Routes through existing single family housing need consideration. Why is Cambie a bikeway and who uses Ontario?

Definitely not more than what is currently available. Also, these routes should be smoke-free to ensure that the cigarette smoke of smoking pedestrians does not drift into the apartments situated along the routes. Too many routes within the site would reduce the level of privacy that suites currently have significantly and increase the noise level substantially.

Depends on what is delivered within the site, but needs to provide safe pedestrian walkways where bikes are not permitted

Destinations: 49th and Cambie station; Oakridge Mall; Langara Golf Course; Langara jogging lane around golf course

Easy Access to Cambie St.

Enough room to get firetrucks and pedestrians in and out of the same area in an emergency around the buildings

External destination: Churchill school (students can come east of Cambie, traverse Cambie Park and walk to school in the side alley north of Langara Gardens). Internal destination: Gym, Social Lounge, retail.

I don't like that there is no public access on the current site - will that be changed? It would be great to have interesting walking paths that linked into the Langara Gardens Golf Course walking path. A diagonal route from Heather to Tisdall/Ash would be good for our family.

I'm not familiar with the site other than the southeast corner.

It can be diagonal walkway to future station at Cambie and 57th

It is a large site and so pathways are needed.

Leave site as is! Don't want site used for public.

Local schools require safe access routes for students. Many students will be attending Laurier and Ideal, both of which are on the south side of 57th. A safe walking/cycling route needs to be incorporated into the design.

Maintain the ones that are already in existence

Maintaining the present, easy and safe foot-path accessibility (for Non-motorists) to all areas of Langara Gardens is very important to me.

Many students come across Cambie Park and go through the back alley between the North Boundary of Langara Gardens and the single family houses adjacent. Internal site should be as pedestrianized/bike-friendly as possible; minimize cars.

Neal St. to 49th St. access

Parks, walking trails

Pedestrian routes are very important too.

Pedestrian routes to school, Oakridge Mall and transit should be made through the site; you can consider underground tunnels or bridges for students and seniors crossing the roads safely under busy traffic as expected.

Pedestrian traffic must flow conveniently to and from public transit, but should avoid cutting through the residences. Flow to and from Churchill Secondary should also be attended to, again not through the residences and around them.

Please assist with safe trail of pedestrians

Right now Langara Gardens is extremely pedestrian friendly with amazing paths all the way through property.

Indoor and outdoor pools, park on the northside of property, plaza with services that is attached. Park across the street with public golf course

Sidewalk pathway from and to North - Cambie Park

Sidewalks like are already there..

There ought to be well lit and wide pedestrian routes throughout the site. Plant greenery, provide seating for the elderly and moms with their tots.

These questions are manipulative.

Any logical process starts with a Business Case (Go-No Go).
This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.
To Richmond. Downtown and airport will be important.
Track around Langara Golf Course; walkways within complex
Walking paths around site and within site. Students from the high school run around the golf course. They now can run around the site and not have to cross Cambie St.
Wheelchair accessibility
Wide, accessible promenades with generous bench locations (oasis)
Wider sidewalks within Langara Gardens would be beneficial.
Yes
Yes, it is very important to have pedestrian routes through the site.
Recreation walking through parkland; easy access to grocery shopping, banking, postal unit, pharmacy

6. Public Amenities

What kind of community facilities or services (e.g. childcare, parks, recreation, affordable housing, cultural) are most needed in this area and should be considered for the Langara Gardens site?

A community centre with another indoor pool for the area; community gardens/orchards; a community centre offering courses/workshops on gardening, balcony gardening, fermenting, etc. ; parks; childcare; cultural facilities (singing, dancing, community theatre)
affordable family housing. Open spaces where kids can play.
Affordable Housing
Affordable housing and school availability. School will be very busy!!!
Affordable housing for people to continue to live in this area under the high housing price situation is very important. Expand the Marpole Oakridge Community Centre to cater the increasing populations.
Affordable housing including seniors housing. Swimming pool, gym.
Affordable housing is top for consideration. [<i>This sentence has been removed because it had inappropriate content</i>] Keep more green as possible. I really think the buildings with less green is ugly and not good for the environment or people.
Affordable housing must be expanded on this site.
Affordable housing! Medical Centre, animal trails, small grocery store/market
Affordable housing, childcare, bank, park space, dental/medical offices
Affordable housing, parks and recreation
Affordable housing; recreation; park; cultural; childcare
All affordable. childcare and seniors housing just like it already is
All of the above! Seniors affordable housing. Recreation area, pool, gym etc.
All of the above. Doctors offices (helpful for seniors)
All of those mentioned above
As I understand, the YMCA will be relocating to the Pearson site with proper planning the organization should be able to service all the age groups that will be moving into the area. While that may be the case, one cannot emphasize the need for developers to put in more green areas, trees, shrub, glowering plants to mitigate the atmosphere of the congestion of people that will be in the area. More greenery!

Question #6 continued...

Cambie Park should be integrated into the Langara Gardens plan to create more open green feeling. The park is rarely used at present.

Childcare and parks located in one region so that if tenants who enjoy quietness would like a calm area to live in they don't need to keep their windows and doors closed. Some sort of security/community police station would be appreciated.

Childcare very important - many young families live in apartments. Playground, keep pools.

Childcare, public park, public pool, moderate rental housing units. Retain existing Cambie Park - some natural "wetland" habitat.

Childcare, rental housing, characteristic garden and community center are most needed in this area.

Childcare, seniors care

Childcare, sports facilities, outdoor play space

Close connection with the community centre and build a seniors' recreational facility there. Put some money into our community centre and help build aquatic facilities for all with the CAC's. Farmer's market - like Trout Lake.

Community gardens; parks; affordable housing

Cultural, parks

Cultural, support performance arts, park/greenspace

Depending on "parks" to be created at the Pearson-Dogwood site, access to places to recreate outdoors is key. Childcare for pre-school aged children and after-school care for children with working parents. Seniors' centre for both "fully-able" seniors and for those with age-related challenges (like dementia) or physical disabilities. - i.e. daycare, gym, indoor pool, hot-tub, activity-centre (bridge, conversation, watching movies), hot meals at lunch (Kerrisdale Community Centre). Inexpensive, solid homemade food to replace the "tea and toast" cycle many fall into. A place where seniors on the west-side might want to downsize and move into - still spacious, but without the extra work of garden/grass maintenance/snow shoveling.

Everything will be at Pearson Dogwood so it looks like a good time to move.

I think the most needed is affordable housing.

I think this is your opportunity to dazzle the Vancouver community by futuristic thinking and planning for the "well elderly". We are all aging and would benefit from keeping well and fit. Suggestions: fitness walking trails for well seniors; "wellness garden" (for meditation or Tai Chi etc.); a lookout point for seniors to watch children play; mix seniors with younger age groups; P.S. This could encourage retail businesses to buy-in, like physiotherapy, acupuncture, senior services etc.

If affordable housing is already mandated at 20% that should suffice. Any rec facilities would be fantastic.

Library; continued use of existing parks

More affordable housing. Many families are having trouble making ends meet. Even with both parents working. Having childcare closer on site would be more beneficial with before/after school care. That works with both schools Jamieson and other elementary school.

This comment has been removed because it had inappropriate content.

Parks

Parks and child-use outdoor areas are necessary. Recreation - not very important.

Parks and Garden Settings

Parks and rec, cultural centre, affordable housing

Parks and recreation centre are equally important for people to have exercise and fresh air.

Parks, recreation and affordable housing are most important.

Parks, recreation, affordable housing, commercial use (stores, etc.), outdoor pools, banks, grocery stores

Parks, recreation, cultural centre

Parks, swimming pool, fitness are very important

Question #6 continued...
Provisions of adequate clean, comfortable and affordable housing is a priority for Langara Gardens
Recreation - e.g. current gym; affordable housing; elevators
Recreation, cultural are very important
Senior centre, childcare and kindergarten, sports facilities including swimming pools, outdoor space for children with real plants and soil and not painted concrete.
Senior daycare or respite care. Medical clinics, dental, physio, massage therapy (we all need that).
<i>This comment has been removed because it had inappropriate content.</i>
There are no pressing needs other than perhaps childcare.
These questions are manipulative. Any logical process starts with a Business Case (Go-No Go). This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.
These used to match needs in the community - what is happening at Pearson Dogwood? If there will be many families, childcare and services for families, parks and places to ride tricycles etc. There are a great number of mobile secondary students at Churchill - what would they like to see? Park space should be given but the current Cambie Park doesn't offer too much (outside the playground and gardens) as it's a very often wet, open field.
VPL, Parks
We have parks/playgrounds already in close proximity
With the airport this close some form of helicopter landing site or major fire station for high rise problems if a tower explodes and blocks Cambie and you need a lot of emergency response teams - how do they get in?
Parks and recreation are very important as I would expect this is important to seniors and young couples, to have this at an affordable price as seniors may not want the maintenance responsibilities of a house any longer and young couples may well find the price of a home in Vancouver beyond their means. Both groups would favor a development that prioritizes amenities difficult to obtain in this central area without government subsidies.

7. Building Forms and Heights

What building heights and forms are appropriate for the site? Are there locations where taller or lower building forms would be appropriate?

18 storeys are enough. Too many buildings in the area, especially at 70th are 30+ storeys
2 story housing for families just as it is . Keep the towers as is. They're large rental and devastatingly expensive to tear down and a catastrophe to the environment.
3-6 floor buildings would probably be an elegant compromise. Concrete buildings provide superior sound insulation vs. wooden buildings. Large balconies with flower pots would maintain the park like atmosphere. The cast underground parking can also be used as walkways (during rainy season) connecting the different regions (residential with gym, retail, etc.)
54th & Ash & Tisdall Streets should be Garden Apt. Suites with a height of 4 stories.
A combination of low, medium, and high rise seems appropriate. Ideally, concrete construction would be standard for all building heights to reduce noise pollution from within and outside the building; at the very least for medium and high rise building through. In the garden area, lower forms would be best. Along the main streets medium and high rise buildings would be best to serve as noise shields.

Question #7 continued...

A few tall high rises (>40 stories) is preferred to many shorter high rises. High rises should be grouped together and located with the amenities.

Always prefer lower buildings; really like garden units and open entrances; no more high rises, keep buildings low!!REntal (cheap) guest suites to be booked by Langara Gardens residents.

Appropriate heights regarding the surrounding area

As long as the buildings are not too close to each other and people can have privacy, tall or low buildings are not that important.

As the site is adjacent to one school (Churchill) and close to two others (Laurier and Ideal) shadowing of these sites should be avoided. The park space should also not be shadowed. There are also neighbours to the north - they cannot be overwhelmed by the new development.

Building heights are very important to me. It should be lower buildings almost everywhere, taller buildings just don't fit this area and would destroy the landscape.

Buildings should not be more than 10 floors.

Care should be taken to allow attractive views of the landscape - close or far

Do not use wooden construction unless non sound-proofed pianos are banned at upper levels.

Don't feel townhouses in phase 3 can satisfy the demand of the market of the next 50 years. Lack of housing will increase burden of highways, roads, and transit. Taller buildings have more risk when earthquake comes or caught fire but there are full of risk on the road too. Cut the height of some unsafe skyscrapers and raise the height of townhouses and 4 storeys. This way feels (seems) safer to me.

Family housing is needed - badly - since the duplexes along Cambie are being bulldozed - families need townhouses NOT condos - a small yard. The need to create neighborhoods is critical - towers "lock and walk: apt-style living does not create lasting friendships, social engagement, play-time opportunities. We do NOT NEED MORE towers - nothing should exceed the "townhouse" style height - 2 living floors and basement/garage. People/families need to store things on site - they need basement storage lockers for sports equipment, in the off-season for Christmas Trees , etc. This has to remain a neighbourhood and not a Yaletown, Coal Harbour, False Creek or Metrotown.

Few taller buildings (with heights similar to Pearson Dogwood Plan) and more lower height buildings for housing (e.g. townhouses, rowhouses, etc.)

Heights should be limited to that of existing tower apartments and they should not prevent the feeling of openness of entire Langara Gardens complex.

I like about the same heights as exists if possible.

I think taller, larger buildings should be deeper into the site, such that they don't dominate the street (57th/Cambie) frontage. Classic, tasteful architecture would be welcomed.

I think the existing buildings are high enough. Lower towers would be good too.

I would prefer to see all lower building sites. There is already too many taller building forms.

If a fire ladder cannot reach the highest building, height restrictions or holding tanks on the roof should be mandatory, in needed upgrade requirement

If possible, covered crosswalks above ground to allow use of facilities without having to go out in the rain.

It concerns me that we see models of Pearson/Dogwood but nothing for Langara. So how can we approve?

Low to mid-rise buildings will be an appropriate choice. Such lower density promotes a feeling of neighbourliness and friendliness, unlike the cold and alienating choice of tall steel and concrete.

Lower - South-facing

Question #7 continued...

Lower buildings closer to residential area higher buildings along 57th. Scale of project should be lower than higher. Ideally, scale should be kept at 3 stories.

Lower buildings on Ash Crescent - provides quiet from traffic

Lower buildings will be good.

Lower rise = smaller strata councils. Lower rise = smaller density, better sense of neighbourhood.

Medium heights - 20 floors

More density; building height based on fire fighter accessibility

More greater than 20 storeys.

No taller than 10 floors rather have a garden space. Outdoor space is very important. Concern of noise level with multiple suites in area.

No taller than present high rises. Not to block views.

Not sure yet. Beautiful low-rise garden apartments, townhomes, keep natural green spaces.

Nothing over 18+ penthouse. Keep as much lowrise buildings as possible.

Nothing taller than 6 levels - keep the light

Oakridge decisions were a disaster! Livable sites do not have towers such as those approved. 40+ storeys!!! Cambie between 12th and 33rd is livable; 41st to Marine Drive plans are questionable and hideous; Concrete 2 and 3 bedroom units, 4 to 6 storeys are suitable along Cambie, 25, 33, 41, 49 and 57. The heights of buildings should reflect the natural land elevations, and not block off sight lines or create shadow areas.

OH PLEASE! In what dreamworld would my opinion matter on this?

Please don't put up really tall towers or build 500 sq.ft. apartments

Shadowing of Laurier playground and tennis courts is a primary concern. Heights and shape of towers is an important consideration.

Should restrict to less than 6-storeys

Tall buildings along 57th avenue and along the west end of Langara Gardens. Townhouses along Cambie Street. This will break up the walls of the 6-8 storey buildings along Cambie St. being built now. Low rises beside Cambie Park and elsewhere.

Tall buildings should remain near Cambie St. and the height should remain similar to the existing concrete apartment. Mix of townhouse and low rise apartment.

Taller along 57th, as Pearson lands will also have around 28 storey on south side. Reduced height by west and northwest for residential and for school field. Not pleased Oakridge will hit 45 storeys - very long shadow lines and will stick out incredibly. Max 23-28 storeys. Provide variety in building heights - not everyone likes to live so high, plus allows sunlight and view lines in.

Taller buildings on Ash

Taller on Cambie. Lower along 57th and the interior.

The building heights should not be higher than the current Langara towers.

The central area of the site should continue to have lower building forms than the street fronting high-rise towers.

The current 18-storey towers on the site are appropriate. The 28-storey towers on the Pearson site are inappropriate for the context, especially since there is no major cross street, no existing residential ribbon (a la Granville Safeway Site) and a large park on one side of the street. Use creative building forms to ensure smart, hidden density without defaulting to towers.

The new building height should not be higher than the remaining four Langara high-rises. Moreover the space between the buildings should not be less than the current situation of the four Langara high-rises.

These questions are manipulative.

Any logical process starts with a Business Case (Go-No Go).
This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants, who, by the way are also the present and future cash flow providers.
To consider the location of Langara Gardens which is the centre of Great Vancouver and to become a modern community in the future, 25-30 floors of high rise mixing with 8-11 midrise condos are most appropriate for the site.
Too many high rises
townhouses or apartment gardens area
Lower building forms give a development a more residential appearance. Too many towers mean more population density and block out the visual beauty of the gardens.

8. Tenant Relocation Plan

If you are a resident of Langara Gardens, please share any ideas you may have regarding redevelopment of the site and the tenant relocation plan.

"Marine Gardens" 454 SW Marine Drive is how not to retain existing moderate-rental. Please let people move back here - it is "paradise" urban style now.
A move to Pearson Dogwood looks very attractive
Adequate notice is of utmost importance if a tenant home faces demolition in the development.
Affordable housing for the existing tenants. Comparable to their existing living accommodations.
As a tenant, I prefer to relocate in some building close to this area because my child goes to school here and we cannot move other side of the city. I prefer to relocate to rental highrises that already exist.
As the development may not start before 5 years, our housing needs may change by then. For example, I may no longer need three bedrooms. Will I be able to have "first dibs" on a 2 bedroom unit or am I limited to a 3 bedroom?
Development should be done in stages so the least number of people are displaced at any one time. It would be great if those displaced could be housed temporarily in other units on the site.
Don't rush evictions until real plans in place; offer high rise units
Existing residents must be given the opportunity to return to the site in units of similar size, form and price. Temporary residences should be close to the original site and similar in price.
Finding an affordable rental unit with similar quality of housing finish with a similar price near the current location need to be presented to the tenant. Helping full relocation fee. First priority to move back in when the development and construction is completed. Given plenty of date notice for the relocation.
I live in the garden apartments and my main concern is to have adequate warning about dates to relocate. To keep a lot of greenspace and swimming pools. To continue with on-site managers. Will we have priority moving into new high rises? Water features in gardens.
I love my unit.
I think the current plan would work. I was a former tenant at Arbutus Gardens before it was re-developed. Prior to moving, it was great to have two months free rent; however, as a former tenant at Arbutus Gardens we had first dibs on the one rental complex. The units were very small and the rent was substantially higher than in the former Arbutus Gardens. I would not like to see the same thing happen at Langara Gardens.
It seems currently that relocation plans include only a couple months of free rent and right or first refusal to move back in. What do you expect will happen to us renters in the meantime? Have you recently tried to find a reasonable priced rental in the Vancouver area?
IT would be nice if current tenants would have priority for the new units that are being built. Advanced notice (1 year ideally) about when the units need to be cleared out.

Question #8 continued...

Keep on the site is top priority and keep construction noise as low as possible. The rent for old residents should be lower or same because landlord will make big money from this project. Hope residents get discount from market price if they want to buy new units.

Langara Gardens is a precious residential land. Not only for its size but also for its location where is the centre of Vancouver. It can supply a high quantity with high quality living area to a lot of family by having an outstanding city planning. Otherwise, the residence land of south of 54th Ave. between Langara Gardens should be considered to combine with the development of Langara Gardens. The 8 floors midrise condos are the most appropriate for the neighbouring site.

Langara Gardens is a very peaceful area with its gardens, birds, an oasis in the city. As a tenant her, I'd like to live there as long as possible so I'd like the redevelopment to respect the environment.

Langara Gardens is a unique community on the West Side - it needs to be cherished and refurbished - but not destroyed. Glitz and glass might be eye-candy to "the world" but it is empty, cold, uniform and boring. Isn't the rising eye-sore at Marine and Cambie not a clear cry-out for a better design, a more human design? Everyone I know who lives elsewhere on the West side and who happens to occasionally traverse by Marine and Cambie is horrified at its ugliness. Please do not ruin my neighbourhood. I might not live in Langara Gardens but my parents bought their house just north of it in 1960 - I remember the complex being created. It has been an asset, a community in a park-like setting.

Lots of notice - 12 months minimum; pay for moving costs; realtor assistance to find another location of equal value/rent

Make sure it's affordable

Marpole community centre should be moved onto this property as this is where the population now lives. Trade land from Langara Gardens for the Community Centre land. This centre can then be used by Langara Gardens, Pearson Dogwood and local schools.

This comment has been removed because it had inappropriate content.

Parking garage at building

Reasonable

Redevelopment could begin with areas not currently fully occupied, with relocation offered in the Towers, until the new Garden units are available. Rent should be at par.

Relocation of tenant is not good.

Relocation plan sounds appropriate - like concept of social housing.

Residents with seniority (years of residence) should have higher priority; moving expenses should be compensated; choices of renting and purchasing should be offered to existing residents.

Step-by-step. Buildings some - move in some.

Tenant should be notified way ahead of time to be ready. Some of the residents will need a lot of help to move.

Tenants should be given priority to rent re-developed rental properties when built, at comparable rental charges to current level. During construction, existing tenants should be relocated offsite. No one would like to live in the middle of a development.

Thanks for continuing to plan for TownHall Meeting. Those of us that live here are happy to meet and work with you.

The plan must take into consideration the special needs of the tenants. For example, for medical reasons, it is impossible for me to live along-side a street or near a garage or underground parking door due to the gas fumes and noise that my nervous system reacts to. Also, unless in a concrete building, I have to live on the top floor of a wooden-framed building, because again my nervous system reacts to noises from upstairs neighbours. During construction, if noise levels are high, I would prefer to locate to a quiet area temporarily.

These questions are manipulative.

Any logical process starts with a Business Case (Go-No Go).

This is a Business Plan. Things have been decided and the City and developers want to manipulate the endorsement of the tenants,

who, by the way are also the present and future cash flow providers.
Treat them with sensitivity. You are booting them out. It may be very different for your families to secure housing they currently occupy. Financial assistance perhaps? Allowing them to rent at the same rate a unit that is comparable to what they have and what they are currently paying for.
We do not wish to be relocated to a smaller space and lose the feel of garden space.
We expect to be relocated within Langara Gardens is the main concern; the rental price is expected to be reasonable after redevelopment of the site.
I would like to see the recreational facilities maintained. Indoor and outdoor swimming pools as they provide opportunities for maintaining fitness levels all year round. Also, social lounge is a valuable asset. These benefits I believe attract tenants and make them happy to stay here rather than moving some place with less amenities. It would be a good plan to relocate tenants within the complex (towers etc) who are forced to move.

9. Do you have any other comments?

A ratio of occupants to facilities are needed. Bus service should be increased, walk-in emergency clinics to the number of residents considered. More than 1 fire hydrant per block if there is an obstruction to that hydrant or more than one hydrant is required that is waist pulling. Work to haul the hose a distance to the fire.
A small, but vibrant and diversified commercial community could be very inviting for residents and others.
As many trees as possible should be protected.
Definitely consider changing Cambie Park, as it is currently underused, poorly located, soggy and unwelcoming. Moving it or breaking it up would allow for more people to make use of the space.
Doesn't make sense! On Cambie St, more pollution and noise, buildings are taller, 6 or 7 storeys. In the following 50 years or longer, more Vancouverites will be submerged in pollution. On the contrary, the inside is quiet and clean, only build townhouses on better land for less people. My house is adjacent to Langara Gardens, at this location, build 6-storey or taller buildings than those on Cambie St.
Ensure the excellent maintenance staff doesn't become a "put out to contract" casualty
Hope the landlord will hold a meeting for the residents to exchange their ideas about the resident relocation plan.
How about some unique buildings (colour, scale, material). The architecture is so boring throughout the city. We need more parking. What will the population of the future langara site be?
I favor a livable community - safety is essential and is more assured when you know your neighbours. I enjoy green space - lawns, shrubs, boulevard, trees of all sizes.
<i>This comment has been removed because it had inappropriate content.</i>
I have kept a list of the bird species seen within the Langara Gardens. It is thrilling to see the variety nesting this year, many are not often seen in an urban area.
I have worked over 3-years to achieve a new 10 acre - or larger, public riverfront park, at the foot of Cambie. 2-minutes away from 57th Avenue and Cambie Canda Line new station.
I hope the new buildings have the same quality and space for each apartment that already exists. It is important that living rooms be a good size for families.
I probably will as this process progresses.
I work in the area , so it is important for me to stay in the neighbourhood during the relocation. I am concerned that we will lose suite space whilst paying higher rents after the redevelopment. Rents at Langara Gardens are not low/cheap. They are lower than elsewhere, yes, but they are still a heavy burden on a household's budget, especially when there is only one bread winner (one income) in the household. A 100% smoke-free and BBQ-free site would be great; or at the very least a some within the site that is 100% smoke-free and bbq-free. This is important for people, like, me, who are allergic to smoke of any kind.

Question #9 continued...

I would like the City to stop wasting taxpayer's money on these planning processes - our input is meaningless. Instead put the money in a fund - along with developers cash and write cheques to the affected residents near the redevelopment.

I'm so sorry to hear this is planned. I love living in the park-like atmosphere that currently exists at Langara Gardens but it seems that that will all be lost to high-density development that's just like downtown.

Is a greenhouse on the rooftop of each building possible to allow residents to grow some herbs and tomatoe plants?

It is a shame that Cambie Street is being so wiped out of its character. Being replaced with extremely high priced condos ... who can afford these?

Langara was an affordable rental unit that Vancouver is extremely lacking. It is a gorgeous property that will likely never be as nice in development.

Shame. And also, i sincerely hope current tenants will not be kicked out. Lots of seniors in this property but it wouldnt surprise me if that happened.

Keep the adult pool

Keep the CAC's in the Community

Parking will be very busy - where will commercial customers park?

Pet-friendly please! Maybe allow more than 2 guests in party room - i.e. 4/5 friends over for a movie on big screen. Better bike room - too crowded and not good use of space. More storage - love gardens - please don't make higher density!!!

Please consider public school capacity; improving public infrastructure; forming a residential community

Please let's not have the building designs like those along Cambie Street. They look like high-end penitentiaries.

Repaving of outdoor pool areas - upgrade to salt water pools. Upgrade gym equipment. That all gardens be replaced. We would still want outdoor pools.If there will be more retal space, would there be a small grocery store on site? Would be ideal with many seniors on site, including for those who will become older.

Tenant should receive all the updates on how the development process is taking place and the date and so on.

Thank you for the open house!

The City representatives were very knowledgeable and provided coherent answers to my questions. Very helpful open house.

The developer's master plan must be shared and reviewed by the tenants prior to any public offering of properties.

The entire corridor is under construction concurrently. A more reasonable approach would be to develop one area, study what aspects of development were beneficial/detrimental, how traffic was affected, etc. Then take these lessons and apply it to the next area under development. The current all in plan puts a lot of pressure on getting estimate of resulting traffic and community growth right. Not to detract from the accomplishments of Vancouver City Planning but the slowing down (a multi decade plan) would probably result in more tightly integrated and better understood communities. It would also allow residents to integrate in the new communities with less friction. It feels the city is on a 10 year plan to develop the entire corridor. While the entire region is also under development. There are very few islands that are not under development. From a resident point of view it feels like living in a construction yard not in a green city.

The open house that was held in April was well arranged and the people who presented the information were knowledgeable and were able to answer questions. Well done!

The way it is conducted the process is a huge manipulation.

We, the tenants of Langara Gardens, have not been told any of the following:

1. the density of the new site,
2. the length of the construction,
3. what are the benefits and the drawbacks of the new site and of the time period from the beginning of the work until the end of it.

Someone should, and most likely will, be held accountable for the avoidance of full and comprehensive disclosure to all the stakeholders.

Question #9 continued...

There are no statements of what the school capacity is at present. With the increase in density all along Cambie Corridor, there is no mention of an increase in hospital, school, and transit (except Canada Line a little). Existing systems are not sufficient for population in this corridor area. People who live along this area would like to stay and not be forced to move out as we all live in the area for years.

There is no description of whether "Affordable housing" in question 2 applies to rental or sales - should be both

This will be a very large redevelopment in an established neighbourhood both on site and in the surrounding streets. Any redevelopment must acknowledge what is already here, schools, buildings, parks, etc. but most importantly the people and their needs considered in concert with consideration of new residents. The cumulative changes along the Cambie Corridor should be considered - there are many low-rise buildings as well as towers at Marine Drive station and Pearson Dogwood. It would be foolish to consider each development in isolation. Please work closely with hospitals, schools and transit to anticipate how the changes will be handled - not just with vague promises and reassurances not to worry - but distinct action plans.

To reduce the rental price, I think it is better for the tenants to choose to join the Langara Club House or not. Also, we got YMCA and Marpole Oakridge Community Centre already, there are duplicate club house services. Rent to Own Housing is another option to help people continue to live in this area.

Very impressed with communication between Concert-Peterson and Langara Gardens residents - keeping us informed whenever anything changes.

Also, a unique experience to walk through such vast gardens in a rental apartment area. Gardens are beautifully kept. I also like the fact that when I rent a car, I can park it right in front of my building after I obtain a parking permit. Guest parking in the city is a special benefit.