

Proposed **Langara Gardens** Policy Statement March 13, 2018







- Originally zoned in 1968 to address the need for rental housing in the City
- Oakridge Langara Policy Statement (1995) supports density of increase of 0.9 – 1.0 FSR (gross)
- Council approved planning program in 2014 to explore building heights and density beyond the OLPS

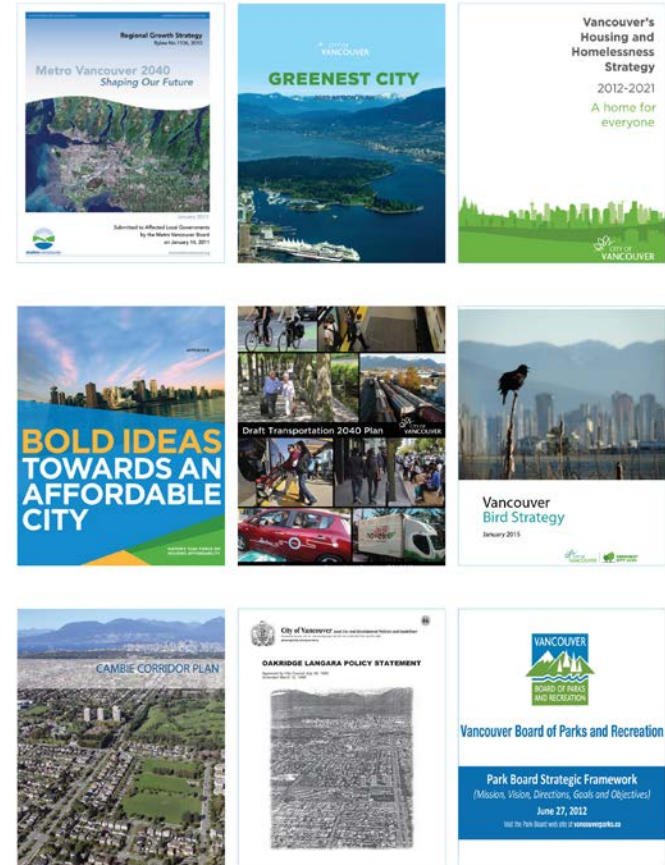


City-wide

- Regional Growth Strategy (2011)
- Greenest City Action Plan (2011)
- Housing and Homelessness Strategy (2011)
- Transportation 2040 Plan (2012)
- Mayor's Task Force on Housing Affordability (2012)
- Park Board Strategic Framework (2012)
- Rental Housing Stock ODP (2007)
- Rental Protection Policy (2015)
- Housing Vancouver (2017)

Area & Site-specific

- Oakridge Langara Policy Statement (1995)
- Rate of Change Guidelines (2007)
- Cambie Corridor Plan (2011)
- Green Buildings for Rezonings (2010)
- Sustainable Large Developments (2013)



- ↘ Rental Housing Stock ODP (2007)
- ↘ Tenant Relocation & Protection Policy (2007; updated 2015)



1.

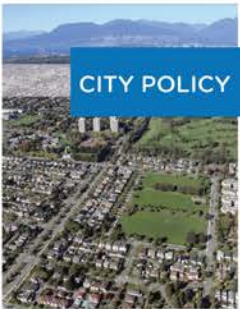
The following three inputs were used to develop the guiding principles.

JUNE 2015

PUBLIC INPUT OPEN HOUSE #1



CITY POLICY



LANDOWNERS GOALS



2.

The Guiding Principles

GUIDING PRINCIPLES

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

WINTER 2016

Concepts evaluated based on :

**PUBLIC FEEDBACK +
URBAN DESIGN CRITERIA**

3.

Concept Development and Evaluation

A



B



C



4.

Draft Policy and Concept Plan

SPRING 2016

EMERGING POLICIES

+

PREFERRED CONCEPT

5.

Draft Policy Statement Presented to City Council for consideration

**DRAFT POLICY
STATEMENT**

SPRING 2018

LANGARA GARDENS

Existing Site Conditions



Site Plan



Tree Pattern



Courtyards



Street Pattern

Urban Design Concept



Site Plan



Tree Pattern



Courtyards



Street Pattern

Langara Gardens



W 54th Ave.

Tisdall St.

Ash St.

W 54th Ave.

Cambie Park

Cambie St.

Langara Golf

Heather St.

Sir Winston Churchill
Secondary School

Laurel St.

Ash Crescent

57th Avenue

Sir Wilfrid Laurier
Elementary School

Laurel St.

T

INTERNAL STREET 1

W. 58th Ave.

W 59th Ave.

W 59th Ave.

Ash St.

Yukon St.

0 100 200 300

0 25 50 100



- Proposed density
 - range of FSR 2.8 (gross)
- Approx. 2.5M sq.ft.
 - Protected rental housing (605 units)
 - 20% affordable housing (on increment)
 - ~67,000 ft² (~430 units)
 - New market housing
 - 1,470,000 ft² (~1,500 units)
- 69-space Childcare centre
- Parks & open space
- Improved retail



1,040+

Residents, neighbours and friends of Langara Gardens were engaged



28,000

postcard notifications were sent in the mail



360+

Feedback forms were received online through Talk Vancouver and in person at our events



9

newspapers, the Courier, Ming Pao and Sing Tao, ran ads



8

Public open houses were held on site at Langara Gardens



115

members received email notifications through the Langara Gardens list-serve



1

Townhall meeting was held with six members of City Council in attendance



many more posters were placed around the neighbourhood and at Langara Gardens



Common interests & concerns:

- Rental rates for returning tenants
- Suitability of replacement units
- TRP eligibility
- Construction impacts
- Timelines for redevelopment

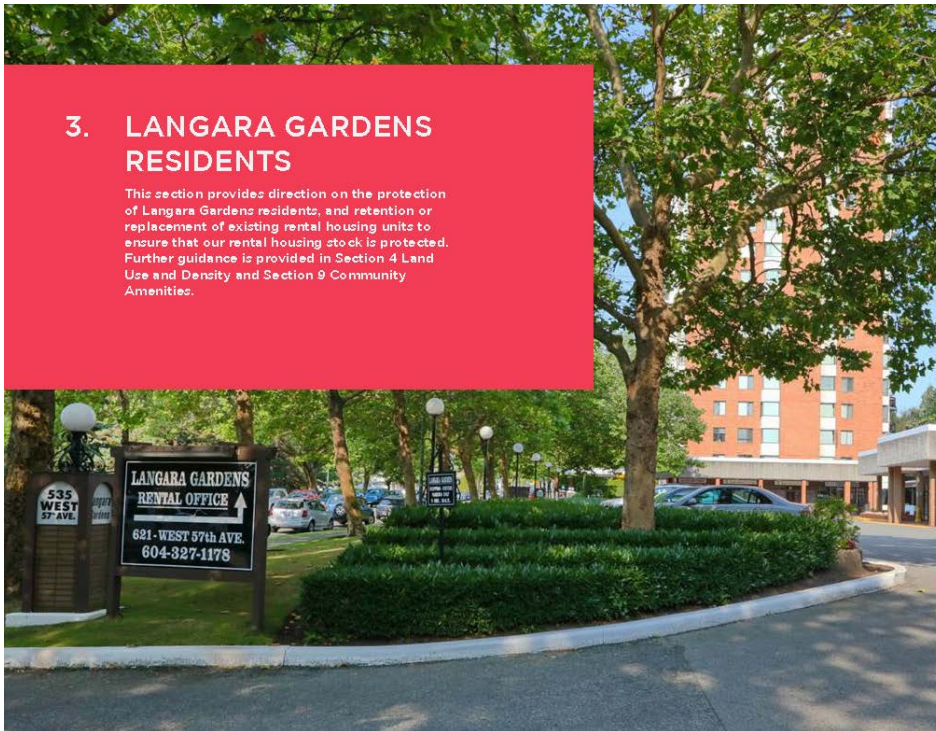


CONTENTS

1	Background	1
2	Vision & Guiding Principles	14
3	Langara Gardens Residents	18
4	Land Use & Density	24
5	Urban Design Legacy & Built Form	28
6	Parks, Open Spaces & Public Places	40
7	Circulation & Transportation	50
8	Sustainability & Green Infrastructure	62
9	Community Amenities	70
10	Illustrative Development Concept	76

3. LANGARA GARDENS RESIDENTS

This section provides direction on the protection of Langara Gardens residents, and retention or replacement of existing rental housing units to ensure that our rental housing stock is protected. Further guidance is provided in Section 4 Land Use and Density and Section 9 Community Amenities.



- Rental Replacement
 - Protected rental housing (605 units)
 - Tower retention (335 units)
 - Garden flat replacement (270 units)
- Meet min TRP Requirements
- Enhanced TRP
 - Move within the site
 - Additional support
 - Clear timelines
- Returning Rents
 - Replacement unit at existing rents
- Phased Development

- ↘ Four existing towers are proposed to be retained
- ↘ Age of Buildings
 - ↘ Towers 1, 2 & 3 (1969)
 - ↘ Tower 4 (1988)
- ↘ Buildings will be upgraded as part of the redevelopment
- ↘ Building upgrade strategies will consider impacts to tenants





- Affordable housing
 - 20% of floor area (367,000 ft²)
 - Enhanced TRP
- Park
 - New: 1.0 acre linear park
 - Upgrades: Cambie Park & Churchill Track
 - Central public open space
- Childcare
 - 69-space childcare centre
- Transportation
 - Heather Street Bikeway improvements
- Contribution to future potential 57th Ave Station

