CITY OF VANCOUVER

REFERRAL REPORT

Report Date: January 6, 2026
Contact: Scott Erdman
Contact No.: 604.873.7271
RTS No.: 18347
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens)

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATIONS FOR PUBLIC HEARING

A. THAT the application by Concert Properties Ltd., on behalf of Langara Gardens Holdings Ltd. and Langara Gardens (Concert Nominee) Ltd., the registered owners of the lands located at 7051 Ash Crescent [*PID 008-763-887; Block 909 District Lot 526 Plan 12978*], to rezone the lands from CD-1 (Comprehensive Development) (47) District By-law No. 4358 to a new CD-1 (Comprehensive Development), to permit a multi-phased mixed-use development with a total floor area of 259,393 sq. m (2,792,083 sq. ft.), building heights ranging from three to 45 storeys, and residential, community, and commercial uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by James K M Cheng Architects, received December 16, 2022, with revisions submitted on November 8, 2023;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT subject to the approval of the new CD-1 By-law, CD-1 (47) Langara Gardens By-law No. 4358 be repealed, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (47) (Comprehensive District) Langara Gardens By-law No. 4358 at the time of enactment of the new CD-1 By-law.

D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.

E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Langara Gardens Design Guidelines, generally as presented in Appendix E, for adoption, at the time of enactment of the zoning by-law.

G. THAT upon transfer to the City, the new linear park parcel shall be designated as Permanent Park.

H. THAT Recommendations A to G be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

1) Purpose and Executive Summary

This report evaluates an application to rezone the properties at 7051 Ash Crescent (referred to in this report as “Langara Gardens” or the “site”) to create a new CD-1 (Comprehensive Development) District. The proposed rezoning would retain the existing four rental towers (335 units) and permit a mixed-use development containing approximately 2,600 residential housing units (a mix of rental, below-market rental, social housing, and strata residential units) in buildings ranging in height from three to 45 storeys. In addition, the proposal includes a 74-space childcare facility, a 1.08-acre new linear park adjacent Churchill Track, and improvements to Cambie Park.

Build-out of the development will be phased over an extended period of time. The rezoning includes the draft Langara Gardens Design Guidelines to direct implementation over build-out.

This application is generally consistent with the *Langara Gardens Policy Statement* and associated policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

2) Context and Background

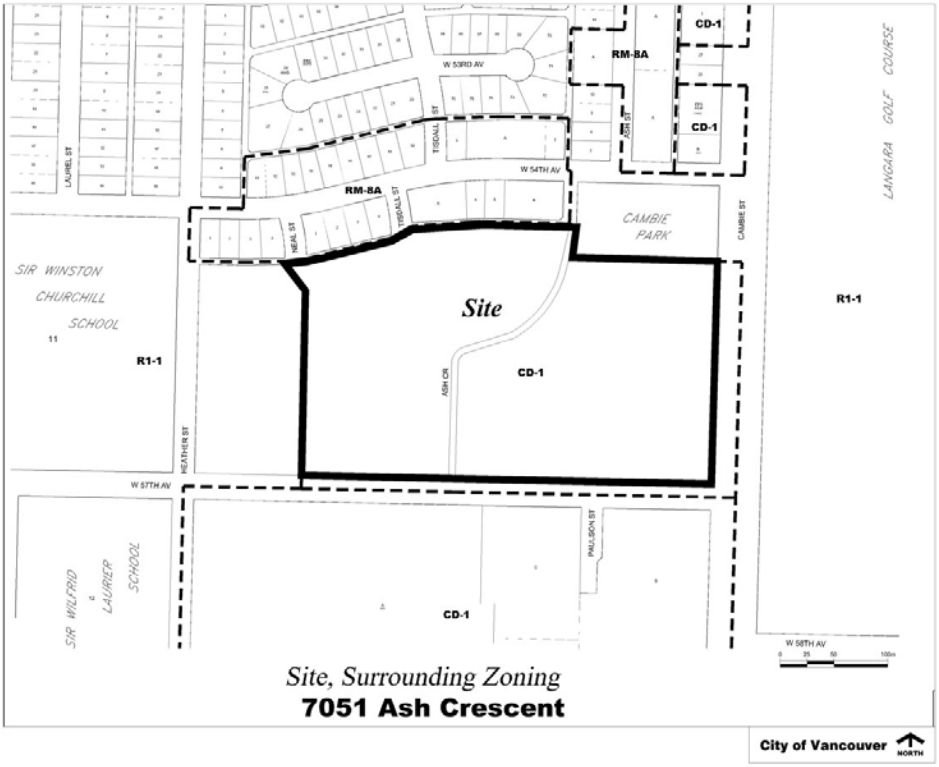
1. Site and Context

The Langara Gardens site is 8.4 hectares (20.8 acres) in size and is located west of Cambie Street, between 54th and 57th Avenues. The site is currently zoned CD-1 (47) which permits the existing residential and commercial uses, and form of development on the property.

Rezoned originally in 1968, the site was subdivided to allow for the development of one of Vancouver’s largest rental housing sites, with a portion of the land dedicated to the City for Cambie Park (on the north side), and to the school board for the Churchill School Track (on the west side). The original form of development included three 18-storey towers above a commercial-retail base, and 270 townhouse units across the remainder of the site. A fourth tower was added in 1987, bring the total number of rental units on the site to 605, and an overall density of 0.782 FSR.

Sir Winston Churchill Secondary School (and associated running track) border the site to the west. Properties to the north of the site are primarily zoned R1-1 and are developed with detached houses. Along Cambie Street, properties are within the scope of the *Cambie Corridor Plan,* and several have been rezoned for six-storey residential buildings since the Plan’s adoption. City-initiated rezoning under the *Cambie Corridor Plan* also allows for townhouse development under RM-8A zoning for several parts of the neighbourhood adjacent the arterials. Langara Golf Course is across Cambie Street from Langara Gardens, to the east. To the south is the Pearson-Dogwood site, rezoned in 2017 to allow for a phased high-density mixed-use development. This site is still in early phases of redevelopment.

Figure 1: Location Map – Site and Surrounding Zoning



2. Policy Context

Langara Gardens Policy Statement:

- In 2013, a planning program funded by the owners of Langara Gardens was launched, to develop a policy statement to guide redevelopment of the site.
- In 2018, Council approved the *Langara Gardens Policy Statement* ("Policy Statement"), which established guiding principles, objectives and policies relating to the future redevelopment considerations for the site. These considerations include land use, density, building types and heights, tenant relocation, affordability, sustainability, open space, public amenities, and development phasing.
- The Policy Statement was developed in partnership with the land owner and informed by significant engagement with current tenants, the broader community, and other key stakeholders.
- The Policy Statement anticipated retention of the existing four towers, and redevelopment of the remainder of the site where the townhouse units are located today.

Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing:

- In 2019 Council approved *Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing* ("Issues Report") that directed staff to accept and evaluate rezoning applications to add moderate income rental housing for several major project sites with approved Policy Statements, including Langara Gardens.

- The Issues Report outlined a framework and criteria for staff to evaluate proposals to accommodate additional density beyond what the Policy Statements anticipated.
- Criteria for staff consideration of these applications included level of affordability, noting that any net increase in floor area should achieve at least 25% of the units at moderate income rental housing rates.

Rezoning Policy for Sustainable Large Development:

- This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size, or more than 45,000 sq. m (484,375 sq. ft.) of new floor area. It requires projects to demonstrate leadership in sustainability through a variety of approaches.

Housing Needs Report:

- The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The application proposes to rezone Langara Gardens from CD-1 (47) to a new CD-1, to redevelop the portion of the site where the townhouses exist today with new housing. The proposed rezoning would permit a multi-phased, mixed-use development containing approximately 2,600 residential new housing units (including approximately 1,487 strata units, 592 market rental units, 123 below-market rental units, and 180 social housing units, in addition to two dirt sites anticipated to accommodate 258 social housing units delivered by the City), in buildings ranging in height from three to 45 storeys (see Figures 2 and 3). In addition, the proposal includes a 74-space childcare facility, improvements to Cambie Park, and a 1.08-acre new linear park adjacent Churchill Track. The existing four rental towers (335 units) would be retained, with seismic and life safety upgrades, to extend their lifespan.

Langara Gardens is envisioned as a primarily residential neighbourhood with a mix of uses to support everyday activity, including an existing commercial node underneath the existing towers. The proposal provides a variety of housing tenures distributed across the site and organized around garden-like courtyards, with a network of interconnected public spaces and pathways that connect with the surrounding neighbourhood fabric, including the emerging Pearson Dogwood development to the south. Opportunities for higher tower forms are focused primarily on the centre of the site, to minimize shadow impacts on neighbouring parks.

Figure 2: Existing Site Looking Southwest



Figure 3: Proposal Perspective Looking Southwest



2. Form of Development

In assessing urban design performance, staff considered the expectations of the *Policy Statement,* the *Issues Report*, the *Cambie Corridor Plan* and *Cambie Corridor Public Realm Plan.*

Form of Development – This application is consistent with the relevant policies for the overall form of development, site organization, number and type of buildings, amenities and open spaces. The Policy Statement envisions that the new development draws inspiration from

characteristics of the existing development, such as the courtyard arrangements, gardens and large trees.

Consistent with the Policy Statement's expectations, taller buildings are located central to the site. There is a gradual transition to lower buildings at the north, east, and west site edges, adjacent lower-density neighbourhoods, parks, and along West 57th Avenue across from the Pearson Dogwood site (south). The diversity of buildings and tower heights contribute to a varied skyline (see Figure 4).

Figure 4: Project Perspective looking Southwest



Height – The Policy Statement included several towers of different heights, with the tallest tower centrally located at 28 storeys. The original application submission proposed a maximum height of 36 storeys. During the application review, to minimize shadow impacts on parks, staff collaborated with the applicant team to shift the massing and density on site, resulting in the tallest tower being centrally located and 45 storeys. Figure 5 shows the initial submission (left) and the revised site plan (right) reflecting this collaboration. The increased heights are strategically located to minimize shadowing on the surrounding parks and open spaces, while ensuring a variety of heights and forms throughout the precinct. The overall height distribution across the site continues to be consistent with the intent of the Policy Statement. Staff support the proposed heights.

Figure 5: Tower Heights



Density – The Policy Statement specifies a density of 2.80 FSR over the entire site, including the existing towers. The Issues Report allows for increased density beyond the Policy Statement for the provision of additional rental and below-market rental housing. The application proposes 3.078 FSR. The increased density is strategically located to minimize shadowing on the surrounding parks and open spaces, and is in keeping with the expected built form. Staff support the proposed density.

Design Guidelines – As part of the rezoning submission, preliminary design guidelines are included in Appendix E. The guidelines will provide a framework to shape the development of the public realm and individual sites during subsequent permitting stages.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are a large number of existing trees on site today, in various sizes and health conditions. The applicant has proposed retaining several of the existing significant clusters as legacies of the original landscaping plan, both along the perimeter and in a few locations in the site interior, where future construction permits. Many new on-site trees are proposed, with locations, numbers, and species to be confirmed during the development permit stage of each phase, in coordination with Landscape staff. See Appendix B for landscape and tree conditions.

Urban Design Panel – The Panel reviewed and supported the project on October 25, 2023, with recommendations to develop more distinctive shared public amenity space, increase focus on sustainability, climate change and resilience, consider exploring reduction in extent of the underground parking, incorporate neighbourhood scale commercial, and consider increasing childcare capacity (see Appendix D).

Refer to the rezoning application booklet for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

3. Parks and Open Space

An open and inviting network of public parks, open spaces and public places is provided, consistent with the Policy Statement (see Figure 6). These include:

- Central Public Open Space – A significant central public open space running north-south which connects Cambie Park to the new park on the Pearson Dogwood development.
- East-West pathway – A well-proportioned east-west pedestrian and cyclist pathway across the site, connecting the future new linear park with the central public open space and Cambie Street.
- New Linear Park – Land for a new 1.08-acre linear public park site will be conveyed to the City for permanent park purposes on the west side of the site adjacent to the Churchill track. This park location will protect several large trees west of Neal Street and interface with the Churchill Track. The developer will contribute funding towards lightly programming this space as a neighbourhood park to meet increased park needs related to the development.
- Cambie Park boundary change – To accommodate offset future road widening of Ash Crescent, which will require removal of an approximately 382.5 sq. m (4,117 sq. ft.) area of Cambie Park for road purposes, the development will convey a small new parcel (Parcel J) for permanent park purposes south of Cambie Park. This parcel will be consolidated with Cambie Park. To ensure no net loss of park space, the parcel's area will be at least as large as the required road right-of-way dedication area. Per the Vancouver Charter, this change will require Council and Park Board approval to remove permanent park designation from the new road area. The developer will also contribute funds towards light-touch upgrades to Cambie Park to mitigate boundary change impacts, and towards development-related increased park needs.

Figure 6: Parks, Open Spaces, and Public Spaces



4. Childcare Facility

The proposal includes a 74-space public childcare facility, delivered turnkey to the City, which will help to address the childcare need generated by Langara Gardens, as well as a shortfall in

the surrounding area. The childcare facility is to be located in one of the social housing buildings on the north side of the site and delivered in Phase 2, with the exact location to be determined through a test fit exercise in advance of development permit application.

5. Phasing

As a large site, Langara Gardens is anticipated to be developed in multiple phases over an extended period of time, estimated to be four or five phases over approximately 15-20 years. Phase 1 is located in the northeast corner of the site, south of Cambie Park, and then is anticipated to move west and southward in a counterclockwise manner. A phased approach seeks to strike a balance of delivering a mix of housing tenures and public amenities with each phase of development, and also helps to minimize the number of existing tenants who will need to be relocated at any one time. Exact dates of completion of the development on each phase is dependent on a variety of factors including permit approvals, construction processes, and market conditions. See Figures 7 and 8 below for the proposed locations of each phase, in addition to the housing tenures and public amenities proposed for each parcel. Conditions in reference to the phasing of Langara Gardens, including the delivery of social housing and other public amenities, are also included in Appendix B. Offsite services required for each Development Permit are to be determined prior to first DP issuance, including a servicing plan.

Figure 7: Proposed Development Phasing Map



Phase 1 of development (Parcel A) will include construction of a mix of strata, market rental, and below-market rental housing, and a cash CAC payment towards future improvements and upgrades in Cambie Park and the new linear park.

Phase 2 (Parcels B and I) and includes a mix of strata, market rental, below-market rental, and two social housing buildings (containing approximately 180 units), in addition to a turnkey 74-space childcare facility.

Phases 3 and 4 are likely to be developed concurrently, and include the parcels along the western side of the site. This phase of development includes a mix of strata, market rental, and below-market rental housing, in addition to two 'dirt sites' (Parcels H and C) to be dedicated to the City as serviced parcels, for future social housing development. Also included is the transfer of Parcel G to the City, for future development of a new 1.08 acre permanent park.

The last phase of development is likely to be Parcel E, which includes all strata housing.

Figure 8: Proposed Development Phasing – Housing and Public Benefits

PHASE	DEVELOPMENT DETAILS	PARCEL(S)	APPROXIMATE FLOOR AREA; # of units (estimate)	NOTES
1	Market Rental Housing	A	19,514 sq. m 210,047 sq. ft. (263 units)	
	Below-Market Rental Housing	A	2,609 sq. m (28,083 sq. ft.) (37 units)	
	Strata Housing	A	22,525 sq. m (242,457 sq. ft.) (239 units)	
	Cash CAC towards park improvements in Cambie Park and the new linear park	J	382.5 sq. m 4,117 sq. ft. (site area)	Cash CAC towards future Cambie Park improvements, to mitigate impacts from Ash Crescent road widening; Parcel J transfer to ensure no net loss in park size; remainder cash towards future improvements in the new linear park
2	Social Housing	I	14,007 sq. m (150,779 sq. ft.) (180 units)	One site delivered to the City and development and funding of approximately 180 units of social housing with the City/Operating Partner required to arrange take-out financing for a predetermined amount upon completion
	Market Rental Housing	B	14,070 sq. m (151,448 sq. ft.) (191 units)	
	Below-Market Rental Housing	B	1,881 sq. m (20,247 sq. ft.) (27 units)	
	Strata Housing	B	28,003 sq. m (301,424 sq. ft.) (299 units)	
	74-space Childcare Facility	I (or B)	858 sq. m (9,236 sq. ft.)	Location to be confirmed prior to DP submission
3	Social Housing	C, H	(258 units)	Two dirt sites delivered to the city, serviced and graded for future social housing

4	Market Rental Housing	D	10,185 sq. m (109,630 sq. ft.) (138 units)	
	Below-Market Rental Housing	D	1,362 sq. m (14,661 sq. ft.) (59 units)	
	Strata Housing	D	37,753 sq. m (406,370 sq. ft.) (411 units)	
	new linear park	G	4,369 sq. m (47,028 sq. ft.) (site area)	Dirt site delivered to the city for new linear park
5	Strata Housing	E	49,363 sq. m (531,339 sq. ft.) (538 units)	
TOTAL:			221,039.8 sq. m (2,379,253 sq. ft.) (total new floor area, does not include retention of existing towers)	

6. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would allow for the development of approximately 2,600 new housing units in total, including approximately 1,487 strata units, 438 social housing units (180 constructed units and two land parcels that can be developed to approximately 258 units), 592 rental units and 123 below-market rental units. The proposal would contribute to the rental housing and social housing targets set out in the *Housing Vancouver Strategy* (see Figures 9 and 10).

Figure 9: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below Market Rental Housing as of September 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Units	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Figure 10: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing as of September 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	902 (11%)
	Total	10,000	978 (10%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

RENTAL HOUSING

There are currently 605 existing rental units on the Langara Gardens site. This rezoning proposal will include the redevelopment of 270 of the existing rental units, and an additional 322 new market rental units and 123 below-market rental units. The existing 335 rental units in the four towers located at the southeast corner of the site will be retained.

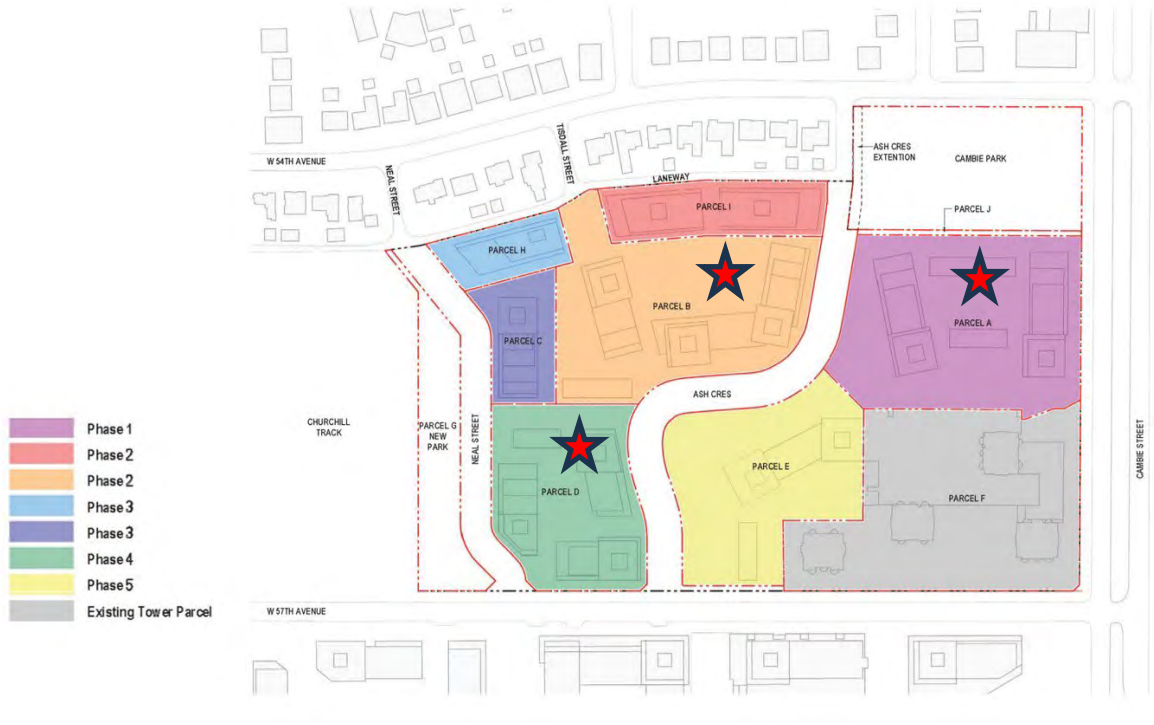
The replacement of the 270 existing low rise rental units on the site is a requirement of the *Rental Housing Stock Official Development Plan (ODP)* which requires one for one replacement of existing rental units. Additional rental units are proposed as permitted under the *Issues Report: Direction for Intensification of Large Sites,* of which 25%, approximately 123 units, will be secured as below-market rental units. The Issues Report allows consideration of additional density and height to support a greater spectrum of housing affordability and options on major project sites.

The rental replacement units, and additional rental and below-market rental housing are anticipated to be built in Phases 1, 2 and 4 (see Figures 11 and 12).

Figure 11: Proposed Market Rental and Below-Market Rental Housing Units

Phase	Market Rental Units	Below-Market Rental Units
1 (Parcel A)	263	37
2 (Parcel B)	191	27
4 (Parcel D)	138	59
Total	**592**	**123**

Figure 12: Parcels with Market Rental and Below-Market Rental Housing Units



Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale area, which this site is located, was 1.7%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family rental units. In addition, a minimum of 67% of the 270 replacement low rise rental units on the site must be comprised of at least 152 two-bedroom units and 30 three-bedroom units, in accordance with the *Langara Gardens Policy Statement*. A provision is included in the CD-1 By-law to meet the minimum unit mix requirements. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 13 below sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 25% of the additional rental residential floor area permitted through the 2019 Issues Report, and will be targeted to moderate income households. If approved, starting rents for the below market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Average market rents and incomes served in newer rental buildings on the westside are also shown in Figure 13. The below-market rental housing and market rental housing provide options that are more affordable than home ownership, as illustrated in Figure 13.

Figure 13: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
Unit Type	2025 Starting Rents[1]	Average Household Income Served[4]	Average Market Rent[2]	Average Household Income Served[4]	Monthly Cost of Ownership (BC Assessment 2021)[3]	Average Household Income Served[4]	Down-payment at 20%[3]
Studio	$1,294	$51,776	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	$1,470	$58,784	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	$2,052	$82,080	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	$2,819	$112,768	$4,434	$177,380	$7,982	$319,280	$311,890

1. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees* and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate).
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

To be eligible for a below-market rental unit, a household's gross annual income cannot exceed the income requirements for the unit type, with at least one household member per bedroom. Below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All market rental units and below-market rental units in the project will be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual rental units.

The Housing Agreement will include requirements that the below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

SOCIAL HOUSING

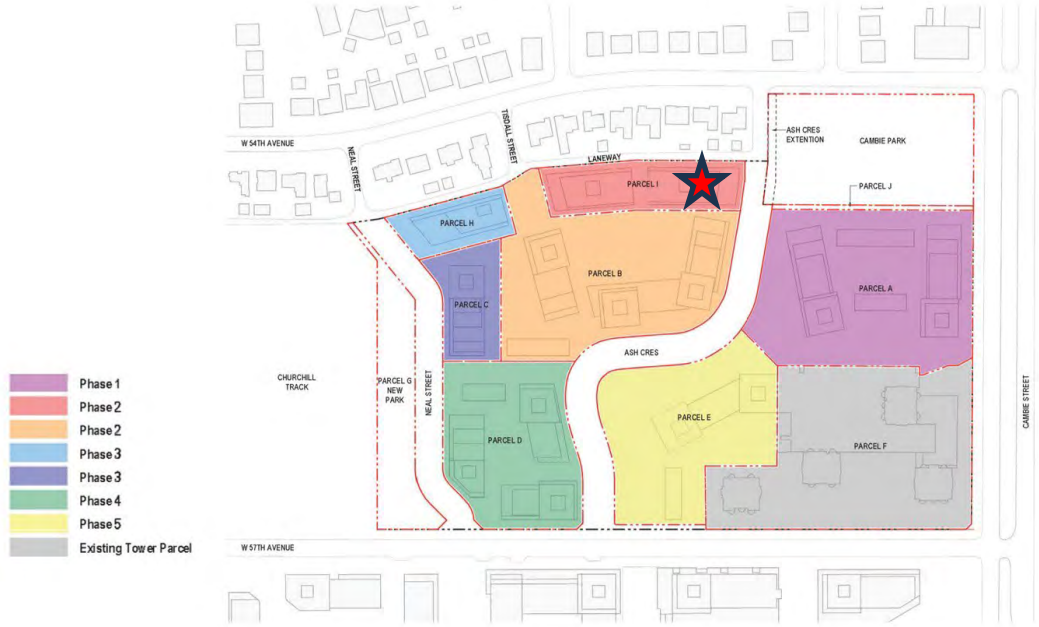
The proposal will include approximately 180 units of social housing in Phase 2, and two parcels of serviced land to be transferred to the City in Phase 3 that would allow for approximately 258 more social housing units to be built at a future date (see Figures 14 and 15). As required in the *Langara Gardens Policy Statement*, the proposed social housing units represents 20% of the total net new residential floor area (not including the 10% additional floor area permitted by the Issues Report).

Through conditions of enactment, the applicant is required to deliver to the City (or a housing operator designated by the City) a minimum of 180 units of social housing in two buildings in Phase 2 of the development. The City (or a housing operator designated by the City) would pay the applicant at an upset price that is equivalent to the mortgage capacity as determined based on the approach and parameters outlined in Housing Condition 2.15 and Appendix F. The net cost to the applicant shall be no less than $45 million (its Community Amenity Contribution towards social housing). For extra clarity, the applicant will be responsible for the overall development costs net of the upset price paid by the City (or a housing operator designated by the City), which could be higher than $45 million and including any cost overrun.

While this approach differs from the standard turnkey delivery of social housing units, it does allow for a greater number of units to be built out with the $45 million CAC allocation.

Upon building completion, the City or housing operator will begin tenanting and operating the building. Housing Condition 2.15 and Appendix F include the key terms for securing the delivery of the 180 units.

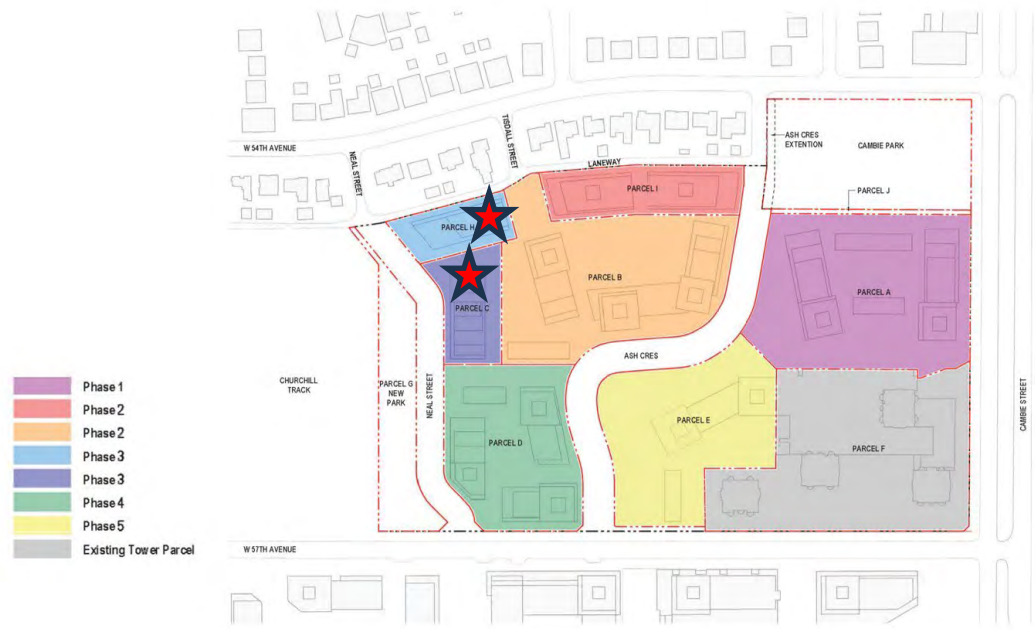
Figure 14: Social Housing Delivery on Parcels I in Phase 2



In addition to the 180 social housing units in Phase 2, the applicant is also required to transfer free hold ownership of two parcels of land (Parcel C and Parcel H) in Phase 3 to the City (see Figure 15). The two parcels in Phase 3 will be rezoned to allow for the development of a minimum of 258 social housing units across both sites.

The City will seek to work with partners to identify and agree on a delivery and funding strategy for the 258 social housing units in Phase 3. The details of the delivery and funding strategy for the social housing in Phase 3 will be the subject of a separate report to Council.

Figure 15: Social Housing Parcels C and Parcel H



Per Appendix B, the social housing will include a range of unit types from studios to three-bedroom family units. A minimum of 50% of the social housing units will be two or more bedrooms and designed for families with children. The social housing will be designed and constructed to meet the City's *Housing Design and Technical Guidelines*.

A qualified housing operator would be selected through a Request for Proposals in line with the City's Procurement Policies to operate the social housing buildings. Recommendations on the operator of the social housing units, along with the key terms of the operating agreement (including lease terms, if applicable, as well as rents, operating and capital maintenance costs, and monitoring and reporting requirements) would be presented to Council in a future report for consideration and approval.

The social housing buildings proposed for this project would meet the City definition of "Social Housing" as per the Zoning and Development By-law, with a minimum of 30% of units rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels and each rented at a rate no more than 30% of the income of its occupants and the remaining 70% rented at up to market rents. Staff intend to work with senior levels of government to look for opportunities to deepen affordability.

Should the rezoning be approved, a Housing Agreement will secure the social housing units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

STRATA HOUSING

The proposal includes a total of 137,276 sq. m (1,477,627 sq. ft) of strata housing floor area across the development. Within each building or parcel, subject to phasing, the applicant will be required to provide a minimum of 35% of the strata housing as family units, including at least 10% as three-bedroom units and a minimum of 25% as two-bedroom units. The detailed breakdown will be required at the development permit stage and tracked across the

development phases. A provision is included in the CD-1 By-law to meet the minimum unit mix requirements. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines.*

TENANTS

The Langara Gardens site includes 605 existing rental units, including 335 rental units in the four towers that are proposed to be retained at the southwest corner of the site. For the 270 low-rise rental units that would be redeveloped as part of this proposal, eligible tenants will receive support and compensation under the City's *Tenant Relocation and Protection Policy* (TRPP) policies. There will also be safety and seismic updates to the four retained towers which are not anticipated to impact existing tenancies; if there are future impacts on tenancies, the TRPP policies would apply.

In addition to the requirements of the City's TRPP, the *Langara Gardens Policy Statement* requires the applicant to offer the right-of-first refusal to allow eligible tenants to return to replacement units at their existing rental rate, provide additional moving expenses for returning tenants if a second move is required, and secure additional support for vulnerable tenants.

The applicant has proposed a Tenant Relocation Plan (TRP), in consultation with Langara Gardens residents, which addresses the requirements of the City's TRPP. The applicant has proposed an alternative approach to the requirements of the *Langara Gardens Policy Statement,* which is summarized in Appendix F of this report. Since the Langara Gardens site will be a phased development over many years, existing residents will have opportunities to stay in their neighbourhood through interim and permanent housing options.

While the Policy Statement requires that tenants are offered the right-of-first refusal to return to replacement units at their existing rent, the applicant has proposed an alternative approach. Eligible tenants will be offered new permanent below-market housing options at existing rents, however, tenants will need to qualify based on income eligibility criteria. This approach allows for the affordability to be prioritized to residents who are in greatest need of discounted rents and to maximize the delivery of social housing on the site. The income eligibility requirements will align with the City's below-market rental policies, targeting moderate income residents. There will also be opportunities for residents to move into new social housing units in Langara Gardens, with a focus on prioritizing vulnerable tenants with lower incomes. In addition, there will be options for eligible tenants to permanently move into the existing towers on-site at their existing rent (with no income eligibility requirements), as vacancies become available over time. Tenants will also be offered to return to new market rental units at a 20% discount to starting market rents, as required in the City's TRPP.

Given the long term phased redevelopment of Langara Gardens, there will be opportunities for tenants to stay onsite before new units are built. Tenants in earlier phases needing to move temporarily before new units are built will have interim housing options in later phases, as vacancies become available over time. There will also be relocation support available to tenants who prefer to secure rental units offsite.

The City's TRPP typically applies to households occupying the buildings one-year or more prior to rezoning application. Since redevelopment of Langara Gardens will be phased over many years, the TRP will apply to residents who have lived in the community for one year or more,

and who are occupying buildings at the time of Development Permit application for the phase or development in which they live.

Langara Gardens is a large site and therefore provides unique opportunities to accommodate tenant relocation onsite that differs from single site redevelopments. Staff have evaluated the applicant's proposed Tenant Relocation Plan, and while recognizing that it varies from the *Langara Gardens Policy Statement* and the City TRPP, staff recommend approval of the proposed approach.

All residential tenancies are protected under the provincial Residential Tenancy Act.

7. Transportation and Parking

Transportation – Langara Gardens is located 600 m from Langara-49th Avenue Canada Line Station, and is served by local bus service along Cambie Street (#15). Multiple active transportation routes are near the site, including along Cambie Street, Heather Street, Tisdall Street, and West 59th Avenue.

Significant street and public realm improvements are sought through the rezoning conditions included in Appendix B. Ash Crescent and Neal Street are currently both privately-owned streets, but through this rezoning will be re-built to current City standards, with sidewalks, curbs, street trees, improved lighting and landscaping, and dedicated to the City. Two Public Bike Share Stations are proposed for Langara Gardens. Both Heather Street and West 57th Avenue will also receive significant improvements, including upgraded sidewalks, street trees, new lighting, and protected bike lanes. Walkability and cycling through and across the site will also be improved through a network of paths, greenways, and bike lanes, to connect to neighbourhood active transportation networks.

Parking – Vehicle parking, bicycle parking and loading spaces are to be provided in accordance with the Parking By-law as the project builds out. These also include provisions for accessible, visitor and pick-up/drop off spaces, provided on-site. This ensures that the buildings are designed to meet regulations at the time of development.

8. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, online question and answer (Q&A) period, and an in-person public information session. Online and in-person open houses were also held specifically for Langara Gardens tenants. Refer to the application webpage: 7051 Ash Crescent (Langara Gardens) rezoning application | Shape Your City Vancouver.

In total, approximately 80 submissions were received. Comments supported the addition of new housing options, including social, affordable, rental, and below-market rental units, as well as the proposed density and the site's proximity to transit. Support was also expressed for the inclusion of a new green space. Concerns included potential tenant displacement, building height, affordability of the new homes, loss of existing green space, and a lack of amenities, commercial spaces, and transit capacity to support the proposed density. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

9. Public Benefits

Community Amenity Contributions (CAC): This application is subject to a negotiated CAC, and informed by the guiding policies of the *Langara Gardens Policy Statement* for determining the priority for public benefits to accompany the new development. After accounting for the provision of replacement and new market rental housing (including the below-market rental units) and planned seismic upgrade of the existing rental towers, the applicant is proposing a CAC package estimated at $67.5 million, as follows:

- **Social housing:**
    - Transfer to the City of a parcel with two six-storey social housing buildings with approximately 180 units (minimum $45 million, leveraging a predetermined take-out value from the City or its partner). See conditions 2.12 and 2.15 of Appendix B, and terms set out in Appendix F, for additional details.
    - Transfer to the City of two additional serviced 'dirt sites' parcels, for future development of additional social housing. See conditions 2.13 and 2.14 of Appendix B for additional details.
- **Childcare:** The applicant has offered to provide a turnkey 74-space licensed childcare facility, delivered at the applicant's sole cost, valued at approximately $14.8 million. See condition 2.24 of Appendix B for additional details.
- **Parks:**
    - Transfer a 0.44 hectare (1.08 acre) parcel of land for a new linear park, located adjacent to the Churchill Secondary School running track.
    - $7.7 million cash contribution to be allocated to the development of the new linear park and improvements to Cambie Park. Improvements in both parks will be delivered by the Park Board following engagement with the community and subject to standard City capital planning processes.

In addition to the above-mentioned public benefits, the following are also proposed as part of this rezoning application:

- **Development Cost Levies (DCLs):** Based on December 2025 rates, it is expected that the project will pay a DCL of $65,327,628. Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. The proposed 34,143 sq. m (367,515 sq. ft.) of social housing floor area would qualify for an exemption valued at $11,934,344.

  This application was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

- **Public Art:** The public art contribution for the entire site is estimated to be $3,983,221 based on the current (2016) rate. The applicant intends to provide on-site public art, and will work with staff to determine appropriate locations for art work as part of each future Development Permit application.

- **Other benefits:**

    - Approximately 592 market rental units and 123 below-market rental units, secured for the greater of 60 years and the life of the building; and

    - Retention and seismic upgrade of the existing four towers containing 335 rental units.

Real Estate Services staff have reviewed the financial performance of this proposal, and have concluded that no additional public benefits beyond the above offering is required. Refer to Appendix G for full summary of public benefits.

3) Financial Implications

As noted in the public benefit section the project is expected to provide CAC package with an estimated value of $67.5 million CAC (detailed above), DCLs, a public art contribution, as well as secured market rental housing (including below-market rental units).

Development of the two turnkey social housing buildings will leverage a predetermined take-out value from the Social Housing Operator ("SHO") up to the maximum amount of financing the SHO can obtain on terms acceptable to the City based on the parameters set out in Appendix F, with the applicant responsible for all construction cost above the predetermined take-out value. If the construction costs for the turn-key parcels less the take-out contribution is less than $45 million the applicant with pay the difference to the City.

Consistent with Council policies, the social housing projects planned for Langara Gardens are expected to be self-sustaining over the long term, where rents are set at levels that will cover mortgage payments, operating costs and capital replacement, and will not require further operating subsidies, property tax exemptions and/or financial guarantees from the City.

Refer to Appendix G for full summary of public benefits.

4) Conclusion

This rezoning application represents a significant delivery of housing in a variety of tenures and affordability ranges, including strata, market rental, below-market rental, and social housing. The Langara Gardens redevelopment is envisioned as a complete community in close proximity to rapid transit, providing housing and community amenities. The proposed land use, housing mix, form of development, and public benefits are generally consistent with the intent of the *Langara Gardens Policy Statement*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

* * * * * * * * *

APPENDIX A
7051 Ash Crescent (Langara Gardens)
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

   [*Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.*]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Definitions

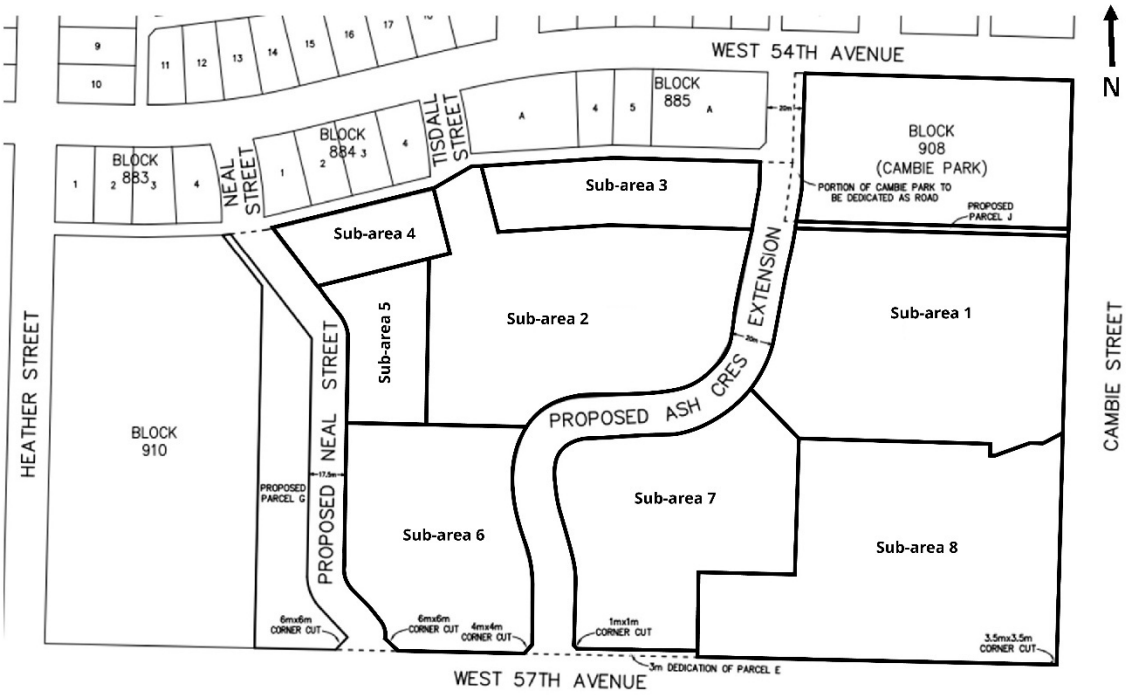
3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

   (a) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Sub-areas

4. The site is to consist of 8 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum total floor area permitted in each sub-area, the minimum floor area for social housing, market rental housing, and below-market rental housing uses required in each sub-area, the maximum floor area for strata housing permitted in each sub-area, and the maximum permitted building height in each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

    (a) Cultural and Recreational Uses;
    (b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;
    (c) Institutional Uses;
    (d) Live-Work Uses;
    (e) Office Uses;
    (f) Retail Uses;
    (g) Service Uses;
    (h) Utility and Communication Uses; and
    (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 The design and layout of at least 50% of the dwelling units developed as for social housing must:

    (a) be suitable for family housing; and

    (b) have 2 or more bedrooms.

6.2 The design and layout of at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units, and

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

6.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

7.1 The total floor area for all uses must not exceed 259,393 m^2, and the total floor area for all uses in each of the sub-areas listed below in Table 2 must not exceed the floor area set out for that sub-area.

Table 2: Maximum Total Floor Area (all uses)

Sub-area	Maximum Permitted Floor Area (m^2)
1	44,647
2	43,586
3	14,007
4	5,609
5	14,527
6	49,300
7	49,363
8	38,354

7.2 The total floor area developed as social housing must not be less than the floor area set out for that sub-area as set out in Table 3.

Table 3: Minimum Social Housing Floor Area

Sub-area	Minimum Floor Area (m^2)
1	0
2	0
3	14,007
4	5,609
5	14,527
6	0
7	0
8	0

7.3 The total floor area developed as secured market rental housing must not be less than the floor area set out for that sub-area as set out in Table 4.

Table 4: Minimum Secured Market Rental Floor Area

Sub-area	Minimum Floor Area (m^2)
1	19,514
2	14,070
3	0
4	0
5	0
6	10,185
7	0
8	36,435

7.4 The total floor area developed as below-market rental units must not be less than the floor area set out for that sub-area as set out in Table 5.

Table 5: Minimum Below-Market Rental Floor Area

Sub-area	Minimum Floor Area (m^2)
1	2,609
2	1,881
3	0
4	0
5	0
6	1,362
7	0
8	0

7.5 The total floor area developed as strata housing must not exceed the floor area set out for that sub-area as set out in Table 6.

Table 6: Maximum Strata Housing Floor Area

Sub-area	Maximum Floor Area (m^2)
1	22,525
2	27,635
3	0
4	0
5	0
6	37,753
7	49,363
8	0

7.6 The total floor area for child day care facility use must not be less than 858 m^2.

7.7 The total floor area for commercial uses must not be less than 1,918 m^2.

7.8 A minimum of 3.7 m^2 of residential storage space must be provided for each dwelling unit.

7.9 Computation of floor area must include all floors, including earthen floor, above and below ground level, having minimum ceiling heights of 1.2 m, measured to the extreme outer limits of the building.

7.10 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

7.11 The Director of Planning or Development Permit Board may exclude the following from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area being provided; and

(b) floor area used for child day care facility.

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

8.1 Building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 7.

8.2 Despite section 8.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Table 7: Permitted Building Height

Sub-area	Maximum Permitted Height in Geodetic Metres
1	144.9 m
2	141.6 m
3	88.9 m
4	90.4 m
5	129.8 m
6	151.6 m
7	204 m
8	107.8 m

Access to Natural Light

9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

APPENDIX B
7051 Ash Crescent (Langara Gardens)
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by prepared by James KM Cheng Architects, received December 16, 2022, with revisions submitted on November 8, 2023 and October 8, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following for each development permit application:

Urban Design

1.1 Design development to build upon the character and quality of the public open spaces as follows:

(a) Strengthen the Central Open Space's identity and user experience.

Note to Applicant: Public spaces should be active and welcoming through programming and place-making features. The Urban Design Panel encouraged a more distinctive central shared space as a precinct anchor with an inclusive mix of users and experiences. Suggested strategies include highlighting key moments along the space, framing vistas, and providing gathering and seating areas. As a major connection between Cambie Park and Pearson Dogwood, the Central Open Space is to include a multi-use pathway (minimum 4 m (13 ft.) wide); be at least 1.5 acres, 30 m (98 ft.) wide at 57th Avenue, 7 m (23 ft.) wide at the north end, and 15 m (49 ft.) wide elsewhere (measured from the Ash Crescent property line). Limit underground parking to facilitate in-ground planting as much as possible. See also Landscape Condition 1.12; Engineering Condition 1.69.

(b) Enliven the East-West Pathway through an engaging interface, landscaping, and socializing opportunities.

Note to Applicant: The Pathway connects Cambie and Neal Streets, weaving through significant trees. It should be at least 15 m (49 ft.) wide, with a minimum 4 m (13 ft.) wide pathway. Suggested strategies include engaging ground-oriented frontages, garden-like landscaping, socializing areas. Limit underground parking as much as possible to facilitate in-ground planting. Refer to the *Cambie Corridor Public Realm Plan*. See also Landscape Condition 1.10.

1.2 Design development to evolve the quality and attributes of the semi-private open spaces as follows:

(a) Animate and activate the courtyards.

Note to Applicant: These are for residents to gather, highly useable and contribute to a sense of community, appropriate for families with children. Suggested strategies include active programming, playgrounds, garden plots, ground-oriented units with fine-grained residential character. See also Landscape Condition 1.10.

(b) Prioritize pedestrians and landscaping in vehicular arrival courts.

Note to Applicant: Recognizing the courts' functional nature, pedestrian comfort and interest can be strengthened through careful grading, landscape features, surface treatment, and active edges.

1.3 Design development of the built form to reinforce visual and physical porosity as follows:

(a) Confirm the minimum distance between buildings.

Note to Applicant: The recommended building separation is 9.1 m (30 ft.) comparable to *Cambie Corridor Public Realm Plan* active links. Tower separations are a minimum of 24.4 m (80 ft.). Refer to the *Cambie Corridor Plan*.

(b) Limit encroachment into on-site open space as much as possible.

Note to Applicant: Suggested strategies include integrating parking ramps and loading bays into the building footprint and setting back underground parking levels. See also Landscape Condition 1.10.

1.4 Design development to maximize solar access to public parks and open spaces as much as possible.

Note to Applicant: The intent of this condition is to ensure that parks and open spaces shadowing aligns with, or improves upon, that shown in the submission during the rezoning stage. Refer to *Solar Access Guidelines for Areas Outside of Downtown*, *Langara Gardens Policy Statement* and *Cambie Corridor Plan* requirements. Refer also to Parks Condition 1.33 for additional requirements, exact submission reference and shadow baseline.

1.5 Design development to provide functional and appropriately sized co-located residential indoor and outdoor amenity spaces, including children's play space for each building.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines,* Section 3. This includes multi-purpose indoor amenity spaces in each phase, appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette, and positioned adjacent to the children's play area to enable

adult supervision from the amenity room (Section 3.7.3). Outdoor amenity areas in each residential building to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Section 3.3.2 and 3.4.3). Amenities may be located atop podiums and building rooftops. The latter may be within an additional partial rooftop storey as envisioned by the *Cambie Corridor Plan* and per Section 10.1 of the Zoning and Development By-law.

1.6 Design development to ensure dwelling unit livability as follows:

(a) Provide a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit with preference for in-suite storage. Refer to the *High-Density Housing for Families with Children Guidelines,* Section 4.4.2.

(b) Private outdoor space, such as a balcony for each unit with 1.8 (6 ft.) by 2.7 m (9 ft.) minimum dimensions. Refer to the *High-Density Housing for Families with Children Guidelines,* Section 4.3.2.

1.7 Design development to explore reflecting sustainability and resilience in the architectural expression, landscape, and site planning.

Note to Applicant: Per the Urban Design Panel, there is an opportunity to visually show commitment to sustainable design and resiliency throughout the site. Suggestions include passive energy elements, shading devices, green roofs and terraces, rooftop gardens, rainwater features, and green walls. See also Landscape Condition 1.13.; Sustainability Condition 1.56.

1.8 Design development to reflect First Nations history of the site in public art, landscape, and public realm plans, where appropriate.

Landscape Design

1.9 Design development to demonstrate the distinctiveness of shared public and private amenity spaces through detailed programming and site design of each parcel, while reflecting the diversity of user groups and incorporating inclusive design principles to the master plan treatment.

Note to Applicant: Refer to Urban Design Panel comments.

1.10 Design development to the structural, landscape and grading plans to ensure highly compatible, pedestrian-friendly transition zones from public space to privately owned space throughout the site.

Note to Applicant: Special attention will be needed to ensure the private courtyards are welcoming and visually expand the public realm. Detailed site design should address the boundary defining elements of private space while offering visual permeability.

1.11 Design development to the overall structural design of all applicable existing and proposed buildings to ensure adequate soil volumes and planting depths for trees, and intensive and extensive green roof treatments.

Note to Applicant: Soil depths must meet or exceed BCLNA planting standards. At the ground level, avoid raised planter walls that can impede pedestrian flow and fragment space by lowering the slab below grade to create contiguous tree planting troughs such that the tree base is level with the surrounding walking surfaces. The soil volume targets should be considered at a minimum of 16 cubic meters per tree with 1 m depth and 2 m radially (measured from the trunk). Private and semi-private terraces should offer planter sizes and soil volumes that can support long term tree health and canopy cover. Soil cells, structural or enhanced native soils and contiguous planting troughs should be incorporated where appropriate. Fully integrated planters should be provided, rather than add-on movable planters.

1.12 Design development to reduce the overall parkade footprint to the greatest extent feasible across the site in order to provide opportunities to retain and plant new long lived trees in the natural soil corridors with access to the water table that cannot otherwise be offered when planting on top of structure.

1.13 Design development to demonstrate that the project is meeting the intent of the principles listed in the *Rezoning Policy for Sustainable Large Developments,* including the following:

(a) Optimise tree retention and longevity by providing an additional minimum 1 m ‘no-build zone’ setback beyond the critical root zone wherever feasible.

(b) Explore additional opportunities for onsite rainwater infiltration and green infrastructure.

(c) Provide rooftop landscaped amenity areas and green roofs on all available rooftop areas to the greatest extent feasible.

(d) Employ permeable paving wherever feasible.

(e) Enhanced and optimized soil volumes that maximize tree canopy growth and support a healthy landscape.

(f) Provide opportunities for urban agriculture in the programming of courtyards and rooftop amenity areas.

1.14 Design development to ensure a seamless and coordinated response to hard surface materials proposed for paths and circulation routes through Park areas and the Central Greenway.

Note to Applicant: To the discretion of the Park Board and Engineering Services.

1.15 Provision of updates to the master plan documents (landscape) at time of each successive development permit, to reflect current status of proposed and built sites.

1.16 Provision of additional requirements that address the *Rezoning Policy for Sustainable Large Developments* (and Bulletin*)* including, but not limited to:

(a) A separate soil volume overlay plan.

(b) A separate vegetative coverage overlay plan that shows ratio of vegetative cover (tree canopy and planting) as a ratio of non-vegetative coverage.

(c) Expansion of details and functioning of the urban agriculture and food systems program.

(d) Green roof coverage calculations.

Note to Applicant: The strategy and plans to be updated at time of each successive development permit phase to ensure the targets and requirements are on track to meet the Policy (version Oct. 2023).

1.17 Design development to the ensure the successful retention of trees as proposed in the submission.

Note to Applicant: Refer to pg.19, Significant Trees, Rezoning Submission, Dec. 2022. Trees or tree groupings that are owned or co-owned with the City will require further coordination with Engineering Services and Park Board. Conflicts that may occur between City owned trees and utilities/ street works should be proactively identified in the arborist report and documents as early as possible.

1.18 Design development to apply universal design principles throughout the open space plan on public and private land.

Note to Applicant: Walkways should be surfaced in consideration to the physically disabled. Locate benches near entrances and at reasonable intervals within primary public spaces, plazas, courtyards, near front entrances, streets, Central Greenway and secondary walkways.

1.19 Provision of a dog relief area for all residential buildings at the entrance, or on building podiums or other appropriate private spaces.

1.20 Design development to any private property onsite water feature to explore opportunities for demonstrating leadership in the creative use of recycled rainwater and/or low volume water basin solutions.

Note to Applicant: Water feature designs that rely on potable water as a primary water source is not supported. The water supply can be integral to an overall rainwater harvesting system or by capturing water from nearby hard surfaces. Special attention will need to be given to the mechanical design to ensure the recycled water is cleaned and treated.

1.21 Design development to the location of site utilities and vents on private property to be integrated discreetly into the building, avoiding landscaped and common areas.

1.22 Design development to reduce potable water consumption in irrigation systems by using drought tolerant species, rainwater harvesting methods and efficient irrigation technology for all planted areas.

1.23 Provision of an updated detailed arborist report and phased “Tree Removal/Protection Plan” with each development permit application.

Note to Applicant**:** Given the size and complexity of the site, a phased approach will be necessary. Provide a tree plan that is separate from the landscape plan. It is preferred that the arborist tree management plan(s) become the primary document for tree removal/ protection related matters. Minimum number of replacement trees to be provided as required by the Protection of Tree Bylaw in place at time of each development permit application.

1.24 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. Phased development should include separate landscape plans for individual buildings and adjacent open space. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and utilities such as lamp posts, hydro poles, fire hydrants.

1.25 A “Construction Management Plan” outlining methods for the retention of existing landscapes and trees during successive phases of site construction.

Note to Applicant: The Plan should include, but not limited to, tree protection applicable to all trees in proximity to work, the location of stored construction materials, temporary structures, utilities, site access, development phasing and/or temporary irrigation.

1.26 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and the public-private realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscape treatment. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.27 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft..

Note to Applicant: Applicable to private property. On the landscape plans, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

1.28 Provision of an outdoor Lighting Plan.

Note to Applicant: Consider “CPTED” principles and avoid any lighting that can cause glare to residents.

Parks

1.29 The design and programming of the new linear park and renewal of Cambie Park are to be determined through Park Board-led processes and per Park Board approved

Strategies, to the satisfaction of the General Manager of Parks and Recreation and elected Park Board and subject to standard City capital planning processes.

1.30 Design development to ensure no non-park building, subsurface building structure, road, infrastructure or other non park use is located within or otherwise encroaches upon any park parcel.

Note to Applicant: Non-park uses include, but are not limited to, VISTA boxes, childcare facilities, and drainage to service private development.

1.31 Design development to ensure no direct development parcel or building access into a park.

Note to Applicant: Per Engineering Condition 2.8, a 2.4 m SRW pathway is required within private property south of Cambie Park and is required to connect to sidewalks within the rights-of-way and not directly into internal park pathways.

1.32 Park Board arborist review of tree health and retention within the existing and proposed new park parcels will be required. No trees to be removed from existing or proposed new park parcels without prior consent from Park Board arborist. Plans to be submitted for Park Board – Urban Forestry approval at each phase of development.

1.33 For every phase of development, submit diagram showing cumulative shadowing on parks for all phases of implementation and all development permits under this rezoning. Each development permit should maximize solar access on public parks, as measured on the Spring and Autumn Equinoxes, including:

(a) A maximum of 12% of Cambie Park may be shadowed on the equinox at any time between 10am and 4pm (UTC-7).

(b) A maximum of 57% of the 1.08-acre new linear park may be shadowed between 10am and 4pm (UTC-7) on the equinoxes.

(c) No shadowing of the new linear park is permitted beyond that shown in the shadow study booklet dated October 8, 2024, labelled “Option A”.

(d) Minimize shadows cast on Langara Golf Course from 10am to 4pm (UTC-7) on the equinox.

Note to Applicant: Solar access for Cambie Park, new linear park and the Langara Golf Course should generally align with or improve upon that shown in the shadow study provided to the City October 8, 2024, and included in Appendix D of this report. Refer also to Urban Design condition 1.4.

Social Policy

1.34 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* for sites over 10 acres, including provision of detailed design and layout for a minimum of three food

assets and arrangements for their programming and maintenance for a minimum of five years starting from date of occupancy.

Note to Applicant: The Applicant has proposed six food assets: (1) a harvest hub, (2) community garden beds, (3) edible landscaping, (4) an apiary, (5) community kitchen, and (6) an on-site composter. Given the smaller scale of some of the proposed food assets, staff have paired up complementary assets to be considered as single assets. Staff recommend the Applicant to 1) further explore and enhance food asset proposals to align with the presence and impact expected for sites over 10 acres, and 2) seek to respond to existing food asset gaps in the neighbourhood. The integration of food assets into the overall site concept should be improved and a plan for programming provided. Where the Applicant is proposing an organisation to manage a food asset, Staff encourage the Applicant to contract the organisation(s) to advise on the design of the respective food assets.

1.35 Design development to include community garden plots consistent with the City's *Sustainable Large Developments Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, including criteria related to siting and access, number, size and design of plots, and the provision of support facilities.

Note to Applicant: To meet the City's guidance on minimum number and size of garden plots, the Applicant has provided an initial estimate of 9,000 sq. ft. of growing space. Where possible, concentrate plots into fewer but larger ground-oriented sites to enable public access through garden pathways and co-locate with other amenities to facilitate social interaction.

In the absence of securing a partnership with a community agency to program the community garden plots or resourcing a staffed coordinator position for a minimum of five years, this may not be accepted as a food asset meeting City requirements. At the development permit review stage, the Applicant will need to provide an operational letter proposing how typical community garden functions will be resourced and coordinated (e.g., plot allocation or garden membership, coordination of work parties and programming, etc.).

1.36 Provide edible landscaping and an apiary that is consistent with the City's *Sustainable Large Developments Bulletin, Urban Agriculture Guidelines for the Private Realm,* and if applicable, the *Urban Honey Beekeeping Bulletin.*

Note to Applicant: While the Applicant proposed edible landscaping and an apiary as separate food assets, both assets would only be considered as a single food asset given their scale. Further detail is needed to evaluate the scale and impact of these food assets at the development permit stage (e.g., details around programming, the amount of edible landscaping in relation to total landscaping, etc.).

1.37 Provide a single plan at the time of the first development permit showing how all the urban agriculture and edible landscaping elements are integrated within the parcels as key components of the overall landscaping plan for the site. The *Sustainable Large Development Bulletin* provides design guidelines that must be followed, including number and size of plots.

1.38 Provide a third food asset.

Note to Applicant: The Applicant has proposed a harvest hub, community kitchen, and an on-site organics management system as further food assets. The harvest hub and community kitchen together may be considered as a single asset; however, further information is needed to assess their suitability, including infrastructure and design details to ensure they are sufficient for community use, plans to ensure financial accessibility of programming for residents across socioeconomic backgrounds, and measures to support organisations expanding their services into these spaces. Note residential amenity kitchens are generally not a qualifying food asset unless there is a substantive community programming component to it. The specific amount of time for community programming access can be negotiated at DP.

An on-site organics management system could be considered a single food asset if it at a scale to divert food waste completely or significantly. Further information is needed to assess this asset (e.g., digester type, capacity, and estimated percent of waste to be diverted should all be indicated). A smaller system could be considered as a food asset in conjunction with another low impact food asset.

Depending on the asset(s) proposed, a letter of credit may be required to ensure programming that is subject to the satisfaction of the Director of Social Policy is provided for a minimum of five years.

Staff recognise the assets may change based on review of conditions or neighbourhood need. As such, food policy staff encourage the Applicant to reach out to further discuss the food assets prior to the DP submission. Please contact: foodpolicy@vancouver.ca.

Housing

1.39 The unit mix for the 270 rental replacement units must include at least 67% family units, including 152 two-bedroom units, and 30 three-bedroom units.

1.40 A minimum of 35% of the total market rental units, including the replacement rental units, must be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.41 A minimum of 35% of the below market rental units must be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.42 The design and layout of at least 50% of the dwelling units for the social housing must be suitable for families with children as per the City's *High-Density Housing for Families with Children Guidelines*.

Note to Applicant: The City's objective is to maximize the delivery of family oriented housing on this site. The applicant will work with City staff to agree to the final unit mix as part of each development permit application, noting that any under-delivery of family-oriented units in one development must be made up in future developments and Phases.

1.43 Design and construct the 180 social housing units in Parcel I in line with the City's *Social Housing Design and Technical Guidelines*; including the requirements to deliver

a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

Note to applicant: Applicant to work with City staff to agree to location and unit type for the accessible units.

1.44 A minimum of 35% of the total strata dwelling units, must be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.45 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Childcare Facility

1.46 Construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 74-space childcare facility. Design development to ensure that the 74-space childcare centre is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's Childcare Design Guidelines and Facilities Standard Manual including Appendix II Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

Note to Applicant: 74-space childcare facility is comprised of two 12-space programs for 0-3 year olds and two 25-space programs for 3-5 year olds.

Note to Applicant: Preference is for childcare to be delivered on the ground floor of a building. If childcare is to be delivered in a wood frame building, it must be on the ground floor.

Note to Applicant: The childcare is to be delivered in Phase 2. The childcare may be co-located with a social housing building, if demonstrated through a test fit that the childcare and required social housing can be fully accommodated. If the childcare cannot fit within a social housing building, it is to be relocated to one of the other buildings within Phase 2.

1.47 Based on the City's Childcare Design Guidelines, a 74-space childcare centre will require minimum gross indoor area of 858 sq. m (9,236 sq. ft.) and 1,040 sq. m (11,194 sq. ft.) of dedicated outdoor space.

Note to Applicant: Gross indoor area does not include other requirements such as dedicated mechanical room, dedicated electrical room, dedicated garbage room, dedicated elevator, and any necessary circulation space.

1.48 Each licensed program within the childcare centre must have its own separate and dedicated outdoor play space including covered space, with direct and contiguous access between indoor and outdoor program space.

1.49 Provide shadow studies to demonstrate that the outdoor play areas for each program receives a minimum of three hours of direct sunlight per day on February 1. Include known shadow impacts of adjacent buildings.

Note to Applicant: Sunlight should reach the outdoor area for a minimum of three hours per day on February 1st, two hours of which should occur during the typical playtime of 9:30 to 11:30 am or 1:30 to 4:30 pm.

1.50 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Configuration of outdoor play areas is to facilitate quality outdoor covered and uncovered play. Long and narrow outdoor play yards may not be licensable.

1.51 Provide a test fit of the childcare facility, as well as a table of area calculations broken down by childcare program, prior to submitting any Phase 2 Development Permit application.

Note to Applicant: Refer to Childcare Design Guidelines Tables 2-5 as examples of calculations. A test fit is required to show program elements and spaces for the childcare facility, and to demonstrate that there is adequate area for required social housing in addition to the childcare facility.

1.52 Design development of the building above the childcare facility outdoor area to employ strategies to mitigate the potential risk of items falling off balconies and openable windows onto the play space below.

1.53 Confirm in section drawings that childcare floor-to-floor height allows sufficient space for mechanical and electrical equipment to maintain minimum 2.44 m (8 ft.) clear finished ceiling heights throughout the facility, as outlined in the Childcare Technical Guidelines.

1.54 Design childcare to be universally accessible for people with disabilities.

1.55 Design development to include Passenger spaces, Class A and Class B bicycle parking, and Accessible parking to meet the City of Vancouver Parking Bylaw. A 74-space childcare facility requires:

- 9 Passenger Spaces,
- 1 Class A bicycle parking space,
- 12 Class B bicycle parking spaces, and
- 1 Accessible parking space

Note to Applicant: Design development to ensure that the location of vehicle parking is safe and in proximity to the childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.

Sustainability

1.56 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements.*

1.57 Submission of updated site and landscape plans to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following:

Proposed locations of two publicly accessible DC fast charging hubs, with four (4) charge points, incorporated into street parking, to the satisfaction of the Director of Planning and the General Manager of Engineering Services.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1.58 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement [translink.ca]). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as an MRN.

1.59 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.60 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

Design guidelines and construction standard: https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

Steps to getting a shoring and excavation street use permit: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.61 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

1.62 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

Note to Applicant: A lighting simulation is required as part of the Building Permit application process.

1.63 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:

(a) The following statement is to be added on the site and landscape plans; “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”.

(b) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

(c) Remove the existing driveway on West 57th Avenue (closest to Cambie Street) leading to the surface commercial parking lot.

Note to Applicant: The *Langara Gardens Policy Statement* 7.2.2 requires that legacy intersections and driveways be designed to be either aligned, or separated by more than 20 m.

(d) Existing concrete retaining wall along Neal Street to be removed.

(e) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW.

(f) All proposed streetscape materials within the development site on City property to be City standard materials. Any deviations from the standard streetscape materials for the proposed works on City property must be justified in a report and approved by the City Streets Director prior to DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(g) Streetscape design to comply with the Cambie Corridor Streetscape Design Guidelines.

(h) The required Green Infrastructure improvements for 7051 Ash Street will be as per City-issued design.

Note to Applicant: The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City construction and design manuals.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary.

1.64 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) spaces in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including:

(a) Minimum two 16.0 m by 4.0 m (52 ft. by 13 ft.) stations fully on private property at the intersection of Ash Crescent and West 57th Avenue, and at the intersection of Cambie Street and West 57th Avenue.

(b) Removal/relocation of building elements and/or landscaping in conflict with the stations.

(c) Removal/relocation of the any utility from the station footprints and provide an uninterrupted broom finished saw-cut concrete surface.

(d) Maximum 3% cross-slope and 5% grade along the length of the stations.

(e) Minimum 5.0 m (16.4 ft) vertical clearance.

(f) Show and label the location of the on-site electrical connections to each station.

1.65 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings.

(b) Dimension of columns and column encroachments into parking spaces.

(c) Identification of columns in the parking layouts.

(d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.

(e) Ramp/parkade warning and/or signal systems details, including: locations of lights, signs and detection devices.

(f) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

Note to Applicant: Council approved amendments to the Parking Bylaw. These requirements will apply to site development permits following this rezoning.

1.66 Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.

Note to Applicant: When providing additional property line elevations for proposed entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City supplied Building Grade plan.

1.67 Provision of an updated Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

(i) Field data and analysis of the shallow groundwater conditions that may be encountered in the fill, Capilano sediments, or till as the site investigation only includes monitoring wells screened below the final excavation depths for Parcels A, H, and I.

(ii) Updates to the seepage analyses, cross-sections, etc., using the most up to date building design and field data for the development.

(iii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

(iv) An assessment and adaptive mitigation plan related to the potential to directly encounter the Quadra Sands (and/or Quadra transition) on Parcel D and E, where the estimated excavation depth is approximately 2 m from the top of this formation (which will be under pressure relative to the excavation floor).

Note to Applicant: As per the Province of BC's Well Drilling Advisory for flowing artesian conditions, the southeastern portion of the subject property is located within a flowing artesian conditions advisory area. Please provide comment on how this potential risk will be addressed given the close proximity of the Quadra Sands and the estimated parkade depth for Parcels D and E.

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge.

(b) An updated Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: From iMapBC, it appears four wells are located within a 500 metre radius of the subject property. Please provide comment on the potential impacts to the nearby wells which may arise from the groundwater management methods proposed for the site.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.68 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the Plumbing Permit application stage. See vancouver.ca/rainwater for more information.

Note to Applicant: If the design changes to include a rainwater management strategy managing rainwater across property boundaries, the VBBL review process may not be able to accommodate this, and an alternate/additional review process will need to be followed at the Development Permit review stage. Please contact rainwater@vancouver.ca for further direction prior to the DP application if a strategy involving managing rainwater across internal parcel boundaries is proposed.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater

1.69 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

(a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

(b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit. All existing storm, sanitary, and combined sewer mains to be removed from Parcel G prior to conveyance for permanent park purposes.

1.70 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.71 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. All required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, the General Manager of Arts, Culture and Community Services, and General Manager of Parks and Recreation, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Engineering Services has no objections to the proposed rezoning provided the following can be addressed prior to by-law enactment. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the subdivision of Block 909, District Lot 526, Plan 12978 to create 9 separate parcels (shown approximately in the sketch below) and dedication of:

(a) 20 m wide extension of Ash Crescent southerly over the site connecting to West 57th Avenue for road purposes;

(b) 4.0 m by 4.0 m corner-cut truncation at the south-east corner of proposed Parcel D for road purposes;

(c) 6.0 m by 6.0 m corner-cut truncation at the south-west corner of proposed Parcel D for road purposes;

(d) The south 3 m of proposed Parcel E of the site, for road purposes;

(e) 1.0 m by 1.0 m corner-cut truncation at the south-west corner of proposed Parcel E for road purposes;

(f) 17.5 m wide extension of Neal Street southerly over the site connecting to West 57th Avenue, aligning with future Jeanette Street, for road purposes;

(g) 6.0 m by 6.0 m corner-cut truncation at the south-east corner of proposed Parcel G for road purposes;

(h) 3.5 m by 3.5 m corner-cut truncation at the south-east corner of the site (at the intersection of Cambie Street and West 57th Avenue) for road purposes.

The subdivisions and dedications will occur in phases after the enactment of the rezoning by-law and will be secured by one or more permit holds to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer. The Applicant is required to obtain preliminary approval from the Approving Officer of the proposed plan of subdivision prior to the enactment of the rezoning by-law.

Note to Applicant: A Subdivision Plan is required to effect the dedications. A subdivision plan and application to the Subdivision and Strata Group is required. For general

information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx



Note to Applicant: An application for new street names on public and private property must be submitted to the Street Naming Committee, c/o The City Clerk's Office - with public street names ultimately requiring City Council approval. All new street names (whether public or private) must be in place before the Building Permits can be issued.

2.2 Provision of a draft survey plan prepared by a surveyor showing:

(a) The required dedication dimensions and area from Cambie Park to accommodate Ash Crescent road-widening. Ash Crescent Right of Way to be 20 m wide, offset from existing eastern property line of Lot A Block 885 (608 West 54th Avenue).

(b) New Parcel J, showing dimensions and area of the parcel to be conveyed to the City for permanent park purposes. Parcel J to have equal or greater area than Ash Crescent road widening area.

2.3 Provision of statutory right-of-way (SRW) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the proposed water mains, sewers and associated appurtenances through the northwest corner of Parcel E, where a portion of the water main along Ash Crescent is proposed through private property.

Note to Applicant: Critical root zones for prioritized tree retention should be taken into consideration when determining utility locations and required clearances.

2.4 Provision of a statutory right-of-way (SRW) for public pedestrian and cyclist use of the north-south multi-use pathway and public open space connection between Cambie Park and West 57th Avenue.

2.5 Provision of a minimum 4.0 m wide statutory right-of-way (SRW) for public pedestrian and cyclist use of the east-west multi-use pathway and public open space connection between Cambie Street and Neal Street.

2.6 Provision of a statutory right-of-way (SRW) for public pedestrian use of a minimum 2.4 m wide sidewalk along West 57th Avenue that needs to be constructed on Parcel F behind the existing street trees (London Planes) to allow for their retention.

Note to Applicant: This SRW will be required from Cambie Street westward until beyond the western-most driveway on West 57th Avenue that leads to the surface commercial parking lot. The final size and extents of the SRW should be based on the finalized sidewalk design or as-built.

2.7 Provision of a minimum 2.4 m wide statutory right-of-way (SRW) for public pedestrian and cyclist use over the north of the site adjacent to Cambie Park between Cambie Street and Ash Crescent for an east-west multi-use pathway.

Note to Applicant: This SRW will be free of any encumbrances such as structures, stairs, door swing and plantings at grade.

2.8 Provision of statutory right-of-ways (SRWs) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to provide two (16.0 m (52 ft.) by 4.0 m (13 ft.)) Public Bike Share Stations on private property at the intersection of Ash Crescent and West 57th Avenue, and at the intersection of Cambie Street and West 57th Avenue.

2.9 Provision of a statutory right-of-way (SRW) for public pedestrian use of any portion of the sidewalk and/or multi-use pathway along Ash Crescent that is installed on private property to allow for tree retention.

2.10 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.11 (a) - (l) the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project. As a condition of rezoning, the developer shall construct the proposed water mains and associated appurtenances as follows:

(i) A new water main along the proposed Ash Crescent, from Lane south of West 54th Avenue to West 57th Avenue;

(ii) A new water main along the proposed Neal Street, from West 54th Avenue to West 57th Avenue;

(iii) A new water main along Tisdall Street, from West 54th Avenue to Lane South of West 54th Avenue;

(iv) A new water main in the Lane south of West 54th Avenue from Neal Street to Tisdall Street, adjacent to Parcel H;

(v) A new water main in the Lane south of West 54th Avenue from Tisdall Street to Ash Crescent, adjacent to Parcel I;

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to ensure these upgrades are delivered and to secure payment for these upgrades. These upgrades must be delivered before occupancy of the first building on the development site.

Note to Applicant: The proposed water mains (a) to (e) are generally shown on the drawing plan titled “Utilities Concept Plan”, Figure F01 with revision date 2022-02-24 in Appendix D of the “Langara Garden Rezoning – Site Serving” document submitted by Urban Systems. For clarification, the proposed water mains shown through Parcel A, B and E, with the exception of a section of water main along Ash Crescent through the northwest corner of Parcel E, will be privately owned water mains to be constructed as deemed necessary by the applicant. These private water mains will not become part of the City water system.

Note to Applicant: Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the City water system.

(b) New fire hydrants fronting the development (approximately 2 on Neal Street, 1 on Tisdall Street, 4 on Ash Crescent, 2 on Cambie Street and 4 on West 57th Avenue) shall be installed as required to meet fire flow demands. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to ensure these upgrades are delivered and to secure payment for the new hydrant installation. The developer is responsible for 100% of the cost.

Note to Applicant: As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the buildings change such that this requirement is no longer satisfied, additional new hydrants to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

(c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 7051 Ash Crescent require the following in order to maintain acceptable sewer flow conditions.

Local Servicing Upgrade:

(i) Neal Street:

i. Construct 215 m of 200 mm SAN and 250 mm STM on Neal Street.

(ii) Ash Crescent:

i. Construct 315 m of 300 mm SAN and 450 mm STM on Ash Crescent.

(iii) West 57th Avenue:

i. Separate 92 m of existing 200 mm COMB main on West 57th Avenue to 300 mm STM and 200 mm SAN from MH_FJCMUT fronting the track field to MH_FJCMUA fronting Neal Street.

ii. Separate 91 m of existing 250 mm COMB main on West 57th Avenue to 450 mm STM and 200 mm SAN from MH __FJCMUA fronting Neal Street to MH_ FJCMUB fronting Ash Crescent.

iii. Separate 79 m of existing 300 mm COMB main on West 57th Avenue to 600 mm STM and 375 mm SAN from MH_ FJCMUB fronting Ash Crescent to MH_ FJCMUC fronting Parcel E.

iv. Separate 93 m of existing 375 mm COMB main on West 57th Avenue to 600 mm STM and 375 mm SAN from MH_ FJCMUC fronting Parcel E to MH_ FJCMUD fronting Parcel F.

v. Separate 101 m of existing 375 mm COMB main on West 57th Avenue to 600 mm STM and 375 mm SAN from MH_ FJCMUD to MH_ FJCMUW fronting Parcel F.

vi. Separate 20 m of existing 375 mm COMB main on West 57th Avenue to 600 mm STM and 375 mm SAN from MH_ FJCMUW fronting Parcel F to MH_FJCMUU on Cambie Street.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer’s Engineer.

Developer’s Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: Development to be serviced to the proposed SAN and STM sewers:

i. Parcel A is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

ii. Parcel B is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

iii. Parcel C is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

iv. Parcel D is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

v. Parcel E is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

vi. Parcel F is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

vii. Parcel G is to be serviced to the proposed 200 mm SAN and 250 mm STM sewer on Neal Street.

viii. Parcel H is to be serviced to the proposed 200 mm SAN and 250 mm STM sewer on Neal Street.

ix. Parcel I is to be serviced to the proposed 300 mm SAN and 450 mm STM sewers on Ash Crescent.

(d) Provision of improvements at the intersection of Oak Street and West 57th Avenue including:

(i) Installation of a southbound left turn bay and left turn arrow;

(ii) Installation of a westbound left turn bay and left turn arrow.

Note to Applicant: The City will provide a preliminary geometric design for this work and the applicant will be responsible for taking the design to 100%.

(e) Provision of improvements at the intersection of Cambie Street and West 54th Avenue including:

(i) Design and installation of a new traffic signal;

(ii) Installation of a northbound left turn bay;

(iii) Installation of street lighting improvements.

Note to Applicant: The City will provide a preliminary geometric design for this work and the applicant will be responsible for taking the design to 100%.

(f) Provision of improvements at the intersection of Cambie Street and West 57th Avenue including:

(i) 40 m extension of the existing northbound left turn bay;

(ii) Installation of street lighting improvements.

Note to Applicant: The City will provide a preliminary geometric design for this work and the applicant will be responsible for taking the design to 100%.

(g) Provision of improvements at the intersection of Heather Street and West 54th Avenue including:

(i) Installation of a raised crosswalk and curb bulges on the west leg;

(ii) Installation of street light improvements.

Note to Applicant: The City will provide a preliminary geometric design for this work and the applicant will be responsible for taking the design to 100%.

(h) Provision of improvements at the intersection of Ash Crescent and West 57th Avenue including:

(i) Design and installation of a new traffic signal;

(ii) Installation of street light improvements.

(i) Provision of improvements at the intersection of Neal Street, Jeanette Street, and West 57th Ave including:

(i) Design and installation of a new traffic signal;

(ii) Installation of street light improvements.

(j) Provision of street improvements, and appropriate transitions, to centerline, along West 57th Avenue adjacent to the site from Cambie Street to Neal Street, including:

(i) Minimum 1.5 m wide front boulevard with street trees;

(ii) 2.4 m wide broom finish saw-cut concrete sidewalk;

(iii) 2.4 m wide broom finish saw-cut concrete sidewalk constructed on Parcel F behind the existing street trees (London Planes) from Cambie Street until beyond the westernmost driveway leading to the commercial surface parking lot;

(iv) Corner curb ramps;

(v) Curb and gutter, including relocation of the existing catch basins and road reconstruction as required to accommodate the curb and gutter;

(vi) 2.4 m wide raised asphalt protected bike lane;

(vii) Type E curb between the sidewalk and bike lane;

(viii) Protected intersection corners;

(ix) Removal of the existing driveway (closest to Cambie Street) leading to the surface commercial parking lot and reconstruction of the curb;

(x) All existing driveway letdowns along West 57th Avenue that are to remain are to be reinstated to the latest City standards.

Note to Applicant: The City will provide a preliminary geometric design for this work and the applicant will be responsible for taking the design to 100%.

Note to Applicant: All utility cuts on surrounding residential streets and lanes to be restored to CoV "Higher Zoned Streets/Lanes" specifications or higher, as necessary.

(k) Provision of street improvements, and appropriate transitions, to centerline, along West 57th Avenue between Neal Steet and Heather Street, including:

(i) Minimum 1.5 m wide front boulevard with street trees;

(ii) 2.4 m wide broom finish saw-cut concrete sidewalk;

(iii) Corner curb ramps;

(iv) Curb and gutter, including relocation of the existing catch basins and road reconstruction as required to accommodate the curb and gutter;

(v) 2.4 m wide raised asphalt protected bike lane;

(vi) Type E curb between the sidewalk and bike lane;

(vii) Protected intersection corners.

(l) Provision of street improvements, and appropriate transitions, to centerline, along Cambie Street adjacent to the site, including:

(i) Minimum 1.8 m wide front boulevard with street trees;

(ii) 2.4 m wide broom finish saw-cut concrete sidewalk;

(iii) Corner curb ramps;

(iv) Curb and gutter, including relocation of the existing catch basins and road reconstruction as required to accommodate the curb and gutter;

(v) Removal of the existing unused driveway crossings and reconstruction of the curb;

(vi) All existing driveway letdowns along Cambie Street that are to remain are to be reinstated to the latest City standards;

(vii) 2.5 m wide raised asphalt protected bike lane;

(viii) Protected intersection corners;

(ix) Concrete bus slab on Cambie Street to the latest City standards;

(x) All utility cuts on Cambie Street to be restored to CoV “Industrial, Arterial and Bus Routes” specifications;

(xi) Appropriate GI improvements per condition 2 (y).

(m) Provision of street improvements, and appropriate transitions, to centerline, along Cambie Street between the north property line of the site and West 54th Avenue, including:

(i) Minimum 1.8 m wide front boulevard with street trees;

(ii) 2.4 m wide broom finish saw-cut concrete sidewalk;

(iii) Corner curb ramps;

(iv) Curb and gutter, including relocation of the existing catch basins and road reconstruction as required to accommodate the curb and gutter;

(v) 2.5 m wide raised asphalt protected bike lane;

(vi) Protected intersection corners;

(vii) Appropriate GI improvements per condition 2 (y).

(n) Provision of construction of Neal Street, and all associated infrastructure, from property line to property line (both sides of Neal Street) between West 57th Avenue and the lane south of West 54th Avenue including:

(i) Minimum 1.2 m wide front boulevards with street trees;

(ii) Minimum 1.8 m wide broom finish saw-cut concrete sidewalks;

(iii) Corner curb ramps;

(iv) Curb and gutter, including road paving and catch basins as required to accommodate the curb and gutter;

(v) Minimum 1.8 m wide raised asphalt unidirectional protected bike lanes;

(vi) Type E curb between the sidewalks and bike lanes;

(vii) Protected intersection corners;

(viii) Standard concrete lane crossing, new curb returns and curb ramps at the lane entries adjacent to the site;

(ix) All proposed roads within the development site on City property must be built to City “Higher Zoned Streets/Lanes” specifications;

(x) Appropriate GI improvements per condition 2 (y).

(o) Provision of street improvements, and appropriate transitions, from property line to property line (both sides of Neal Street), along Neal Street between West 54th Avenue and the lane south, including:

(i) Minimum 1.5 m wide front boulevards with street trees;

(ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalks;

(iii) Corner curb ramps;

(iv) Curb and gutter, including road paving and catch basins as required to accommodate the curb and gutter;

(v) Minimum 2.1 m wide raised asphalt unidirectional protected bike lanes;

(vi) Type E curb between the sidewalks and bike lanes;

(vii) Protected intersection corners;

(viii) All proposed roads within the development site on City property must be built to City “Higher Zoned Streets/Lanes” specifications.

(ix) Appropriate GI improvements per condition 2 (y).

(p) Provision of street improvements, and appropriate transitions, from property line to property line, along Tisdall Street (both sides of Tisdall Street) between West 54th Avenue and the lane south, including:

(i) Minimum 1.5 m wide front boulevards with street trees;

(ii) 2.1 m wide broom finish saw-cut concrete sidewalks;

(iii) Corner curb ramps;

(iv) Curb and gutter, including road paving and catch basins as required to accommodate the curb and gutter;

(v) Standard concrete lane crossing, new curb returns and curb ramps at the lane entries.

(vi) All proposed roads within the development site on City property must be built to City “Higher Zoned Streets/Lanes” specifications.

(q) Provision of construction of Ash Crescent, and all associated infrastructure, from property line to property line (both sides of Ash Crescent) between West 57th Avenue and the lane south of West 54th Avenue including:

(i) Minimum 1.5 m wide front boulevards with street trees;

(ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk (west side);

(iii) Minimum 3.0 m wide paved multi-use path (east side);

(iv) Corner curb ramps;

(v) Curb and gutter, including road paving and catch basins as required to accommodate the curb and gutter;

(vi) Standard concrete lane crossing, new curb returns and curb ramps at the lane entries adjacent to the site;

(vii) All proposed roads within the development site on City property must be built to City “Higher Zoned Streets/Lanes” specifications.

(viii) Appropriate GI improvements per condition 2 (y).

(r) Provision of street improvements, and appropriate transitions, from property line to property line (both sides of Ash Crescent), along Ash Crescent between West 54th Avenue and the north property line of the site, including:

(i) Minimum 1.5 m wide front boulevard with street trees (east side only);

(ii) Minimum 3.0 m wide paved multi-use path (east side only);

(iii) Corner curb ramps;

(iv) Curb and gutter, including road paving and catch basins as required to accommodate the curb and gutter;

(v) All proposed roads within the development site on City property must be built to City “Higher Zoned Streets/Lanes” specifications.

(vi) Appropriate GI improvements per condition 2 (y).

(s) Provision of street improvements, and appropriate transitions, from property line to property line, along Heather Street between West 57th Avenue and West 54th Avenue, including:

(i) Minimum 1.5 m wide front boulevard with street trees (east side only);

(ii) 2.1 m wide broom finish saw-cut concrete sidewalk (east side only);

(iii) Corner curb ramps;

(iv) Bi-directional raised asphalt protected bike lane on one side of the street or uni-directional raised asphalt protected bike lanes on both sides of the street;

(v) Curb and gutter as required to accommodate the protected bike lanes, including road paving and catch basins as required;

(vi) Type E curb between the sidewalks and bike lanes;

(vii) Protected intersection corners;

(viii) Standard concrete lane crossing, new curb returns and curb ramps at the lane entry.

(t) Provision of street improvements in the Lane South of West 54th Avenue (Heather Street to Ash Crescent), including:

(i) Full depth lane reconstruction complete with centre valley drainage to City “Higher Zoned Streets/Lanes” specifications;

(ii) Minimum three new catch basins, as site conditions suit;

(iii) Porous asphalt structure to treat and retain 90% of average annual rainfall.

Note to Applicant: Permeable pavement structure will be applied from edge to edge for the entire width of the laneway fronting the property. A pair of catch basins will be installed or relocated at the downstream end of the laneway to remove access runoff to the drainage system. Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage, and underdrain, etc.

(iv) Lane lighting on standalone poles with underground ducts in lane south of West 54th Avenue.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(u) Provision of installation of parking regulatory signage on streets adjacent to the site.

(v) Provision of street lighting improvements to the satisfaction of the General Manager of Engineering Services prior to building occupancy, including but not limited to:

(i) Upgraded street lighting (roadway, sidewalk and bikeway) to current City standards and IESNA recommendations;

(ii) Ash Crescent/West 54th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(w) Provision of new or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables and connect to existing electrical and communication infrastructure.

(x) Provision of new electrical service cabinet/kiosk on West 57th Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

(y) Provision of underground electrical service, including a PMT and kiosk, to provide service to two publicly accessible DC fast charging hubs, with four (4) charge points and one AC Level 2 station, incorporated on Ash Street (or alternate proposed locations).

Note to Applicant: Refer to associated Sustainability condition 1.57.

Note to Applicant: Developer to propose locations to be written into Services Agreement.

(z) Provision for the design and construction of GRI and Public Realm Rainwater Management to the satisfaction of General Manager of Engineering Services, unless stated otherwise.

(i) For Neal Street, Ash Crescent and Cambie Street, install GRI to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

(ii) For the Central Greenway (north-south and east-west) install GRI to treat and retain 90% of average annual rainfall from the impervious surface to the greatest extent practical. The GRI can also receive rainwater from the adjacent roadways.

(iii) For the laneway south of West 54th Avenue, install porous asphalt structure to treat and retain 90% of average annual rainfall.

Note to Applicant: Prepare phasing plan for the proposed GRI and ESC procedures for GRI protection during construction. O&M procedures should be submitted to guide City's long term operation and maintenance efforts.

Note to Applicant: All infiltrating GRI features require 3 m offset from the water main and 5 m offset from the building foundation. Check the City's Design Guidelines and Construction Standards for offset from other utilities to ensure compliance. Allowing adequate setback minimizes the impact of infiltration to the adjacent utilities and infrastructure. Relaxation of foundation offset to 2.0-3.0 m can be considered, per geotechnical and hydrological reports.

Note to Applicant: Provide detailed GRI design and supporting documents for each proposed GRI unit, including catchment delineation, treatment and capture volume calculation, plan and section views, catch basin connection detail, planting plan, etc. Site specific infiltration test result is required to support the design. Submissions will be reviewed by City's Green Infrastructure Implementation branch for approval.

Note to Applicant: Separate public realm (Parcel G, Neal Street, Ash Crescent and the laneway behind West 54th Avenue) rainfall calculation from the private parcels. For each proposed GRI unit, provide type, catchment plan and sizing calculation.

Note to Applicant: Draft green infrastructure design guidance, typical drawings and system templates in PDF and .dwg formats can be downloaded from City website: https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-and-construction.aspx. Draft permeable laneway design requirement memo and construction specifications can be provided upon request. GRI should be designed per *Rain City Strategy* and *Cambie Corridor Public Realm Plan*.

Note to Applicant: Selection of GRI typology: prioritize using landscaped infiltrating GRI features over subsurface infiltration facilities for added ecological benefit. Curb bulge biorention can be used at roadway intersection and mid-block location, alternating with street parking/lay-by space. Rainwater tree trench can be used where new street trees are installed to supplement the soil volume and provide water retention. Bioswale can be used in the linear frontage boulevard. Wetland/wet pond can be used in the open space. Prioritize the use of vegetated infrastructure systems that can support urban ecology. These improvements generally include placement of plants, growing medium, structural soil or soil cell, storage layer, catch basin and perforated pipe sub-drain connected to the sewer system.

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

2.11 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

(a) Design and installation of new watermains per condition 2.10 (a) (i) to 2.10 (a) (v);

(b) New sewer (storm and sanitary) on West 57th Avenue per condition 2.10 (c) (iii);

(c) Intersection upgrades at Oak Street and West 57th Avenue per condition 2.10 (d);

(d) Intersection upgrades at Cambie Street and West 54th Avenue per condition 2.10 (e);

(e) Intersection upgrades at Cambie Street and West 57th Avenue per condition 2.12 (f);

(f) Intersection upgrades at Ash Crescent and West 57th Avenue per condition 2.12 (h);

(g) Intersection upgrades at Neal Street, Jeanette Street and West 57th Avenue per condition 2.12 (i);

(h) Street improvements and transitions along Cambie Street between the north property line and West 54th Avenue per condition 2.12 (m);

(i) Street improvements and transitions along Neal Street between the south lane and West 54th Avenue per condition 2.12 (o);

(j) Street improvements and transitions along Tisdall Street between the south lane and West 54th Avenue per condition 2.12 (p);

(k) Street improvements and transitions along Ash Crescent between the north property line and West 54th Avenue per condition 2.12 (r);

(l) Street improvements and transitions along Heather Street between West 57th Avenue and West 54th Avenue per condition 2.12 (s);

Social Housing

2.12 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability to enter into a Housing Agreement for Parcel I securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

(e) A requirement that all units comply with the definition of “social housing” in Vancouver DCL By-law No. 9755; and

(f) Such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: The condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter and a covenant pursuant to Section 219 of the Land Title Act.

2.13 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability to enter into a Housing Agreement for Parcel C securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

(e) A requirement that all units comply with the definition of “social housing” in Vancouver DCL By-law No. 9755; and

(f) Such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: The condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter and a covenant pursuant to Section 219 of the Land Title Act.

2.14 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability to enter into a Housing Agreement for Parcel H securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

(e) A requirement that all units comply with the definition of "social housing" in Vancouver DCL By-law No. 9755; and

(f) Such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: The condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter and a covenant pursuant to Section 219 of the Land Title Act.

2.15 Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development to secure the following applicant's obligations:

(a) Subdivision to create Parcel I (the location and size of which are approximately as shown on Figure 1), which will be developed to achieve a minimum of 14,007 sq. m (150,770 sq. ft.) of social housing floor area with approximately 180 social housing units and will include an additional 9,236 sq. ft. for the turnkey childcare facility in the Social Housing Buildings (see Condition of 2.26);

(b) Transfer Parcel I (the location and size of which are approximately as show on Figure 1) to the City for a purchase price of $1.00 following:

i. The completion of all of the obligations under the applicant's Tenant Relocation Plan to allow for a Development Permit to be issued for the construction of the Social Housing Buildings (defined below) and for the building permits to be issuable for the construction of the Social Housing Buildings;

ii. Demolition of the existing improvements on Parcel I; and

iii. Remediation and grading of Parcel I and provision of Services to Parcel I; and prior to the issuance of any Building Permit for the Social Housing Buildings.

(c) Parcel I will be transferred to the City free and clear of any financial charges, liens and other encumbrances;

(d) Applicant will be responsible for providing necessary Services for Parcel I concurrent with the transfer of Parcel I to the City;

(e) Applicant will be responsible for ensuring that Parcel I meet Environmental Management Act requirements for residential land use prior to transfer of the parcel to the City. The applicant will be required to deliver to the City a separate Certificate of Compliance that meets these standards to the City's satisfaction;

(f) Enter into a Development Management Agreement with the City for the applicant to design, build and deliver to the City and/or the Social Housing Operator, "SHO", which may be a non-profit, co-op, First Nation or government entity of Parcel I, two fully furnished and equipped stand alone residential buildings to be used for social housing purposes (the "**Social Housing Buildings**"), the design for which will be directed and approved by the City and/or the SHO of Parcel I and the cost (the "Construction Cost") for which will be at the applicant's sole cost and expense except that:

i. The SHO will pay to the applicant, the portion of the Construction Cost above the first $45 million up to the maximum amount of financing the SHO can obtain from institutional or other lenders on terms acceptable to the City based upon the parameters attached to this report as Appendix F; and

ii. The total Construction Cost less the amount paid by the SHO in i. above, must be greater than $45 million and if it is less, the applicant will pay the difference to the City prior to the issuance of the final occupancy permit for the Social Housing Buildings.

Note to Applicant: Security for any financing will only be registered over the SHO's leasehold interest.

For clarity, the requirement for the applicant to deliver, at its sole cost and expense, the turnkey childcare facility in the Social Housing Buildings (as described in Childcare Condition 2.26) is in addition to the requirements of this Condition.

(g) Both Social Housing Buildings will be completed prior to the issuance of Occupancy Permits for any other building in Parcel B, and the issuance of any Development Permits or Buildings Permits for any buildings in Parcel D and Parcel E and will be secured by way of one or more Section 219 Covenants restricting the issuance of occupancy permits for any building on Parcel B and restricting the issuance of Development Permits and Buildings Permits for any building on Parcel D and Parcel E until such time as the construction of the Social Housing Buildings is completed and occupancy permits have been issued therefor;

(h) Unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications, unit design, associated storage and amenity spaces must be as per the *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines* unless approved by the City;

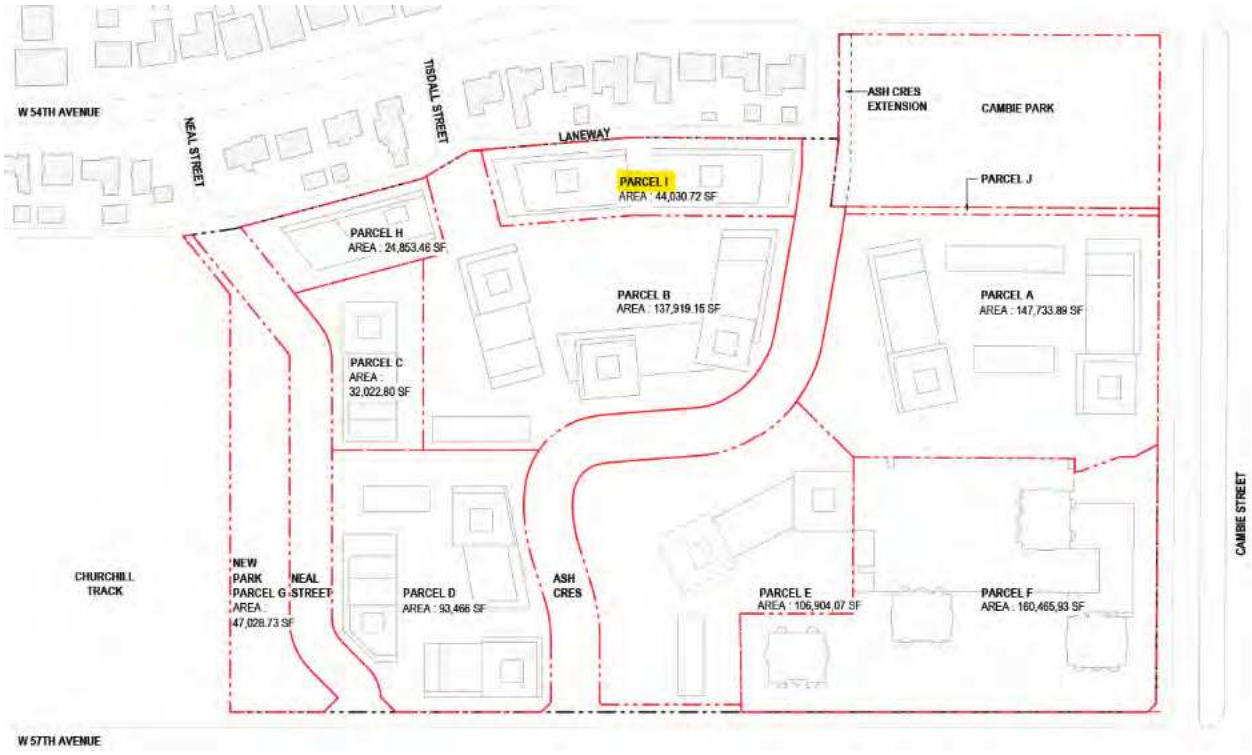
(i) Grant to the City an option to purchase, for the purchase price of $1.00, over, over Parcel I;

Note to Applicant: The City will enter into a lease of Parcel I with the SHO, which may be a non-profit, co-op, First Nation or government entity. Any agreements entered pursuant to this condition may be assigned by the City to the SHO at the sole discretion of the General Manager of Planning, Urban Design and Sustainability, the Director of Planning and Development and the Director of Legal Services.

(j) If the SHO secures equity contributions and/or lower-cost government financing, such contributions will be applied solely to improve affordability of the rents in the Social Housing Buildings;

(k) Provide, as a condition of issuance of any development permit or building permit for any market housing or commercial space in Parcel B; and the issuance of any development permit or building permit for Parcel I Social Housing Buildings; and prior to any development permit or building permit in Parcel D and Parcel E, security to the City for the applicant's obligations in this condition, by way of one or more surety bonds, letters of credit or other security that is satisfactory to the Director of Legal Services, for an amount equal to $54,000,000 ($45,000,000 plus 20% contingency);

Figure 1: Parcel I



2.16 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the General Manager of Real Estate and Facilities Management and the Director of Legal Services for the transfer of 2 fee simple sites

(Parcel C and Parcel H), comprising of approximately 56,876.26 sq. ft. of land. To secure this condition, the applicant will enter into agreements with the City which will include, but may not be limited, to the following requirements, all to be satisfied at no cost to the City and at the sole cost and expense of the applicant:

(a) Subdivision to create Parcel C and Parcel H (the locations and sizes of which are approximately as shown on Figure 2).

(b) Parcel C to be zoned for a minimum buildable area of at least 14,527 sq. m (156,366 sq. ft.) of social housing and Parcel H to be zoned for a minimum buildable area of at least 5,609.3 sq. m (60,378 sq. ft.) of social housing.

Note to Applicant: These floor areas are equivalent to approximately 258 social housing units in total, and it is anticipated that approximately 186 of such social housing units will be developed on Parcel C and approximately 72 of such social housing units will be developed on Parcel H.

(c) Applicant will be responsible for ensuring that parcels meet Environmental Management Act requirements for residential land use prior to transfer of parcels to City. The applicant will be required to deliver to the City a separate Certificate of Compliance that meets these standards to the City's satisfaction.

(d) Parcel C and Parcel H will be transferred to the City for a purchase price of $1.00 prior to the issuance of any occupancy permit for any building on Parcel D and a maximum of 2 years following the issuance of any building permit for any building on Parcel D and, and following:

i. The completion of all of the obligations under the applicant's Tenant Relocation Plan;

ii. Demolition of the existing improvements on Parcel C and Parcel H;

iii. Remediation of Parcel C and Parcel H; and

iv. Grading of Parcel C and Parcel H, and

v. The applicant shall, in the City's sole discretion, grant to the City an Option to Purchase over Parcel C and Parcel H for a nominal consideration of $1.00, exercisable by the City at any time following enactment of the CD-1 By-law, all on terms and conditions satisfactory to the Director of Legal Services.

(e) Parcel C and Parcel H will be transferred to the City free and clear of any financial charges, liens and other encumbrances.

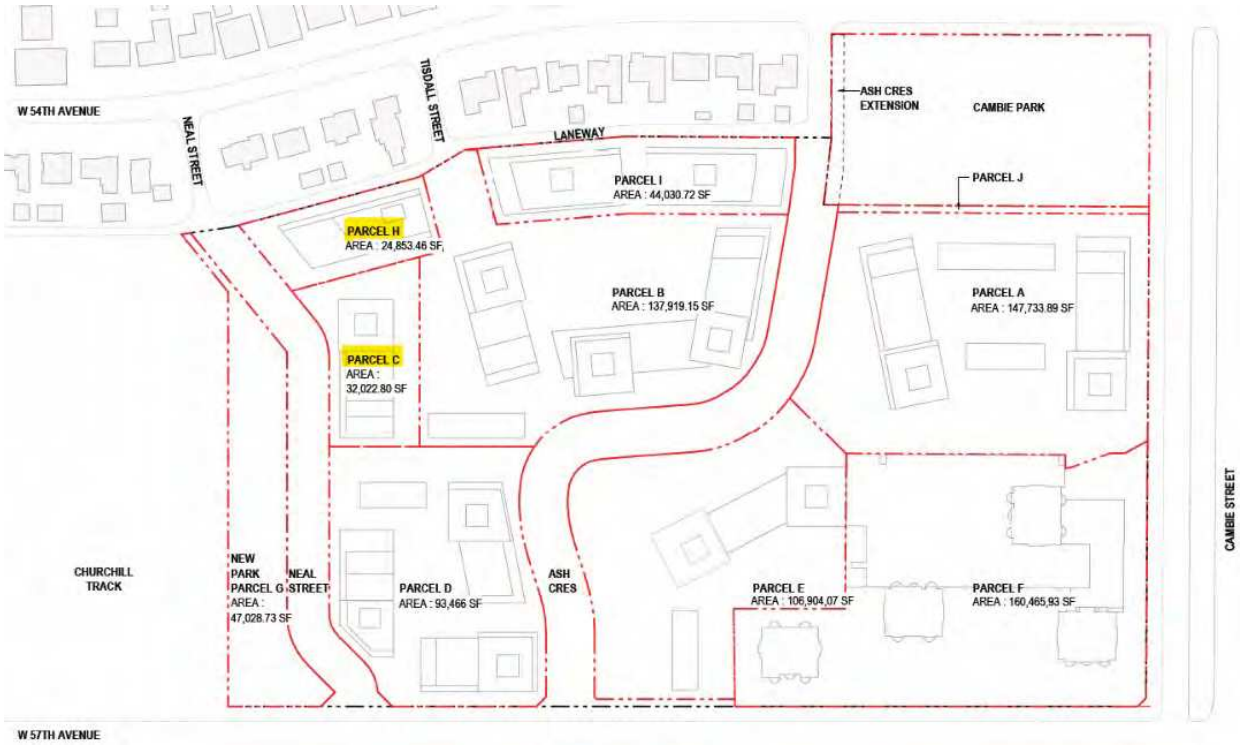
(f) Applicant will be responsible for providing necessary Services for the future social housing buildings on Parcel C and Parcel H, concurrent with the transfer of Parcel C and Parcel H to the City.

(g) The foregoing agreements will include holds on development permits, building permits, and occupancy permits, as required by the City in its discretion, to

ensure that Parcel C and Parcel H is delivered when anticipated or required by the City; and

(h) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

Figure 2: Parcels C and H



Rental Housing

2.17 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure a minimum of 49,620.7 sq. m (534,113 sq. ft.) in Buildings A4 (Parcel A), B1 (Parcel B) and D2 (Parcel D) (as shown and described in the Subdivision Plan in Condition 2.1) for secured rental housing excluding Seniors Supportive or Assisted Housing, and including at least 5,851 sq. m (62,987 sq. ft.) of the residential floor area within Buildings A4, B1 and D2 to be secured as below-market rental housing units subject to the conditions set out below for such units and in accordance with the requirements set out in the *Below-Market Rental Housing Policy for Rezonings*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant.

(b) A no stratification covenant.

(c) A provision that none of the units will be rented for less than 90 consecutive days at a time.

(d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued, unless the below market unit is rented by a returning tenant in which case the rent would be as permitted under the Tenant Relocation Plan approved by the City.

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of the Occupancy Permit for each building that contains below-market rental units, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services.

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy.

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit, unless the below market unit is rented by a returning tenant in which case the occupancy would be as permitted under the Tenant Relocation Plan approved by the City.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every five (5) years after initial occupancy, unless the below-market unit is rented by a returning tenant:

(i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units.

(j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law. The Housing Agreement will contain a provision for the applicant to enter into a replacement site specific Housing Agreement prior to the issuance of an Occupancy Permit for the respective building.

The applicant will allocate the required below-market rental units by providing a minimum of at least 2,608.9 sq. m (28,082 sq. ft.) in Building A4 (Parcel A), 1,881.7 sq. m (20,248 sq. ft.) in Building B1 (Parcel B), and 1,361.7 sq. m (14,657 sq. ft.) in Building D2 (Parcel D) as below-market rental units, the allocation of which will be subject to adjustment at the discretion of the General Manager of Planning, Urban Design and Sustainability.

Housing – Tenant Relocation and Protection

2.18 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per Appendix F: Langara Gardens Tenant Relocation Plan and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of each Development Permit Application.

(b) Provide a notarized declaration prior to issuance of each Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit for each building. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or onsite temporary housing at their existing rent; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and confirmation of their interim onsite accommodation at their existing rent level (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit for each building. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to a new building and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, any other compensation).

2.19 Enter into a 219 Covenant and such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to complete the following, For tenants residing in the existing towers (591 West 57th Avenue, 7281 Cambie Street, 7241 Cambie Street, and 621 West 57th Avenue), if building upgrades result in temporary or permanent displacement of tenants:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per Appendix F: Langara Gardens Tenant Relocation Plan and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of each Development Permit Application.

(b) Provide a notarized declaration prior to issuance of each Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit for each building. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or onsite temporary housing at their existing rent; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and confirmation of their interim onsite accommodation at their existing rent level (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit for each building. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to a new building and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, any other compensation).

Building Upgrades

2.20 Make arrangements to the satisfaction of the Chief Building Officer and the Director of Legal Services to secure the following Applicant's obligations:

(a) Applicant will complete the Feasible Upgrades ("**Upgrade Works**") as recommended in LMDG's Fire Protection and Life Safety Building Code Upgrade Summary Report dated March 20, 2024 and Glotman Simpson's ("GS") Phase 1 - Major Renovations Structural Seismic Improvements Report dated March 18, 2024 (the "Report") in the priority that offers the highest possible improvement in life safety and seismic upgrades, in the sole opinion of the Chief Building Official, with due consideration to cost, within 10 years of enactment of the rezoning by-law for redevelopment of low-rise apartment lands. A Section 219 Covenant will be registered on title to the development lands restricting the issuance of any permits for the entire Langara Gardens development after such 10-year period until the Upgrade Works have been completed.

(b) Applicant will sequence building construction with priority provided to Towers 1, 2 and 3 (the "**Existing Towers**"), as shown on the Plan in the Report, providing for an initial start up duration of approximately two years to investigate, plan, design and permit the Upgrade Works on the first of the Existing Towers and proceeding with the balance of the Upgrade Works thereafter, having an approximate two year timeframe for Upgrade Works to be completed for each of the other Existing Towers.

(c) Applicant and their consultants will work with the City to develop a plan that minimizes the likelihood of tenant relocation in the Existing Towers, to the satisfaction of the Chief Building Official. If any of the Upgrade Works are determined, to cause undue disruption or to impact the ability of tenants to maintain occupancy in the sole opinion of the Chief Building Official, based on the advice of LMDG and/or GS or other consultants during the investigation, planning or design stages for these Upgrade Works, the Applicant will be released from any obligation to complete the portion of the Upgrade Works that is determined to cause such undue disruption or to impact the tenants.

(d) If the Applicant has not made a rezoning application for the redevelopment of the Existing Towers within 15 years after the enactment of the rezoning by-law for the low-rise apartment lands, the Applicant will advance further analysis and investigations of the Potentially Feasible works as detailed in the Reports within a reasonable timeline to be agreed upon by the Applicant and the City, each acting reasonably. If the Chief Building Official determines, based on the assessment, that they can be implemented without undue disruption and impacting the ability of tenants to maintain occupancy and they do not involve extensive construction programs or require significant or disproportionate expenditure compared to their benefit of improving life safety, the Applicant will undertake those works within a reasonable timeline having regard to the scope, nature and cost of the works to be agreed upon by the Applicant and the City each acting reasonably in light of the foregoing considerations.

Parks

2.21 Make arrangements to the satisfaction of the General Manager of Parks and Recreation in consultation with the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services for the delivery of a minimum 1.08 acre permanent park parcel.

To secure this condition the applicant will enter into agreements with the City, including a Park Transfer Agreement, which includes, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Subdivision to create a contiguous 1.08-acre fee simple parcel that will be transferred to the City for a purchase price of $1.00 for permanent park use. The parcel will be minimum 25 m wide (excepting the northwest panhandle measuring approximately 3.3 m wide for 30.8 m and widening for another approximately 32.8 m until reaching full 25 m width) and located contiguous to the Vancouver School Board property used for Churchill Track. The approximate location of the parcel is shown as “Parcel G” on the Proposed Subdivision Plan in Engineering Condition 2.1.

(b) Applicant will be responsible for ensuring that the parcel meets Environmental Management Act requirements for intended use prior to transfer of a parcel to City.

(c) Park parcel to be transferred to the City free and clear of any financial charges, liens and other encumbrances.

(d) Minimum standards for transfer of the park site to the City of Vancouver, to the satisfaction of the General Manager of Parks and Recreation, which will include:

(i) Removal of all existing structures including existing road pavements, retaining wall, sub-surface infrastructure, and non-native materials from the park site prior to providing clean fill, back-filling to support removed retaining wall and stabilize new slope condition;

(ii) Grading of new linear park site from east to west park property lines subject to Park Board review, maximizing park usability and tree retention. If changes to grading in the VSB parcel are proposed, all

authorization will be obtained by the applicant prior to commencement of any park works; and

(iii) Hydro-seeding the new park site with pollinator flower and grass meadow mix, per Park Board seeding standards at time of parcel conveyance.

(e) The 1.08 acre park will be transferred to City prior to occupancy of any building on Parcel D or development permit issuance for any building on Parcel E, whichever is sooner.

(f) The applicant will grant an option to purchase in favour of the City, a purchase price of $1.00 to secure transfer of parcel to City.

2.22 Make arrangements to the satisfaction of the General Manager of Parks and Recreation in consultation with the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services for the delivery of a regularly shaped parcel contiguous to the south property line of 'Cambie Park' for the full length of east to west park extents to compensate for loss of park space due to dedication of Ash Crescent. The approximate location of the parcel is shown on the Proposed Subdivision Plan as "Proposed Parcel J" and described in Engineering Condition 2.1.

To secure this condition the applicant will enter into agreements with the City, including a Park Transfer Agreement, which includes, but may not be limited to the following requirements, all to be satisfied at no cost to the City:

(a) Subdivision to create a contiguous rectangular fee simple parcel that will be conveyed/transferred to the City for a nominal purchase price for permanent park use, as shown on the Proposed Subdivision Plan as "Proposed Parcel J." Total area of the parcel will be equal to or greater than area of existing Cambie Park to be removed from parkland and dedicated for road use.

Note to Applicant: The road dedication shall be no wider than 7.3 m offset from existing western park property line.

(b) The total size of Cambie Park in its new configuration following transfer of Parcel J to the City must be at least 2.312 acres, per existing park size.

Note to Applicant: No net loss to the size of Cambie Park will be accepted as a result of Ash Crescent encroachment into Cambie Park. Areas to be calculated by legal survey.

(c) Applicant will be responsible for ensuring that park parcel meets Environmental Management Act requirements for intended use prior to transfer of parcel to City.

(d) Park parcel to be transferred to the City free and clear of any financial charges, liens and other encumbrances.

(e) Minimum standards for transfer of the parcel to the City of Vancouver, to the satisfaction of the General Manager of Parks and Recreation, which will include:

(i) Working with Parks and Recreation staff to determine appropriate grading of the new park parcel to the satisfaction of the General Manager of Parks and Recreation.

(ii) Hydro-seeding to meet existing condition within the park.

(f) The park parcel is to be transferred to City prior to the issuance of a Stage 3 (full construction) Building Permit for any part of the development, or dedication of Ash Crescent for road widening.

Note to Applicant: see also Engineering condition 2.2 (b).

(g) The applicant will grant an option to purchase in favour of the City, for a nominal purchase price, to secure transfer of parcel to City.

Social Policy

2.23 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City including, but not be limited to, the following:

(a) Permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Agreements regarding the installation, and maintenance of the food assets.

(c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Childcare Facility

2.24 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a 74-space childcare facility, all within one of the social housing buildings being constructed on Parcel I in Phase 2 (as described in Housing Condition 2.15, which may be contained wholly within a separate fee-simple air space parcel therein (in the sole discretion of the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services)) or a fee-simple air space parcel within another building in Phase 2, subject to the results of the test fit described in Condition 1.51 and in the sole discretion of the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, which meets the City's specifications and programming requirements. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 74-space childcare facility with two 12-space programs for 0-3 year olds and two 25-space programs for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the City's Childcare Design Guidelines and Facilities Standard Manual including Appendix II Childcare Technical Guidelines, and subject to the foregoing in this Condition, all to be contained within a separate air space parcel.

(b) The childcare facility will have an indoor area of at least 858 sq. m (9,236 sq. ft.) on one level with not less than 8 ft. clear finished ceiling height, a dedicated adjacent outdoor space of not less than 1,040 sq. m (11,194 sq. ft), dedicated parking stalls, and amenity and storage spaces.

(c) Transfer to the City at no cost, subject to the foregoing in this Condition, either an air space parcel in fee simple containing the childcare facility, or where the childcare facility is contained within one of the social housing buildings on the Lands but not in an air space parcel, the parcel of land on which the childcare facility is located, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

(d) The construction and delivery of the childcare facility is to be secured by a Letter of Credit (LC), or other security acceptable in the sole discretion of the City, provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf.

(e) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel or parcel, as the case may be, exercisable upon completion of the childcare facility and, if applicable, registration of the related air space plan.

(f) The completed childcare facility will be delivered to the City, subject to the acceptance by the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, prior to the issuance of any occupancy permit for any building in Phase 2 and subsequent phases, except for any social housing building, which will be secured by an occupancy hold thereon.

(g) A hold on any development permit in Phase 2 and subsequent phases, except for any social housing buildings, until the test fit described in Condition 1.51is delivered to City, to the satisfaction of the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services.

(h) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area, mechanical rooms, electrical and required parking spaces, bicycle parking and loading spaces as per Parking

By-law on this site.

(i) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to.

(j) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on certain Development Permits, Building Permits and Occupancy Permits in connection with certain milestones will be applied to the development on the Lands, as applicable.

Community Benefit Agreement

2.25 As per the City of Vancouver's *Community Benefits Agreement Policy*, applicant must enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

(a) Participate in a First Source Hiring program, in consultation and partnership with community stakeholder groups and the City, making new entry level jobs available to equity-seeking community members in Vancouver first and striving for an overall target of 10% of labour (including that for contractors, subcontractors and other possible vendors) sourced from low-income communities and equity-seeking groups across the city; including women in trades, Indigenous people, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization.

(b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs.

(c) Demonstrate Best Efforts to attain 10% procurement of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy.

(d) Retain the services of an independent third party to the satisfaction of the City in order to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may

include, where applicable and where possible, post-occupancy and ongoing service needs.

(e) Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver Community Benefits Agreement Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing, as described in the *Report Back on Supporting Development Viability and Unlocking New Housing Supply*, dated December 2, 2025.

Community Amenity Contributions (CAC)

2.26 Pay to the City a cash Community Amenity Contribution of $7,700,000 which the applicant has offered to the City towards park improvements at Cambie Park and the new linear park. The CAC is to be allocated to the Park Board through future capital plans. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

2.27 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid official; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

Environmental Contamination

2.28 If applicable:

(a) Submit a site disclosure statement to Environmental Services (Environmental Protection).

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the siteon terms and conditions satisfactory to the Manager of Environmental Services,the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning untilseparate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priorityover such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in aform satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO REPEAL CD-1(47) LANGARA GARDENS BY-LAW NO. 4358

Council repeals CD-1(47) By-law No. 4358.

SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"7051 Ash Crescent (Langara Gardens) [CD-1 #] [By-law #] C-2"

NOISE CONTROL BY-LAW No. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 7051 Ash Crescent (Langara Gardens)"

* * * * *

APPENDIX D
ADDITIONAL INFORMATION

Public Consultation Summary

Public Consultation: The applicant held an in-person public information session on October 16, 2023, at Langara College, 2nd Floor Gallery Space, Science & Technology Building, to collect feedback on the proposal. Approximately 85 people attended this event. A total of 13 comment forms were received, with 5 comments in support of the height, density, and location, and 3 expressing concerns about height, uses, and affordability.

In addition, online and in-person open houses were held specifically for the existing Langara Gardens tenants, in April 2024 and October 2025.

Event	Date(s)	Details
Webpage published	September 20, 2023	7051 Ash Crescent (Langara Gardens) rezoning application | Shape Your City Vancouver
Postcard mailed	October 6, 2023	3,271 notices mailed
Site sign installed	September 26, 2023	
Online comment form	October 9, 2023 – October 29, 2025	67 submissions • 40 responses support • 13 responses opposed • 14 responses mixed
Other input (phone calls, direct emails, etc.)	October 9, 2023 – October 29, 2025	0 submissions
Total webpage views	June 2025 to October 2025	2,756 page views
Total Submissions (Comments submitted + questions asked + other input methods)		83 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development would increase the supply of a mixed range of housing, including social, strata, affordable, rental, and below-market rental.
- **Density:** Density is supported in this area.
- **Location:** The location is ideal given its proximity to transit and active travel.
- **Green space:** The added park is supported.

Generally, comments of concern fell within the following areas:

- **Displacement:** Residents are concerned about the displacement of existing tenants and the community.
- **Height:** The proposed development be too tall for the area.
- **Amenities and infrastructure:** The development should include more retail and commercial spaces. The current area does not have the necessary amenities and infrastructure to support this density. There is insufficient transit options to accommodate new residents.
- **Affordability:** Housing costs in this development will not be affordable.
- **Green space:** The loss of green space, such as trees, is a concern.

Response to Public Comments

- **Displacement:** In collaboration with staff, the applicant has prepared a Tenant Relocation Plan, which seeks to provide existing tenants with multiple relocation options, moving assistance, financial compensation, and additional support, as needed.

The project is proposed to be phased over 15-20 years, and tenants will only need to move when their parcel is up for redevelopment. In advance of each Development Permit application, the applicants and staff will provide advance notice of next steps and timing.

- **Height:** Although some of the buildings include heights taller than anticipated by the *Langara Gardens Policy Statement*, taller buildings are sited in the middle of the site, to minimize impacts on adjacent properties, and reduce shadows on neighbouring parks. Staff analysis has determined that the proposed heights are an appropriate urban design response for this large site and the emerging surrounding context.
- **Amenities and infrastructure:** This site will be served by the existing commercial node underneath the towers, and by the future commercial node at the Pearson Dogwood site across the street. Engineering conditions ensure that appropriate infrastructure upgrades will be provided to service this site. Langara Gardens is 600 m from the Langara-49th Avenue Station on the Canada Line, and is served by local bus service along Cambie Street.
- **Affordability:** The proposal provides a variety of housing tenures to meet a range of affordability needs, including social housing, market rental, below-market rental, and strata housing.

Urban Design Panel

The Urban Design Panel (UDP) reviewed the original rezoning application package on October 25, 2023. This proposal was a phased master planned redevelopment of the 20.8-acre site with buildings between four and 36 storeys. A summary of the decision is provided below. The full meeting minutes can be found online:

Evaluation: Support with Recommendations (7/0)

Planner's Introduction:

Scott Erdman, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as considered under the *Langara Gardens Policy Statement*. Scott concluded the presentation with a description of the site and a summary of the rezoning proposal.

Omar Aljebouri, Development Planner, then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Omar then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. The proposed heights and density.
2. The overall project's response to the Policy Statement's urban design objectives and spirit (Legacy; Permeability and Livability; Building Height and Form; Views and Solar Access; Animation and Variation in Design).

3. The proposed landscape and public realm strategy.
4. Any additional advice for consideration (e.g. Design Guidelines).

Applicant's Introductory Comments:

The applicant, James K M Cheng Architects, gave a general overview of the project and noted the design objectives for the site.

The planning team then took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MEETA LELE and seconded by REZA MOUSAKHANI and was the decision of the Urban Design Panel:

THAT the Panel Recommends Support with the following recommendations summarized below:

• The Chair summarized the consensus items as their design development recommendations.

Summary of Panel Consensus Comments:

1. Develop more distinctive shared public amenity spaces that can serve as an anchor site, exploring inclusive mix of user groups, providing an equal experience for all residents.
2. Stronger focus on sustainability, climate change and resilience (for example: district energy) to be expressed in the architecture, landscape, and final site planning.
3. Consider exploring reduction in extent of parkade, in particular within north-south and east-west park connections, for climate change resilience and access to native soil.
4. Incorporate more neighbourhood scale commercial to help support local community.
5. Consider increasing daycare capacity to suit this scale of development.

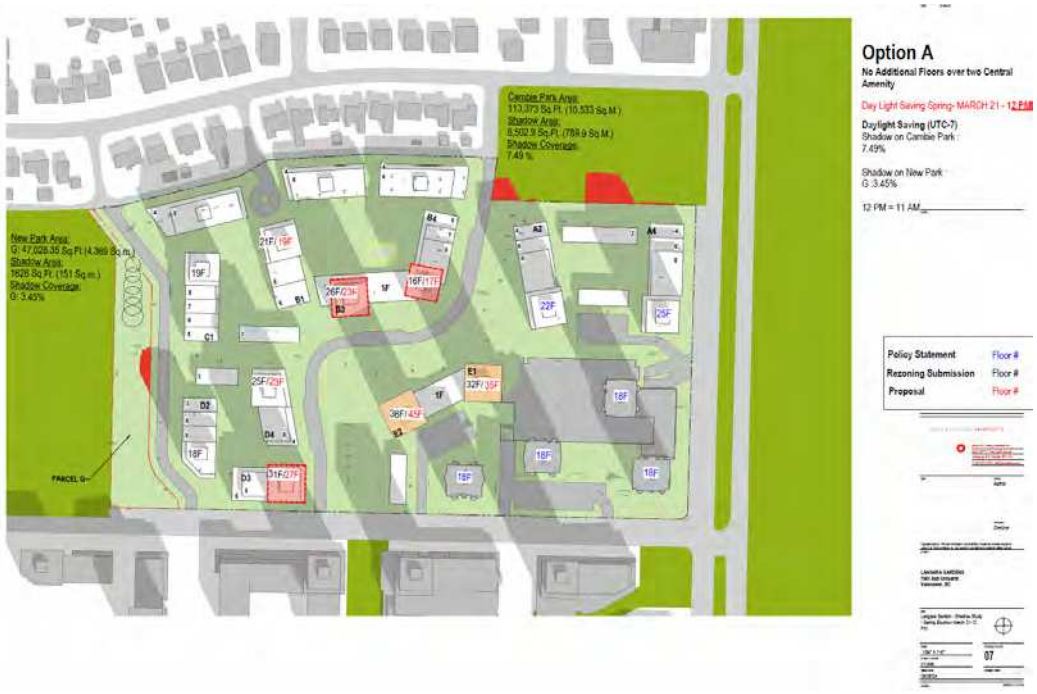
Applicant's Response: The applicant team thanked the Panel for their comments.

Shadow Diagrams

Spring (March 21) – 10AM



Spring (March 21) – 12PM



Spring (March 21) – 2PM



Spring (March 21) – 4PM



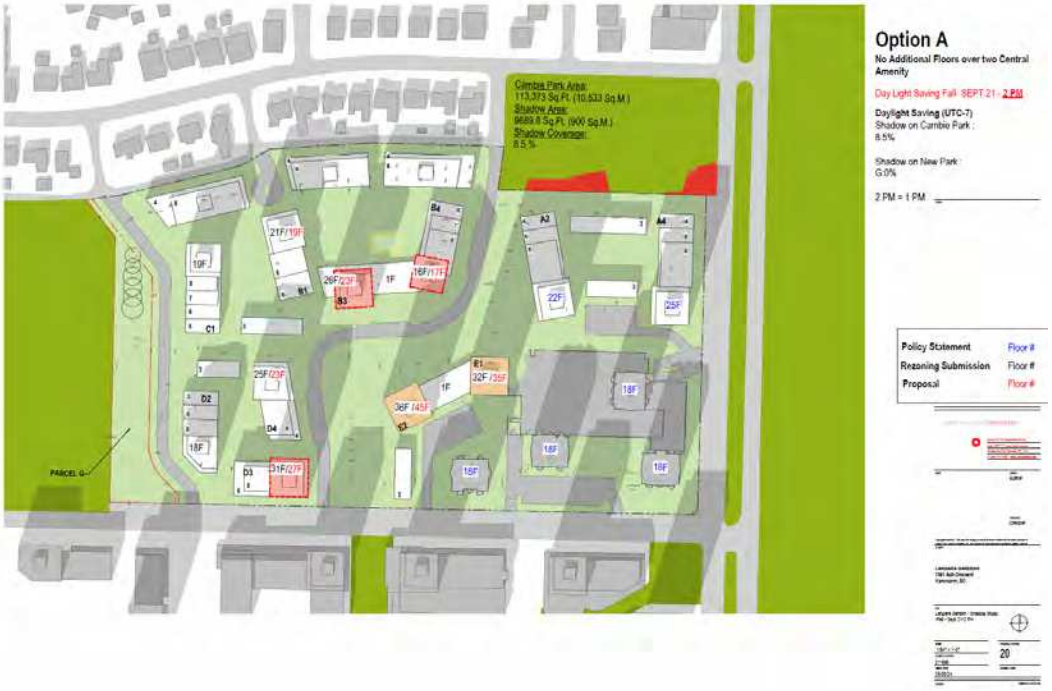
Fall (September 21) – 10AM



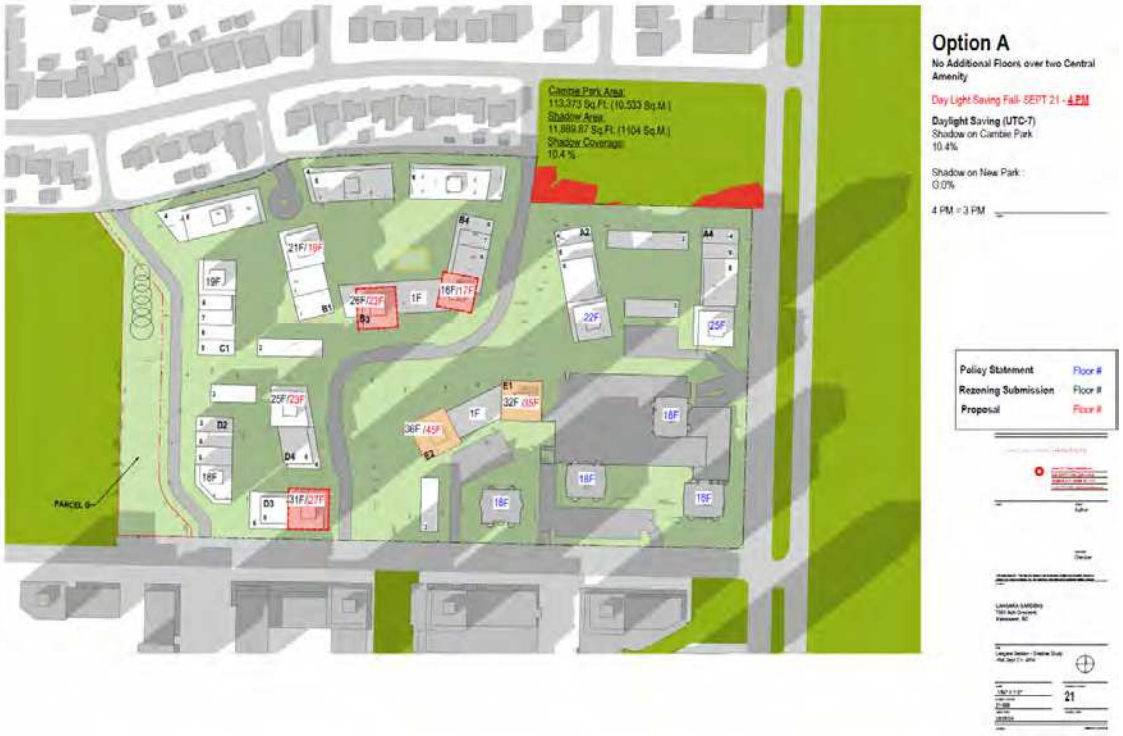
Fall (September 21) – 12PM



Fall (September 21) – 2PM



Fall (September 21) – 4PM



* * * * *

APPENDIX E
LANGARA GARDENS DESIGN GUIDELINES

SEE SEPARATE ATTACHMENT

Appendix E – Langara Gardens Design Guidelines – RTS 18347

* * * *

LANGARA GARDENS

CD-1 DESIGN GUIDELINES DRAFT

7051 Ash Crescent, Vancouver, B.C.
June 2025

“We respectfully acknowledge that this property is located on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations.”

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01

INTRODUCTION

*Langara Gardens site context

1.0 INTRODUCTION

These design guidelines should be used in conjunction with the associated CD-1 By-law and Rezoning Documents to guide development of the Langara Gardens site. As well as assisting the development permit applicant, the guidelines will be used by the applicant, City staff, the Development Permit Board, and the Urban Design Panel in evaluating proposed developments. The guidelines will ensure that the public realm and individual developments are compatible with the urban design concept for this area and the overall vision for the Langara Gardens site. Flexibility is intended in the interpretation and application of these Guidelines where it can be clearly demonstrated that an alternate approach will produce a superior result architecturally or with respect to sustainability.

The proposed vision for Langara Gardens continues to be primarily residential, with a range of housing types, building forms, and unit sizes with a portion targeted to families with children, including rental, affordable, and market housing. Parks, childcare, and affordable housing will be integrated into the plan, providing opportunities for the needs of society's youngest members, as well as its oldest residents. A key element of the rezoning application is to maintain or replace the 605 existing rental housing units on a one-for-one basis. A robust Tenant Relocation Plan will address the needs of existing tenants while also welcoming a diversity of new residents.

In early 2018, Council approved the Langara Gardens Policy Statement, which provides principles and objectives relating to a range of topics for the future development of the site, including land use, density, height, public benefits, transportation, built form, and character, sustainability, and development phasing. It is this Policy Statement that forms the basis for the proposed rezoning application contained herein.

In July 2019, Council was presented with an Issues Report entitled "Direction for Intensification of Large Sites to Include Moderate Income Rental Housing." This report intended to provide for additional affordable housing in ongoing large developments in the South Cambie and Pearson Dogwood neighbourhoods. This report proposed an additional 10% of the overall site density be permitted to deliver secured rental housing, with a portion of it to include a supply of moderate income rental housing (MIRH) for households with incomes between $30,000 to $80,000.

As a result of this Issues Report, which has now been fully incorporated into the City's updated Rezoning Policy for Sustainable Large Developments, this rezoning application has increased the overall site density from what was approved at the time of the Policy Statement to allow for this 10% increase in rental housing at Langara Gardens.

The proposed site density is approximately 3.078 FSR, including an additional 10% rental housing to be provided as per the Issues Report.
In addition to the Policy Statement and the Issues Report, several other policy frameworks have provided guidance for the Langara Gardens site. They include City-plan (1995); the Cambie Corridor Plan - Phase 3 (2018); the Housing and Homelessness Strategy (2011); the Transportation 2040 Plan (2012); the Greenest City 2020 Action Plan (2011); the Green Buildings Policy for Rezoning (2010); and the Rezoning Policy for Sustainable Large Developments (2014); Vancouver Plan (2022).

1.1 APPLICABLE POLICIES

- Langara Gardens Policy Statement (2018)
- Issues Report: “Direction for Intensification of Large Sites to Include Moderate Income Rental Housing” (2019)
- Vancouver Plan (2022)
- Financing Growth Policies (2003)
- Rental Housing Stock Official Development Plan (2007)
- Rezoning Policy for Sustainable Large Developments (2010)
- Green Buildings Policy for Rezonings (2010)
- Cambie Corridor Plan (2011)
- Greenest City 2020 Action Plan (2011 & 2015)
- Housing and Homelessness Strategy (2011)
- Final report from the Mayor’s Task Force on Housing Affordability (2012)
- Vancouver Neighbourhood Energy Strategy and Energy Strategy Guidelines (2012)
- Transportation 2040 (2012)
- Vancouver Public Bike Share (2013)
- Vancouver Food Strategy (2013)
- Park Board Local Food Action Plan (2013)
- Renewable City Strategy (2015)
- Vancouver Bird Strategy (2015)
- Tenant Relocation and Protection Policy (2021)
- Rainwater Management Plan and Green Infrastructure Strategy (2016)
- Healthy City Strategy Action Plan (2016)
- Zero Emissions Building Plan (2016)
- Biodiversity Strategy (2016)
- Housing Vancouver Strategy (2017)
- Community Amenity Contributions – Through Rezonings (1999, updated 2017)
- Vancouver Food Charter (2007)

1.2 DESIGN RATIONALE

The Policy Statement was developed through a comprehensive site analysis, community consultations and planning process for Langara Gardens. Within this statement, a conceptual plan was created which builds on the site’s unique characteristics and urban design legacy. This rezoning application maintains the site layout detailed in the conceptual plan. The site layout includes the placement of open spaces and buildings, as well as the retention of the courtyard configurations, the existing significant trees, and the street geometries.

As per the additional 10% density permitted in the Issues Report and the site layout described in the Policy Statement, and the desire to maintain the garden-like setting, this rezoning application proposes that the density be allocated to the top of several towers. This will increase the maximum building height of the site to 45 storeys, from the 28 storeys described in the Policy Statement. The additional floors are distributed to minimize the shadows projected onto the parks, and remain consistent with the increase in building heights of the Pearson Dogwood redevelopment project, and to create gentle, gradual transitions in the city skyline.

1.3 THE VISION
1.3.1 LANGARA GARDENS GUIDING PRINCIPLES

The plan uses a principled approach to shape how and where the development occurs and the appropriate built form. The following urban design principles provide structure and guidance to the Langara Gardens site, along with the additional policies, guidelines and regulations which will ensure the successful integration of the Langara Gardens site into the broader community.

1. RESPECT RESIDENTS

Ensure that the existing Langara Gardens residents are involved in the creation of a new vision for the site and utilize best practices to develop a 'Tenant Relocation Plan' for those who may be displaced when the site is redeveloped. The Tenant Relocation Plan will include, at a minimum, clear timelines, individualized attention, assistance in finding comparable replacement housing and reimbursement for moving costs/financial compensation for relocation.

2. MEMORY AND CHARACTER

Design the site to respect the park-like character by integrating significant mature trees and green space. Support the existing community by maintaining important gathering spaces and providing new community amenities. Reflect the site's history through site planning, public realm elements, and public art.

3. COMPLETE COMMUNITY

Ensure that Langara Gardens, in combination with Pearson Dogwood across 57th Avenue, will provide a variety of opportunities for people to live, work, shop, and play. The new community will be well served by local shops, services, and amenities.

4. DIVERSITY OF HOUSING

Increase the range of housing types and tenures at Langara Gardens while maintaining or replacing the existing 605 rental units on a one-for-one basis. As per the City's Sustainable Large Developments policy, 20% of the new units will be affordable housing integrated throughout the site, of which a minimum of 50% will be suitable for families with children.

5. COMMUNITY CONNECTIONS

Provide new streets, with both walking and cycling paths to integrate Langara Gardens with the Pearson Dogwood site and the surrounding community. Site design should provide for the integration of various transportation modes (eg. walking and cycling) while providing direct connections to the future potential Canada line station at 57th Avenue.

6. SUSTAINABLE SYSTEMS & ENVIRONMENTAL PERFORMANCE

Achieve an exceptional standard of sustainability through site design, architecture, energy supply systems, water use, and rainwater management, as well as urban food and waste systems. Integrate visible rainwater management strategies focused on water quality protection and rainwater detention. Large sites such as Langara Gardens are fundamental to support the city's goal of achieving low-carbon energy buildings.

1.3.2 SUSTAINABILITY MEASURES

In compliance with the Rezoning Policy for the Sustainable Large Developments, the measures listed below are proposed in this rezoning application to achieve high levels of sustainability for Langara Gardens:

- Sustainable Site Design
- Access to Nature
- Sustainable Food Systems
- Green Mobility
- Portable Water Management
- Rainwater Management
- Zero Waste Planning
- Affordable Housing
- Resilience

Of all these measures, the contribution towards the City's affordable housing targets is the most significant. When 1,200 new rental units are added to the 335 that will be retained, Langara will maintain its place as one of Vancouver's largest rental communities.

Langara Gardens will be a vibrant neighbourhood with a mix of physical and social infrastructure that promotes both social and natural connection. The design takes its cues from the existing site's generous tree cover and beautiful landscaped gardens, seeking to increase density while retaining the inviting naturalized atmosphere.

The neighbourhood will feature a variety of open spaces, significant tree retention, a diversity of new trees and vegetation, and increased tree cover. The walkable site will include amenities and parkland and will benefit from adjacent retail and transit connections. Design accounts for continuous soils, biodiversity, and functional green infrastructure providing rainwater management that connects inhabitants to natural processes and flows.

The design of the site generally follows the same pattern as today. Central public open space is the new key organizing element. Multipurpose paths will provide linkages to:

- Cambie Park (2.3 acres) to the north
- The future park at Pearson-Dogwood to the south
- Langara Golf Course to the east
- The new 1.08 -acre park and Churchill track to the west.

The residential buildings are grouped around landscaped courtyards to foster a neighbourhood community. The low building coverage ratio of the development offers 1.5-2.0 acres of open space along Ash Crescent in the center of the site. The park-like courtyards will offer both active and passive recreation uses along with inviting places to gather. The site will also incorporate water elements, including storm water retention features (see Rainwater Management section).

The project team has determined that Langara Gardens falls within Type A of the Sustainable Site Design typologies, requiring a total site canopy coverage of 20-25%. The proposed design achieves 30% canopy coverage.

The site currently hosts several impressive "Priority Trees" as identified in the Policy Statement. The site design retains and is organized around these trees. Retained mature trees will be complimented with approximately 400 additional trees to contribute to the urban forest, complete streetscape patterns, give structure to the site landscape design, provide canopy for summer shade, define open spaces, and soften building scale.

Retaining the existing grove of trees along W 57th and Cambie will contribute to reducing the localized ambient temperature and protect buildings from the south sun, wind, and precipitation, as well as maintaining the original characteristics of Langara Gardens.

In addition to canopy coverage, landscape design will prioritize vegetation that supports pollinators and edible species at grade and rooftop levels to support sustainable food systems.

The landscape design provides common outdoor amenities at grade and on rooftops of the buildings. Amenities at grade include play structures, a barbeque patio, community gardens, an orchard, a children's play area, seating nodes, lawn, gardens, and bioswales/rain gardens. Each parcel will include dog relief areas. Units at grade are provided with fenced private patios and lawn panels.

Roof top amenities may include gardens, a common kitchen patio, an outdoor dining area with harvest table, an urban agriculture court, a children's play area, a greenhouse, and/or a composting area.

The garden-like setting will be maintained through the preservation of character-forming trees, a generous central open space, a new 1-acre park dedication, the pattern of lush courtyards and low site coverage.

The new 1.08-acre park space is being dedicated to Parks for a new "active park" adjacent to Churchill track. Park design and programming will be explored through a future conceptual design process, including public engagement led by the Vancouver Board of Parks and Recreation, closer to the time of park development.

1.3.3 SITE PLANNING PRINCIPLES



As an important existing neighbourhood in Vancouver, the new vision for Langara Gardens draws heavily on the feedback heard from current residents, the public, and City staff during the open houses conducted prior to City Council endorsing the Langara Garden Policy Statement in 2018.

Carrying this vision forward into its urban design, the renewed Langara Gardens is envisioned as a new, primarily residential mixed-use high-density neighbourhood, one with a strong sense of community enabled by the local amenities that connect its residents.

Key elements of the plan are to replace the existing low-rise rental housing on a one-to-one basis while maintaining the existing towers. A mix of housing opportunities for different ages and income levels will provide social sustainability.

Recreation, childcare, and affordable housing are to be important elements of the urban design, providing opportunities for the needs of society's youngest members, along with its oldest residents. A strong sense of community will inform the urban design to promote interaction between residents, in addition to ensuring high levels of quality in the design of the buildings and public realm.

New since the time of the Policy Statement, an Issues Report entitled "Direction for Intensification of Large Sites to Include Moderate Income Rental Housing" will allow Langara Gardens to add an additional 10% of affordable rental housing to the overall redevelopment.

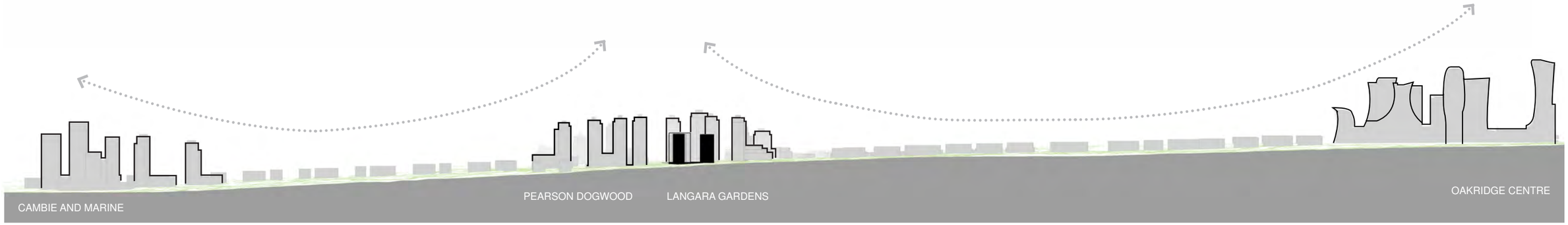
Residential Entry

Parking Entry

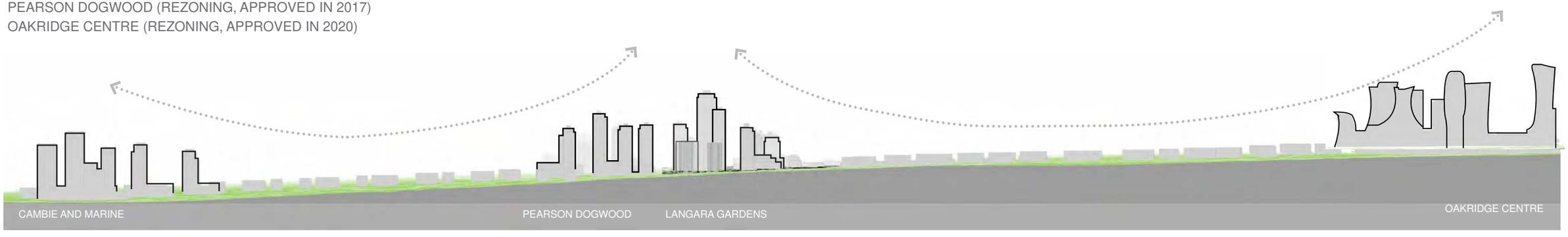
1.3.4 CITY SKYLINE



LANGARA GARDENS, 1970S



LANGARA GARDENS, POLICY STATEMENT, APPROVED IN 2018
PEARSON DOGWOOD (REZONING, APPROVED IN 2017)
OAKRIDGE CENTRE (REZONING, APPROVED IN 2020)



LANGARA GARDENS, PROPOSED REZONING
PEARSON DOGWOOD (REZONING AMENDMENT WITH ADDITIONAL RENTAL DENSITY, APPROVED IN 2022)
OAKRIDGE CENTRE (REZONING AMENDMENT WITH ADDITIONAL HEIGHT, APPROVED IN 2022)

1.3.5 URBAN DESIGN LEGACY

As was noted during the Policy Statement process, the existing residents and public were overwhelmingly in support of a legacy approach to the redevelopment's urban design, favouring the retention of the courtyard configurations, garden character, and existing street geometries.

In order to maintain this legacy at Langara Gardens, consideration was then given to the following urban design principles:

1. PERMEABILITY AND LIVABILITY

It is intended that the site plan will invite people into the site and connect to the surrounding neighbourhoods, providing sightlines and ease of access to amenities and public transportation.

2. BUILDING HEIGHT AND CHARACTER

Due to the central location along the Canada Line, higher densities are supported at both Langara Gardens and Pearson Dogwood site on each side of 57th Avenue, where the tallest buildings of both developments are to be located.

3. SOLAR ACCESS

Considerable attention has been given to each building's massing in order to ensure all residents will have ample daylight, with buildings adjacent to the parks stepping down to prevent unwanted shadows, especially on the park spaces.

4. LEGACY TREES

Great care has been taken to preserve the legacy trees, ensuring that the unique character of Langara Gardens, including its mature landscapes and significant trees, is honored and respected



EXISTING AXONOMETRIC
(INCLUDING LEGACY TREES)

1.3.6 URBAN DESIGN PRINCIPLES



PROPOSED AXONOMETRIC

Animation and Variation in Design: Both the architectural design and public spaces are to be of a high quality to encourage social interaction.

Courtyards: The buildings are arranged in loosely clustered formations to create courtyards with open, inviting, and permeable corners. The podiums are stepped down to maximize solar penetration, enhancing natural light throughout the spaces.

Garden setting: Buildings will be situated to enhance the garden setting, including townhouses and low-rise buildings interspersed between the taller buildings to relate to the scale of the pedestrian, enhanced by the surrounding gardens and trees.

Incidental geometries: Minor deflections and off-grid alignments in key places are provided in response to the curving geometry of Ash Crescent.

Preservation of legacy trees, focal points and oriented devices.

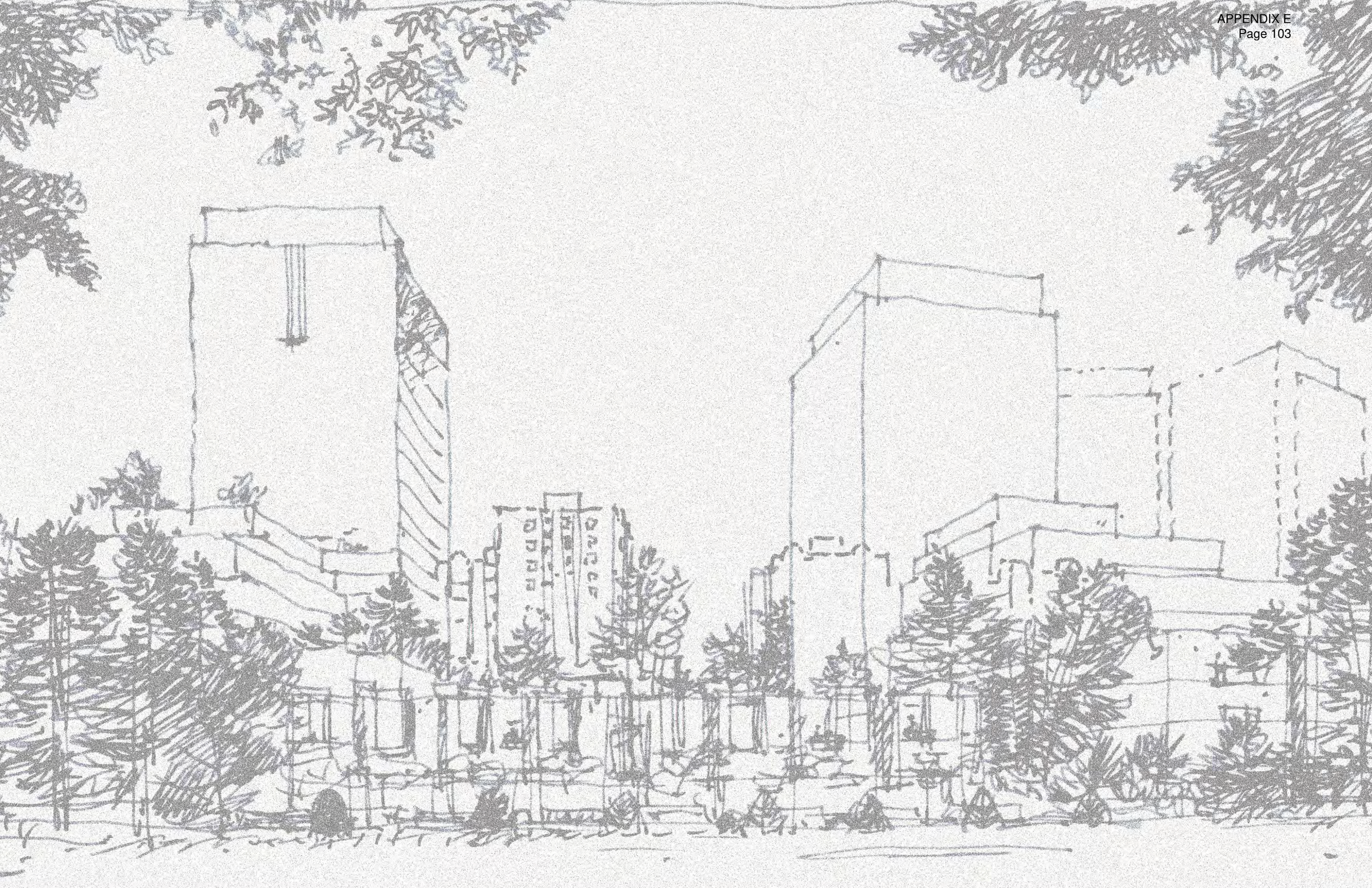
Improvements to the existing residential amenities are also envisioned, along with a complement of new public amenities, including the new central greenway and linear park along Neal Street. A renewed Langara Gardens will provide for the needs of pedestrians and cyclists, promoting green mobility and animating the public realm, while simultaneously providing enhanced safety with eyes on the street.



View from Cambie Park



Aerial View

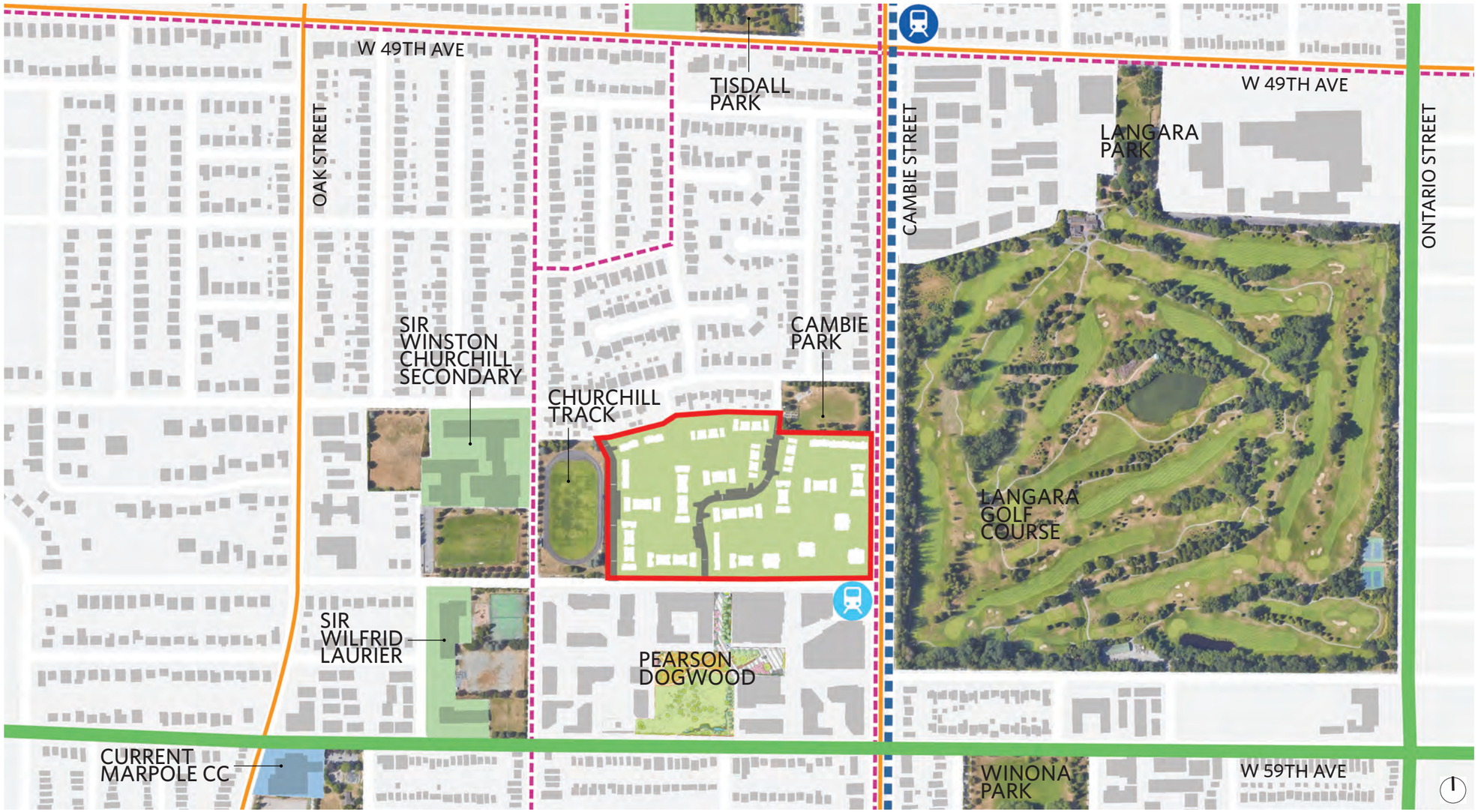


02

PUBLIC REALM PLAN

*View from Cambie Park, Policy Statement, 2018

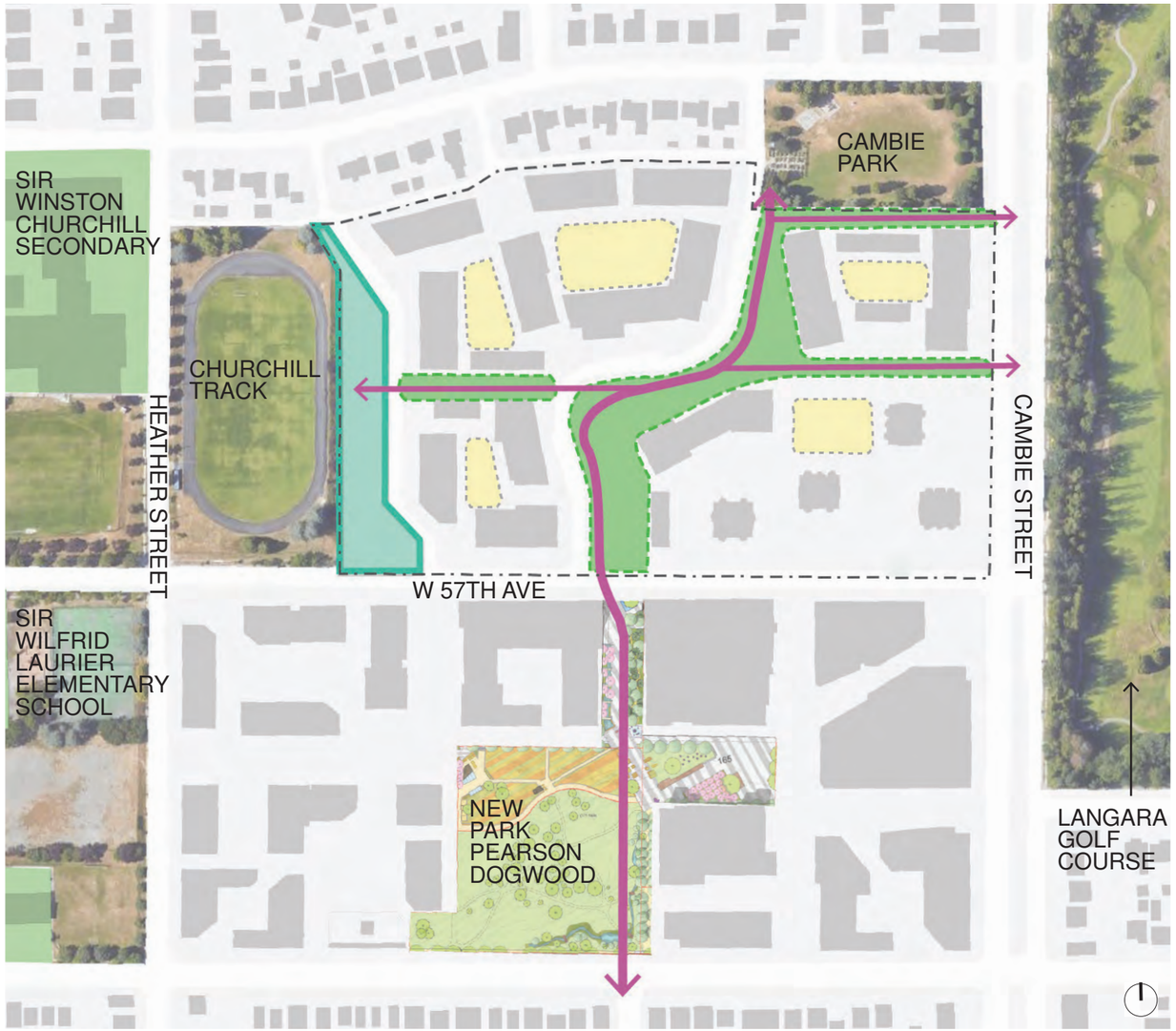
2.0 NEIGHBOURHOOD CONTEXT



LEGEND

- Project Site Boundary
- Canada Line
- Bus Route
- Greenway
- Bike Route
- Future Potential Transit Station
- Transit Station

2.1 PARKS, OPEN SPACES, AND PUBLIC PLACES



Langara Gardens has been designed to provide a highly-permeable plan that invites people into and through the site, connects to the surrounding neighbourhood, and provides easy access to amenities and public transportation. Ample courtyards and open spaces will continue to provide a garden backdrop for ground-oriented homes and visual amenity to enhance livability.

A significant north-south central public open space will connect Cambie Park to a proposed new park in the Pearson Dogwood site to the south of 57th Avenue, allowing pedestrians and cyclists to move easily between the sites. Additionally, upgrades are proposed to Cambie Park as part of the Community Amenity Contribution.

A newly dedicated linear public park fronted by Neal Street will also be provided adjacent to the Churchill track on the western edge of the site. This 0.43 hectare (1.08 acre) park will be programmed for a variety of locally-serving active and recreational uses, and will be designed to provide a grade transition from the running track to Neal Street, with the intent being to maximize both the track and the park's use and functionality.

A well-proportioned pedestrian and cyclist pathway will connect east-west through the site, providing permeability for the public to move between parks. This network of parks and public open spaces will enhance and reinforce ecological connections in the neighbourhood, including those to the nearby Langara Golf Course.

Together, the parks, open spaces, and public places will create unique destinations for residents and visitors to gather within Langara Gardens.

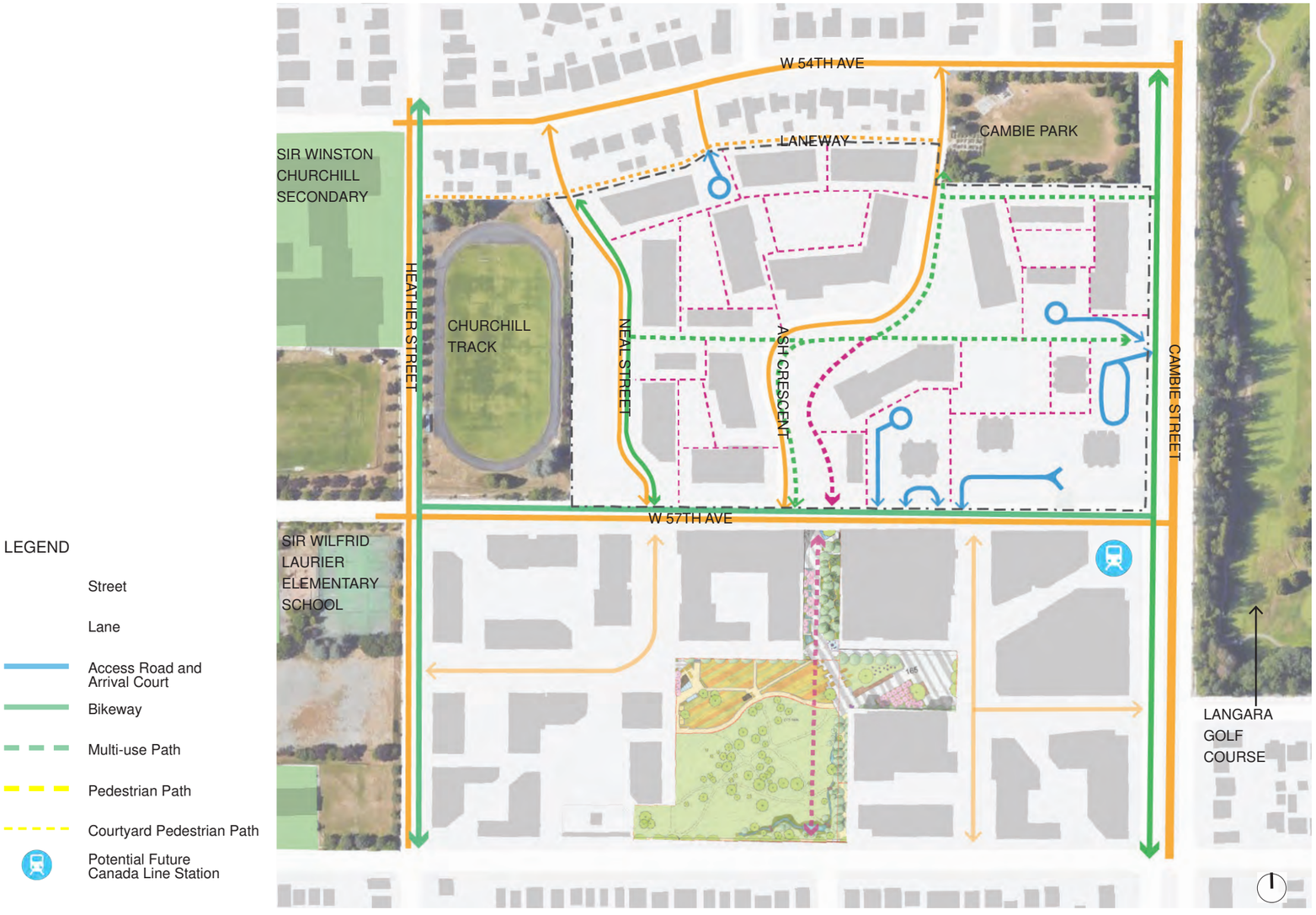
2.2 CONNECTIONS AND PERMEABILITY

Langara Gardens will be connected and integrated with the surrounding community through a network of public spaces including streets, lanes, pathways, and open spaces.

The site is organized around the existing geometry of Ash Crescent, connecting north-south between 54th and 57th Avenue, and will include a separate multi-use path to safely provide for both pedestrians and cyclists, while retaining its existing informal character and alignment. Neal Street will be shifted east to allow for a new linear park adjacent to the Churchill track, and will provide access for all transportation modes to the new park and residences, while retaining significant legacy trees. The existing lane geometry along the northern edge of the site will also be retained.

A significant east-west pathway for people walking and cycling between Cambie Street and Neal Street through the centre of the site will be provided to link new public parks and open spaces, weaving through clusters of significant trees. Smaller pedestrian pathways will be provided within each parcel to ensure that the fine-grain permeability of the site is retained.

Overall, the intent at Langara Gardens will be to comprehensively support sustainable transportation modes by prioritizing walking, cycling, and public transit. The site will be accessible to vehicles to support site servicing and access to underground parking, with impacts on surrounding local streets intended to be mitigated as much as is possible.



2.3 PUBLIC REALM PLAN



Since the time of the first open house conducted prior to the adoption of the Langara Gardens Policy Statement, it has been clear how important the public open spaces are to the many residents who have grown up and watched the area's landscape mature into the lush gardens that now characterize the site. As such, it is integral that the redevelopment plan for this area must provide for this landscape to continue to thrive.

With this in mind, the Public Realm Plan at Langara Gardens is intent on preserving the "garden city" character of the area, including: enhancing Cambie Park and connecting it to the new park in Pearson Dogwood site via a central greenway; creating a new linear park on the western edge of the site; and by preserving the existing framework of foot paths and trails for pedestrian movement throughout the site.

Also heard at the open houses was the desire to keep the courtyards that define the semi-public realm at Langara Gardens, with the new proposed buildings organized around these courtyards, stepping back in their massing where needed to provide daylight to these important exterior spaces.

With the creation and preservation of these landscape amenities at Langara Gardens, it is the intent that the Public Realm Plan will provide for both the memory and character of the site, and in so doing respect both the current and future residents of Langara Gardens, connecting them with the environmental and social amenities needed to create a complete community.

The public realm will be activated as vibrant social nodes through the deliberate use of materials, landscape, and architectural articulation. We will select durable, sustainable materials that reflect the local context, incorporating textures and colors that encourage public interaction. Landscaping will feature greenery, including trees and native plants, to soften the urban environment, provide shade, and create inviting spaces for relaxation and social engagement. Architectural elements like canopies, public seating, and engaging facades will define these spaces, ensuring they are both functional and welcoming.

2.4 NEW PARK

Parcel G is situated on the west side of the site, where the topography varies notably. The laneway to the north is approximately 23 feet higher than W. 57th Avenue, and a steeply sloped hill lies adjacent to W. 57th Avenue. The new park dedication spans 0.43 hectares (1.08 acres or 47,029 ft²) and is designed with a minimum width of 25 metres to accommodate the grade transition from the track to Neal Street, as well as a variety of program elements.

The design for the park will incorporate the existing stand of Red Oak trees on the north side, preserving the natural character of the area. In addition to these trees, the park may include a range of amenities such as outdoor fitness equipment or children's play area.

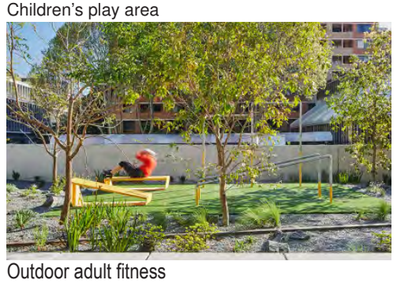
Park design and programming will be explored through a future conceptual design process, including public engagement led by the Vancouver Board of Parks and Recreation, closer to the time of park development.



Naturalized playground



Children's play area



Outdoor adult fitness



Pump track





2.5 CENTRAL GREENWAY




Water feature


Public art


Wetland


Walking path with benches


Pedestrian walkway and open lawn



Designed in 1968 by Leonora Markovich, Langara Gardens was a pioneering master-planned community blending low-rise townhouses, high-rise towers, and commercial development with landscaped open spaces.The central design reflects Markovich's legacy while enhancing connectivity, sustainability, and green mobility. The redevelopment of the central open space will seek opportunities to reflect the memory and living culture of the Musqueam, Squamish, and Tsleil-Waututh nations to anyone passing through the public realm.

With the dedication of Ash Crescent as a new street, the heart of the site will be opened up for both the local residents and the public-at-large, including a substantial central greenway space to run north-south through the site, and which will carry over into the Cambie Gardens site to the south of 57th Avenue.

The goal of this central open space will be to create a unique walking and cycling experience for the public, with its midpoint featuring the stand of existing giant Sequoias which were planted when Langara Gardens was constructed in 1970. It is intended that this central greenway will also serve as a prime location to display some of Langara Gardens' public art.

The central space will also provide areas for both passive and active recreational uses, including water features, open lawn, children's play area, and more. The dimensions of this central space may be variable, achieving at least 30 m at 57th Avenue, 7 m at the north end and 15 m at the mid-point (measured from the Ash Crescent property line).

The central water terrace incorporating native and adapted plants, seating, pathways and lighting will create a functional and visually appealing space for the community to relax, socialize, and connect with nature. Adjacent to the buildings' indoor amenities, the private areas will offer outdoor amenities exclusively for residents.

Stormwater management will be seamlessly incorporated into the central space, utilizing infiltration into the in-situ soil where feasible outside the required parkade, and absorbent landscaping on the slab where sufficient soil depth allows.

2.6 EAST-WEST PATHWAY

Spanning through the central section of the site, this east-west pathway will be the major public open space connection between Cambie Street and Neal Street.

Retention of several existing mature trees will be a key element in shaping and aligning the pathway. The east section of the pathway will weave through a row of Pin Oak trees near Cambie Street, while a stand of giant Sequoias will be the focal point at the midway point of the pathway.

The pathway is intended as a highly public thoroughfare, providing for pedestrian and cyclist safety through appropriate wayfinding and lighting. New ground-oriented residential homes will also provide ‘eyes on the street’ with their entry doors and patios facing this central pathway.

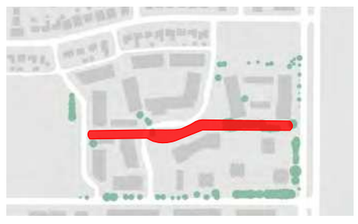
The multi-use pathway (surface right-of-way) between Ash Crescent and Neal Street will remain consistently 4 meters wide, though the path may meander within the open space, which will vary in size based on design development requirements. The site plan will maintain a minimum 15-meter building separation between Parcels C and D. The paving pattern and plantings will enhance the pathway’s residential-scale feel, creating a welcoming public space.

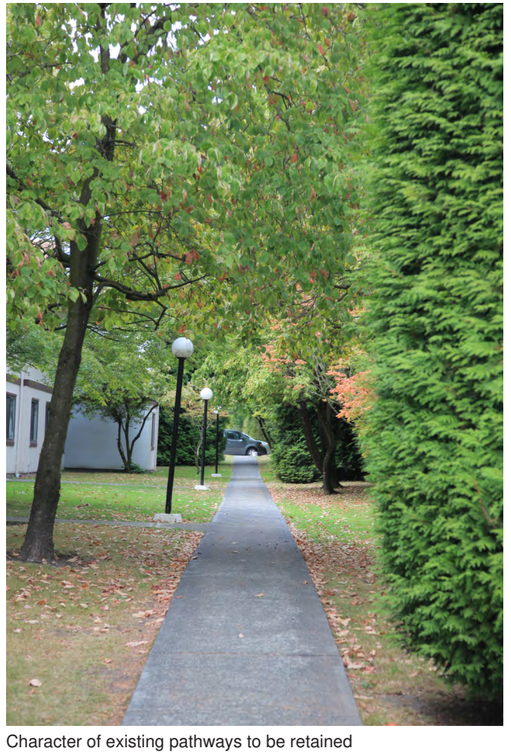




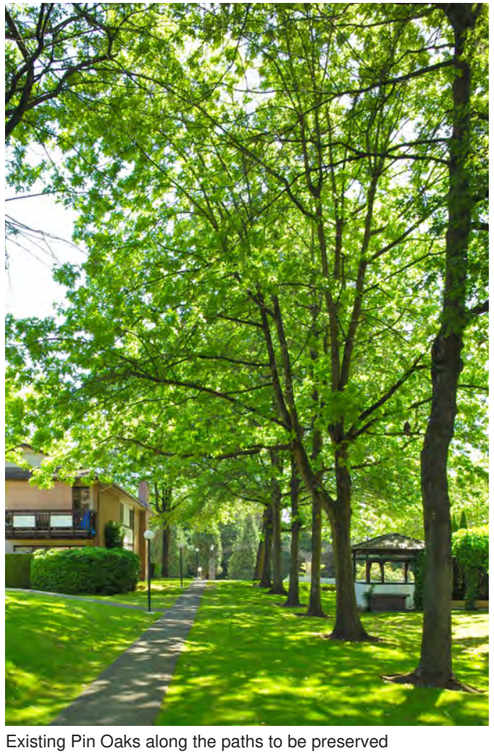


Existing Giant Sequoia Trees





Character of existing pathways to be retained

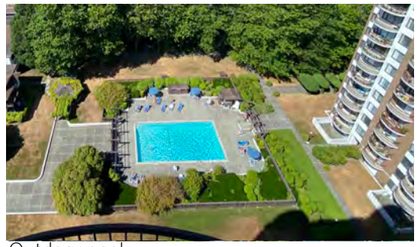


Existing Pin Oaks along the paths to be preserved

2.7 SEMI- PUBLIC COURTYARD







Outdoor pool



Urban agriculture



Outdoor seating area for social interaction



Children's play area

A key aspect of the Langara Gardens rezoning has been to shape the form of development around central courtyards. These courtyards provide for the continuity of the memory and character of the original neighbourhood, serving as semi-private open spaces to contribute to both the social and environmental sustainability objectives at Langara Gardens.

The courtyards will also contribute to the permeability of the plan and the garden-like setting and have been appropriately scaled to provide for ample daylight between the new surrounding buildings. The master plan will respect a building separation of 9.1 meters (30 feet), with towers spaced at least 24.4 meters (80 feet) apart, ensuring adequate spacing for privacy, airflow, and visual porosity. These minimum dimensions help maintain an open, visually connected environment.

Ground-floor terraces facing the courtyards will feature respectful transitions, incorporating screening and raised stoops to ensure privacy and provide views. The courtyards themselves are designed to serve as central gathering spaces for residents of each parcel.

The courtyards will also offer green spaces that support rainwater collection and infiltration, while also featuring community garden plots and fruit or nut trees for neighbours to grow food and engage with one another outdoors. Additionally, they will include play areas for the youngest residents to enjoy.

The landscape will serve as a unifying element with consistent materials and detailing, while public open spaces will be clearly defined, open, and designed to be inviting and safe.

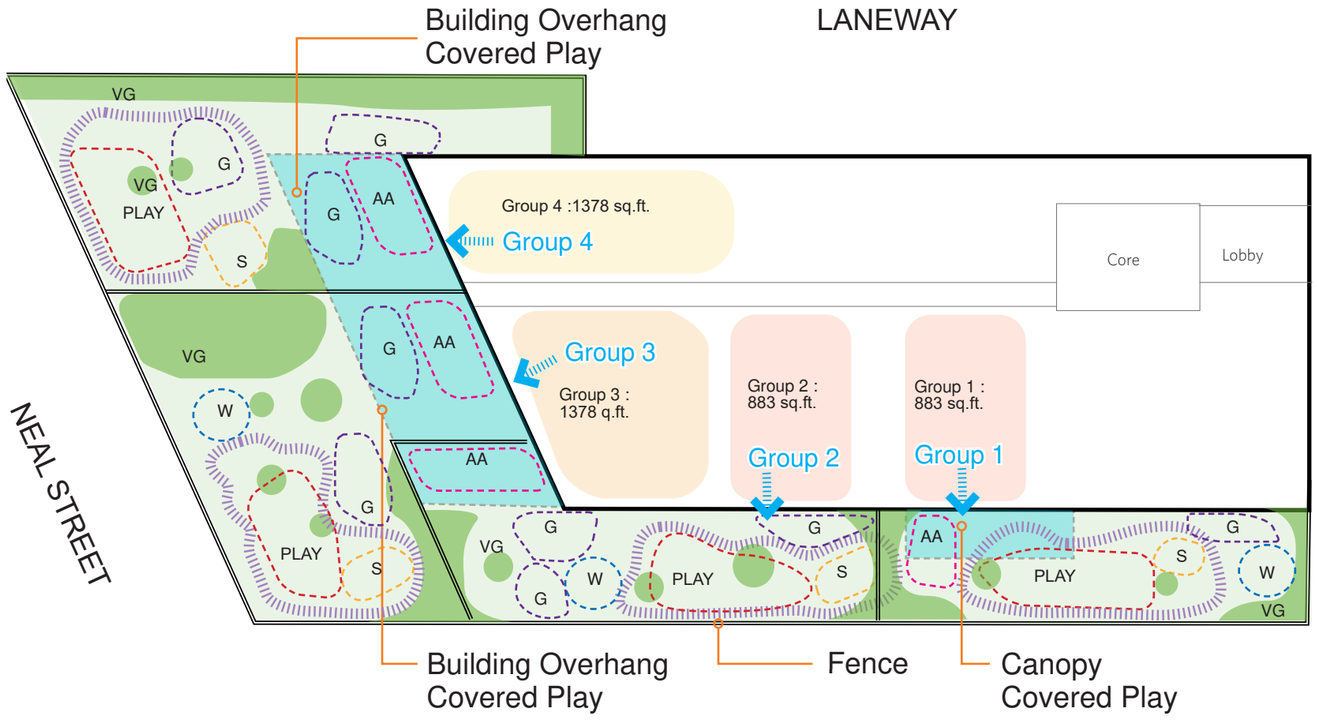
Finally, these courtyards will provide for both new tree canopies and community gardens, the latter of which will also contribute to the rainwater management plan at Langara Gardens, which the increased tree canopy will contribute to the City of Vancouver's Biodiversity Strategy.

2.8 CHILDCARE (PARCEL H)

The new childcare facility will be conveniently located near the new park across Neal Street, offering a space where children can spend time with their parents after pick-up. Access will be available from both Neal Street and the laneway. Consideration will be given to parking and screening of loading and garbage pick-up areas, to be coordinated during the childcare facility development permit application process.

The childcare facility will be designed according to the City of Vancouver's Childcare Design Guidelines in order to meet the health and safety standards outlined in the Community Care and Assisted Living Act and the Child Care Licensing Regulation, and to ensure the design of functional spaces that support healthy social, emotional, cognitive and physical development outcomes for children

Outdoor spaces will be at the same level and contiguous with indoor spaces, and will be oriented to enable sufficient sunlight exposure



LEGEND:

- P Play Structure
- AA Art Area
- S Sand
- W Water
- G Social
- VG Veggie Garden
- Fence
- Tricycle route
- Pedestrian

OUTDOOR PLAY AREA SUMMARY

	Required	Proposed
Group 1: Age 0-3 (12 spaces)		
Outdoor Area (m2)	137	137
Covered	33	33
Total	170	170
Group 2: Age 0-3 (12 spaces)		
Outdoor Area (m2)	137	137
Covered	33	33
Total	170	170
Group 3: Age 3-5 (25 spaces)		
Outdoor Area (m2)	305	286
Covered	45	64
Total	350	350
Group 4: Age 3-5 (25 spaces)		
Outdoor Area (m2)	305	286
Covered	45	64
Total	350	350
TOTAL (m2)	**1040**	**1040.00**
TOTAL (ft2)	**11194.6**	**11194.6**





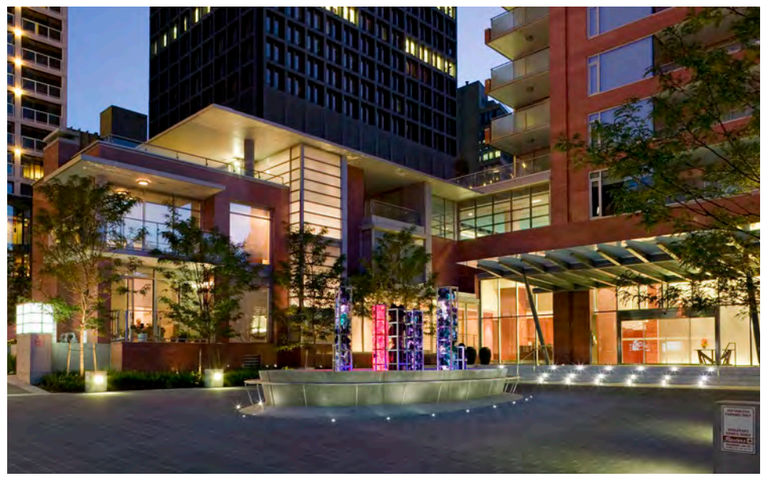


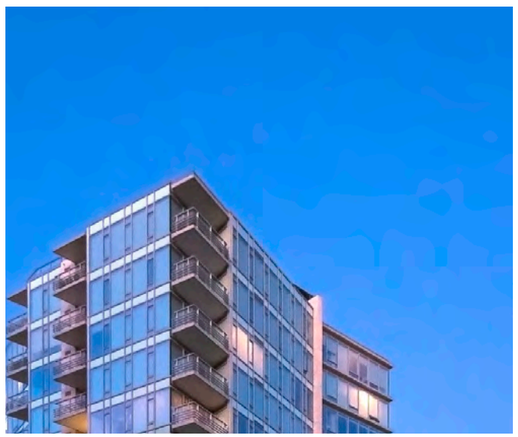
2.9 ARRIVAL COURT







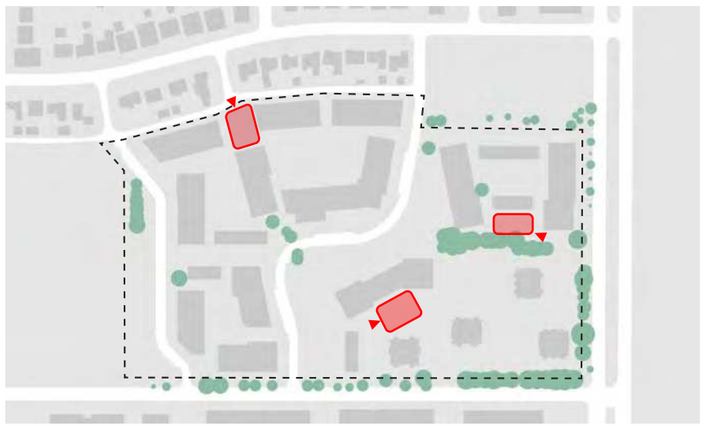




With the parcelization of the site in the new subdivision plan, the master plan contemplates three new arrival courts and two existing arrival courts for vehicle and/or pedestrian entry into each parcel and its buildings.

In particular, the extension of Tisdall Street into the site will provide an arrival court for the entries of several buildings on the north side of Langara Gardens, including the vehicle entries into these buildings' underground parkades to provide access to parking for residents and visitors, along with garbage collection and loading.

The design of the new autocourts will prioritize pedestrians and landscaping, incorporate durable, aesthetically pleasing hard surface paving patterns, with a central feature as the focal point. Ample lighting and surrounding plantings will enhance visual interest, ensuring a welcoming and safe arrival experience.



2.10 PUBLIC ART

As per the City of Vancouver Public Art Policy and Procedures for Rezoned Developments, the Langara Gardens redevelopment will commit to and maintain a public art program in keeping with the City of Vancouver's policy and procedures for a public art plan. Public art in private rezonings provides an exciting opportunity to be involved in the creative process and add to the experience of the site. The intent at Langara Gardens will be to identify art opportunities at the earliest possible stages of the development and oversee the commissions of site-specific artwork through an objective and professional selection process involving the developer and visual art professionals.

As per the Langara Gardens Policy Statement, the objectives of the public art program will look for the opportunities to reflect the memory and living culture of the Musqueam, Squamish, and Tsleil-Waututh nations, providing an opportunity to showcase both indigenous and non-indigenous artists, with the overall intent of enhancing the character and vibrancy of the new neighbourhood.



Potential Public Art Site Locations



Hyung-Min Yoon, *The Heavens Reflect the Earth,* 2011, Vancouver, BC



Xwalactun (Rick Harry), *Spirit of the Mountain,* 2006, West Vancouver, BC



Claudia Comte, *The Italian Bunnies,* 2016, New York, NY



Dale Chihuly with Seaver Leslie, *Koda Study #3,* 2017, New York,



Jun Kaneneko, *Untitled,* 2002, Memphis, TN



Dan Graham, *Square Bisected by Curve,* 2008



Jeppe Hein, *Modified Social Benches,* 2019, Charlottelund, DK



Huang Zhiyang, *Possessing Numerous Peaks,* 2012, Shanghai, CN



Jody Broomfield, *Thunderbird,* 2018, Whistler, BC



Polymorphic, 2011, Columbia University, NY



Katharina Grosse, *Just the Two of Us,* 2013, Brooklyn, NY



Thomas Cannell, *Vitality,* 2011, Burnaby, BC

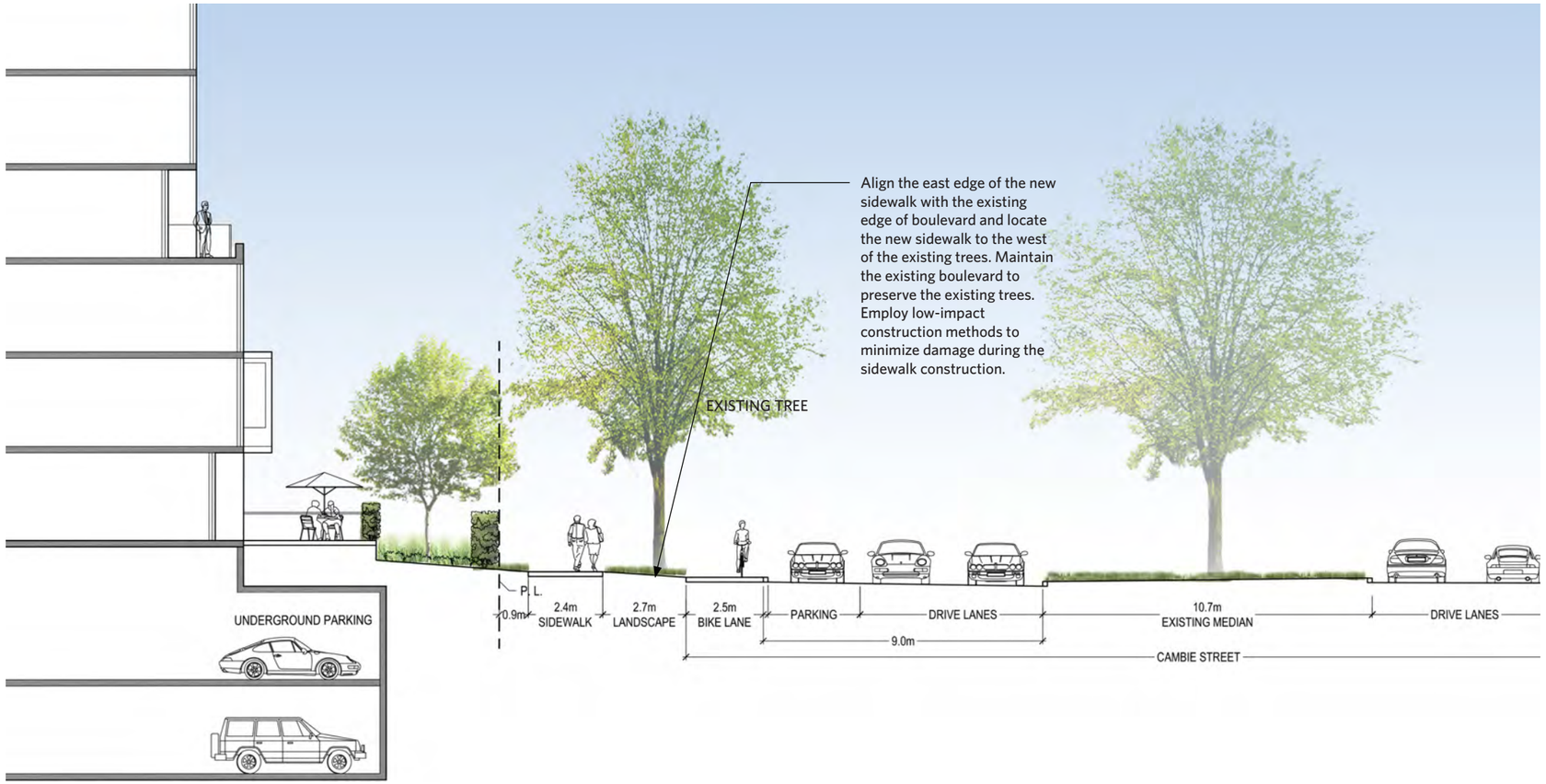
2.11 STREETS SECTIONS

2.11.1 CAMBIE STREET NORTH



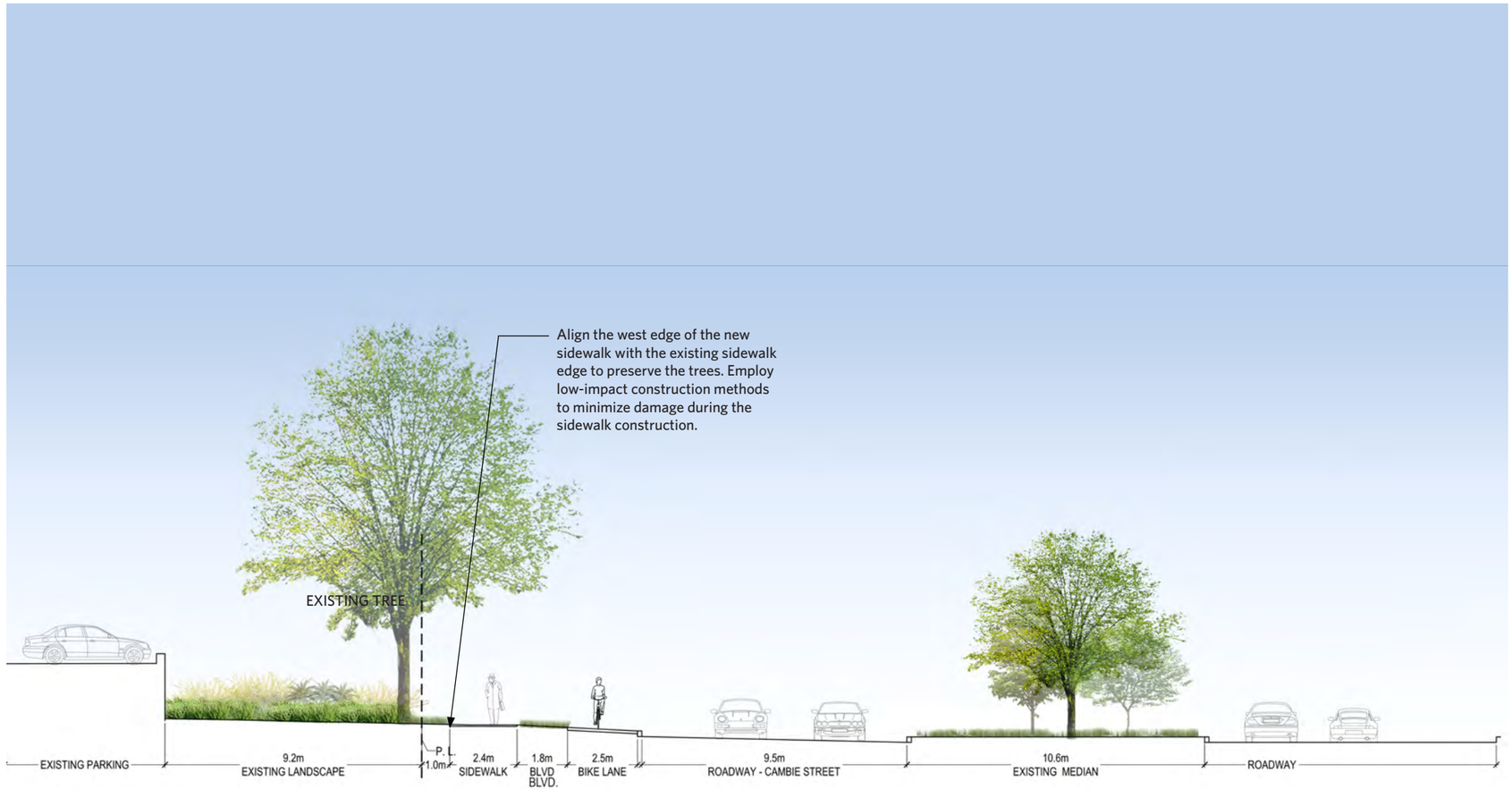


** The street section is in compliance with the Policy Statement.*



Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.

2.11.2 CAMBIE STREET SOUTH







** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*

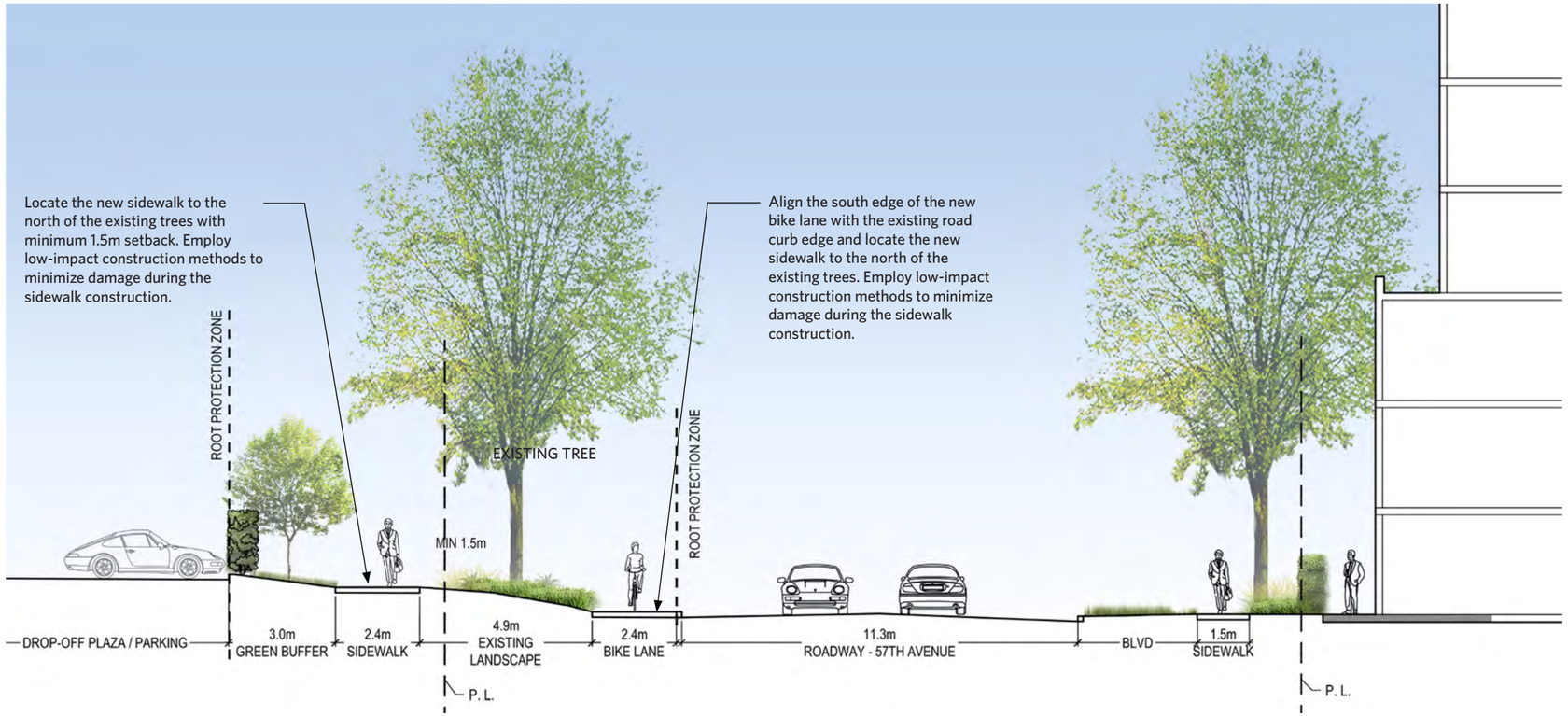
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2.11.3 WEST 57TH AVENUE EAST



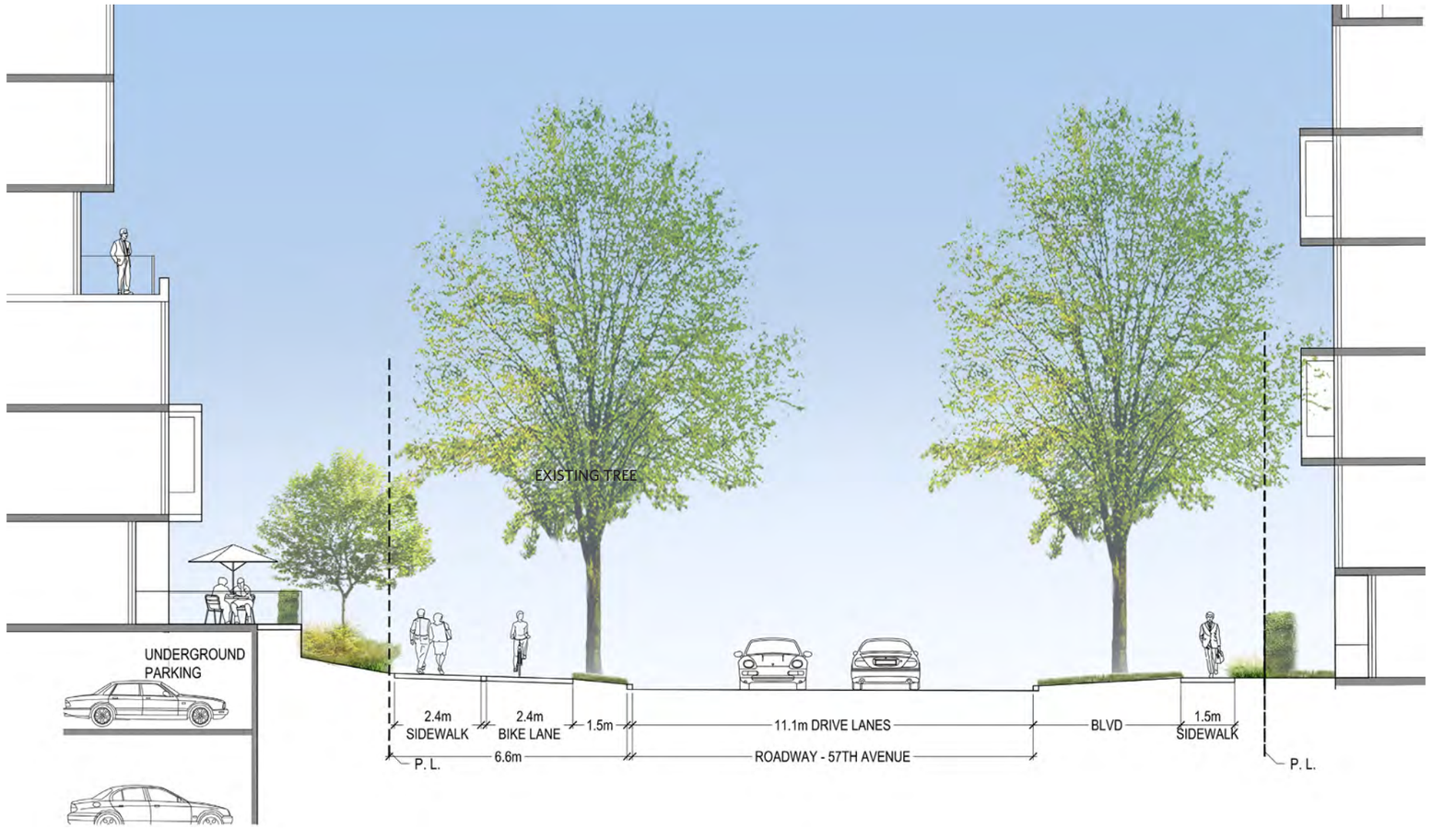


** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*



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2.11.4 WEST 57TH AVENUE WEST







** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*

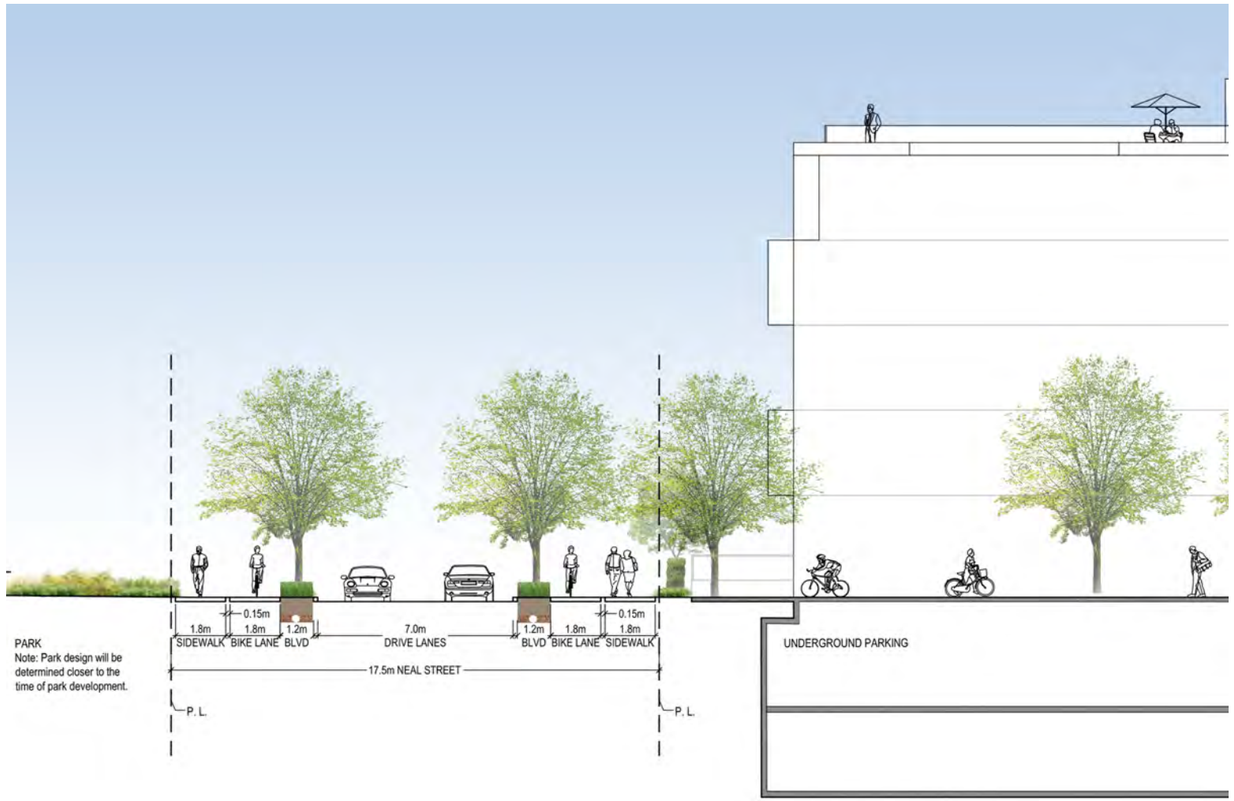
Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.

2.11.5 NEAL STREET SOUTH



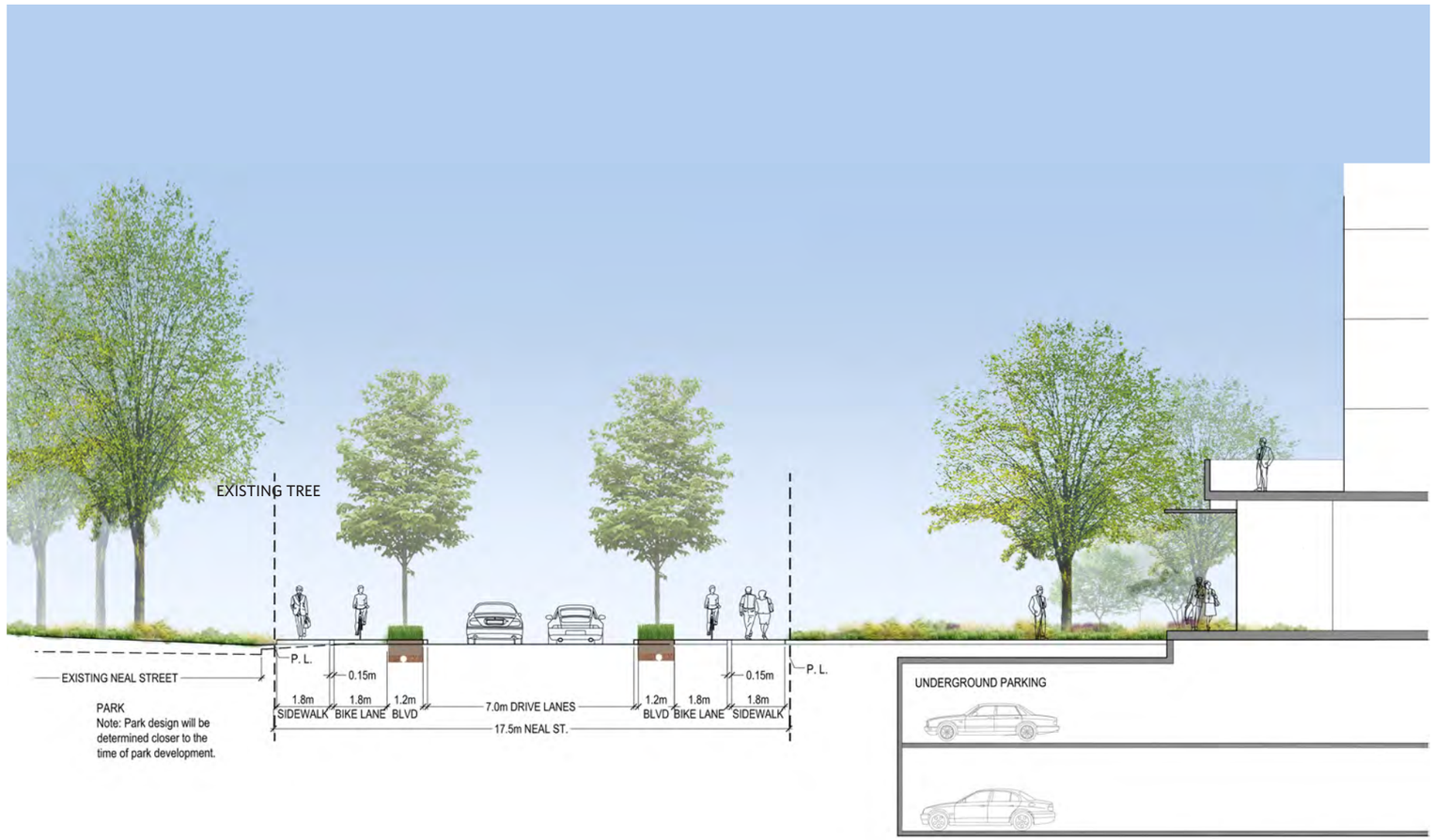


** The street section is in compliance with the Policy Statement.*



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2.11.6 NEAL STREET NORTH







** The street section is in compliance with the Policy Statement.*

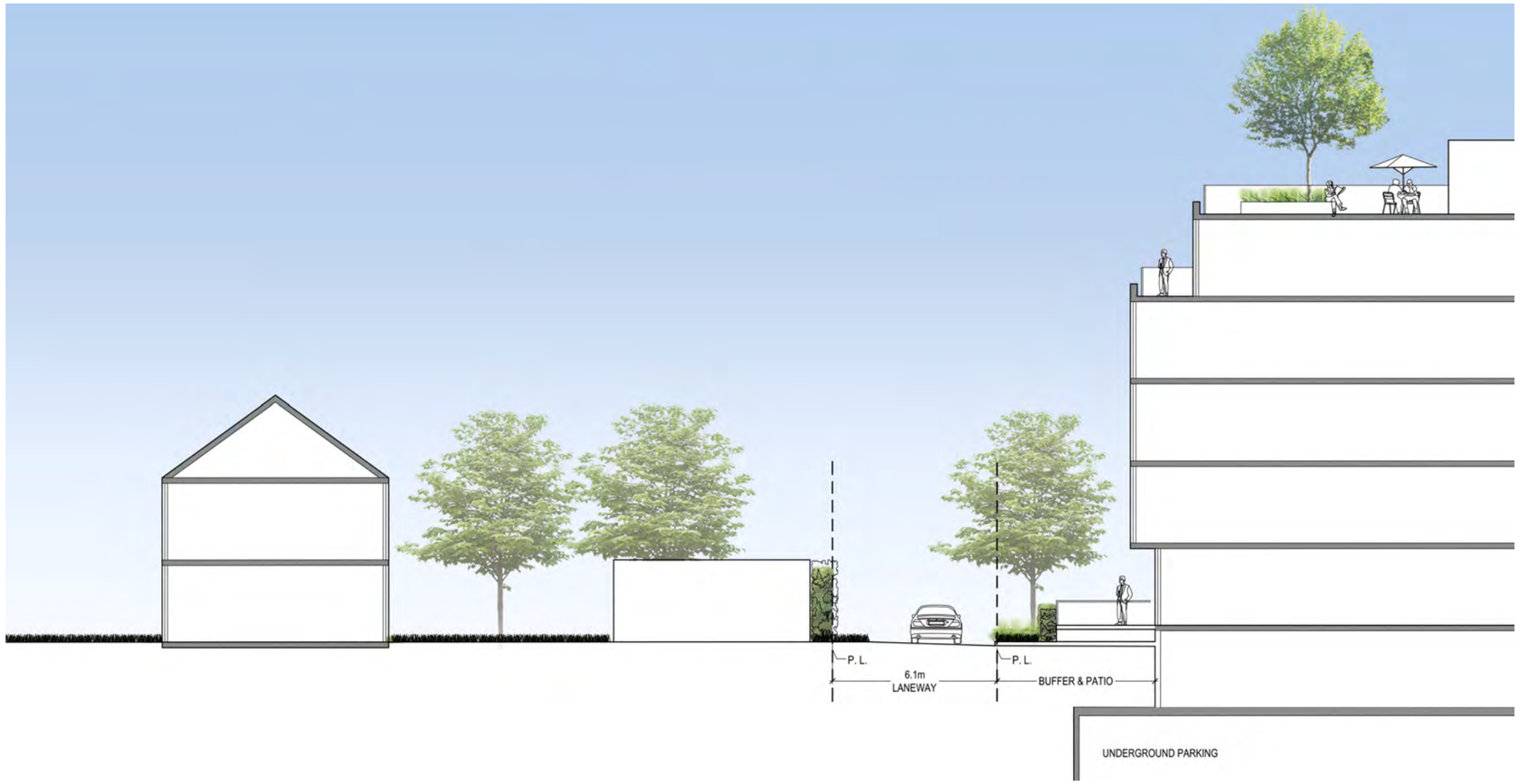
Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.

2.11.7 LANEWAY



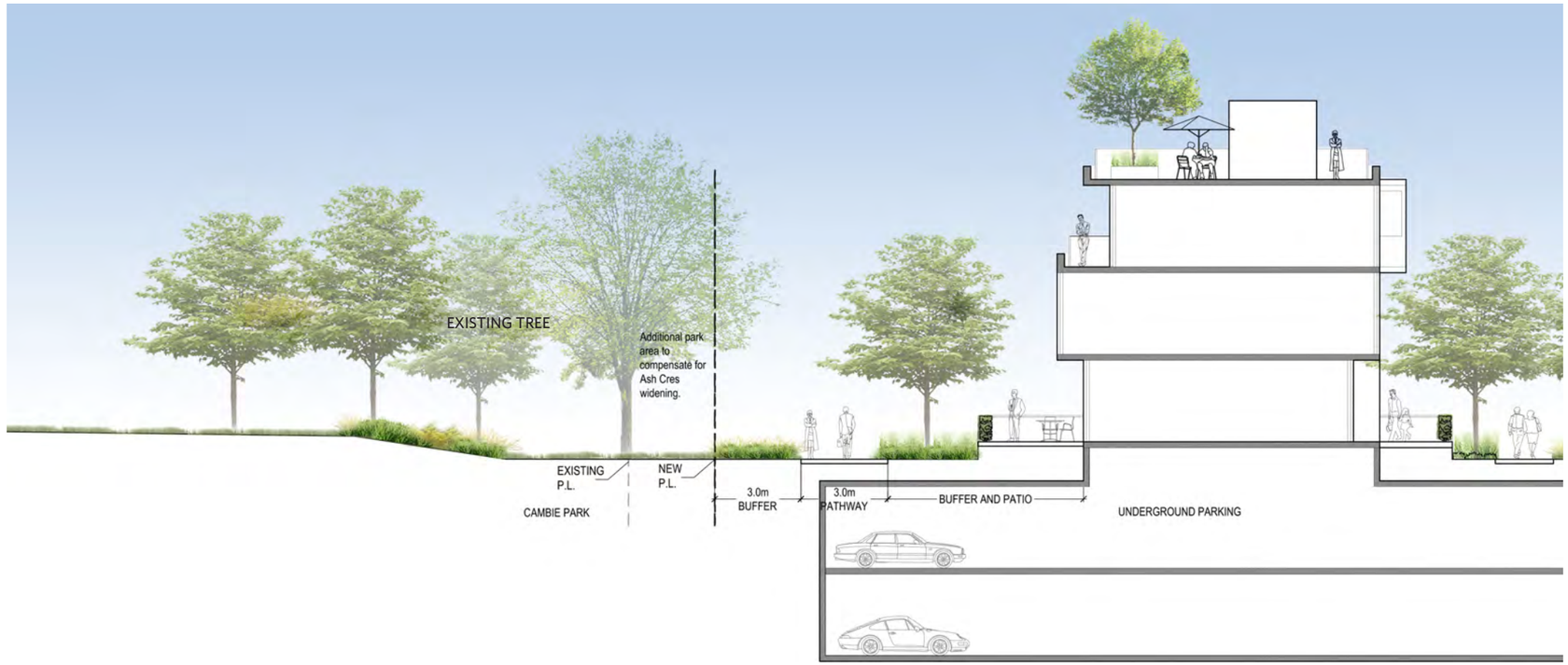


** The street section is in compliance with the Policy Statement.*



Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.

2.11.8 CAMBIE PARK DEDICATION



Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.





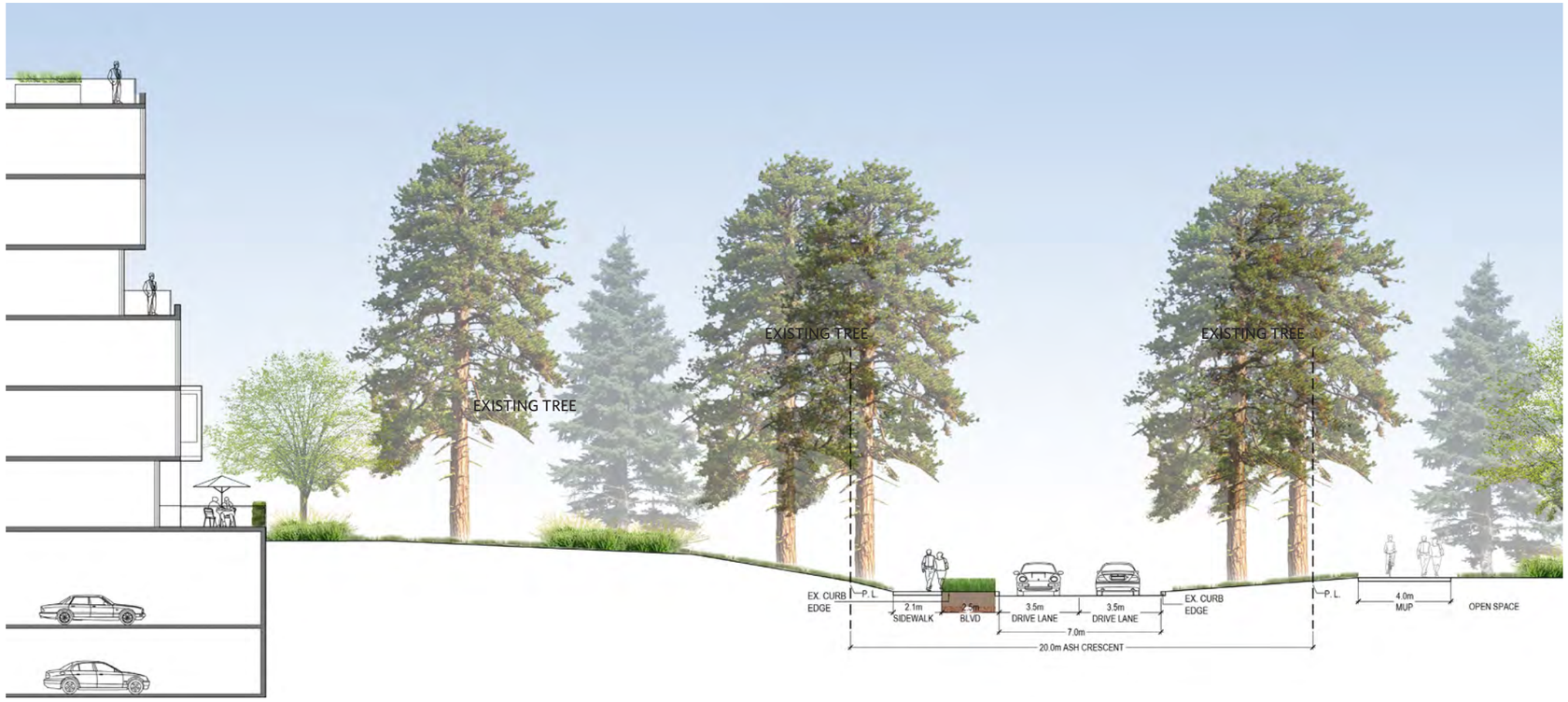
** The street section is in compliance with the Policy Statement.*

2.11.9 ASH CRESCENT



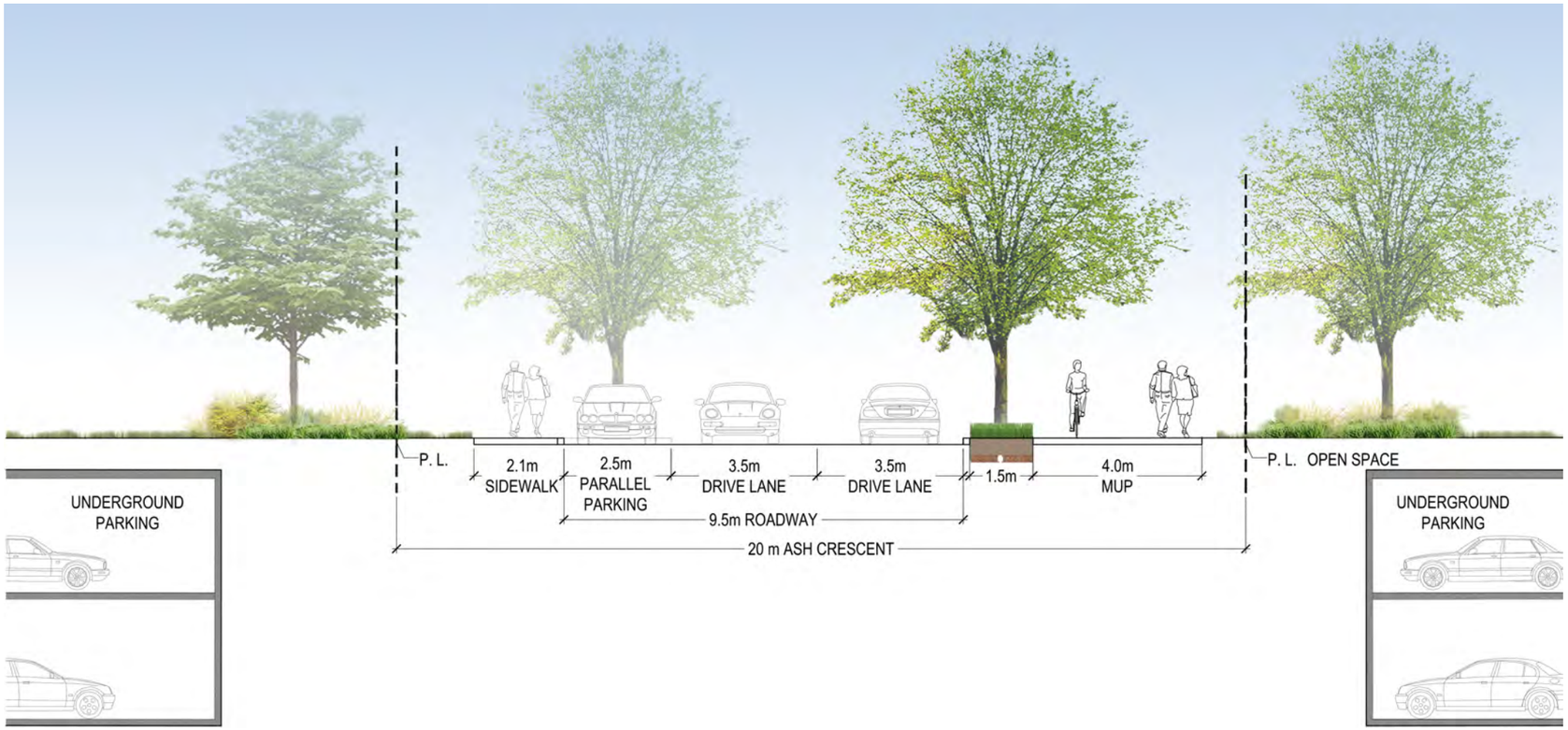


** The street section is in compliance with the Policy Statement.*



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2.11.10 ASH CRESCENT



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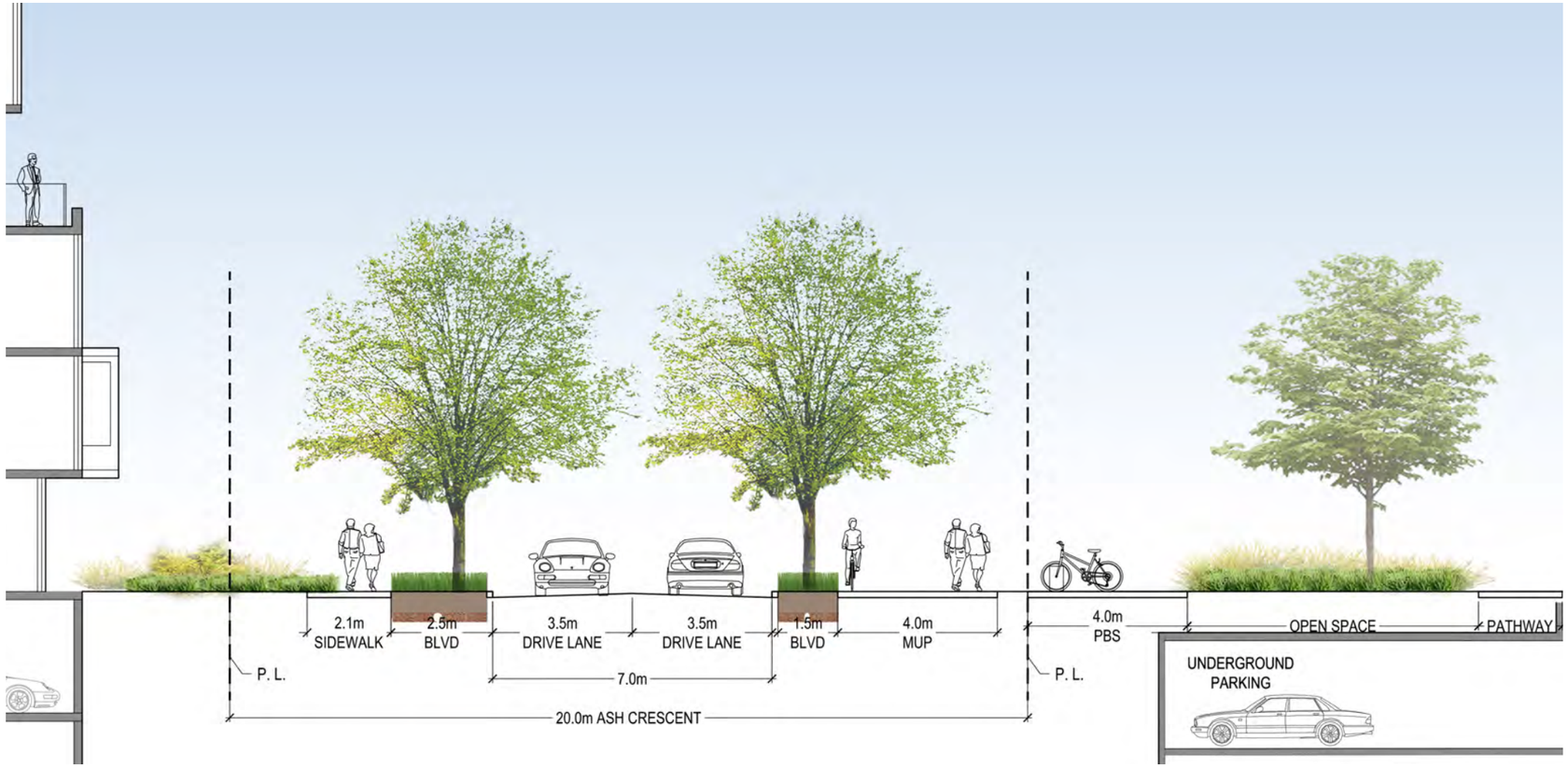
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2.11.11 ASH CRESCENT



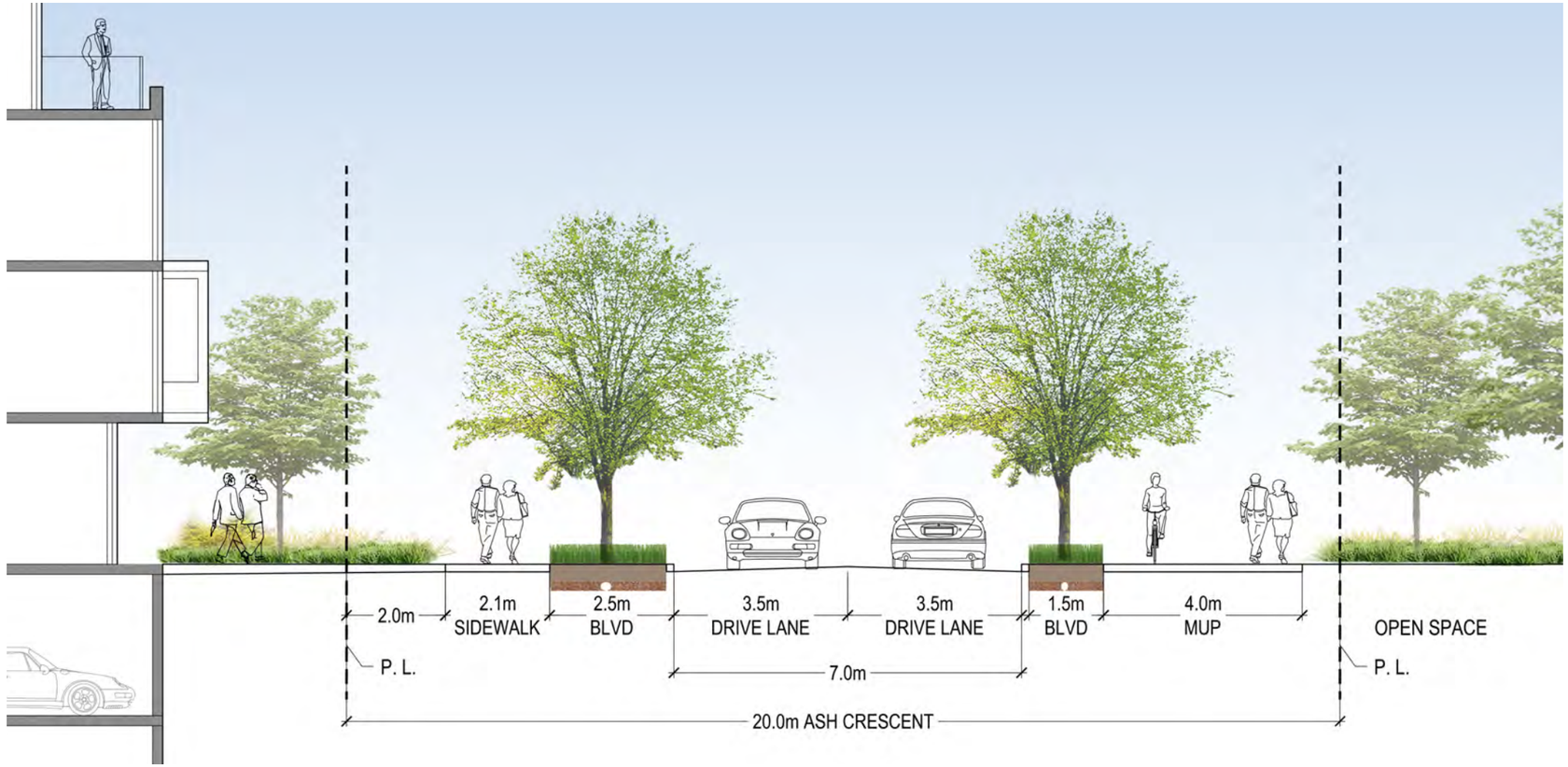


** The street section is in compliance with the Policy Statement.*



Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.

2.11.12 ASH CRESCENT







Note : All of the street sections are for general illustrative purposes and will be subject to additional review and approval by Engineering.

** The street section is in compliance with the Policy Statement.*

2.12 LANDSCAPE PLANTING STRATEGY

PLANTING STRATEGY

The planting / landscape design for Langara Gardens is inspired by a lush, native and colorful palette.

- The street trees, located in public spaces and internal roads, are chosen based on City Standards with Urban Forestry staff involvement in final tree species selection for street trees and trees adjacent to parks, per Engineering Design manual.

- The design includes some feature trees spread throughout the project where we have points of interest.

- On a smaller scale, some small to medium trees are selected to provide privacy and shade for the patios.

- On the building courtyard, where the community gardens are also located, fruit and nuts trees are specified. The edible plants' species will have the essential function of providing a local source food and an opportunity for residents to gather. The same principles are applied to the building rooftops.

TREE PRESERVATION PLAN

The tree preservation plan is based on the arborist's latest report. The arborist initially assessed an inventory of 460 existing trees in April 2015 and reassessed in January 2022. The current assessment is based on the latest survey which includes trees larger than 20 centimeter diameter. Refer to the arborist tree management report and plans for more details. The arborist's report identified and categorized trees to be retained or removed:

- Trees to be retained are based on tree health assessment and priority value ranking:

1. Tree Health Assessment:
   - Suitable Trees are defined as a tree in fair, good or excellent condition with no overt or identifiable significant defects based on VTA, and well suited for consideration of retention.

   - Marginal Trees are defined as a tree that has a moderate defect that makes it likely that it would only survive the anticipated site changes when adjacent trees are retained, or special measures are implemented.

2. Priority Value Ranking:
The remaining suitable and marginal rated trees have been reviewed and a Priority Ranking was assigned based on their specific condition findings, their dominance and/or other value or characteristic relative to the other trees. These priority ratings are subjective and are the opinion of the consultant. There may be some potential for changes to those rankings in the future as tree conditions change over time.

   - Priority 1 denotes a dominant or large tree in good condition and located in view of the existing or proposed streetscape or the perimeter of site.

   - Priority 2 denotes a large tree in fair condition in the perimeter or streetscape, or a smaller tree in good condition within the interior of site.

Based on the above criteria, key priority trees to be retained include the row of Pin Oaks along the east/west pathway, the Giant Sequoias in the Central Open Space by Ash Crescent, the Red Oaks in the new linear park, the Deodar tree near Neal Street, and the London Plane Trees at the Cambie Street and 57th Avenue intersection.

2.12 LANDSCAPE PLANTING STRATEGY

2.12.1 PROPOSED TREE PLANTING PLAN

PROPOSED TREE LEGEND:

LARGE TREES

- Faxinus spp.
- Quercus palustris (match existing)
- Acer cappadocium 'Rubrum'

MEDIUM TREES

- Fraxinus ornus
- Nyssa sylvatica 'red rage'

SMALL TREES

- Cornus 'Venus'
- Magnolia virginiana
- Amelanchier canadensis 'Princess Dianna'
- Styrax obassia
- Hibiscus Syriaca
- Cercis canadensis
- Styrax japonica

CONIFERS & COLUMNAR TREES

- Fagus sylvatica 'Dawycki'
- Chamaecyparris nootkatensis
- Thuja plicata

EDIBLE/ FRUIT TREES

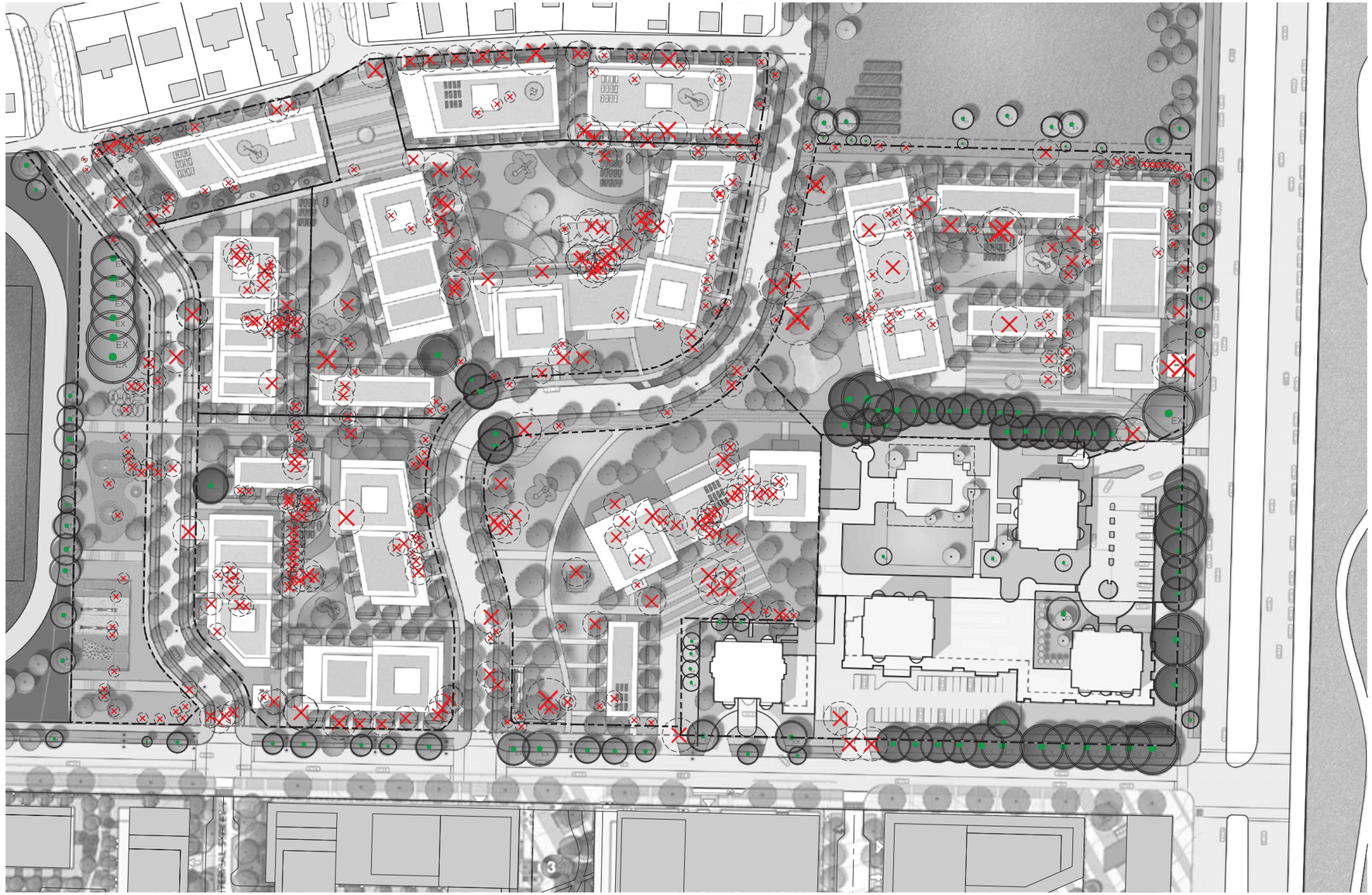
Species selection will align with the City's Urban Agriculture Guidelines for the Private Realm in DP stage.

EX EXISTING TREE TO REMAIN



2.12 LANDSCAPE PLANTING STRATEGY

2.12.2 EXISTING TREE MANAGEMENT PLAN



2.13 LANDSCAPE LIGHTING STRATEGY



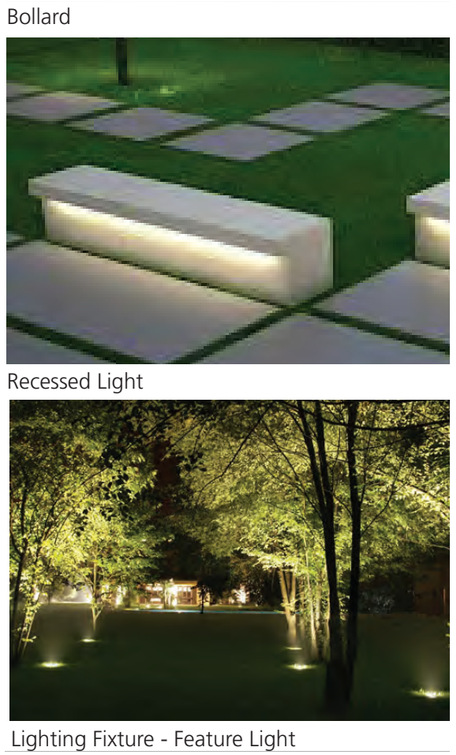

Lighting Fixture - Street / Road Light

Lighting Fixture - Park / Pedestrian Light

Lighting will play a crucial role in the activation of public spaces, highlighting key areas, artworks, and architectural features. We will implement strategic lighting to create a safe, welcoming atmosphere that remains inviting both day and night. By thoughtfully illuminating the public realm, we will enhance the overall experience, making these spaces more accessible, enjoyable, and engaging for all.


Bollard

Recessed Light


Lighting Fixture - Feature Light



View From West 57th Avenue looking towards Central Open Space

View From Central Open Space at Ash Crescent


SRIGLEY

03

BUILT FORM AND PARCELIZATION

*Aerial View of Langara Gardens, Policy Statement, 2018

3.0 INTRODUCTION

The Built Form and Parcelization section addresses the site's form and massing, focusing on each parcel. It starts with a subdivision plan and massing concepts, including building heights and elevations. Subsequently, the Built Form Guidelines offer detailed guidance for designing individual development parcels, particularly in shaping building envelopes in relation to the public realm. The final section presents the general concept for each parcel, using representative plans, sections, elevations, and 3D illustrations to demonstrate potential future development.

The parcel studies in this document align with the policy statement's goals to create a diverse and highly legible urban fabric that clearly defines a public realm network of streets, courtyards, and public open spaces. These public spaces promote walkability and contribute to a high level of livability. This document also demonstrates the general viability of development on each parcel in terms of density, use, and access, aiming to provide a framework that allows different architects to contribute to the diversity of the Langara Gardens development at the Development Permit stage for each parcel.

3.1 SUBDIVISION

The draft subdivision plan outlines development guidance for the individual parcels and buildings at Langara Gardens. The project is planned to be divided into ten parcels, labeled A to J.

Parcel G will accommodate a new 1.08 acre park west of Neal Street, and Parcel J will be added to Cambie Park to completely offset the area impacted by the Ash Crescent widening along the park's west side. Parcels C, H, and I are designated for social housing at the northwest corner of the site.

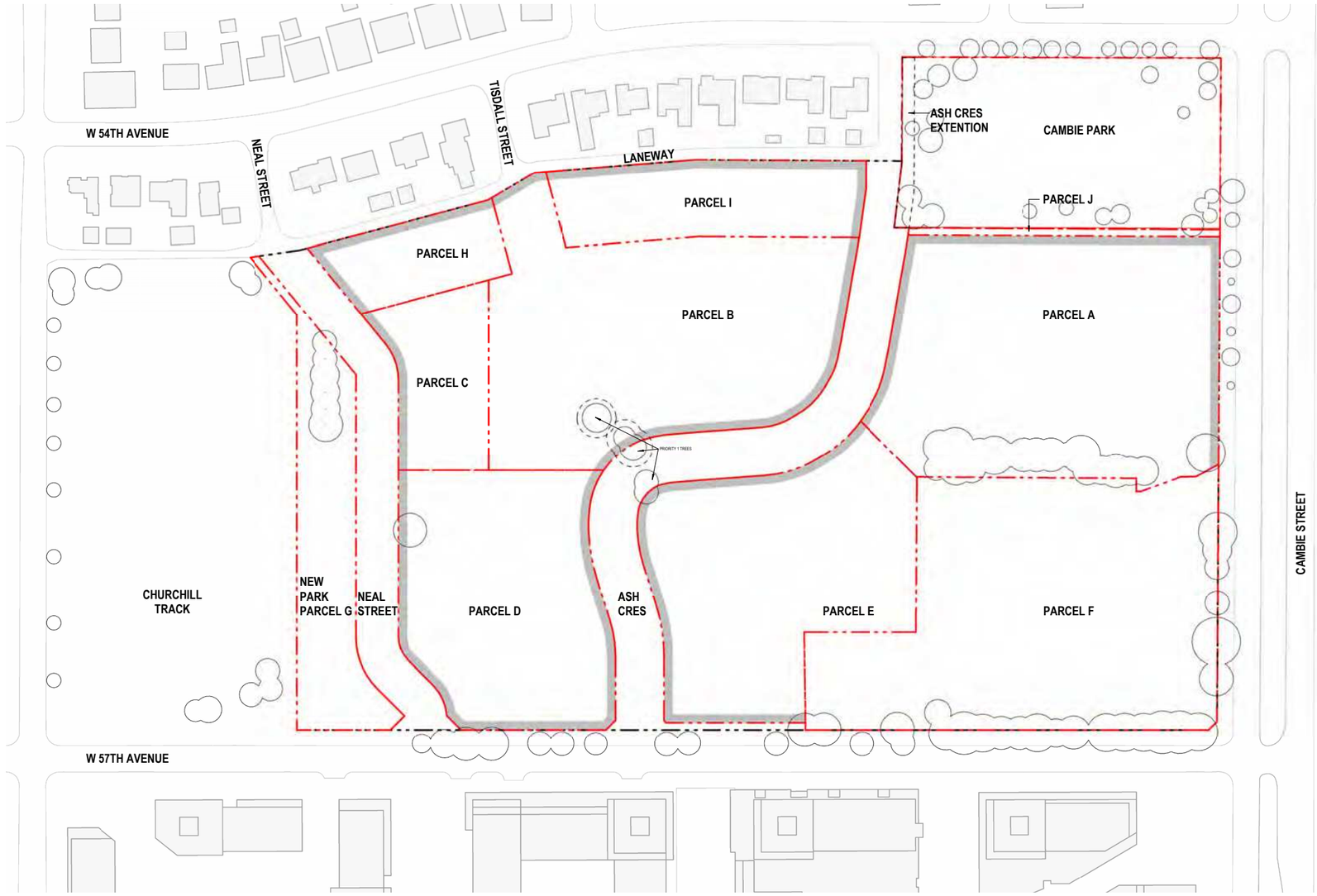
Each residential parcel will have a separate vehicle entry providing access to underground parking. The plan allows for potential further subdivision of parcels into separate buildings and phases, enabling the involvement of multiple architects. Additional investigations during design development will be needed to finalize subdivision boundaries.



3.2 ABOVE GRADE SETBACKS



3.3 BELOW GRADE SETBACKS



3.4 SRW & DEDICATION



PARK DEDICATION

ROAD DEDICATION

SOCIAL HOUSING DEDICATION

SRW FOR PATHWAY

SRW FOR PUBLIC BIKE SHARE STATIONS

SRW FOR WATER (FOR ILLUSTRATION PURPOSES ONLY)

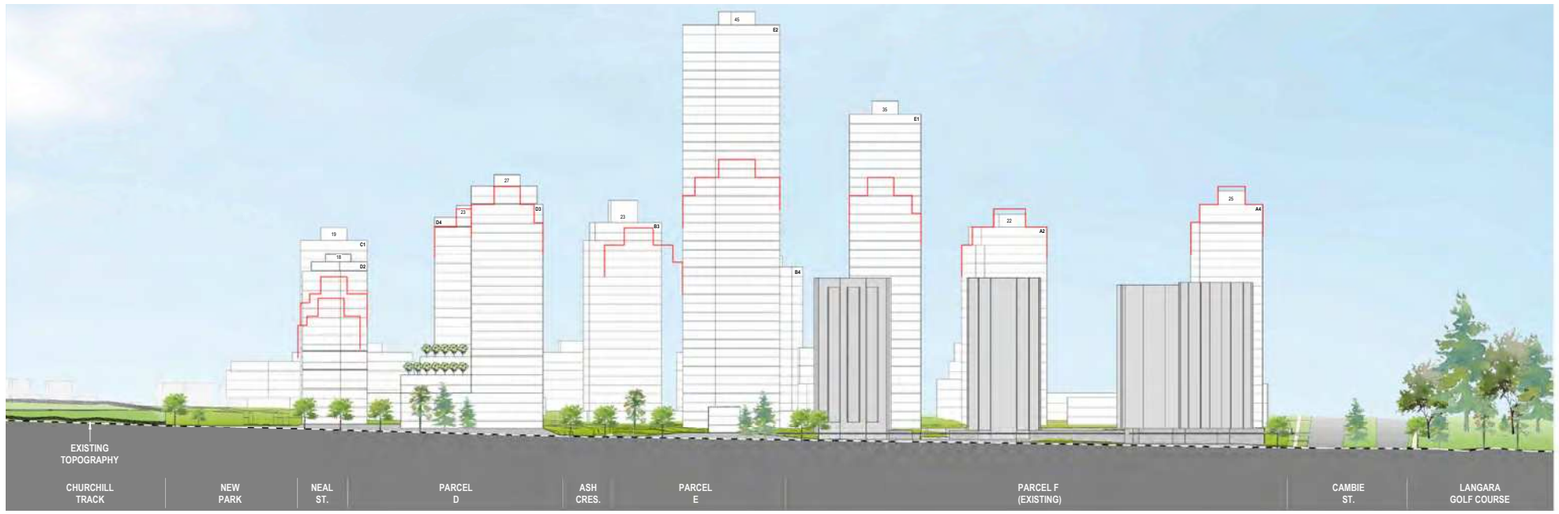
3.5 BUILIDNG HEIGHT

At Langara Gardens, each parcel has specific height limits based on its location to ensure a smooth transition to the low-density residential neighborhood to the north. The tallest buildings, rising to 45 and 35 stories, are strategically placed on Parcel E towards the corner of Cambie Street and 57th Avenue, contributing to the Cambie Corridor's skyline while minimizing shadow impacts on parks, public spaces, and nearby developments. These taller structures are required to showcase exceptional architectural design.

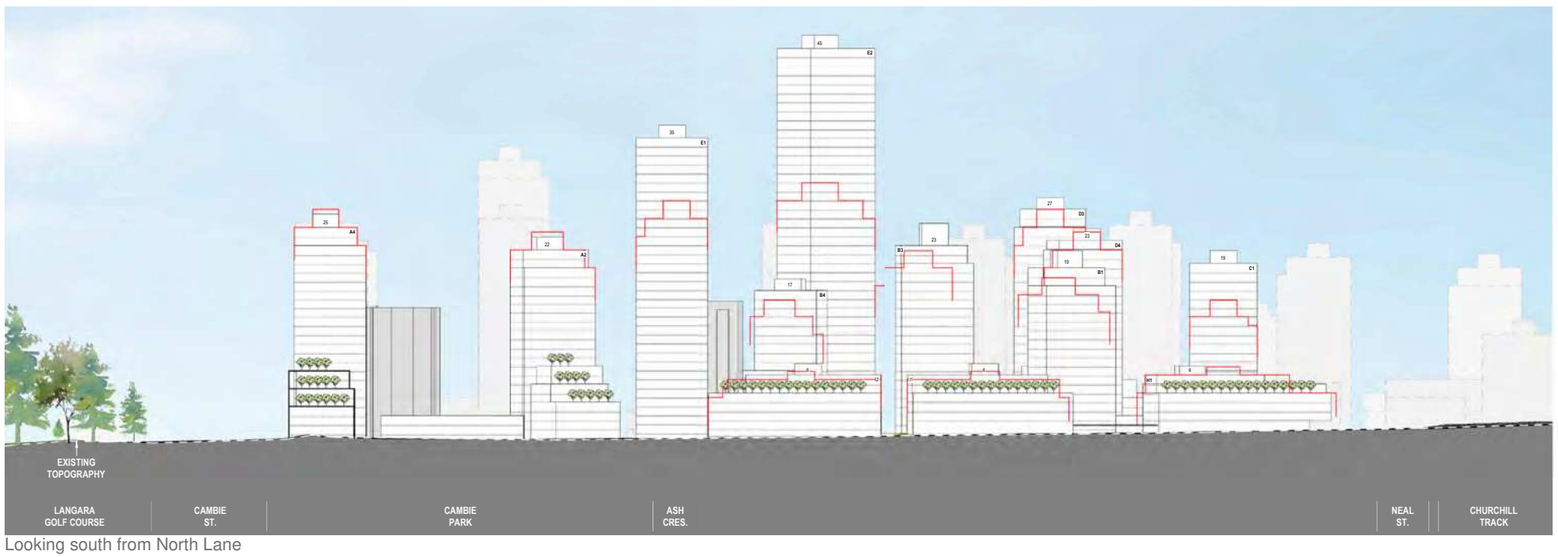
The design prioritizes the integration of new buildings with the existing four towers on Parcel F, creating a cohesive and balanced urban environment. By preserving many legacy trees and maintaining the existing landscape, the project keeps visual sightlines open, fostering a sense of openness and connection for the community. This thoughtful approach blends old and new elements, enhancing the aesthetic while harmonizing with the surrounding natural and built environment.



3.6 ELEVATIONS



Looking north from W. 57th Avenue



Looking south from North Lane

lines indicate Langara Gardens Policy Statement heights

Existing Buildings

Cambie Gardens future buildings

0' 4' 8' 16' 32'

3.6 ELEVATIONS



Looking west from Cambie Street



Looking east from Neal Street

lines indicate Langara Gardens Policy Statement heights

Existing Buildings

Cambie Gardens future buildings

0' 4' 8' 16' 32'

3.7 SITE PLAN


W 54TH AVENUE
NEAL STREET
TISDALL STREET
LANEWAY
ASH CRES EXTENSION
CAMBIE PARK
PARCEL J
PARCEL I
BLDG I1
BLDG I2
PARCEL H
BLDG H1
CHILDCARE OUTDOOR AREA
PARCEL B
BLDG B1
SHARED AMENITY
BLDG B4
BLDG B3
AMENITY ENTRY
PARCEL A
BLDG A1
BLDG A2
BLDG A3
BLDG A4
PARCEL C
BLDG C1
BLDG B2
CHURCHILL TRACK
NEW PARK PARCEL G
NEAL STREET
PARCEL D
BLDG D1
BLDG D4
BLDG D2
BLDG D3
ASH CRES
BLDG E1
BLDG E2
BLDG E3
PARCEL E
RES. / AMENITY ENTRY
PARCEL F
EX. TOWER 3
EX. TOWER 1
EX. TOWER 4
EX. TOWER 2
RETAIL BELOW
CAMBIE STREET
W 57TH AVENUE
PARKADE ENTRY
RES. ENTRY

3.8 DESIGN INTENTION

The design and placement of the additional density and massing at Langara Gardens are inspired by the original 1968 vision of architect Leonora Markovich. Markovich's design focused on creating central courtyards that serve as communal spaces within a pedestrian-friendly, park-like setting. With only two streets servicing the entire 20.8-acre site, the design preserved ample green open space. The trees planted in 1968 have since matured into legacy trees that now define the project's park-like atmosphere.

This approach has led to a contemporary urban design that feels relaxed and organic, aiming to establish a predominantly residential, mixed-use, high-density neighborhood within a sustainable park-like environment. The design is intended to foster a strong sense of community, enhanced by local amenities that promote connectivity and engagement among residents and neighboring areas. Together with the Pearson Dogwood development, Langara Gardens forms part of three urban nodes, from Marine Drive to Oakridge along the Canada Line, that shape the urban skyline of the Cambie Corridor.

3.9 PARCELS GUIDELINE

BUILDING AND TOWER SEPARATIONS

To ensure optimal building separation and maintain a balanced and livable urban environment, a minimum separation of 9.1 meters (30 feet) is recommended between all non-tower building faces. Additionally, a minimum separation of 24.4 meters (80 feet) is required for all towers across all parcels to minimize overshadowing and preserve sightlines, enhancing the overall spatial quality within the district. This spacing promotes enhanced daylight access, privacy, and views, contributing to a more engaging pedestrian experience along active links.

3.9.1 PARCEL A

Parcel A anchors the northeast corner of Langara Gardens. This parcel is situated with the existing Cambie Park to the north, historic Cambie Boulevard to the east, Ash Crescent and central open space to the west and the circa 1970 legacy trees and residential towers to the south. It is also the major pedestrian gateway from Cambie into the heart of Langara Gardens.

This parcel comprises of four residential buildings around a central courtyard. As with all courtyards in Langara Gardens, it is porous and connected to other courtyards and central open space beyond. Two three-storey townhouses with grade access are located along the northern and southern edges to maximize solar penetration into the courtyard and visual connection to the sky from within. These townhouses provide a more intimate scale that recall the original townhouses on this property. Additionally, two north/south tower/terrace buildings define the courtyard and provide separation to the central open space. These terraces step down towards the Cambie Park to maximize sunlight on the park as well as providing a scaled transition to the towers.

At grade, a public access pedestrian pathway will be created within the residential parcel at the northern edge to provide clear separation between the existing park and the new residential parcel.

A centralized arrival court like the existing one to the south of this parcel will be created to facilitate pick-up, drop-off and deliveries as well as an emergency response location. The access to underground parking will be from this arrival plaza. The below grade parking garage is set back to preserve the existing Priority trees along southern edge of Parcel A.



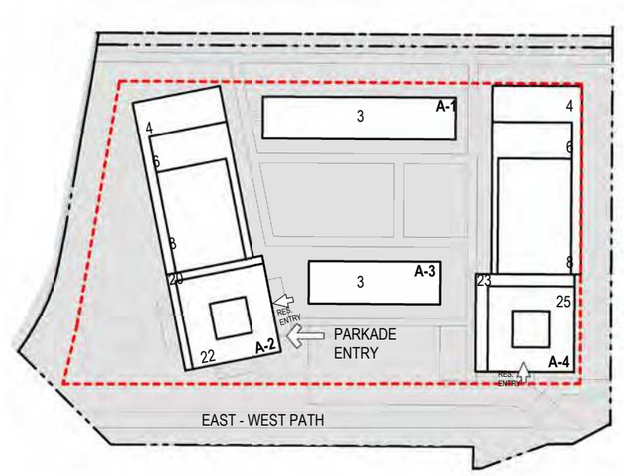


LANDSCAPE PLAN

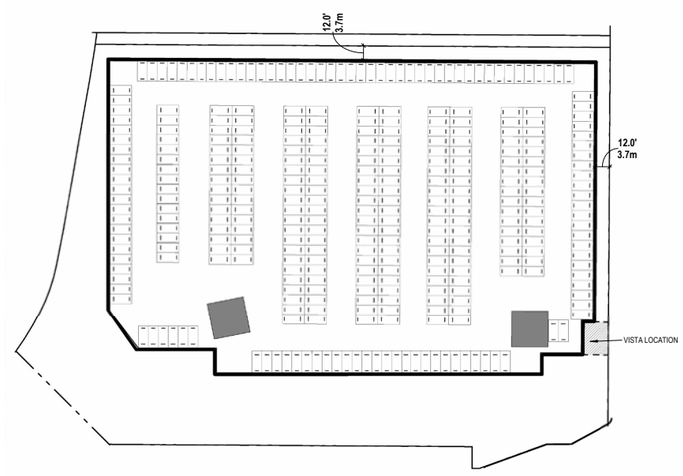


NORTHWEST AXO VIEW

3.9.1 PARCEL A (CONT'D)

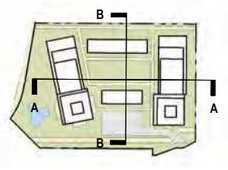


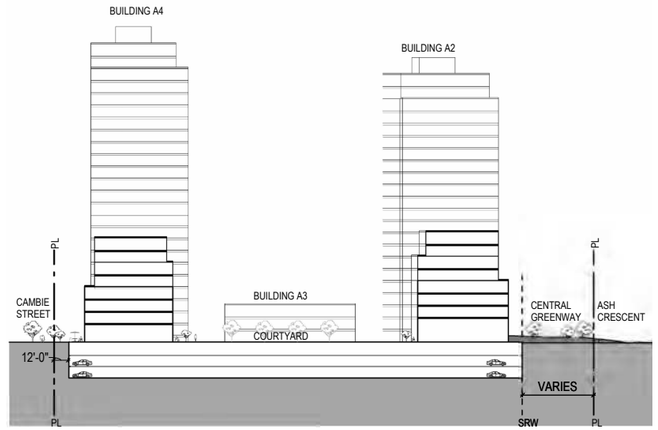
SITE PLAN



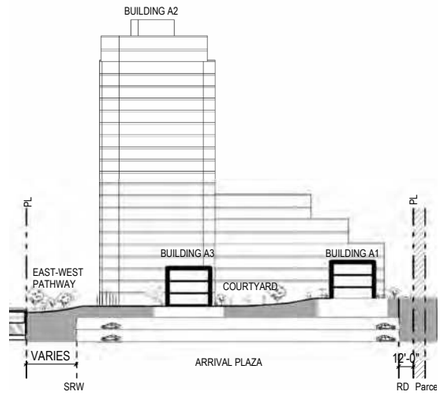
PARKING PLAN

Property Line
Setback Line

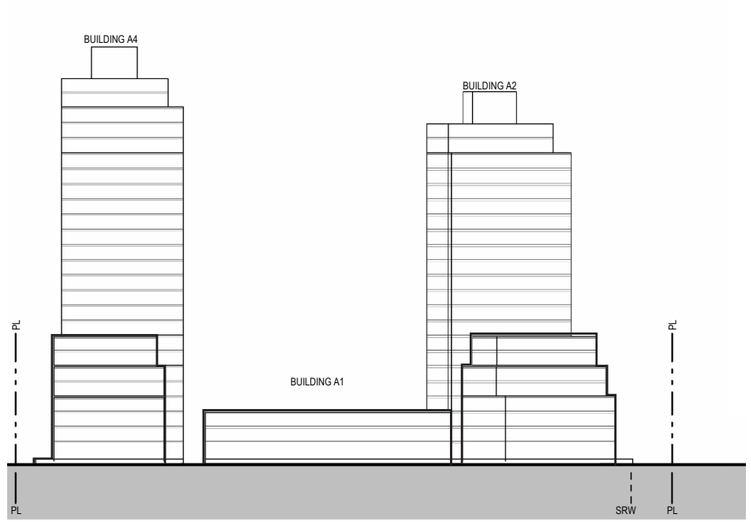




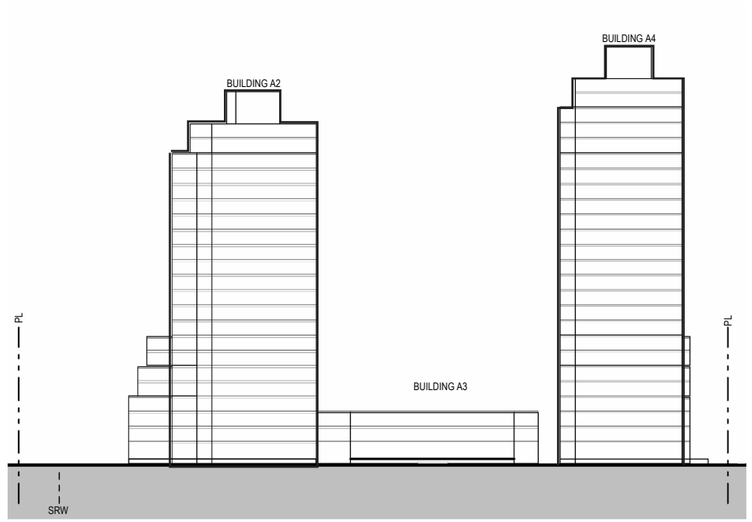
SECTION A-A



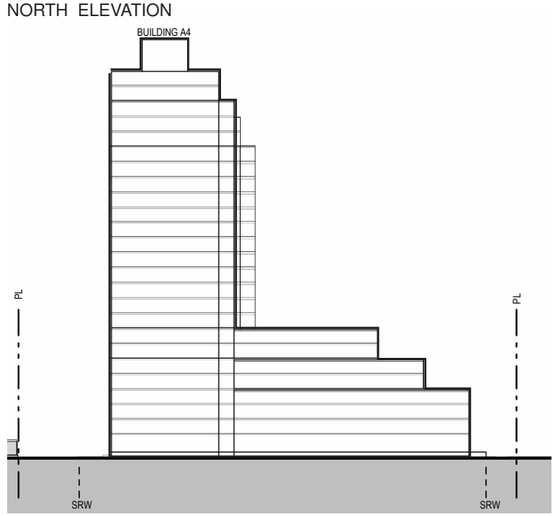
SECTION B-B



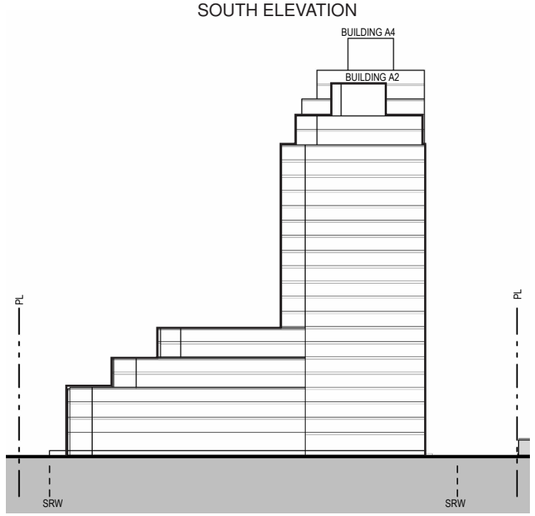
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

3.9.2 PARCEL B

Parcel B is centrally located in the northern part of Langara Garden next to Ash Crescent. This parcel is the second largest within Langara Gardens. It comprises of four distinct buildings. Buildings B1, B2, and B4 together with buildings in Parcel I form the central courtyard with an open swimming pool at grade, while buildings B1 and B2 together with the building on Parcel C form another smaller courtyard. A transparent amenity building spans between Towers B3 and B4, forming a direct connection between the outdoor pool and the central indoor amenities. Building B2 is a three-storey townhouse building with grade access. This building is situated purposely to define the east/west pedestrian pathway to Neal Street and the linear park beyond. Towers B1 and B4 have stepped terraces whereas Tower B3 has a simple tower form.

An arrival plaza is incorporated in the northwest corner of the parcel. It is intended to serve as pick-up, drop-off, and delivery point for building B1. A 10’ (3m) patio zone is provided for private patios at grade.

Please note the garage is indented on purpose around the existing grouping of legacy trees. Refer to the Arborist report for exact dimensional setback requirements.



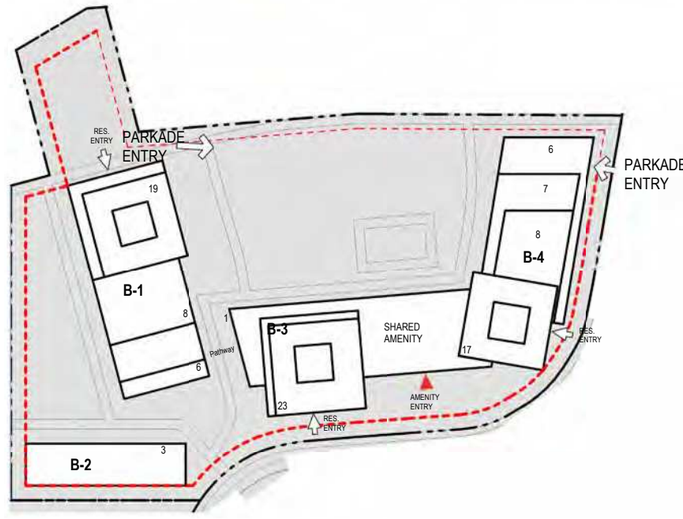


LANDSCAPE PLAN

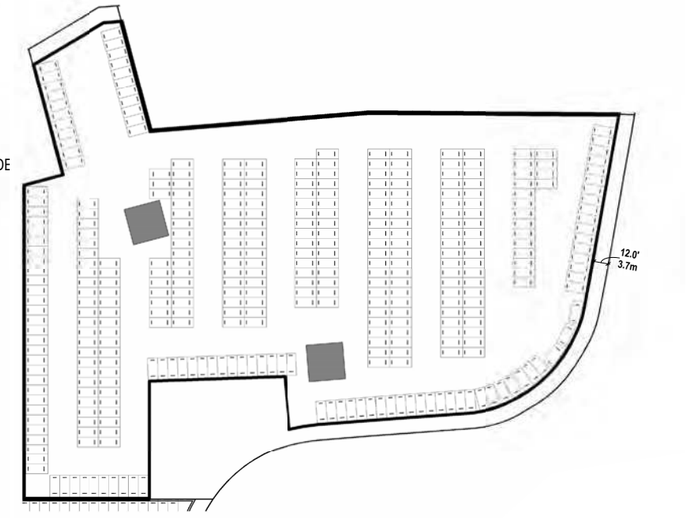


NORTHEAST AXO VIEW

3.9.2 PARCEL B (CONT'D)

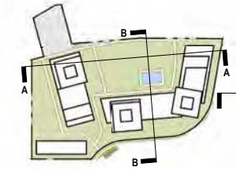


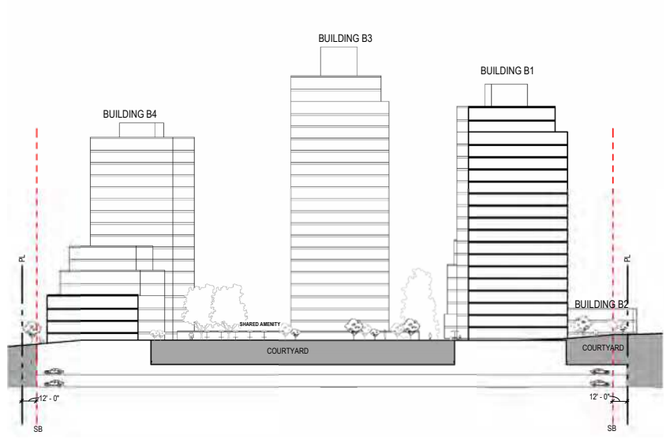
SITE PLAN



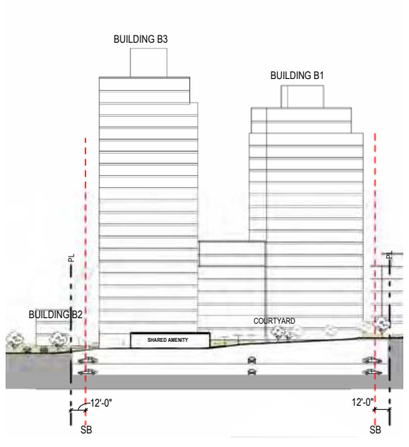
PARKING PLAN

Property Line
Setback Line

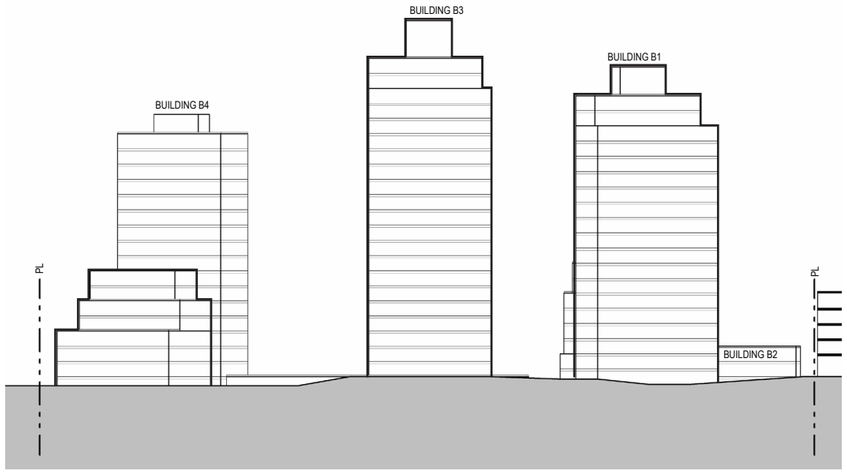




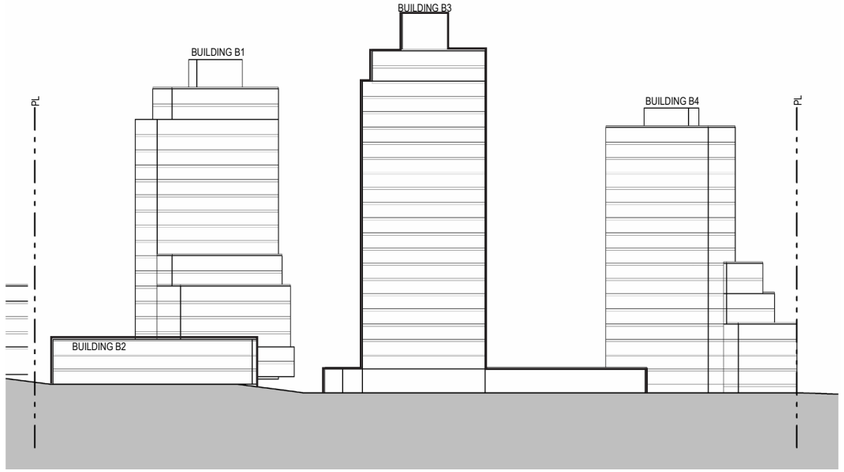
SECTION A-A



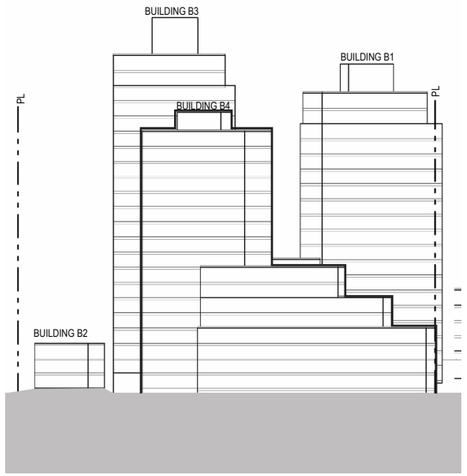
SECTION B-B



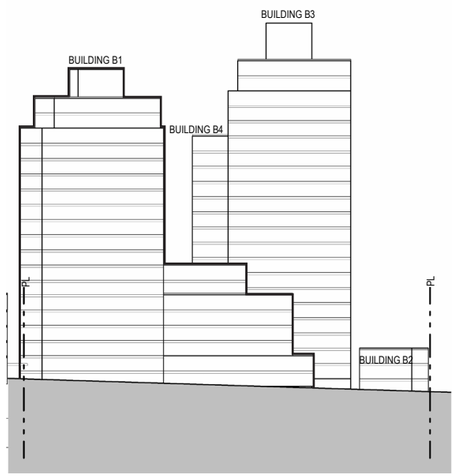
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

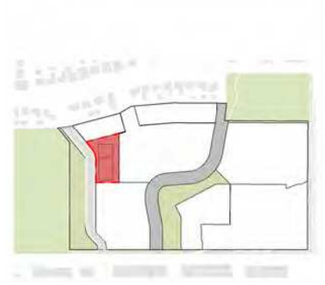


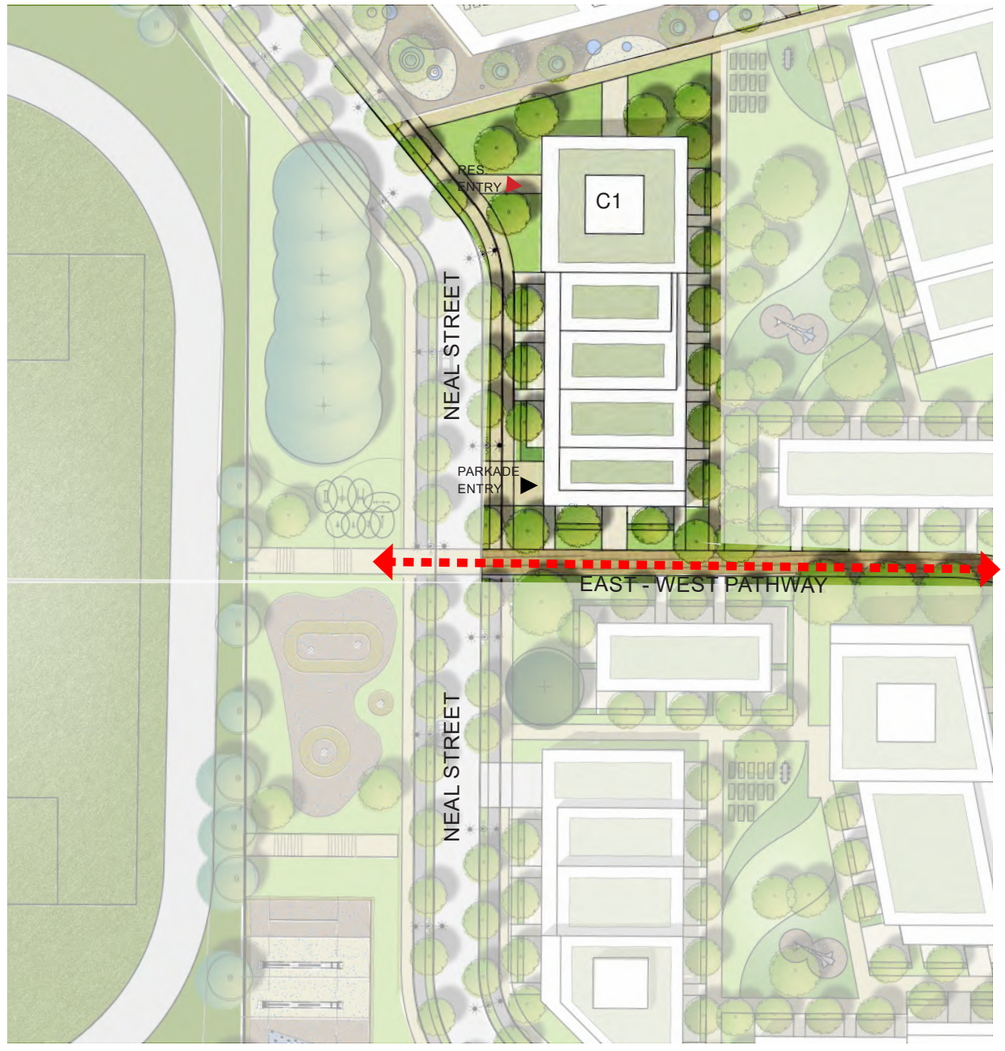
WEST ELEVATION

3.9.3 PARCEL C

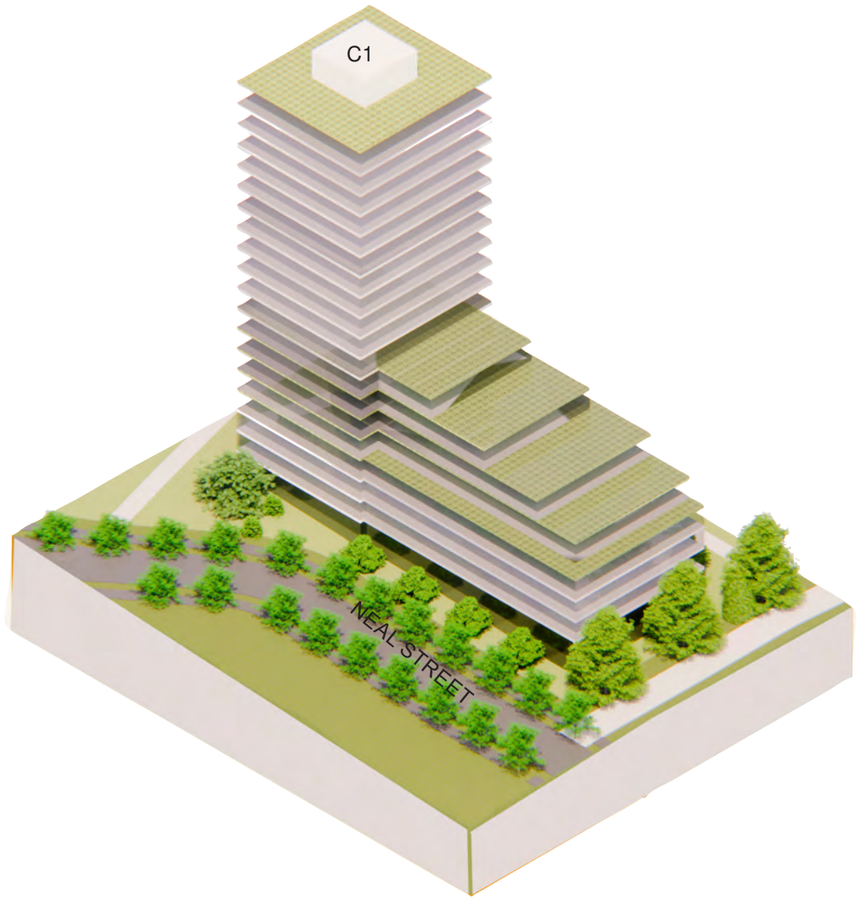
Parcel C fronting on Neal Street anchors the western edge of Langara Gardens. This parcel contains a 19-storey tower complemented by an 8-storey terraced podium that step down towards the east-west pedestrian pathway. The massing of this building mirrors the form of building D2 in Parcel D to help frame the east-west pedestrian pathway. Together these two buildings create an expressive skyline along Neal Street and contribute a striking silhouette from the new linear park and Churchill Track.

The primary entrance and underground garage access will be from Neal Street.



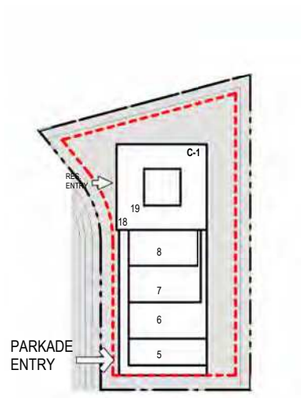


LANDSCAPE PLAN

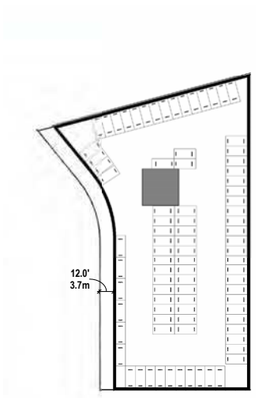


SOUTHTHWEST AXO VIEW

3.9.3 PARCEL C (CONT'D)

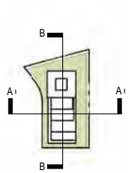


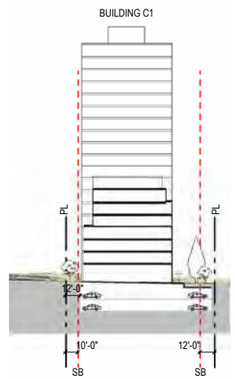
SITE PLAN



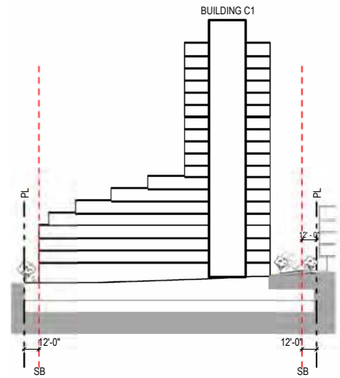
PARKING PLAN

Property Line
Setback Line

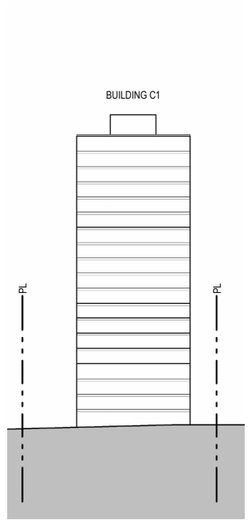




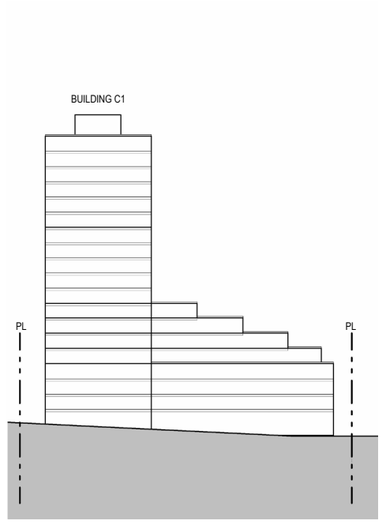
SECTION A-A



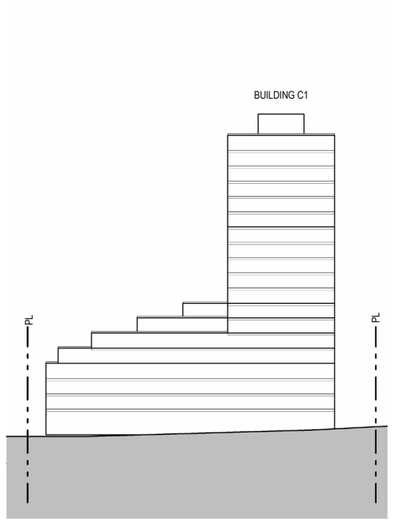
SECTION B-B



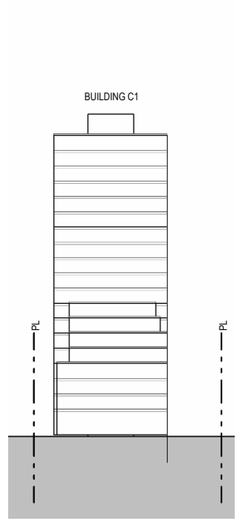
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

3.9.4 PARCEL D

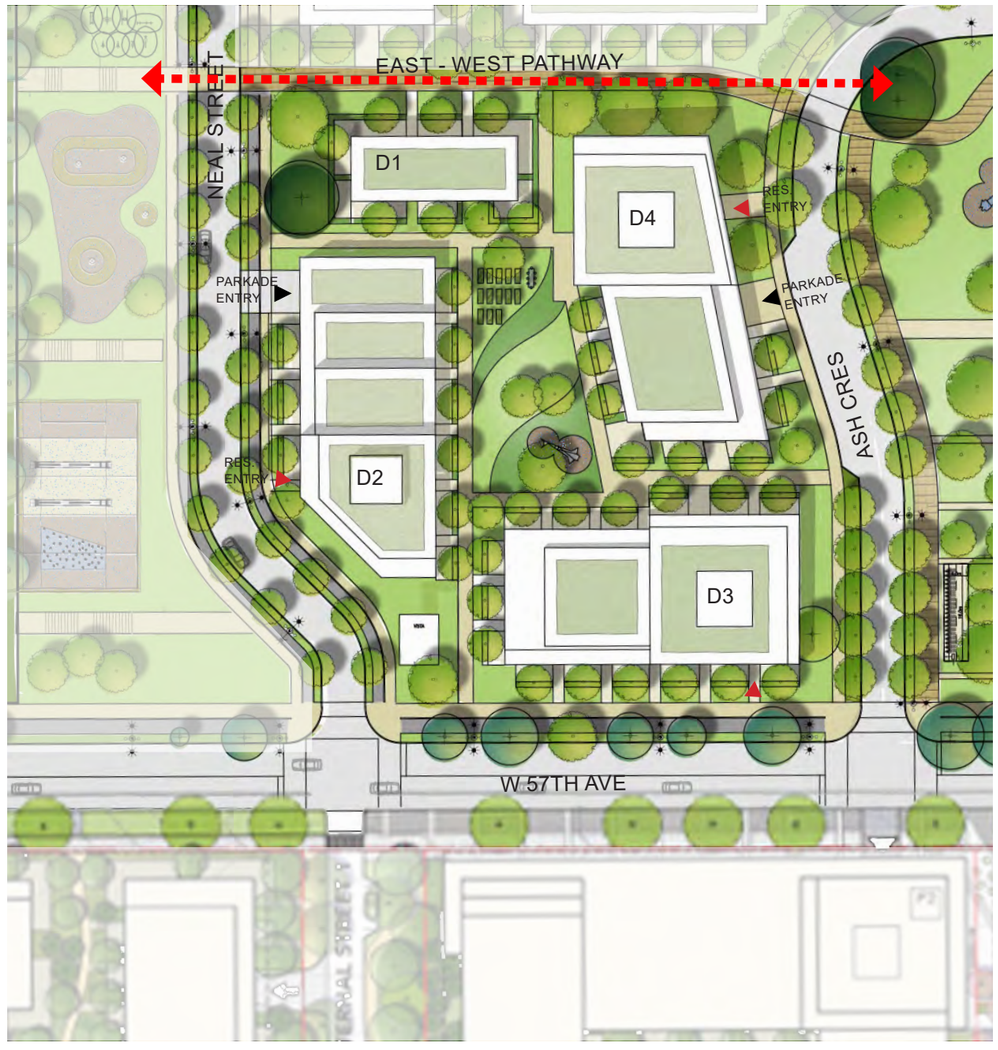
Parcel D anchoring the southwest corner of Langara Gardens is bounded by Neal Street to the west, W. 57th Avenue to the south and Ash Crescent to the east. This parcel consists of four buildings arranged around a central courtyard forming the front face and main entrances to Langara Gardens on W. 57th Avenue.

The building along 57th Avenue comprises a terraced podium atop a 31-storey tower, responding to the future high-density Pearson Dogwood site across the street. The podium of this building steps down towards the west, creating a smooth height transition to the adjacent linear park.

Along Neal Street, a terraced building steps down towards the East-West Pathway, mirroring the massing of Building C1. Together these two buildings create an expressive skyline along Neal Street and contribute a striking view from the new linear park and Churchill Track. Additionally, a three-storey townhouse along the northern edge of the parcel lines the East-West Pathway, contributing to a pedestrian-friendly scale. The building along Ash Crescent is aligned to respect and follow the subtle geometries of Ash Crescent.

The parkade entrance is located on Neal Street so that the Ash Crescent pedestrian realm can be uninterrupted. Building overhangs, balconies and bay windows are permitted to project into this patio zone.



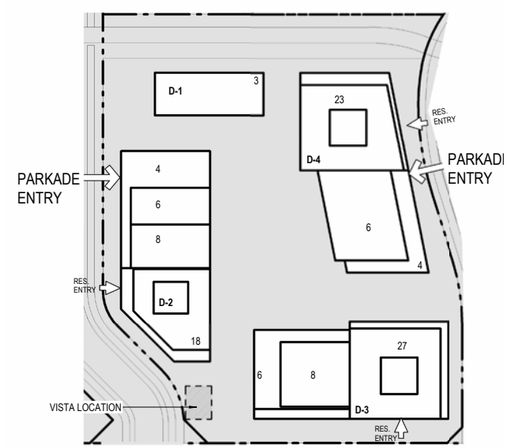


LANDSCAPE PLAN

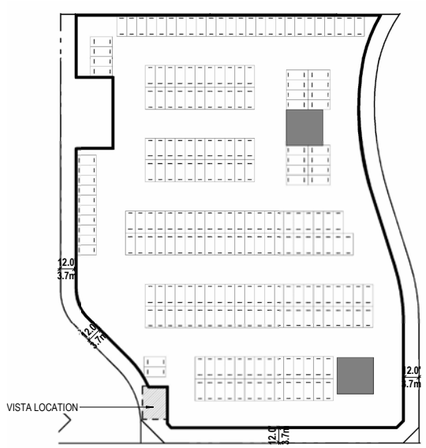


SOUTHWEST AXO VIEW

3.9.4 PARCEL D (CONT'D)

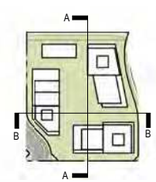


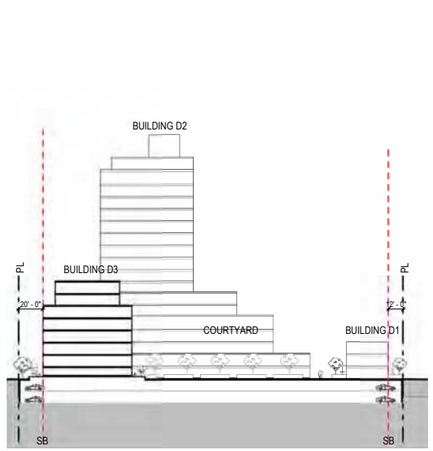
SITE PLAN



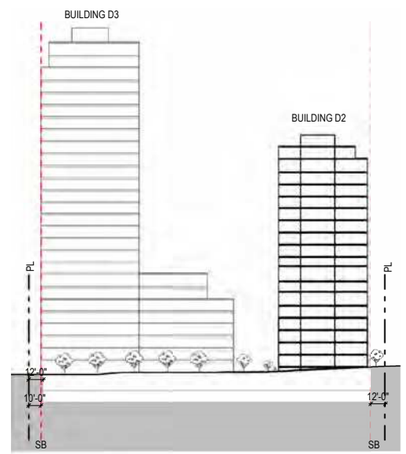
PARKING PLAN

Property Line
Setback Line

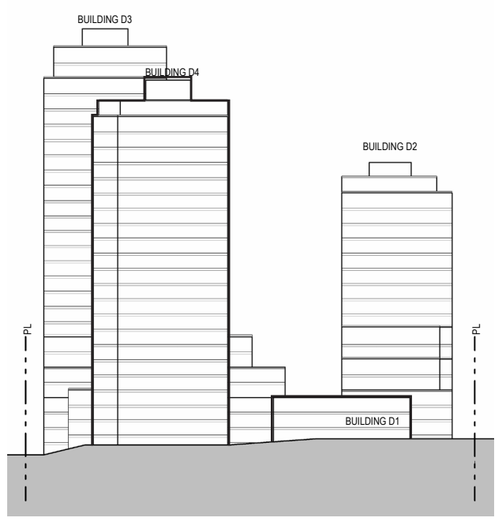




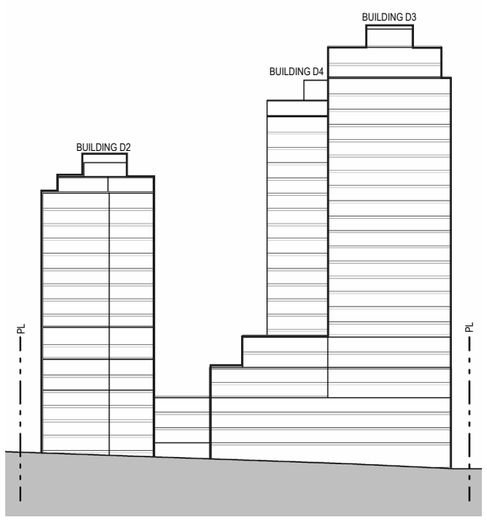
SECTION A-A



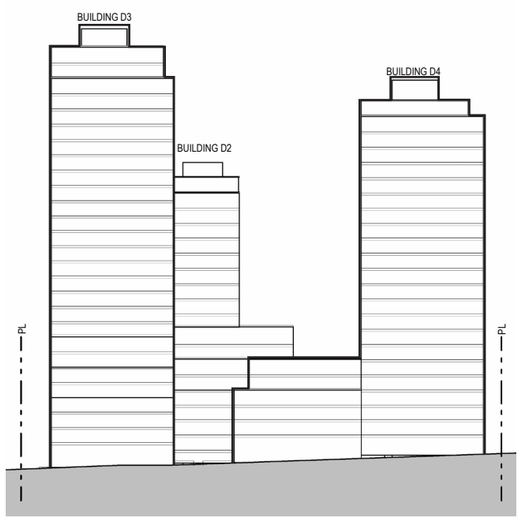
SECTION B-B



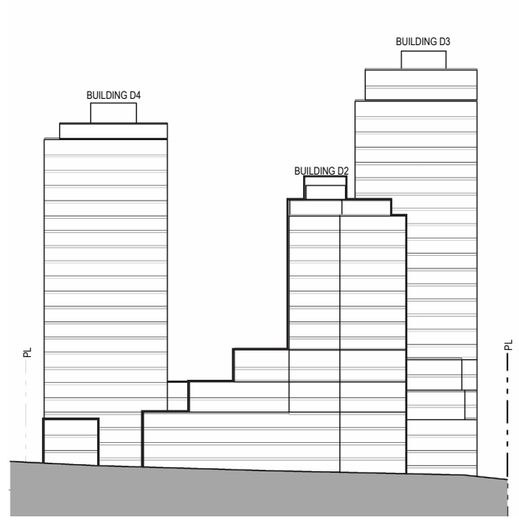
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

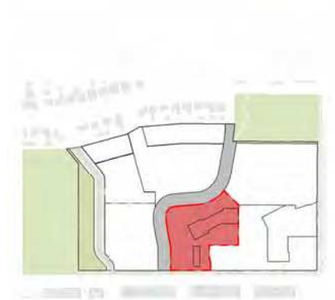
3.9.5 PARCEL E

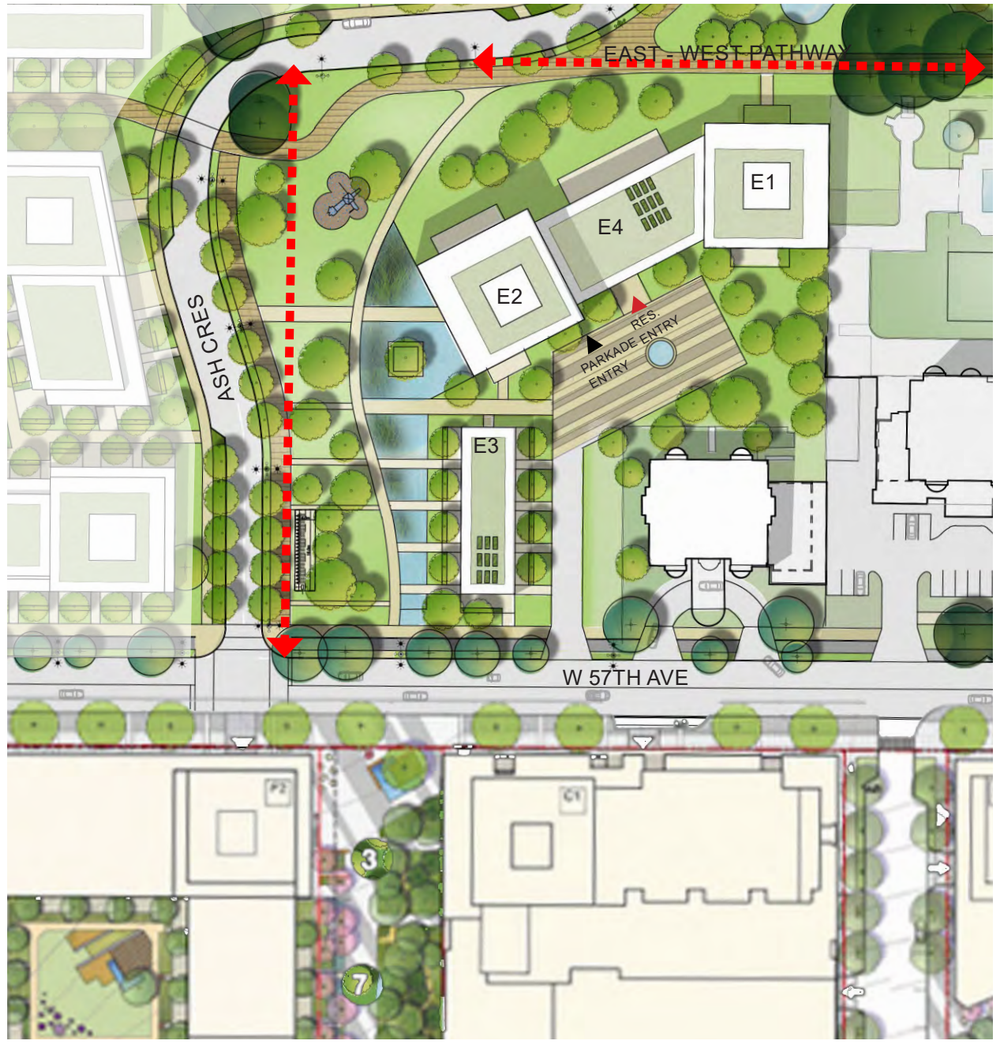
Parcel E, located in the center of Langara Gardens together with Parcel A to the north, will form the central open space for the entire project. This parcel will feature the two tallest towers on the site, standing at 45 storeys and 35 storeys as the focal high point in the skyline composition that also marks the location of the central open space on the ground.

This parcel will comprise three different scales of residential buildings. A three-storey townhouse building will align with the Central Greenway, creating a human-scale environment for both residents and individuals walking or cycling through the public open space. The remaining two towers, connected by a shared amenity bar building, will serve as prominent focal points within Langara Gardens and achieve a high standard of architectural design. The towers should be carefully placed to minimize shadowing of the parks and public spaces and avoid obstructing views of the existing Langara Gardens towers. This shared amenity building is intentionally kept low to a two storey height to maximize solar access to the central green open space beyond.

At ground level, a north-south pedestrian pathway will be created on the west side of the parcel, connecting 54th Avenue to Ash Crescent and the central public space. To maintain continuity between public and private spaces, another east-west pedestrian path along the northeast property line which connects Cambie Street to Ash Crescent will be provided. These pathways will be situated within the central public space of the site. The shared amenity building fronting Ash Crescent will have direct access to the courtyard.

An arrival court will be created on the south side of the two towers to facilitate pick-up, drop-off, and delivery services, with access from West 57th. The entry ramp to the site's below-grade parkade will also be accessed from the arrival plaza. As directed by the City, one of the two public share stations at Langara Gardens will be conveniently located along Ash Crescent on the west side of Parcel E.



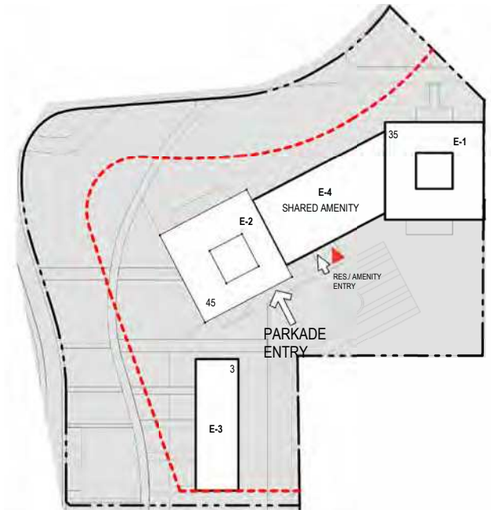


LANDSCAPE PLAN

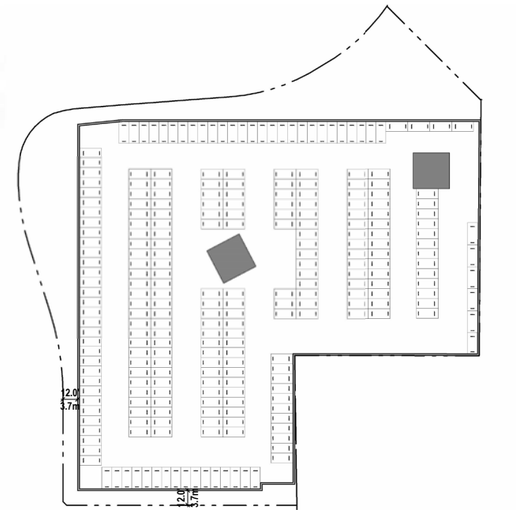


SOTUHEAST AXO VIEW

3.9.5 PARCEL E (CONT'D)

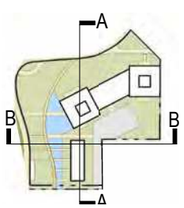


SITE PLAN



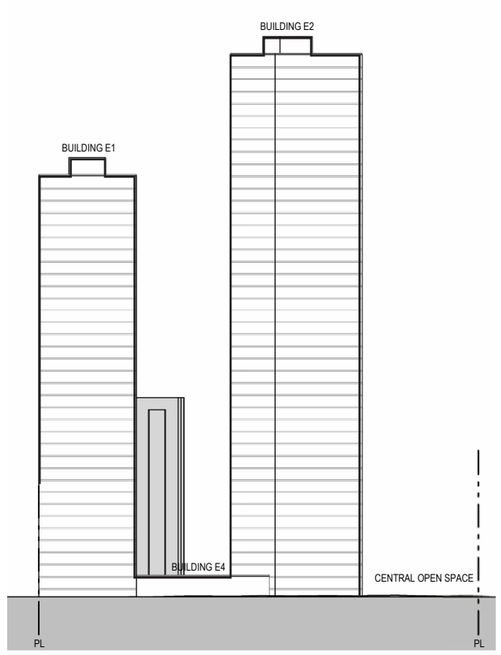
PARKING PLAN

Property Line
Setback Line

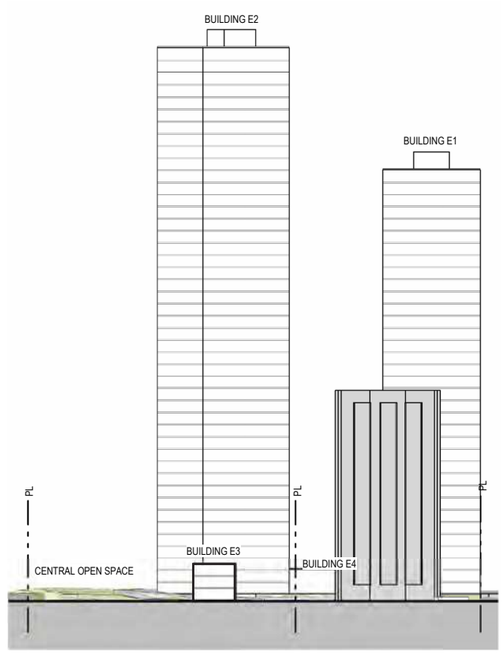


SECTION A-A

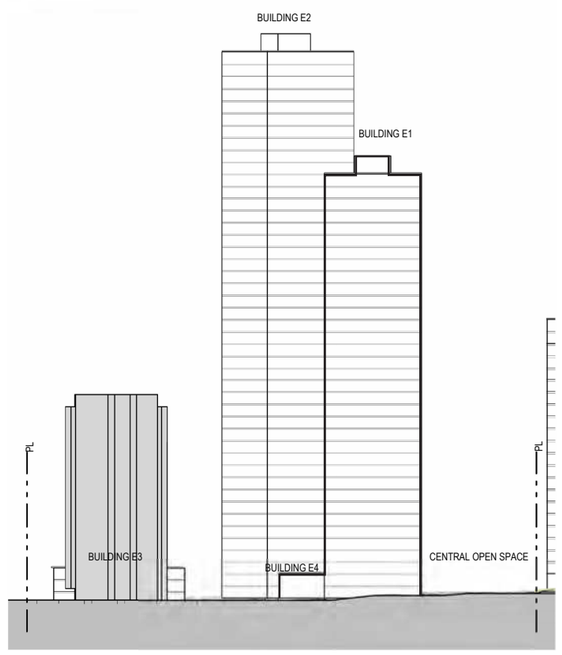
SECTION B-B



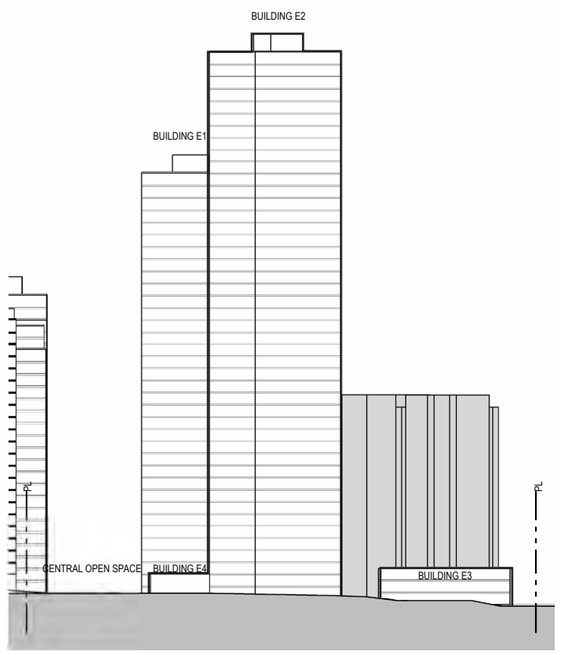
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

3.9.6 PARCEL H

Situated along the northern edge of the Langara Gardens, this parcel contains six storeys building with five storeys of residential - social housing- and a new 74-space childcare facility at the ground level.

In order to provide a respectful height transition to the existing low density residential neighbourhood north of the Langara Gardens, the building height is limited to six storeys and upper levels should be stepped back to prevent shadowing on neighbouring properties.

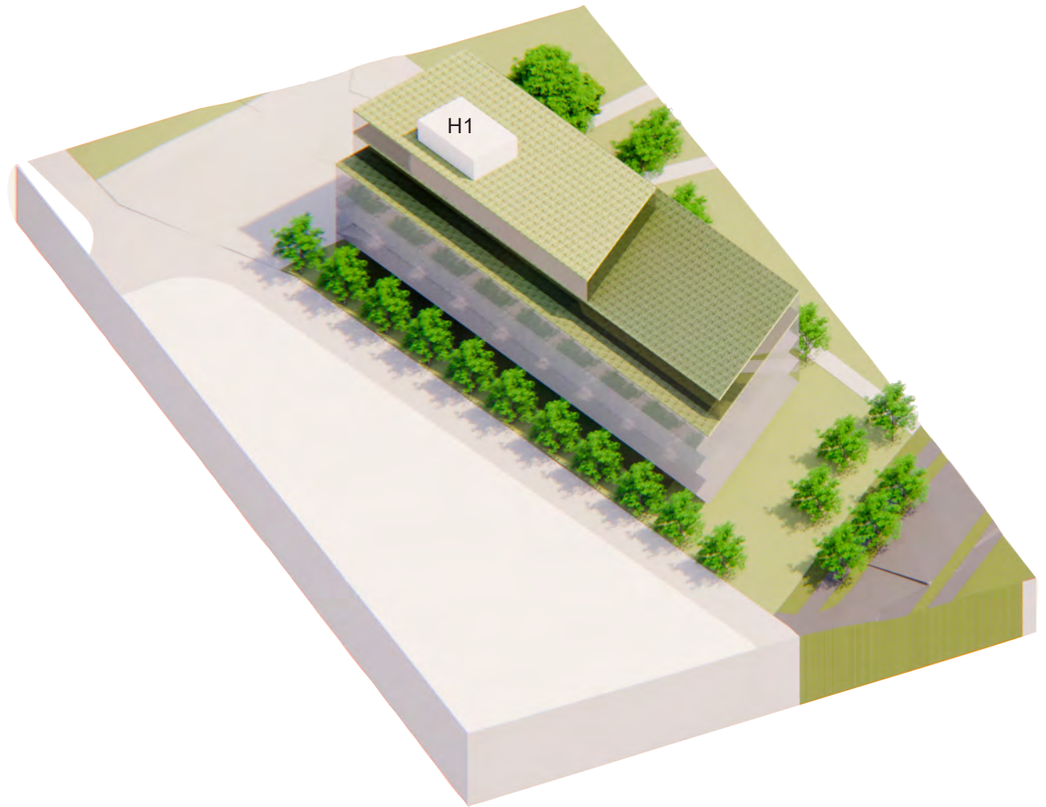
At grade, the ground floor residential units are to have patios to provide for a semi-private realm. Additionally, an outdoor play area for the childcare facility will be situated at the ground level, oriented towards south and west.

The entry ramp to the site's below grade parkade is to be accessed from the existing north Laneway.



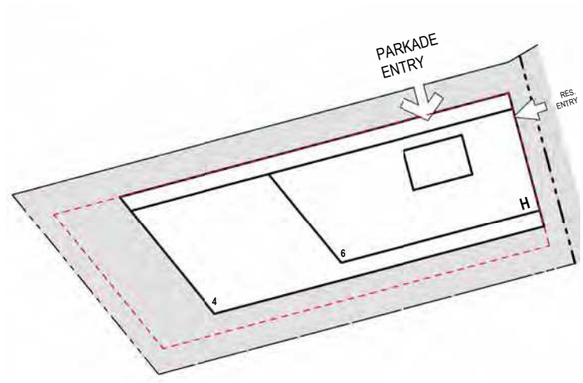


LANDSCAPE PLAN

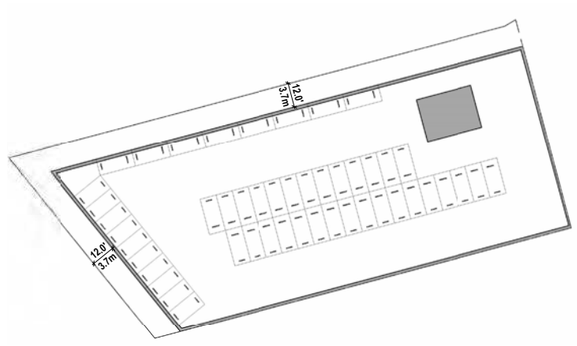


NORTHWEST AXO VIEW

3.9.6 PARCEL H (CONT'D)

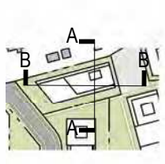


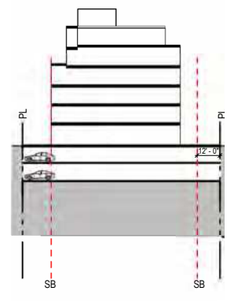
SITE PLAN



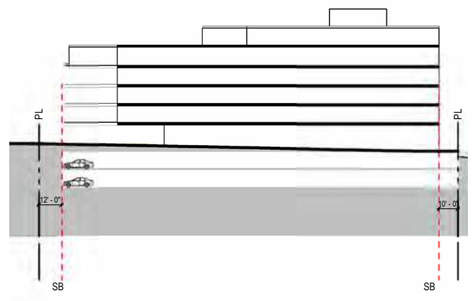
PARKING PLAN

Property Line
Setback Line

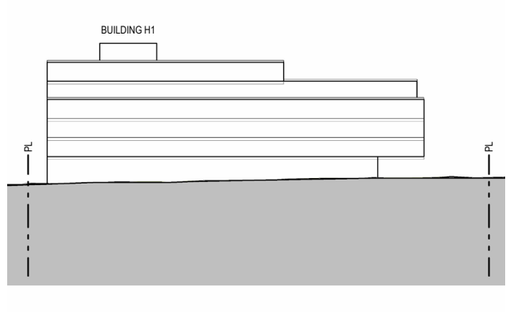




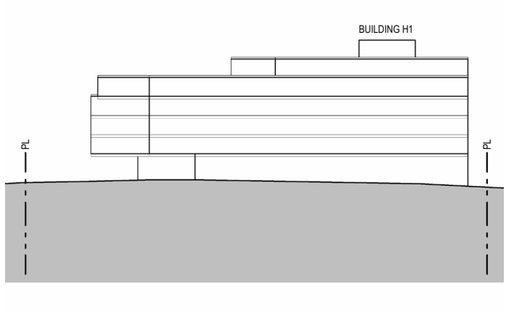
SECTION A-A



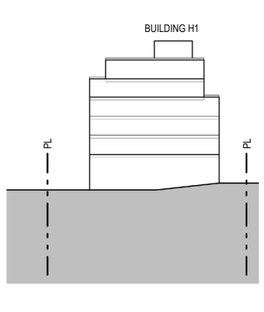
SECTION B-B



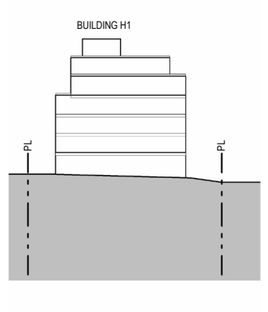
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

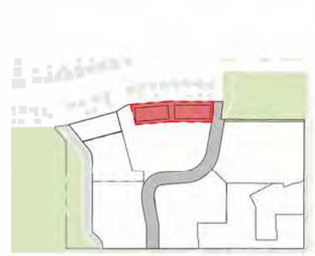
3.9.7 PARCEL I

Located along the northern edge of the Langara Gardens, this parcel consists of two six-storey social housing buildings.

In order to provide a respectful height transition to the existing low density residential neighbourhood north of the Langara Gardens, the building height is limited to six storeys and upper levels should be stepped back to prevent shadowing on neighbouring properties.

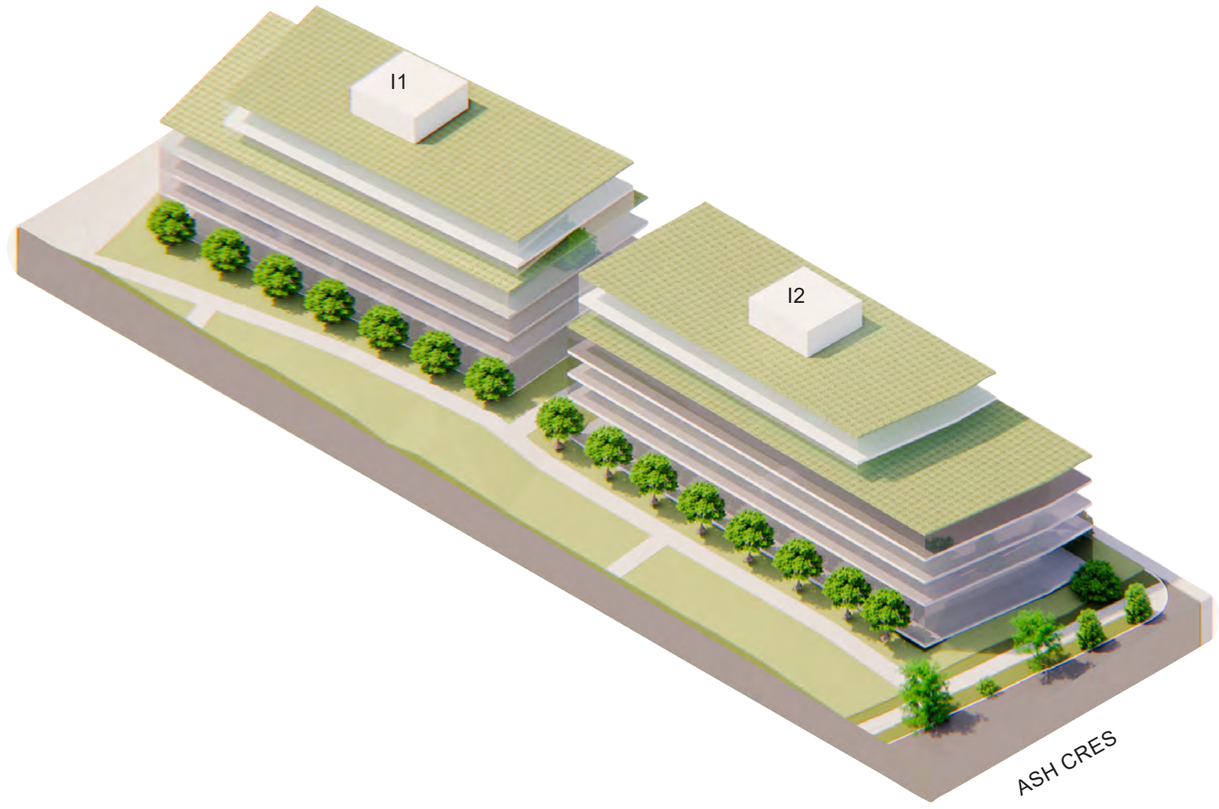
At grade, the ground-floor residential units will feature patios to provide a semi-private realm. Additionally, these two buildings, along with parcel B will create a courtyard.

The entry ramp to the site's below grade parkade is to be accessed from the existing north Laneway.



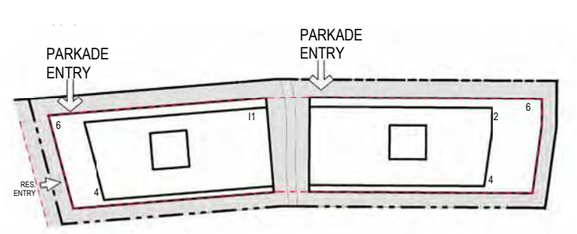


LANDSCAPE PLAN

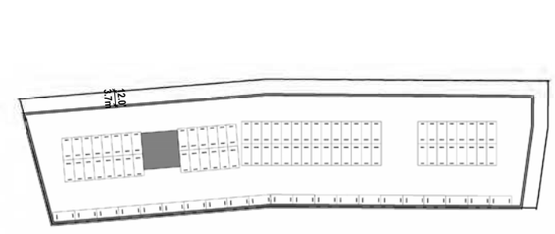


SOUTHEAST AXO VIEW

3.9.7 PARCEL I (CONT'D)

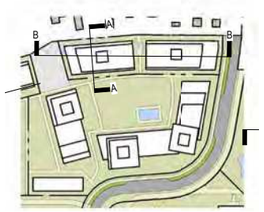


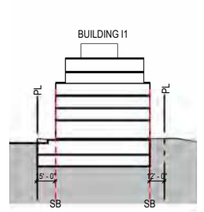
SITE PLAN



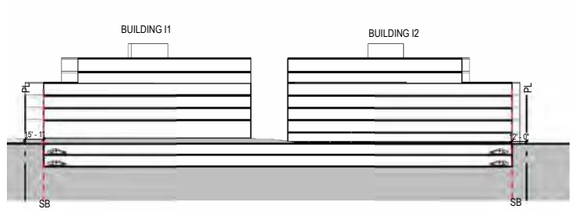
PARKING PLAN

Property Line
Setback Line

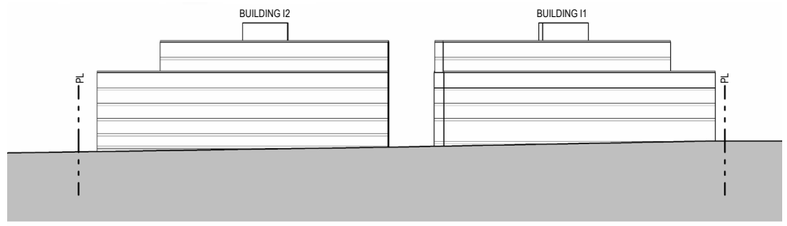




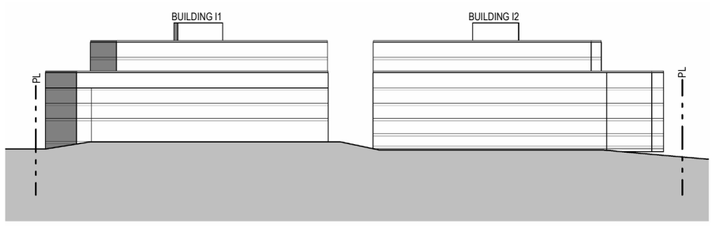
SECTION A-A



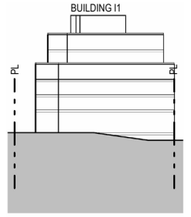
SECTION B-B



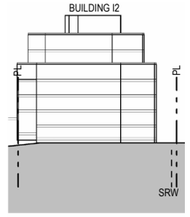
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

3.10 BUILT FORM GUIDELINES

3.10.1 BUILDING TYPOLOGIES

Langara Gardens is intended to reflect the site's history and existing built-form character of generous open spaces, courtyards and amenities for residents and visitors. The precinct includes a range of building typologies from low-rise townhouses, terraced mid-rise buildings and point towers on podiums. Taller buildings are strategically located to minimize shadowing on the surrounding parks. Developments are expected to activate and animate the public realm through ground-oriented units, at-grade active uses, building articulation, and landscaped setbacks. Buildings will ensure appropriate spacing for a highly porous neighbourhood; massing will carefully maximize solar access.

ALL BUILDINGS SHOULD PROVIDE:

a. Ground-oriented units with doors on the street. (where applicable.)

b. A range of unit types, including a minimum number of 2- and 3-bedroom units.

c. Private outdoor space for all units.

d. Unit layouts that maximize natural lighting and provide cross-ventilation to units, to the greatest extent possible.

e. Common outdoor space in conjunction with an indoor amenity.

f. Variation in form and expression, particularly at the upper levels.

1.1 STREET WALL DATUM

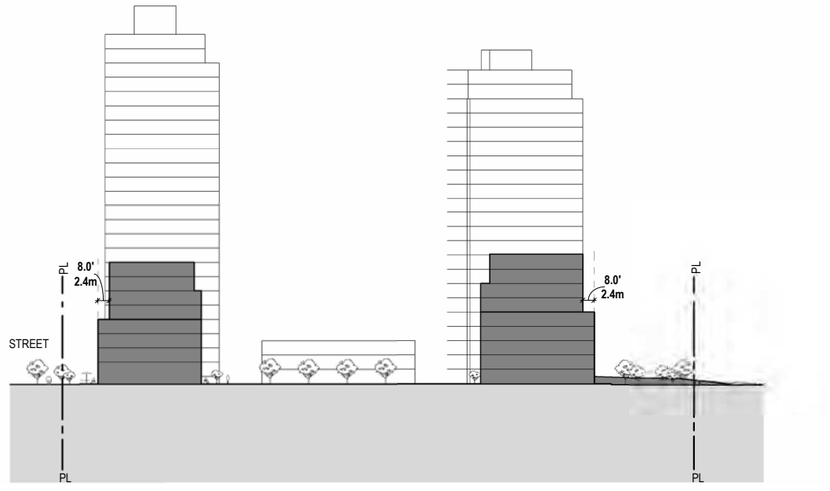
1.1.1 To ensure a clearly defined street enclosure, public realm, framing of the streets and complement the surrounding context of the Cambie Corridor, a datum line will be established through a consistent four-storey street wall. Provide a notable step back along six-storey buildings and podiums with major public frontages above the fourth storey of a minimum of 2.4 m (8 ft.). This will also reduce the overall building massing and bulk while maximizing solar access and openness to the sky.



2888 CAMBIE STREET



6733 CAMBIE STREET



1.2 MID-RISE AND PODIUM FORMS

1.2.1 The minimum building separation is 9.1 m (30 ft.) to maintain the legacy sense of porosity throughout the precinct, and allow open and inviting corners leading to the courtyards.

1.2.2 The length of a building impacts the character and feel of the street. Residential buildings should be limited in length, both real and perceived, to allow for sunlight, views, and a general feeling of "openness". Connecting elements such as walls, bridges, glazed lobbies, and atria between buildings should be avoided.

1.2.3 On developments with frontages of 61m (200 ft.) or more, monotonous facades should be avoided by incorporating variety, articulation, vertical elements, colours and material changes to add interest. Creating breaks in the massing is encouraged, to vary the massing and provide additional pedestrian amenities (e.g. pedestrian plaza).

1.2.4 Buildings designed with a row of dwelling units located on either side of a straight corridor ("double-loaded corridor") should not exceed approximately 21.3 m (70 ft.) in depth (excluding balconies) to ensure adequate provision of natural light and ventilation into the dwelling units

1.2.5 Special consideration should be given to corner sites or sites that flank public spaces, whether a park, plaza, mid-block connection or mews, with an engaging building face.



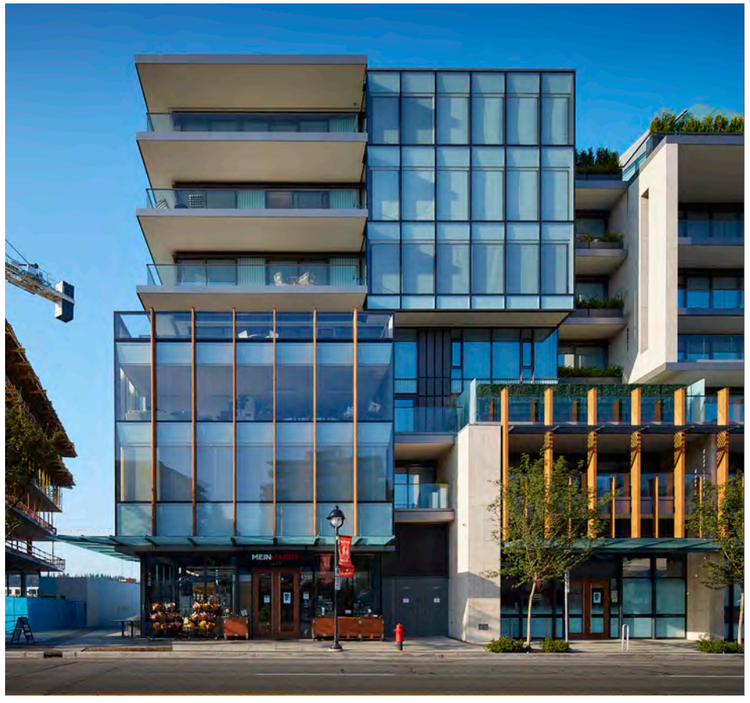
MID-RISE FORMS



MINIMUM BUILDING SEPARATION



MID-RISE FORMS



VARIED FACADES

1.3 TOWER FORMS

1.3.1 Consistent with emerging city policy and practice, floorplates above the podium should be a maximum of 668 sq. m (7,200 sq. ft.).

1.3.2 Elements above the podium should be articulated as individual vertical elements with limited frontage length compared to the podium.

1.3.3 The tower floor plate should generally be within these maximum tower floor plate widths and depths to reduce the appearance from the street; present a slender and vertically expressed form, and ensure greater openness to the sky:

- Depth: generally 26 m (85 ft.)
- Width: generally 23–26 m (75–85 ft.)

1.3.4 Building volumes should minimize shadowing in accordance with the Solar Access Guidelines for Areas Outside of Downtown.

1.3.5 Tower placement must demonstrate a minimum 24.4 m (80 ft.) separation between existing and potential future towers.

1.3.6 Towers may step back from all podium faces or have a vertical expression from grade with some material delineation above the four-storey street wall.

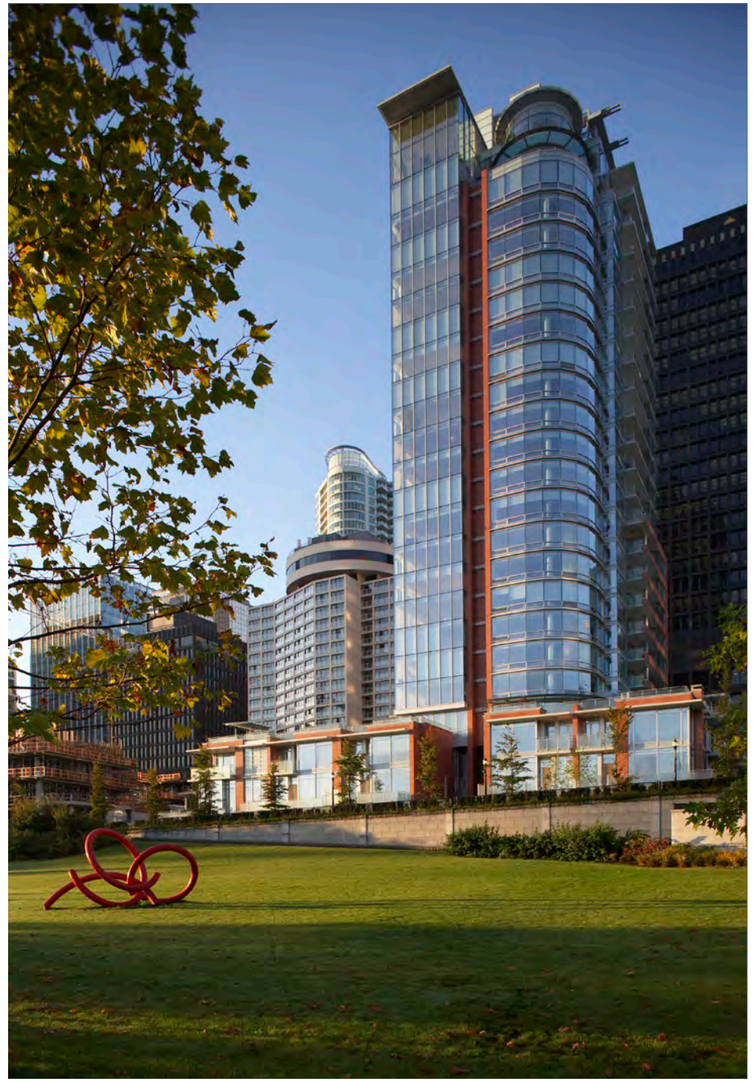
1.3.7 Upper levels of a tower should provide a visual terminus from street level and when viewing the tower from a distance.



TOWER FORM



TOWER FORM



TOWER FORM

3.10.2 RELATIONSHIP TO GRADE

2.1 NEIGHBOURHOOD AND STREETSCAPE

New buildings should reflect desirable characteristics of ground-oriented housing. The intent is to create buildings that foster neighbourliness and social connection.

New buildings should incorporate:

a) A clear entry identity from the street including, for ground-level units, individual front doors, porches and patios.

b) Rich landscape character by providing varied plants of substantial size throughout the site.

c) Vehicle parking will be provided below-grade.

d) Visually open semi-private spaces especially at the rear of the site.

e) As new development occurs, there will be a change in the character of the street. New buildings are encouraged to have varied architectural character.

2.2 ORIENTATION

New buildings should present an active, social edge to streets and lanes. Direct street access to ground-level units should be provided. Private outdoor spaces for ground-level dwelling units may be located in front yards and rear yards where there is a building at the rear of the site.

a) Developments should orient the main entrances to the street, and entries should be visible from the street and the sidewalk. Entries should be made welcoming with front entry porches and steps, landscaped patios, lighting and street-facing living room windows.

b) On corner sites, building entrances should be located facing both streets. The primary face should be oriented to the primary street. All elevations which face a street should be fully designed and detailed as a “front”.

2.3 GRADE-ORIENTED RESIDENTIAL DEVELOPMENT

2.3.1 Where at-grade dwelling units are proposed, a front patio/entrance will delineate the public and private realms while avoiding blank wall conditions.

2.3.2 To provide visual interest and variation, buildings should include separate units with individual entrances facing the street.

2.3.3 The use of singular landscape retaining walls should be avoided. Use of natural grading and landscaping solutions is preferred.



AT-GRADE DWELLING UNIT FRONT PATIO ENTRANCE



AT-GRADE UNIT COURTYARD



AT-GRADE DWELLING UNIT FRONT PATIO ENTRANCE

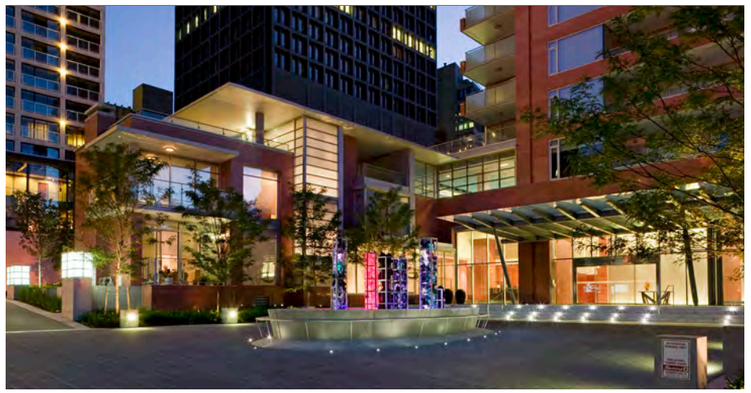


AT-GRADE DWELLING UNIT FRONT PATIO ENTRANCE

2.4 ENTRANCES AND ASPECT

2.4.1 Building entrances should be clearly recognizable and appropriately scaled to the street and the neighbourhood context. They provide a point of distinctiveness in the overall streetscape treatment.

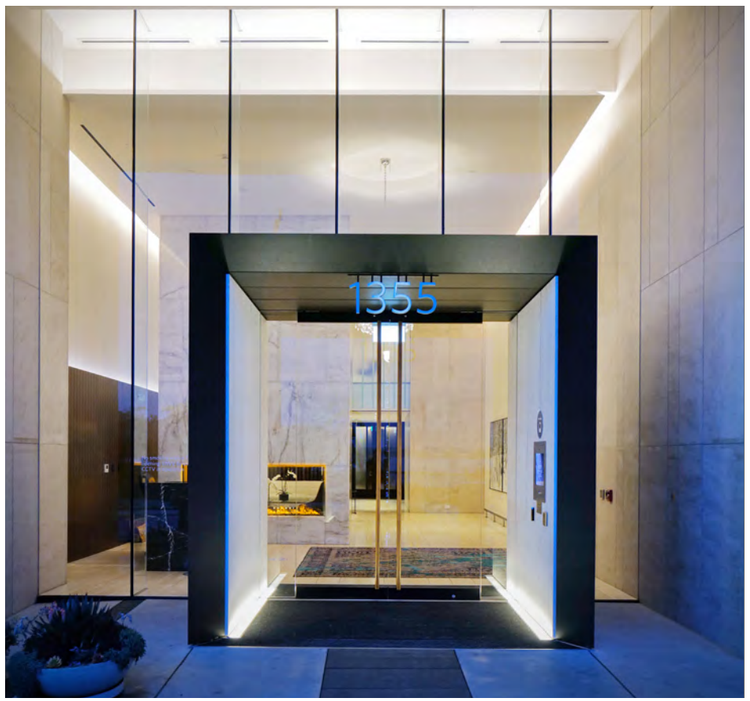
2.4.2 Residential lobbies should be visible and aid in the animation of the public realm. They may have a more vertical expression connecting to the residential tower above the podium.



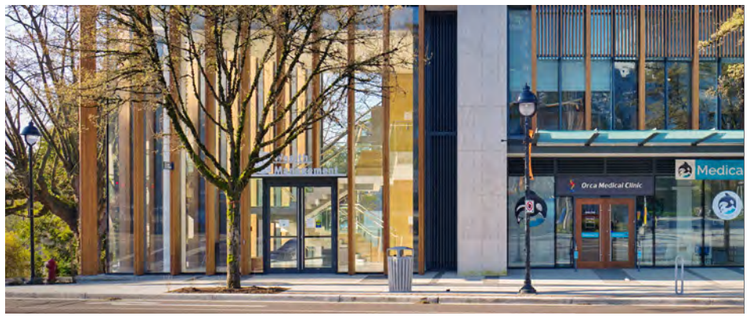
BUILDING ARRIVAL COURT



BUILDING ENTRANCE



RESIDENTIAL ENTRANCE



BUILDING ENTRANCES

2.5 PARKING AND LOADING

2.5.1 Access to parking and loading shall be provided from the lane or lowest classified adjacent roadway.

2.5.2 Loading and maneuvering space shall be provided on-site to minimize disruption to the public realm.

2.5.3 Underground parking structures should be set back from the fronting property line by 3.7 m (12 ft.) to ensure adequate soil depth for healthy trees and rainwater infiltration.

2.5.4 Underground parking beneath the central open spaces will be designed to achieve the development's stormwater management objectives and provide opportunities for healthy trees and biodiversity.

2.5.5 Parking should be located to minimize disruption to the lane environment. It should be underground and not visible from the street.

2.5.6 Parking access should be integrated into the building form or laneway buildings with units located directly above ramp access. Where full integration into the building form is not achievable, a parking ramp should be carefully screened or covered.



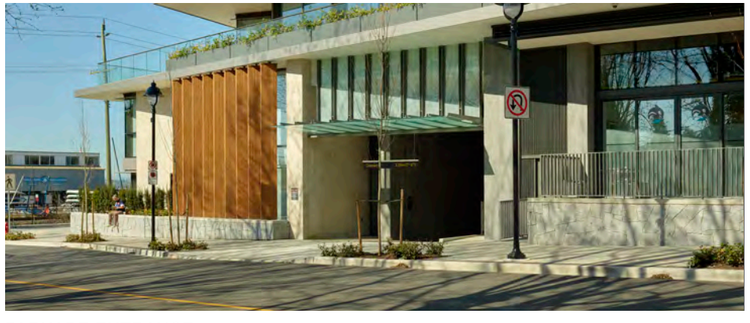
PARKADE ENTRANCE



PARKADE ENTRANCE



PARKADE ENTRANCE



PARKADE ENTRANCE

3.10.3 LIVABILITY

3.1 LIGHT AND VENTILATION

Access to natural light and ventilation affects the livability of dwelling units. A focused design effort is required to ensure these qualities in multiple dwellings.

3.1.1 ACCESS TO NATURAL LIGHT

a) Daylight for interior and exterior spaces for all dwelling units should be maximized.

b) For all dwelling units, all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall.

c) Some shadowing on adjacent sites is expected but should be minimized.

3.1.2 ACCESS TO NATURAL LIGHT

a) The Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods are spent, such as living rooms.

b) The main living space for each dwelling unit should face a street, rear yard, or courtyard.

3.1.3 NATURAL VENTILATION

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy-intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit.

a) Building design should maximize units with two major exposures that face opposite directions or at right angles to each other where the building typology allows.

b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.

c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof.

d) Employing window types that facilitate air exchange are encouraged. Windows with openers at both a high and low level can help create airflow. Casement windows, when oriented with prevailing winds, can facilitate airflow from outside into interior spaces (scoop effect).

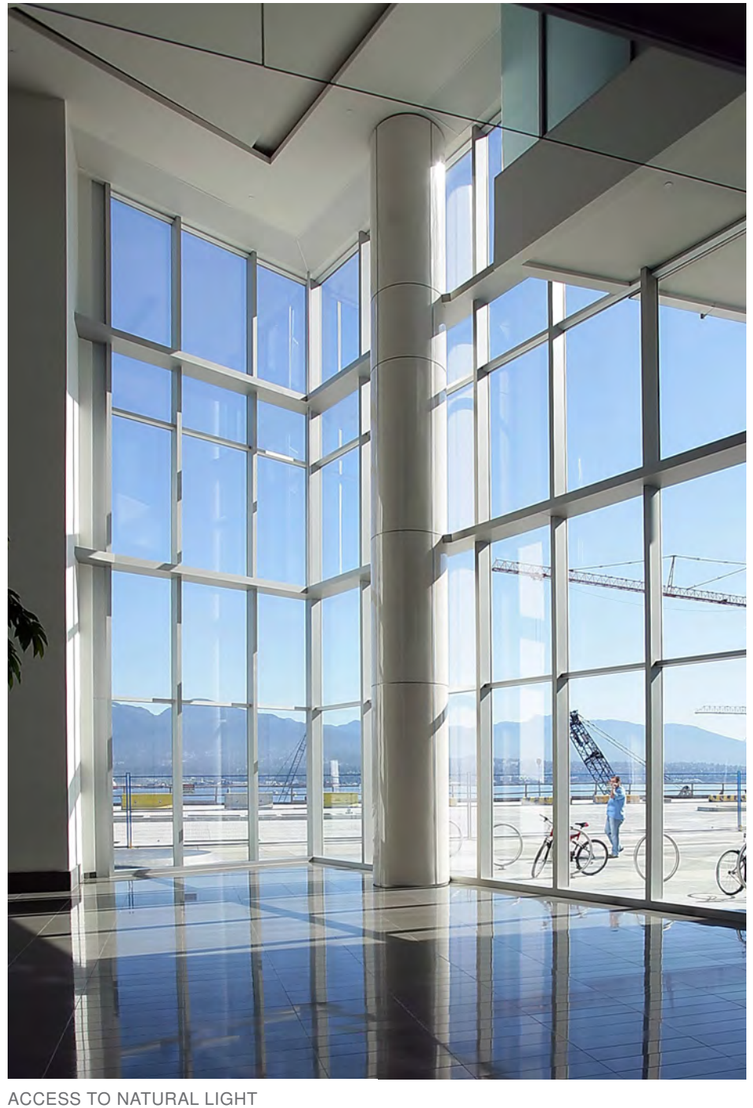
3.1.4 LIGHT AND VENTILATION FOR COURTYARD BUILDINGS:

a) Courtyards play a role in providing light and ventilation to adjacent units.

b) Courtyards between buildings should be sized to ensure adequate daylight access.

c) There are no restrictions on what rooms can face the courtyard, but privacy and light access should be considered.

d) Projections into the clear courtyard width should be minimized to ensure that natural light is not restricted. Regular balcony or bay projections should be outside of the minimum dimension.



ACCESS TO NATURAL LIGHT



NATURAL VENTILATION

3.2 NOISE

Noise from internal and external sources can disrupt the comfort of dwelling environments. Measures should be undertaken to minimize noise through design and construction methods.

3.2.1 EXTERNAL NOISE SOURCES

Vehicular traffic impacts adjacent sites. New development should minimize the noise impacts to their habitable areas through measures which may include:

a) Site and building planning where flexibility exists (e.g. setback, stairwell location, single loaded corridor, locate living rooms and bedrooms away from noise sources).

b) Building construction (e.g. masonry construction, triple glazing), noise buffers (e.g. glazed balconies and landscaping) and alternate ventilation system (e.g. baffled wall vents).

c) Noise mitigation measures should not detract from the recommendations in other sections of these guidelines.

3.2.2 INTERNAL NOISE SOURCES

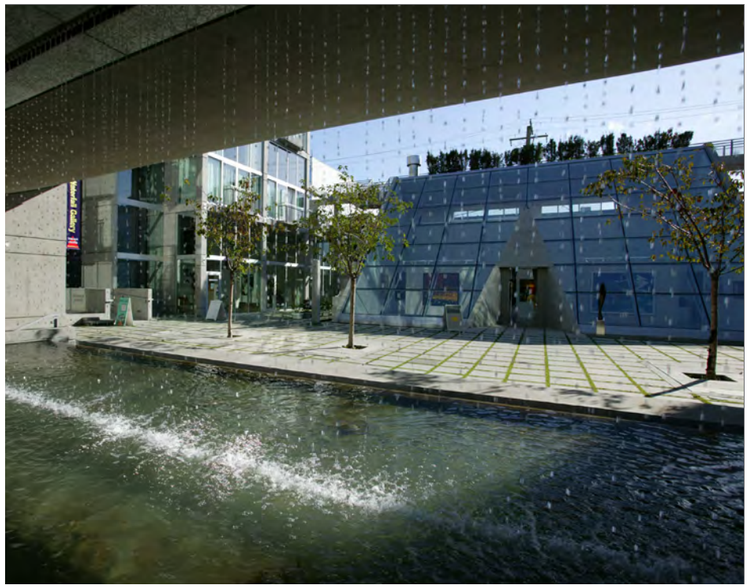
This section intends to guarantee an acceptable level of acoustic separation between dwelling units within a development.

a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).

b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.

c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.

d) For structural floors between units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.



NOISE MITIGATION



NOISE MITIGATION

3.3 PRIVACY

While overlook and some lines of sight into private open spaces and windows may be unavoidable, a reasonable effort should be taken to ensure that privacy is not unduly compromised.

3.3.1 The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close by windows of existing adjacent development.

3.3.2 Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid or translucent railings.

3.4 INTERNAL STORAGE

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units (preferred) and/or within residential storage areas located in underground parking structures. A floor space exclusion is provided for bulk residential storage space. Refer to the administration bulletin Bulk Storage and In Suite Storage Multiple Family Residential Developments.

3.10.4 OPEN SPACE

A hierarchy should be established for the open space system from the public-owned and freely accessed spaces such as the street rights-of-way, to semi-public building courtyards, to semi-private roof gardens and private balconies. Open space is an important element that will be one of the principal amenities sought by residents and the surrounding neighbourhoods. Some general guidelines for open space planning include:

a) The landscape should be used as a unifying element for the area with a consistent system of materials and detailing used throughout.

b) Open space intended for public use should be identified and designed as such. It should have sufficient openness to be inviting and safe for the public.

4.1 PUBLIC OPEN SPACE

4.1.1 A goal is to foster neighbourliness and social connection. One way this can be accomplished is to make walking safe, comfortable, convenient and delightful. This ensures that streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

4.1.2 Where possible, developments are encouraged to support the enhancement of pedestrian and public life through the provision of street furniture, including seating, bike racks, and other amenities, public or community art, place-making or environmental features (including landscaping and/or environmental features). Placement of these features should take into account the need to ensure ease of movement for pedestrians.

4.2 SEMI-PRIVATE OPEN SPACE

The provision of open space is required as part of the overall site development and landscape plan and should take into consideration general site circulation patterns, sun access, privacy and usability. Open space should be varied, including a mix of soft and hard surfaces, passive and active areas, canopied and open spaces.

4.2.1 Provide open space on site of which a portion is programmable as children's play area. The High Density Housing for Families with Children Guidelines should be consulted to direct the design.

4.2.2 Organize semi-private open space as an organizing element, not as a 'leftover' space.

4.2.3 Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking or adjacent to the space.

4.2.4. Opportunities to use semi-private open space to encourage neighbourliness between building residents, as well as with the broader neighbourhood are encouraged. This can be supported through the provision of seating, tables, or other fixtures, and the thoughtful utilization of transitional spaces. Planting can create some screened privacy, however, fences should be kept low.

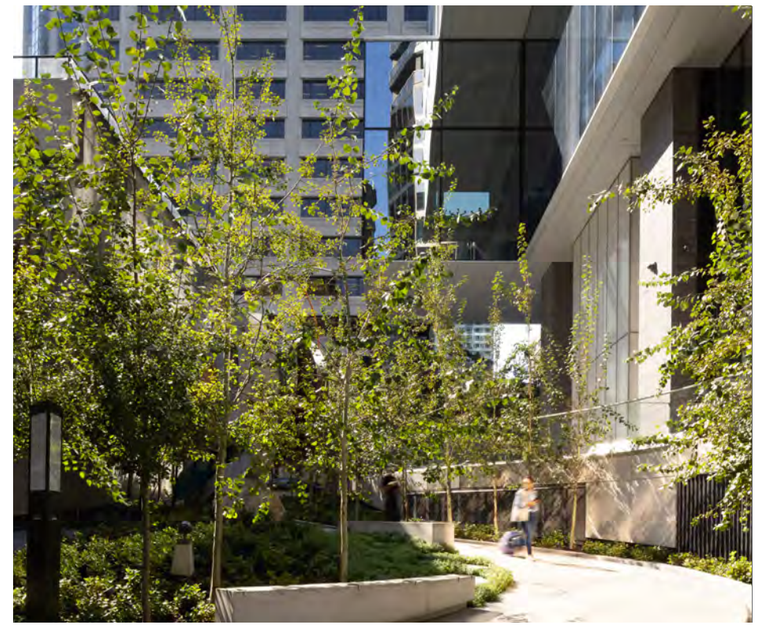
4.2.5 Utilities such as sumps should be integrated with a paved pathway and not interrupt open space.

4.2.6 Provide clear distinctions between public and private open spaces through the use of defined access points and edges, circulation systems, grade changes and the use of plant material, architectural elements and fencing.

4.2.7 Provide a high degree of visual, but not necessarily physical, access into private landscaped spaces (yards and courtyards) through the use of openings in the building form, iron picket fencing, overlooks, etc.



SEMI-PRIVATE OPEN SPACE



SEMI-PRIVATE OPEN SPACE

4.3 PRIVATE OPEN SPACE

Balconies and patios add private outdoor space to dwellings. Balconies may project or be inset. Balconies should not contribute to building bulk, shadowing and blocking of views.

4.3.1 Private outdoor space for each unit is required and should be a minimum of 5.6 sq. m (60 sq. ft.) in area, and with a clear minimum dimension of 1.82 m (6 ft.).

4.3.2 Balconies and patios should be designed as integral parts of the building massing and façade composition.

4.3.3 Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern.

4.3.4 Balconies should not project into the public realm (e.g. mews) to ensure pedestrian comfort, maximum solar exposure and great openness to the sky.

4.3.5 Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form.



ROOFTOP SHARED SPACE



PRIVATE OPEN SPACE



PRIVATE OPEN SPACE



PRIVATE BALCONY

4.4 LANDSCAPING

4.4.1 New trees should be introduced wherever possible.

4.4.2 Patio areas in the front yard should be screened with planting. Each front patio should be provided with a new tree to demarcate the individual dwelling unit, where possible.

4.4.3 Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.

4.4.4 Yards should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged.

4.4.5. Where walls or fences are provided, they should be combined with a soft landscape to provide visual depth, screening and layering.

4.4.6. Landscaping in semi-private and private spaces in courtyard developments should be used to provide screening and filtering of views, and solid fencing should be avoided as it creates visual clutter and compartmentalizes the courtyard space which should read as open. Planting trees is particularly encouraged in these locations.

4.4.7. For the rear building of a courtyard configuration, every opportunity to enhance the landscaping should be taken. This includes:

a) Entry gates and arbours to support planting over pedestrian entrances.

b) Planting of trees near the lane where possible.



BALCONY PLANTING

3.10.5 COMMON AMENITIES

5.1 COMMON INDOOR AMENITIES

5.1.1 Common indoor amenities, including rooftop amenities, should be provided in line with High Density Housing for Families with Children Guidelines.

5.1.2 Common indoor amenities should be co-located with outdoor common amenities. See High Density Housing for Families with Children Guidelines.

5.1.3 Residential lobbies play an important role in facilitating the interaction of residents. Lobbies should be designed to support socializing and lingering and should include seating.

5.1.4 Families often have multiple bicycles and equipment such as trailers or toys that may need to be stored. Supporting families and the utilitarian needs of a vertical community is important. Provide adequate storage for strollers and shared items near the lobby

5.1.5 Where possible provide communal storage or individual lockers exceeding the minimum requirements. To be eligible for exclusion these should be located below grade.

5.1.6 Provide wash-up facilities for bicycles, pets and strollers near the lobby or in conjunction with below-grade parking and access.

5.2 COMMON OUTDOOR AMENITIES

Outdoor open spaces (at-grade, rooftop and podium) play an important role in supporting access to the outdoors and providing areas for children and families. Outdoor amenity space allows for children and families to meet and residents to socialize.

5.2.1 Design a portion of the outdoor amenity to support children's play with a focus on flexible features. Natural play elements and exploratory structures are encouraged over the traditional stand-alone play equipment. See High Density Housing for Families with Children Guidelines.

5.2.2 Outdoor open spaces should be supplemented with contiguous indoor amenity space that is integrated into the form of the building (i.e. not a stand-alone element). To support a variety of activities, the indoor amenity space should include a bathroom, a kitchenette and space for children surveillance.

5.2.3 Integration of outdoor kitchen space and access to washroom facilities is encouraged to support communal meals and gatherings.

3.10.6 ARCHITECTURE

6.1 Building architecture should be of its time while considering the history of the neighbourhood, the surrounding neighbourhood context, and the emerging character of the neighbourhood.

6.2 Individual buildings should express a unified architectural concept that incorporates both variation and consistency in facade treatment. Authentic and high-quality design details are expected to be part of every project.

6.3 Variety is encouraged between buildings to avoid repetition and to create an interesting streetscape environment.

6.4 Taller buildings should have a clear hierarchy of base, middle and top elements. Typically, residential buildings will have a secondary expression at the higher level with a clear expression of the base and entry.

6.5 On buildings with townhouses at grade, the townhouses should be distinguished architecturally from the primary building. Similar to the primary building, laneway buildings should consider the surrounding neighbourhood context and the emerging character of the neighbourhood. Authentic and high-quality details are expected



DIFFERENTIATION BETWEEN TOWNHOUSES AND TOWERS



HIERARCHY OF BASE, MIDDLE AND TOP ELEMENTS



VARIATION & CONSISTENCY



INTEGRAL BALCONIES



04

APPENDIX

*View from Ash Crescent and Cambie Park looking south, Policy Statement, 2018

4.0 SHADOW STUDY

4.0.1 SPRING EQUINOX (MARCH 20)



Spring Equinox - 10AM



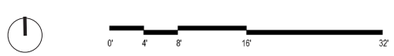
Spring Equinox - 12PM



Spring Equinox - 2PM



Spring Equinox - 4PM



** Models used to determine shadow impact should be geolocated and set to Pacific Daylight Time (PDT) (UTC -7).
To accurately demonstrate the shadowing conditions of the proposed development within the existing context, models should also include adjacent buildings and topography.

4.0.2 FALL EQUINOX (SEPTEMBER 22)



Fall Equinox - 10AM



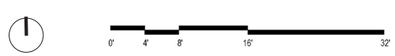
Fall Equinox - 12PM



Fall Equinox - 2PM



Fall Equinox - 4PM



** Models used to determine shadow impact should be geolocated and set to Pacific Daylight Time (PDT) (UTC -7).
To accurately demonstrate the shadowing conditions of the proposed development within the existing context, models should also include adjacent buildings and topography.

4.0.3 SUMMER SOLSTICE (JUNE 21)



Summer Solstice - 10AM



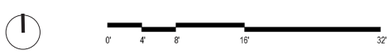
Summer Solstice - 12PM



Summer Solstice - 2PM



Summer Solstice - 4PM



** Models used to determine shadow impact should be geolocated and set to Pacific Daylight Time (PDT) (UTC -7).
To accurately demonstrate the shadowing conditions of the proposed development within the existing context, models should also include adjacent buildings and topography.

4.0.4 WINTER SOLSTICE (DECEMBER 21)



Winter Solstice - 10AM



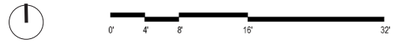
Winter Solstice - 12PM



Winter Solstice - 2PM



Winter Solstice - 4PM



** Models used to determine shadow impact should be geolocated and set to Pacific Daylight Time (PDT) (UTC -7).
To accurately demonstrate the shadowing conditions of the proposed development within the existing context, models should also include adjacent buildings and topography.

4.1 PHASING PLAN



OWNER
Concert Properties & Peterson Group

ARCHITECT
James KM Cheng Architects

LANDSCAPE ARCHITECT
PFS Studio

SUSTAINABILITY
Recollective

CIVIL ENGINEER
Urban Systems

TRANSPORTATION
Bunt & Associates

APPENDIX F
HOUSING INFORMATION

TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Eligibility	• Eligibility for Tenant Relocation Plan will apply to residents who have lived in Langara Gardens for one year or more at the time of Development Permit application for the phase or development in which they live.
Financial Compensation	The choice of either: • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years. if the eligible tenant either: • Moves offsite, or • Moves on-site and experiences an increase in rent as a result of relocation Or: • A permanent unit at the same rent in the existing Langara Gardens towers, for those tenants who prefer this option, or • An interim onsite unit in the existing low-rise apartments at their existing rent and then a permanent onsite unit at their existing rent, for those tenants that prefer this option
Notice to End Tenancies & Ongoing Communication	• Landlord to provide regular project updates to tenants throughout the development approvals process. • Resident Support Specialist to provide individualized support • Tenant meetings at Rezoning and Development Permit stage • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).

Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit. • Additional moving expenses for retuning tenants if a second move is required
Assistance in Finding Alternate Accommodation (3 options)	• City Staff will distribute tenant needs assessment surveys at the Development Permit stage. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant will monitor rental market and provide tenants requesting assistance with a minimum of three options in Vancouver that best meet the tenants' identified priorities. • Alternative accommodation options (onsite and offsite) should make reasonable efforts to enable residents to stay in their neighborhood, with range of options to stay within Langara Gardens including interim options at tenants' current rent, and minimize the number of times households need to move. • Interim onsite accommodation (available when tenants voluntarily move out of the existing low-rise apartments) to meet tenants needs in terms of unit type, and other needs and preferences identified in tenant surveys • Tenants will pay their current rent (with allowable RTA increases)* • Tenants will retain their right of first refusal for a new unit Additional supports provided: • Training in effectively searching for rental vacancies using online search platforms • Computer access on-site to assist with searching for rental vacancies • Information about housing support organizations • Reference letters to support rental applications • Transportation support with bus/taxi vouchers to view potential homes • Moving supplies, checklists and contact information for moving companies
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option. • Additional support for vulnerable tenants may also include interim measures if a permanent affordable option cannot be secured immediately, and may include providing a rent top-up that bridges the difference between the tenant's current rent, or what they can afford to pay, and the rent in the tenant's new housing until a permanent option is secured. The interim housing option must be suitable for the tenant in the same way as required for the permanent option. Moving expenses must be provided for relocation to permanent housing as well as relocation to and from any interim accommodation.

	• Additional supports such as a stipend to offset relocation difficulties, and/or pay for costs or supports related to relocation (e.g. unit modifications, packing, translation services etc.)up to $2,500 • Assistance securing an accessible unit or other appropriate unit type. • Additional supports to assist tenants in applying for social housing/SAFER if requested and eligible.
First Right of Refusal	The following options will be available to all eligible tenants; tenants that choose to take financial compensation and move offsite are still entitled to these options: • Option 1: Relocation to Existing Towers* – subject to vacancies when tenants voluntary move out of tower unit, tenants will pay the same rent level as their current rent (with allowable RTA increases), no future right of first refusal option would be available; • Option 2: New Market Rental Unit* – all tenants can return to a new market rental unit at 20% discount to starting rents for the unit type they are returning to; • Option 3: Below Market Rental Units* – tenants will pay their existing rent in a new rental unit, subject to income testing based on the City's BMR policy eligibility criteria referenced in the *Rental Incentives Programs Bulletin* • Option 4: Social Housing Unit – tenants eligible based on tenant household income at or below 50% of BC Housing's Housing Income Limits, while allowing for City staff discretion in situations where income may be above this threshold but where the Tenant Relocation Specialist and City staff have determined that a tenant would benefit from non-profit operated housing. Occupancy standards (returning unit type) will be at the discretion of the non-profit operator. * Returning eligible tenants will be offered the same unit type as their existing unit type. In cases where a tenant is significantly over-housed by more than one bedroom according to *CMHC National Occupancy Standards,* tenants will be permitted to relocate to a unit that exceeds *CMHC National Occupancy Standards* by a maximum of one bedroom. For relocation to the existing towers and to below market rental units, if the number of bedrooms has changed from their current unit type, the tenant will be offered the 20% discount off current city-wide average market rents for that unit type and not their existing rent as per Table 2 of the Bulletin: Tenant Relocation and Protection Policy – Process and Requirements, to reflect the change in unit type.

FINANCING ASSUMPTIONS

The amount the SHO will pay the applicant upon completion of the Social Housing Buildings will be calculated based on the mortgage capacity derived from the following assumptions:

Mortgage amortization

- 35 years

Interest Rate assumption

- 5-year fixed quoted by the City's primary banking services provider

DCR (Debt Coverage Ratio) assumption

- 1.3

REVENUE & OPERATING ASSUMPTIONS

Rent/Affordability

- 30% of studio units at 70% of BC Housing's Housing Income Limits (HILs)/Rent Geared to Income (RGI)
- 30% of 1-bedroom units at 70% of HILs/RGI
- 30% of 2-bedroom units at 70% of HILs/RGI
- 30% of 3-bedroom units at 70% of HLs/RGI
- 70% of studio units at LEM
- 70% of 1-bedroom units at LEM
- 70% of 2-bedroom units at LEM
- 70% of 3-bedroom units at LEM
- LEM = 10% discount from Market Rates determined by a Market Rent Appraisal for a comparable unit in the local area (where a "comparable unit" means a unit of the same type, similar size and in a building with a similar age and quality of construction and specification), or in the absence of comparable units in the local area, the average market rent for a comparable unit according to CMHC's Rental Survey for Vancouver by year of construction, 2020+ category or an equivalent publication as may be approved by the City

Annual rent escalation

- 2%

Vacancy allowance

- 2%

OPEX (operating expenses)

- $650 per unit per month (PUPM) (2025) escalated by Vancouver CMA CPI to the current year

Contribution to Capital Replacement Reserve

- $80 PUPM (2025) with annual escalation equivalent to rental revenue escalation

HOUSING ASSUMPTIONS

Unit mix (% of total)

- 20% Studio
- 30% 1-bedroom
- 30% 2-bedroom
- 20% 3-bedroom
- Note: 5% of all units must be accessible, presumed to be equally spread across unit types

Unit size (Minimum net unit size guidelines, excluding in suite storage are as follows)

- Studio minimum of 400 sq. ft.
- 1-bedroom minimum of 500 sq. ft.
- 2-bedroom minimum of 700 sq. ft.
- 3-bedroom minimum of 900 sq. ft.

Building Area

- Per City of Vancouver Housing Desing and Technical Guidelines, as replaced from time to time

* * * * * *

APPENDIX G
PUBLIC BENEFITS

City-wide DCL[1]	$40,162,081
Utilities DCL[1]	$25,165,546
CAC: In-kind 180 units of social housing across 2 buildings, net of predetermined take out contribution from City or its partner	$45,000,000
CAC: In-kind 74-space childcare facility	$14,800,000
CAC: Cash towards park improvements	$7,700,000
Public Art[2]	$3,983,221
TOTAL	**$136,810,848**

Other benefits (non-quantifiable components):

- Two additional serviced 'dirt site' parcels transferred to the City for social housing, with a capacity for approximately 258 units;
- Approximately 592 market rental units, and 123 below-market rental units, secured for the greater of 60 years and the life of the building.
- Retention and seismic upgrade of the existing four towers containing 335 rental units;
- One parcel transferred to the City for park purposes, approximately 0.44 hectares (1.08 acres) in size;
- On-site and off-site transportation improvements, including public realm and cycling infrastructure along West 57th Avenue and Heather Street.

[1] Based on rates in effect as of December 10, 2025 and the proposed 186,896 sq. m (2,011,749 sq. ft.) of new residential floor area (excluding social housing).

Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. The proposed 34,143 sq. m (367,515 sq. ft.) of social housing floor area would qualify for an exemption valued at $11,934,344.

This application was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

* * * * *

APPENDIX H
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
7051 Ash Crescent* *secondary addresses associated with the primary site address listed below	008-763-887	Block 909 District Lot 526 Plan 12978

Applicant Team

Applicant	Concert Properties Ltd.
Developer	Peterson Group
Architect	James K M Cheng Architects
Property Owner	Langara Gardens Holdings Ltd. and Langara Gardens (Concert Nominee) Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (47)	A new CD-1
Site Area	84,281.2 sq. m (907,203 sq. ft.)	84,281.2 sq. m (907,203 sq. ft.)
Land Use	Residential, Commercial	Mixed-use
Maximum FSR	0.782	3.078
Maximum Height	54.9 m (180 ft.)	204 m (670 ft.)
Floor Area	65,907.9 sq. m (709,433 sq. ft.)	259,393 sq. m (2,792,106 sq. ft.)
Residential Unit Count	605 rental units	Approximately: 1,487 strata units; 592 market rental units; 123 below-market rental units; 180 social housing units, in addition to two dirt sites anticipated to accommodate 258 social housing units delivered by the City **~2,600 new units total** **(in addition to 335 units in existing rental towers to be retained)**

Primary Address	Secondary Addresses
7051 Ash Crescent	• 505 West 57TH Avenue • 511 West 57TH Avenue • 521 West 57TH Avenue • 531 West 57TH Avenue • 535 West 57TH Avenue • 551 West 57TH Avenue • 561 West 57TH Avenue • 571 West 57TH Avenue • 581 West 57TH Avenue • 591 West 57TH Avenue • 593 West 57TH Avenue • 595 West 57TH Avenue • 601 West 57TH Avenue • 605 West 57TH Avenue • 613 West 57TH Avenue • 621 West 57TH Avenue • 641 West 57TH Avenue • 681 West 57TH Avenue • 701 West 57TH Avenue • 7055 Ash Crescent • 7059 Ash Crescent • 7069 Cambie Street • 7071 Cambie Street • 7073 Cambie Street • 7075 Cambie Street • 7077 Cambie Street • 7079 Cambie Street • 7081 Cambie Street • 7083 Cambie Street • 7085 Cambie Street • 7087 Cambie Street • 7089 Cambie Street • 7091 Cambie Street • 7104 Ash Crescent • 7108 Tisdall Street • 7110 Tisdall Street • 7112 Tisdall Street • 7115 Ash Crescent • 7116 Ash Crescent • 7117 Tisdall Street • 7119 Tisdall Street • 7121 Tisdall Street • 7123 Tisdall Street • 7128 Ash Crescent • 7130 Ash Crescent • 7132 Ash Crescent • 7136 Ash Crescent • 7137 Ash Crescent • 7142 Neal Street • 7144 Neal Street • 7146 Neal Street

	• 7148 Ash Crescent • 7150 Neal Street • 7151 Cambie Street • 7159 Ash Crescent • 7162 Neal Street • 7163 Ash Crescent • 7164 Neal Street • 7165 Ash Crescent • 7166 Ash Crescent • 7168 Ash Crescent • 7170 Ash Crescent • 7172 Neal Street • 7174 Neal Street • 7176 Neal Street • 7178 Neal Street • 7184 Neal Street • 7186 Neal Street • 7187 Ash Crescent • 7191 Ash Crescent • 7191 Cambie Street • 7199 Ash Crescent • 721 West 57TH Avenue • 7224 Neal Street • 7226 Ash Crescent • 7238 Ash Crescent • 7241 Cambie Street • 7250 Ash Crescent • 7256 Neal Street • 7262 Ash Crescent • 7274 Ash Crescent • 7281 Cambie Street • 7283 Cambie Street • 7286 Ash Crescent • 7288 Neal Street • 7290 Ash Crescent • 7293 Cambie Street • 7298 Ash Crescent • 741 West 57TH Avenue

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