LANGARA GARDENS

REZONING APPLICATION SUBMISSION

7051 Ash Crescent, Vancouver, B.C.

December 2022

01

INTRODUCTION

Rezoning Intent
Rezoning Rationale Statement
Design Rationale
Sustainability Measures

02

ZONING BYLAWS & POLICIES

Current Zoning
City Policies
Guiding Principles

03

URBAN CONTEXT

Site History & Significance
City Skyline
Context Plan
Surrounding Site Context
(Outside Property Extents)
Streets
Courtyards
Significant trees

04

PUBLIC REALM

Parks, Open spaces, and Public Places
Connections and Permeability
Public Realm Plan
New Park
Central Greenway
East-West Pathway
Semi-public Courtyards
Arrival Court
Public Art
Street Sections
Landscape Planting Strategy

05

URBAN DESIGN

The Vision
Distribution of Additional
10% Density
Urban Design Legacy
Building Height
Views

06

SUSTAINABILITY

Overarching Project Objectives
Sustainable Large
Developments Objectives

07

ARCHITECTURAL DRAWINGS

Context Plan
Site Plan
Parking Plan
Subdivision Plan
Setbacks
Preliminary Phasing Plan
Landscape Plan
Tree Management Plan
Elevations
Sections
Axonometric Views
Project Data
Housing Distribution Plan
Shadow Studies
Survey

08

APPENDICES

Resident Open House Report
Sustainability Report
Rainwater Management Plan
Development's Water Demands
Arborist Report
Preliminary Geotechnical &
Hydrogeological Study
Transportation Assessment
Management Plan (TAM)
Transportation Demand
Management Plan (TDM)
Preliminary Public Art Plan

EXECUTIVE SUMMARY

Concert Properties Ltd. and Peterson Group, together as co-owners, are pleased to present this Rezoning Application for Langara Gardens. The proposed master plan was developed by James KM Cheng Architects in conjunction with a team of local consultants. The plan is closely aligned with the Policy Statement, which was approved by City Council in 2018.

The vision for Langara Gardens is an inclusive community comprising over 2,600 new homes with a diversity of housing types. The proposed plan would replace 270 rental homes in aging low-rise buildings with approximately 1,200 new rental homes including the potential for 430 Social Housing units and nearly 350 Moderate-Income Rental units, (25% of which will be rented at below-market rates). The remainder of the rental homes will be available at market rates, with a portion of the market rental allocated to senior's housing. The redevelopment plan will additionally include 1,400 new condominium homes. The four existing rental towers and their 335 rental homes will be retained, providing ongoing affordability for residents. A new 69-space childcare facility will provide families with options for the care of their young ones.

Langara Gardens also provides a unique opportunity to retain the existing residents during redevelopment. A thoughtful phasing plan and retention of the existing towers offers the opportunity for residents in the low-rise apartments to be relocated within their community while waiting for their new home to be constructed. This is complimented by a robust Tenant Relocation Plan, which will provide tenants the support and financial assistance they need to remain in their community.

The property today is distinctive because of its garden-like setting. This feature will be carried forward through the preservation of character-forming trees, a generous central open space, a new 1-acre park dedication, and a pattern of lush courtyards and low site coverage. Green spaces will be connected with a series of walking and bicycle paths, connecting a number of public parks in the nearby neighborhood.

We are grateful for the significant input received from local community, including the existing residents, and City staff in the preparation of this application.



*Langara Gardens site context

01 Introduction

REZONING INTENT

The purpose of this application is to secure approval for a CD-1 rezoning bylaw which includes density, uses, and the form of development for 7051 Ash Crescent, otherwise known as Langara Gardens.

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.

REZONING RATIONALE STATEMENT

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.

The vast majority of this application and the proposed plan are aligned with the City's policies, including the Policy Statement. There are two specific areas of this Rezoning submittal where we are requesting discretion on how the Policy Statement is applied.

First, the rezoning application proposes that the existing towers will be retained as critical affordable rental stock. Any building upgrades would be at the discretion of the Co-owners. The rezoning requirements for the redevelopment of the 270 low-rise rental apartments would not include any requirements for upgrades to the towers.

Second, the rezoning application proposes that all relocated tenants are income tested if they wish to return to a newly built suite at their current rent levels. Affordable units would then be offered to income-tested residents in the non-market MIRH units or social housing units. Market rental units would be available for a market-rate Right of First Refusal for residents that do not wish to be income tested, or earn above the income limits.

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 Cityplan (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 (20210, updated 2017); and the Rezoning Policy for Sustainable Large Developments (2014, updated 2018); Vancouver Plan (2022).

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 36 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.

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.





02

Zoning Bylaws and Policies

*Langara Gardens looking south from Cambie Park, Policy Statement, 2018

CURRENT ZONING

The site's current zoning is CD-1 (47).

CURRENT ZONING	AREA (SQFT)	FSR
Gross Site Land Area	907,194.77	
Total Building Area Permitted	709,426.31	0.782

CITY POLICIES

Relevant City policies for this site include:

- 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, updated 2017)
- Green Buildings Policy for Rezonings (2010, updated 2017)
- 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)

GUIDING PRINCIPLES

These guiding principles were developed and approved as part of the Langara Gardens Policy Statement, and have been generated through community consultation to reflect the goals of the neighbourhood residents, City staff, and the project team. These high-level principles provide the basis for the rezoning application and integrate the more detailed policies that will guide the rezoning and subsequent development applications.

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.

MEMORY AND CHARACTER

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

COMPLETE COMMUNITY

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

DIVERSITY OF HOUSING

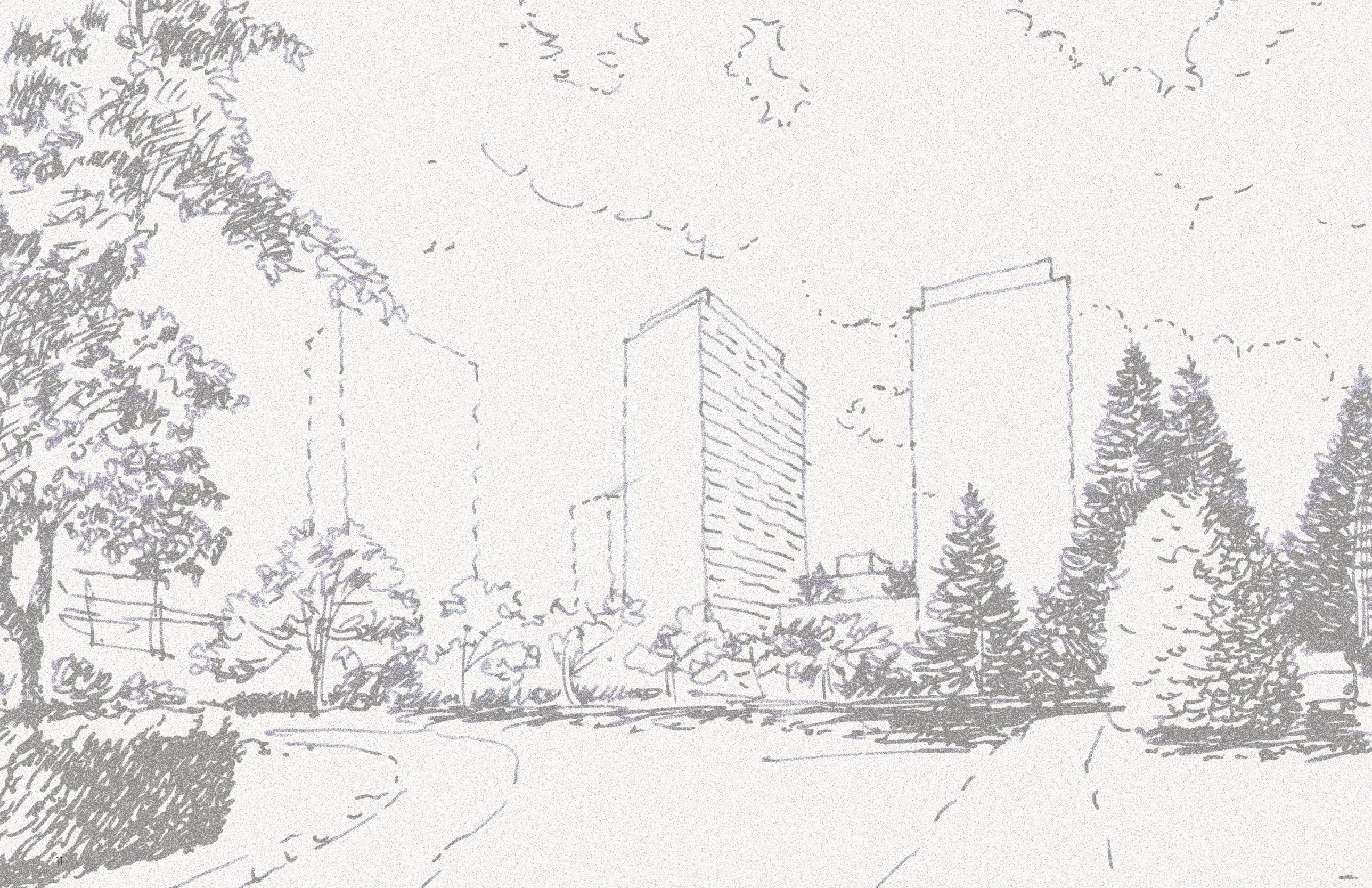
Increase the range of housing types and tenures at Langara Gardens while maintaining or replacing the existing 605 rental units on a one-for-one basis. As per the City's Sustainable Large Developments policy, 20% of the new units will be affordable housing integrated throughout the site, of which a minimum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

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.

SUSTAINABLE SYSTEMS AND ENVIRONMENTAL PERFORMANCE

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



*Ash Crescent central open space, Policy Statement, 2018

03 Urban Context

SITE HISTORY AND SIGNIFICANCE

Langara Gardens as we know it today was designed in 1968 by architect Leonora Markovich, who at the time of her registration in 1949 was only the fifth female architect to be registered in the province. Over the next 20 years, she solidified her reputation as a creative and responsive architect, and for a time, was the only female architect in Vancouver with her own private practice.

With Langara Gardens, she achieved what was considered in her day an unprecedented example of integrating high-rise towers outside of the urban core of the city with commercial development and amenities such as pools, landscaped gardens, and outdoor spaces.

A Statement of Significance for Langara Gardens was prepared in April 2016 by Donald Luxton and Associates, in which he noted that Langara Gardens represented at the time not only the largest project to be realized by Markovich's firm, but also the last major design that she would accomplish, as she passed away just over a month before the grand opening of the community. Markovich's extensive contribution to Vancouver's built form is embodied by the high-rise towers at Langara Gardens, which rise above the Oakridge skyline.

With the redevelopment of the 10.3 hectare (25.4 acre) Pearson Dogwood site south of Langara Gardens currently underway, there is an opportunity to share in the vision for a sustainable and connected community, especially given the new central greenway along Ash Crescent which will cross 57th Avenue and extend into the Pearson Dogwood site, connecting Langara Gardens to the new 1.0 hectare (2.5 acre) park that will be at the heart of the Pearson Dogwood neighbourhood.

Further to the green mobility goals that will define both developments, land for a potential future Canada Line station has been secured on the northeast corner of the Pearson Dogwood site.



Langara Gardens, circa 1970

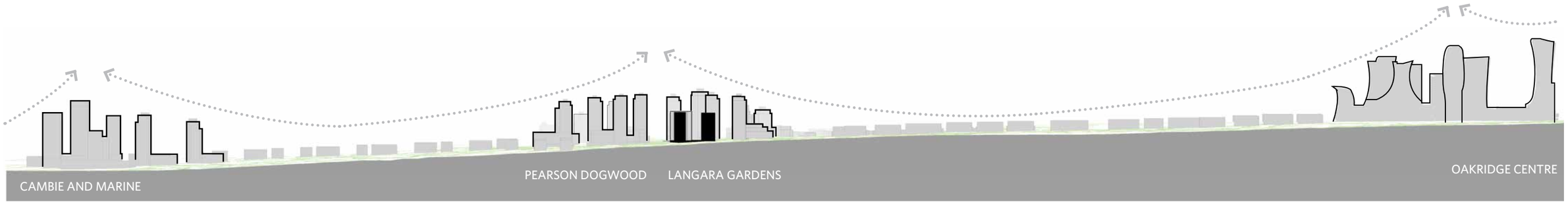


Langara Gardens, 2022

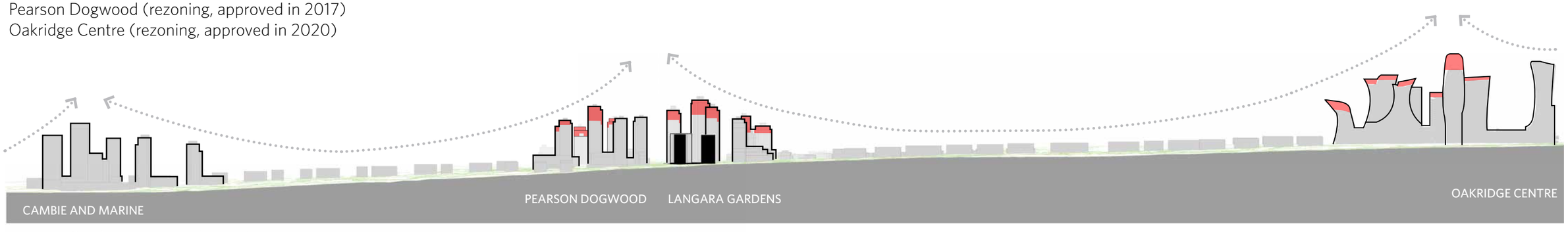
CITY SKYLINE



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)

Red regions indicate additional heights since initial rezoning and / or policy statement

CONTEXT PLAN



Legend

- Canada Line
- Bus Route
- Greenway
- Bike Route
- Future Potential Transit Station
- Transit Station

SURROUNDING SITE CONTEXT (OUTSIDE PROPERTY EXTENTS)



Langara Golf Course



Cambie Park



Churchill Track



Sir Winston Churchill Secondary School



Pearson Dogwood Site Phase One Development



Pearson Dogwood Site Phase One Development

STREETS



Ash Crescent at 57th Avenue



Ash Crescent with garden homes

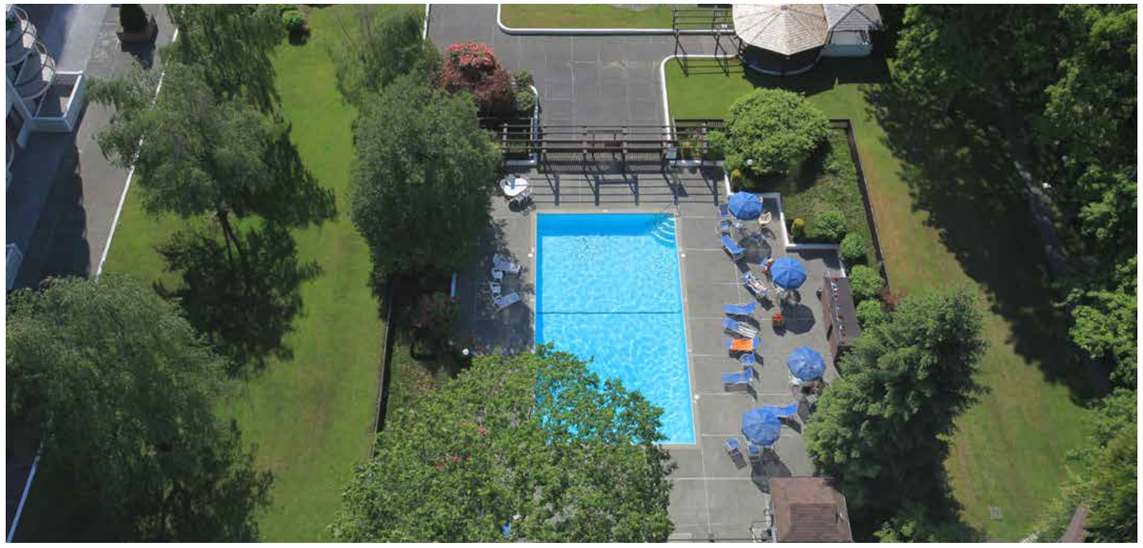


Neal Street at North Lane



Tisdall Street cul-de-sac

COURTYARDS



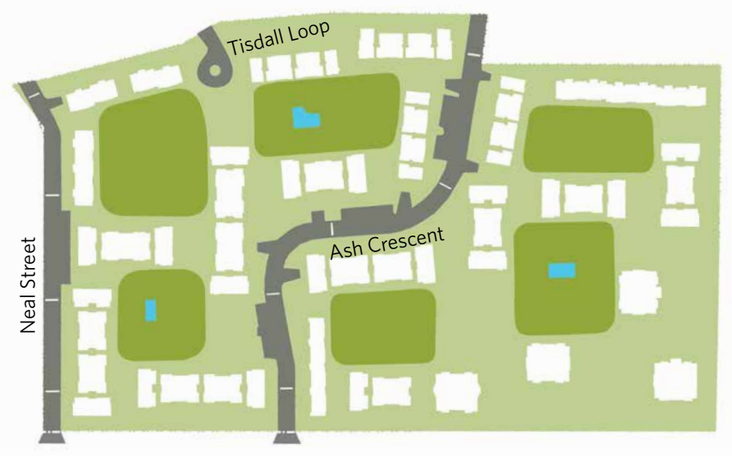
Tower Courtyard with Pool



Courtyard with Towers



Low Rise Courtyard with Pool



SIGNIFICANT TREES

With one of Langara Garden's guiding principles being to preserve the memory of the original garden-like character, the rezoning will provide for the retention of significant on-site trees that have been identified as legacy trees by the project arborist.

The new master plan has carefully considered the building placement to allow for the preservation of these legacy trees. In addition, the existing geometry of Ash Crescent has been maintained in order to optimize the growing conditions for these trees. This will provide for the site's rain water management as these trees will provide for the infiltration and retention of stormwater.

The trees that have been identified for preservation include:
1) Five giant Sequoias located along Ash Crescent;
2) A stand of Pin Oaks located to the immediate north of the existing towers;
3) A stand of Red Oaks at the north end of Neal Street;
4) A single Deodora tree located midway along Neal Street;
5) A number of London Plane trees located on City property on the south and east sides of the existing towers.

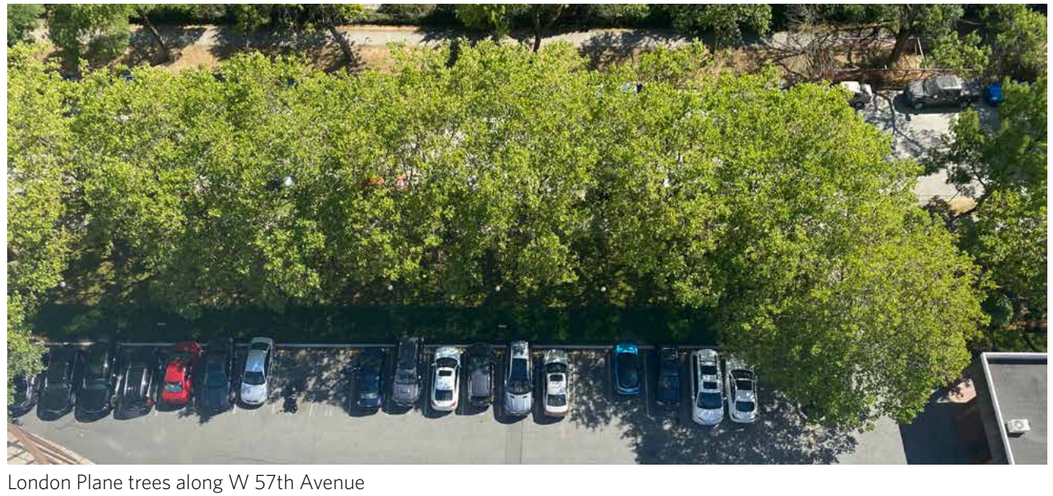




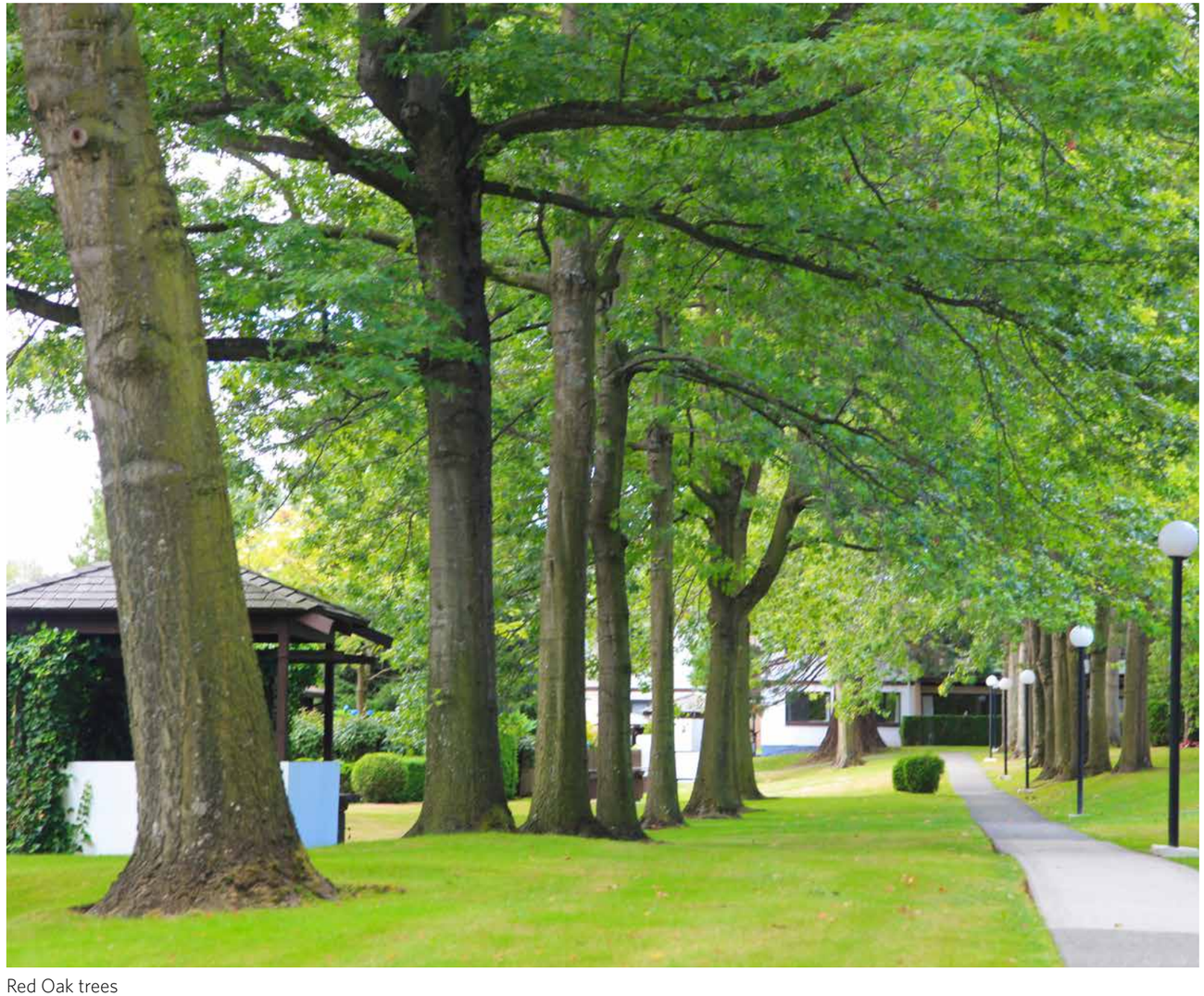
Giant Sequoias



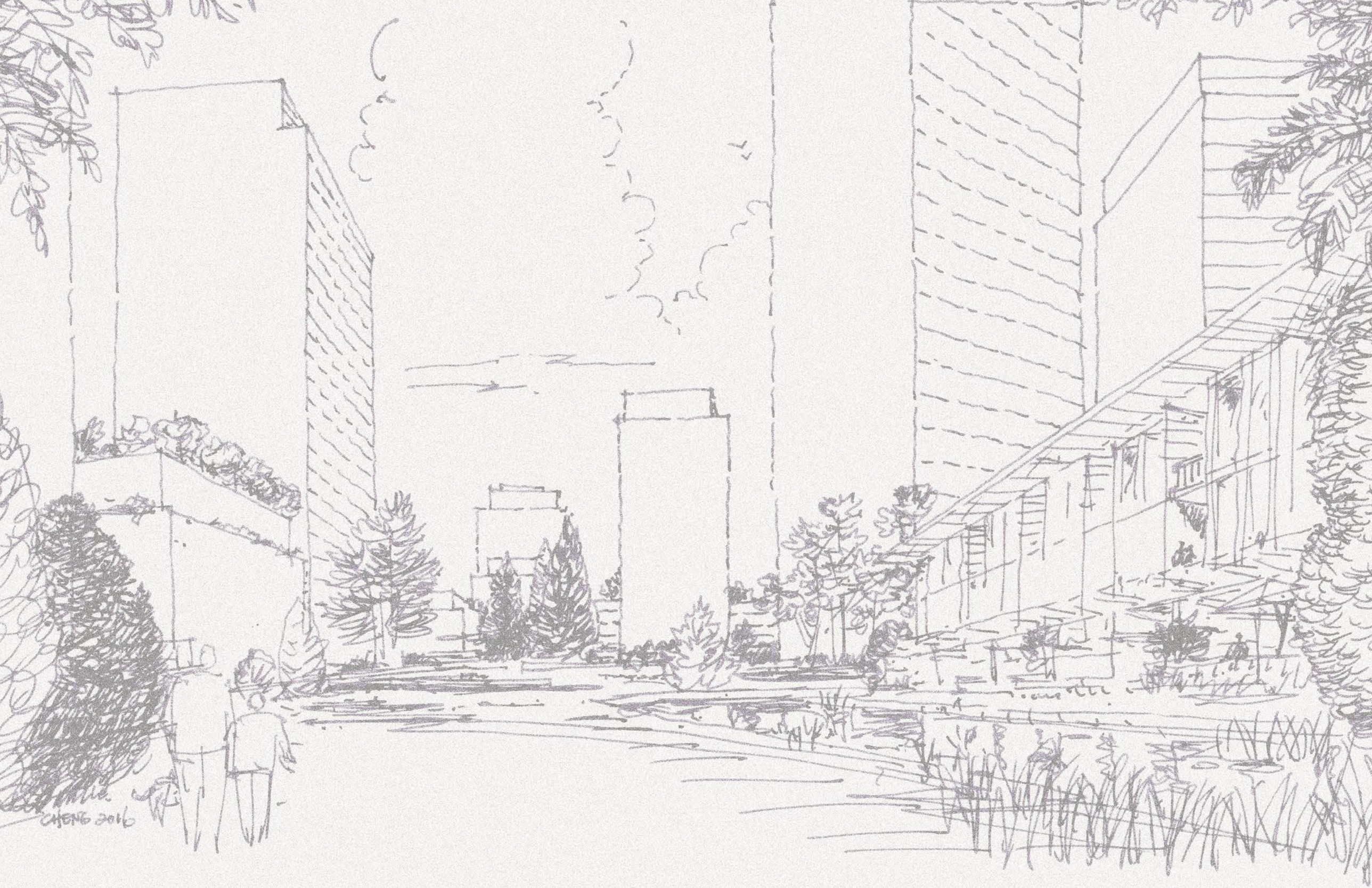
Red Oak along Neal Street



London Plane trees along W 57th Avenue



Red Oak trees


CHENG 2016

*Central Open Space and Amenity, Policy Statement, 2018

04

Public Realm

PARKS, OPEN SPACES, AND PUBLIC PLACES

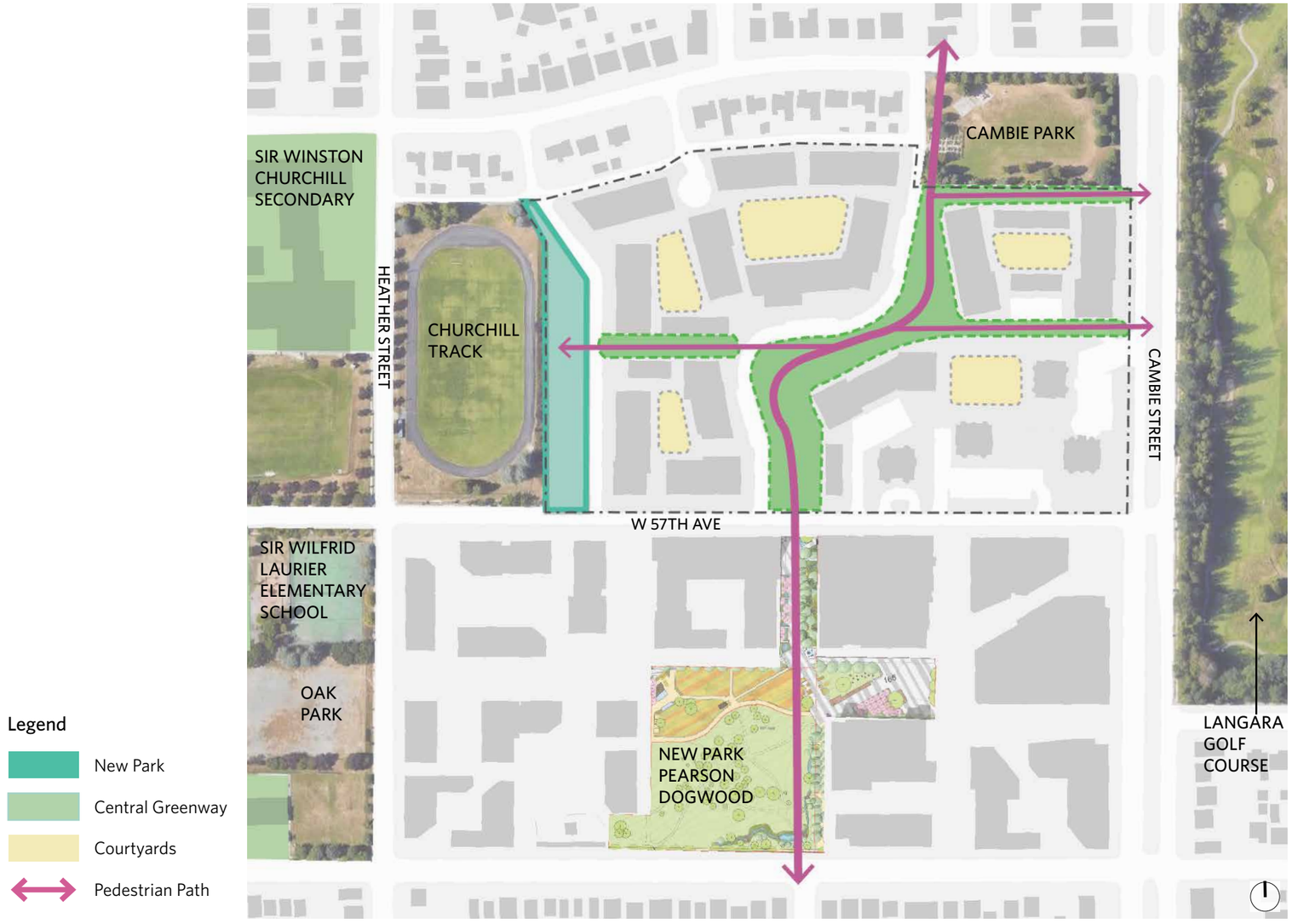
Langara Gardens has been designed to provide a highly-permeable plan that invites people into and through the site, connects to the surrounding neighbourhood, and provides easy access to amenities and public transportation. Ample courtyards and open spaces will continue to provide a garden backdrop for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

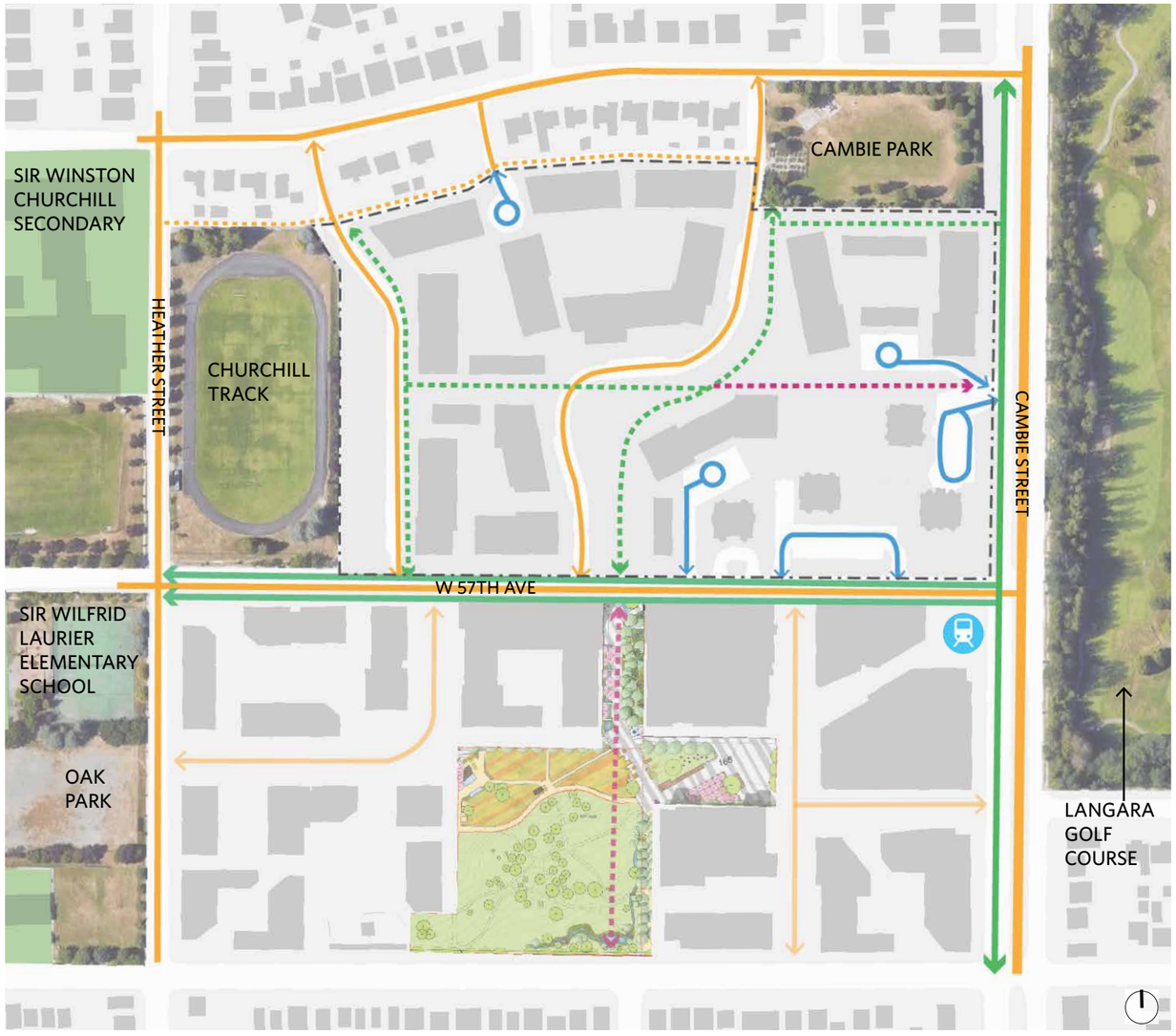
A newly dedicated linear public park fronted by Neal Street will also be provided adjacent to the Churchill track on the western edge of the site. This 0.4 hectare (1.0 acre) park will be programmed for a variety of locally-serving active and recreational uses, and will be designed to provide a grade 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.



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.

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.



NEW PARK

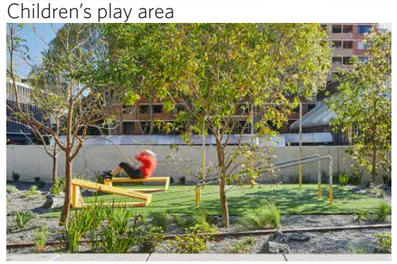




Naturalized playground



Children's play area



Outdoor adult fitness equipment



Pump track

This new 0.4 hectare (1.0 acre) neighbourhood park, located along the west side of the site adjacent to Churchill Track, will provide for a transition between the existing track and new development area, given the change in grade from the track to Neal Street.

The design of the park will also incorporate an existing stand of Red Oak trees on the north side of the park, with other park elements to potentially include outdoor fitness equipment, play elements, a multi-use sports court, and washrooms.

The program and design of the park will be determined through a City Park Board led public consultation at the time of development.



CENTRAL GREENWAY

With the dedication of Ash Crescent as a new city 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, which will carry over into the Pearson Dogwood 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.
The central space will also provide areas for both passive and active recreational uses, including a water feature, open lawn, children's play area, and more.

As well, it is intended that this central greenway will also serve as a prime location to display some of Langara Garden's public art.





Water feature



Public art



Wetland



Walking path with benches



Pedestrian walkway and open lawn



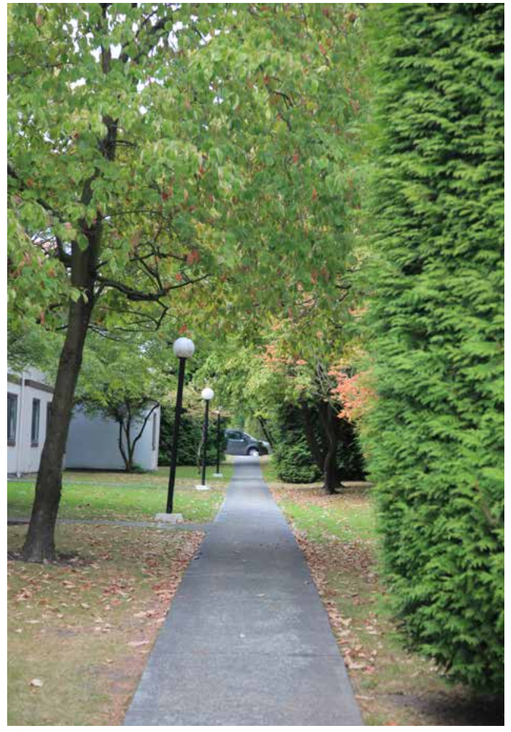
EAST-WEST PATHWAY



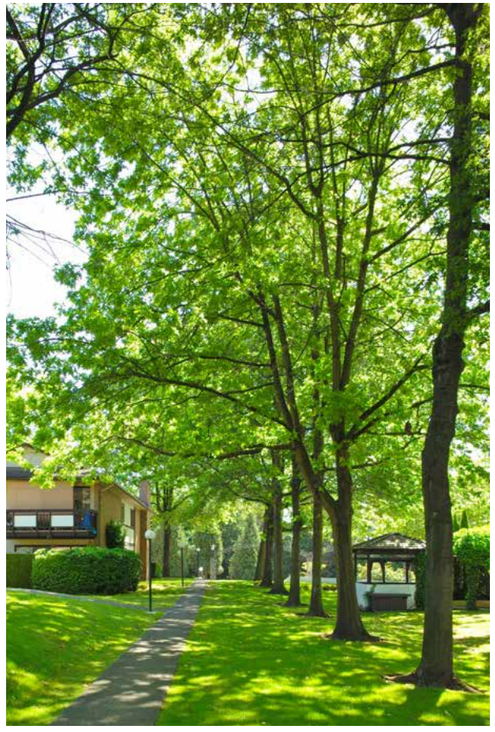
Spanning through the central section of the site, this east-west pathway will be the major public open space connection between Cambie Street and Neal Street.

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.



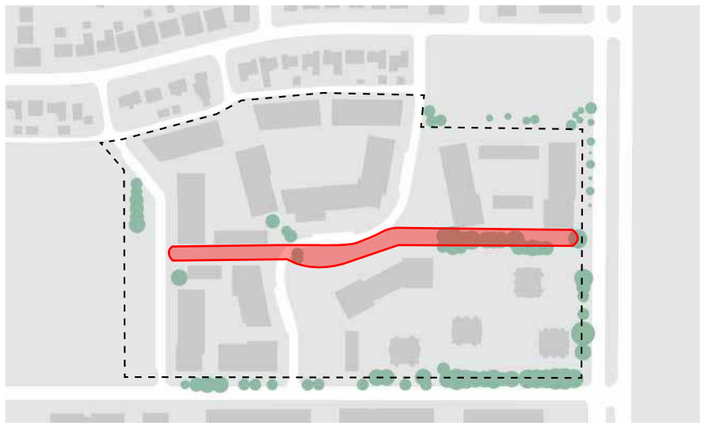
Character of existing pathways to be retained



Existing Pin Oaks along the paths to be preserved



Featured landscape berms shaping the pathway



SEMI-PUBLIC COURTYARDS

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.

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, while the increased tree canopy will contribute to the City of Vancouver's Biodiversity Strategy.





Outdoor pool



Urban agriculture



Outdoor seating area for social interaction



Children's play area



ARRIVAL COURT



With the parcelization of the site in the new subdivision plan, the master plan contemplates five new arrival courts for vehicle and/or pedestrian entry into each parcel and its buildings.

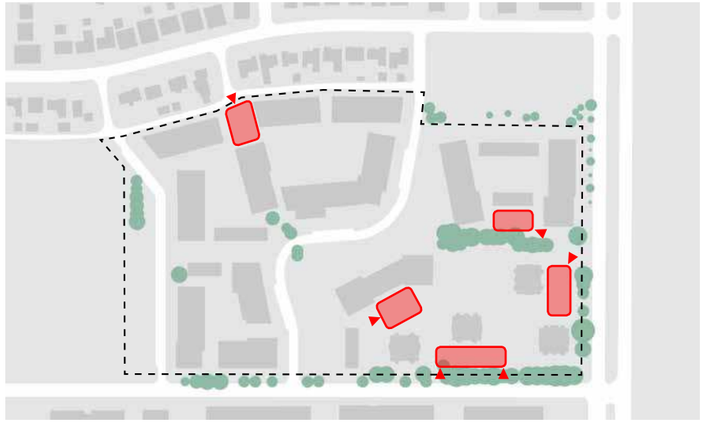
In particular, the extension of Tisdall Street into the site will provide an arrival court for the entries of several buildings on the north side of Langara Gardens, including the vehicle entries into these buildings' underground parkades to provide for access to parking for residents and visitors, along with garbage collection and loading.



Arrival court with lighting



Arrival court



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 inidigenous 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, NY



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

STREET SECTION: CAMBIE STREET

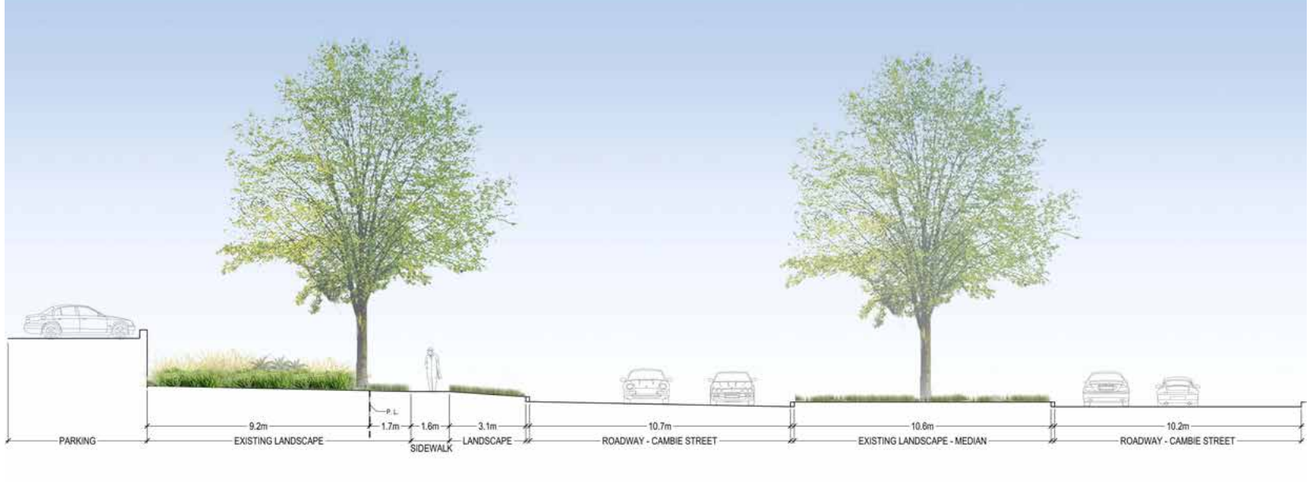






** The street section is in compliance with the Policy Statement.*

STREET SECTION: CAMBIE STREET







** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*

STREET SECTION: WEST 57TH AVENUE

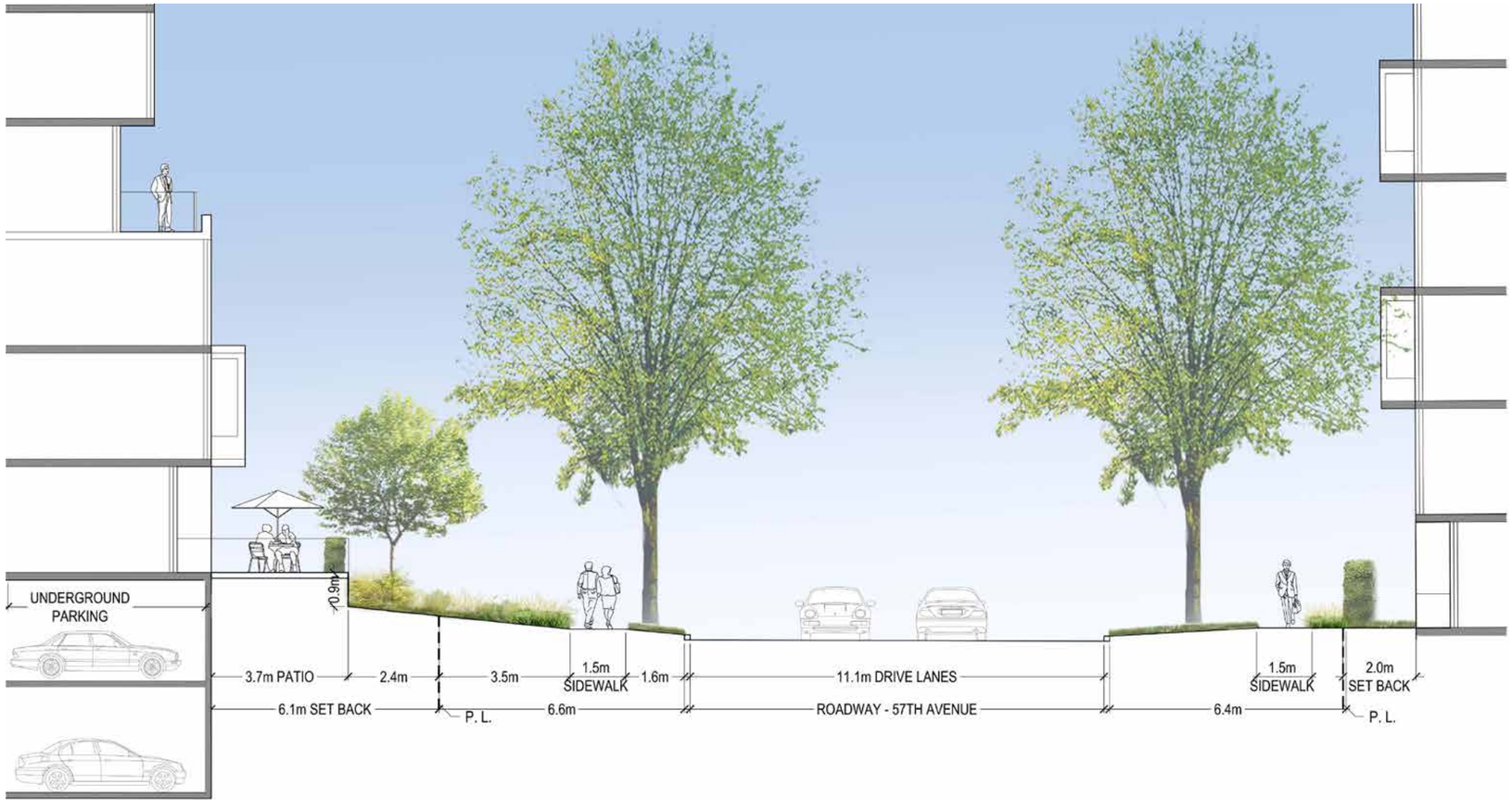




** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*



STREET SECTION: WEST 57TH AVENUE





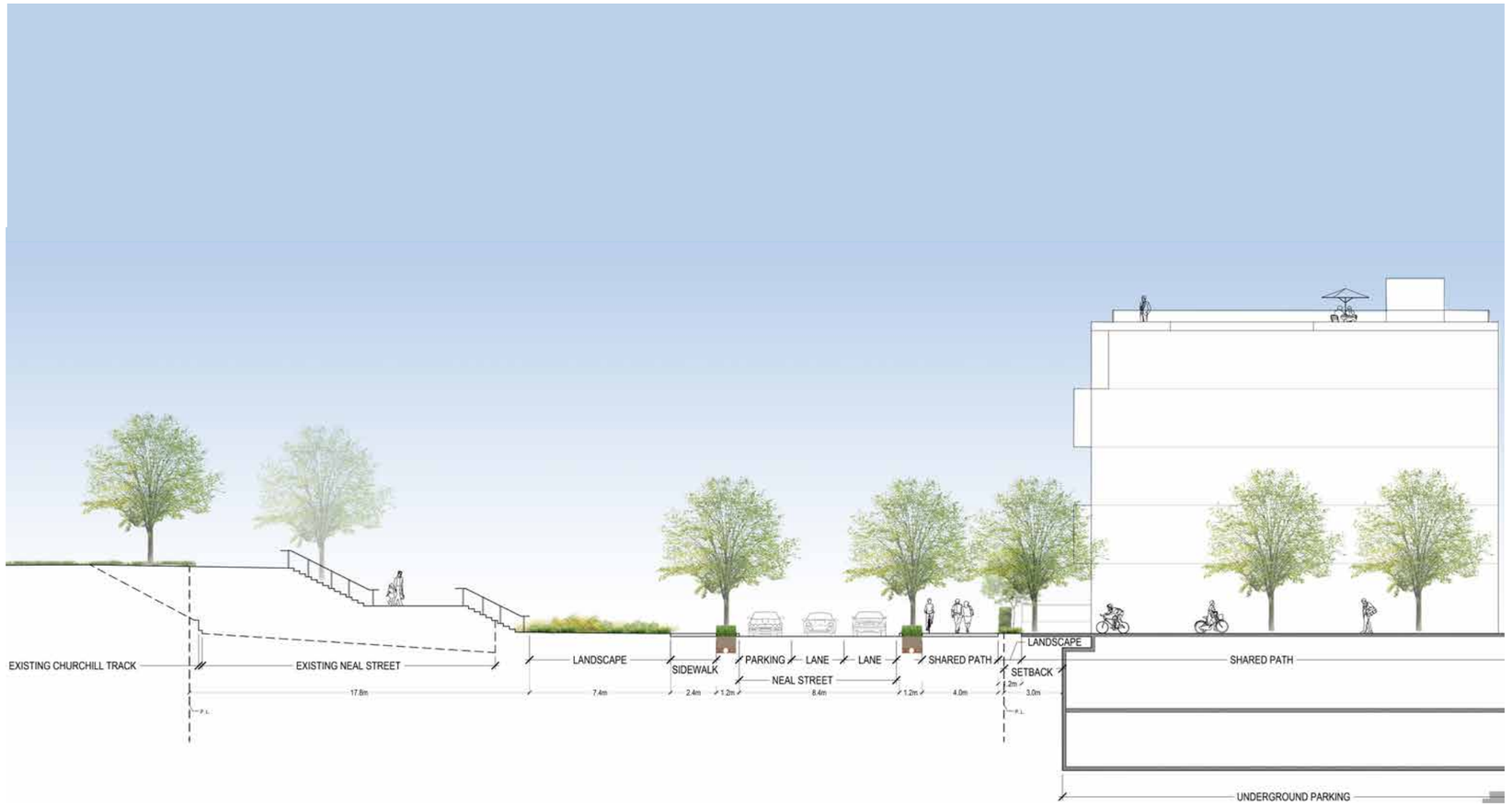


** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*

STREET SECTION: NEAL STREET (SOUTH)







** The street section is in compliance with the Policy Statement.*

STREET SECTION: NEAL STREET NORTH)



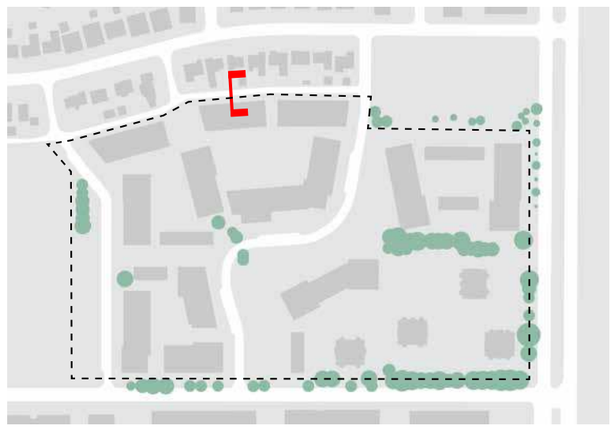


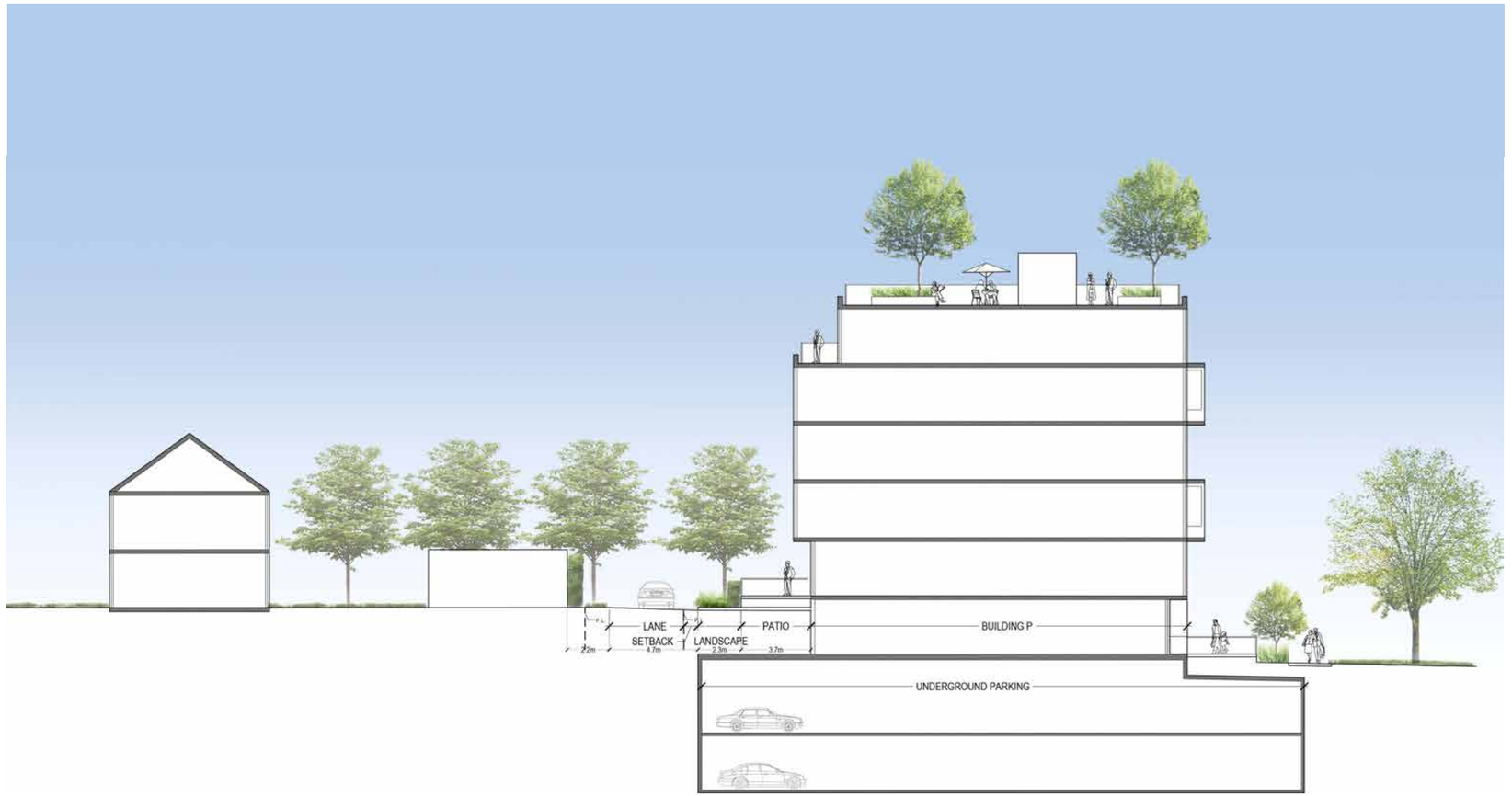


** The street section is in compliance with the Policy Statement.*

STREET SECTION: NORTH LANE

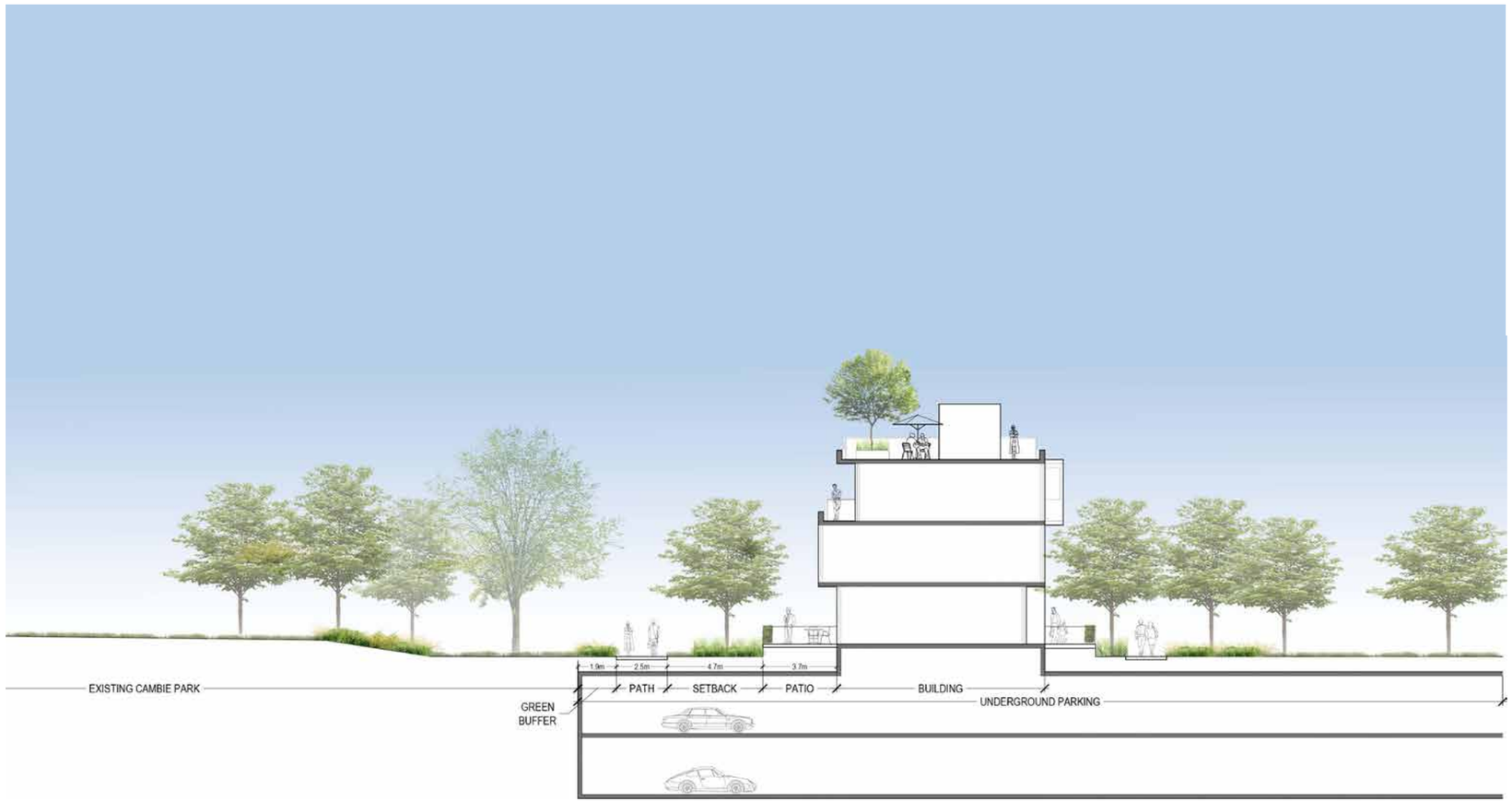




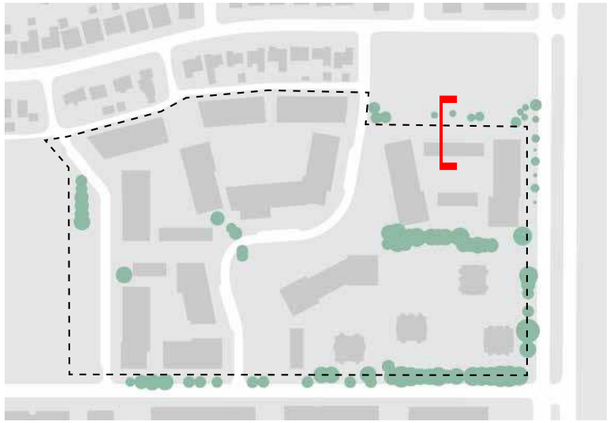


** The street section is in compliance with the Policy Statement.*

STREET SECTION: SOUTH EDGE OF CAMBIE PARK





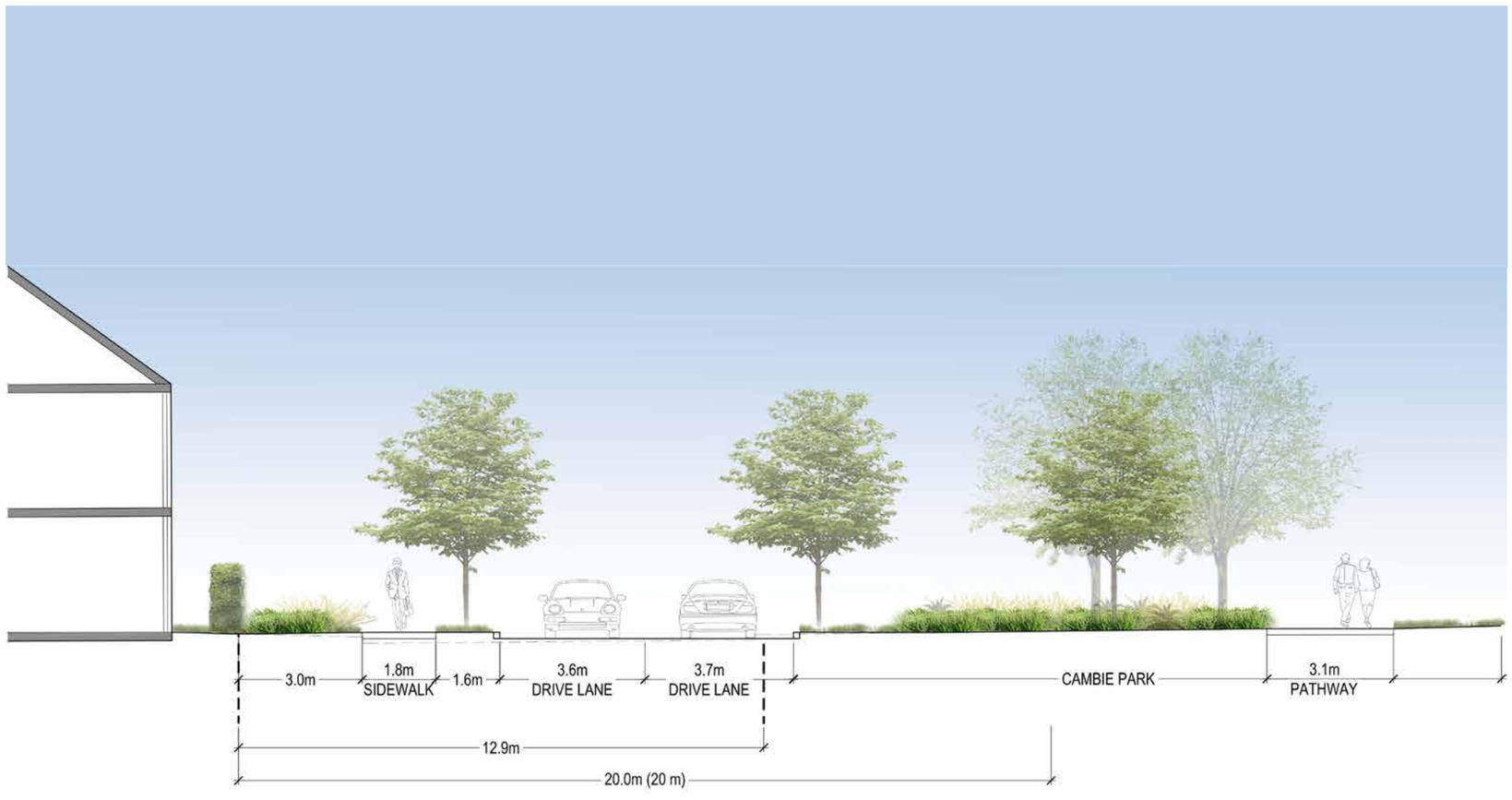


** The street section is in compliance with the Policy Statement.*

STREET SECTION: ASH CRESCENT (NORTH)

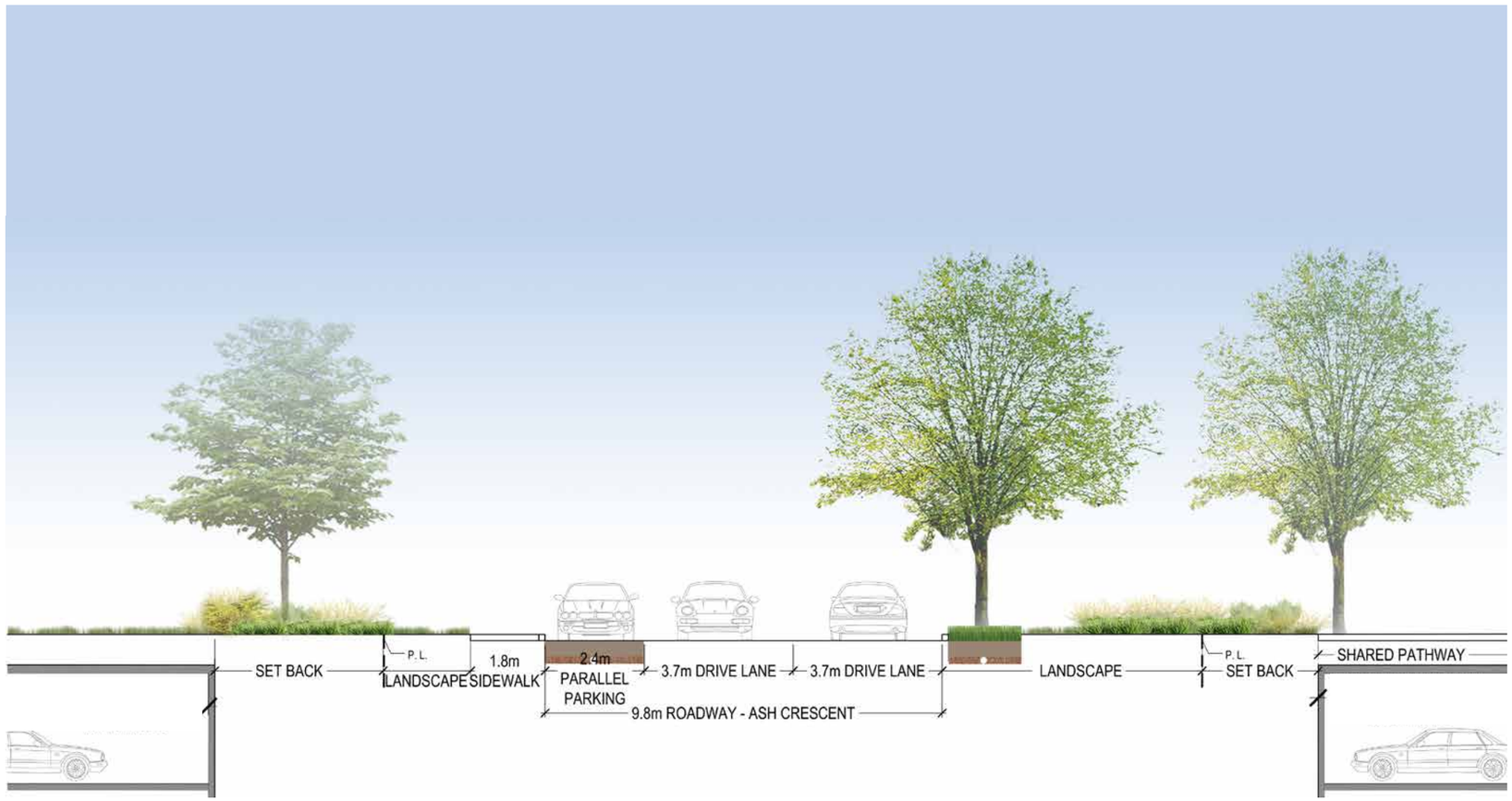






** The section reflects the existing conditions. Further study and design will be provided with the input from CoV Engineering Department.*

STREET SECTION: ASH CRESCENT (MIDPOINT)





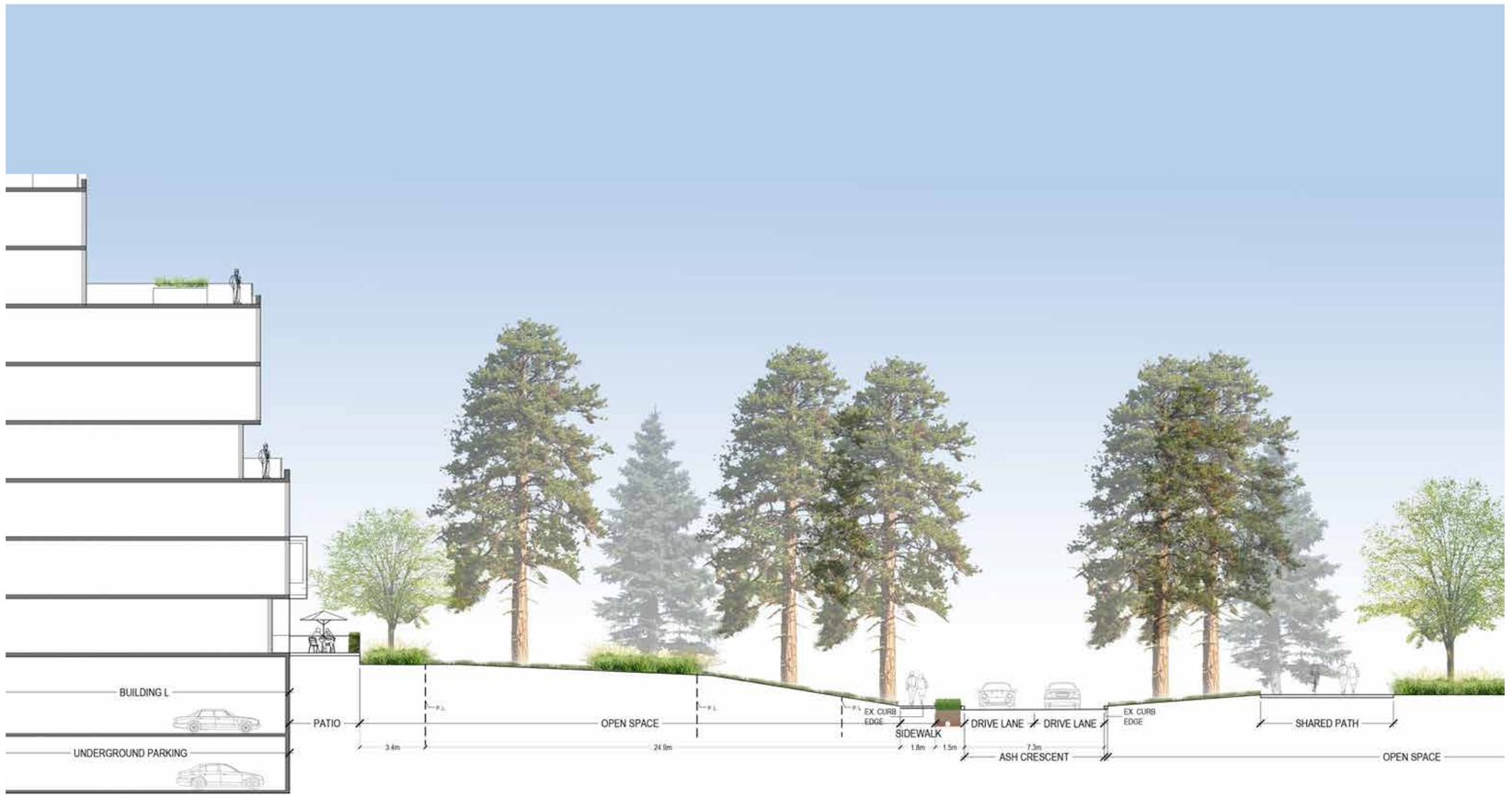


** The street section is in compliance with the Policy Statement.*

STREET SECTION: ASH CRESCENT (AT EXISTING SEQUOIAS)







** The street section is in compliance with the Policy Statement.*

STREET SECTION: ASH CRESCENT (SOUTH)







** The street section is in compliance with the Policy Statement.*

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 the City Standards (i.e. Fraxinus omus, Nyssa sylvatica and Magnolia virginiana).

- The design includes some feature trees spread throughout the project where we have points of interest. (i.e., Fraxinus spp, Acer cappadocium 'Rubrum', etc.).

- On a smaller scale, some small to medium trees are selected to provide privacy and shade for the patios. (i.e., Cercis canadensis, Cornus 'Vernus', etc.)

- 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 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, the row of trees on the north of the existing towers along the east-west pathway will be retained. The five giant sequoia trees at the center portion of Ash Crescent and two trees at the east building clusters close to Neal Street are the priority 1 valuable trees which will be preserved as well. All the adjacent off-site trees including street trees on Cambie Street and West 59th Ave, the trees on Cambie Park and track field adjacent the site will be retained.

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.

EXISTING TREE LEGEND:

- TREES TO BE RETAINED




SRIGLEY

*Aerial View of Langara Gardens, Policy Statement, 2018

THE VISION - A RENEWED LANGARA GARDENS

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.

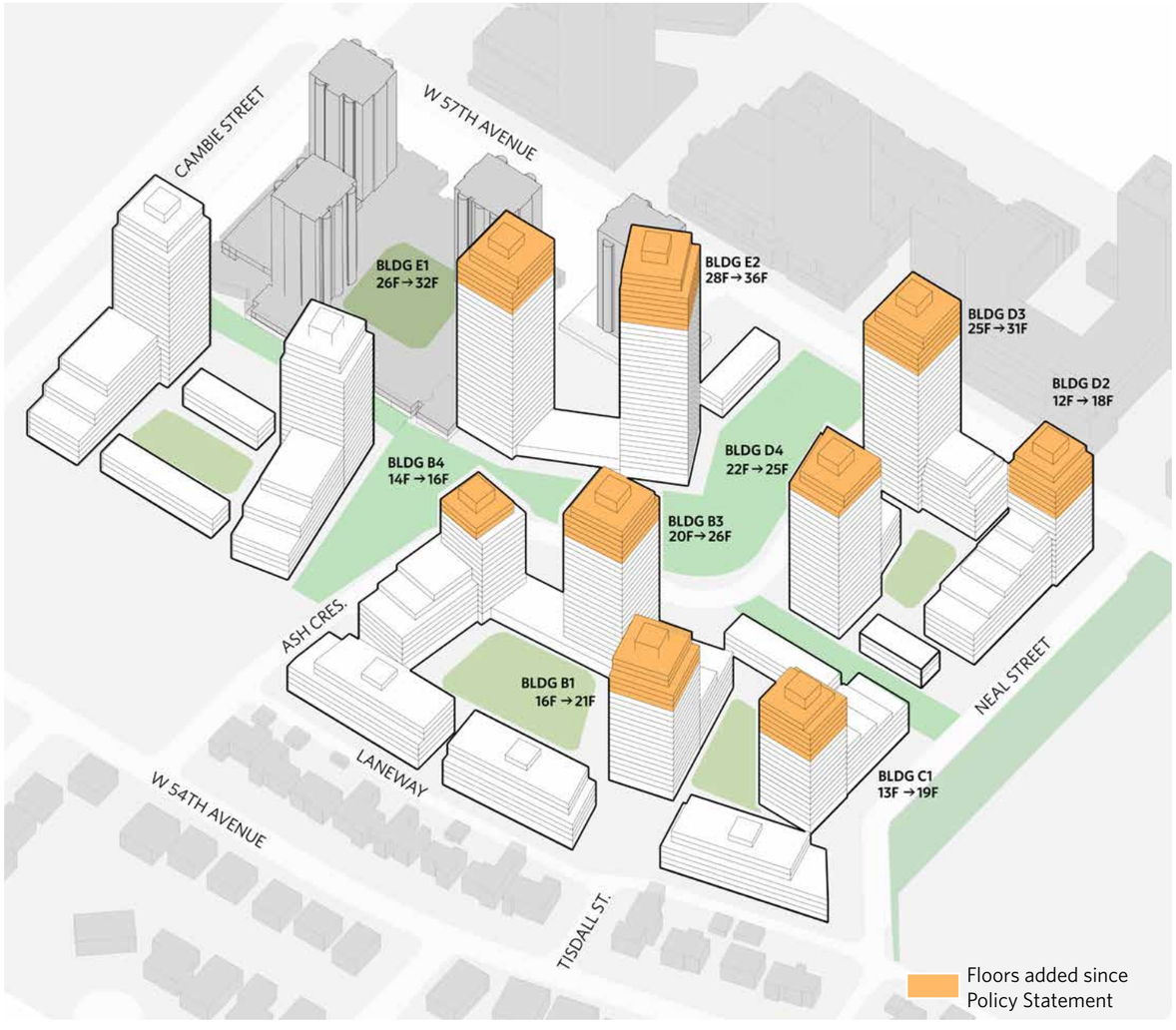
New since the time of the Policy Statement, an Issues Report entitled "Direction for Intensification of Large Sites to Include Moderate Income Rental Housing" will allow Langara Gardens to add an additional 10% of affordable rental housing to the overall redevelopment.



DISTRIBUTION OF ADDITIONAL 10% DENSITY



Policy Statement massing



Proposed Rezoning massing showing the location of the additional 10%

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:

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.

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.

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.



Existing Axonometric
(including legacy trees)



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.

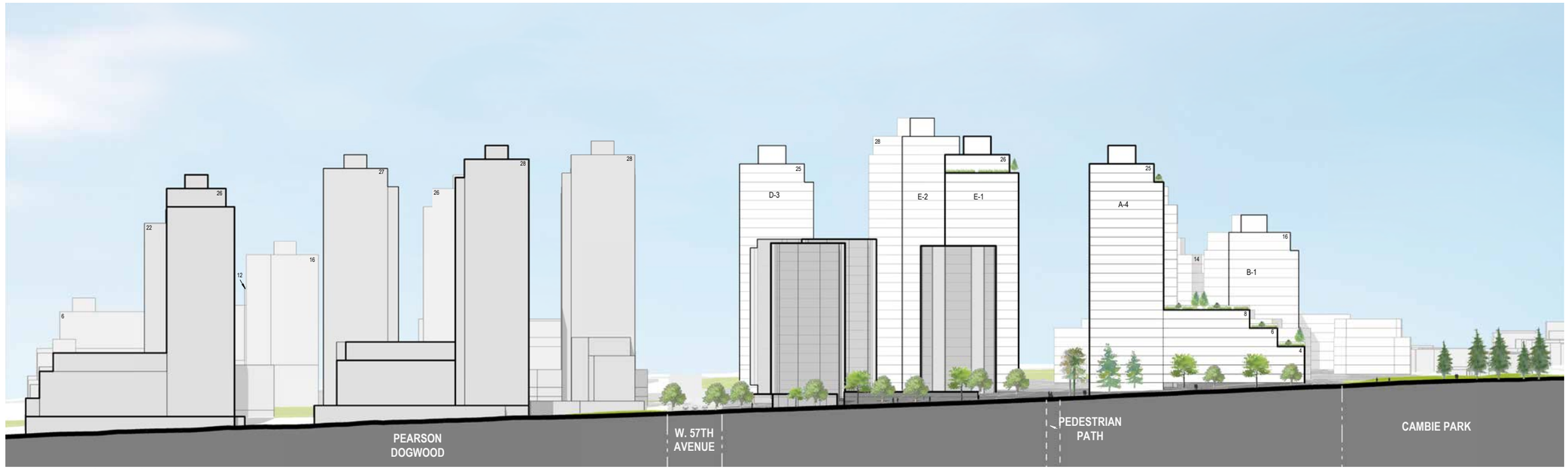
Courtyards: Buildings are to be loosely clustered to shape courtyards with open and inviting permeable corners.

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.

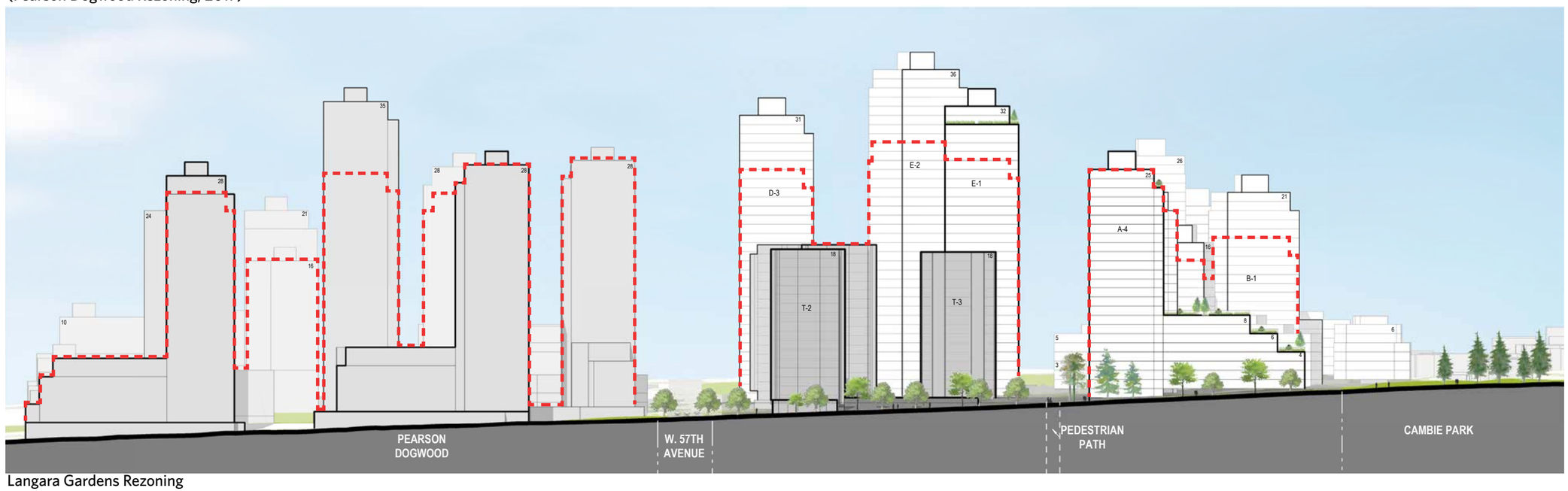
Incidental geometries: Minor deflections and off-grid alignments in key places are provided in response to the curving geometry of Ash Crescent.

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.

BUILDING HEIGHT - CAMBIE STREET ELEVATION



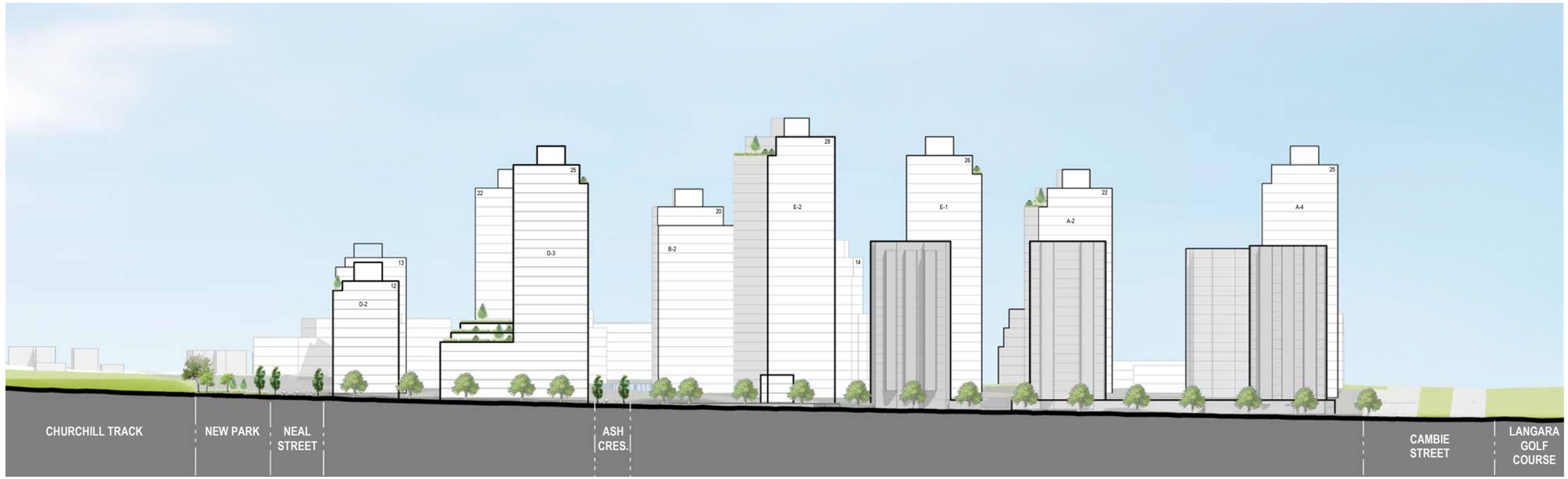
Langara Gardens Policy Statement
(Pearson Dogwood Rezoning, 2017)



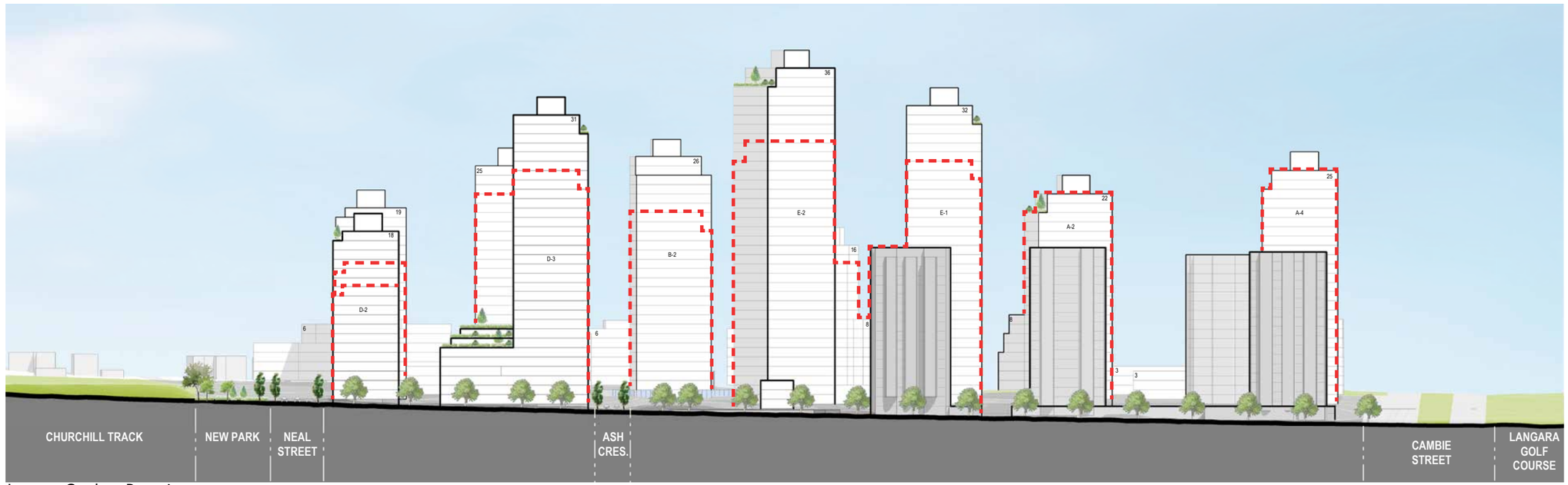
Langara Gardens Rezoning
(Pearson Dogwood with Additional Rental Density, 2022)

Dotted lines indicate Langara Gardens Policy Statement heights and Pearson Dogwood Rezoning heights

BUILDING HEIGHT - W 57TH AVENUE ELEVATION



Policy Statement



Dotted lines indicate Langara Gardens Policy Statement heights

Langara Gardens Rezoning

View From West 57th Avenue looking towards Central Open Space

View From Central Open Space at Ash Crescent

View from Cambie Park



Aerial View



*View at Edge of Cambie Park and Ash Crescent Looking South, Policy Statement, 2018

OVERARCHING PROJECT OBJECTIVES

The Langara Gardens redevelopment will be a high-performance sustainable and resilient community, designed to meet future standards of design and livability. The overall approach has been to anticipate the needs of a sustainable community ten to twenty years into the future, with the goal to future-proof the site for many years to come. It is hoped that this renewed Langara Gardens will be an example of sustainable community design for the next generation of residents.

SUSTAINABLE LARGE DEVELOPMENTS OBJECTIVES

SUSTAINABLE SITE DESIGN

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 a 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-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).

ACCESS TO NATURE

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 the 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-acre park space is being dedicated to Parks for a new "active park" adjacent to Churchill track. Preliminary program includes an outdoor fitness area, BMX pump track, ping pong, and an active playground zone. Cambie Park will be enhanced as a "passive" park with preliminary programs including an open multi-use play field, walking loop, and off-lease dog park, with the borders of Cambie Park to be redrawn to expand the Ash Crescent right-of-way.

SUSTAINABLE FOOD SYSTEMS

Based on the nature of the development, the expected resident population, and Concert Properties' principles of supporting good health and community connectivity, the following food assets have been selected for development:

1. Community Gardens
2. Edible Landscaping
3. Community Kitchen

Community Gardens

The development will include community gardens and kitchens to improve the resilience of local food production, build social capital, and contribute to healthy living. A minimum 30% of residential units with balconies under 100 sq.ft. will be provided access to garden plots.

The design anticipates approximately 9,000 sq.ft. of garden plots to accommodate the total demand based on 2,500 residential units with about half having balconies less than 100 sq.ft.

The community gardening opportunities provided for each parcel will be located in areas with access to sunlight either in the grade level courtyards or on rooftops.

Edible Landscape

Edible plant species will be planted throughout terraces to provide a local source of harvestable food for building occupants. Edible landscaping will be identified with educational signage adjacent to plantings. The following is a partial list of edibles under consideration for Langara Gardens:

- Oregon grape
- Coastal strawberry
- Evergreen huckleberry
- Hazelnut
- Thimbleberry
- Salmonberry
- Fruit trees (including apple, fig, and pear)

Additionally, plants that provide food to local fauna will be provided, including:

- Flowering currant nectar
- Pacific dogwood

Final species selections will be confirmed at DP application and will align with the City's Urban Agriculture Guidelines for the Private Realm.

Bee keeping is also being considered. If deemed feasible on this site, the inclusion of beehives would foster pollination of gardens within the development and surrounding area.

Concert has provided beekeeping programs in previous projects and has worked extensively with alvéole, a turnkey urban beekeeping service.

Community Kitchen

Community kitchens are an important part of Langara Garden's food strategy. Children in moderate to low income families in particular will have an opportunity to increase their understanding of where and how food comes to the table. Participating in the Community Kitchens programs introduces children at risk to affordable and easy to grow vegetables.

Langara Gardens will include a community kitchen in one of the shared amenity buildings for residents' use, serving multiple functions including a neighbourhood food hub which will connect consumers and producers, provide facilities for food storing, processing and distributing, and distribute fresh produce; as well as a site for education and community capacity-building on food system issues at the neighbourhood level.

Activities within the community kitchens will be coordinated with the help of the social coordinator planned for the shared amenity buildings. An onsite bulletin board will serve to educate and inform tenants and the public of sustainability issues, including gardening tips, events, and information on growing and preparing food. The possibility also exists for interaction and partnerships with the larger community, such as the volunteer-run Vancouver Fruit Tree Project.

Kitchen design and programming will be developed in keeping with the CoV Kitchen Design Guidelines and will provide adequate storage, ventilation, waste management, safety, and security.

On-Site Organics Management

Langara Gardens will feature composting on site, both in connection with the community gardens and kitchen, and for diversion of residential kitchen food scraps in keeping with the Zero Waste Strategy.

Smaller capacity composting bins will be located in the garden plot areas. This communal system is intended for garden and community kitchen waste. Resident gardeners will benefit from the decomposed soil conditioners.

Composters will be available in the parkade waste management area and accessible to all residents.

GREEN MOBILITY

Mobility objectives will be detailed in a Green Mobility Plan that outlines measures and strategies to prioritize more sustainable travel to and from the site, including the prioritization of walking, cycling, and public transit over automobile use, and support for low-carbon vehicles, such as electric vehicles.

The Langara Gardens site is located close to current bus routes and a 10 to 15 minute walk from existing skytrain stations at Cambie and 49th, and Marine Drive. Bike share infrastructure will also support the Langara Gardens redevelopment's aspiration to be a showcase sustainable community.

Additional elements in consideration include:

- Ample secure bike parking, both in the public and private realms, charging infrastructure for electric bikes, end-of-trip facilities, bicycle share infrastructure
- The supply of Level 2 electric charging stations, as per the City's existing requirements for electric vehicle infrastructure and additional charging stations
- Strong pedestrian connectivity throughout public areas, promoting the use of various alternative modes of transportation

A Transportation Assessment and Management Study and Transportation Demand Management Plan has been developed by Bunt Engineering in accordance with the City of Vancouver's Parking Bylaw and notes that Langara Gardens will incorporate publicly accessible electric vehicle fast charging hubs. The location within the site is under consideration and will be confirmed within the updated TDM Plan at the time of the first Development Permit application.

POTABLE WATER MANAGEMENT

The project team has undertaken preliminary water balance calculations in conjunction with ongoing design considerations with the aim of reducing potable water consumption through water conserving fixtures, landscape design, and efficient systems. These efforts confirm the viability of meeting or exceeding a minimum 20% reduction in indoor potable water use and a minimum 50% reduction in outdoor potable water use.

Indoor Potable Water Use

The indoor potable water use baseline for each building has been calculated using the default occupancy rate, flow rate, fixture use duration and daily use frequency as outlined in the Sustainable Large Developments Bulletin.

Annual potable water use for each building and amenity space are calculated based on the main conservation strategy to use water-efficient fixtures, specifically for lavatory faucets, residential kitchen faucets, shower heads, and water closets. The project will look to specify WaterSense labeled fixtures which are third party certified for both performance and water savings.

Outdoor Potable Water Use

Langara Gardens intends to reduce potable water demand for irrigation by maximizing opportunities for managing rainwater more effectively through green infrastructure design. Conservation will be achieved through the selection of low water demand plantings, landscaping interventions such as mulching, efficient irrigation systems, and weather sensor irrigation controllers.

The latest LEED Outdoor Water Use Reduction Calculator has been used to conduct the Outdoor Water Balance calculations, and reductions of more than 50% are being achieved. The outdoor water reduction of the remaining parcels is expected to fall with this range.

RAINWATER MANAGEMENT

The rainwater management strategy for Langara Gardens has been prepared by Urban Systems Ltd. and will meet the requirements outlined in the City of Vancouver Rainwater Management Bulletin (2018) for:

Volume: the first 24 mm of rainfall in 24-hour from all previous and impervious site areas must be infiltrated, evaporated, or reused.

Water quality: the first 24 mm of rainfall from all previous and impervious surfaces must be treated to remove 80% of total suspended solids (TSS) by mass prior to being discharged from the site. For impervious surfaces with high pollutant loads, including roads, driveways, and parking lots, the first 48 mm of rainfall is to be treated.

Runoff release rate: the post-development peak discharge flow rate cannot exceed the pre-development peak discharge flow rate. The bulletin specifies that the site's use immediately preceding development is defined as pre-development.

Additionally, the bulletin outlines three tiers for volume reduction:

Tier 1: Use volume reducing green infrastructure practices. Acceptable practices include but are not limited to infiltration into in-situ soil, rainwater harvesting and re-use, and green roofs.

Tier 2: Use non-infiltrating landscapes. For example, rainwater can be directed to absorbent landscape on slab, closed bottom planter boxes, and lined bio-retention systems.

Tier 3: Use detention in combination with a water quality treatment practice as a last resort.

The stormwater management volume reduction strategies for the site fall under either Tier 1 or 2.

The intent is to add resiliency to the City's drainage system in a changing climate and keep harmful stormwater pollutants from entering our receiving waters. The use of water sensitive site design and green infrastructure practices or source controls are to be maximized on site to the greatest extent possible, following a tiered approach, with onsite infiltration and rainwater re-use being the most preferred approach, and detention being the least preferred, to reduce stormwater discharge, reduce the generation of run-off, treat surface run-off to reduce contaminants, and where possible, conserve potable water use.

ZERO WASTE PLANNING

The objective at Langara Gardens will be to facilitate the reorientation of peoples' habits and practices toward the City's Zero Waste targets. Therefore, in accordance with the City's Zero Waste Plan, the development will foster ongoing waste reduction and increased diversion of products and materials from the waste stream through re-use, composting, and recycling.

The intent is to facilitate product repair and re-use, to enable reduction and/or elimination of single-use items, to support waste diversions and minimize environmental impacts, to increase opportunities to re-use/donate/exchange materials, to connect with charities and other non-profits to support the rescue and redistribution of nutritious food, and to reduce waste operations-related environmental emissions, notably GHG emissions, through strategies such as reduced service vehicle trips.

Langara Gardens will provide best-in-class waste sorting facilities and programming. To promote waste reduction, material re-use, composting, and recycling, the development will incorporate a comprehensive garbage and recycling program including in-suite waste separation, home-owner outreach, and an engaging and legible facility design. The solid waste system will be developed with an additional aim to reduce GHG emissions that result from the collection and transport of waste and recycling. As required by the Sustainable Large Developments policy, the applicant is planning to provide the City with a report on implementation

of the Zero Waste Design and Operations Plan within 18 months of occupancy.

AFFORDABLE HOUSING

The redevelopment will include approximately 1,200 new units of rental housing, including market and low-to moderate-income rental and social housing.

The new rental housing includes replacement of the 270 low-rise market rental units, the addition of approximately 367,000 sq.ft. of social housing (20% of the net new density) and the addition of approximately 212,000 sq.ft. of low-to moderate-income rental housing (10% of the new density).

This application provides a CAC offer that conforms with the City's policies and procedures. The applicant is proposing to design and build a portion of the social housing as turn-key units as part of its public benefits package. The remainder of the social housing units will be delivered to the City as serviced land parcels (i.e. "dirt sites"). Current estimates indicate that approximately one turnkey social housing building (~90 suites) will be provided. However, the applicant invites the City to consider collaborating on alternative approaches where the Applicant works with the City to bring forward potential funding partnerships to increase the social housing units delivered. The final number of turnkey units and dirt sites will be confirmed as the Community Amenity Contribution package is finalized with the City during the rezoning process, with the turnkey units and dirt sites to be delivered along with their respective development phase. Timing and sequencing of each phase will depend on market conditions and will be at the discretion of the Applicant. The existing towers will be retained as they provide important affordable rental housing to the community

Caring for the existing residents during the tenant relocation process is a guiding principle of the Langara Gardens Policy Statement. Due to the size of the existing property and the large number of existing and proposed rental homes, the redevelopment can be phased, and the vast majority of tenants relocated within the site. The ability to avoid relocating tenants offsite is a key feature of this proposal.

Maintaining the 335 tower apartments will also contribute to the affordable housing at Langara. While the towers are rented at market rates, they are inherently affordable due to their age. In addition to providing much needed affordability, the tower apartments will provide a valuable relocation opportunity for those existing residents that need to relocate due to the redevelopment.

The redevelopment plan will help the City achieve a number of critical targets of the Housing Vancouver Strategy, specifically around the delivery of social, low- to moderate-income and market rental housing, making a significant contribution across the housing continuum. This rezoning application targets to provide approximately 770 Purpose-Built rental units, plus an opportunity for an additional 430 social housing units for a total of over 1,200 secured rental units.

RESILIENCE

All new homes built as part of the redevelopment will contribute to the Climate Change Adaptation Strategy objectives by better positioning the City to deal with significant shocks and stresses, extreme weather, extreme temperatures, sea level rises, and by assisting in improving disaster preparedness and social connection.

The new development will consider social and physical resilience and incorporate design responses where possible. Throughout its redevelopment, Langara Gardens will identify building strategies that eliminate, reduce, and mitigate adverse impacts including those due to changing climate conditions.

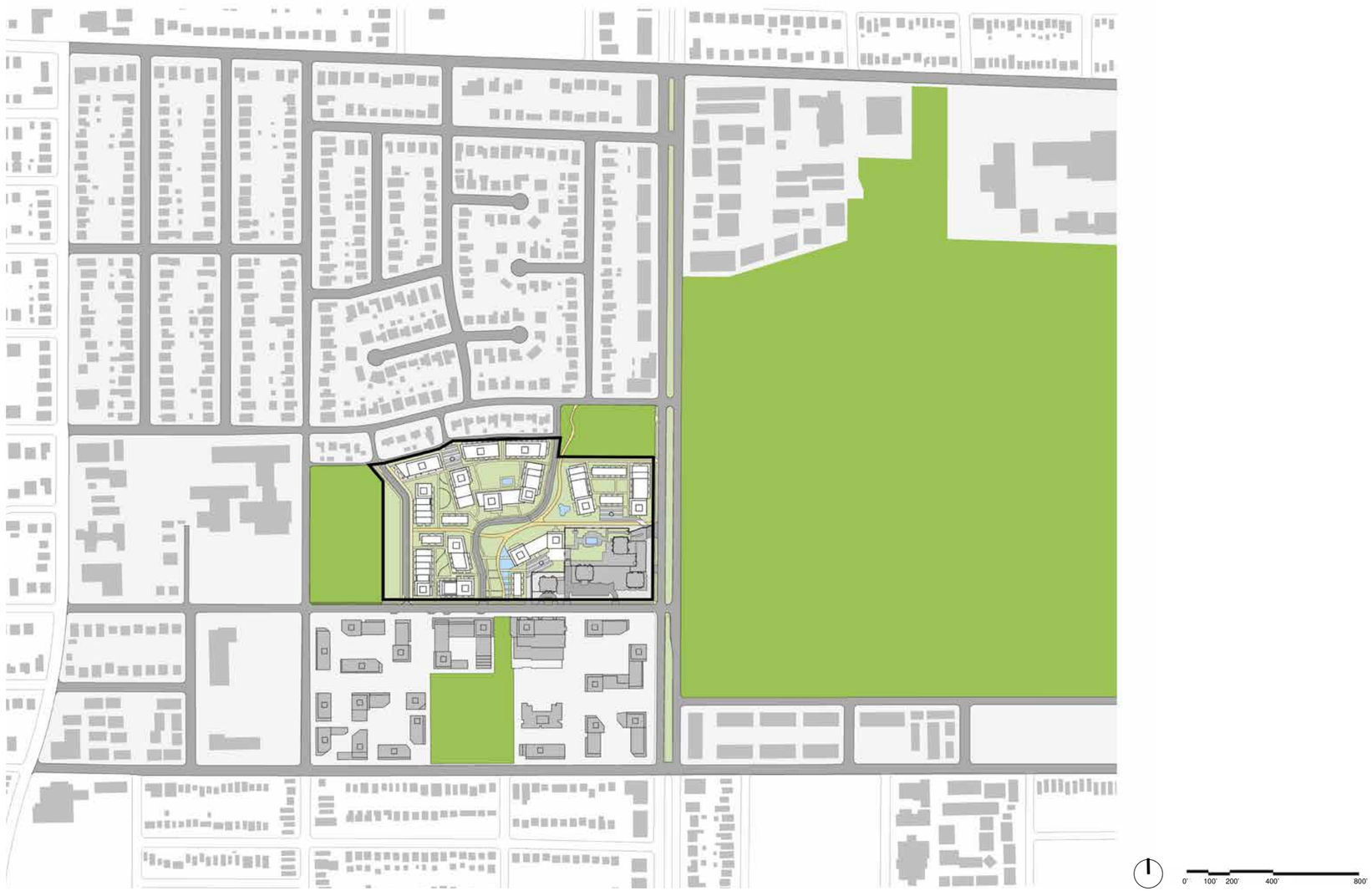


07

Architectural Drawings

*View from the Churchill Track Looking East, Policy Statement, 2018

CONTEXT PLAN



SITE PLAN


W 54TH AVENUE
TISDALL STREET
LANEWAY
PARKADE ENTRY
CAMBIE PARK
BLDG I1
BLDG I2
PARCEL I
PARKADE ENTRY
CHILDCARE OUTDOOR AREA
BLDG H1
PARCEL H
PARCEL B
PARKADE ENTRY
BLDG A1
PARCEL C
BLDG B1
BLDG B4
BLDG A2
PARCEL A
BLDG B3
SHARED AMENITY
BLDG A3
BLDG A4
BLDG C1
BLDG B2
ASH CRES
PARKADE ENTRY
CHURCHILL TRACK
PARCEL G
NEAL STREET
BLDG D1
BLDG D4
PARKADE ENTRY
SHARED AMENITY
BLDG E1
BLDG E2
EX. TOWER 3
CAMBIE STREET
PARCEL D
PARCEL E
PARCEL F
BLDG E3
EX. TOWER 4
EX. TOWER 1
RETAIL BELOW
EX. TOWER 2
BLDG D2
BLDG D3
W 57TH AVENUE
0'
32'
64'
128'
256'

PARKING PLAN



Please see the details of Parking By-law requirements and proposed parking for vehicle, loading and bicycle spaces in the TDM and TAM reports.

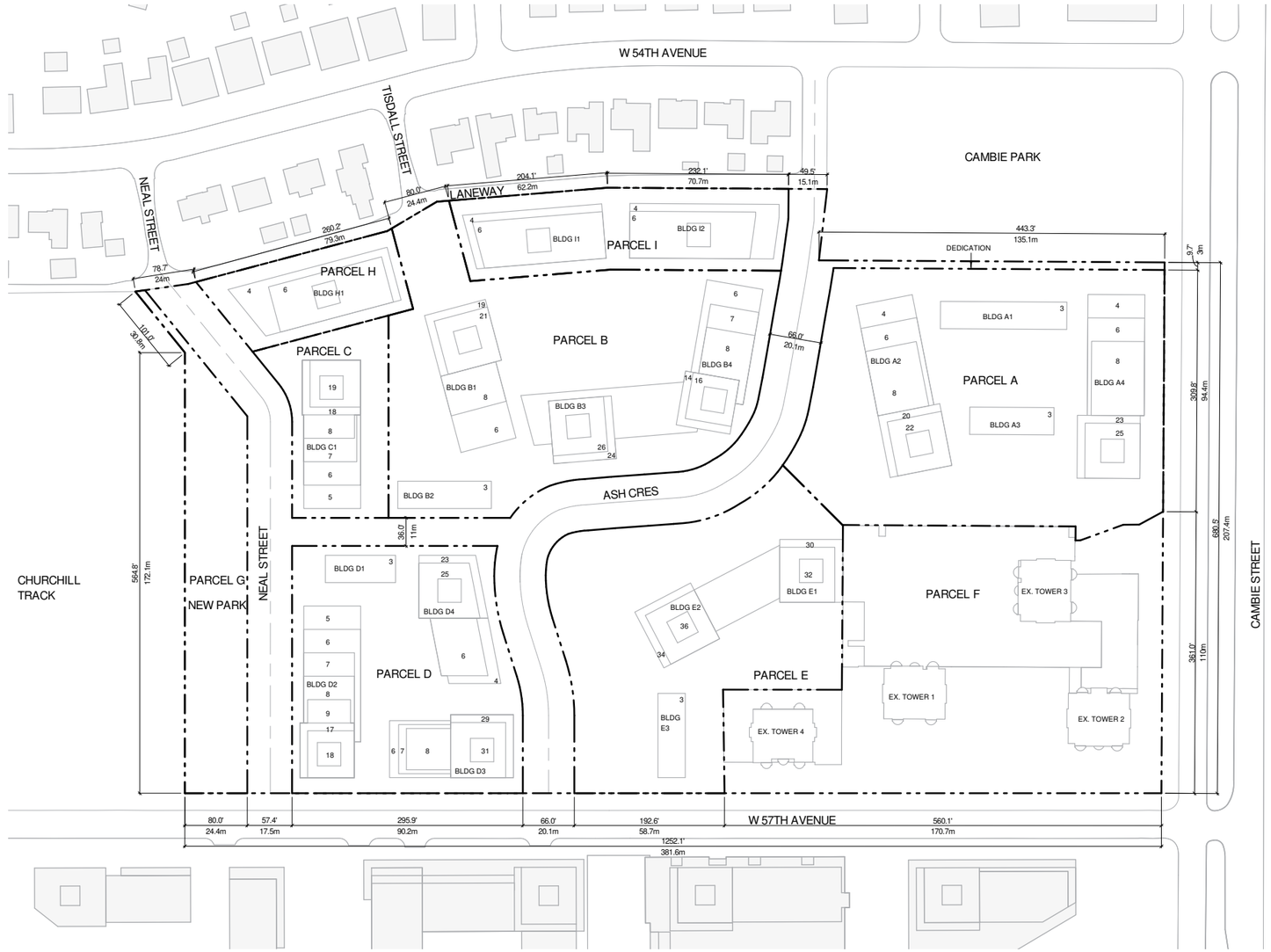
DRAFT SUBDIVISION PLAN

The draft subdivision plan identifies and provides development direction for the individual parcels and buildings at Langara Gardens.

The project is intended to be subdivided into nine parcels in total - shown here as Parcels A to I - with Parcel G providing for a new one acre park to the west of Neal Street, and Parcels C, H and I providing for social housing at the northwest corner of the site.

Each parcel will have its own separate vehicle entry to provide access to the parcel's underground parking, with the intent that all these parcels could be further subdivided into separate buildings and different phases facilitating participation by multiple architects.

Further investigations will be required during design development to confirm subdivision boundaries.



SETBACKS


W 54TH AVENUE
TISDALL STREET
LANEWAY
CAMBIE PARK
PARCEL I
PARCEL H
PARCEL B
PARCEL C
PARCEL A
ASH CRES
OPEN SPACE
OPEN SPACE
PARCEL G
NEAL STREET
PARCEL D
PARCEL E
PARCEL F
CAMBIE STREET
W 57TH AVENUE
LEGEND
20' / 6M
12' / 3.6M
10' / 3M
SUBDIVISION LINE
PROPERTY LINE
0'
32'
64'
128'
256'

PRELIMINARY PHASING PLAN

The redevelopment concept has been planned in phases to reduce the number of residents that will need to be relocated at any one time. The current plan estimates that if the project is developed in six phases, each phase could require between 30 to 76 units to be relocated (also see 'Tenant Relocation Plan' in the Appendix).

The redevelopment plan will provide for over 280 new secured rental units in the first phase of development, to be comprised of a mix of MIRH and Secured Market Rental units to provide for a diversity of relocation options.

Sequencing and timing of phases will be determined according to market conditions.

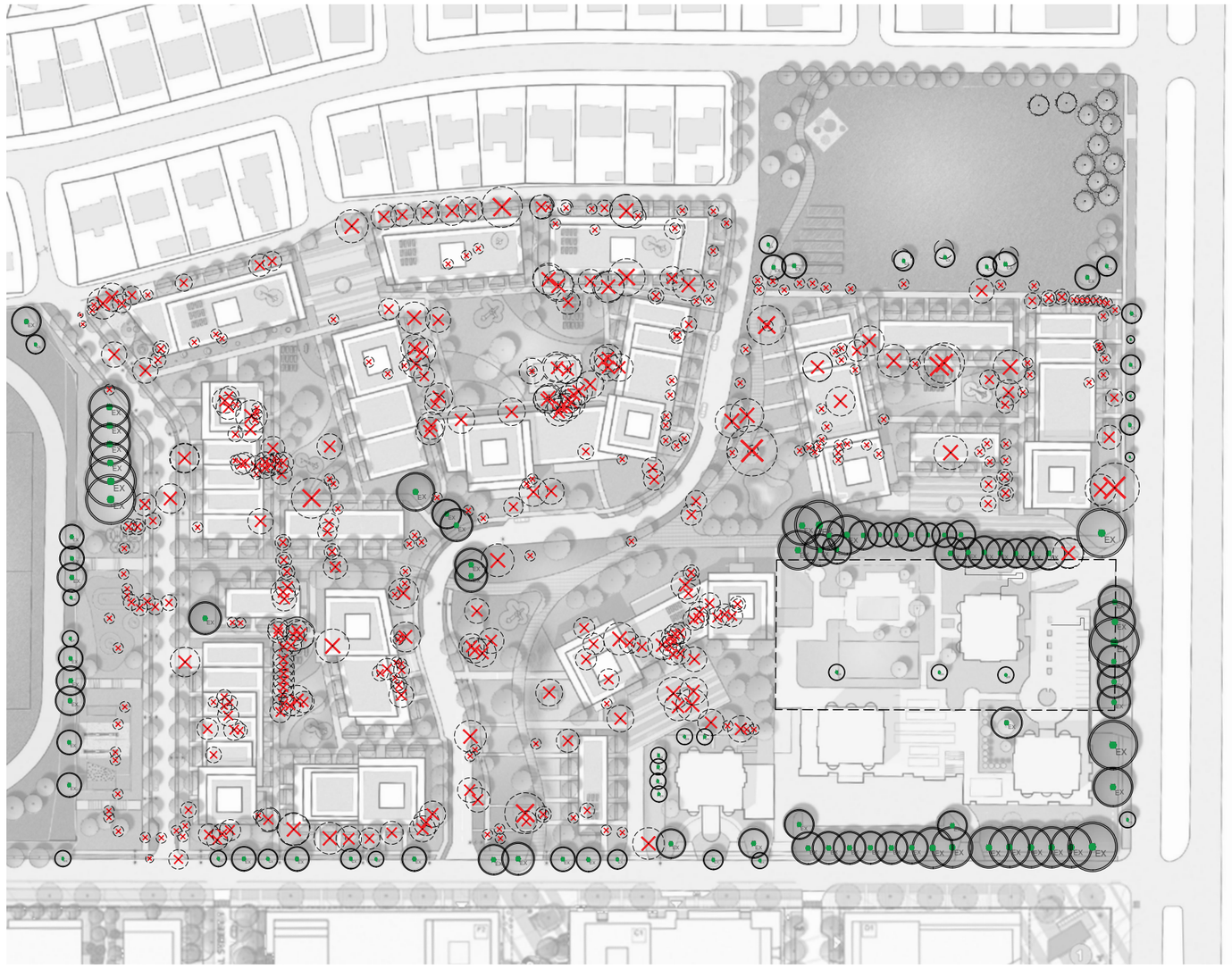
This phasing plan is conceptual and further technical investigations and design at the Development Permit stages of the redevelopment will be required to determine final phasing boundaries and extent of demolition required for each phase of development.



LANDSCAPE PLAN



TREE MANAGEMENT PLAN

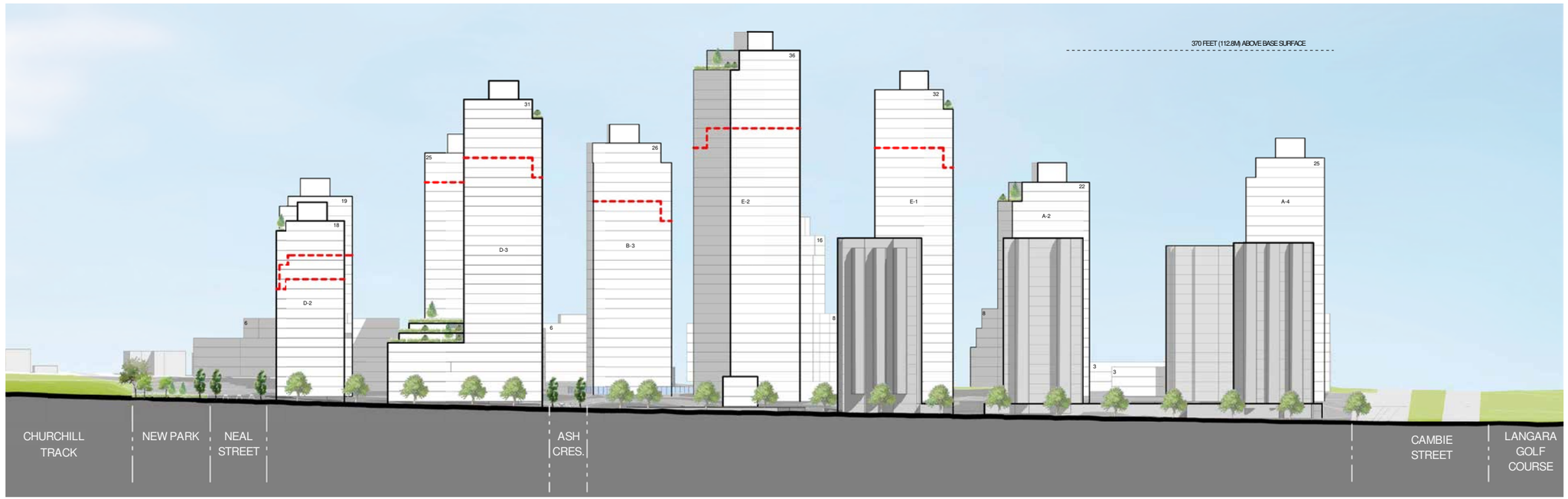


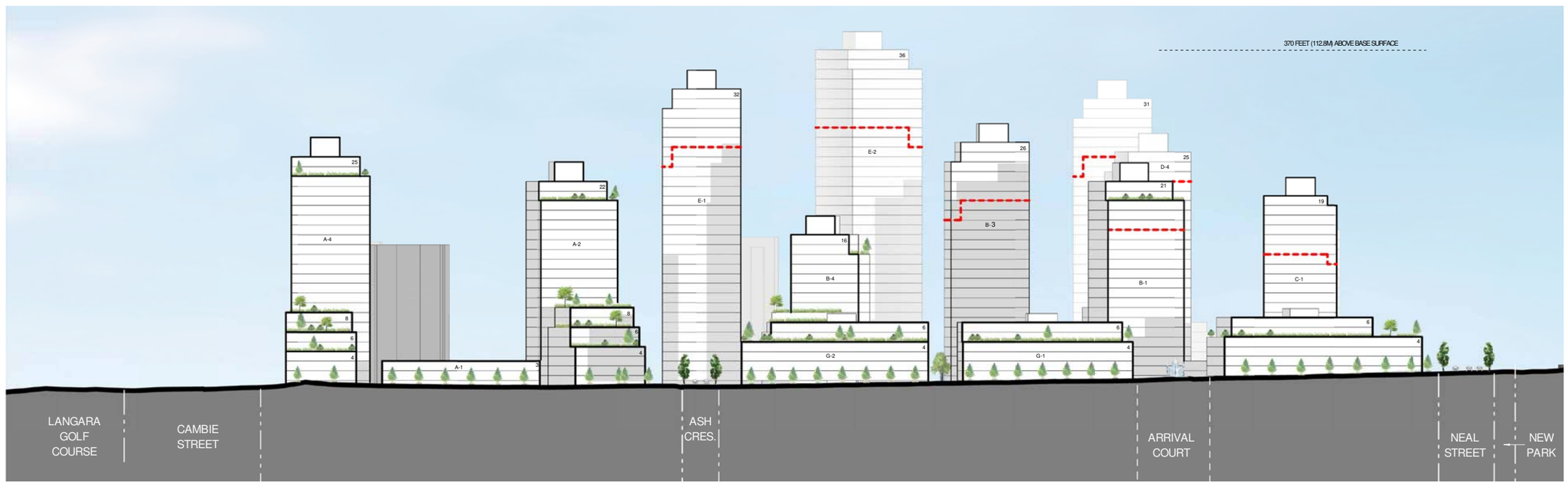
Legend

- Existing tree to remain
- Tree to be removed

0' 32' 64' 128' 256'

ELEVATIONS - SOUTH & NORTH

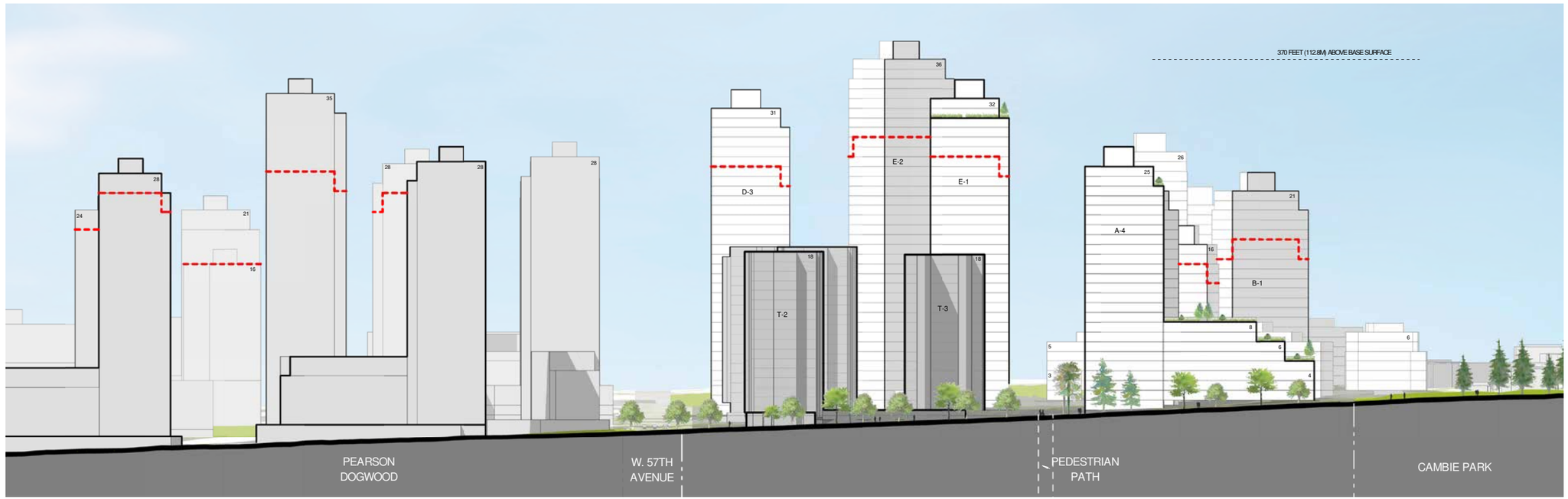


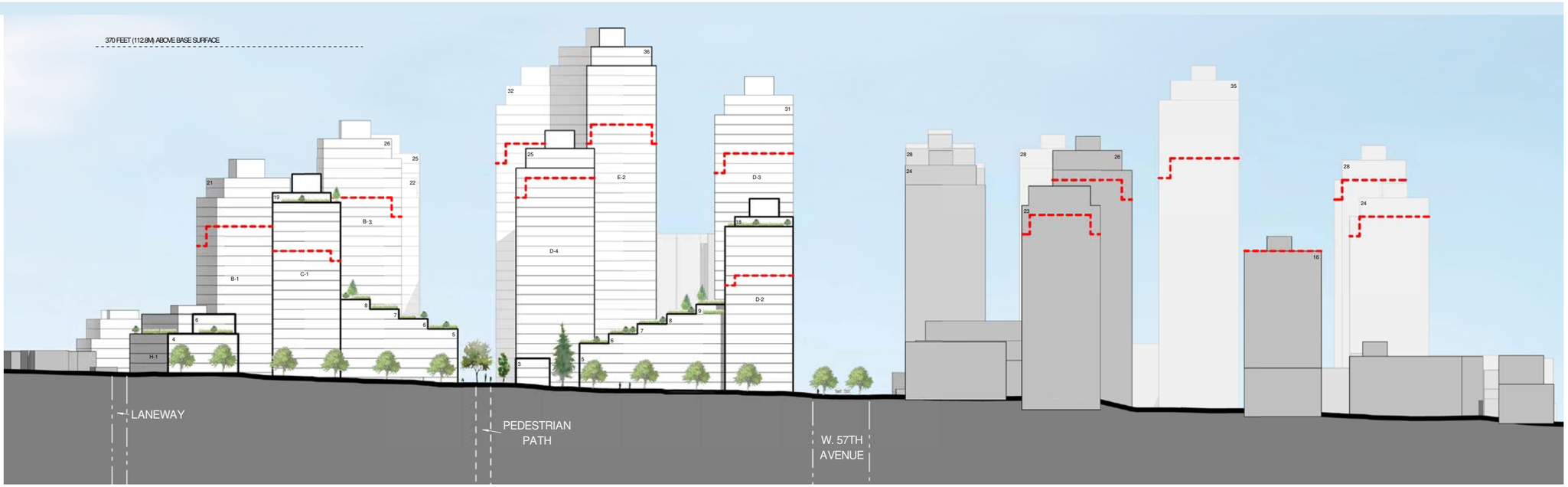


Dotted lines indicate Langara Gardens Policy Statement heights

0' 4' 8' 16' 32'

ELEVATIONS - WEST & EAST





Dotted lines indicate Langara Gardens Policy Statement heights (2018) and Pearson Dogwood Rezoning heights (2017)

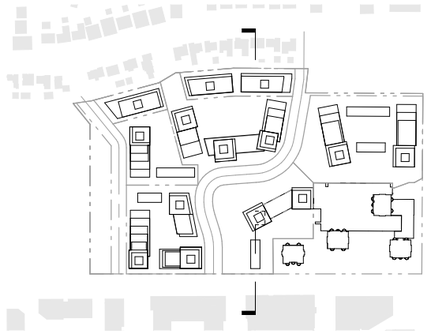
0' 4' 8' 16' 32'

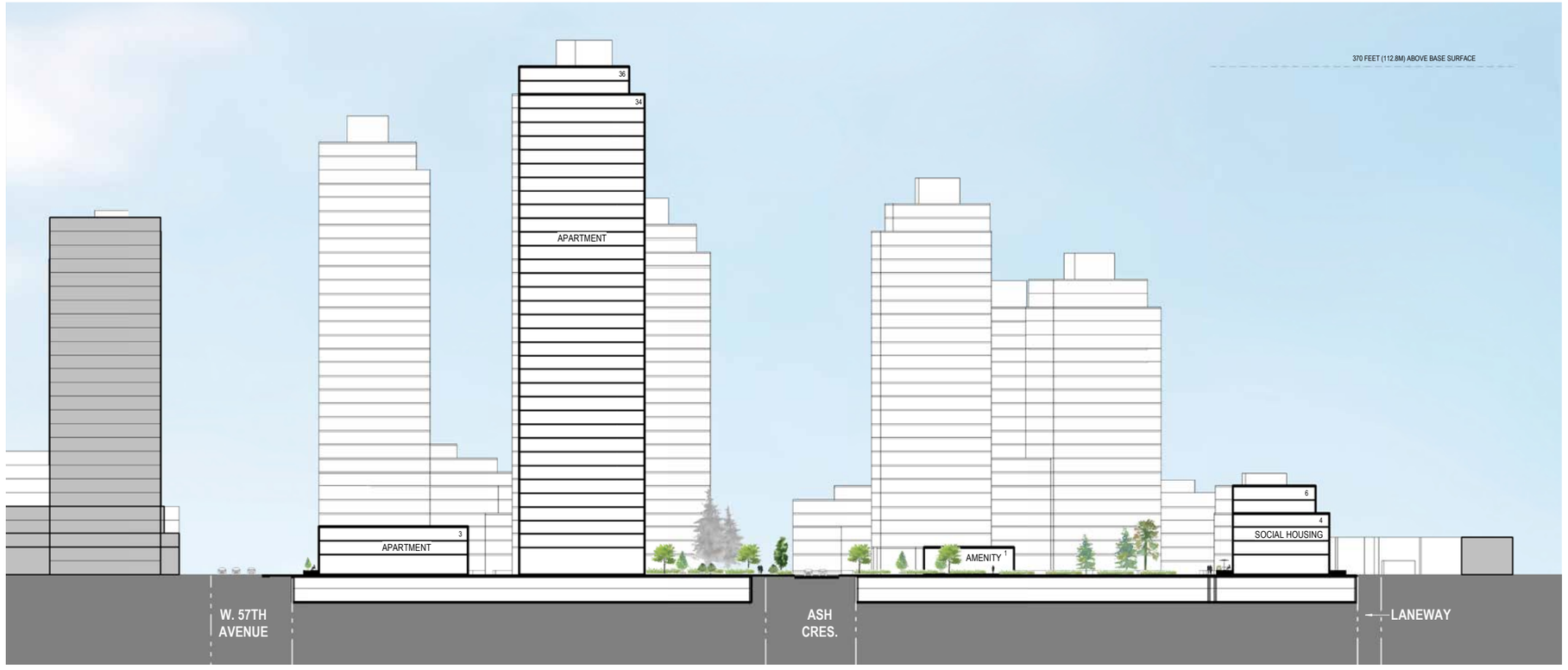
EAST-WEST SECTION - LOOKING NORTH





NORTH-SOUTH SECTION - LOOKING WEST



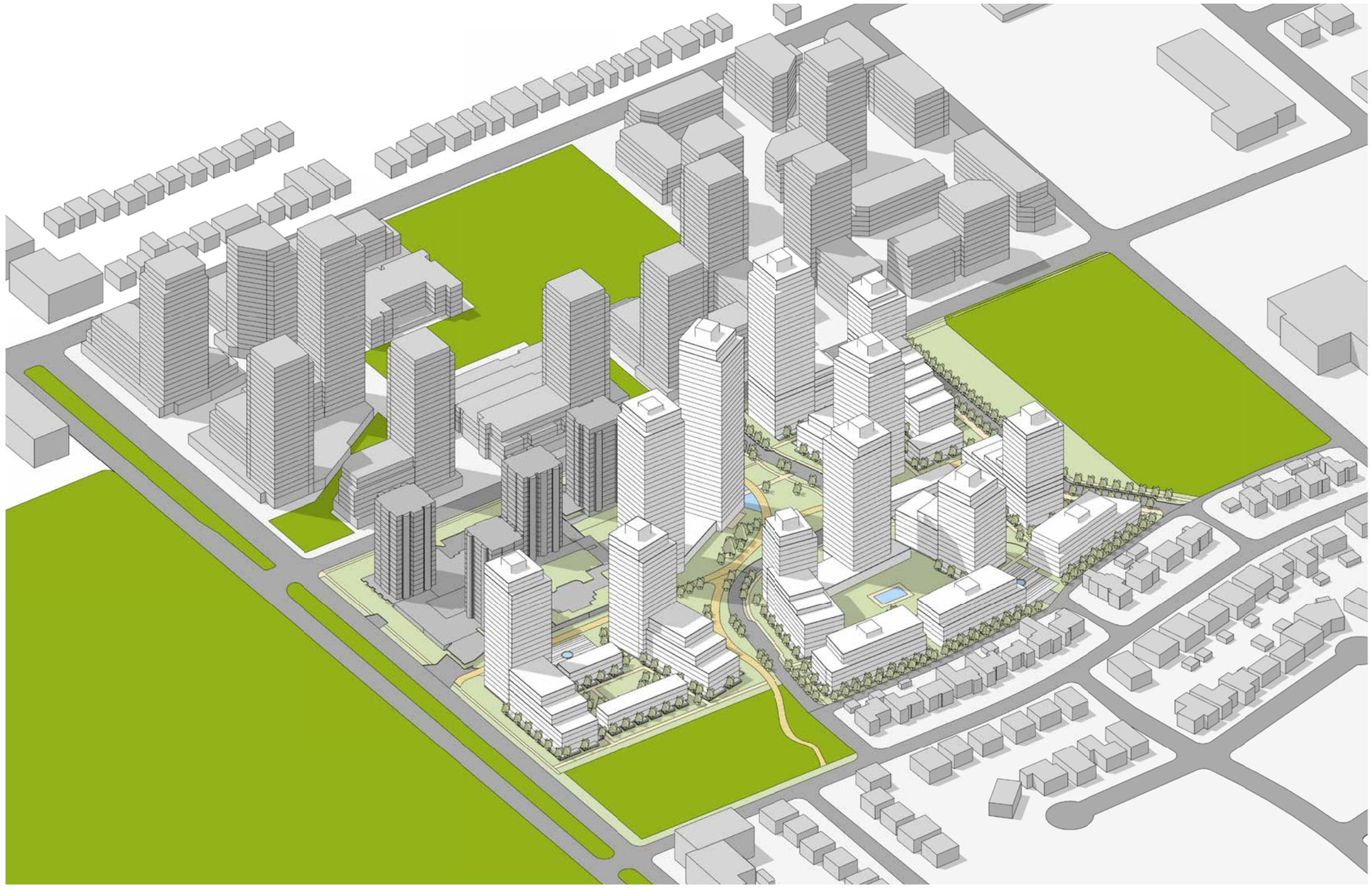




AXONOMETRIC VIEW LOOKING NORTHEAST



AXONOMETRIC VIEW LOOKING SOUTHWEST



VIEWS



View From 54th Avenue

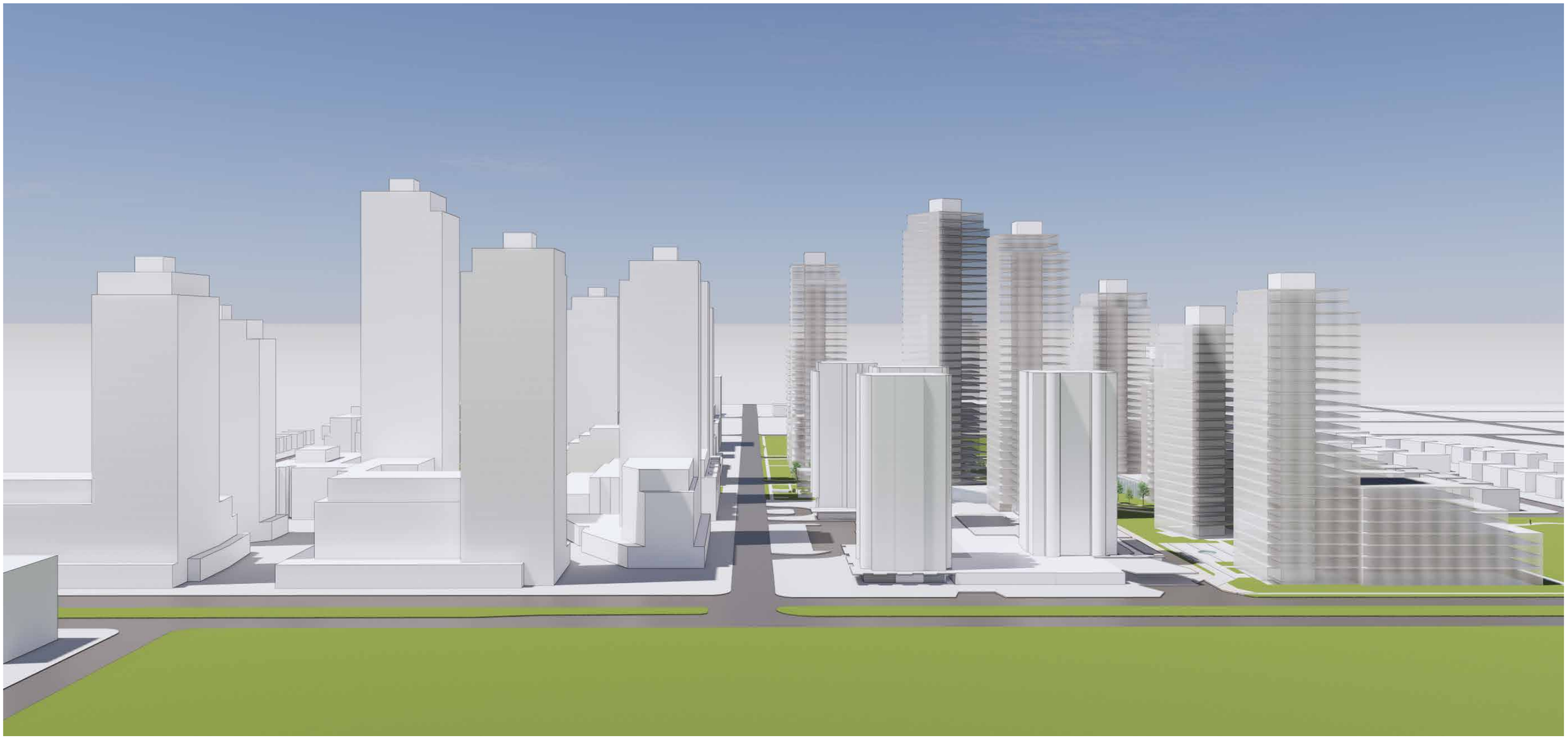


View From 57th Avenue

VIEWS



View From Neal Street



View From Cambie Street

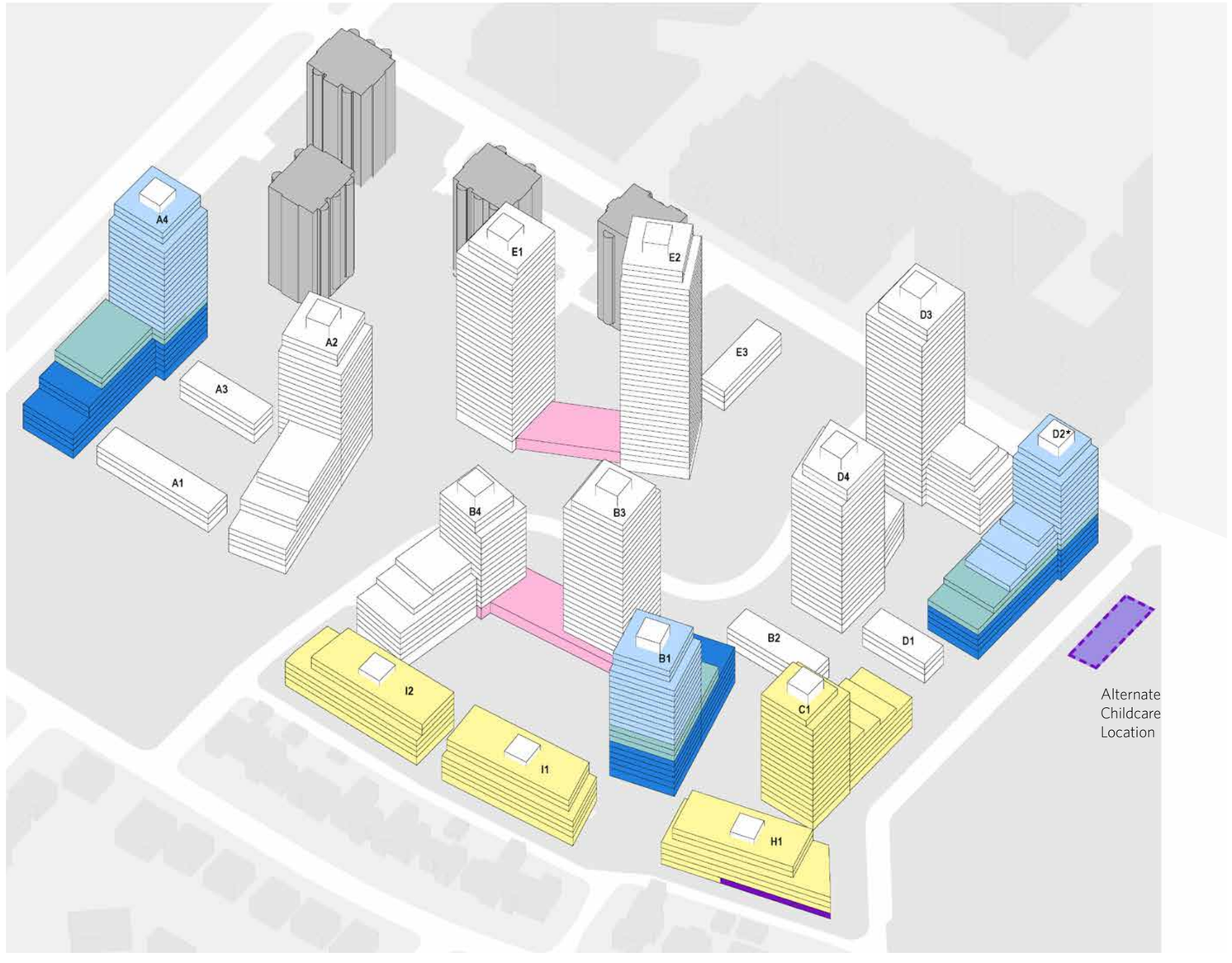
PROJECT DATA

POLICY STATEMENT	**Site Area**	**907,195 sq.ft.**	
	Policy Statement FSR	**2.80**	
	Total approved gross density	**2,540,145 sq.ft.**	
ISSUES REPORT MIRH CALCULATION	Existing commercial floor area	20,654 sq.ft.	
	Total residential floor area in Policy Statement	**2,519,491 sq.ft.**	
	Additional Moderate Income Rental Housing (10%)	251,949 sq.ft.	*as per the Issues Report: add 10% residential floor area beyond the approved policy statement for moderate income rental housing*
PROPOSED REZONING DENSITY	Total proposed rezoning residential floor area	2,771,441 sq.ft.	*Policy Statement residential floor area plus MIRH*
	Total proposed rezoning gross density	**2,792,095 sq.ft**	*Rezoning residential floor area plus existing commercial floor area. (Amenities and Childcare are excluded)*
	Proposed rezoning FSR	**3.078**	
SOCIAL HOUSING CALCULATION	Total proposed rezoning residential floor area	2,771,441 sq.ft.	
	– less MIRH	251,949 sq.ft	
	– less existing Towers Residential floor area	392,188 sq.ft.	*to be maintained*
	– less existing Low-rise Rental floor area	289,714 sq.ft.	*to be replaced on a one-for-one basis*
	Total net new residential floor area	**1,837,589 sq.ft.**	
	Social Housing floor area (20%)	**367,518 sq.ft.**	*20% of net new residential floor area*
	Total net new Market Residential floor area	**1,759,786 sq.ft.**	*Rezoning residential floor area less MIRH, less existing towers floor area, less Social Housing floor area*
	– Proposed new Rental Replacement floor area (One-for-one basis)	242,073 sq.ft	*as per Policy Statement: all existing 270 low rise rental housing units will be replaced on a one-for-one basis, see unit mix in the Housing Strategy Report.*
	– Proposed Discretionary Rental floor area	86,865 sq.ft.	*Discretionary Rental density is calculated in new market residential floor area.*
	– Total new Condo floor area	1,430,848 sq.ft.	
ESTIMATED NO. OF RESIDENTIAL UNITS	– Rental Replacement	270	** all existing 270 low rise rental housing units will be replaced on a one-for-one basis, see unix mix in the Housing Strategy Report.*
	– Social Housing	430	** 50% of the social housing units are appropriate for families.*
	– MIRH	340	** 35% of the MIRH units are appropriate for families.*
	– Discretionary Rental	150	
	– Market Condo	1,430	
	Estimated total units	**2,620**	

Parcel / Building	# of Storeys	Total Floor Area (sq.ft.)	Market Condo (sq.ft.)	Discretionary Rental (sq.ft.)	Rental Replacement (sq.ft.)	MIRH (sq.ft.)	Social Housing (sq.ft.)	Amenity Excluded (sq.ft.)	Childcare Excluded (sq.ft.)
Parcel A		472,172	236,194	35,250	98,218	102,510			
Bldg A1	3	17,010	17,010						
Bldg A2	22	207,844	207,844						
Bldg A3	3	11,340	11,340						
Bldg A4	25	235,978		35,250	98,218	102,510			
Parcel B		506,583	310,404	27,598	74,955	78,626		15,000	
Bldg B1	21	181,179		27,598	74,955	78,626			
Bldg B2	3	15,120	15,120						
Bldg B3	26	174,289	159,289					15,000	
Bldg B4	16	135,995	135,995						
Parcel C		156,150					156,150		
Bldg C1	19	156,150					156,150		
Parcel D		602,660	438,930	24,017	68,900	70,813			
Bldg D1	3	9,450	9,450						
Bldg D2*	18	163,730		24,017	68,900	70,813			
Bldg D3	31	238,093	238,093						
Bldg D4	24	191,387	191,387						
Parcel E		451,820	445,320					6,500	
Bldg E1	32	203,000	203,000						
Bldg E2	36	230,980	230,980						
Bldg E3	3	11,340	11,340						
Bldg E4	1	6,500						6,500	
Parcel H		75,430					66,930		8,500
Bldg H1	6	75,430					66,930		8,500
Parcel I		144,438					144,438		
Bldg I1	6	70,202					70,202		
Bldg I2	6	74,236					74,236		
Parcel F	18	412,842							
Grand Total		2,822,095	1,430,848	86,865	242,073	251,949	367,518	21,500	8,500

** Building D2 is proposed as Senior's Rental Housing.*

HOUSING DISTRIBUTION PLAN



Legend

- Rental Replacement
- MIRH
- Discretionary Rental
- Social Housing
- Market Residential
- Childcare
- Shared Amenity
- Existing Towers Rental

** Building D2 is proposed as Senior's Rental Housing.*

SHADOW STUDY - SPRING EQUINOX (MARCH 20)



Spring Equinox - 10AM



Spring Equinox - 12PM



Spring Equinox - 2PM



Spring Equinox - 4PM

Original shadow - from Policy Statement 2018

Additional shadow - from proposed rezoning

SHADOW STUDY - FALL EQUINOX (SEPTEMBER 22)



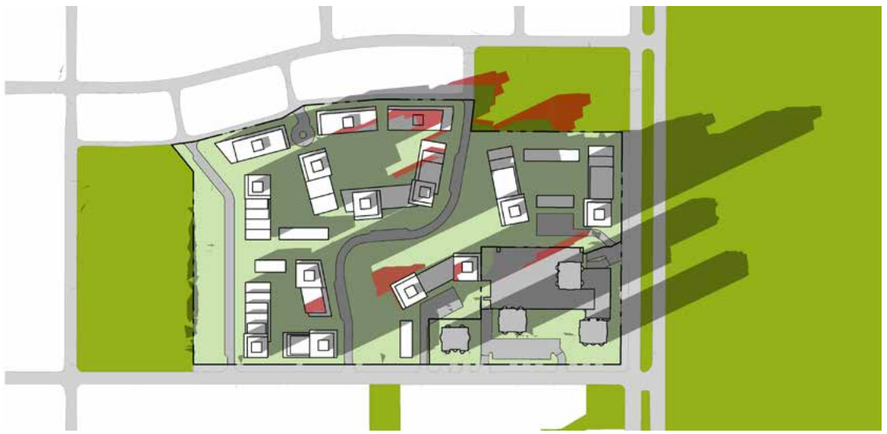
Fall Equinox - 10AM



Fall Equinox - 12PM



Fall Equinox - 2PM



Fall Equinox - 4PM

Original shadow - from Policy Statement 2018

Additional shadow - from proposed rezoning

SHADOW STUDY - SUMMER SOLSTICE (JUNE 21)



Summer Solstice - 10AM



Summer Solstice - 12PM



Summer Solstice - 2PM



Summer Solstice - 4PM

Original shadow - from Policy Statement 2018

Additional shadow - from proposed rezoning

SHADOW STUDY - WINTER SOLSTICE (DECEMBER 21)



Winter Solstice - 10AM



Winter Solstice - 12PM



WinterSolstice - 2PM

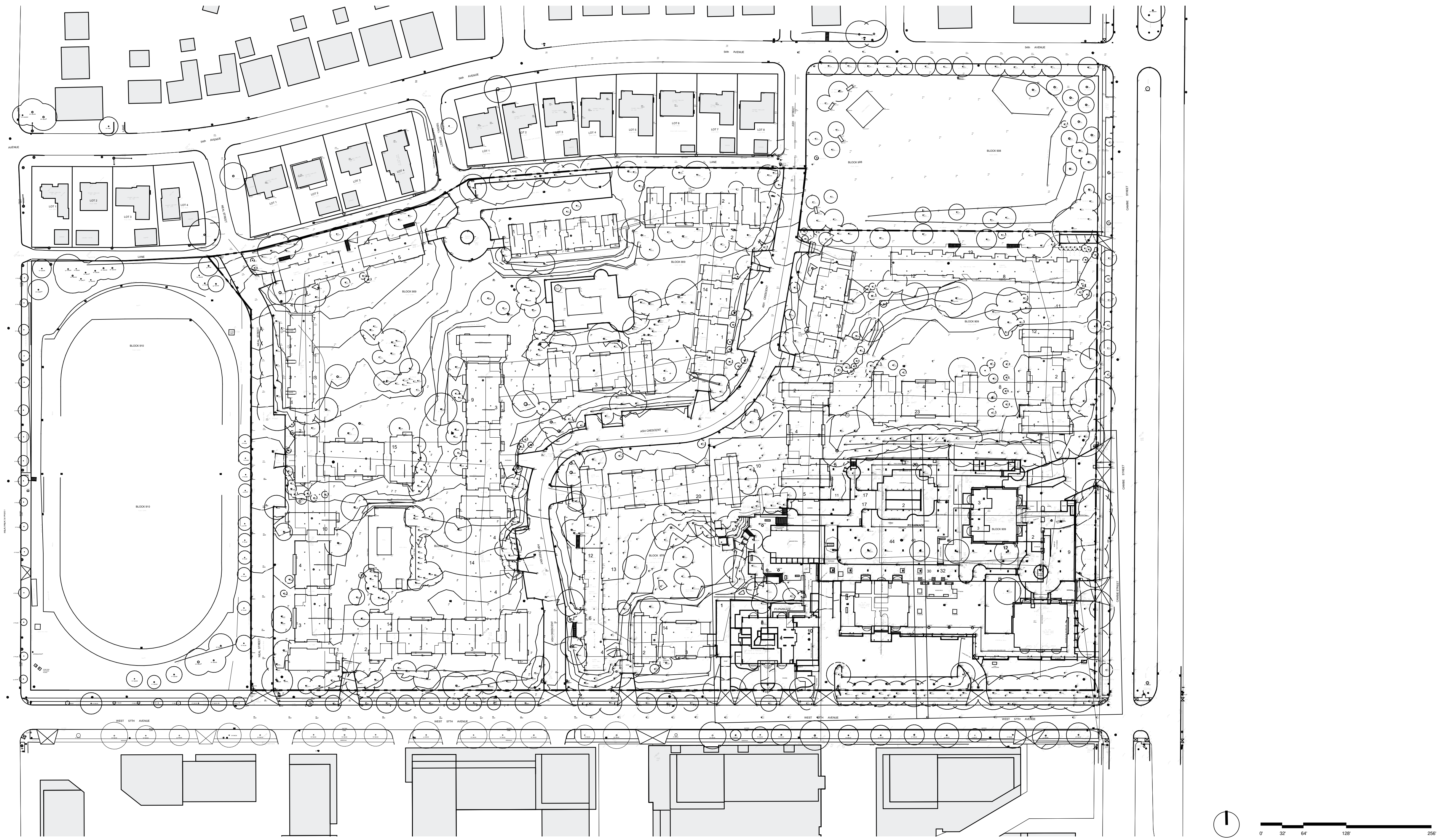


Winter Solstice - 4PM

Original shadow - from Policy Statement 2018

Additional shadow - from proposed rezoning

TOPOGRAPHICAL SURVEY



Owners
Concert Properties
Peterson Group

Architect
James KM Cheng Architects

Landscape Architect
PFS Studio

Sustainability
Recollective Consulting

Transportation
Bunt & Associates Engineering

**Digital files of the Langara Gardens Appendices have been provided. Printed copies available upon request.*