CITY OF VANCOUVER

REFERRAL REPORT

Report Date: January 26, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14274
VanRIMS No.: 08-2000-20
Meeting Date: February 9, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Text Amendment: 100 West 49th Avenue (Langara College)

RECOMMENDATION

A. THAT the application by Schmidt & Associates Development Planning Ltd., on behalf of Langara College, the registered owner, to amend the CD-1 (55) (Comprehensive District) By-Law at 100 West 49th Avenue *[Lot 1 (Reference Plan 9821) of Lot A, Block 1165, District Lot 526, Plan 12842; PID 008-775-842*], to increase the permitted floor space ratio from 0.94 to 1.66 to permit the phased masterplan of the Langara College campus, be referred to a public hearing, together with:

(i) Plans prepared by Proscenium Architecture + Interiors Inc., received on March 19, 2019;

(ii) Draft CD-1 By-law provisions, generally as presented in Appendix A;

(iii) The recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

(iv) Amendments to the Langara College Policy Statement, generally as presented in Appendix D; and

(v) Draft Langara College Design Guidelines, generally as presented in Appendix E.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

B. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.

C. THAT, at the time of enactment of the CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the Langara College Policy Statement and Design Guidelines, generally as presented in Appendices D and E.

D. THAT Recommendations A to C be adopted on the following conditions:

(i) THAT the passage of the above resolution 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 the requirements imposed as a condition of rezoning are at the risk of the property owner;

(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.

REPORT SUMMARY

This report evaluates an application to amend the CD-1 (55) (Comprehensive District) By-Law for 100 West 49th Avenue and to amend the *Langara College Policy Statement* to reflect proposed changes to the phased masterplan of the Langara College campus. This application proposes a maximum floor area of 134,641.0 sq.m (1,449,264 sq. ft.), a floor space ratio (FSR) of 1.66, and a maximum building height of 31.0 m (102 ft.).

Staff have assessed the application and conclude that it meets the intent of the *Langara College Policy Statement* noting that staff have recommended minor amendments to the *Langara College Policy Statement* which better reflect updated City policies and an updated site context, since its adoption in 2005. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with conditions in Appendix B, amendments to the *Langara College Policy Statement* in Appendix D and the draft Design Guidelines in Appendix E.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1(55) By-law No. 4412 (enacted 1969, last amended 2014)

- *Langara College Policy Statement* (2005, last amended 2014)
- *Rezoning Policy for Sustainable Large Developments* (2010, last amended 2018)
- *Childcare Design Guidelines* (1993)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Public Art Policy for Rezoned Developments* (1994, last amended 2014)
- *Transportation 2040 Plan* (2012)
- *Community Amenity Contributions – Through Rezonings* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755* (2008, last amended 2020)
- *Vancouver Utilities Development Cost Levy By-law No. 12183* (2018, last amended 2020)
- *Urban Forest Strategy* (2014)
- *Rain City Strategy* (2019)
- *Biodiversity Strategy* (2016)

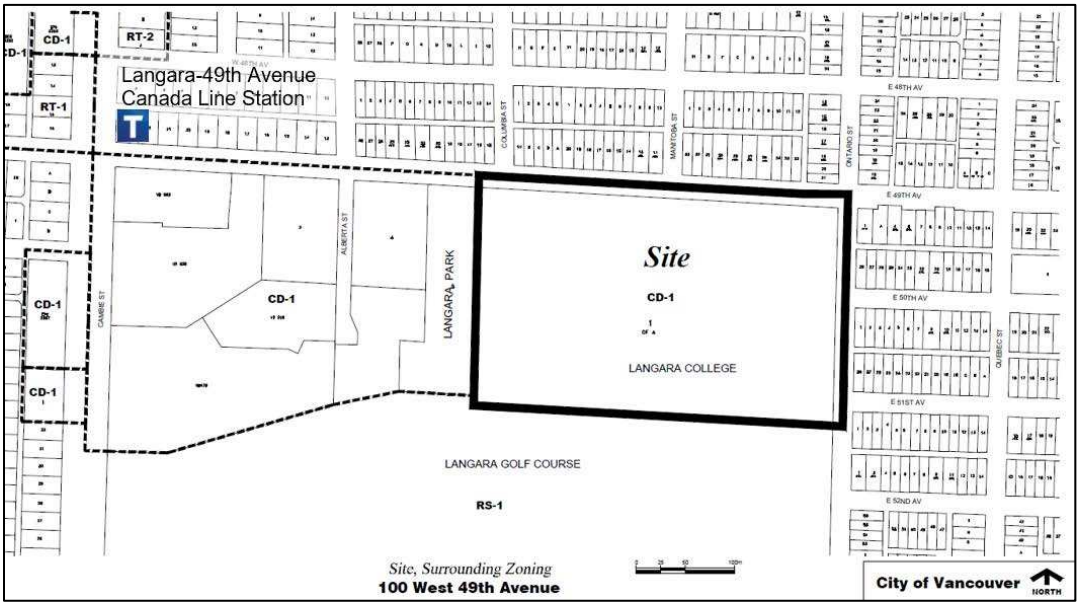
REPORT

Background/Context

1. Site and Context

The 80,988 sq. m (871,748 sq. ft.) site is located at the southwest corner of West 49th Avenue and Ontario Street, as shown on Figure 1. The site shares a south property line with Langara Golf Course and a west property line with Langara Park. Across Ontario Street to the east is zoned RS-1 and falls outside of the *Cambie Corridor Plan* boundaries. Across 49th Avenue to the north between Cambie Street and Ontario Street, the *Cambie Corridor Plan* allows for four-storey mixed-use buildings with a density of up to 2.5 FSR. These new mid-rise developments are intended to strengthen this local shopping node by introducing opportunities for at-grade commercial and institutional uses that complement Langara College. Several recently approved applications for four-storey mixed-use buildings with strata residential are located along this portion of 49th Avenue.

Figure 1: Location Map – Site and Context



The site is located on a major arterial with regular bus service and is three blocks away from the Langara-49th Avenue Canada Line Station. There are three cycling routes nearby: Ontario Street, 45th Avenue and Cambie Street bikeways.

In 2005, the *Langara College Policy Statement* was approved by Council which set directions for development over the next 25 years in terms of the overall campus organization, land use, density and building forms. It identified four phases for the redevelopment of the site. Phase 1 was completed in 2009, with subsequent development contingent on the college securing funding to continue with Phases 2 to 4. In 2014, the CD-1 By-law and *Langara College Policy Statement* were amended to allow for specific building programs to be altered, the allowable densities and heights were not affected.

Following the previous updates to the CD-1 By-law and *Langara College Policy Statement*, the college retained a consulting team to conduct a Facilities Master Plan study to evaluate the college's space needs and generate a new masterplan to address current and future growth. The study indicated the need for increased density beyond the current CD-1 By-law. With a better understanding of how the campus should evolve, this rezoning application presents a long-term vision for the campus; one that provides for the needs of current student populations and prepares the campus for future growth.

2. Policy Context

The rezoning application has been analysed by staff to ensure that City policy directions are met. In addition to general policies, the following are site-specific directions which are outlined below.

Langara College Policy Statement – In February 2004, Council approved a planning process involving Langara College, the local community and other interested parties to consider issues raised by the proposed phased expansion of the campus, and developing a policy framework for college expansion. In March 2005, Council approved the *Langara College Policy Statement*, which provides policy to guide the future review of a rezoning application and phased expansion on the site. The policy acknowledges the development needs of the college and sets directions for development over a 25-year buildout.

Rezoning Policy for Sustainable Large Developments – In July 2018, Council approved an updated *Rezoning Policy for Sustainable Large Developments*. The policy sets out criteria that large sites, defined as those larger than 8,000.0 sq. m (86,111 sq. ft.) or proposing more than 45,000.0 sq. m (484,375 sq. ft.) of new floor area, must address as part of a rezoning application. The policy requires defined plans or studies in eight different subject areas to demonstrate how the proposal will achieve the City's sustainability goals. At 80,988.0 sq. m (871,747 sq. ft.), this large site is therefore governed by the policy, and has been addressed as part of the application and staff review.

Strategic Analysis

1. Proposal

The application proposes to amend the CD-1 (55) (Comprehensive District) By-Law for 100 West 49th Avenue to allow for the phased masterplan of the Langara College campus. Over the next 25 to 30 years, the main organizing principle for the new masterplan is to better integrate built form and open space. The phased masterplan includes the re-use of existing structures

and the addition of new facilities in locations which help define and animate the public open spaces, and improve the campus presence on 49th Avenue. Figure 2 shows the existing site plan and Figure 3 presents the proposed site plan.

Figure 2: Existing Langara College Site Plan

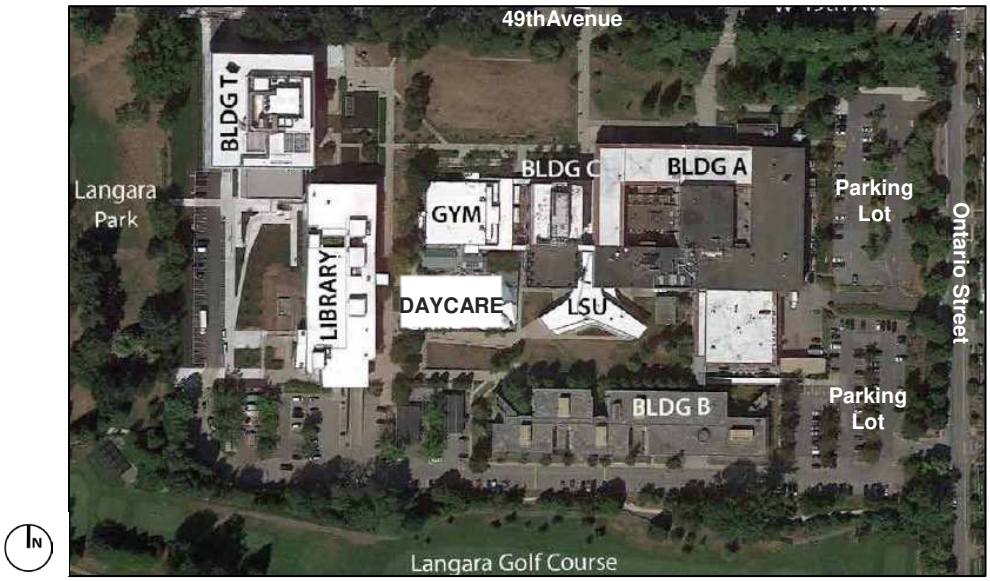
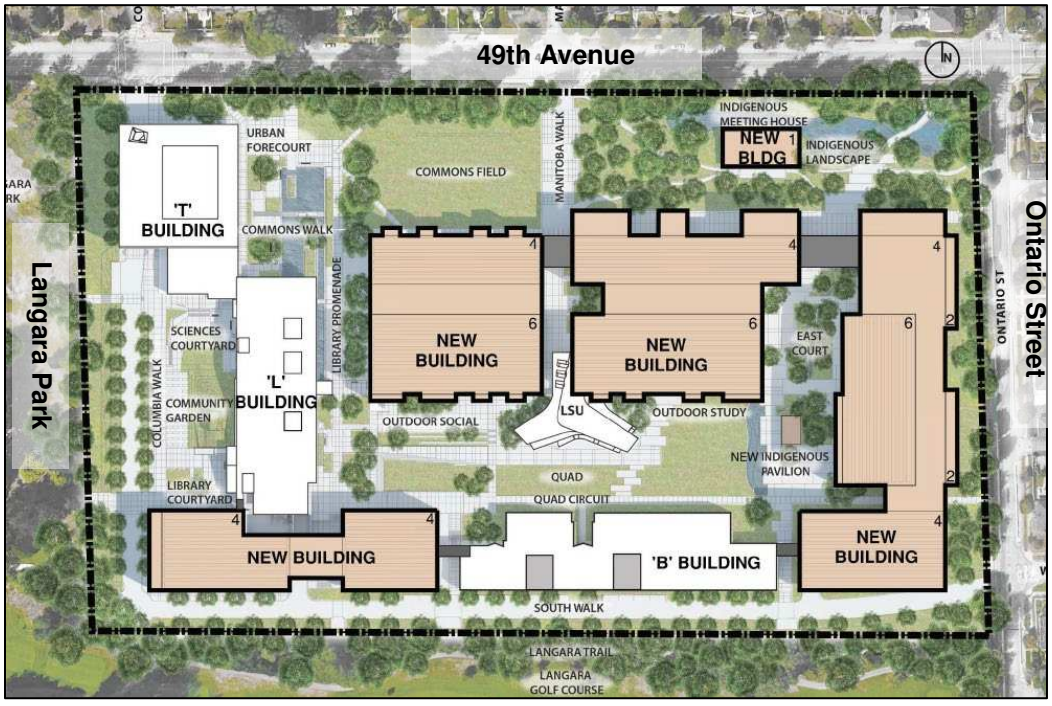


Figure 3: Langara College Site Plan

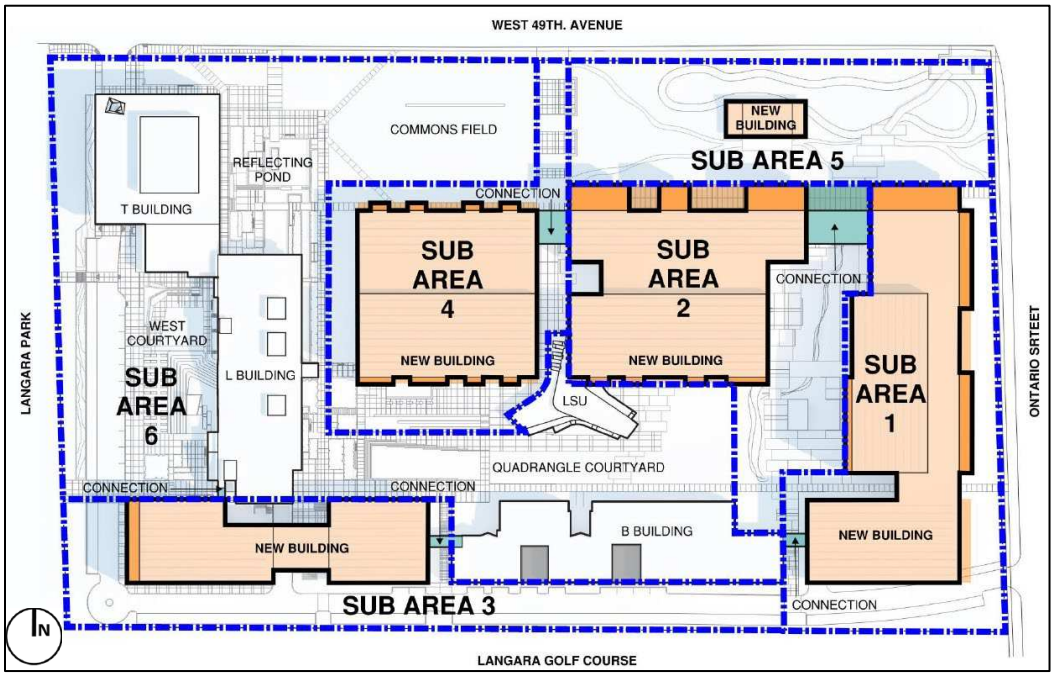


The masterplan identifies six new Sub-areas on the site (Figure 4). The intent is for existing Building A within Sub-area 1 to be replaced first due to seismic upgrade requirements, filling in the eastern parking lot. With the exception of the proposed Indigenous Meeting House in Sub-Area 5, all new building sites have been proposed on existing parking lots and the sites of existing buildings approaching the end of their design life. This strategy allows for the campus to maintain and improve upon its complement of green spaces. Sub-area 1 will also include the relocation and expansion of the on-site childcare facility. The buildings within Sub-area 6 will remain as is.

The masterplan is an effective response to the objectives and principles of the *Langara College Policy Statement* however, staff recommend minor amendments which better reflect updated City policies and an updated site context (see Appendix D). Since the adoption of the *Langara College Policy Statement* in 2005, a number of applicable City policies have since been adopted such as *Transportation 2040*, *Green Buildings Policy for Rezonings* and the *Rezoning Policy for Sustainable Large Developments*. The recommended amendments include removing outdated directions for the site and now reference current City policies. The *Langara College Policy Statement* amendments also reflect an updated site context and goals that respond to current enrolment expectations, the construction of the Canada Line and the adoption of the Cambie Corridor Plan in 2018. In addition, the Urban Design and Sustainability sections of the *Langara College Policy Statement* have been removed as they will be superceded by a comprehensive set of draft Design Guidelines (in Appendix E).

This application proposes a maximum floor area of 134,641.0 sq. m (1,449,264 sq. ft.) for the site of which, 102,219 sq. m (1,100,276 sq. ft.) is replacement floor area. With a better understanding of how the future configuration of the campus should evolve, this rezoning application is intended to present a long-term vision for the campus; one that provides for the needs of the current student population as well as prepares for eventual future growth.

Figure 4: Sub-Area Plan



2. Land Use & Density

This rezoning application proposes institutional uses which are consistent with the existing CD-1 By-law and the *Langara College Policy Statement*.

Langara College's current instructional buildings house lecture theatres, multi-use classrooms, study and seminar rooms, science laboratories, technical-vocational workrooms, a theatre, and studios for the cultural and performing arts. Langara College also offers a library, bookstore, cafeteria, athletic facility, a students' union building, and a childcare centre. Additional spaces as part of this application include an Indigenous Meeting House and Indigenous Pavilion.

Specific permitted uses are not assigned to sub-areas. Rather proposed uses for new buildings will be considered through the development permit process.

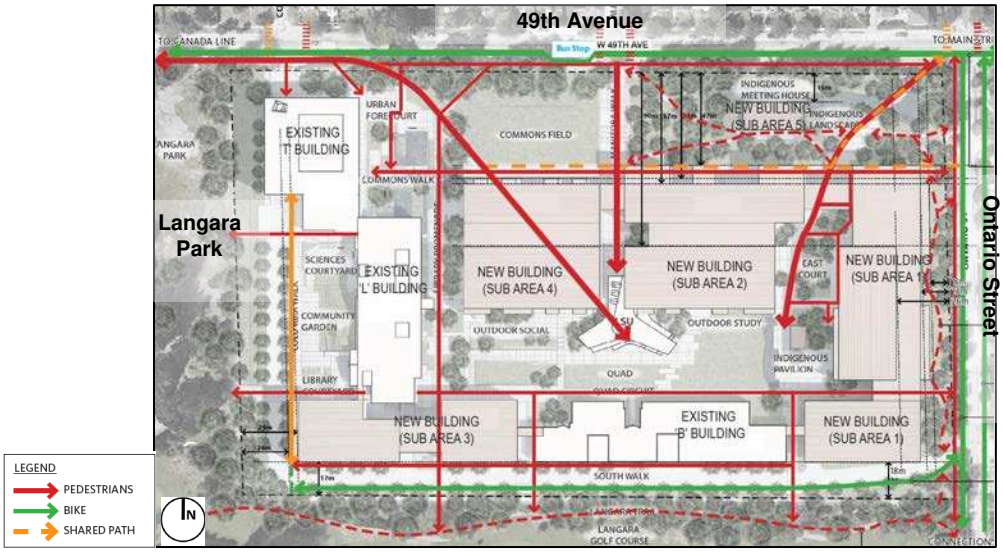
The current CD-1 By-law allows for a maximum of 75,759.0 sq m (815,463 sq. ft.) of institutional uses on the site, equivalent to a gross floor space ratio (FSR) of 0.94. This rezoning application proposes an increase in density to accommodate additional institutional floor area as well as an expanded daycare facility, in accordance with the updated masterplan. The total floor area proposed for the site is 134,641.0 sq. m (1,449,264 sq. ft.) which includes the 32,422.0 sq. m (348,987 sq. ft.) of existing buildings to be retained on site.

3. Density, Height and Form of Development

(refer to application drawings in Appendix G and statistics in Appendix H)

The rezoning application proposal expands upon the existing site concept of a quadrangle typology framing a central courtyard that serves as the heart of the campus life. New development is proposed on existing surface parking lots or to reuse existing building footprints in order to preserve the existing trees and open spaces including the enhancement of an existing wetland at the northeast corner of the site.

Figure 5: Pedestrian and Bike Connections



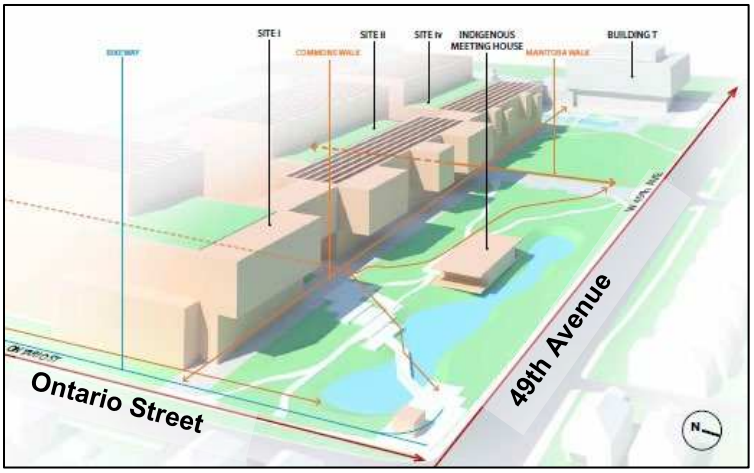
Campus Connectivity and Circulation – Consistent with the Urban Design Principles set out in the draft Design Guidelines (Appendix E), entry points, pedestrian paths and connections are proposed (Figure 5) linking the campus with Langara Park (west), Ontario Greenway (east), Langara Trail (south), and public transit (north). The masterplan for the campus builds upon a network of circulation spines to connect all campus buildings including recessed arcades to enhance outdoor circulation as well as to activate the public realm.

To reflect Langara College's recognition of its place on the unceded territory of the Musqueam Nation and support of its indigenous students and community members, the proposal includes an Indigenous Pavilion and construction of an Indigenous Meeting House in Sub-area 5 which includes indigenous landscaping envisioned as one of the key outdoor learning spaces on campus.

Building Heights – The campus site plan is organized by locating the taller six storey buildings within the centre of the site. These buildings frame the quadrangle courtyard and transition in scale to four and two storey buildings along the perimeter to be more compatible with the neighbouring properties. The six storey building height of up to 31.0 m (101 ft.) is based on higher ceiling heights needed for institutional use as well as larger interior spaces of 5.0 m (16 ft.) floor-to-floor heights. Buildings are oriented to optimize solar exposure to the outdoor open spaces and parks as well as reduce impacts on neighbouring properties.

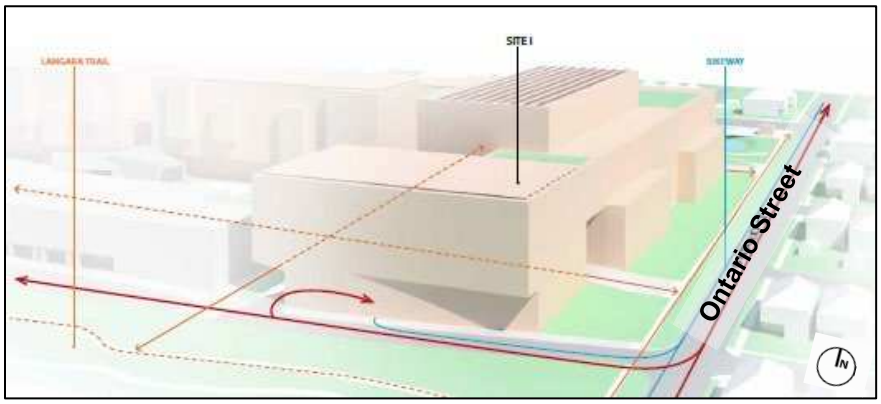
North interface – Along 49th Avenue, the predominant building height is four storeys or 20.0 m (65 ft.) buffered by a significant building setback of 47.0 m (154 ft.) which is maintained to preserve the existing green canopies (Figure 6). This height aligns with the existing Science and Student Services Building located at the northwest corner of the site at 23.0 m (75 ft.) and the four storey mixed use buildings anticipated across the street, per the *Cambie Corridor Plan*.

Figure 6: Concept Massing – North Frontage (along 49th Avenue)



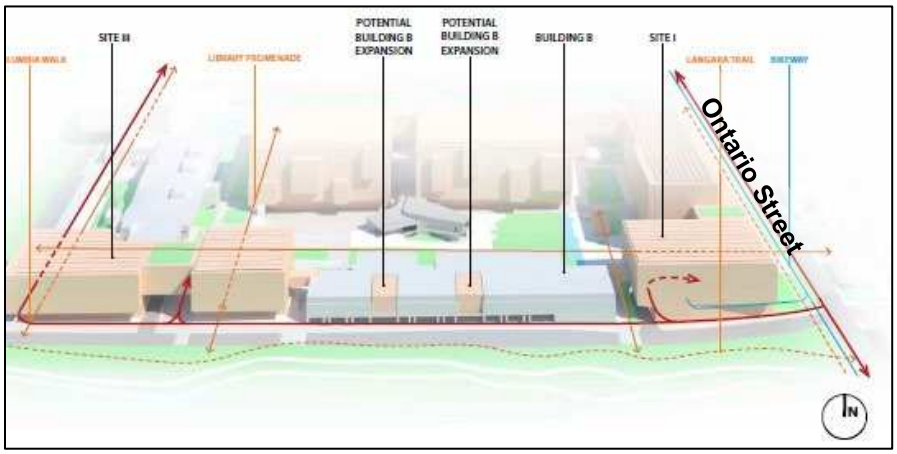
East interface – Facing Ontario Street, a predominant four storey building form and projecting two storey street wall at 10.0 m (33 ft.) is proposed. This eastern edge along Ontario Street respects the neighbouring scale through significant screening of existing trees (Figure 7).

Figure 7: Concept Massing – East Frontage (along Ontario Street)



South and West interface – Facing Langara Park (west) and Langara Golf Course (south), four storey buildings are proposed which create no shadowing impacts to park space.

Figure 8: Concept Massing – South Frontage (view from Langara Golf Course)



Design Guidelines – As part of the rezoning submission, the applicant team has worked with staff to develop a comprehensive set of draft Design Guidelines. The Design Guidelines will provide a framework to shape the development of the public realm and individual sub-areas on the Langara College site during subsequent permitting and construction stages.

The draft Design Guidelines, contained in Appendix E, are included for Council's consideration as part of this application. The Design Guidelines will be finalized and brought forward to Council for subsequent approval prior to enactment of the CD-1 By-law.

The Design Guidelines will set general intent on the massing, form and height of buildings, while the CD-1 By-law will set limits on use, height and density across the site. Further detailed design development will occur at the development permit stage in line with the Design Guidelines. Development permit applications on individual parcels within the Langara College site will include public notification and opportunities to provide input.

Urban Design Panel – An Urban Design Panel review was waived as the masterplan for Langara College is a massing model and is generally consistent with the urban design principles

within the *Langara College Policy Statement*. An Urban Design Panel review will be scheduled at the discretion of the Director of Planning for each subsequent development permit for further review of the more detailed form and massing of the individual buildings.

Staff conclude that the application generally reflects the built form, density and height principles of the *Langara College Policy Statement* and the recommended amendments in Appendix D. Rezoning conditions highlight areas of focus in design development to ensure a finer articulated scale of buildings, enhanced mid-block connection from bus stops (49th Avenue) to the quadrangle courtyard and a stepped massing to better respond to sloping site conditions. Staff support the application, subject to the conditions noted in Appendix B and the draft Design Guidelines in Appendix E, calling for improvements to the building designs at the development permit stage. This application sets the general form, height, density and land use permitted for this site through a CD-1 by-law (Appendix A) and draft Design Guidelines (Appendix E). Final design will be reviewed through the development permit application process for each building.

4. Transportation and Parking

Loading and vehicle parking for the site are proposed to be located underground. All new buildings are identified to be built on existing parking lots and or the site of existing buildings. New buildings will replace a large proportion of the college's existing surface parking, which will be replaced underground. A contiguous underground parking garage already exists accessed from both 49th Avenue and Ontario Street and it is expected that new connections will be required to accommodate future parking under Sub-areas 2, 3 and 4. The college's existing primary shipping and receiving facility is proposed to be relocated under a new building on an existing parking lot within Sub-area 1, sized to accommodate the existing and future needs of the campus. The rezoning application proposes to target campus parking supply at 1,100 parking spaces, with further reviews at each development permit stage of the masterplan.

A variety of conditions to improve access and movement through the site for all travel modes are included in the conditions of approval (Appendix B) and are to be addressed at the rezoning and development permit stages, as indicated. Key considerations include the safe and efficient movement of people walking and cycling through the site, effective goods movement, and ensuring accessibility for people driving.

Conditions include the provision of additional bicycle parking, public bike share stations, and provision of a green mobility and Transportation Demand Management (TDM) plan. The proposal will deliver a bike lane along 49th Avenue and a protected bike lane along Ontario Street between 49th Avenue and the lane south of 51st Avenue. Clear connections from the Ontario Street bike lane will be provided to connect to indoor bike parking and end-of-trip facilities.

Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the rezoning conditions included in Appendix B are satisfied. Parking spaces are to be provided in accordance with the Parking By-law and the development will be effectively integrated into the surrounding road network during construction.

5. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezonings* (amended by Council on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission

buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application has opted to satisfy the updated version of the *Green Buildings Policy for Rezonings* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. For developments with non-residential buildings, the policy also requires they achieve LEED Gold certification, and the applicant has submitted a preliminary LEED scorecard indicating they are on track for Gold certification. Conditions are included in Appendix B.

Rezoning Policy for Sustainable Large Developments – Given the site size and the proposed floor area, the requirements of the *Rezoning Policy for Sustainable Large Developments* (2018) apply to the rezoning application. The policy requires defined plans or studies on different topic areas to demonstrate how the proposal will achieve the City's sustainability goals. While the application does not include detailed building design, as part of the proposal, the applicant has included details on how they plan to meet the applicable requirements at a campus-wide scale in the following ways:

- Sustainable Site Design – The main sustainable site design attributes are: a comprehensive open space plan, landscape/planting strategy, tree canopy coverage with emphasis on the Ontario Street Greenway edge, enhancement of the site's existing wetland pond, improved stormwater capacity, enhanced pedestrian access by improving lighting and views, and that all new building sites proposed are located on existing parking lots and/or the sites of existing buildings approaching the end of their design life.
- Sustainable Food Systems – The application includes a community garden on campus which has been in place since 2011, run by the registered non-profit Langara Community Garden Society. The application also includes a plan to incorporate edible landscaping, an interactive garden plot on the east side of the campus for anyone to pick fruit, a community kitchen to enhance student life, a community cupboard program which acts as a foodbank for students, and exploration to work with a campus wide food vendor to grow food on site to be used in the cafeteria.
- Green Mobility – The application will contribute to street improvements along 49th Avenue between Langara Park and Ontario Street including a bike lane along 49th Avenue, a protected bike lane along Ontario Street between 49th Avenue and 52nd Avenue and delivery of a Langara Trail connection along the Ontario Street edge of the site. The site is located on a major arterial with regular bus service and is three blocks away from the Langara-49th Avenue Canada Line Station. The applicant has also provided a preliminary Transportation Demand Management (TDM) Strategy as part of the application.
- Potable Water Management – A Domestic Water Demands and Fire Flows Reports was provided as part of the rezoning application. The next stage of the project will require proposals to reduce potable water use through such elements as high efficiency irrigation design and the use of low-flow plumbing fixtures as well as outdoor water use reductions through systems such as drip irrigation and moisture sensing controllers, and may be accompanied through careful plant selection. Conditions will also seek feasibility studies on the implementation of rainwater harvesting and reuse for non-potable water demand.

- Rainwater and Groundwater Management – The application proposes to meet the City's requirements for absorption and treatment of water on the site through a combination of absorbent landscaping, green roofs, wetlands, infiltration swales, and permeable pavers.
- Zero Waste Planning – The ultimate goal of the Langara College recycling program is to create a zero waste campus. A four-stream recycling initiative has already been introduce on campus and is now moving toward a City of Vancouver-approved, colour-coded bin system. The college has a "Zero Waste Event Certification", a checklist aimed at designing events to reduce the amount of materials consumed. Further initiatives will be sought at the next stage of the project.
- Resilience – At the time that individual development permit applications are submitted, the applicant will be required to submit a Resilience Worksheet. The Worksheet assesses the local risk, hazards and identifies consideration and mitigation strategies.

Staff have reviewed the applicant's overall response to the *Rezoning Policy for Sustainable Large Developments* and, in some instances, have recommended improvements to strengthen the response to the policy. Conditions to secure the delivery of these features prior to enactment or as part of subsequent development permit stage applications are included in Appendix B.

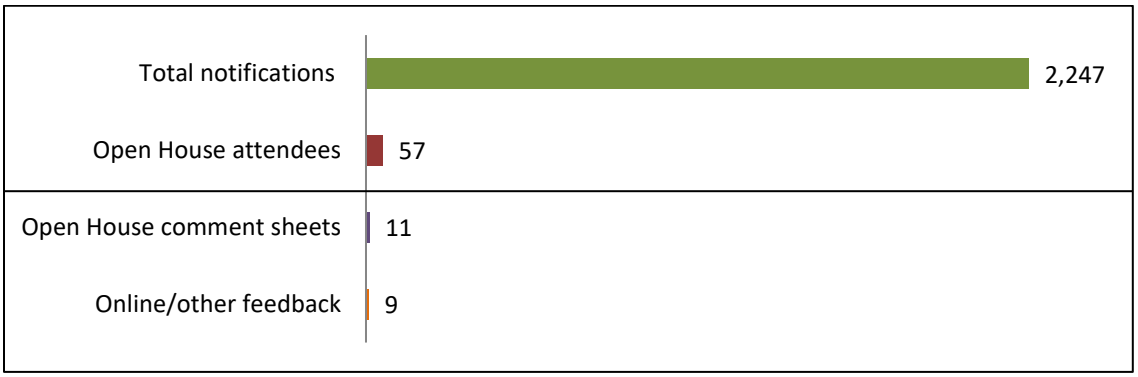
PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on June 20, 2019. A total of 2,247 notification were distributed within the neighbouring area on or about July 5, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on July 23, 2019 at Langara College, 170 49th Avenue. Staff, the applicant team, and a total of approximately 57 members of he public attended the Open House. Consultation for this application predated the City's virtual engagement strategy that was implemented due to the pandemic.

Public Response – In response to the public consultation process, approximately 20 pieces of feedback were received, including open house comment sheets, emails, and additional written submissions (see Figure 9). A short summary of public feedback is provided below; a full description of the public response is in Appendix F.

Figure 9: Initial Application Notification and Public Response



* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Support for the proposal cited the following themes:

- General project support
- Building height and density
- Retention of greenspace

Concerns for the proposal cited the following themes:

- Increased traffic congestion and street parking
- Building height and neighbourhood fit
- Student housing should be included

A detailed summary of public comments in response to the rezoning application may be found in Appendix F.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

Development Costs Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 100,361 sq. m (1,080,277 sq. ft.) of new floor area for Sub-areas 1 to 5 to allow for the phased masterplan of the Langara College campus. The phased implementation of the masterplan over the next 25 to 30 years is anticipated to generate approximately $22 million of DCLs based on rates in effect as of September 30, 2020.

DCLs are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be $2,178,542. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

A public art agreement was finalized through the previous Langara College rezoning application in 2006. A new or revised agreement is anticipated to reflect this current rezoning application which includes updated sub-area boundaries for phased development and updated floor area calculations.

Community Amenity Contribution (CACs) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

For institutional uses, the City's Financing Growth Policy has a target CAC rate of $32.29 per sq. m ($3.00 per sq. ft.) applied on the net additional floor area. Using this target rate, a CAC of $1,889,362 is established which the applicant has offered to provide in the form of 12 additional childcare spaces once the existing 62-space childcare facility is relocated and constructed during the first phase of development.

Staff recommend accepting the in-kind CAC offer in lieu of a cash CAC to accommodate the additional 12 childcare spaces secured through a legal agreement. It will be a requirement that the expanded childcare facility comply with the *Childcare Design Guidelines* and *Childcare Technical Guidelines*. The childcare facility ownership will remain with the college and be delivered within the first phase of development.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, total DCLs of approximately $22 million would be expected from this site during the phased implementation of the masterplan over the next 25 to 30 years.

If the rezoning application is approved, the Applicant will be required to provide new public art with an estimated budget of $2,178,542 on site, or make a cash contribution in accordance with the *Public Art Policy and Procedures for Rezoned Developments*. The public art budget will be determined at time of development permit issuance.

As noted in the Public Benefits section, the applicant has offered a CAC package valued at $1,889,362 for the in-kind on-site childcare expansion. The childcare facility ownership will remain with the college and be delivered within the first phase of development. The 12-space addition will be secured for a term of the longer of 60 years or the life of the building.

CONCLUSION

Staff conclude that the proposed Langara College masterplan is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the *Langara College Policy Statement*. Approval of this

application would enable the college to further contribute toward the City's long-term strategic goal of providing high-quality lifelong learning that affords opportunities for residents to develop and enhance their lives.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, amendments to the *Langara College Policy Statement* shown in Appendix D and draft Design Guidelines shown in Appendix E. Further it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix G, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

100 West 49th Avenue (Langara College)
DRAFT BY-LAW PROVISIONS

Note: A By-law 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 indicated provisions of By-law No. 4412.

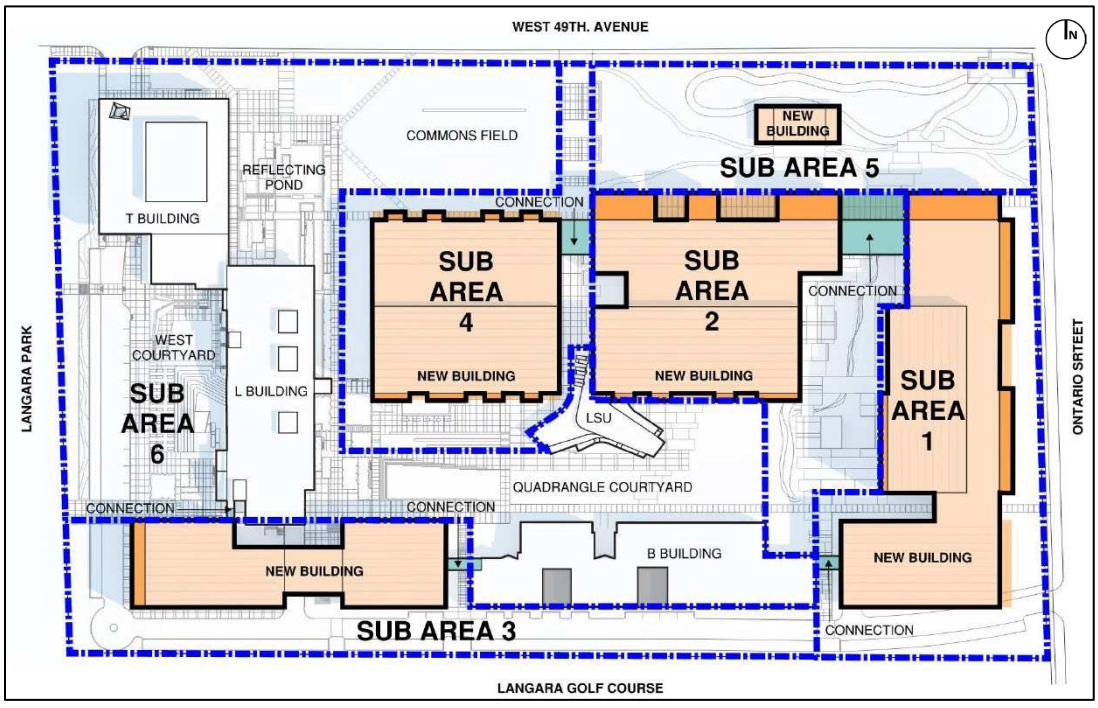
2. Council strikes out sections 3 through 7 and substitutes the following:

   "

3. Sub-areas

   3.1 The site is to consist of six sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor area and building heights for each sub-area.

Figure 1: Sub-areas



4. Floor Area and Density

   4.1 The total floor area for all uses must not exceed 134,641 m^2.

   4.2 The floor area for all permitted uses in each of the sub-areas must not exceed the maximum permitted floor area for that sub-area, as set out in the following table:

Table 1: Maximum Permitted Floor Area

Sub-Area of Figure 1	Maximum permitted floor area (m^2)
1	30,127
2	31,518
3	11,906
4	28,268
5	400
6	32,422

4.3 Computation of floor space ratio must include all floors, including earthen floor, above and below ground level, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

(a) child day care facility;

(b) balconies, canopies, open concourses, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;

(c) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;

(d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length.

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

5. Building Height

5.1 Buildings in each sub-area, measured from base surface, must not exceed the maximum permitted height for that sub-area, as set out in the following table:

Table 2: Maximum Permitted Building Height

Sub-Area of Figure 1	Maximum permitted height (m)
1	31
2	31
3	21
4	31
5	11
6	24

6. Setbacks

6.1 The setback of each building above grade must be at least:

(a) 14.0 m from the north property line;

(b) 15.6 m from the west property line; and

(c) 14.0 m from the south property line.

6.2 The setback of each building below grade must be at least:

(a) 14.0 m from the north property line;

(b) 15.6 m from the west property line; and

(c) 12.4 m from the south property line.

“

7. Council renumbers sections 8 and 9 as sections 7 and 8, respectively.

* * * * *

100 West 49th Avenue (Langara College)
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 Proscenium Architecture + Interiors Inc., stamped received on March 19, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with development applications.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development to introduce significant vertical breaks in long building massing to minimize overall scale and bulkiness.

Note to Applicant: Although projecting elements address articulation of the facades, building massing and in particular, bridging elements should be distinct from building massing differentiated by materiality, height, or setbacks and should not be included as part of the maximum 40% projection elements.

1.2 Design development to enhance campus permeability and circulation by the following:

(a) Ensure the prominence of site entry from Manitoba Walk.

Note to Applicant: Although northeast and northwest corners (along 49th Avenue) are the predominant campus entry points, a more legible entry to the quadrangle courtyard and Students' Union Building should be provided from the bus stops on 49th Avenue).

(b) Enhance circulation to be more inviting and shape massing to optimize solar exposure.

Note to Applicant: Strategy should include widening gap between constricted entry point between Sub-area 4 building and existing Student Union building and setting back upper 2 levels of buildings (Sub-areas 2 & 4).

1.3 Design development to respond to the sloped site condition, (Sub-area 1) such as stepped massing.

Note to applicant: There is an approximate 3 m/10 ft. drop in grade from the north to south yard setbacks. Above grade parking structures should be avoided.

1.4 Design development to the ground floor elevations to contribute to the street character and provide an engaging pedestrian interface.

Note to applicant: Architectural quality and variety is expected in the design of ground floor faces, including further articulation.

1.5 Design development to consider green roofs and in particular at the predominant fourth storey, accessible and visible from the upper levels.

Note to applicant: Per Langara College Design Guidelines, roofs should be considered an opportunity to enhance the performance of the integrated rainwater management strategy (See Condition 1.19).

1.6 Design development to the public realm at 49th Avenue to coordinate with expectations of Complete Streets per the Cambie Corridor Public Realm Plan.

1.7 Design development to explore alteration or removal of fence along the western edge of the site in collaboration with Park Board.

Note to applicant: This is consistent with Langara College Design Guidelines to enhance pedestrian access as well as visual connection to Langara Park.

1.8 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.

Crime Prevention through Environmental Design (CPTED)

1.9 Design development to respond to CPTED principles, including:

(c) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;

(d) Reduce opportunities for theft in the underground parking and mail theft;

(e) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and

(f) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

1.10 Design development to provide an updated thoughtful open space/public realm network by the provision of complete landscape architectural plans, clearly showing divisions between sub-areas.

Note to Applicant: It is expected that responses to rezoning conditions are reflected in an updated comprehensive campus plan, to be submitted with the first Development Permit application. This should include landscape phasing, to be clarified and distinguished between final and interim plans, if any are proposed.

1.11 Design development to provide the most conservative tree strategy possible, which explores and enables significantly more tree retentions of all healthy viable trees than currently shown on the conceptual plan, following receipt of complete tree information. This may impact the final form of development or building footprints. The following should be provided:

(a) In addition to the proposed retained trees for the east/north Site Plan, per Arborist Tree Protection Plan dated July 15, 2019, the plan should confirm building setbacks needed to enable safe retention, including any alternate excavation methods;

Note to Applicant: This may require possible revisions to building footprints and parkades.

(b) Clarifications and coordination between the landscape plans for the entire site and Arborist Tree Protection Plan, with modifications to the plans as needed to confirm tree retention;

Note to Applicant: Many trees are proposed to be retained in arborist report, however the proposed plans do not make that possible. Due to the amount of inconsistencies and clarifications required, further conditions may follow receipt of complete and coordinated information.

(c) Provide complete and coordinated revised Arborist Report for the entire site, dated to reflect current conditions;

(d) Provide separate Arborist Reports for each Development Permit, reflecting specific tree strategy for each parcel, in coordination with overall Arborist Report;

(e) Enable and maintain existing grades around all Critical Root Zones; and

(f) Ensure arborist recommendations are adhered to, including arborist supervision.

1.12 Design development to express and celebrate indigenous lands with the integration into the landscape of interpretive signage and indigenous public art.

1.13 Design development to identify and celebrate the original historical creek running through the site, having sustainable and resilient qualities, while avoiding any static or recirculating decorative water features.

1.14 Design development to the west property interface to re-establish and achieve connectivity with Langara Park, in coordination with the Park Board.

1.15 Design development to select new tree species based on achieving as broad a range of biodiversity and functional benefits as possible, including ecological and green infrastructure benefits. Larger canopy trees provide commensurate benefits and should be selected where possible.

1.16 Design development to further enhance the overall landscape concept and improve sustainability by the following:

(a) Explore opportunities for intensive and/or extensive green roofs on every available flat roof;

(b) Provide surface drainage systems or rain gardens which allow natural rain infiltration, in lieu of conventional piped systems wherever possible;

(c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);

(d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;

(e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots; and

(f) Provide high quality hard and soft materials which are in keeping with the local, native and natural concept.

1.17 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1.0 m across and 1.2 m down) to maximize contiguous soil volumes.

1.18 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.

1.19 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

(a) Maximize natural landscape best management practises;

(b) Minimize the necessity for hidden mechanical water storage;

(c) Increase the amount of planting to the rooftop areas, where possible;

(d) Consider linear infiltration bio-swales along property lines, at lower site areas;

(e) Use permeable paving;

(f) Employ treatment chain systems (gravity fed, wherever possible); and

(g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

1.20 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

(b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and

(c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

1.21 Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.

1.22 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

Childcare

1.23 Design development to ensure that the 12-space childcare addition is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines*.

1.24 Design development to ensure that the indoor and outdoor spaces of the childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the operator. The 12-space addition to have an indoor floor area of not less than 182.0 sq. m (1,959 sq. ft.) and an adjacent outdoor space of not less than 170.0 sq. m (1,829 sq. ft.).

Parks

1.25 The applicant is to work collaboratively with Park Board and City staff to ensure successful delivery of the Langara Trail connection along the Ontario Street edge of the site and ensure it is designed and delivered to the satisfaction of the General Manager of Parks and Recreation and the General Manager of Planning, Urban Design, and Sustainability.

Sustainability

1.26 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green Buildings Policy for Rezonings in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin: Green Buildings Policy for Rezonings – Process and Requirements (amended April 28, 2017 or later).

Engineering Services

1.27 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition. For more information: https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals

1.28 Provision of a finalized Transportation Assessment and Management Study (TAMS) to include an updated Parking study for provision of parking utilization data collection information.

1.29 Landscape and Site plans that reflect the improvements to be provided as part of the Services Agreement. Provision of the detailed Landscape Plan to the satisfaction of the General Manager of Engineering Services. All public realm treatments to the approval of the General Manager of Engineering Services.

Note to Applicant: When submitting Landscape Plans at the Development Permit stage, place the following statement on the landscape plan; 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."

1.30 All gas services to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

1.31 Provision of a Loading Management Plan (LMP) to show the following:

(a) How the loading facility will operate;

(b) Management of the facility, including on-site loading manager;

(c) Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries;

(d) Routing of trucks to loading facilities from 49th Avenue at Columbia Street;

Note to Applicant: Loading access from Ontario Street (bike route) is not supported.

(e) Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions; and

(f) Identification of loading bays that can be used for unscheduled loading deliveries

1.32 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

Note to Applicant: Each individual measure must be applicable to the future DP site at which it is located. TDM measures available to multiple land uses may count towards the requirements of all those land uses. Detailed submission requirements for review of each TDM measure can be referenced in Schedule B of the Transportation Demand Management for Development in Vancouver Administrative Bulletin. Note that for large sites, at least eight (8) of the required points must come from a shared vehicle related TDM measure.

(a) ACT-03 – Enhanced Class B bicycle parking:

(i) Provision of concept design for enhanced Class B bicycle parking; and

(ii) Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans.

Note to Applicant: A total of 2 points appear achievable for this measure.

(b) ACT-07 – Public Bike Share Space:

(i) Illustrate the size and location of the PBS space being provided, and how the development project is meeting the requirements as specified by City staff on plans.

Note to Applicant: A total of 8 points appear achievable for this measure.

(c) COM-02 – Car Share Vehicles and Spaces:

(i) Provide rationale and a letter of support from a car share provider identifying the number of car spare vehicles and spaces deemed appropriate for the site. Any of these spaces must be provided above the reduced vehicle parking provisions;

(ii) Identify/note/dimension individual car share spaces on plans;

(iii) Spaces to be located with convenient, public access at-grade, or on a P1 parking level; and

(iv) Provide detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.

Note to Applicant: A total of 8 points appear achievable for this site pending support from a car share provider and provision of the appropriate number of vehicles and vehicle spaces on-site.

(d) COM-03 – Additional Pick-Up / Drop-off Spaces:

(i) Spaces to be located with convenient, public access at-grade, or on P1; and

(ii) Identify number, on-site location, design, and dimensions of additional passenger loading spaces on plans.

Note to Applicant: A total of 8 points are available for this measure. The above noted information is required prior to determining the number of points achieved.

(e) SUP-01 – Transportation Marketing Services:

(i) Provision of a description of the services to be provided; and

(ii) If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

Note to Applicant: A total of 2 points appear achievable for this measure.

(f) SUP-02 – Real-Time Information:

(i) Identify the general locations for proposed displays on plans; and

(ii) Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

Note to Applicant: A total of 2 points appear achievable for this measure.

(g) SUP-03 – Multimodal Wayfinding Signage:

(i) Identify the general locations for proposed displays on plans; and

(ii) Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

Note to Applicant: A total of 2 points appear achievable for this measure.

(h) PKG-02 – Parking Supply:

(i) Identify number, location, design, and dimensions of spaces on plans.

Note to Applicant: A total of 2 points achieved for this measure.

1.33 Provision of compliance with the Transportation Demand Management (TDM) Plans, as per the finalized TDM agreements.

1.34 Design development of bicycle parking layouts and access to comply with the Bicycle Parking Design Supplement to the satisfaction of the General Manager of Engineering Services.

1.35 Design development of the parkade layouts, loading spaces and accesses to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including but not limited to:

(a) Loading corridors with convenient, internal, stair-free access to/from all site uses from the Central Loading Facility;

Note to Applicant: Clearly show and note loading route(s) to demonstrate how stair-free loading will be provided to all site uses on campus from the central loading facility (BUNT TAMS dated March 2019, page 24).

(b) Provide a clear unloading area or raised rear dock, minimum 1.8 m wide, with suitable access to facilitate goods loading/unloading for all Class B and C loading spaces.

1.36 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities and the number of spaces being provided;

(b) All types of parking, bicycle and loading spaces individually numbered, and labelled on the drawings;

(c) Dimension of columns and column encroachments into parking stalls;

(d) Show all columns in the parking layouts;

(e) Dimensions for typical parking spaces;

(f) Dimensions of additional setbacks for parking spaces due to columns and walls;

(g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;

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

(i) Areas of minimum vertical clearances labelled on parking levels;

(j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;

(k) Show and note the stair-free access route from all Class A bicycle storage to reach the outside;

(l) Existing street furniture including bus stops, benches etc. to be shown on plans; and

(m) The location of all poles and guy wires to be shown on the site plan.

1.37 Provision of a phase specific RWMP with every Development Permit application. Any significant alterations to the accepted site-wide plan will require approval and ongoing coordination with Engineering will be required to ensure that an acceptable RWMP is provided to the City.

The following should be included with RWMP submitted at the Development Permit stage:

(a) A phase specific RWM Report which will include an overview of how the requirements will be met, pre and post site conditions specific to that phase, summary of the rainwater management approach being taken, calculations and assumptions to support any figures provided;

(b) A phase specific Site Plan which shows the surface types and identifies the rainwater management method that will be used in each area. The plan will indicate any rainwater routing into proposed practices, show the extents of underground parking and the location of any proposed practices. If landscaping

will be used to capture any runoff, then area and depth of landscaping must be provided. If applicable, also include:

(i) Soil specification that is appropriate for absorbent landscape or biofiltration if appropriate; and

(ii) Details on the ponding depth and free board depth for planters if water will be directed to them.

(c) A Site Servicing and Grading Plan which shows the locations of all proposed rainwater management practices or devices with service connections to the municipal network and surface grading and drainage patterns;

(d) An Infiltration Report which supports any proposal for infiltration, prepared by a qualified professional. Any proposed infiltration practices must be designed based on site-specific conditions, including but not limited to, pollutant loading, groundwater elevation/contamination, infiltration rates, etc;

(e) Detailed drawings (if available) for any proposed system or device being employed which could include tank & orifice specifications, raingarden, swale or tree trench design drawings. A typical detail for each green infrastructure practice should include inflow locations, flow dissipation, safe overflows, and sub-drains if needed;

(f) Include a Construction Staging Plan which will ensure areas of proposed green infrastructure are protected as necessary before, during, and after construction;

(g) Proprietary information for any proposed water quality treatment device, demonstrating that it meets either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. If the device is being used as a primary treatment tool for high pollutant surfaces, then it must have the 'basic treatment' certification for 80% TSS removal, otherwise lower performing devices can be used for pre-treatment or as part of a treatment train. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard; and

(h) An Operation and Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure, tanks, etc), must be submitted to the satisfaction of the Integrated Water Management Branch and will included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details. The O&M Manual shall include, but not be limited to the following components:

(i) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established;

(ii) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system;

(iii) Fact sheets (or similar reference material), for proposed plantings;

(iv) Contact information for any proprietary systems to be located on-site (for example oil/grit separators); and

(v) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

Note to Applicant: The rainwater management strategy as outlined in the Facilities Masterplan and Preliminary Rainwater Management Plan (RWMP) by GeoPacific dated March 14, 2019 is acceptable for rezoning. Provision of an updated RWMP will be required with every Development Permit submission and be specific to the site area being developed in that application. The applicant should ensure of the following:

(a) The proposed raingarden and rainwater channel feature in the East Court is retained in the relevant Development Permit;

(b) Every opportunity is made to enhance the current wetland for rainwater management on site;

(c) Pervious paving is used for all walkways that are deemed appropriate;

(d) Where pervious paving is not appropriate, then grading to adjacent landscaping is preferred over area drains;

(e) Every opportunity to maximize natural landscaping and infiltration, prior to directing water to a site-wide detention and water quality system, is explored; and

(f) Green Roofs or Blue-Green roofs are incorporated on any appropriate roof areas as they are highly supported by the City.

The following comments relate to the private development parcels, as the requirements for Roads, Lanes, and Parks (if applicable) will be detailed in a separate section.

(g) Provide a breakdown of how the Rainwater Management requirements, as detailed in the Rezoning Policy for Sustainable Large Developments, will be met within each distinct phase;

(h) For each phase include a summary chart of how the requirements have been met;

(i) For each phase include a site plan of the proposed surface types, the underground parking extents and any rainwater routing currently proposed;

(j) For each phase include the runoff coefficient calculation used for the peak flow rate calculation; estimating to the greatest extent possible the area of landscaping /green roofs proposed;

(k) Use the 10-year event storm for all peak flow calculations; and

(l) Clarify which buildings will incorporate rainwater harvest & reuse and on-site infiltration.

In the event that the distinct phases cannot demonstrate that they are meeting the requirements individually, the City may require an exploration into a district scale rainwater management system or alternative at the expense of the applicant.

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 and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

2.1 Provision of a Statutory Right-of-Way (SRW) agreement and reference plan of the SRW area within the site for the Greenway Seating Plaza that is to be located straddling the northeast corner of the site, including an encroachment agreement to be registered for those portions of the plaza located on City property.

Note to Applicant: This is an outstanding condition from the previous rezoning. Covenant/SRW BB327394-5 and Services Agreement CA3578068-70 is to be amended and/or replaced as necessary to stipulate the delivery of the plaza for this rezoning application. The plaza is to be integrated as part of the walking and cycling improvements on Ontario Street and 49th Avenue or the Indigenous Meeting House and associated landscape, whichever occurs first. Design of the plaza to be approved by the Director of Planning.

2.2 Provision of a SRW Agreement & Explanatory Plan for the westerly end of the site to act as if public park owned by the City, to be used with the adjacent Langara Park as a continuous and single park space.

Note to Applicant: This is an outstanding requirement of Covenant BB327389 from Phase 1 development of the previous rezoning

2.3 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance of any Development Permit for the Rezoning Site, and such agreement shall include, without limitation, the following provisions:

(a) That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:

(i) Provision of a detailed Transportation Demand Management (TDM) Plan for each development permit, meeting the requirements for large sites as

described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin, for the approval of the General Manager of Engineering Services;

(ii) Provision of further legal agreements, including without limitation a TDM Agreement, to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures set out in the approved TDM Plan. Such agreement(s) will: (A) permit the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and (B) require the owner of the lands to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

Note to Applicant: These agreements would include but not be limited to a Section 219 Covenant and Statutory Right-of-Way, subject to additional details being formalized through detailed design;

(iii) Provision of financial security in the form of Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services to secure the obligations set out in the TDM Agreement; and

(iv) Provision of funding towards long-term TDM monitoring fund in the amount of $2 per square metre of gross floor area; and

(b) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in her sole discretion require.

2.4 Provision of a Section 219 Watercourse Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

2.5 Subject to the acceptance of the finalized TDM Plan, entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of two-way Shared Vehicle(s) and the provision and maintenance of Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

(a) Provide Shared Vehicle(s) to the development for a minimum period of a 3-year term;

(b) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);

(c) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;

(d) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);

(e) Provide security in the form of a Letter of Credit for $50,000 per Shared Vehicle;

(f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and

(g) A letter of intent from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate the number of car share vehicle spaces and vehicles supported on site, as well as acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

2.6 Discharge of SRW CA4008111-14 and provision of a new SRW agreement for the future public bike share stations (PBS) that meet the following requirements:

(a) Size: At a minimum two PBS stations, of the following size shall be accommodated;

(i) One 30.0 m x 4.0 m (linear configuration) or 15.0 m x 8.0 m (back-to-back configuration) sized station near Ontario Street and 49th Avenue; and

(ii) One 30.0 m x 4.0 m (linear configuration) or 15.0 m x 8.0 m (back-to-back configuration) sized station near Ontario Street and 51st Avenue.

Note to Applicant: The full length of the space is to be continuous. The physical station with docked bicycles is 2.0 m wide and has a required bicycle maneuvering zone of 2.0 m for a total width of 4.0 m.

(b) Location: The two stations must be fully located on private property while still clearly visible to the public with 24/7 public access. The preferred locations are near the intersections of Ontario Street and 49th Avenue, and Ontario Street & 51st Avenue to allow easy access to the street;

(c) Access: Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station;

(d) Surface treatment: A hard surface, CIP concrete (saw cut or broom finished) is required with no utility access points (including vents, drains, etc.) within the PBS station footprint (except as noted below). Any utility access point within 1.0 m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval;

(e) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided;

(f) Sun exposure: There must be a minimum of 5m vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day; and

(g) Power: Provision of sufficient electrical service and electrical power in close proximity to the PBS station. Location of the power source connection for PBS to be shown on the landscape and site plans.

2.7 Discharge of Services Agreement CA3578068-70 and provision of a new Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services, in respect of each phase of the development of the Rezoning Site, shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as the General Manager of Engineering Services deems necessary in his sole discretion. Except as explicitly provided for in Condition 2.8 and 2.9, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated August 13th, 2020, no water main upgrades are required to service the development.

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 Water System.

(b) Provision of storm and sanitary sewer upgrades for the following:

(i) Separate 140.0 m combined sewer main on 50th Avenue from MH approximately 9.0 m east of MH__FJCNL2 near Ontario Street and 50th Avenue to the connection to the GVS&DD 1350.0 mm South Hill Trunk on Quebec Street;

(ii) Separate 134.0 m of 750.0 mm combined sewer main to 375.0-450.0 mm sanitary and 900.0-1050.0 mm storm on 50th Avenue from new MH approximately 9.0 m east of MH__FJCNL2 to the connection to Quebec Street and 50th Avenue (MH__FJCNM0); and

(iii) Separate 6.0 m of 750.0 mm combined main to 525.0 mm sanitary and 900.0 storm on 50th Avenue from Quebec Street and 50th Avenue (MH__FJCNM0) to the GVS&DD 1350.0 mm South Hill Trunk on Quebec Street.

Note to Applicant: The upgrade will be delivered by the City and the Applicant shall provide cash-in-lieu for the sewer upgrade on 50th Avenue. The applicant is

to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the sewer delivery. If the IWM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.

The development is to be serviced to the 450.0 mm sanitary and 900.0 mm storm sewers just north of 50th Avenue on Ontario Street (MH__FJCNL9). The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

(c) Provision of street improvements along Ontario Street and appropriate transitions including the following:

(i) 2.1 m wide broom finish saw-cut concrete sidewalk adjacent the site including transitions as required;

(ii) 2.0 m wide raised protected bike lanes on both sides of Ontario Street between 49th Avenue and the lane south of 51st Avenue, including any required road reconstruction to current standards;

(iii) Curb ramps;

(iv) Street lighting upgrade (roadway and sidewalk) to current City standards and IESNA recommendation;

(v) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards;

(vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements including any transitions from raised protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment; and

(vii) Mill and overlay on Ontario Street to centerline in conjunction with improvements detailed in the approved geometric design.

(d) Provision of street improvements along 49th Avenue adjacent to the site and appropriate transitions including the following:

(i) 0.9 m wide front boulevard;

(ii) 2.0 m wide raised asphalt bike lane;

(iii) 0.3 m type E curb separation between the bike lane and sidewalk;

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

(v) Curb and gutter, including any required road reconstruction to current standards;

(vi) Street lighting upgrade (roadway and sidewalk) to current City standards and IESNA recommendation;

(vii) Relocation of the existing bus stop and shelter including the required associated infrastructure upgrade at the new location;

(viii) Adjustment to all existing infrastructure to accommodate the proposed street improvements including any transitions from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment; and

(ix) Mill and overlay on 49th Avenue to centerline in conjunction with improvements detailed in the approved geometric design.

(e) Provision of geometric changes on 49th Avenue at the intersection of Columbia Street for an interim westbound left turn bay, including:

(i) Changes to existing road markings and signage; and

(ii) Adjustment to all existing infrastructure to accommodate the proposed street improvements including any modification of related traffic signal equipment.

Note to Applicant: Changes to this intersection for an interim westbound left turn bay including new road markings and changes to the existing parking regulations are required to reinforce Columbia Street as the principal vehicle entrance to the campus with Ontario Street providing a secondary access. This is a goal that was identified in the *Langara College Policy Statement.* These interim changes are required as implementing the ultimate design for this intersection and portion of the 49th Avenue corridor can only be completed in the longer term once further redevelopment of the area has occurred.

(f) Provision of geometric changes and street improvements on 49th Avenue at the intersection of Manitoba Street including:

(i) Curb and gutter and any required road reconstruction to current standards;

(ii) Adjustment to all existing infrastructure to accommodate the proposed street improvements including replacement or modification of related traffic signal equipment; and

(iii) Street lighting upgrade (roadway and sidewalk) to current City standards and IESNA recommendation.

Note to Applicant: These intersection changes are to facilitate the 49th Avenue geometry changes noted above in Condition 2.7(e).

(g) Provision of geometric changes and street improvements on 49th Avenue at the intersection of Ontario Street including:

(i) Curb and gutter and any required road reconstruction to current standards;

(ii) Adjustment to all existing infrastructure to accommodate the proposed street improvements including replacement or modification of related traffic signal equipment; and

(iii) Street lighting upgrade (roadway and sidewalk) to current City standards and IESNA recommendation.

Note to Applicant: These intersection changes are to support the north-south and east-west pedestrian crossings, and the eastbound to northbound left-turn movement for cyclists.

The City will provide the approved Geometric Designs for the street improvements on 49th Avenue and Ontario Street including the intersections at Columbia Street / 49th Avenue, Manitoba Street / 49th Avenue and 49th Avenue / Ontario Street. All elements of the Geometric design must be constructed to meet City Standards. Existing infrastructure to be adjusted to accommodate the improvements as required.

Where required, at the discretion of the City Inspector or City Engineer, adjacent infrastructure elements are to be removed and replaced as per the current City of Vancouver Streets Restoration Manual. This may be required at locations where the infrastructure is at the end of the design life or the functionality of the infrastructure is now not acceptable due to the rezoning of the property.

Should any existing City infrastructure adjacent to the site be damaged during construction activities then the existing infrastructure is to be replaced to current City standards. Sidewalks are to be installed with light broom finish and saw cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.

(h) Provision of the design and construction of a Greenway Seating Plaza that is to be located straddling the northeast corner of the site. The delivery of the plaza is to be integrated with the walking and cycling improvements on Ontario Street and 49th Avenue, or the Indigenous Meeting House and associated landscape, whichever occurs first.

(i) Provision of new or replacement duct banks adjacent to the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communications infrastructure.

(j) Provision of a new pad mounted service cabinet/kiosk on Ontario Street.

(k) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

(l) 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.

(m) Provision of project phasing plan to be appended to the Services Agreement if the applicant should propose a phased delivery of the Services Agreement obligations. Services Agreement phasing must be to the satisfaction of the General Manager of Engineering Services.

2.8 Provision of a Latecomer Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Conditions 2.7(b)(i), (ii) and (iii) - Storm and sanitary sewer upgrades on 50th Avenue; and

(b) Condition 2.7(j) - New pad mounted service cabinet/kiosk on Ontario Street.

2.9 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

(a) Condition 2.7(c)(ii) - Raised protected bike lanes on both sides of Ontario Street between 49th Avenue and the lane south of 51st Avenue

2.10 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services restricting the issuance of a Building Permit until such time as the developer delivers a final Rainwater Management Plan (“RWMP”) acceptable to the City and has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system and attached the RWMP.

2.11 Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all

electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. 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/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

2.12 Provision of an updated Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.

The updated Hydrogeological Study should address the following:

(a) Per the Hydrogeological Study dated March 15, 2019, additional test holes will be required should the proposed excavation(s) exceed 12.2 m bgs;

(b) Provide site details: # and type of building(s), # levels of parkade, etc;

(c) Describe any sloping of the site, including elevation change;

(d) Provide the estimated excavation depth(s), foundation depth(s), and water table levels in both metres below ground surface as well as geodetic elevations;

(e) Provide one visual concept model in the form of a profile or cross-section schematic which includes wells/test hole locations and screens, interpreted site stratigraphy, topography, water table(s) (perched or otherwise), planned excavation depth, etc;

(f) Discuss any expected seasonal variation of the water table depth(s);

(g) Provide a quantitative estimate (in litres per minute) of the anticipated long-term groundwater discharge rate;

(h) The City has documented a possible historic stream near this site. In the report, comment on the potential for an historic stream to be encountered by the excavation on site, a mitigation plan if encountered; and how this may impact the groundwater regime; and

(i) Within the report, make specific note of the legal Watercourse Covenant associated with the Langara College site, acknowledging that, per 2.b., the Owner shall not interfere with or divert the watercourse, and, per 2.c., if the watercourse is encountered, all work shall cease and the Owner shall follow further requirements. Please include a copy of the covenant in an appendix to the report.

Provide a plan for monitoring and reporting on the flow discharged to the sewer during the construction dewatering period. The reported flow monitoring must include daily volume/flow measurements (or more frequent measurements) and can be submitted to utilities.servicing@vancouver.ca.

Note to Applicant: The applicant may be required to enter into a legal agreement to secure its obligations relating to groundwater management, all to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

2.13 Prior to rezoning enactment, provide items listed in Section E.4 Submission Checklist, within the Rezoning Policy for Sustainable Large Developments and further elaborated on in Section 5 of the Sustainable Large Developments Bulletin.

In addition to the above, the submission shall include a non-potable water budget for each phase of the development to assess the feasibility of implementing rainwater harvesting and reuse for non-potable water demand. The analysis shall be based on historical daily rainfall and atmospheric records with a time step equal to one day and for a period equal to the years of rainfall records available. An example spreadsheet for the annual non-potable water balance can be shared if the applicant requests.

Childcare

2.14 Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and Director of Legal Services to maintain the existing 62 childcare spaces at Langara College.

2.15 Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and Director of Legal Services for the provision of an additional 12-space childcare program for 0-3 year olds that is equivalent or more to the cash CAC amount of $1,889,362. The 12-space addition is to be constructed as part of Langara College's new childcare facility and ownership of the program is anticipated to remain with the college. To secure this condition, the applicant will enter into agreements with the City which include, but may not be limited to, the following requirements:

(a) Delivery of the childcare facility in the First Phase of development;

(b) Design development to ensure that the 12-space childcare addition is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines*;

(c) Design development to ensure that the indoor and outdoor spaces of the childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the operator. The 12-space addition to have an indoor floor area of not less than 182.0 sq. m (1,959 sq. ft.) and an adjacent outdoor space of not less than 170.0 sq. m (1,829 sq. ft.); and

(d) The 12-space addition will be secured for a term of the longer of 60 years or the life of the building; and

(e) 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 her sole discretion require.

Public Art

2.16 Execute a new or amended Public Art 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 cover all requirements for the additional density and all phases of the development in relation to a Public Art Plan to be approved by the City and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art.

Note to Applicant: Please call Karen Henry, Public Art Planner (604-673-8282), to discuss your application.

Planning

2.17 Execution of a Statutory Right-of-Way for the Langara Trail Connection which will include provisions to secure access for the general public.

Note to Applicant: The Applicant and/or property owner(s) will be responsible for covering the ongoing costs (maintenance, repair and capital) for the Langara Trail.

Sustainability

2.18 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of each building to report energy use data, on an aggregated basis, for each building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

2.19 If applicable:

(a) Submit a site profile 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; and

(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 site on 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 on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites 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-laws. All transfers or dedications of any legal parcels shall be free and clear of all liens, charges and encumbrances.

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 a form 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.

* * * * *

100 West 49th Avenue (Langara College)
DRAFT CONSEQUENTIAL BY-LAW PROVISIONS

PARKING BY-LAW NO. 6059

Amend Schedule C (CD-1 District Parking Requirements) by adding the following:

Address	By-law No.	CD-1 No.	Parking Requirements
100 West 49th Avenue	4412	(55)	Parking, loading, and bicycle spaces in accordance with by-law requirements, except that there must be: (a) 16 Class A, 8 Class B, and 2 Class C loading spaces provided; and (b) A minimum of 1,100 parking spaces provided.

City of Vancouver *Land Use and Development Policies and Guidelines*
Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7344 fax 604.873.7060
planning@vancouver.ca

DRAFT AMENDED LANGARA COLLEGE POLICY STATEMENT

Adopted by City Council on March 3, 2005
(Amended February 18, 2014)



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1.0 Introduction

1.1 Policy Planning Process

In February 2004, in response to a Langara College proposal to expand campus facilities at 100 West 49th Avenue, City Council instructed staff to undertake a public planning program with Langara College to develop a Policy Statement, to provide a policy and site planning framework to guide, and provide a basis for assessing, future phased rezoning and expansion. In 2014, this Policy Statement was amended to accommodate the Science and Technology Building and remove the phased approach to building out project sub-areas. In March 2019, Langara College submitted a rezoning application to further expand campus facilities at 100 49th Avenue, triggering an amendment to this Policy Statement and the introduction of Design Guidelines.

This Policy Statement and the Design Guidelines sets directions for development to in terms of the overall campus organization, land use, density and building forms. Parking, traffic circulation, and sustainability also have policies that apply to the relevant issues. General direction is also given regarding public amenities, such as childcare and public open space, which may be necessary to achieve civic expectations for College and community needs. This Policy accommodates a range of future growth scenarios where full-time equivalent student (FTE) enrolment may increase from 10,500 FTE in 2018 up to as high as 16,500 FTE in the future. The Policy Statement is intended to be used in tandem with the CD-1 By-law and associated Design Guidelines to guide future development of the Langara College campus.

1.2 Background

Langara College is a unique institution in British Columbia. It is BC's Pathway Institution. Its special focus is on preparing students to move forward in their education – whether in service of entry into other higher learning institutions, career advancement, or to brush-up on skills. It has a special interest in the unique needs of international students, whose time at Langara is often not only a pathway to education, but to building a new life in Canada.

In recent years, Langara College has placed great value on Indigenous student support and has striven to advance the principles of reconciliation. Langara College respects that the campus occupies unceded Musqueam territory, near the ancient village of c̓əsnaʔəm. To honour this history and pay respect to the Musqueam People, the College held a naming ceremony on June 11th, 2016 with Grand Chief Edward John, the Honourable Andrew Wilkinson, Minister of Advanced Education, Vancouver Mayor Gregor Robertson, representatives of the Musqueam Nation, and Langara students. Langara College was honoured to receive the Musqueam name snəẇeyəɬ leləm̓, which means *house of teaching*. On September 26, 2018 a 14-foot welcome figure carved of red cedar by Musqueam artist Brent Sparrow Jr. was unveiled on the northwest corner of the campus. These ceremonies symbolize the importance of the relationship between Langara College and the Musqueam Nation, and the efforts for reconciliation and inclusion of Indigenous Peoples in defining the future of the campus.

Langara's current instructional buildings house lecture theatres, multi-use classrooms, study and seminar rooms, science laboratories, technical-vocational workrooms, a theatre, and studios for the cultural and performing arts. Langara College also offers a library, bookstore, cafeteria,

childcare centre, athletic facility, and Students' Union building. Since 2010, the College has housed both a dedicated Indigenous Gathering Space and a Native Student Centre. A new Gathering Space in Building C was officially opened by the College in September 2018. Langara provides a wide variety of regular studies courses and programs including university transfer courses, associate degrees, diploma and/or certificates, and continuing studies courses and programs.

Langara College courses and programs were first offered in 1965 at King Edward Centre as part of Vancouver Community College. It was not until 1970 that the college assumed its current site. Langara College was established as an independent public college in 1994 under the Provincial College and Institute Act, with the Langara College Continuing Studies program following shortly thereafter in 1997.

In preparation for its relocation to its current site, CD-1 By-Law No. 4412 was enacted in 1969 to permit college and recreational uses and later amended to accommodate expansion proposals in 1982 and 1995. Specifically, a 1982 CD-1 amendment to accommodate additions to Langara's main academic, library and gymnasium buildings established a total gross floor area of 32,892 sq. m (354,062 sq. ft.). The amendment also set out provisions for the introduction of a Students' Union facility. In 1995, to accommodate the construction of Building B along the southern edge of the site in replacement of the campus' playing field, the college's total permitted floor area was increased to 49,059.4 sq. m (528,088 sq. ft.). Through these amendments, limits on the amount of instructional floor space (13,166.0 sq. m or 141,722 sq. ft.) and the number of students under instruction at any one time (3,275) were also introduced. In 2004, a text amendment was approved by Council for a phased replacement of the Library and Classroom building by increasing the total allowable floor area to 50,599.4 sq. m (544,665 sq. ft.)

Following the 2004 zoning amendments, three major projects were completed: the construction of a new library with adjacent urban forecourt (completed 2007), the replacement of the Students' Union building (completed 2009), and the renovation and recladding of the former Library, now Building C (completed 2009). These projects, in combination with the Cambie Corridor Planning Program, set in motion the transformation of Langara College from a commuter campus dominated by parking into an inspiring and sustainable indoor-outdoor learning environment.

Further amendment to the CD-1 (55) zoning followed in 2014, based on master planning and conceptual design work carried out between 2009 and 2012. During this time, the college identified the need to depart from the phased approach anticipated by the 2004 Plan. Amended planning re-allocated the northwest development site to a different "Use" than that identified in the CD-1 Zoning: slating the site for a new Science Building, instead of a new Creative Arts facility. Additionally, schematic design and programming of the Science Building identified the need for a reduced setback along 49th Avenue as well as additional building height. Amendments to the CD-1 (55) Bylaw were made to allow these changes.

Additionally, the Policy Statement was amended to remove the association of phases of development with sub-areas. This change was made to eliminate the need to amend the zoning for any subsequent minor diversions from the original Master Plan vision. This was a first attempt at streamlining zoning procedure for the campus in the hopes of reducing the triggers

for future amendments and thereby facilitating more straightforward development processes for future buildings. Following the 2014 zoning amendment, the college's new Science building (Building T) was constructed (completed September 2016).

While the college's previous expansion proposals responded to its immediate programming and spatial needs, it did not set out coherent directions for sustained, continuous growth. Moreover, the amount of growth in student enrolment has far exceeded all previous projections. The current proposal by Langara College is intended to present a long-term vision for the campus; one that provides for the needs of the current student population as well as prepares for a range of future growth scenarios.

1.3 Langara College Development Needs

Over the past two decades, Langara has faced unprecedented growth and significant facility space shortfalls compared to the guidelines set by the Provincial Ministry of Advanced Education, Skills & Training. In 1993, the amount of academic floor space provided per full-time equivalent student (FTE) was about 4.75 sq. m per FTE, lower than any other college at that time. By 2018, the College was 14,060 sq. m deficient in floor space.

With Langara's student population now growing past 10,500 FTE (soaring beyond the 3,275 FTE limit set in 1995), the pressure on facility space is higher than it has ever been. Moreover, Langara College has projected this pressure to increase with more enrolment in the future. The college therefore assessed their current facilities and set out what would be required to meet the needs of their current and future student populations.

To reduce the shortfall of space, improve its quality and prepare for future student growth, Langara has indicated that it will require enough density to accommodate up to 16,500 FTE students. To accommodate this additional facility area, the college has indicated that it will require approximately 77% more floor space, or an additional 58,882 sq. m (633,800 sq. ft.) beyond what the current zoning allows, for a total of 134,641 sq. m (1,449,264 sq. ft.).

The college proposes to accommodate this additional density primarily on five development sub-areas (4 major and 1 minor), two of which would replace surface parking lots and the other two would replace ageing buildings. The fifth, minor development sub-area is set for a pavilion in the landscape. As development unfolds, existing surface parking lots will need to be relocated in underground parkades as necessary based on demand. Langara has also acknowledged that as a part of any expansion plans, it will need to ensure that specific measures are developed to limit college-generated traffic and parking from spilling into the community.

2.0 The Site and Context

2.1 Land Use and Density

(a) Permitted Uses
   (i) A College and related facilities, including accessory buildings and accessory uses customarily ancillary thereto.

(ii) A student resources building, including accessory buildings and accessory uses customarily ancillary thereto, but not to include a pub.

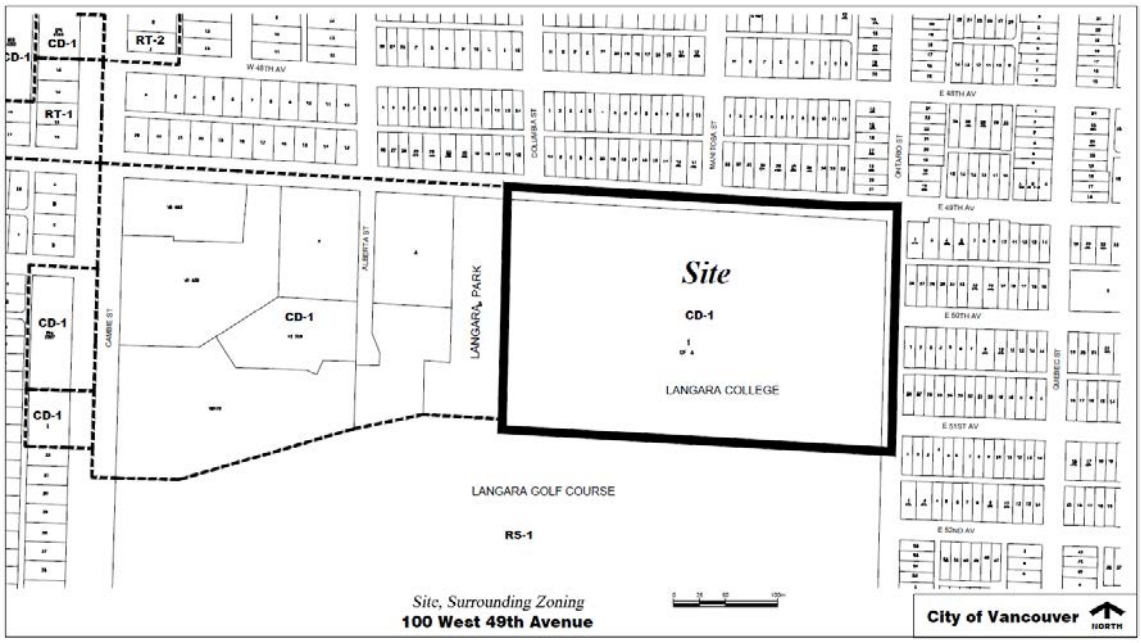
(b) Overall Floor Space

A maximum of 134,641 square metres of floor space is permissible for all uses combined.

(c) Maximum Number of Students under instruction

The number of students in class and under instruction at any one time shall not exceed 3,275.

Figure 1: Current Zoning Plan



2.2 Description of the Campus and its Surroundings

Langara's campus occupies an 8 hectare (20 acre) site that is bordered by 49th Avenue to the north and the Ontario Street Greenway to the east. The South Slope Family YMCA is nearby on 49th Avenue separated from the college by a 3-acre park (hereafter referred to as 'Langara Park'), which is situated immediately to the west of the campus, while the college shares its southern property line with the Langara Golf Course. The neighbourhood around the college is predominately residential with single-family dwellings present to the north and east and some multi-family to the west along 49th Avenue near Cambie Street. Single-family dwellings along the north side of 49th Avenue have been targeting for increased densification as outlined in the Cambie Corridor Planning Program. The YMCA is also undergoing a rezoning process.

Figure 2: Site Context



Along 49th Avenue, the campus is characterised by a significant 52 m (171 ft.) landscaped and treed setback, in addition to a welcoming Urban Forecourt at the west end of the street. The eastern edge of the site along the Ontario Street Greenway provides a similar setback, although the presence of college employee and student parking lots along with the college's servicing area dominate this side of the campus. To the south, the Langara Golf Course provides landscaping and trees along with a pedestrian pathway that extends around the golf course. The western side of the site is mostly occupied by a perimeter drive aisle and surface parking that provides access to parking under the library and fire truck access.

The campus' surrounding landscaping, setback buffers and sometimes blank facades serve to limit Langara's presence on the street, making it difficult to identify the types of activities present on the site or the principal entry point. The perimeter landscaping does, however, effectively demark the site as a campus, signaling the change in use from the neighbouring residential. It also serves to reduce the visual impact upon the surrounding residential neighbourhood from the various inter-connected institutionally styled buildings that occupy the campus. The significant southward slope of the site further serves to limit the mass of the built form along the north edge of the site.



Figure 3: Northwest Urban Forecourt
(Welcome post added in September 2018)



Figure 4: Ontario Street Greenway

Langara is presently comprised of a total of eight buildings: the central academic building known as "Building A" (22,220 sq. m or 239,000 sq. ft.), the library (6,664 sq. m or 71,730 sq. ft.), the academic building "B" (8,475 sq. m or 91,190 sq. ft), the academic building "C" (5,720 sq. m or 61,550 sq. ft), the gymnasium (2,010 sq. m or 21,630 sq. ft.), the Science and Technology Building (11,050 sq. m or 118,941 sq. ft.), the Langara Students' Union building (1,452 sq. m or 15,629 sq. ft.) and a 74-space childcare facility for the toddlers and 3 to 5 year-olds of students, Langara employees and the public. The heights of the various buildings generally range from three to four storeys with Building "C" reaching five to six storeys.

The configuration of the campus' buildings frame a quadrangle courtyard that serves as the heart of the campus life. The campus is intended to be a sequence of interrelated indoor and outdoor learning spaces shaped and animated by each new facility to be added. New development is to be located on existing surface parking lots or to reuse existing building footprints in order to preserve the existing trees and open spaces including the enhancement of an existing wetland at the northeast corner of the site.

Campus organization should strengthen campus identity along 49th Avenue and the connectivity within the campus and surrounding neighbourhood. This is done through conserving and enhancing the college's existing open spaces, strengthening pedestrian points of entry on 49th Avenue, enhancing wayfinding and link buildings and open spaces, as well as providing physical and visual links for the indoor and outdoor circulation network to enhance connectivity to the surrounding city. Pedestrian paths and connections will link the campus with Langara Park (west), Ontario Greenway (east), Langara Trail (south), and public transit (north). The masterplan for the campus builds upon a network of circulation spines to connect all campus buildings including recessed arcades to enhance outdoor circulation as well as to activate the public realm. This creates a more vital campus, one that engages the community and creates spaces of social learning both inside and outside. The Langara College Design

Guidelines will provide a framework to shape the development of the public realm and individual sub-areas on the Langara College site.

2.3 Access and Parking

Loading and vehicle parking for the site are proposed to be located underground. All new buildings are identified to be built on existing parking lots and or the site of existing buildings. New buildings will replace a large proportion of the college's existing surface parking, which will be replaced underground. A contiguous underground parking garage already exists accessed from both 49th Avenue and Ontario Street and it is expected that new connections will be required to accommodate future parking.

Vehicle access to the campus is provided along two street frontages; 49th Avenue and Ontario Street. The primary access point is located to the west of the College buildings at the signalised intersection of 49th Avenue and Columbia Street. The bulk of the on-site parking is located under the Library and along the drive aisle. There are also 2 access points along the east side of the campus off of Ontario Street between 49th and 51st Avenues: a northern fire truck access point blocked by bollards; a middle access point reserved for servicing and loading as well as for the employee parking lot; and a southernmost access point to a small student parking lot. This latter access point also connects Ontario Street to the main parking via an internal perimeter drive aisle situated along the southern edge of the campus.



Figure 5: Ontario Street Edge



Figure 6: Columbia Street Edge

There are currently 1,012 parking stalls provided on-site, of which the majority are provided under the Library with limited student parking available along the eastern side of the site. The college's employee parking lot is also provided along the campus' eastern edge. Off-site parking is limited by the existence of "Resident Parking Only" within about a five-block radius of the College which extends from Cambie Street to Main Street and from 45th Avenue to 56th Avenue. However, off-site parking is available to college students and the public along the south side of 49th Avenue.

East-west transit service is provided along 49th Avenue by the #49 bus. The college is two bus stops from the Langara-49th Avenue Canada Line Station at 49th Avenue and Cambie Street.

The Canada Line Station is also approximately 250m from campus. North-south transit service is provided along Cambie Street (#15) to the west and along Main Street (#3) to the east.

Bicycle access to the campus is provided along the Ontario Street Greenway and along 49th Avenue. The college will deliver a bike lane along 49th Avenue and a protected bike lane along Ontario Street between 49th Avenue and the lane south of 51st Avenue. Clear connections from the Ontario Street bike lane will be provided to connect to indoor bike parking and end-of-trip facilities. Cyclist facilities such as change rooms, shower facilities, and convenient, secure bicycle storage options are provided on site.

Key transportation considerations of the development of the campus include the safe and efficient movement of people walking and cycling through the site, effective goods movement, and ensuring accessibility for people driving. The College currently maintains and operates a Traffic Management Plan (TMP) in an effort to mitigate College generated traffic and parking conditions. The TMP promotes the use of alternative transportation modes (cycling, transit, carpooling). As part of new development on campus, the college will also provide additional bicycle parking, public bike share stations, and provision of a green mobility and Transportation Demand Management (TDM) plan.

3.0 General Goals: Langara College Campus Expansion

3.1 Langara College Campus Vision

Through the expansion of its campus facilities, Langara is seeking to improve upon a decade of sub-standard space for its current and future student populations. Langara is also looking to address many of the site challenges derived from incremental development and planning.

The campus expansion plan is expected to provide a built form and open space configuration that will provide the College with a greater street presence along 49th Avenue, and in doing so, create a greater sense of campus identity. By strengthening existing on-site pedestrian linkages and forming new connections with the surrounding neighbourhood and its community amenities, the campus plan seeks to improve the permeability and legibility of the campus and heighten the College's public image.

The College is also looking to enhance its already robust landscape treatment along its 49th Avenue edge as well as other edges to create a sequence of better defined open spaces, including a central student quadrangle.

Langara is also interested in the continued delivery of measures that will minimise traffic and parking overflow into the community.

3.2 General Goals

The following statements set out broad goals that will inform the development of the campus expansion plan. These are followed by more specific urban design and related principles contained in later sections, covering the fundamental aspects of the existing and future development. The broad goals of the campus plan have been identified as:

Site Design

(a) To establish a form of development that respects the existing neighbourhood context.
(b) To create a series of collegiate and public open spaces on the campus, framed around a focal quadrangle, and designed for various activities, gathering and recreation.
(c) To retain and enhance the usability and function of the existing landscape buffers surrounding the campus.
(d) To enhance public safety and minimise opportunities for crime through careful consideration of built form, spatial layout, accessibility and natural surveillance.
(e) To phase campus expansion so that each phase of development should improve the environment and functioning of the campus without the success and benefits of early phases being contingent on the implementation of subsequent phases.

Sustainability

(a) To integrate sustainable methodologies into the campus plan, open space and built form.
(b) To employ re-development and construction processes that minimize impacts on the learning, working and community environment.

Presence and Identity

(a) To provide greater campus street presence on 49th Avenue, while preserving the existing landscape buffer.
(b) To develop a more legible campus organization pattern that will foster a stronger sense of place and identity.

Permeability and Connectivity

(a) To create a greater sense of campus permeability to help integrate it more effectively with the surrounding residential neighbourhood.
(b) To strengthen existing and create new campus linkages into and through the campus and with the adjacent community amenities, including the South Slope YMCA, Langara Park, Langara Golf Course, Sunset Community Centre and the Ontario Street Greenway.
(c) To foster opportunities to increase community access to College grounds and facilities.

Public Realm and Animation

(a) To maximise pedestrian oriented animation and provide a high degree of transparency to interiors of interest along the principal pedestrian connections, open spaces and entry points.

Traffic, Parking and Transit

(a) To plan for and encourage vehicular access and circulation patterns that create a positive pedestrian environment, minimise conflicts between pedestrians/cyclists and vehicles, and moderate impacts to the surrounding residential neighbourhood and the Ontario Street Greenway (specifically south of 51st Avenue).

(b) To introduce Transportation Demand Management strategies that promote the use of more sustainable modes of movements such as walking, cycling, carpooling and transit.
(c) To reinforce the intersection at 49th Avenue and Columbia Street as the principal vehicle entrance to the campus with Ontario Street providing a secondary access.
(d) To reinforce transit orientation with a high level of pedestrian amenity and security for students, employees and visitors by strengthening links to 49th Avenue and fostering connections to the future rapid transit station at 49th Avenue and Cambie Street.
(e) To accommodate college-generated parking demand on the campus rather than on surrounding residential streets, minimising at grade parking and optimising below grade parking opportunities.

4.0 Community Amenity Strategy

4.1 Introduction

In addition to City-wide Development Cost Levies attributable to all new construction to provide for improved city infrastructure, within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CACs help address growth costs, area deficiencies and/or other community impacts and needs related to the nature of the development proposal. Council may prefer to accept a cash contribution and/or an amenity provided 'in kind' by the development.

The City's Community Amenity Contributions Policy for Rezoning, last updated January 22, 2020, identifies a target CAC rate of $32.29 per sq. m ($3.00 per sq. ft.) applied on the net additional floor area for all institutional uses such as Langara College.

4.2 Community Amenity Needs and Opportunities

Through the development of this Policy Statement, staff along with Langara faculty and students and the local community have identified a number of preliminary needs and opportunities which the subsequent rezoning could address.

Langara Park
Located immediately west of the campus is the 1.2 hectare (3 acre) Langara Park. The park's character is natural, has a substantial number of mature trees, and provides access to the perimeter pathway around Langara Golf Course. The park currently does not provide any pedestrian pathways or seating benches, and a chain-link fence limits pedestrian access into the park along 49th Avenue and along the property line shared with the College.

Potential improvements to the park could focus on making the park more useable for students and local residents while protecting the park's natural character. Better visual and physical connections from the park to the campus and to the neighbourhood north of 49th Avenue would also be considered. If funding is offered for park improvements, a park concept plan would be developed by the Park Board in consultation with the College and the public.

Childcare
Langara currently provides a 680 m^2 (7,320 sq. ft.) childcare facility that offers 62 childcare spaces to students, College employees and the local community. While the childcare facility is open to the public, 75% of the children are from Langara students and employees. The facility, along with its outdoor play area, is currently located to the rear of the gymnasium building and is accessed by vehicle for pick-up and drop-off through the campus' western surface parking lots. The expansion of the campus will include an additional 12 childcare spaces once the existing 62-space childcare facility is relocated and constructed during the first phase of development.

Ontario Street Greenway
The campus' eastern edge abuts the Ontario Street Greenway which, once complete, will offer a green corridor through the City from False Creek to Kent Avenue for pedestrian and cyclists. The proposal will deliver a protected bike lane along Ontario Street between 49th Avenue and the lane south of 51st Avenue, contribute to street improvements along 49th Avenue between Langara Park and Ontario Street including a bike lane along 49th Avenue, and delivery of a Langara Trail connection along the Ontario Street edge of the site. Clear connections from the Ontario Street bike lane will be provided to connect to indoor bike parking and end-of-trip facilities.

Langara College and the Community
The College currently provides a variety of services and opportunities to the local community, ranging from formal education classes to the use of ancillary facilities such as the cafeteria and daycare. Also, through its well recognised Creative Arts program which includes its Studio 58 theatre, Langara offers the public many exhibits, displays and theatrical performances throughout the year. The expansion of facilities on the campus provides potential opportunities to build on these initiatives and strengthen the College's ties with the community. Continued, and possibly expanded, community use of campus facilities should be considered at the subsequent rezoning stage and later during the more detailed planning and design of future expansion phases, to ensure that full advantage is made of these opportunities. These should consider, but not be limited to:

(a) Provision of education and training courses, including short courses.
(b) Access to libraries and other study resources.
(c) Access to childcare facilities.
(d) Use of auditoria and other venues for meetings and events.
(e) Provision of community and/or cultural programs, events and facilities.
(f) Events for seniors and people with disabilities.
(g) Events for families with children and for women.
(h) Access to indoor recreational facilities.
(i) Opportunities to link programs with adjacent community centres.
(j) Use of food and drink services.

Community use of facilities identified to be of public benefit would be finalised by a Community Use Agreement.

4.3 Public Art

The City's *Public Art Policy and Procedures for Rezoned Developments* requires rezoning applications having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The Public art budget is finalized at the development permit stage. The Langara expansion provides the opportunity to improve the physical and visual interface between the College and community through artist contributions to the public realm.

5.0 Transportation Demand Management Strategy

5.1 Introduction

Langara has undertaken a number of significant Transportation Demand Management (TDM) measures in an attempt to reduce single occupant vehicle trips to the campus and encourage the use of alternate, more sustainable modes of transportation such as walking, cycling, carpooling and transit.

5.2 Transportation Demand Management (TDM) Strategy

A Transportation Demand Management Plan will be required per City policy at the time of development permit application.

* * * * *

LANGARA COLLEGE CD-1 (55) DRAFT DESIGN GUIDELINES

ADDRESS: 100 WEST 49TH AVENUE

JANUARY 2021



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1.0 | APPLICATION & INTENT

1.1 Application

These guidelines are to be used in conjunction with the CD-1(55) By-law to guide development of the Langara College campus. The guidelines ensure compatibility with the overall urban design concepts and principles for the campus and vision anticipated in the Langara College Policy Statement.

Fig. 1.1 – Guideline Boundary and Context Plan





1.0 | APPLICATION & INTENT

1.2 Intent

The Master Plan takes as its foundation the framework of an animated and sustainable indoor-outdoor learning environment established by the 2005 Master Plan. It evolves that framework to respond to Langara's current and future space needs, the evolving surrounding urban context, crucial new priorities for the College – including the importance of Indigeneity and reconciliation– and the changing landscape of sustainable practice.

Fundamentally, the Master Plan identified sub-areas which can be developed depending on the functional programmatic demands on the College. The sub-areas would be activated through independent Development Permit applications.

The intent of these guidelines is to assist the applicant in meeting the following goals and objectives:

a. Establish a physical environment reflective and supportive of Langara's key institutional practices and values.

b. Acknowledge snəw̓ eyəɬ lələ̓m̓ / Langara's place on unceded Musqueam territory and further prioritize the welcoming and support of Indigenous students and community members and the building of meaningful relationships across cultures.

c. Establish a form of development and open space configuration that enhance the campus's existing "green" presence along 49th Avenue, improve the legibility of the campus organization and heighten campus identity.

d. Increase campus permeability through strengthened pedestrian linkages that integrate the campus with the surrounding neighbourhood, that enhance principal entry points along 49th Avenue and that facilitate use of public transit.

e. Retain and enhance the usability and function of the existing landscape buffers surrounding the campus, as well as enhance its sequence of defined open spaces, including the central student quadrangle.

f. Provide a prominent built form that contributes to a distinct sense of place and campus identity as well as demonstrates urban design excellence and innovation in architecture.

g. Provide continued delivery of measures that will minimize traffic and parking overflow into the community.



1.0 | APPLICATION & INTENT

1.3 Site & History

Langara College courses and programs were first offered in 1965 at King Edward Centre as part of Vancouver Community College. It was not until 1970, that the College assumed its current site. Langara College was established as an independent public college in 1994.

Langara's current instructional buildings house lecture theatres, multi-use classrooms, study and seminar rooms, science laboratories, technical-vocational workrooms, a theatre, and studios for the cultural and performing arts. Langara College also offers a library, bookstore, cafeteria, childcare centre, athletic facility, and Students' Union building. Langara provides a wide variety of regular studies courses and programs including first and second year Arts and Science university transfer courses, programs of study culminating in an associate degree, diploma and/or certificate, and over 500 Continuing Studies courses and programs.

In preparation for its relocation to its current site, CD-1 (55) By-Law No. 4412 was enacted in 1969 to permit College and recreational uses and later amended to accommodate College expansion proposals in 1982 and 1995. Specifically, a 1982 CD-1 amendment to accommodate additions to Langara's main academic, library and gymnasium buildings established a total gross floor area of 32,892 m2 (354,062 sq. ft.). The amendment also set out provisions for the introduction of a Students' Union facility. In 1995, to accommodate the construction of Building B along the southern edge of the site in replacement of the campus' playing field, the College's total permitted floor area was increased to 49,059.4 m2 (528,088 sq. ft.). Through these amendments, limits on the amount of instructional floor space (13,166 m2 or 141,722 sq. ft.) and the number of students under instruction at any one time (3,275) were also introduced. In 2004, a text amendment to provide for a replacement Library and Classroom building by increasing the total allowable floor area to 50,599.4 m2 (544,665 sq. ft.) was approved by Council.

In 2005 a Policy statement was adopted and approved by Council setting directions for development over the next 25 years in terms of the overall campus organization, land use, density and building forms. A Creative Arts building, multipurpose building, and Gymnasium were identified.

In 2014, the CD-1 Zoning Bylaw and Langara College Policy Statement was amended to allow for specific building programs as outlined in the previous policy to be switched, maintaining the allowable densities and heights. The Creative Arts building was switched with a Science building and multipurpose building was switched with a Creative Arts building.

While the College's previous expansion proposals responded to its immediate programming and spatial needs, they did not set out coherent directions for continued growth. The current expansion proposal by Langara College is intended to be non –prescriptive in terms of building use and present a long-term vision for the campus; one that provides for the needs of the current student population as well as prepares for eventual future growth scenarios.



Langara College Science & Technology Building Completed in 2016



Langara College LSU Student Union Completed in 2009



Langara College Library & Classroom Building Completed in 2007

2.0 | URBAN DESIGN PRINCIPLES

2.1 PLANNING PRINCIPLES

The intent of this section is to establish a physical environment reflective and supportive of Langara's focus on teaching and learning excellence and other key institutional practices and values. Development should recognize the value of many of the college's existing built form and open space assets, including an exceptional record of sustainable development, and endeavours to enhance and expand those assets within an inspiring, coherent and functional campus form.

The following goals and principles are the foundation of the Plan:

a. Proactively addressing space needs.

b. Reflecting & supporting Langara's institutional mission & identity.

c. People, among programs, among spaces.

d. Recognizing, celebrating and supporting indigeneity.

e. Prioritizing forward-looking sustainability.

f. Enhancing the indoor/outdoor learning environment.

This campus plan support's Langara's commitment to teaching and learning excellence – both inside and outside of the classroom. It builds upon existing built form, open spaces and natural assets framed around the existing central quadrangle and network of indoor and outdoor circulation spines.

The planning principles are intended to highlight opportunities and constraints associated with the redevelopment of the campus and to identify key urban design goals to guide development.

The following elements summarize the key tenants of the Master Plan:

- Campus entry points
- Expand and enhanced circulation network
- A green public face
- Conservation of open spaces
- Enhanced open spaces
- Concentration of density
- An indigenous campus
- Consolidation of loading and parking

2.2 Campus Identity and Connectivity

Campus organization should strengthen campus identity along 49th Avenue and the permeability and connectivity within the campus and surrounding neighbourhood.

a. Conserve and enhance Langara's existing green open spaces as part of a holistic learning environment, including retaining and enhancing a green frontage along 49th avenue and reinforcing the existing central quadrangle.

b. Strengthen these pedestrian points of entry on 49th Avenue:

- the northwest corner (existing Urban Forecourt);
- the centre axis
- the northeast corner (Indigenous Landscape).

c. Complement the 49th Avenue frontage with public realm treatments and active uses that will enhance the campus identity and visual connections to the neighbourhood.

d. Enhance connectivity between the campus and the surrounding city by providing physical and visual links for the important indoor and outdoor circulation network.

e. Establish a pedestrian spine within the campus to enhance wayfinding and to link buildings and open spaces.

f. Take advantage of the campus's southwardly sloping topography to layer pedestrian connections and public circulation routes, frame views through to the mountains and to neighbouring green spaces, to enhance the sense of openness and integration with the surrounding context.

g. Develop a sense of place rooted in the history of the Musqueam Territory, the principles of Indigenization, and a commitment to welcoming Indigenous students, staff, faculty, and community members.



2.3 Campus Permeability and Circulation

Enhance the permeability and legibility of on-site and off-site access and movement, as well as the ability to orient oneself within the campus. Innovative means should be sought to create as much visual and physical interaction between departments, spaces, and levels as possible.

a. Provide a high degree of campus permeability and orientation by providing a variety of welcoming and clearly marked campus entrances oriented to principal open spaces and pedestrian connections.

b. Enhance wayfinding, as well as visual links to open spaces, with articulated building forms and the interior and exterior circulation network.

c. Strengthen the north-south pedestrian access and visual links from 49th Avenue to the Langara Golf Course Walking Trail and the east-west access from Ontario Street to Langara Park.

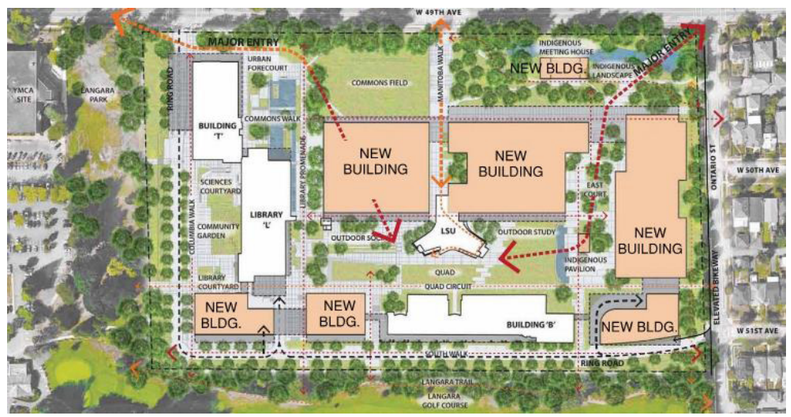
d. Improve access into and through the campus to foster a universally accessible environment.

e. Ensure development safeguards the accessibility and utility of the adjacent Langara Park and Langara Golf Course.

f. Ensure lighting is pedestrian-oriented in scale and supports wayfinding, site circulation, key public entrances to buildings and open spaces.

g. Provide integrated and consistent signage throughout the site located to improve wayfinding by reinforcing site entrances and key building entries.

h. Pedestrian crossings should be provided aligned with major campus circulation routes and key building entrances.



2.0 | URBAN DESIGN PRINCIPLES

2.4 Public Realm and Open Space

Langara College is constrained by a tight campus footprint that limits the options for infrastructure expansion to support growth. The College community highly values the green space on campus and wishes to see it conserved. Any new development must therefore be carefully planned to further develop an interconnected network of learning and social spaces while preserving and enhancing the natural landscape.

a. Provide a coherent sequence of open spaces, oriented to pedestrian circulation pathways and building forms, along with principal entrances.

b. Animate principal internal and external pedestrian routes and spaces with active uses. Wherever possible integrate study, working and social spaces into circulation routes and open spaces to encourage day-to-day connections among the campus's community members.

c. Reflect Indigenous character in the landscape and more formal urban campus character on open spaces along 49th Avenue and Ontario Street.

d. Design open spaces to function as both large gathering spaces and at a more intimate scale.

e. Orient open spaces to receive maximum access to daylight.

f. Where possible, internal courtyards and open spaces should be visible from the street.

Fig 2.4 - Public Realm and Open Space



2.0 | URBAN DESIGN PRINCIPLES

2.5 Sustainability

Ensure campus and individual building site development is exemplary of Langara's forwarding thinking approach to sustainability. All developments should meet, or preferably exceed, the City's sustainable policy requirements, and any other applicable sustainability policies in effect at time of DP submission.

a. Create opportunities for sustainable green energy by planning for integration of new buildings, where feasible, with existing campus district energy services.

b. Pursue sustainability further through the application of green building design and construction principles to build in an efficient, healthy and ecological manner.

c. Landscape design should prioritize the enhancement of natural systems, including rainwater management

d. Wherever feasible, surface parking should be replaced with underground parking under new buildings and the area renaturalized.

2.5.1 Sustainable Site Design

The landscape strategy should balance new campus development with revitalized and enriched softscape areas. A diverse palette of native or regionally adapted landscape materials to support a water wise planting approach as well as increased bio-diversity and improved urban habitat is desired. The Indigenous Landscape will showcase native plant materials that revitalize the existing wetland while also supporting the site stormwater strategy.

A landscape area has been associated with each Sub-Area and will be considered as part of a Development Permit for a new building within a Sub-Area.

Assessment of Existing Ecosystems

An existing wetland pond in the northeast corner of the site is a part of the existing day-lighted stormwater system. Originally designed as an educational tool, this area of campus has been neglected over the past several years. Identified in the master plan as the Indigenous Landscape, this area will be enhanced and revitalized with improved stormwater capacity and native plantings with the intent to reinstate its educational and environmental value.

An existing duck pond in the northeast corner of the site provides site drainage and habitat for native species.Langara Park, the Langara Golf Course, and the Ontario Street Greenway border the campus.

Proposed Biodiversity, Bird-Friendly, and ReWilding Strategy.

A renaturalized, Indigenous landscape should be considered for the northeast entry into the campus. The plantings provided may provide opportunities for increased biodiversity: birds, pollinators, and native species. Moreover, this area will have future potential for stormwater storage, filtration, and carbon storage. The intent is to meet the Landscape Design Guidelines (Section 2.4) of the City of Vancouver Bird Friendly Design Guidelines

As part of the Facilities Master Plan Study, landscape design guidelines/ principles have been established to assist the campus development as future buildings come online. The guidelines give consideration to sustainable attributes such as conservation of green space and Indigenization of landscape.

Overall Tree Strategy

With the exception of the Indigenous Meeting House (Sub Area 5, refer to Section 3.1 Sub Area Plan), all new building sites (Sub Areas 1 - 5) have been proposed on existing parking lots and the sites of existing buildings approaching the end of their design life. This strategy allows for the campus to maintain and improve upon its complement of green spaces.

Refer to the Sub Area 1 eastern setback for open space provided to grow large trees along the Ontario Street Greenway.

The northeast corner of the site is intended as an Indigenous landscape, a renaturalized indigenous forest with inherent opportunities to enhance and expand the trees on campus.

Number of trees anticipated to be planted on the site:

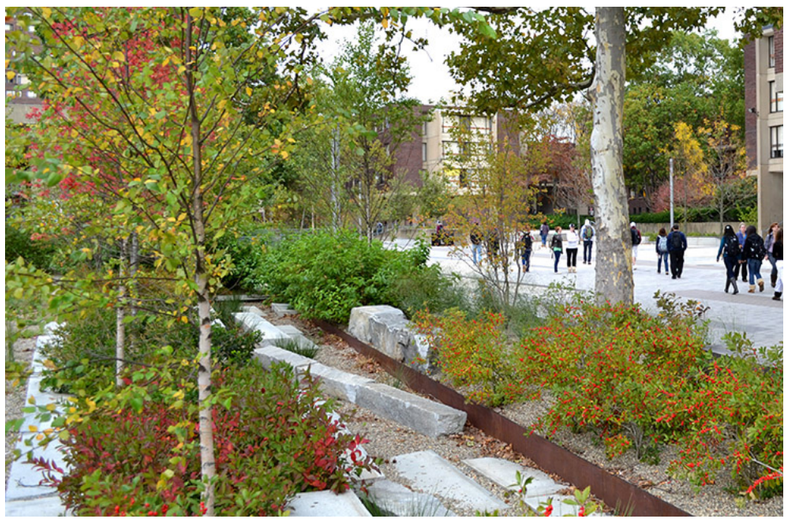
The intent is to maintain the existing number of trees on the campus. Trees necessarily demolished to accommodate new construction would be replaced elsewhere on the campus following the City of Vancouver's Tree Replacement Program.

Soils Strategy

A preliminary rainwater management plan and hydrogeological study were prepared by GeoPacific Consultants Ltd. and will be included with development permits and updated as needed.



Existing vegetation, Northeast corner of Langara College



Precedent image of proposed vegetation (University of Massachusetts - Amherst)

2.0 | URBAN DESIGN PRINCIPLES

2.5 Sustainability

2.5.2 Sustainable Food Systems

Community gardens

Community gardens currently exist on campus, along Ontario Street with great success with an annual wait list. The gardens are leased on a first come first serve basis to faculty, staff, students and community members at large.

As Sub Area 1 is developed, the community garden should be relocated elsewhere on campus and possibly expanded upon. A relocation plan should be submitted as part of a Development Permit for the Sub Area 1. Whether the reinstatement of the gardens is a part of the Sub Area 1 DP or subsequent DP application of another Sub Area must be mutually agreed upon by the College and the director of Planning.

Edible landscaping

Most community garden plot owners grow food on their plots and harvest the food for their own.

Edible landscape will be considered as part of the planting strategy for the Indigenous Landscape



Langara Community Garden along Ontario St. (2019 02 20)

2.6 Crime Prevention through Environmental Design (CPTED)

The design of buildings and open spaces on the campus are to take into consideration the principles of CPTED appropriate to an institutional environment. Each building proposed, and its related design of the public realm, should be subject to a CPTED review. Some strategies include:

a. Maximize opportunities for natural surveillance;

b. Provide unobstructed and transparent sightlines to exits and destinations;

c. Foster territoriality and a sense of ownership;

d. No hiding places;

e. Lighting of public spaces;

f. Lobbies visible from the street and main entrances to buildings visible from the street; and

g. Personal safety and security should be integral to the design.

3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.1 Sub-Areas Plan

a. To afford the college flexibility in uses based on evolving space needs, institutional priorities and funding, buildings are not linked to specific programming components.

b. Phasing of the campus expansion can occur in any order however, phasing must follow a logical and orderly strategy which minimizes disruption to college operations and to the amenity of local residents.

c. Each phase of development should be sufficiently self-contained to provide coherent and complete improvements to the campus's environment and facilities, whether or not subsequent phases are carried out.

d. Each phase of development will require a Construction Management Plan developed at the time in consultation with the Director of Planning and the General Manager of Engineering Services.

e. Delivery of on- and off-site utilities and transportation improvements is outlined in the Services Agreement registered on Title.

f. An updated Transportation Demand Management (TDM) Plan must be provided as part of the redevelopment of any sub-area.

g. Open space and landscaping may be updated and/or improved at any point in advance of building redevelopment.

3.1.1 Density, Height & Setbacks

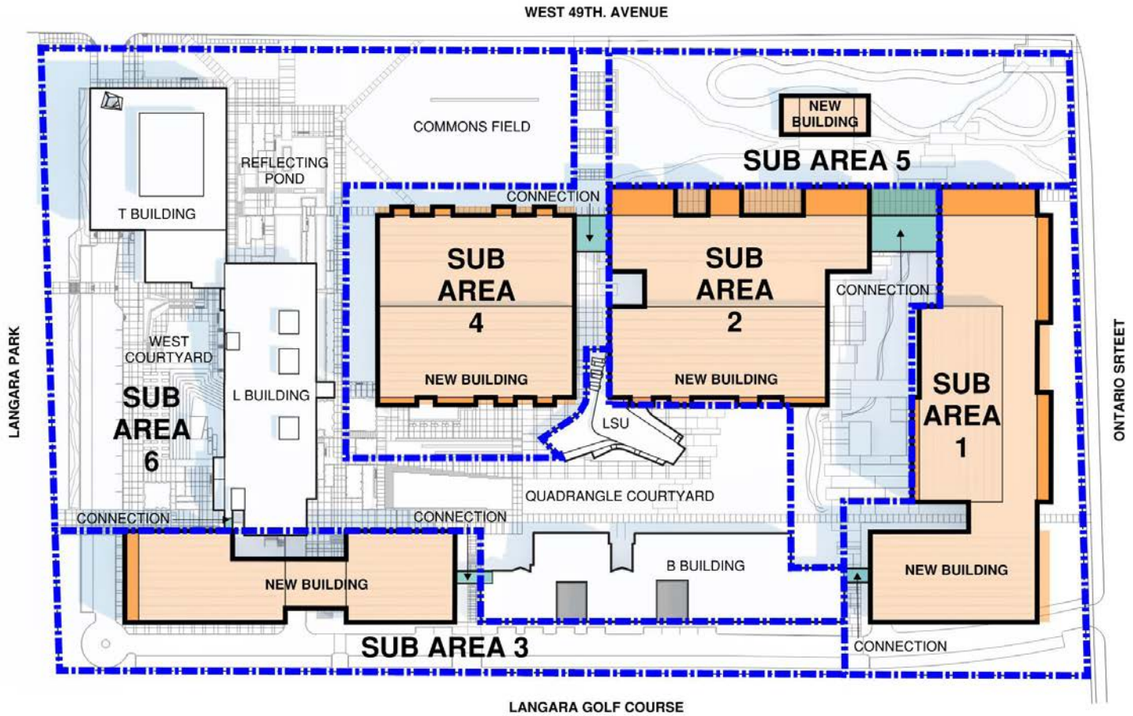
Current Max. Allowable: 75,759 s.m. (815,463 s.f.)

Proposed Max. Allowable: 134,641 s.m. (1,449,264 s.f.)

Existing Buildings to Remain:

- 'B' Building
- 'LSU' (Langara Student Union)
- 'T' Building (Science & Technology Building)
- 'L' Building (Library)

SUBTOTAL: 32,422 s.m.



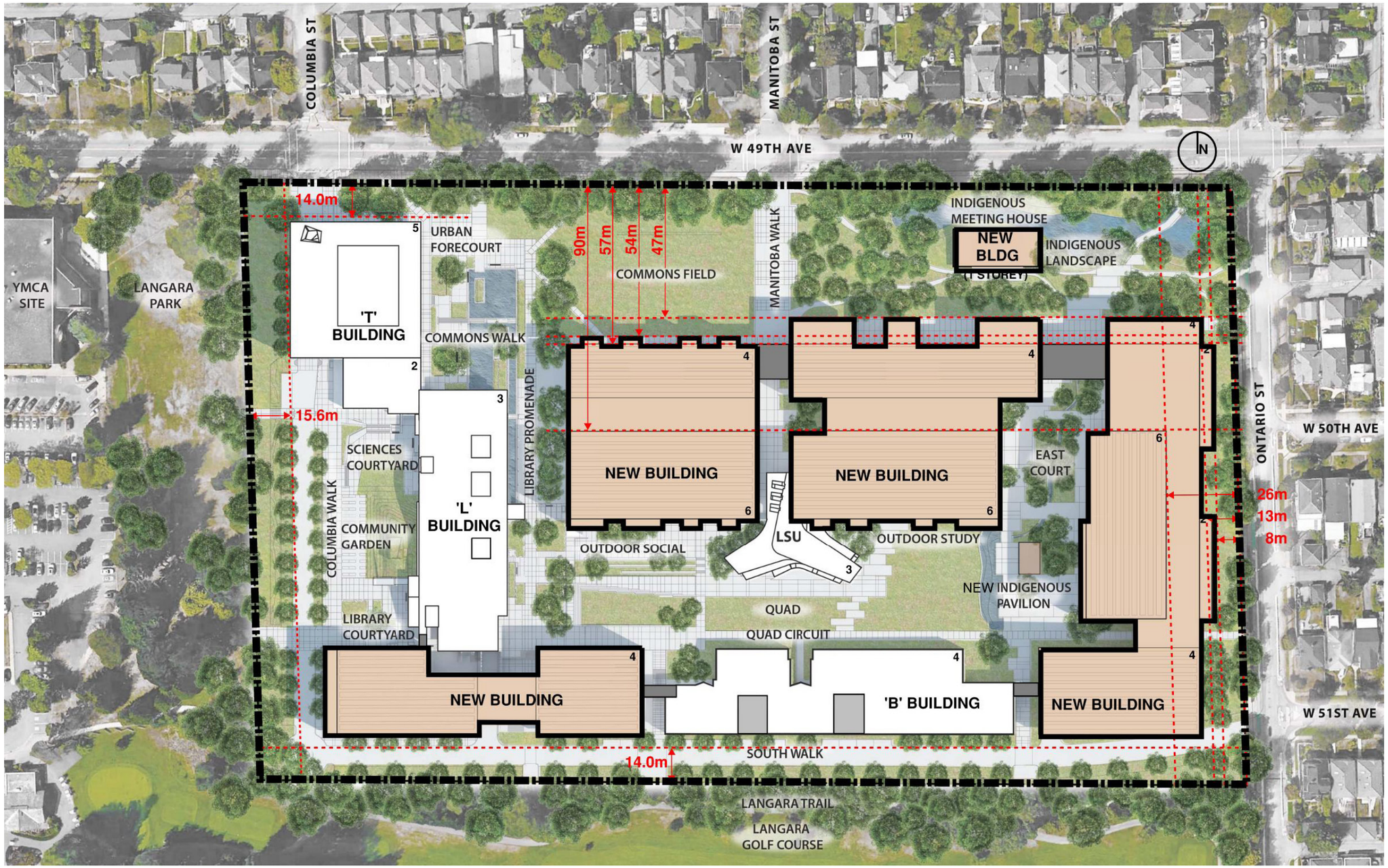
Site Sub-Areas	Max Floor Area (square meters)	Height Limit (meters)	Height Limit (storeys)	Setbacks (meters) North	East	South	West	Notes
Sub-Area 1	30,127	20.0 to 31.0	up to 6	90.0	26.0	18.0	N/A	
		10.0 to 20.0	up to 4	47.0	13.0	18.0	N/A	
		0.0 to 10.0	up to 2	57.0	13.0*	18.0	N/A	*60% east elevation may decrease eat setback to 8.0m
Sub-Area 2	31,518	20.0 to 31.0	up to 6	90.0	N/A	N/A	N/A	
		10.0 to 20.0	up to 4	57.0*	N/A	N/A	N/A	*40% of north elevation may decrease north setback to 47.0m
		0.0 to 10.0	up to 2	57.0	N/A	N/A	N/A	
Sub-Area 3	11,906	5.0 to 21.0	up to 4	N/A	N/A	17.0	24.0	
		0.0 to 5.0	up to 1	N/A	N/A	23.0	29.0	
Sub-Area 4	28,268	20.0 to 31.0	up to 6	90.0	N/A	N/A	N/A	
		10.0 to 20.0	up to 4	57.0*	N/A	N/A	N/A	*40% of north elevation may decrease north setback to 54.0m
		0.0 to 10.0	up to 2	57.0	N/A	N/A	N/A	
Sub-Area 5	400	0.0 to 10.0	up to 2	15.0	72.0	N/A	N/A	
Sub-Area 6	32,422	Refer to page 17		14.0	N/A	14.0*	15.6	*south setback below grade reduced to 12.4m

3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.1.3 Site Plan - Setbacks

Drawing resized for clarity

(not to scale)



existing buildings | new buildings

3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.2 **Sub-Area 1:** Development Criteria

Height

Refer to Setback Diagrams Below

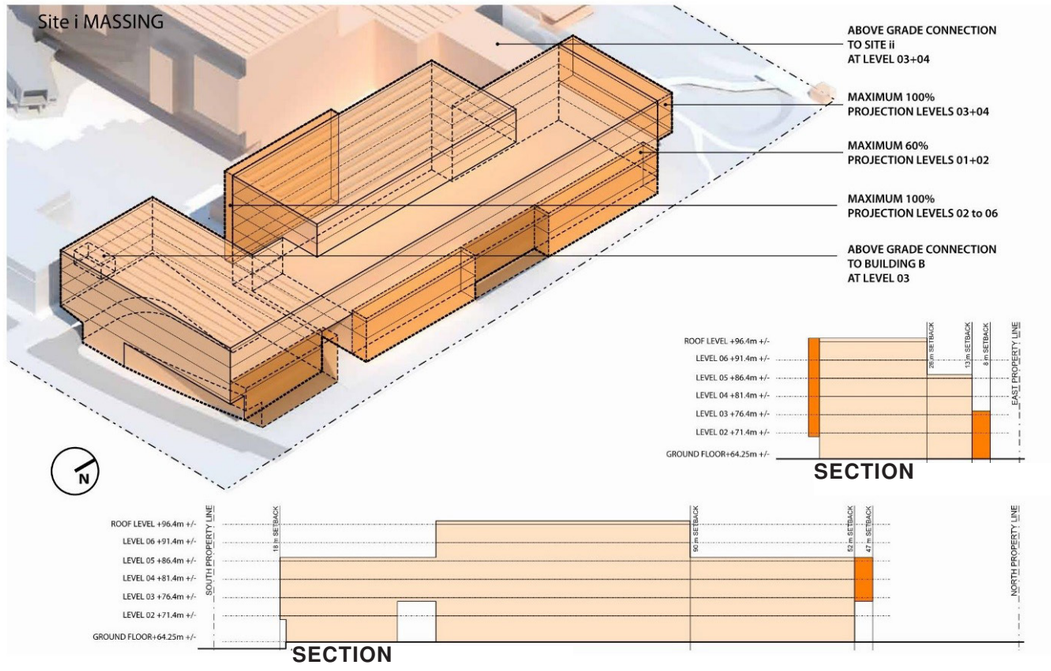
Up to 6 storeys, to a maximum of 31.0m (101.7ft)

Further constraints to height apply as per the following diagrams and proposed setbacks.

Assumed floor-to-floor heights are established at 5m. Should floor-to-floor heights need to vary, the maximum heights as defined by the setbacks must be maintained.

Setbacks

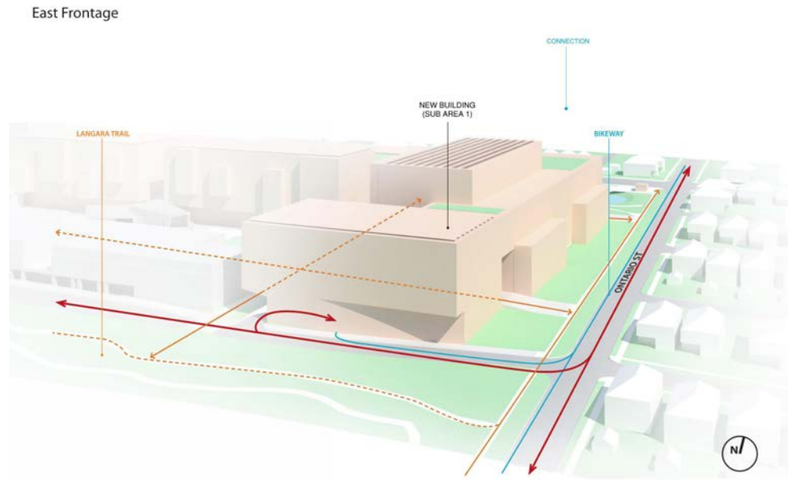
North Setbacks	
For heights up to 10.0m	57.0m (187.0ft)
For heights between 10.0m & 20.0m	47.0m (154.2ft)
For heights between 20.0m & 30.0m	90.0m (295.3ft)
East Setbacks	
For heights up to 10.0m	13.0m (42.7ft)
Max 60% of heights up to 10.0m	8.0m (26.2ft)
For heights between 10.0m & 20.0m	13.0m (42.7ft)
For heights between 20.0m & 30.0m	26.0m (85.3ft)
South Setbacks	
Levels 1 - 6	18.0m (59.1ft)

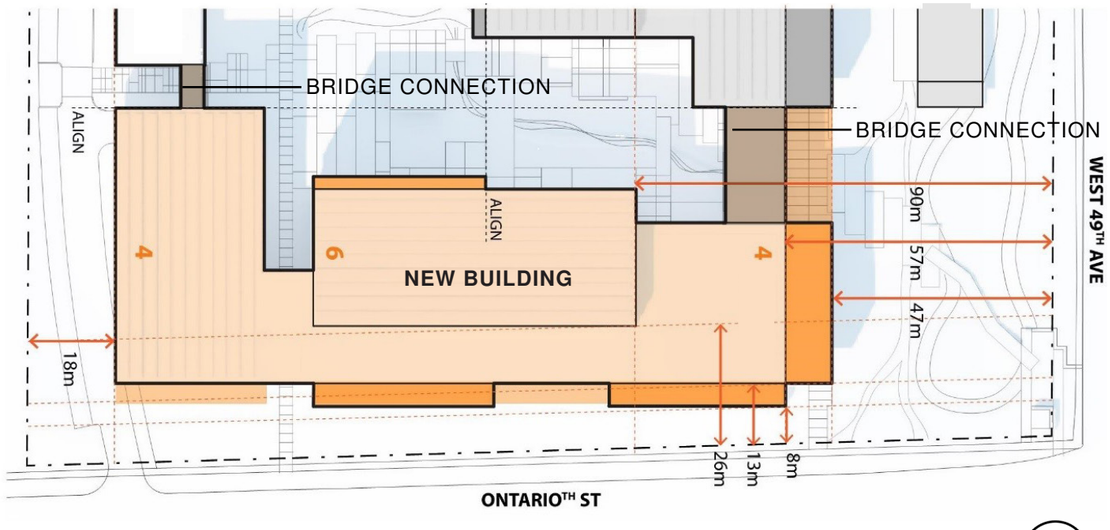


Drawing not to scale

Sub-Area 1: Intent

This eastern flanking academic building will perform many key roles for the future Langara Campus. Located at a key campus entry point – it will be expected to house numerous key functions for the College.





Drawing not to scale

3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.3 Sub-Area 2: Development Criteria

Height

Refer to Setback Diagrams Below

Up to 6 storeys, to a maximum of 31.0m (101.7ft)

Further constraints to height apply as per the following diagrams and proposed setbacks.

Assumed floor-to-floor heights are established at 5m. Should floor-to-floor heights need to vary, the maximum heights as defined by the setbacks must be maintained.

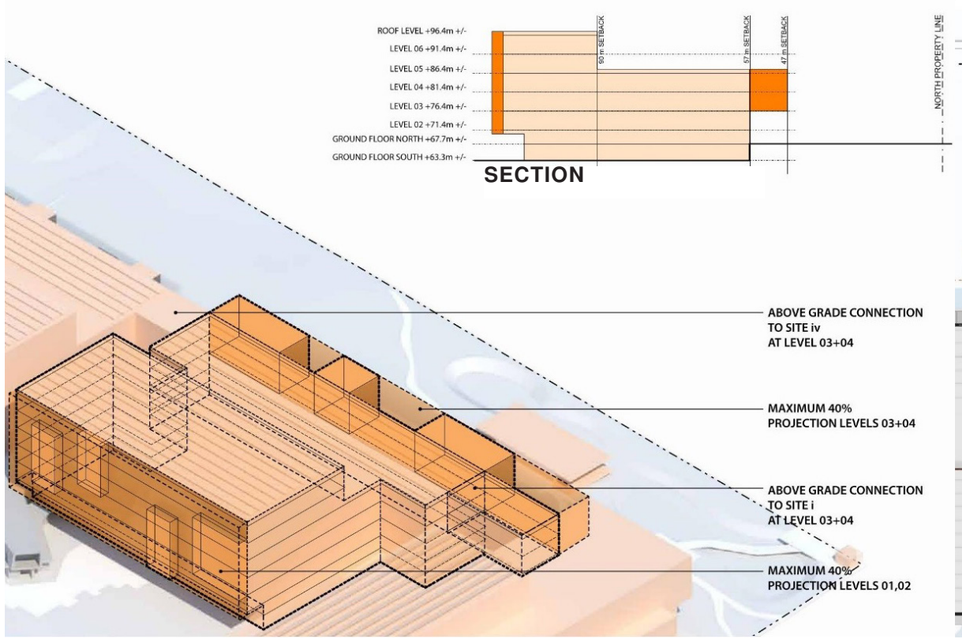
Setbacks

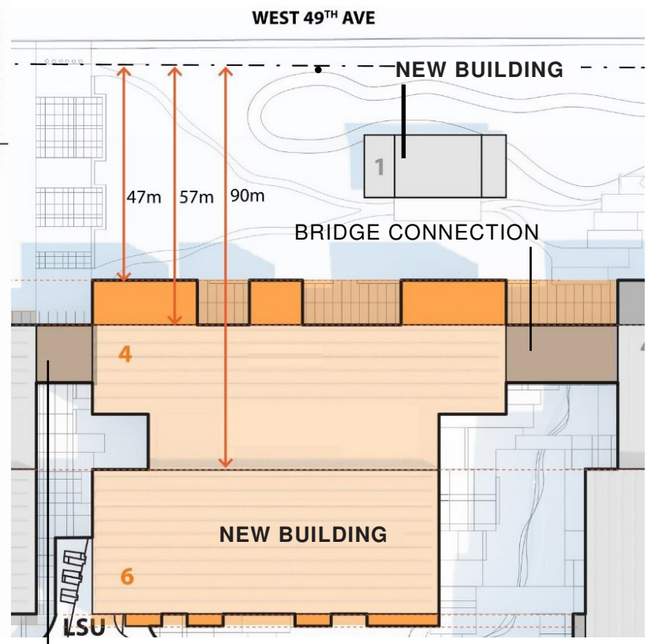
North Setbacks

For heights up to 10.0m	57.0m (187.0ft)
For heights between 10.0m & 20.0m	57.0m (187.0ft)
Max 40% heights between 10.0m & 20.0m	47.0m (154.2ft)
For heights between 20.0m & 30.0m	90.0m (295.3ft)

Sub-Area 2: Intent

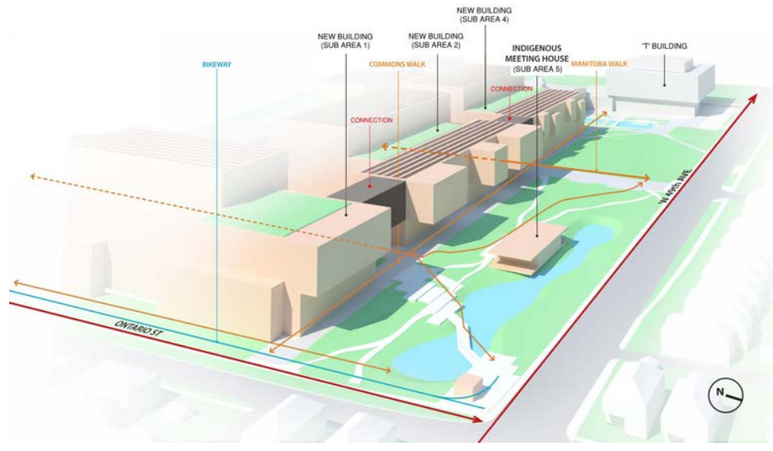
Sub Area 2 will form a key part of the College's new public face along 49th Avenue and offers an excellent location for important programs – with convenient public access from 49th Ave and to the Quad.







North Frontage



Drawing not to scale

3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.4 Sub-Area 3: Development Criteria

Height

Refer to Setback Diagrams Below

Up to 4 storeys, to a maximum of 21.0m (68.9ft)

Assumed floor-to-floor heights are established at 5m. Should floor-to-floor heights need to vary, the maximum heights as defined by the setbacks must be maintained.

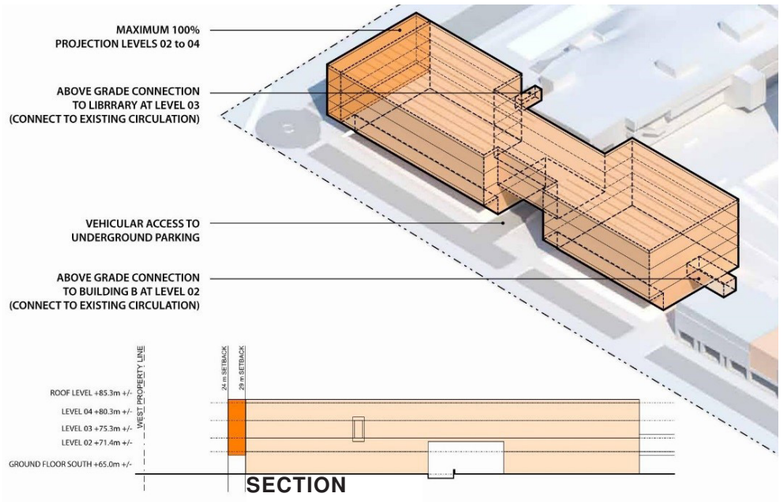
Setbacks

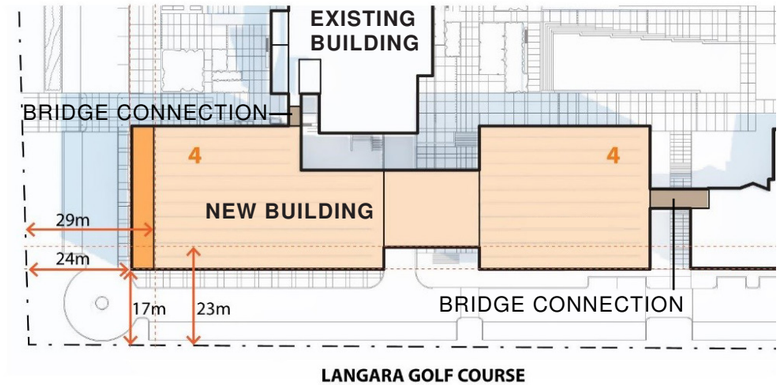
South Setbacks

For heights up to 5.0m	23.0m (75.5ft)
For heights between 5.0m & 20.0m	17.0m (55.8ft)

West Setbacks

For heights up to 5.0m	29.0m (95.1ft)
For heights between 5.0m & 20.0m	24.0m (78.7ft)





Drawing not to scale

6.3 Sub-Area 3: Intent

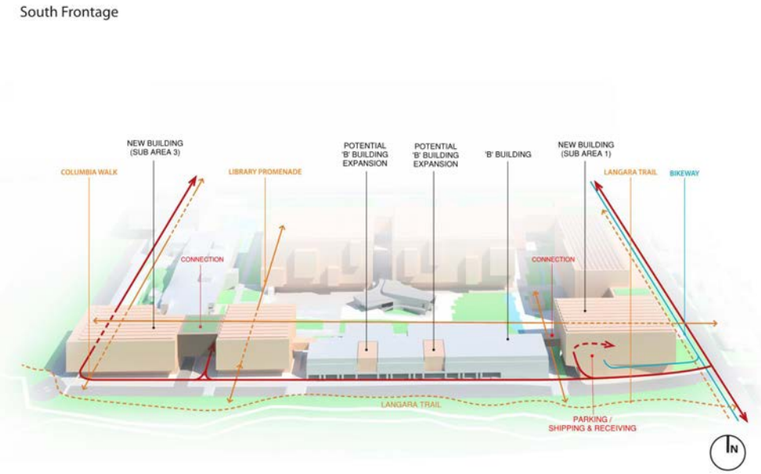
Sub-Area 3, while set well back from public streets, is well connected both to campus vehicle access as well as to existing and planned indoor and outdoor circulation routes. Because of the site's relatively narrow profile, programs requiring large footprints – for instance, the gymnasium or possibly the theatre – may not be suited. Careful programming studies should be undertaken.

The building should be 4-storeys, keeping its mass in scale with the existing Library and Building B and avoiding excessive shading of the West Court and Quad to the north. Sub-Area 3's primary north/south facades should align with existing Building B, while its west façade should align with the two story base of Building T. Projections are possible/desirable on all facades.

Massing at grade is recommended to be broken into two 'halves,' to allow both a continuous outdoor north-south connection from 49th Ave to the Golf Course and accommodate the ramp to the existing Library underground parkade. Above-grade levels should form a bridge element that frames this opening.

Sub-Area 3 frames the south face of the west end of the Quad as well as the south face of the West Court. All facades of Sub-Area 3 are effectively public spaces and as many active uses should be brought to them as possible.

South Frontage



3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.5 Sub-Area 4: Development Criteria

Height

Refer to Setback Diagrams Below

Up to 6 storeys, to a maximum of 31.0m (101.7ft)

Further constraints to height apply as per the following diagrams and proposed setbacks.

Assumed floor-to-floor heights are established at 5m. Should floor-to-floor heights need to vary, the maximum heights as defined by the setbacks must be maintained.

Setbacks

North Setbacks

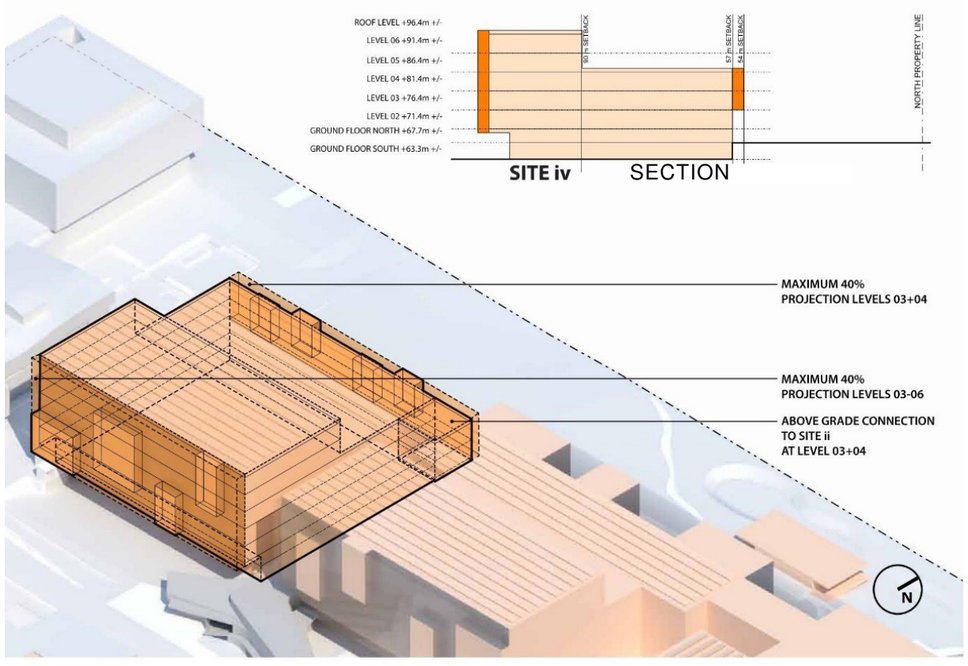
For heights up to 10.0m	57.0m (187.0ft)
For heights between 10.0m & 20.0m	57.0m (187.0ft)
Max 40% heights between 10.0m & 20.0m	54.0m (177.2ft)
For heights between 25.0m & 30.0m	90.0m (295.3ft)

Sub-Area 4: Intent

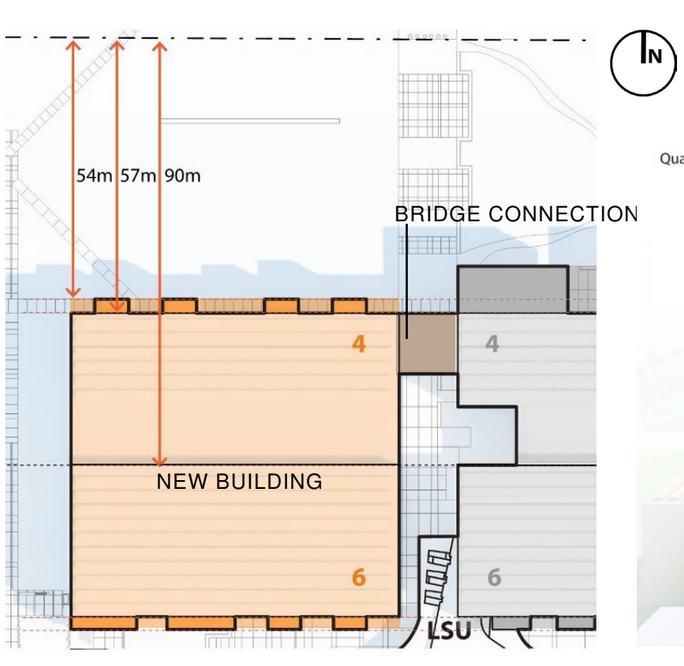
Sub Area 4 will play a crucial role connecting the major college entry at the Urban Forecourt to an interior circulation spine and to the central quadrangle and will form a key part of the College's new public face along 49th Avenue.

This building should step up from 4 to 6 storeys from north to south. Please note that due to the topography of the site, sloping down from north to south, the building will effectively be 3 storeys facing 49th Ave. The ground floor north façade should align with the south edge of the existing bridge over the Urban Forecourt reflecting pool, continuing the existing east-west exterior circulation spine. Above-grade overhangs and projections on floors 3 and 4 above this path are recommended to provide weather protection and to break up the building's massing.

Careful attention should be paid to daylighting, given the depth of the building footprint. Courtyards are recommended to animate the extension of Manitoba Walk south the LSU. Courtyards and multi-story atria are recommended to bring light into the interior of the floorplate.



Drawing not to scale



Drawing not to scale

Quad Frontage



3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.6 Sub-Area 5: Development Criteria

Height

Refer to Setback Diagrams Below
Up to 1 storey, to a maximum of 11.0m (36.1ft)

Proposed Setbacks

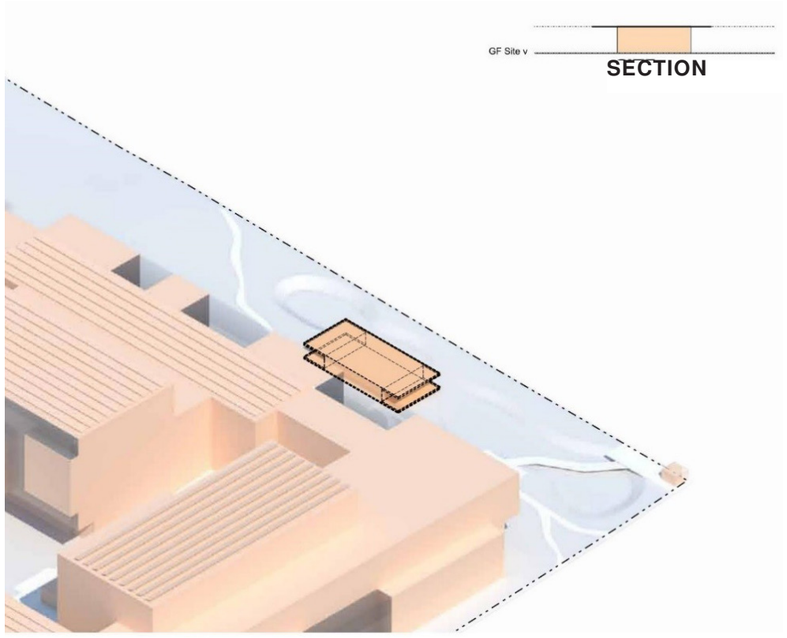
North Setbacks
For heights up to 10.0m 15.0m (49.2ft)

East Setbacks
For heights up to 10.0m 72.0m (236.2ft)

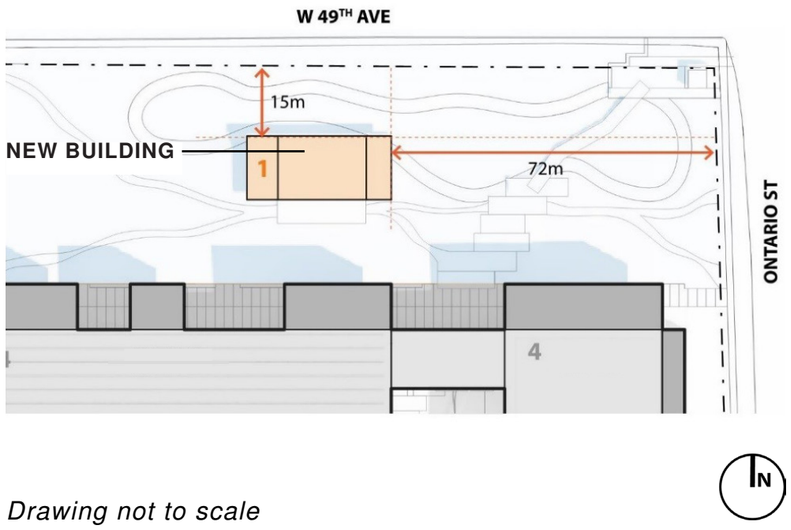
Sub-Area 5: Intent

The Indigenous landscape at the northeast corner is both an important acknowledgement that Langara College occupies unceded Musqueam territory and is a welcoming natural and learning space to be enjoyed by students, staff and the community. This landscape frames a key entry point to campus, welcoming pedestrian traffic from Main Street and bicycle traffic arriving from the Ontario Street Greenway.

- Provide planting which supports both ethnobotanical and ecological learning opportunities for upland and wetland landscapes.
- Incorporate a First Nations Meeting House. The building should oriented east-west. An overhang should be provided on its east end, sheltering the main entrance. The building is intended to be integrated into the surrounding Indigenous Landscape and form an important part of the new northeast major entry into the College. Its main entrance – facing east – should be oriented toward the water feature that will form part of the Indigenous Landscape.
- Enhance the existing wetland through an integrated storm water management approach and wetland ecology.
- Provide controlled pedestrian access which uses a combination of trails and boardwalk, including a connection from the corner of Ontario Street and 49th Avenue into the campus.



Drawing not to scale



Drawing not to scale



3.0 | SUB-AREA & FORM OF DEVELOPMENT

3.7 Sub-Area 6: Intent - Existing Buildings

Sub Area 6 is identified to capture the existing density of the campus in order to make up the proposed total FSR of 1.66.

If in the future the College wishes to alter any of the existing buildings in Sub Area 6, depending on the scope of the project, the City Planning Department can advise as to the best course of action to be taken.

T Building: Science & Technology Building



No. of Storeys:	5
Height:	23.2 M (76FT)
Top of Mechanical Screen:	37.9 M (91.5 FT)
West Setback:	15 M (49 FT)
North Setback:	14 M (46 FT)

LSU: Langara Student Union Building



No. of Storeys:	3
Height:	8.0M (76FT)
Setbacks:	n/a

L Building: Library



No. of Storeys:	3
Height:	17.2 M (56.4FT)
Setbacks	n/a

B Building: General Classroom Building



No. of Storeys:	3
Height:	11.7 M (38.4FT)
South Setback:	14 M (46 FT)

4.0 | ARCHITECTURAL CHARACTERISTICS

4.1 Massing & Form

New built form should compliment the scale and massing of the existing on-site structures and respect the surrounding scale of development and park-like setting.

a. Locate large floor plates, which are required to accommodate specific program needs, within lower massing elements.

b. Organize and configure building height and massing to provide weather protection but minimize excessive overshadowing of pedestrian routes and open spaces.

c. Configure building massing to frame the public spaces defined in the campus site plan.

d. Concentrate new building height around the existing central quadrangle, stepping down toward public streets to provide an appropriate transition in height and scale to the neighbourhood.

e. Ensure bridging elements which form an internal pedestrian spine are transparent structures with minimal depth.

f. Provide breaks in long continuous massing. Individual functional components can be expressed as a series of interconnected or interrelated massing elements to create identity, rhythm and variety, as well as to achieve a reduction of apparent bulk and visual scale.

g. Massing should be broken down into smaller increments to allow views and light through buildings or into public spaces and to avoid an overly institutional uniformity of building facades and massing treatments. Long frontages and expanses of wall planes should provide substantial recesses, setbacks or building separations.

4.2 Building Entrances

Provide legible points of entry/egress at appropriate visual terminuses to pedestrian connections, pathways, outdoor spaces and adjacent streets.

a. Provide opportunities within buildings for direct access to outdoors.

b. Ensure entries are integrated into indoor and outdoor circulation paths; wherever possible, building entries should intuitively connect to the campus's unified circulation spine and quadrangle

c. Building entrances should be clearly identifiable, visible, transparent and accessible from the street or adjacent pedestrian circulation.

4.3 Architectural Expression

Design buildings to build upon the campus's contemporary collegiate expression while respecting its neighbourhood setting. The campus should continue to avoid homogeneity in expression, but provide a unified sense of place by prioritizing dynamic architecture that maximizes a sense of transparency and permeability.

a. Articulate large and/or long building masses to minimize their overall scale and bulkiness.

b. Enhance animation of building facades with a high degree of transparency to internal building activities and to encourage visual connections between interior and exterior pathways and open spaces, particularly at grade levels.

c. Ensure building facades provide for an appropriate visual terminus to external pedestrian connections.

d. Ensure building facades contribute to pedestrian interest by providing richness in detailing, materials and variation at the ground level.

4.0 | ARCHITECTURAL CHARACTERISTICS

4.4 Materials

Building materials should enhance architectural expression while prioritizing durability, performance and a complete life-cycle approach to sustainability.

a. Exterior building cladding and glazing should utilize high-quality, durable materials.

b. Wherever possible, consider natural materials and colours reflective of Coast Salish Indigenous design traditions.

c. Develop an architectural palette that allows for variety and interest, but also contributes to its sense of identity.

4.5 Weather Protection

Sheltered circulation routes are valued in Vancouver's rainy climate and should be an integral consideration in the design of new buildings.

a. Main building entries should provide generous weather protection that is designed to be an integral feature of the building's architectural character.

b. Weather protection should be considered over walkways which connect interrelated buildings, as an amenity consistent with a campus-like environment.

c. Where possible, building massing such as cantilevers, should be employed to provide integral weather protection

d. Consider solar access to interior spaces, in addition to providing weather protection.

4.6 Roofs

Roofs should be considered as an important part of building expression and an important opportunity to enhance the sustainable performance of the campus.

a. Roofs should be designed to be attractive as seen from above, as well as from ground level.

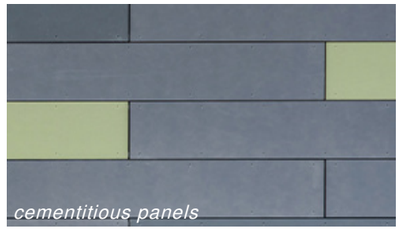
b. Large, monotonous expanses of roof should be avoided.

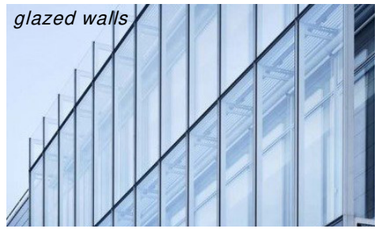
c. Vents, mechanical rooms and equipment, elevator penthouses, and other rooftop devices should be integrated into the roof architectural treatment or should be grouped and screened with materials and finishes compatible with the building.

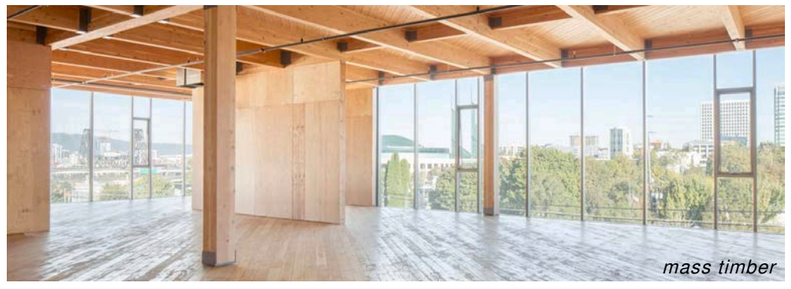
d. All new building roofs should be considered as potential locations for solar energy generation. Wherever viable roofs should be made "solar panel ready", providing exposure and structure appropriate to the installation of panels.

e. Green roofs should be considered as key opportunities to expand campus green space, to assist in rainwater management and to reduce heat island effect. Roofs that cannot be made "green" should be light in colour.

f. Occupied roofs should be considered where they may compliment interior programming.


cementitious panels


glazed walls


mass timber





4.0 | ARCHITECTURAL CHARACTERISTICS

4.7 Indigeneity

4.7.1 Indigenization of Architecture

A key goal of the Master Plan has been to recognize, celebrate and support Indigeneity at Langara. An important way in which this can be realized is by giving serious attention to how Indigenous identity, cultural practices and architectural practices can become central parts of the College built environment. This should be a fundamental and foundational aspect of new building design on campus. Strategies could include, but are not limited to the following:

a. Welcoming house posts to be placed at the entrance to the main gathering place.

b. Integrate Musqueum names of important buildings.

c. Integrate information, maps and storey boards throughout the campus explaining the history of the site and the ancient village of ċəsnaʔəm.

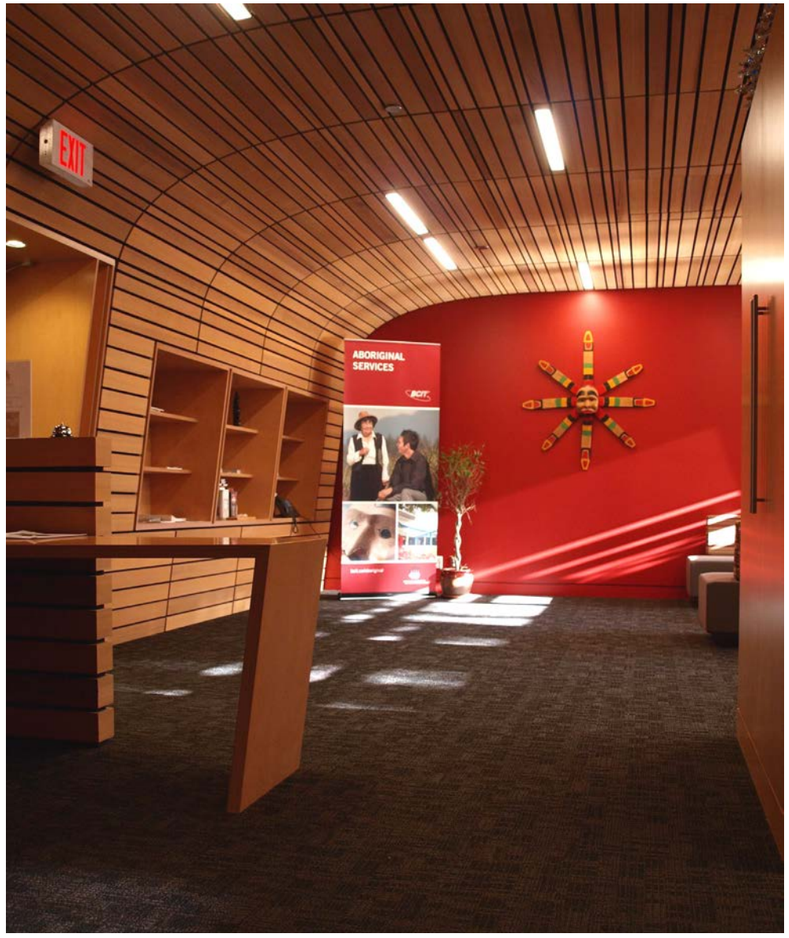
d. Integrate architectural features that reflect Coast Salish typology including horizontal cedar boards and large post and beam structural elements.

e. Use carved cedar doors and house posts for special buildings or spaces.

f. Integrate Aboriginal artwork throughout the campus and provide representation from different nations across Canada.

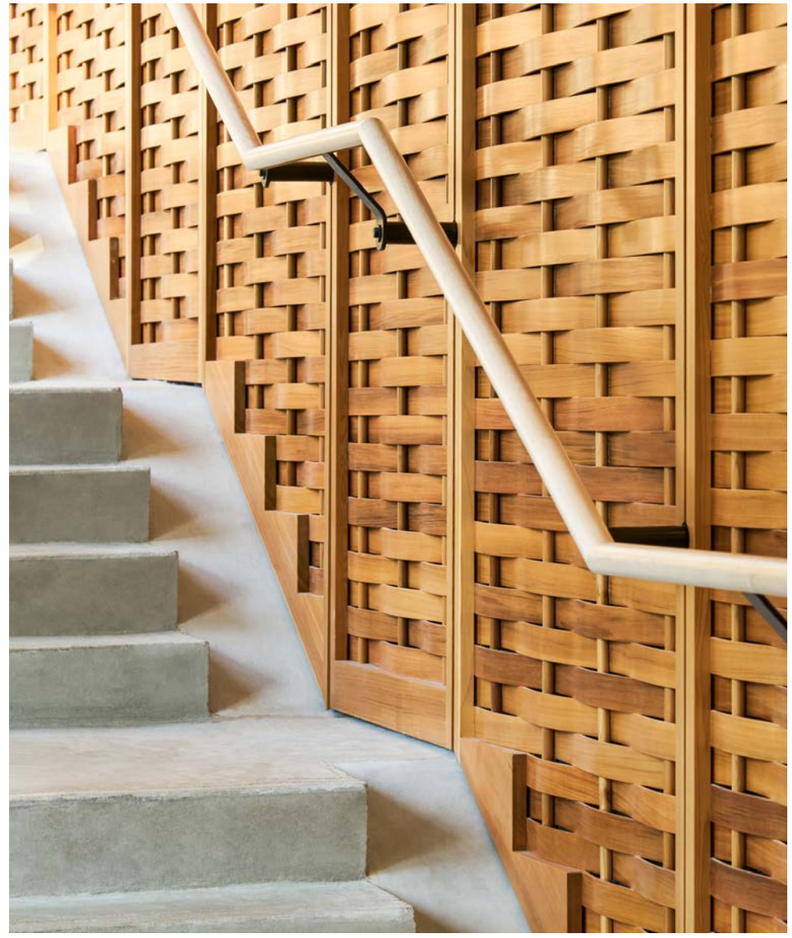
g. Integrates colours like Ochre that is drawn from Aboriginal culture for feature walls

The College and future design consultants should undertake Indigenization strategies in close collaboration with College Indigenous stakeholders – including staff, faculty and students – and with the Musqueam Band.



Precedent Image
Cedar paneling and use of colour

BCIT Aboriginal Gathering Place by Formline Architecture



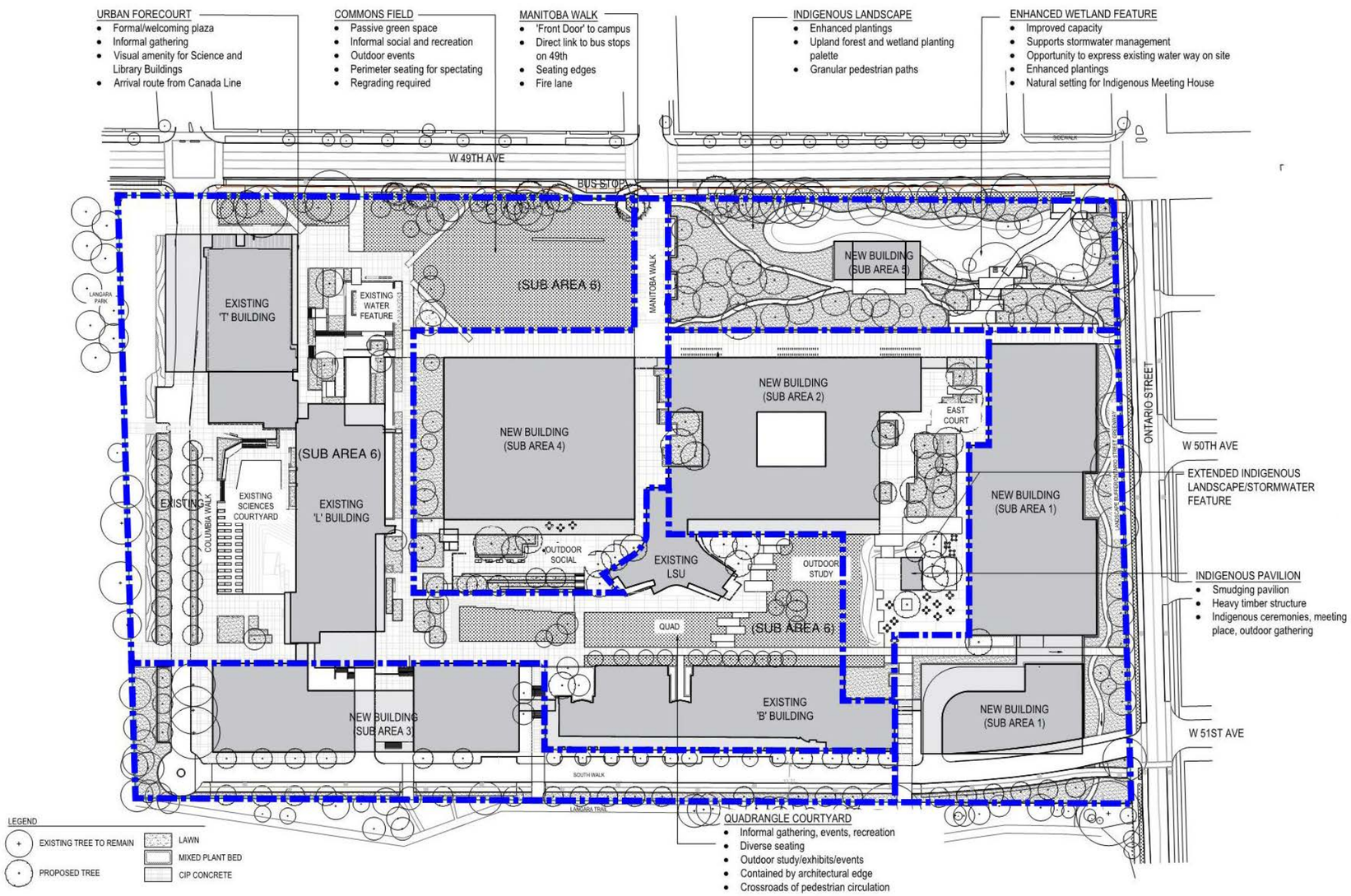
Precedent Image
Wall of woven cedar

Indian Residential Schools History Centre at UBC by Formline Architecture with PFS Studio

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.1 Landscape Plan

The landscape that has been recently implemented on the Langara campus is intended to establish the character and materiality of new outdoor spaces throughout the Traditional Campus Zone (refer to adjacent graphic). A new landscape zone has been introduced in the 2019 Facilities Master Plan, the Indigenous Landscape Zone, that creates an area that contrasts with the traditional campus with an informal, naturalized landscape of native plant species, wetlands and surface stormwater features, and meandering paths surfaced in granular materials.



5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

5.2.1 Urban Connections & Permeability

a. Circulation routes should establish a clear order of movement and connectivity to, from and through campus. Circulation should be arranged to promote interaction; students and staff should naturally come across one another on the way to and from classes and other daily activities. Meeting, working, study and social spaces should be integrated into circulation routes.

b. The entry points at the east and west corners of the campus on West 49th Avenue should be emphasized as the primary entries to campus from the south.

c. Direct connections to bus stops and SkyTrain station should be provided into the heart of the campus.

d. Clear connections from the Ontario Street Greenway, especially for cyclists, should be available along the west side of the campus. These should connect to indoor bike parking and end of trip facilities. A consolidated vehicle and service entry is proposed in this vicinity.

e. The hierarchy of paths and sidewalks should express their relative importance through widths and materials while responding to the character of the campus landscape in which they are located.

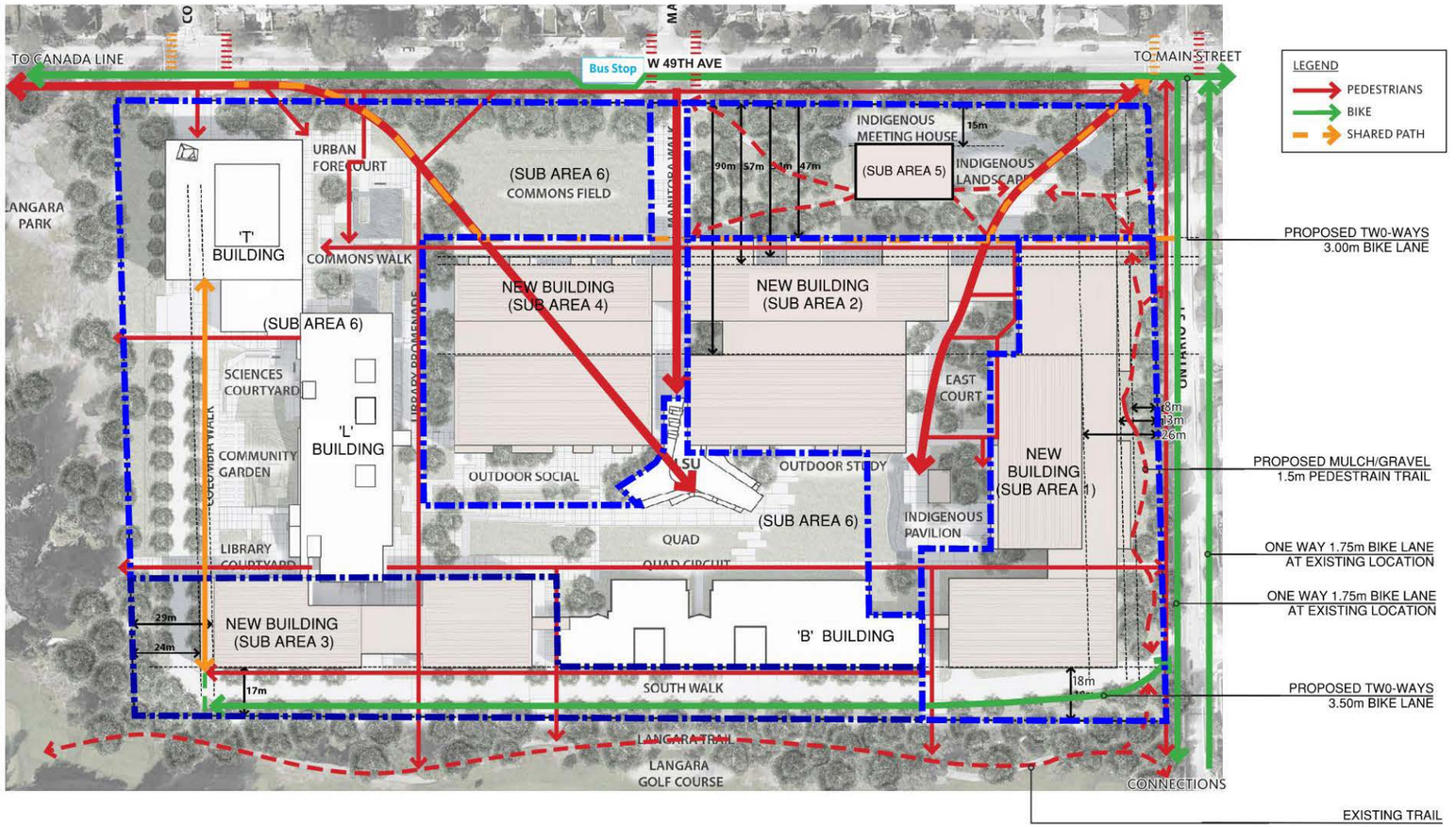
f. Connections should be provided that anticipate the potential for future public open space on the golf course to the north and to Provincially-owned lands to the east.

g. When a new building is constructed to replace the existing undersized gymnasium building (Sub area 4), a major building entrance should be created adjacent to the urban forecourt, connecting into a circulation loop that interconnects the entire campus. Significant public spaces should focus on this entrance.

h. Access from Main Street and the northeast should be enhanced by improving the existing wetland in the northeast corner of the campus with an Indigenous landscape to welcome people and guide them into the campus.

i. An improved north entrance on axis with Manitoba Street (Manitoba Walk), leading to the existing Student Union (LSU), should be provided to bring people into the campus from the existing bus stops on West 49th Avenue.

j. A primary access from the west through the West Court, framed by the existing Library and Science Building, is intended to remain. The removal of the existing fence along the College's western boundary and the fostering of better connections to the City of Vancouver's Langara Park and YMCA site beyond should be considered if any changes in this area are designed.



Drawing not to scale

k. The Quadrangle Courtyard should have multiple connections to West 49th Avenue, Ontario Street and the golf course as indicated on the campus permeability site plan. Major entry points should include the existing forecourt, the Indigenous Landscape, and Langara Park.

l. Arcades/covered walkways may be considered to provide weather protection, to encourage people to move outdoors between facilities, and to assist in activating outdoor public spaces. Covered arcades should be designed with consideration of canopy height to ensure light penetration.

m. Innovative means should be sought to create as much visual and physical interaction between departments, spaces, and levels as possible. A sense of the learning environment as a whole should be an integral part of the student experience.

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

5.2.2 Rainwater Management, Naturalization and Ecology

Sustainable best practices, City of Vancouver green infrastructure initiatives and intentions for the Indigenization of the campus all support efforts to increase rainwater management, naturalization of the landscape and ecological function.

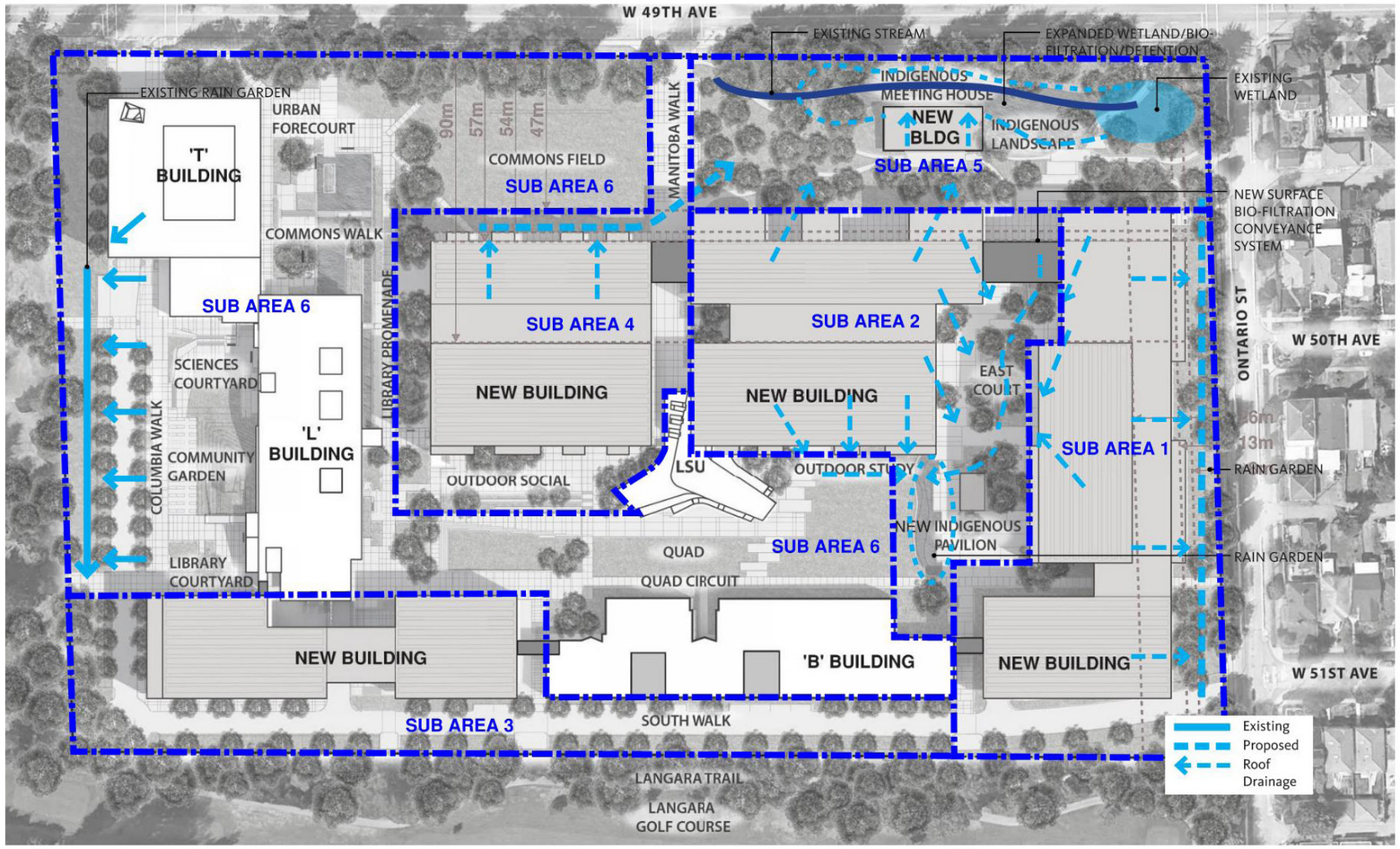
a. Integrated rainwater management opportunities should be sought such as infiltration, bio-filtration, detention and retention. Where possible these functions should be provided in surface features but underground facilities should also be used in constrained and urban locations.

b. Green roof treatment should be considered as part of the green infrastructure strategy.

c. Urban ecological function should be supported through appropriate plant selection.

d. Permeable surface materials should be considered into the design on new and renovated landscapes.

e. The reuse of materials from site into the landscape should be promoted such as large boulders, artifacts unearthed during site excavation for new development, remnants of buildings that are demolished, tree stumps or logs from mature trees that are no longer viable.



Drawing not to scale

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

5.2.3 Indigenous Influences

A key goal of the Master Plan has been to recognize, celebrate and support Indigeneity at Langara. An important way in which this can be realized is by reflecting Indigenous identity, cultural practices and ethnobotanical plants into the campus landscape.

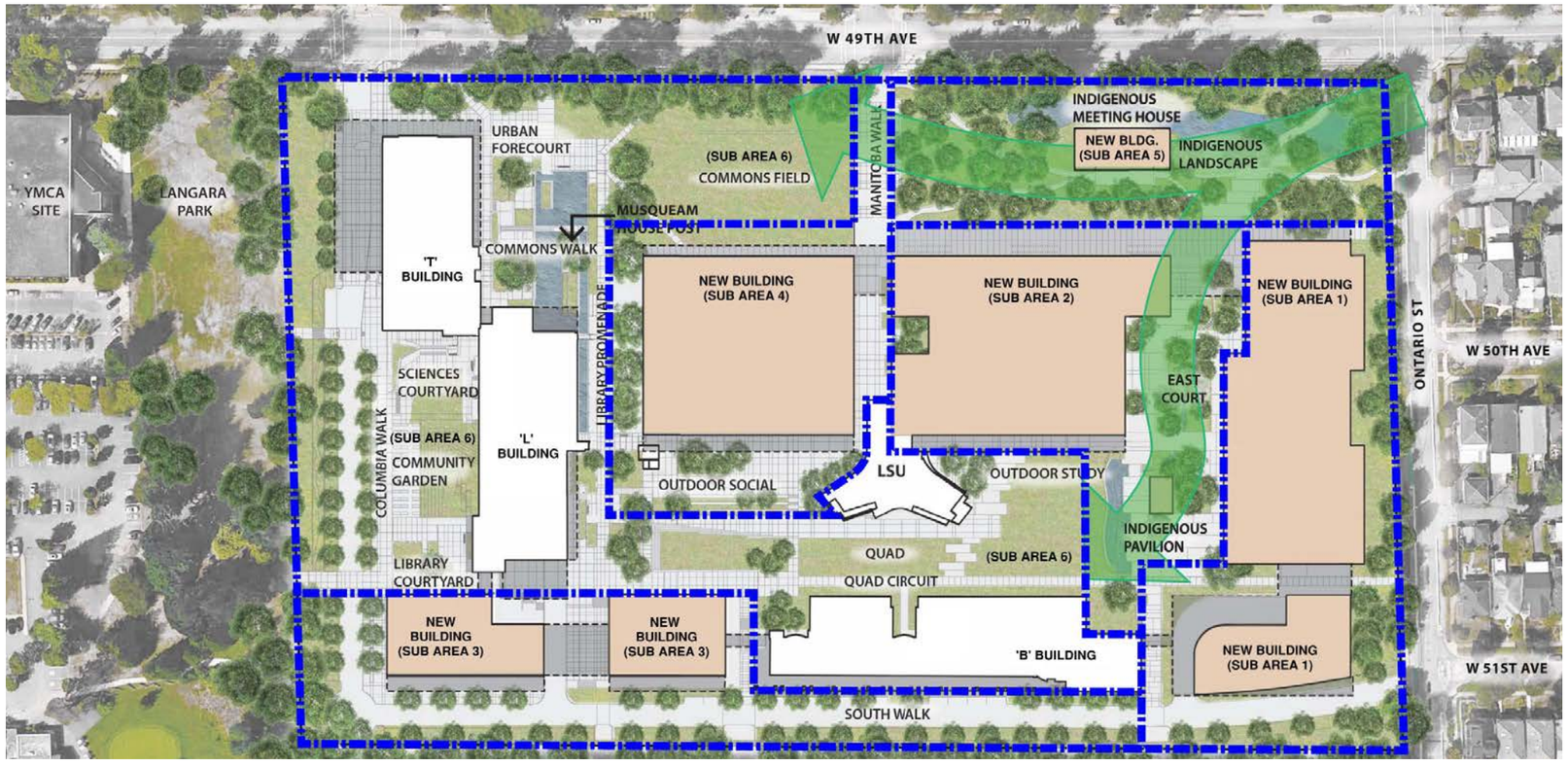
a. Musqueam names for places on campus should be considered when new outdoor spaces are created.

b. Interpretive information and maps explaining the history of the site and the ancient village of c̓əsnaʔəm and the Indigenous aspects of plants and natural features should be incorporated into the campus landscape.

c. Landscape architectural features should consider the use of cedar post and beam elements to reflect Coast Salish materials and structural forms.

d. Musqueam artwork should be included in the public art on campus.

e. The College and future design consultants should undertake Indigenization strategies in close collaboration with the Musqueam Band and indigenous staff, faculty and students.

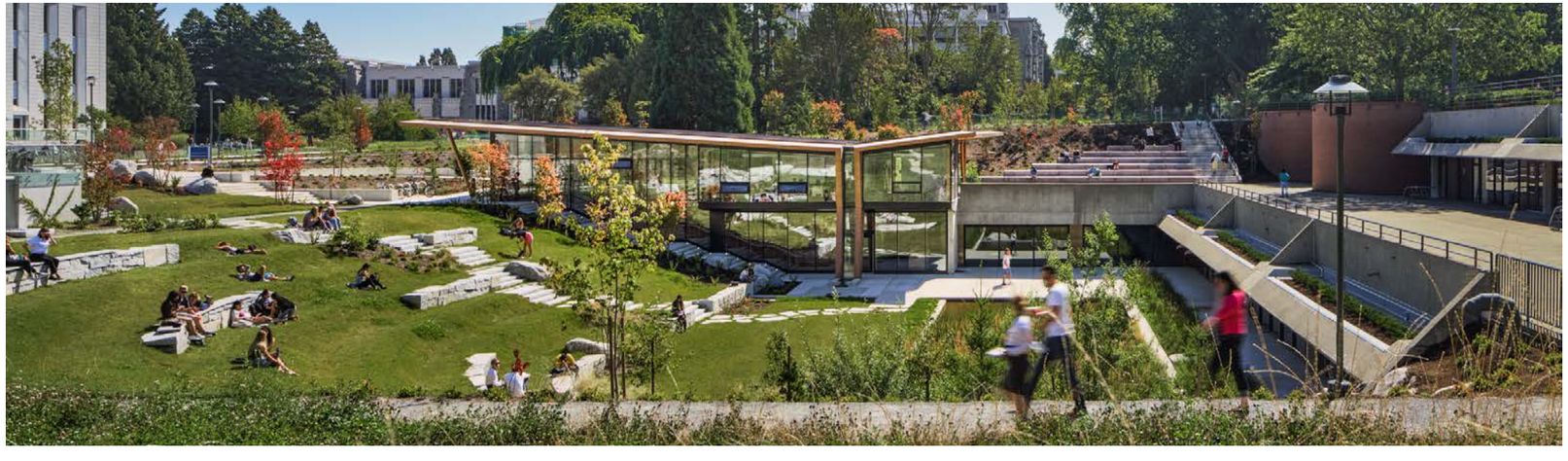


Drawing not to scale

Precedent Image

Indigenization of landscape, palette of indigenous planting material

Indian Residential Schools History Centre at UBC by Formline Architecture with PFS Studio



5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

5.2.4 Tree Management Plan

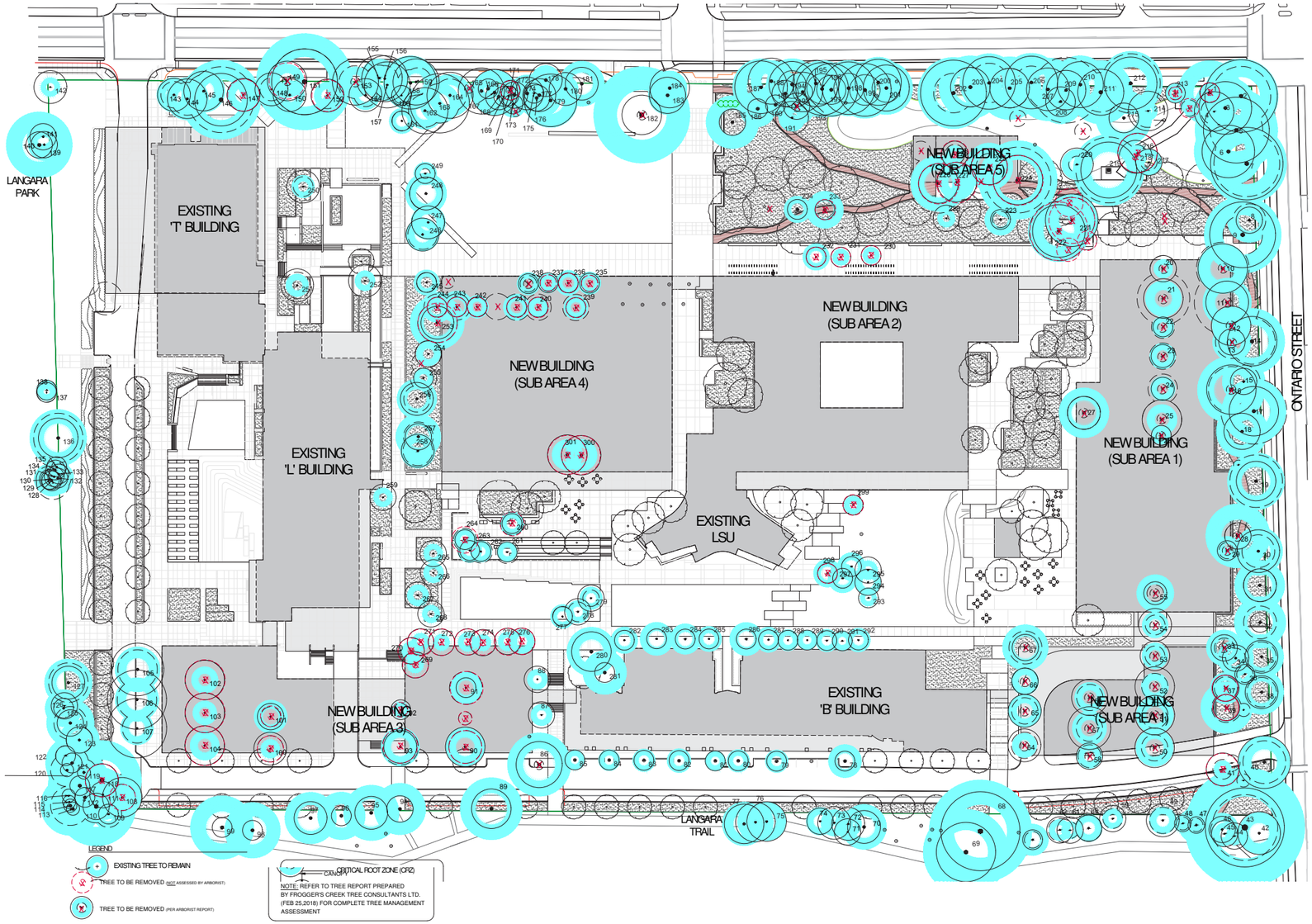
A detailed arborist survey of all the campus trees has been prepared and should be referenced in the preparation of all landscape design plans for the campus.

a. The City of Vancouver guidelines for tree removal and replacement should be referenced whenever landscape plans include tree removal and planting of new trees.

b. Mature specimen trees should be retained whenever possible provided they are confirmed to be healthy and viable and do not pose any safety risks.

c. The health of existing trees should be supported in redesigned and renewed landscapes by the selection of appropriate understorey and groundcover plantings.

d. New trees should be planted to support the urban forest on campus and should meet or exceed City of Vancouver tree planting guidelines to ensure their health and ability to reach mature size and form. Provision for large trees should be made with minimum soil volumes of 16 cubic metres per tree.



5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

5.2.5 Planting Zones

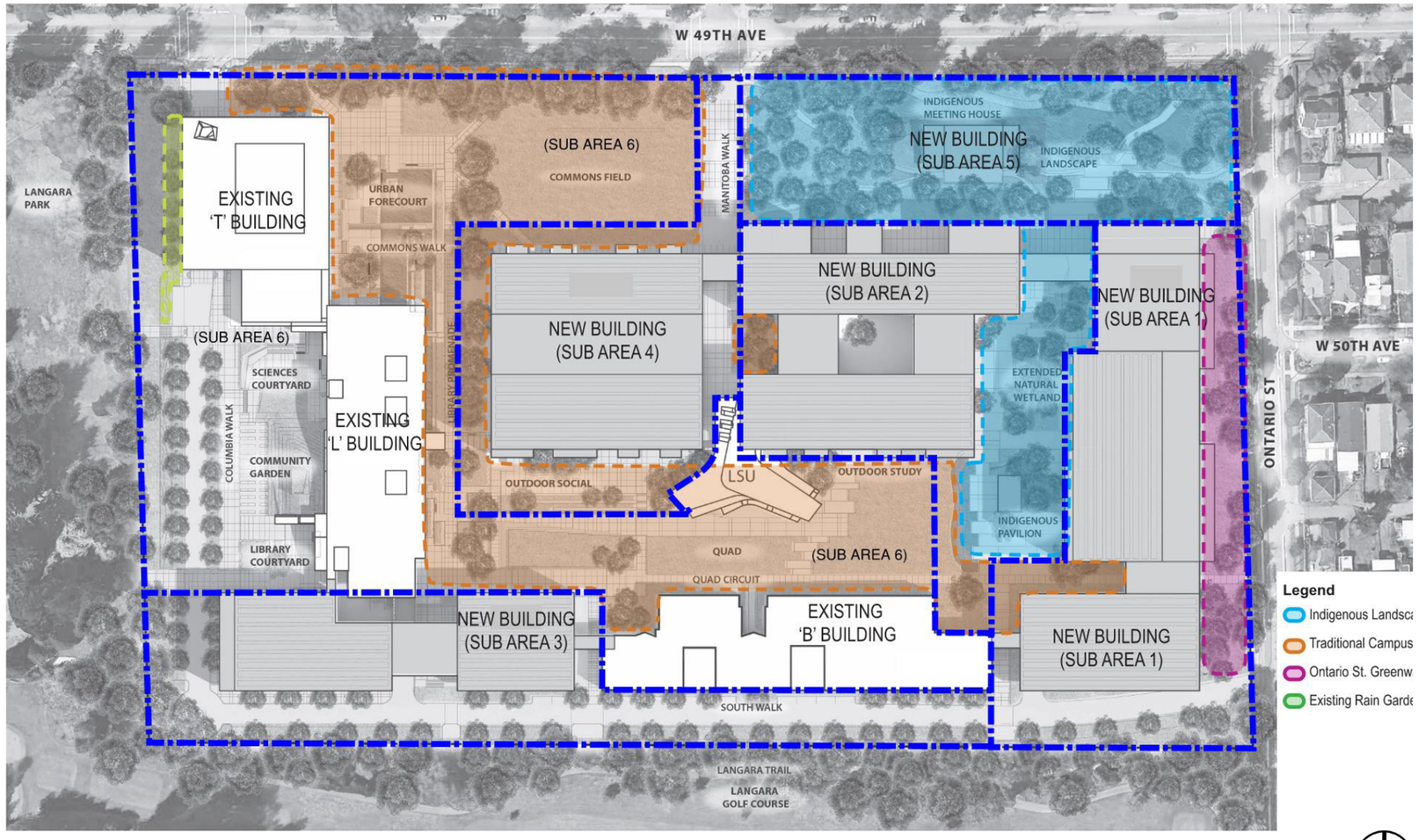
The campus is defined by two primary landscape zones (refer to adjacent graphic) that should determine the planting approach for the areas on campus. The Traditional Campus landscape zone is intended to feature mixed landscape beds and open lawn areas. The Indigenous Landscape Zone is intended to express a naturalized and Indigenized landscape that contrasts with the Traditional Campus Zone.

a. The plant species for the Traditional Campus Zone should draw upon the existing palette of the campus while introducing new plant species to emphasize special areas or specific growing conditions.

b. The Indigenous Landscape Zone should utilize all native species. A plant list that supports the Indigenization of the campus and enhances wetland and stormwater features includes:

Acer glabrum	Douglas Maple	Carex rostrate
Acer circinatum	Vine Maple	Beaked Sedge
Cornus nuttallii	Pacific Dogwood	Scirpus acutus
Polystichum minutum	Sword Fern	Hard Stemmed
Bulrush	Cornus stolinifera	Mahonia nervosa
Dull Oregon Grape	Redtwig Dogwood	Salal
Scirpus microcarpus	Redwood Sorrel	Evergreen
Gaultheria shallon	Vaccinium ovatum	Huckleberry
Oxalis oregona	Thimbleberry	Small Fruited Bulrush
Rubus parviflorus	Slough Sedge	Carex macrocephala

c. All plants should be regionally adapted materials to minimize the need for extensive maintenance, pesticide use and watering.



Drawing not to scale



Beaked Sedge



Douglas Maple



Pacific Dogwood



Redtwig Dogwood



Salal



Small Fruited Bulrush

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

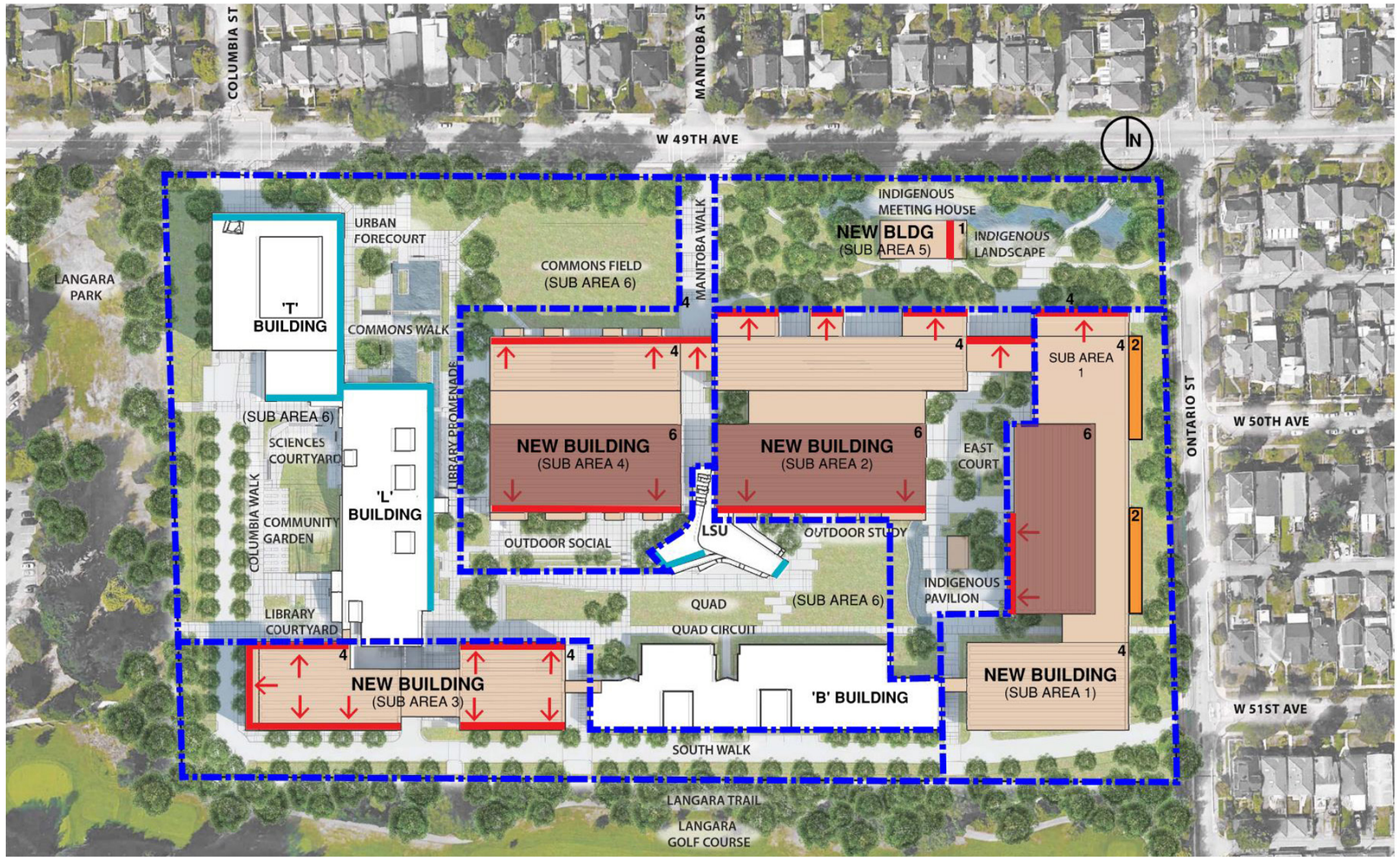
5.2.6 Indoor/Outdoor Activation

The architectural design guidelines encourage new construction to prioritize animation of the public realm and public space through the placement of active interior uses along building edges where they can be viewed and, where appropriate, directly accessed from adjacent outdoor spaces. The goal is to build a sense of connectivity between interior and exterior spaces, underlining the campus' identity as an indoor/outdoor learning environment.

a. The design of outdoor open spaces should take advantage of opportunities to benefit from adjacencies to interior spaces and uses that can bring direct indoor /outdoor connections, offer potential for activities to spill out into outdoor space in good weather, or animate the pedestrian experience by offering views into active interior spaces.

b. Landscape plantings should avoid blocking views from campus open spaces into the active spaces within buildings.

c. Where internal building circulation corridors are located along building edges, external circulations routes should be considered to parallel them to share the activity levels generated by movement both inside and outside.



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existing buildings | new buildings

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

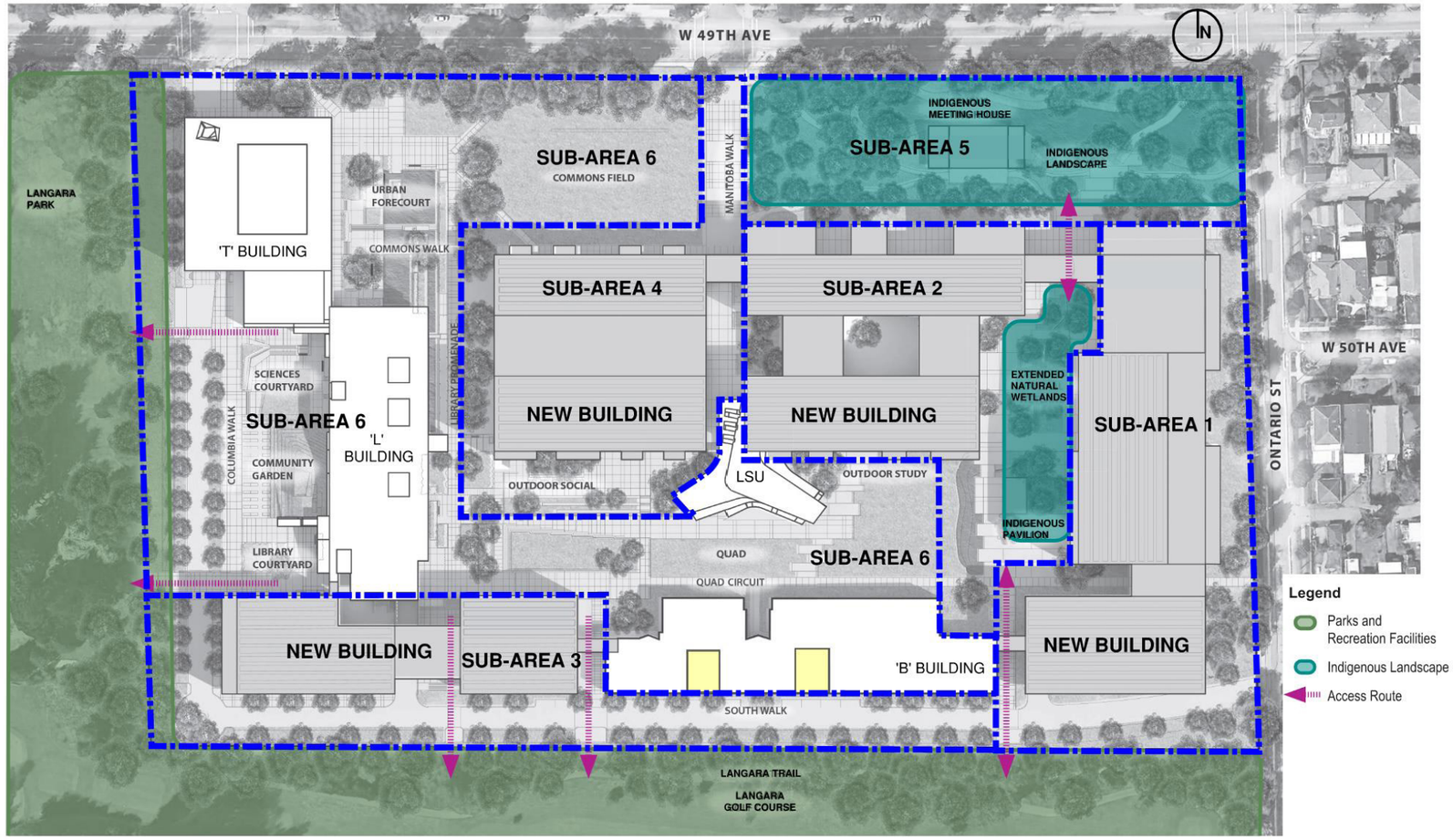
5.2.7 Outdoor Learning

Outdoor spaces, including living roofs, the naturalized landscape and courts and gardens should be conceived as outdoor learning spaces and equipped with outdoor furnishings that promote interaction and study.

a. Outdoor open spaces should consider providing an informal area that could accommodate a small class group discussion for use in good weather.

b. A variety of seating opportunities should be provided including ones that encourage learning activities including conversations among groups of ranging in size from two to eight, working on a laptop and writing in a notebook.

c. Interpretive information and public art should add to users understanding of the campus, its history, its landscape and the intellectual work of departments in the College, especially those in adjacent buildings.



1.8.3 Access to Nature

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.2 Overall Landscape Guidelines

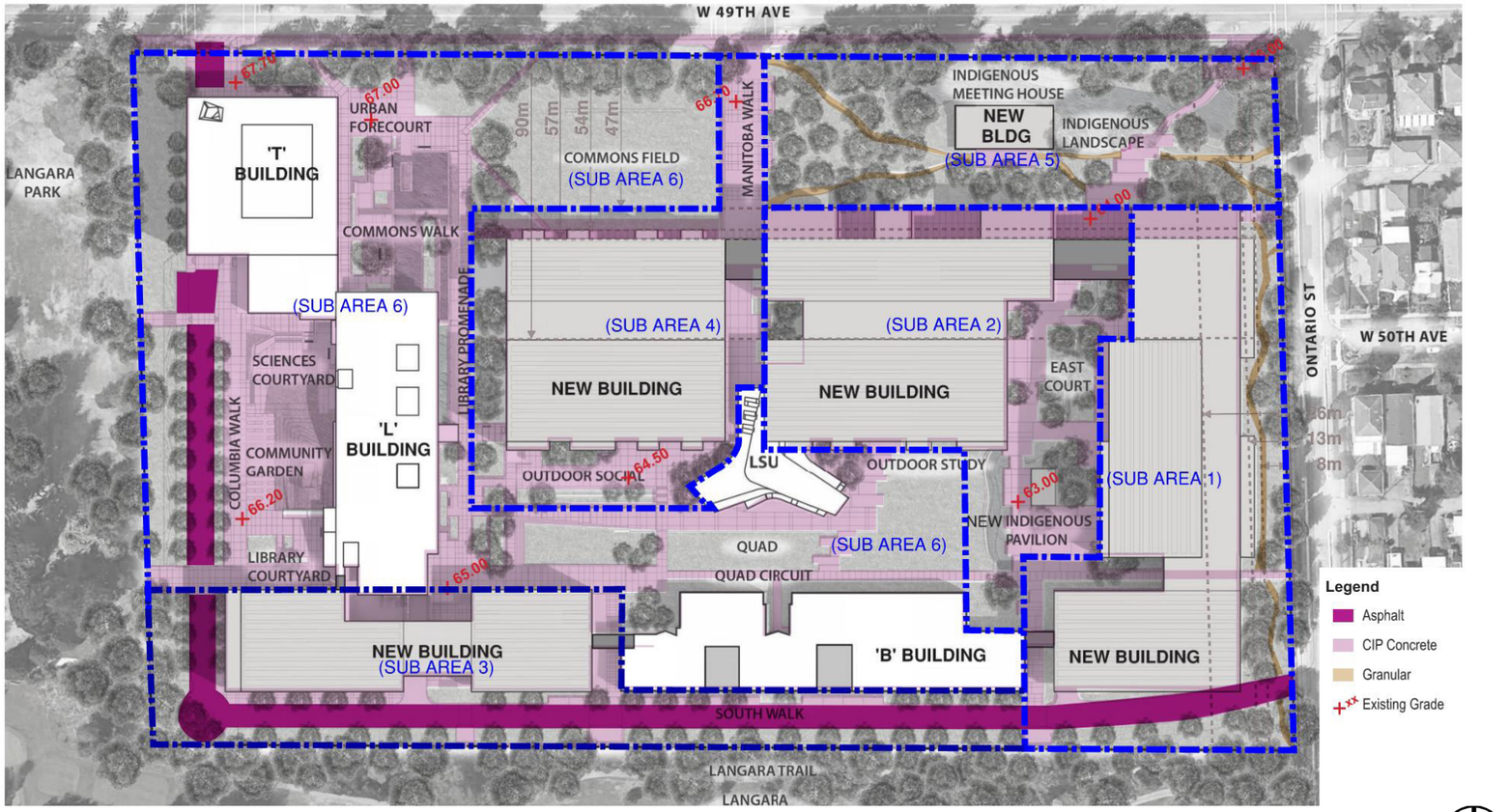
5.2.8 Hardscape Materials

The hardscape materials palette is intended to continue the existing vernacular of campus for consistency of landscape character.

a. Pedestrian corridors and exterior plazas should be paved predominantly in cast-in-place concrete paving with decorative saw cut patterns to reinforce the rectilinear patterning of existing campus hardscape and to emphasize special areas. As specific areas come under design development, other compatible hardscape materials may be introduced, such as concrete unit pavers.

b. Paths within the Indigenous Landscape and areas of naturalized landscape should utilize surfacing of granular fines to offer a softer walking experience through these areas of campus.

c. The perimeter road should be paved in asphalt.



Drawing not to scale

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.3 Guidelines for Specific Open Spaces

5.3.1 Quadrangle Courtyard

The Quadrangle Courtyard is intended to be the heart of the campus and to serve as a focus of campus life. It is a social gathering space that can accommodate small and large events, as well as casual gathering and social learning. This space should encourage a wide variety of active and passive learning activities.

a. Consideration should be given to designing the space to facilitate a wide variety of activities and programming opportunities such as outdoor classroom use, outdoor dining, events and celebrations, temporary outdoor exhibits, and informal recreation.

b. A two-storey recessed arcade should be explored to ring the courtyard with vertical connections to grade of 49th Avenue. This arcade element would replace the existing covered walk in front of Building B.

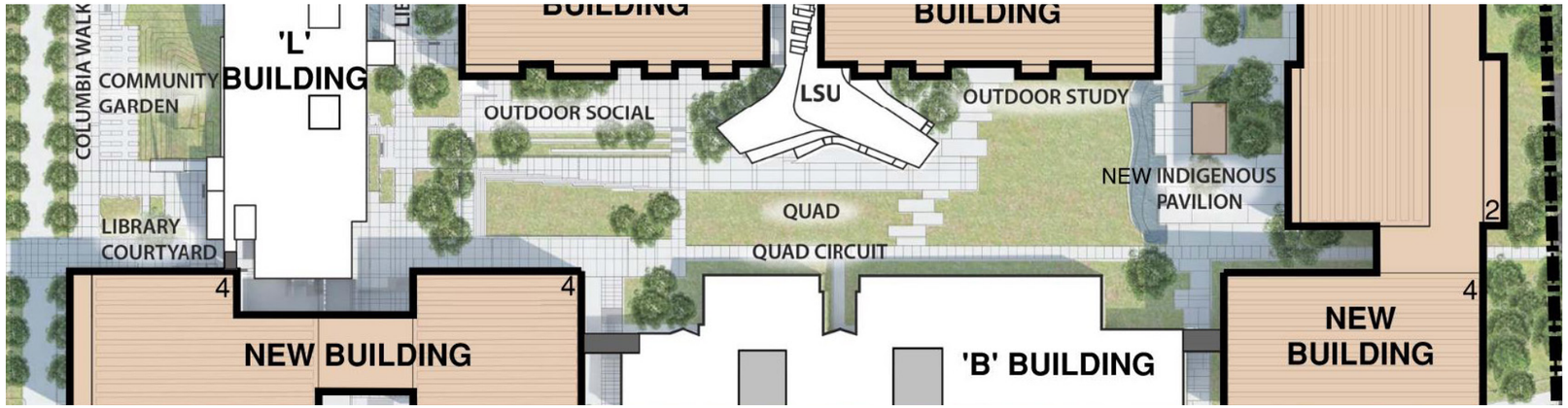
c. The landscape character should be predominantly urban with open lawn and specimen trees however opportunities for the Indigenous landscape to permeate the courtyard should be sought including the planting of native species and surface stormwater features.

d. The design of the Quadrangle Courtyard should respond to public spaces within surrounding buildings to create indoor/outdoor relationships that animate it and bringing it to life. As examples, cafeteria, student and staff lounges, corridors with seating areas, and art studios could be placed in adjacency to the courtyard with features such as garage doors for easy access.

e. The courtyard should include a wide variety of seating opportunities for groups and individuals including terraced seating oriented for solar access and seating with features that facilitate use of laptops and outdoor eating.

f. Pedestrian circulation routes should be provided that respond to desire lines crossing the courtyard and connecting to building entries.

g. A First Nations Indigenous Smudging Pavilion should be located in the southeast corner of the quadrangle. A heavy timber structure with a roof coverage of approximately 80 square meters (860 square feet) is envisioned in the Facilities Master Plan. The purpose of the Pavilion is to provide a sheltered outdoor area for Indigenous ceremonies, outdoor gathering and a meeting place for the campus community.



Drawing not to scale

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.3 Guidelines for Specific Open Spaces

5.3.2 49th Avenue Open Spaces

A series of open spaces front on West 49th Avenue, each with a distinct character and role on the campus: the Urban Forecourt, Commons Field, Manitoba Walk and the Indigenous Landscape / Meeting House. Together these spaces retain the fundamental character of Langara as a green campus – a key quality of the current campus that is well loved by faculty, staff, students and the community.



Drawing not to scale

Urban Forecourt

The existing Urban Forecourt is a formal, welcoming space which provides an important setting and identity for campus. Both an informal gathering space and visual amenity for the Science and Library Buildings, the Urban Forecourt establishes an important arrival route to campus, especially from the Canada Line. A 14-foot Musqueam house post welcomes all visitors to the traditional unceded territory of the Musqueam People on which Langara resides.

The materials and strong rectilinear patterning of the Urban Forecourt should be referenced in new landscape design interventions along West 49th Avenue.

Commons Field

The Commons Field is an existing open space that should be improved and enhanced. The lawn is defined by the existing Urban Forecourt, and a renewed entrance at the terminus of Manitoba Street: Manitoba Walk. This informal space is intended for active games and informal sports such as frisbee and ball games, as well as casual gathering and large outdoor events.

a. The lawn should be regraded and replanted to achieve a surface to support these activities.

b. Furnishings should be provided at the perimeter to encourage watching the activities associated with the lawn.

Manitoba Walk

Manitoba Walk provides a formal ‘front door’ connection to the heart of campus that provides direct linkages to bus stops on West 49th Avenue while also functioning as a fire lane.

c. The Walk should be widened and repaved in keeping with the materiality of the Urban Forecourt to provide more pedestrian capacity.

d. The Walk should be lined with seating along its edges to provide increased informal seating and people-watching opportunities at a key entry point to the campus.

Indigenous Landscape / Meeting House

The Indigenous Landscape with the Meeting House is both an important acknowledgement of the fact that Langara College is situated on unceded Musqueam Territory and a welcoming place to be enjoyed by students, staff and the community.

e. The Indigenous Landscape should be envisioned as one of the key outdoor learning spaces on campus: a place to learn about local history, Indigenous plant life and biology, and the Indigenous heritage of the land.

f. The Indigenous Landscape should be designed in tandem with the Meeting House to provide an appropriate setting for the Meeting House and to offer adjacent open spaces that could be used and programmed in coordination with gatherings, events and ceremonies hosted in the Meeting House.

g. The landscape should express the sustainable relationship between architecture and landscape. For this reason, civil/stormwater opportunities afforded by the renaturalization process should be featured.

h. The existing wetland in this area should be expanded by combining the current surface stream with additional site stormwater diverted to the enhanced system. The expanded wetland should be planted with a palette of native wetland and upland plants.

i. Low impact trails and boardwalks should control access and limit impacts in wetland and naturalized upland areas and along Indigenous garden walks.

j. Ethno-botanical and ecological narratives and interpretation should be provided.

k. The public seating area at the corner of Ontario Street and West 49th Avenue should be redeveloped offer more seating than its current capacity, as requested by the City.

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.3 Guidelines for Specific Open Spaces

5.3.3 Western Boundary Open Spaces

The western boundary of the campus is served by three adjacent open spaces: the Sciences Courtyard, Community Gardens, and Library Courtyard that are linked together by Columbia Walk and bordered by the Perimeter Drive and Langara Park to the west and front on the Library to the east.

Sciences Courtyard, Library Courtyard and Columbia Walk

Sciences Courtyard, Library Courtyard and Columbia Walk are existing spaces that are not anticipated to be redeveloped and should be maintained in their currently designed form.

Community Gardens

Space between the Sciences and Library Courtyards may be available for community gardens; such gardens should address the City of Vancouver's interest in sustainable food systems that was registered during the rezoning application process and should reference the City's guidelines for community gardens and sustainable agriculture.

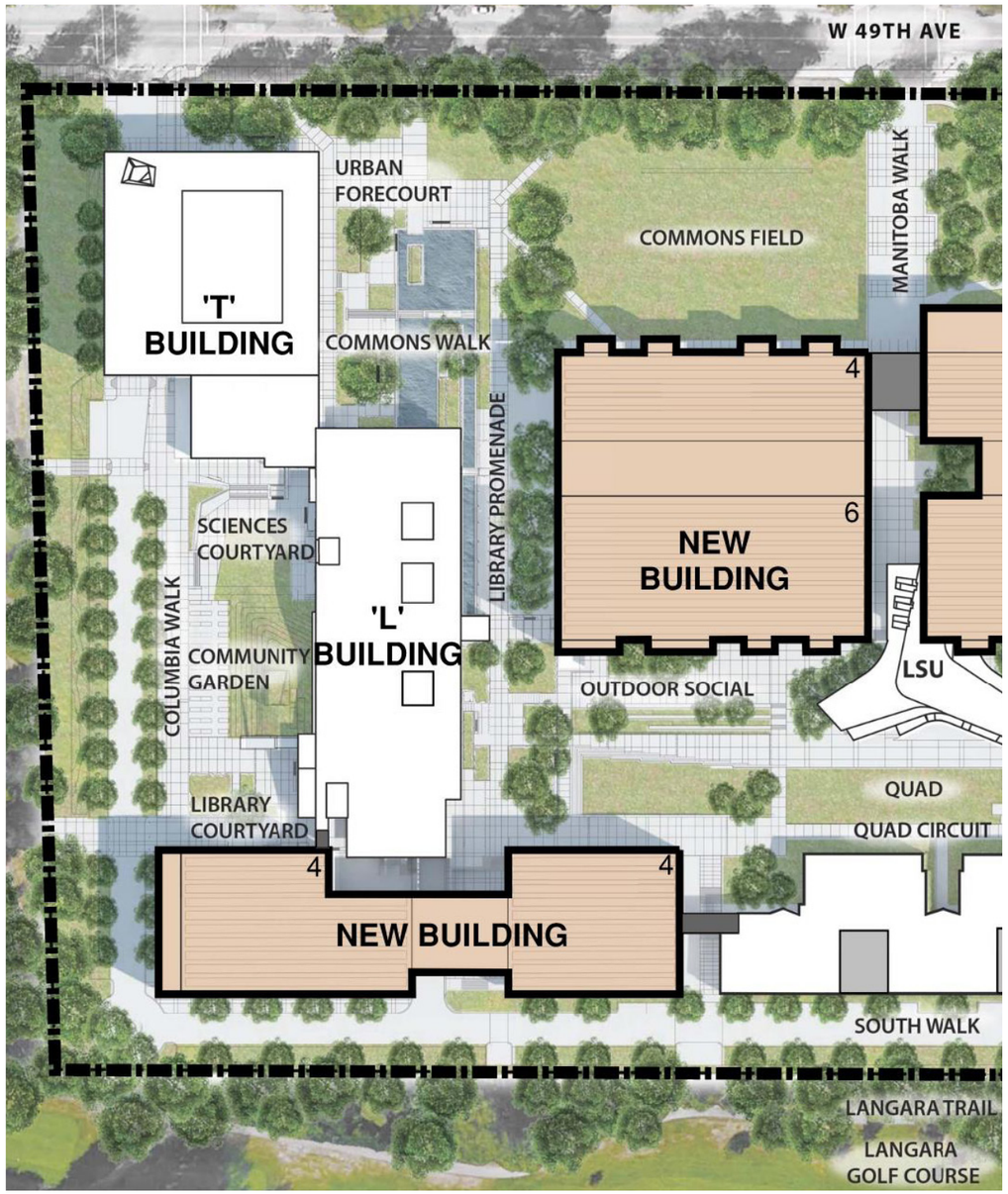
Perimeter Drive

The perimeter drive along the west boundary of campus is an opportunity to improve the interface between the campus and Langara Park.

a. The removal of the existing fence along the College's western boundary should be considered as part of the planning for the future use of the Provincially-owned open space located to the west that is under reconsideration by the City. An improved relationship between Langara campus and this open space would be welcomed. Campus circulation is currently organized to allow for improved future connectivity to the west.

b. Parking studies should consider naturalizing surface parking areas and providing underground parking to compensate.

c. Redesign of the perimeter drive should reduce paved surface area and introduce street trees and landscaped boulevards.



Drawing not to scale

5.0 | LANDSCAPE & OPEN SPACE NETWORK

5.3 Guidelines for Specific Open Spaces

5.3.4 Eastern Boundary Open Spaces

On the eastern side of the campus, a new courtyard, termed East Court, is proposed and the existing buffer along the Ontario Street Greenway should be enhanced.

East Court

a. East Court will be designed in response to future buildings that will provide its edges and the adjacent building uses that will animate the space.

b. Effective and direct cross-circulation between adjacent new buildings should be a key driver of the landscape design.

c. Informal spaces for gathering and ample seating opportunities should be provided.

d. The predominant character of the Court should be a robust urban open space however the Indigenous landscape to the north should extend into the Court as a minor component of natural forest and wetland landscape.

e. Stormwater should be collected from adjacent new buildings and hard surfaces and expressed in a surface channel to the wetland system.

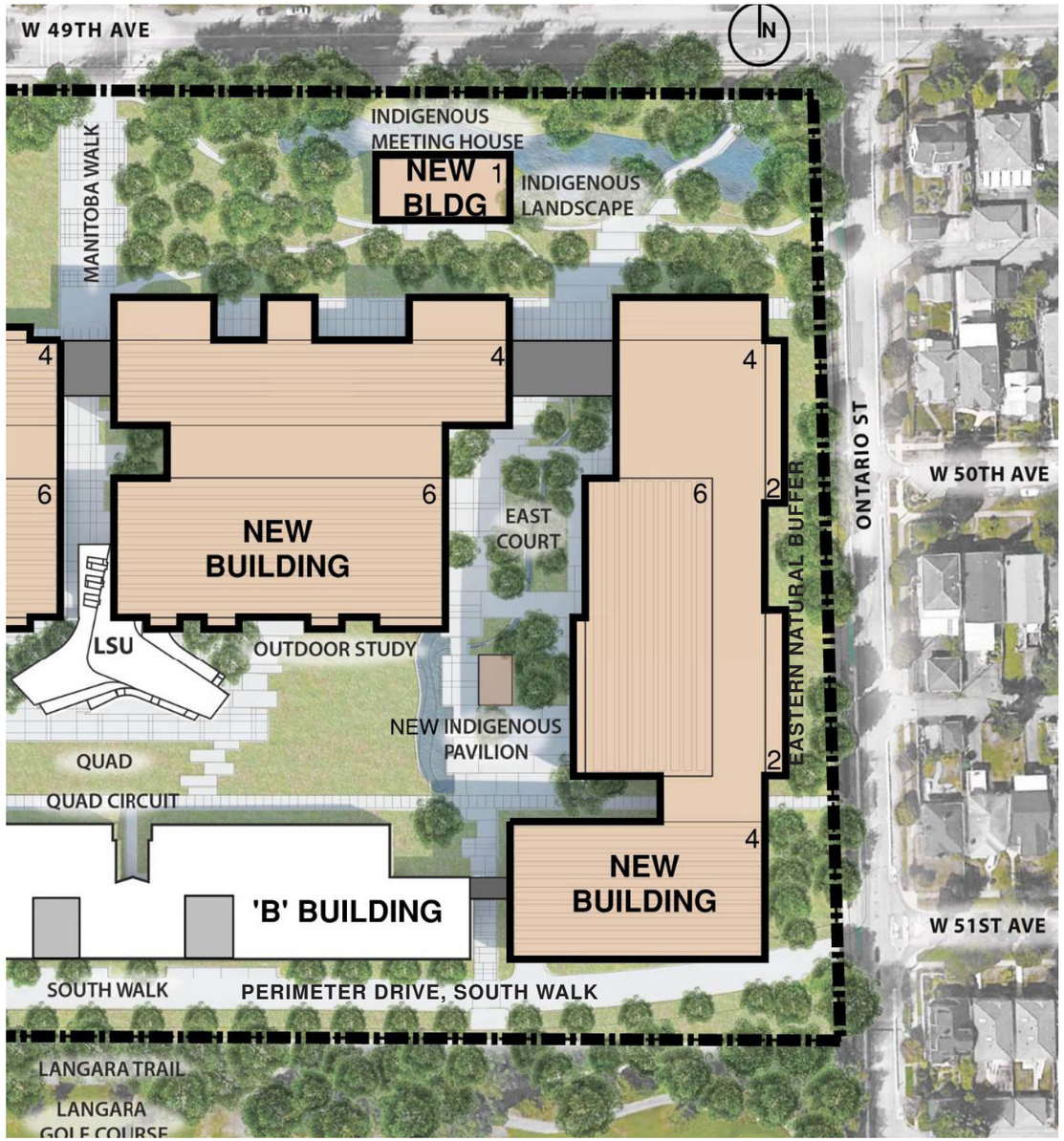
Ontario Street Greenway Buffer

A significant stand of mature trees currently serves as a buffer between the campus and the Ontario Street Greenway.

f. The tree buffer that currently wraps the north and east sides of the campus should be retained as a key public amenity. Only trees that are safety risks or unhealthy should be removed and appropriate replacement trees should be planted.

g. Where possible, sidewalks and paths should be widened but not to the detriment of existing specimen trees.

h. An underplanting of drought-resistant shrubs, groundcovers and grasses should be planted to support the health of the trees and support the Indigenization of the campus landscape



Drawing not to scale

6.0 | PARKING, LOADING, ACCESS

Minimize vehicular conflicts with the Ontario Street Greenway through design that prioritizes pedestrian and bicycle movement and that moderates impacts to the surrounding neighbourhood.

a. Minimize surface parking on the campus by providing the majority of parking below grade.

b. Parking should prioritize tree retention – below-grade setbacks should match setbacks at grade.

c. Design parkades to integrate with and prioritize rainwater management, green infrastructure and tree and soil retention strategies for the campus.

d. Provide secure and well-lit areas for visitor bicycle parking.

e. Ensure loading areas are designed to minimize conflict with pedestrian routes and to prioritize pedestrian safety.

f. Screen loading areas from view of surrounding public spaces, neighbouring properties and from the overlook of nearby residential developments.

7.0 | CHILDCARE

Existing childcare facilities must be retained and may be relocated and/or expanded in any phase of development. The facility should be licensable by Community Care Facilities Licensing and must comply with the City's Childcare Design Guidelines.

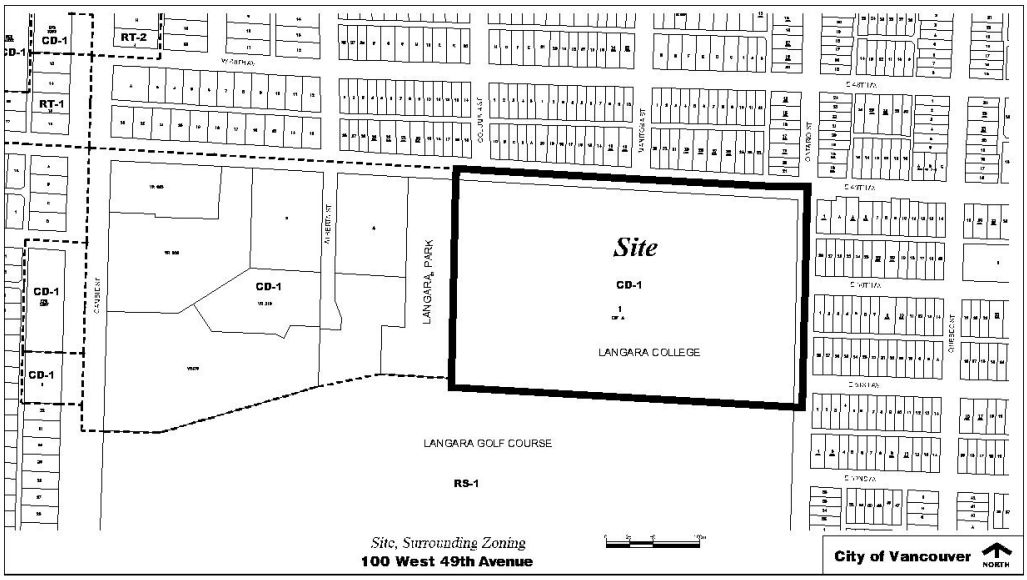
8.0 | PUBLIC ART

Public art must be provided in accordance with the Public Art Agreement as reviewed and accepted by the City.

100 West 49th Avenue (Langara College)
PUBLIC CONSULTATION

Public Notification

A rezoning information sign was installed on the site on June 20, 2019. Approximately 2,247 notification postcards were distributed within the neighbouring area on or about July 5, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).





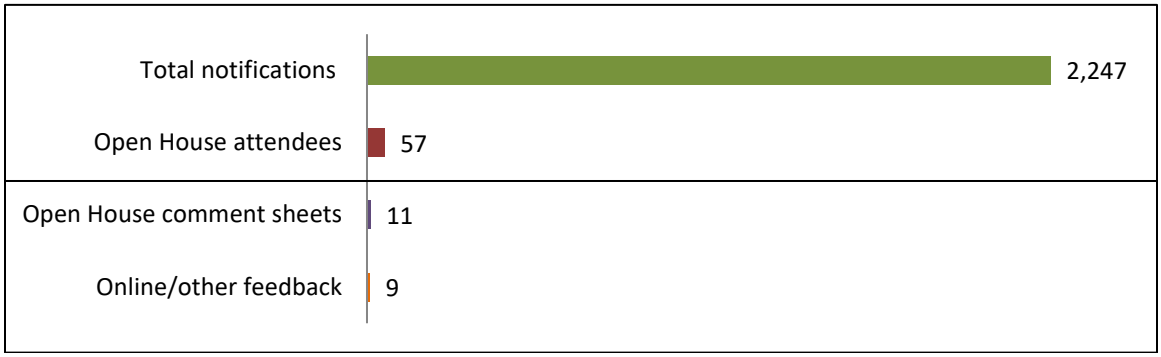
Community Open House

On July 23, 2019 a community open house was held from 5:00-8:00 pm at Langara College, 170 49th Avenue. Staff, the applicant team, and a total of approximately 57 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- 11 comment sheets, and 9 letters, e-mails, online comment forms, and other feedback were received from the public in response to the July 23, 2019, open house.



* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Development:** Appreciate that development would contribute to institutional learning, accommodate more students, and more retail and services.

- **Building density, height, mass:** Appreciate the step down in building height towards the street. One respondent would like to see a taller building to create a visual icon at Langara College and provide more housing.

- **Greenspace retainment:** The greenspace that would be retained is appreciated as a space for socialization.

Generally, comments of concern fell into the following areas:

- **Vehicle access:** The vehicle access on Ontario Street would be concerning due to higher traffic entering and exiting. Other respondents would like to see the access protected only for cyclists, and a traffic management plan and traffic calming measures

in place. Question on whether the south east corner allows for student and staff vehicle access or is restricted to delivery trucks was also noted.

- **Building density, height, mass:** The proposed height and density would be too high in a residential area. One respondent suggested that the density could be increased.

- **Traffic congestion:** The proposal would cause further traffic and public transit congestion, with questions on whether allowances to widen lanes, better facilitate traffic, and placing a regular red light at the intersection of 48th Avenue and Manitoba Street could be possible.

- **Limited street parking:** The lack of car share parking spaces would result in further limited street parking along residential streets.

- **Prioritized bicycle lanes:** A bicycle lane allocated along 49th Avenue and Cambie Street would be appreciated. One respondent would like to have minimized bicycle and vehicle interactions between 49th and 52nd Avenue.

- **Student housing provision:** Student housing should be included in the project to ensure adequate supply, in addition to being part of the overall Community Plan as housing could impact the neighbourhood.

- **Parking for community activities:** The development could contribute to overcrowded parking during weekend community activities on campus. Respondents would like to see drop-off parking proposed so parents could pick-up and drop-off children more easily.

- **Shadowing:** The proposed building would shadow onto Ontario Street, community gardens, and neighbouring homes.

- **Existing building:** The existing building is already in good condition and has history. Respondents question the need for expansion to accommodate more students and the possibility of increased student fees as a result of the development.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Hopeful about the proposed action on reconciliation and appreciate the Indigenous meeting house.
- The proposed development is appropriate since it is close to the Canada Line and adheres to the *Cambie Corridor Plan*.
- The proposed development would respond well to the large site and sustainability requirements.

General comments of concern:

- Densification would result in more garbage caught onto bicycle barricades.
- The construction noise would negatively impact residents, construction schedule needs to be addressed.
- Back alley traffic speed is a concern, speed bumps would help reduce vehicle speed.
- Question on how buses are handled and whether a pull out space for buses is required to avoid slowing down traffic.

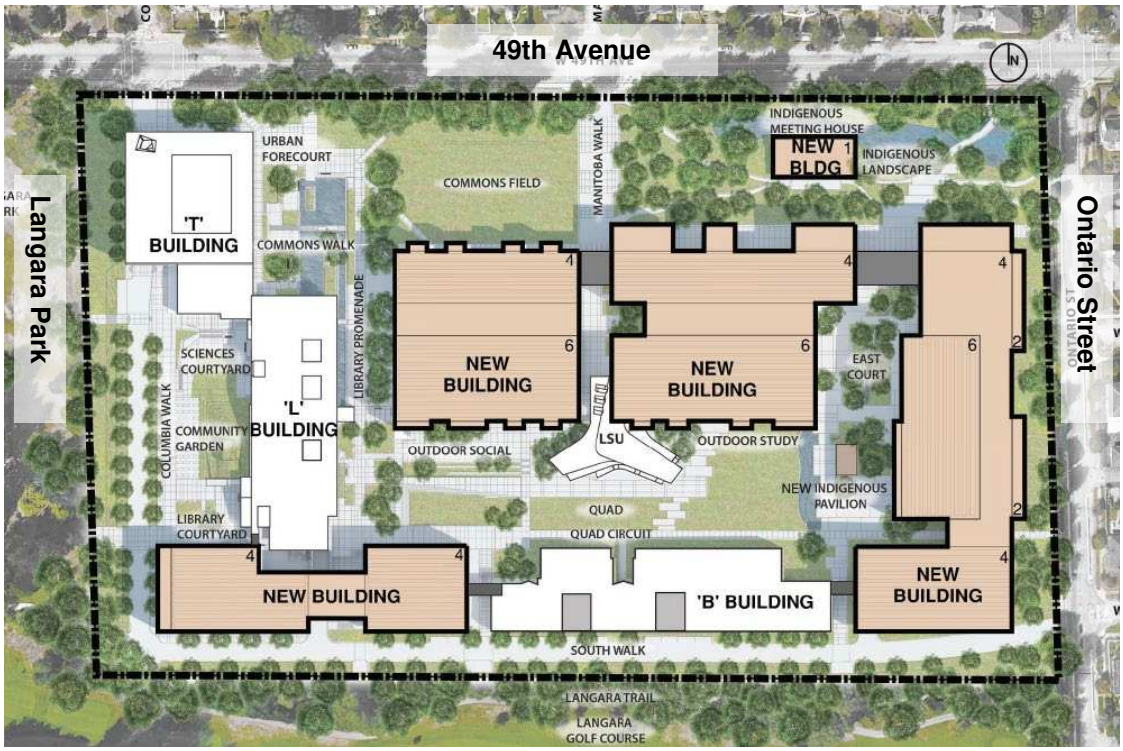
Neutral comments/suggestions/recommendations:

- The underground river at Ontario Street and 49th Avenue is not deep, a plan for underground parking would need to address the river.
- Academic uses of the proposed buildings should be left in the hands of Langara College, rather than being dictated by City policies.
- More covered outdoor spaces as part of the proposal would be appreciated.
- Langara College should partner with the YMCA and the Park Board to improve Langara Park.
- Question on whether covered walkways are required as it could contribute to more shadowing.
- Sidewalks along Cambie Street should be widened.
- Underground parking should be included in the proposed development.
- The reduced vehicle parking spaces would help improve traffic in the area.
- Appreciate the building design as it would create areas of refuge from the rain and break up the building massing.
- Would like the campus to expand towards Langara-49th Avenue Station to increase connections and amenities.
- The City should carry out a study on whether more height would be required to accommodate future student population expansion.
- The dedicated greenspace should be part of the Community Amenity Contributions.

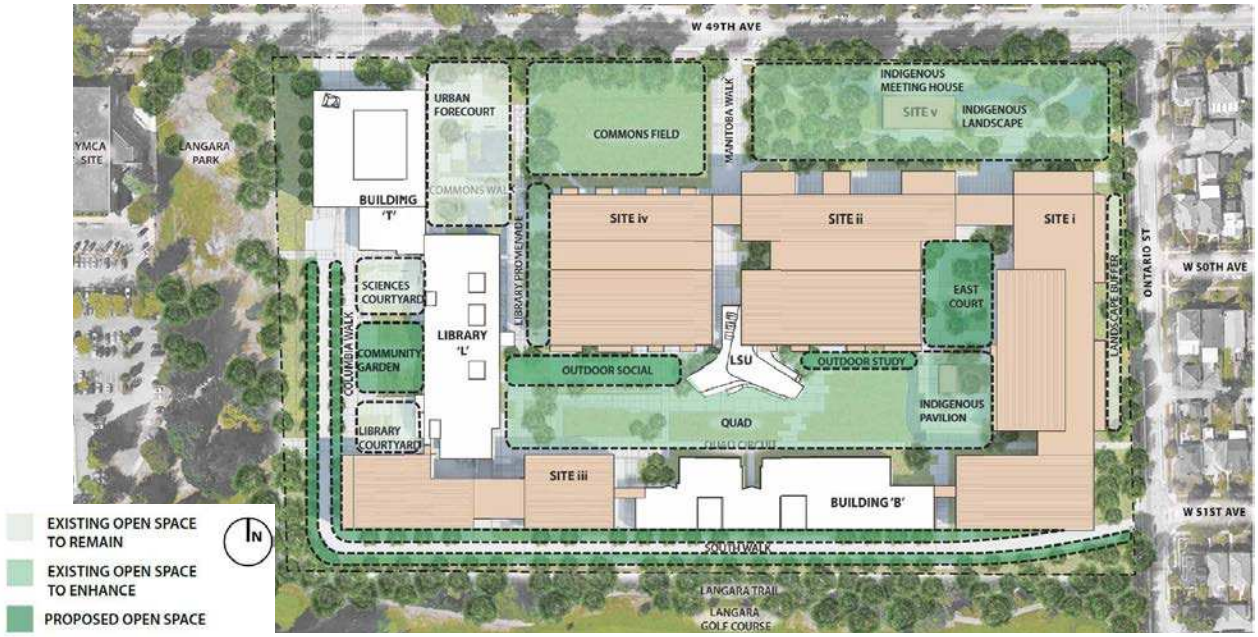
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100 West 49th Avenue (Langara College)
FORM OF DEVELOPMENT

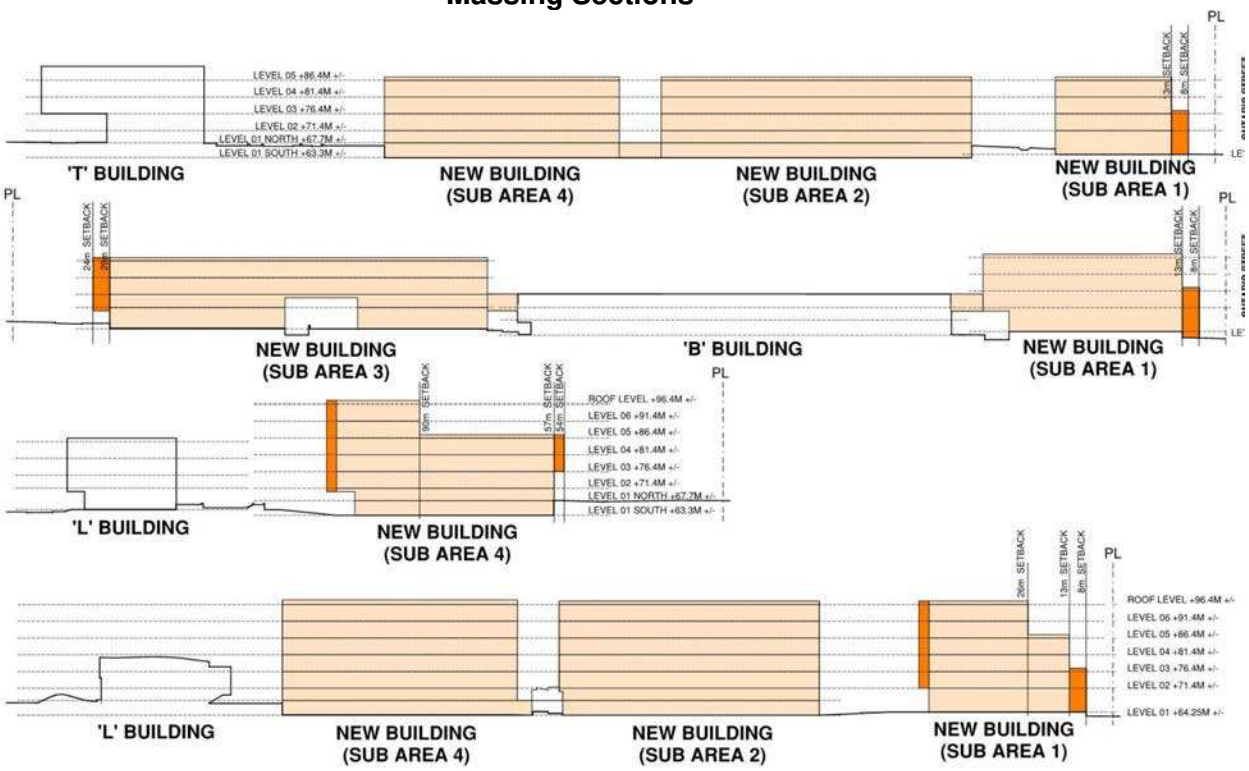
Site Plan



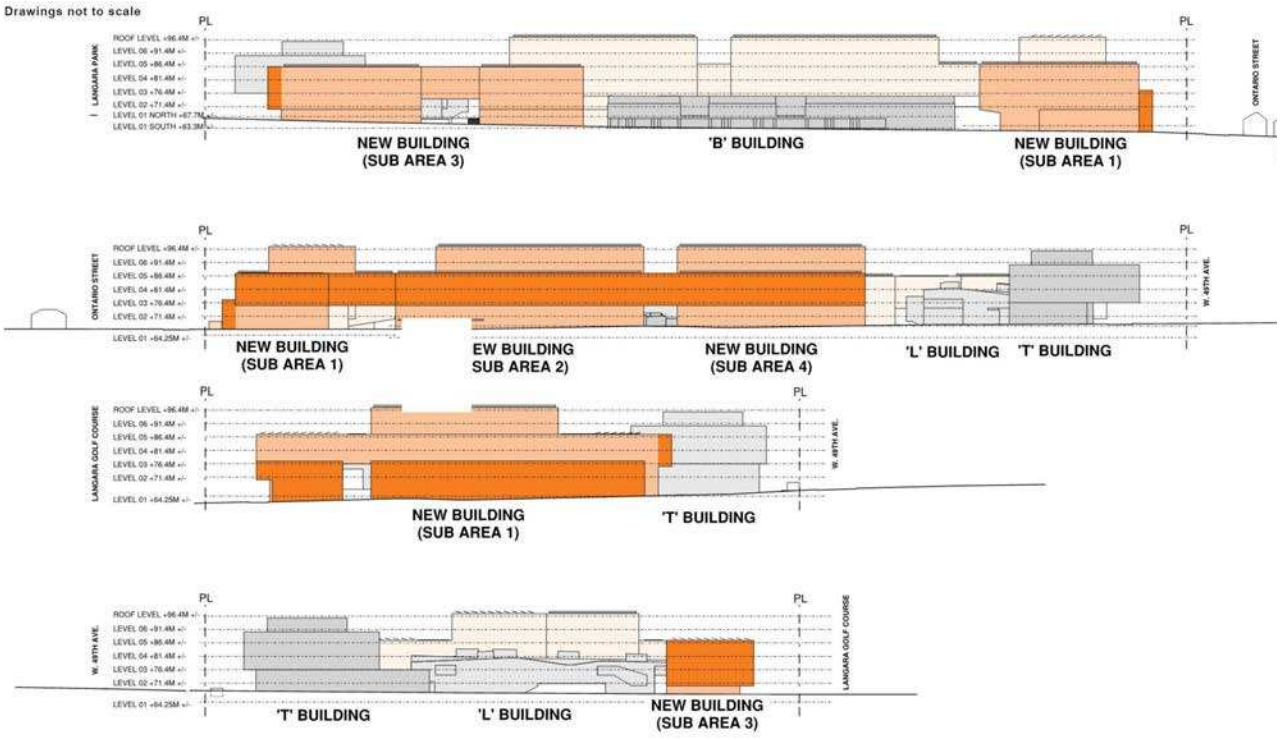
Landscape Design



Massing Sections



Massing Elevations



Axonometric from the northeast looking southwest



100 West 49th Avenue (Langara College)
PUBLIC BENEFITS SUMMARY

Project Summary:

Application to amend the CD-1 (55) (Comprehensive District) By-Law for 100 West 49th Avenue to permit the phased masterplan of the Langara College campus. This application proposes a maximum floor area of 134,641 sq. m (1,449,264 sq. ft.) and a maximum building height of 31.0 m (102 ft.). The site is considered under the *Langara College Policy Statement.*

Public Benefit Summary:

The proposal would provide an additional 12 childcare spaces once the existing 62-space childcare facility is relocated and constructed during the first phase of development. These additional childcare spaces are in lieu of a cash CAC. The project would also generate DCLs and a Public Art contribution.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (55)	CD-1 (55)
FSR (site area = 80,988 sq. m (871,748 sq. ft.)	0.94	1.66
Buildable Floor Space (sq. m)	76,129	134,641
Land Use	Institutional	Institutional

Summary of development contributions expected under proposed zoning

City-wide DCL [1]	$16,433,120
City-Wide Utilities DCL[1]	$5,677,432
Public Art	$2,178,542
In-kind 12-space childcare facility expansion	$1,889,362
TOTAL	**$26,178,456**

[1] DCL estimate for the phased implementation of the masterplan over the next 25 to 30 years, based on rates in effect as at September 30, 2020. DCLs are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. Development may qualify for 12 months of in-stream rate protection; see the City's DCL Bulletin for details.

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100 West 49th Avenue (Langara College)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
100 West 49th Avenue	008-775-842	Lot 1 (Reference Plan 9821) of Lot A, Block 1165, District Lot 526, Plan 12842

APPLICANT INFORMATION

Applicant	Schmidt & Associates Development Planning Ltd.
Property Owner	Langara College
Architect	Proscenium Architecture + Interiors Inc.

SITE STATISTICS

Site Area	80,988 sq. m (871,748 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (55)	CD-1 (55)
Uses	Institutional	Institutional
Floor Space Ratio (FSR)	0.94 FSR	1.66 FSR
Floor Area	76,129 sq. m (819,446 sq. ft.)	134,641 sq. m (1,449,264 sq. ft.)
Maximum Height	23.0 m (75 ft.)	31.0 m (102 ft.)
Unit Mix	N/A	N/A
Parking Spaces	As per Parking By-law	As per Parking By-law

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