

5.0 Comparative

5.1 Proposed policy amendments

The following outlines the specific amendments to the Policy Statement required to allow the proposed campus evolution to occur:

4.0 Urban Design Principles

4.1 Campus Identity and Connectivity

Campus Presence and Identity on 49th Avenue

Urban Design Principles

(a) Provide a prominent new built form, through the introduction of the Library and Classroom building and ~~Creative Arts Centre~~ **Student Services and Science Building**, in the northwest area of the site, with a stronger street presence, but set back appropriately according to the surrounding context, to contribute to an improved sense of place and provide a stronger sense of campus identity along 49th Avenue.

Permeability and Connectivity of the Campus Environment

Urban Design Principles

(c) Through the provision of the Library and Classroom building and ~~Multi-Purpose~~ **Creative Arts** building, frame and enhance the western point of entry along the alignment of the existing E/W external pedestrian corridor.

4.5 Public Realm Treatment and Animation

Urban Design Principles

For new building edges:

(i) the north façades of the Library and Classroom building and ~~Creative Arts Centre~~ **Student Services and Science building** should engage the forecourt open space, providing physical public accessibility and visual legibility to principal entries and internal circulation corridors (spine). Community oriented activities such as a theatre lobby and gathering space, gallery/display opportunities, information kiosk and other similar animating uses should be provided;

(ii) the southern façade of the ~~Creative Arts Centre~~ **Student Services and Science building**, as it relates to the westerly oriented open space, should take advantage of its southerly orientation and provide opportunities for highly active campus serving uses, ~~such as artists studios and performance space(s)~~;

(iii) the western façade of the Library and ~~Classroom Building~~ **Creative Arts Centre**, at both the ground and second storey level, should present legible points of entry/egress, particularly in the southwest corner of the building, to provide a strong pedestrian connection with the internal circulation spine, as well as with the external westerly oriented open space;

(iv) the north façade of the ~~Multi-Purpose building~~ **Creative Arts Centre**, as it relates to the both the westerly oriented open space and the external lower east/west pedestrian connection, should provide visually animating campus oriented uses that offer direct physical accessibility;

(v) the western edge of the Gymnasium expansion should provide animating uses and provide visual and physical connections into the facility;

(vi) the northern edge of the Gymnasium expansion should engage the upper east/west external pedestrian connection, providing a strong sense of entry, particularly along the north-westerly and north-easterly corners of the building, and offer campus oriented animating uses;

(vii) along the building edges adjacent to the intersection of the lower external east/west and north/south pedestrian connections, a high degree of community and campus serving uses should be provided to animate and contribute to both pathways and the quadrangle open space. The **Multi-Purpose** building should provide to the intersection community serving uses, such as food services, a possible expansion of Student Union activities and/or other equally animating uses. The Library and ~~Classroom Building~~ **Creative Arts Centre** should provide at grade campus oriented active uses with direct physical access onto both pathways and the quadrangle.

6.0 Phasing and Implementation

6.3 Delivery of Facilities and Infrastructure

Phase 2

The following should be delivered prior to completion of development within Phase 2 (Figure 4) **revise Figure 4:**

(a) Principal Building Use

(i) ~~Creative Arts Centre~~ **Student Services and Science Building**

(b) 49th Avenue Presence

(i) Figure 4 Item 1: At the north-western corner of the campus, introduction of signature building and principal public entrance feature(s) along with improved pedestrian accessibility to Langara Park to improve the campus presence along 49th Avenue and connectivity with adjacent amenities.

(ii) Figure 4 Item 2: Deliver a new principal entry pavilion to strengthen the existing primary point of entry.

5.0 Comparative Summary cont'd

(c) Campus Connectivity and Circulation:

(i) Figure 4 Item 3: Deliver a workable interim solution for that portion of the upper east/west walkway that connects Phase 1 and 2 buildings with new principal entry pavilion, noting that a permanent solution will be delivered with the expansion of the Gymnasium building in Phase 4.

(ii) Extend the internal circulation spine within the Phase 2 building so that it connects to that portion delivered by the Phase 1 building to give clear definition of future internal circulation patterns.

(d) Public Realm

(i) Figure 4 Item 1: Provide streetscape enhancements (e.g. surfacing, landscape, lighting etc.) along the 49th Avenue frontage through to Langara Park to improve and enhance pedestrian movement from Cambie Street and the future rapid transit station at 49th Avenue and Cambie Street.

(e) Open Spaces

(i) ~~Creative Arts Centre~~ Student Services and Science Building Forecourt

- Figure 4 Item 1: Provide a forecourt associated with Phase 2 building, from the northern edge of the Student Services and Science Building to 49th Avenue, including a robust public realm treatment and seamlessly integrating with the completed forecourt associated with the Phase 1 building.

(ii) Western Oriented Open Space

- Figure 4 Item 4: Deliver permanent treatment for the western oriented open space to appropriately address the Phase 1 and 2 buildings edges, oriented to Langara Park to provide for programming opportunities and to strengthen the entry point to the on-site east/west pedestrian connection and quadrangle.

(iii) Quadrangle

- Figure 4 Item 5: Deliver the eastern portion of the quadrangle open space with increased accessibility and enhanced engagement between the quadrangle and the artist studios located along the lower level of the southern and western edges of the main academic building.

(iv) Figure 4 Item 6: Align existing western drive aisle with Columbia Street and create a landscaped edge adjacent to Langara Park with increased pedestrian accessibility.

(f) Traffic and Parking

(i) Figure 4 Item 7: Reconfigure the northern employee access point from the Ontario Street Greenway to accommodate bicycle and pedestrian traffic. Provide other potential off-site traffic infrastructure improvements as determined necessary by ongoing traffic and TDM assessments, such as transit improvements along 49th Avenue, further off-site traffic calming measures designed to reduce campus generated traffic from shortcutting through the residential neighbourhood to the east of the College and upgrades to the intersection at 49th Avenue and Columbia Street and 49th Avenue and Main Street.

Phase 3

The following should be delivered prior to completion of development within Phase 3 (Figure 5) revise Figure 5:

(a) Principal Building Use

(i) ~~Multi-purpose classroom and related uses~~ Creative Arts Centre

~~(ii) Potential Students' Union facility expansion~~

(b) Campus Connectivity and Circulation

(i) Figure 5 Item 1: ~~Provide a pedestrian through path organised by Phase 3 building as an extension of the north/south external pedestrian connection~~ Provide an axial relationship between 49th Avenue and the Creative Arts Centre through the provision of a key feature of the building.

(ii) Complete and connect internal U-shape circulation spine between Phase 3 and Phase 1 building components.

(c) Public Realm

(i) Figure 5 Item 2: deliver streetscape enhancements (e.g. surfacing, landscape, lighting etc.) along the internal drive aisle.

(d) Open Space

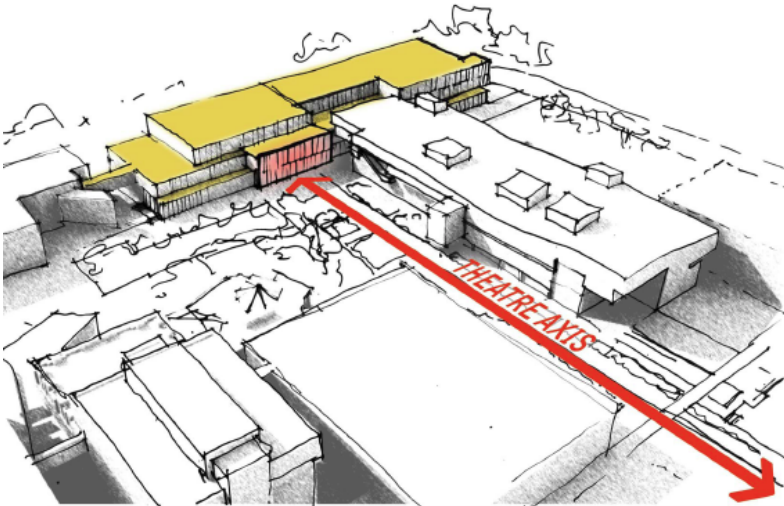
(i) Figure 5 Items 3 and 4: Rationalise the central portion of the quadrangle open space. The Students' Union should by this phase detail its intention for expansion to ensure that future facility expansion potential can be accommodated within either the Phase 3 or existing buildings.

(e) Traffic and Parking

(i) Provide other off-site traffic infrastructure improvements as determined necessary by ongoing traffic and TDM assessments.

5.0 Comparative Summary cont'd

The following diagram can be used to revise Figures 3, 4 and 5:



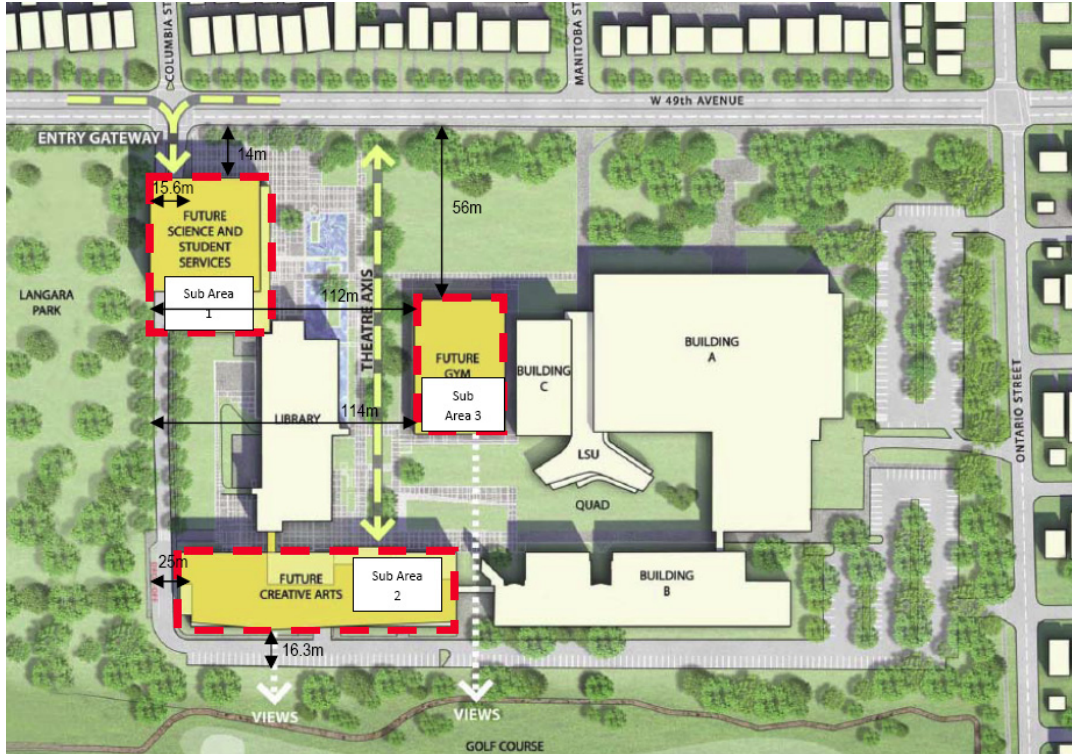
Additional revisions may be required to the policy document as a result of a more detailed review.

5.2 Proposed By-law Amendments

CD-1 (55) Bylaw – Langara College By-law No. 4412 Proposed Revisions:

- 1. Zoning District Plan Amendment
No changes requested
- 2. Uses
No changes requested
- 3. Sub-areas

As a result of the masterplan evolution building heights and setbacks have changed from what is currently allowed in the CD-1 By-law. Below is a proposed sub-area plan indicating the new building setbacks for Sub-area 1, 2 and 3:



5.0 Comparative Summary cont'd

4. Density

No changes requested.

5. Height

No changes requested.

6. Setbacks

As a result of the changes the following setback revisions are requested:

- 6.1 The setback of each building above grade must be at least:
- (a) 14 m from the property boundary adjoining the south side of W. 49th Avenue;
 - (b) 15.6 m from the west property boundary; and
 - (c) 16.3 m from the south property boundary
- 6.2 The setback of each building below grade must be at least:
- (a) 14 m from the property boundary adjoining the south side of W. 49th Avenue;
 - (b) 15.6 m from the west property boundary; and
 - (c) 12.4 m from the south property boundary

7. Parking, loading, and bicycle spaces

No changes requested.

8. Severability

No changes requested.