

INTRODUCTION

WHY A NEW MASTER PLAN?

Langara College has recently experienced a period of rapid and unprecedented student growth that has put a strain on its existing physical resources. With a current FTE student population of 10,500, it has already surpassed the growth expectations that formed the basis of the 2005 Master Plan, pointing to a strong need to re-think the Master Plan to allow it to respond to and support growth beyond today's enrollment.

At the same time, the context in which the 2005 Master Plan was conceived has also changed. The City has grown up around the College – it is being re-developed with greater density and with higher height limits and with greater focus on car-free transportation. Sustainability standards have gone beyond the previously benchmark-setting LEED Gold goals of the 2005 Master Plan. Indigeneity and reconciliation are finally being recognized as core issues locally, nationally and internationally. Langara understands that the campus' physical environment must also evolve to clearly reflect these changes.

Finally, student expectations have grown more sophisticated. Welcoming, engaging spaces well equipped with state-of-the-art technology are now expected throughout every post-secondary environment. Langara students no longer want to simply commute to campus and leave after class; they stay on campus to learn, to collaborate, and to build community. Langara College must continue to embrace these expectations and evolve into the 21st century learning environment that students seek.

MASTER PLAN GOALS

- **Proactively addressing Langara's space needs:** Develop a campus form framework that will make efficient use of Langara's limited site resources and accommodate the amount and type of spaces needed to address current space shortfalls and anticipated future needs. (Note: current space shortfalls and anticipated future needs were identified as part of the assessment and engagement process)
- **Reflecting & supporting Langara's institutional mission & identity:** Develop a campus form vision and guidelines that will directly support and showcase Langara's commitment to teaching and learning excellence – both inside and outside of the classroom
- **Supporting natural connectivity:** Develop a campus form framework that enhances connectivity and permeability between the campus and the surrounding city, that expands the campus' intuitively navigable indoor and outdoor circulation network, and that encourages social and academic connection among students, faculty, staff and the community as part of the day-to-day life of the collage.
- **Recognizing, celebrating and supporting indigeneity:** Shape the development of the physical campus to reflect and advance Langara / snəweyəl leləm's recent meaningful work to recognize and celebrate its place on unceded Musqueam territory and further prioritize welcoming & support of indigenous students and community members.
- **Prioritizing forward-looking sustainability:** Identify a physical framework and principles that build on Langara's record of leadership in the field of campus sustainability and energy efficiency and that will guide the College over the coming decades.
- **Enhancing the indoor/outdoor learning environment:** Develop a campus form that conserves, enhances, and expands the College's greenspace as part of a holistic learning environment.

MASTER PLAN PROCESS

INFORMATION GATHERING

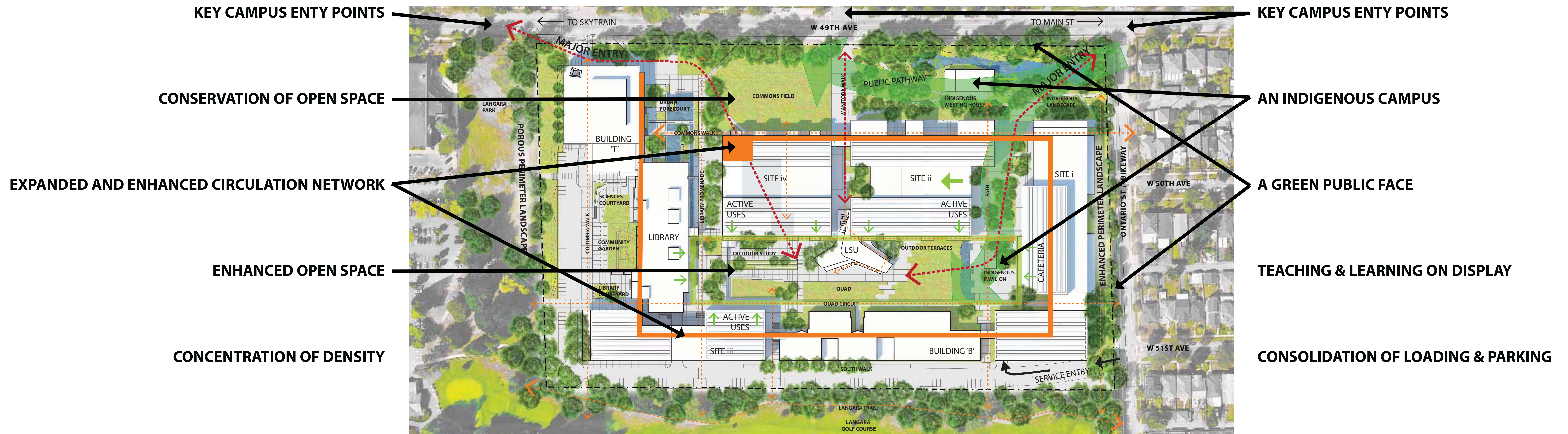
A comprehensive and inclusive consultation process informing the development of FMP planning directions and space requirement estimates was important to ensure that the recommendations reflect the needs, priorities and plans of the Langara community.

- **Internal Stakeholder Consultation:** One-on-one small group meetings were held to define the needs of staff, students, aboriginal services, and campus sustainable practices. Afterward, three world café workshops were held with larger groups of Langara College staff and students in order to compare and expand upon the results of these one-on-one group meetings.
- **Musqueam Nation Consultation:** Members of the Consultant team met with Gordon Grant the Protocol and Communications Officer for the Musqueam Nation and his Uncle Larry Grant the Elder in Residence for the House of Learning at UBC to discuss how the Master Plan can address aboriginal student needs and respect the unceded Musqueam territory it occupies.
- **City of Vancouver Consultation:** Working closely with the city is critical in order to produce a more flexible zoning policy – Previous zoning policies for Langara College have not allowed future developments to be realized without amending the campus zoning policy each time. It is intended to rezone the entire college for a projected full campus build-out in order to limit zoning amendments and to expedite response to growth in student population.
- **Community Engagement:** An open house was hosted by Langara College, prior to the rezoning process to allow for feedback before Langara College commits to a Rezoning Application. This open house is mandated by the City of Vancouver, during the rezoning process, to allow for community feedback in advance of the Planning Department and Council rulings.
- **Existing Conditions & Context Review:** Refer to presentation boards.
- **Space Needs Assessment & Estimates Review:** Refer to presentation boards.
- **Sustainability Review:** Refer to presentation boards.
- **Transportation Review:** Refer to presentation boards.

MASTER PLAN DELIVERABLES

- **The Master Plan Report:** This is a comprehensive document which will provide a thorough account of the master planning process and set out the campus plan vision in detail. This document will be a crucial reference document for the College over the coming decades, both for high-level project planning and during the detailed execution of future capital projects.
- **Amended City of Vancouver CD-1 (Comprehensive Development District) Zoning + Policy Statement:** Rezoning will seek to replace the existing CD-1 (55) zoning with amended policy that will permit the amount and form of new building area that will be required to support Langara's growth over the coming 2-3 decades

MASTER PLAN VISION



FINDINGS & PLANNING DIRECTIONS FROM LANGARA COLLEGE

SCHOLARLY EXCELLENCE

- Documented **shortfall of classrooms**
- Focus on an **exceptional learning experience**
- Need for a **variety of learning and learner support spaces** aligned with best practices and with the flexibility for change



- Showcase teaching & learning wherever possible
- Develop a pool of flexible, technology-rich classrooms
- Create a learn anywhere/anytime campus via places to study, learn and collaborate in all buildings
- Showcase student, alumni and faculty achievements and the college brand

STUDENT LIFE

- Documented **shortfall of common spaces** that contribute to student life - compounded by population growth and students spending more time on campus



- Create places for students to connect to their campus and with their peers (both socially and academically) when not in class

'FLAGSHIP' FACILITIES

- **Absence of a large assembly venue** for hosting internal community-attended or revenue-generating activities and events
- **Deficient & often anonymous Creative Arts facilities**



- Develop a large multi-purpose gathering/convergence space
- Ensure planning of dedicated facilities for Studio 58

CAMPUS FORM

- **Tight campus footprint** that limits the options for infrastructure expansion to support growth
- College community highly values the **green space** on campus and wishes to see it conserved



- Conserve and enhancing green space on campus
- Create strong, seamless connectivity with city, among buildings (& people)
- Naturalization and indigenization of landscape
- Plan for sustainability for the next 25 years

INDIGENEITY

- Langara/snəwéyət lələm is on the traditional, **unceded territory** of the Musqueam Nation
- Existing Aboriginal space is **undersized** and creates a feeling of **marginalization**
- There is a need for **learning environments** sensitive to and influenced by Aboriginal culture
- There is a strong desire among Aboriginal students coming from many different places/traditions to maintain cultural connections through **ceremony & ritual**
- Indigenous **architecture, art & landscape** meaningfully expresses Indigeneity on campus



- Provide place for large ceremonies & to welcome all students to Langara & Musqueam Territory
- Create a centrally, located dedicated Aboriginal Gathering Space with a variety of study, social and lounge features (need to be exclusive)
- Provide learning spaces that reflect traditional, flexible learning practices & environments (ex/long-house, horizontal wood cladding)
- Provide a places for indoor & outdoor ceremonies and rituals; provide for use of smoke (smudging)
- Integrate Coast Salish architectural practices and Canadian Aboriginal art
- Use indigenous plant material, connect with historic landscape of campus; consider outdoor pavilion fore ceremonies/social/learning activities

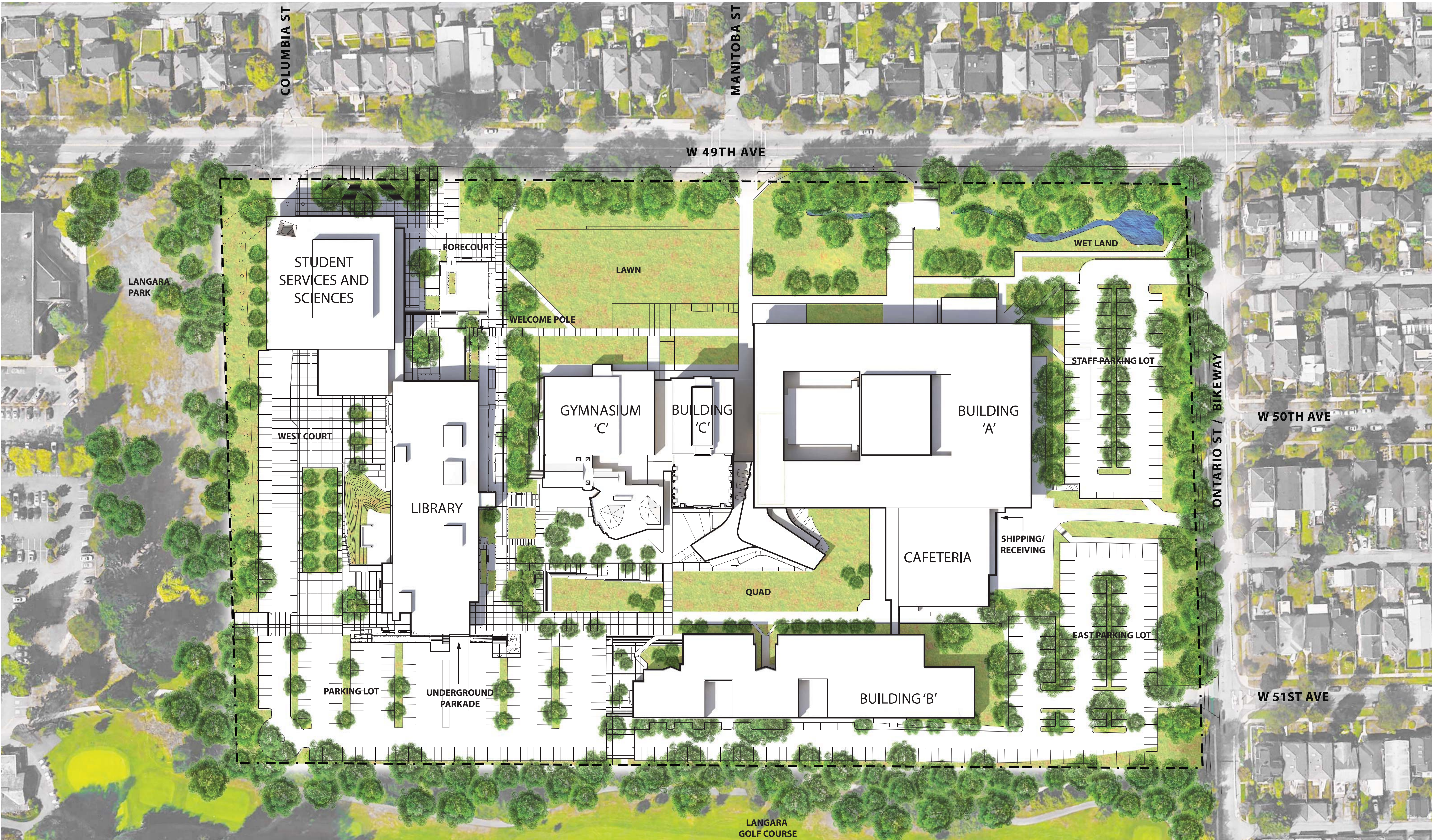
SUSTAINABILITY

- Langara's previous master plan had benchmark-setting sustainable goals; that mandate needs to grow to address **changing regulations**
- The road to Net Zero must include both significant **conservation and generation** and consideration of both site and source energy
- Significant need for focus on stormwater management and **water conservation/treatment**
- Langara's path will have to take into account **rating systems** required for local approvals and government funding (ex/ LEED, Passive House, CoV Paths, Net Zero)

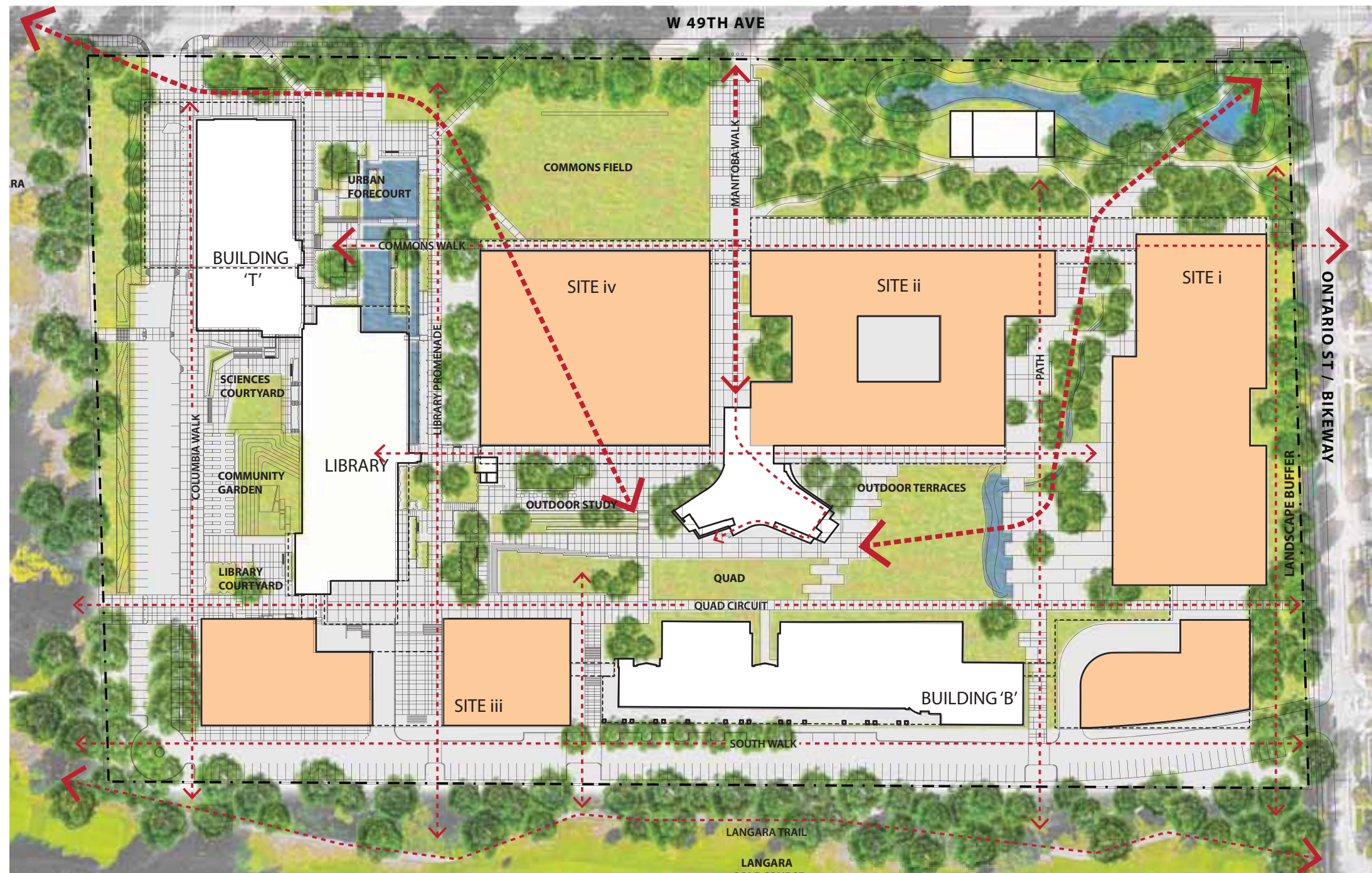


- Enhance connections to public transit, support safe foot and bicycle travel, prepare for electric vehicle infrastructure
- Promote sustainable construction and site development, minimize resource use, maximize passive systems, and operations efficiency (consider both site and source energy)
- Move beyond energy conservation to prioritize development of energy generation, solar PV and on-site storage
- Provide a perimeter buffer of naturalized environment and expand/restore wetland
- Ensure requirements of sustainable rating systems are accounted for in projects

EXISTING CAMPUS SITE PLAN



PROPOSED CAMPUS PRINCIPLES



CAMPUS ENTRIES, CIRCULATION & PERMEABILITY

Key entries will be on 49th Ave associated with principal points of current and anticipated pedestrian traffic: at the northwest corner (existing Urban Forecourt); the centre axis (new Manitoba Walk at the bus entry aligned with Manitoba St); and the northeast corner (new Indigenous Landscape). These entries will tie integrally into indoor and outdoor circulation paths and initiate an intuitive route into the heart of the campus.



OPEN SPACES

All new building is identified to take place on existing parking lots or the sites of existing buildings that make inefficient use of site area and/or are unfit for function. This allows an approximately two-fold increase in building area while retaining all significant existing open space, in addition to expanding the existing central Quad. Open spaces have been conscientiously re-imagined to strengthen their contribution to placemaking, to sustainable practices (including rainwater management and naturalization), to manifest cultural and ecological indigeneity, and to effectively interact with the campus built form to showcase and support learning and community building.



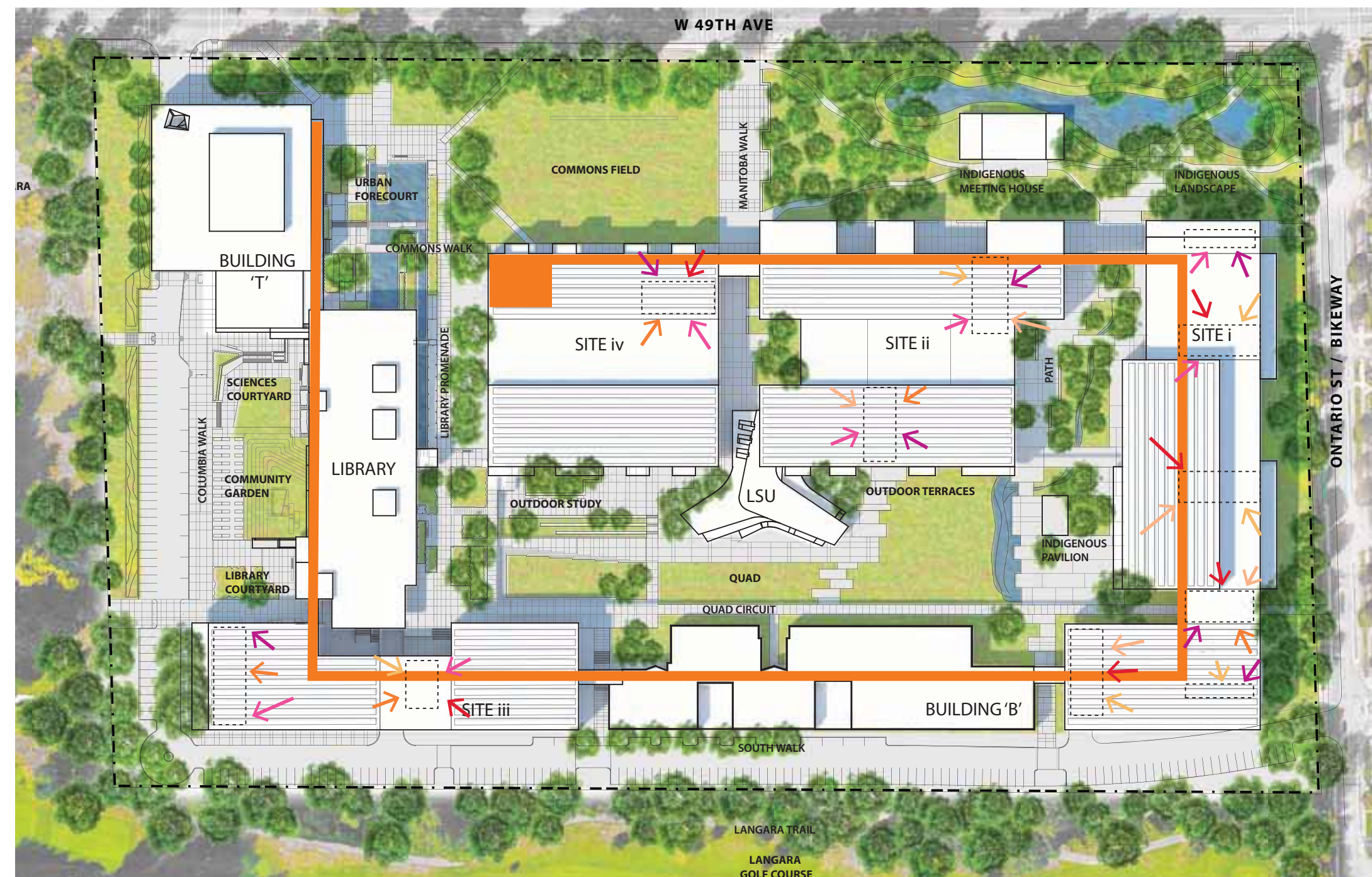
INDIGENIZATION OF LANDSCAPE

In addition to the indigenization of key areas of the campus landscape, the plan identifies key opportunities to place Langara's indigenous identity at the forefront including: an Indigenous Meeting House located at a prominent moment in the northwest entry sequence to the College; and Indigenous pavilion in the central Quad, which will accommodate outdoor ceremonial practices central to the social and cultural lives of many of Langara's indigenous students. Design guidelines will be provided to encourage the creation of architecture and program space that integrate indigenous architectural practices and actively support the academic, social and cultural experience of both indigenous and non-indigenous students on campus.



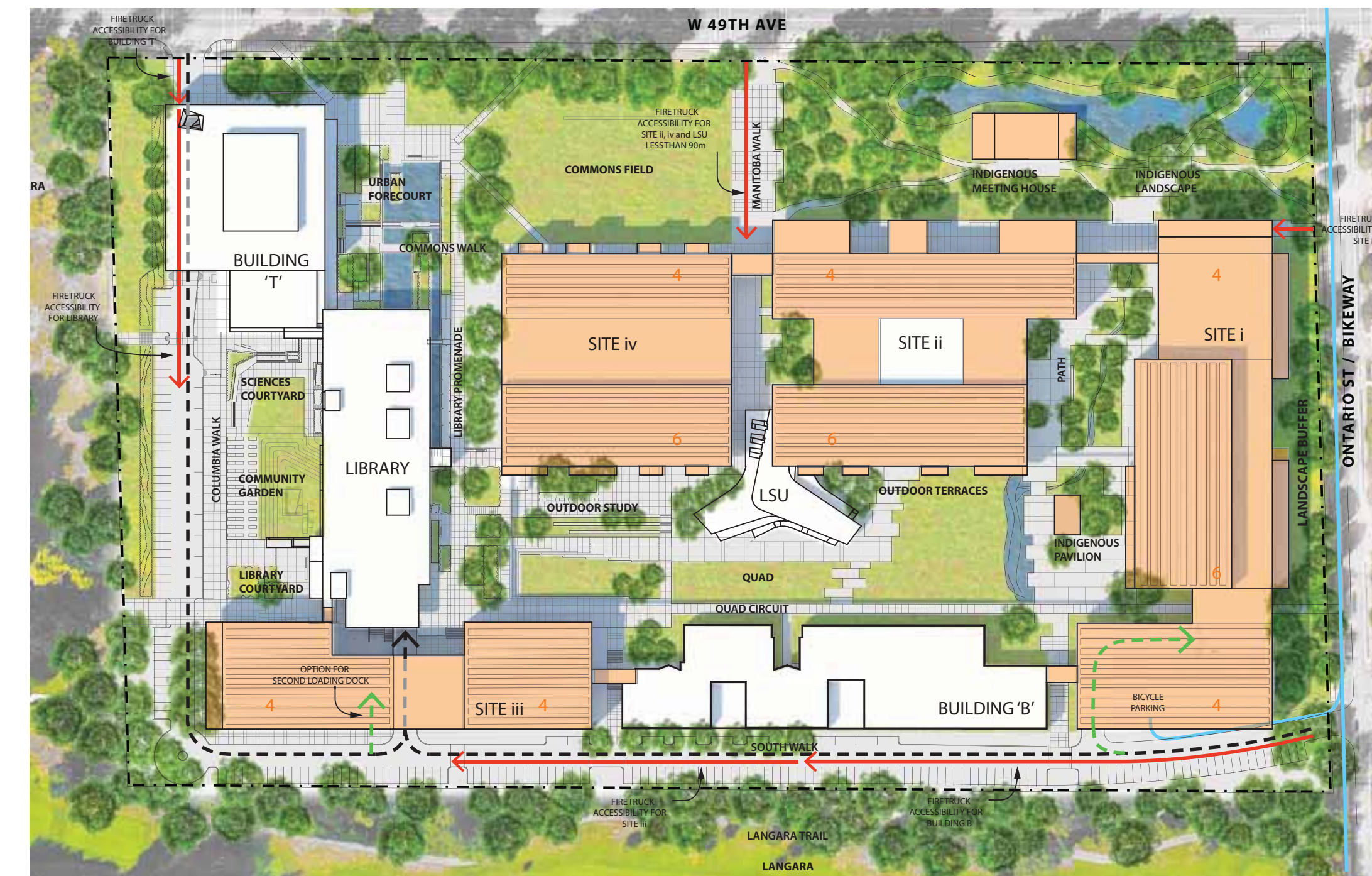
ACTIVATION OF KEY SPACES

The plan provides guidelines to maximize the animation of campus space with the activity of the College. It identifies key building faces that should house active and animating programs and encourages the organization buildings around "hubs of activity." Hubs will provide much-needed interaction space outside of classrooms and provide important instances of physical and visual interconnectivity that support the academic, social and cultural connections that are key to the success of Langara's programs.



HUBS & BUILDING INTERCONNECTION

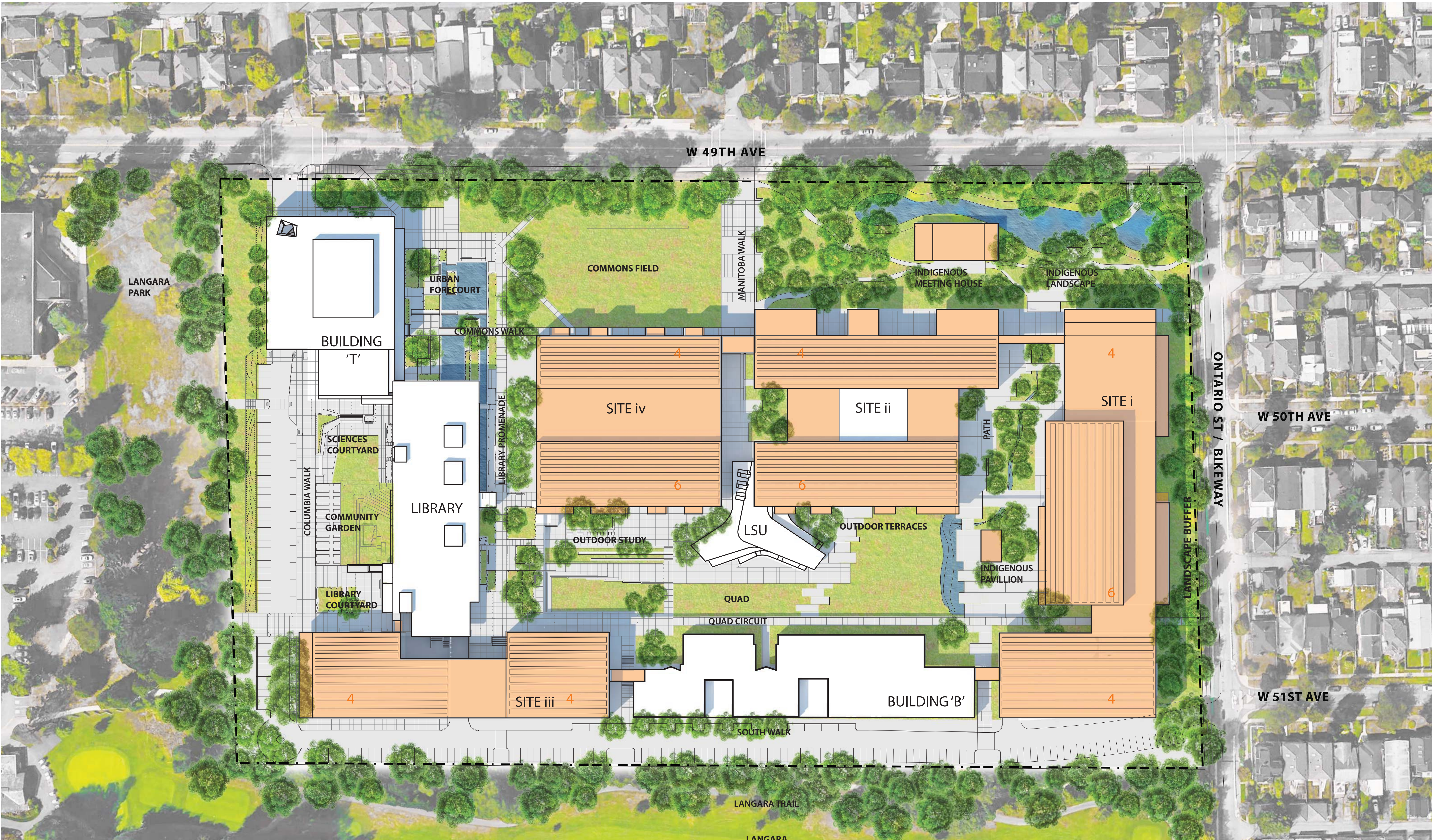
The proposed campus form builds upon and extends the campus' network of circulation spines. A continuous, linked indoor circulation route is proposed to join all campus buildings, while key outdoor paths and axes are identified, including a protected outdoor walk around the central Quad and connections to the adjacent Langara Golf Course Trail and Langara Park.



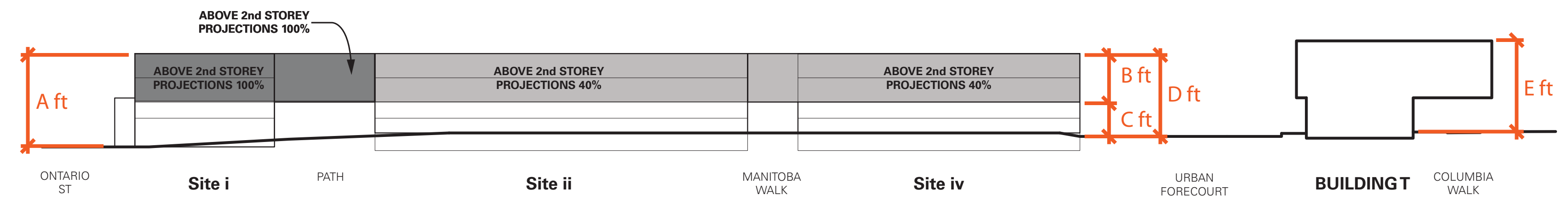
VEHICULAR ACCESS & CIRCULATION

The bulk of existing surface parking and the exterior loading dock east of Building A are proposed to be relocated under a proposed new building on the existing East Parking Lot site. This new facility is intended to accommodate existing and future needs.

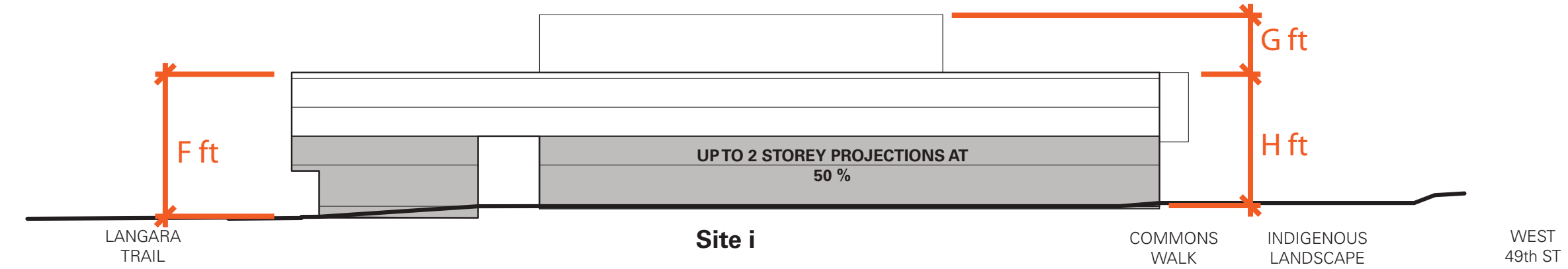
PROPOSED CAMPUS BUILD-OUT: SITE PLAN



PROPOSED CAMPUS BUILD-OUT: SITE SECTIONS



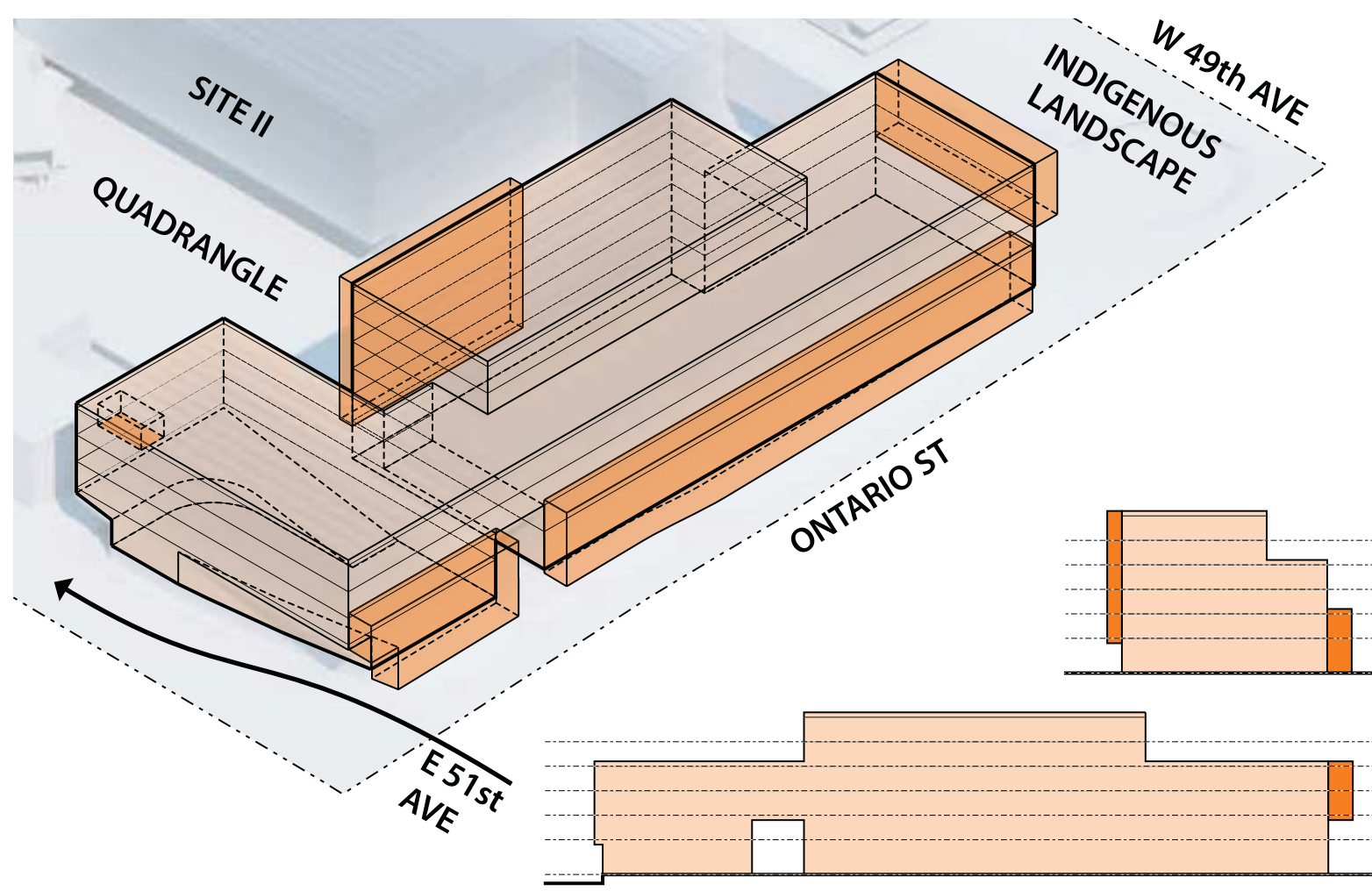
NORTH ELEVATION - W 49th AVE



EAST ELEVATION - ONTARIO ST

LEGEND

A	76'	E	74'
B	40'	F	82'
C	28'	G	33'
D	68'	H	74'

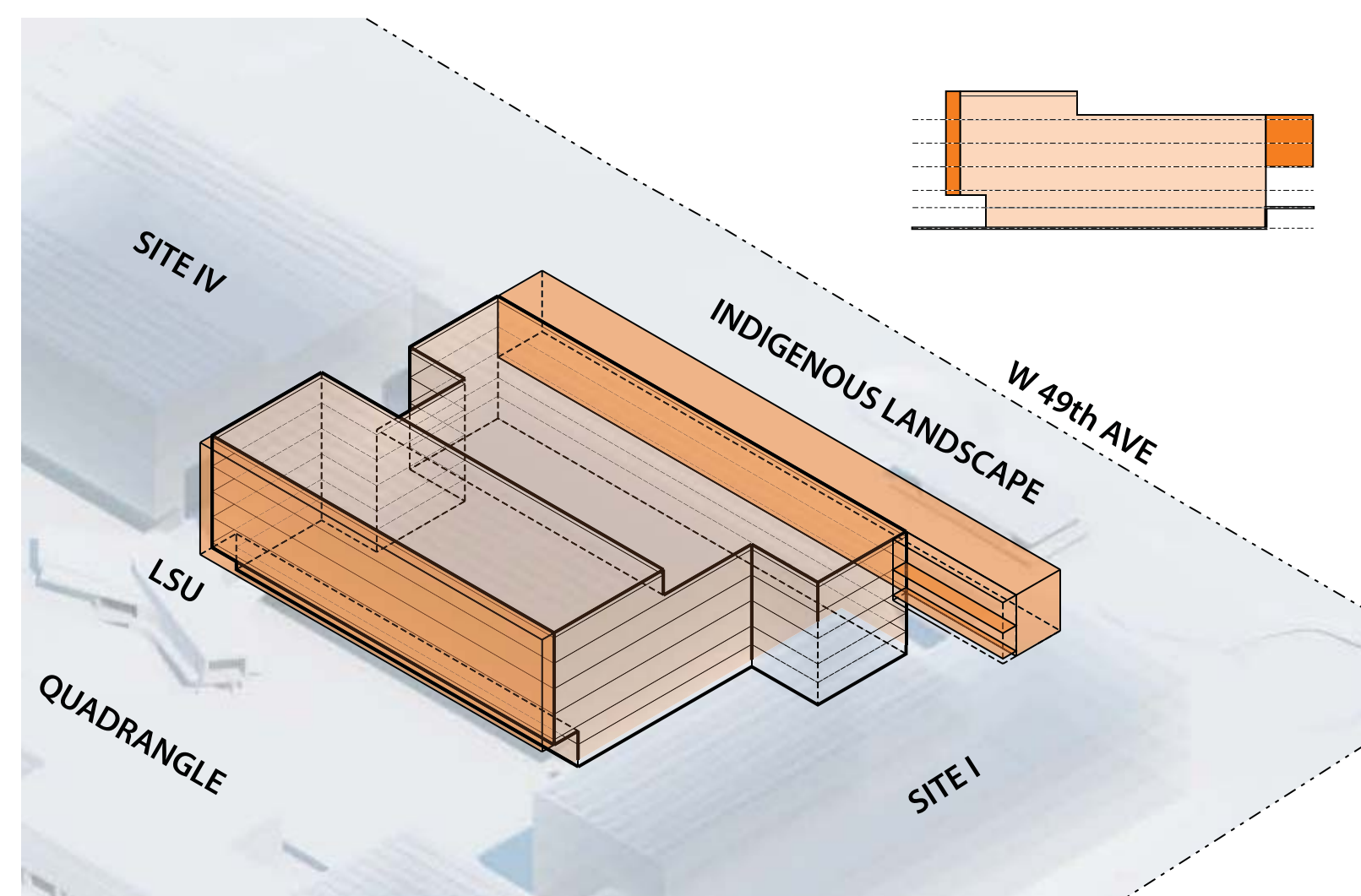


SITE I

This eastern flanking building performs many key roles for the future Langara Campus. Located at a key entry point, it will be expected to house key functions for the College. Bridges over open connections to the Quad are required such that it frames a multi-story gateway to the Quad and at the pathway leading to Ontario Street.

The building massing should step down to Ontario Street as indicated in the massing diagram. Care must be taken to preserve existing trees along Ontario Street.

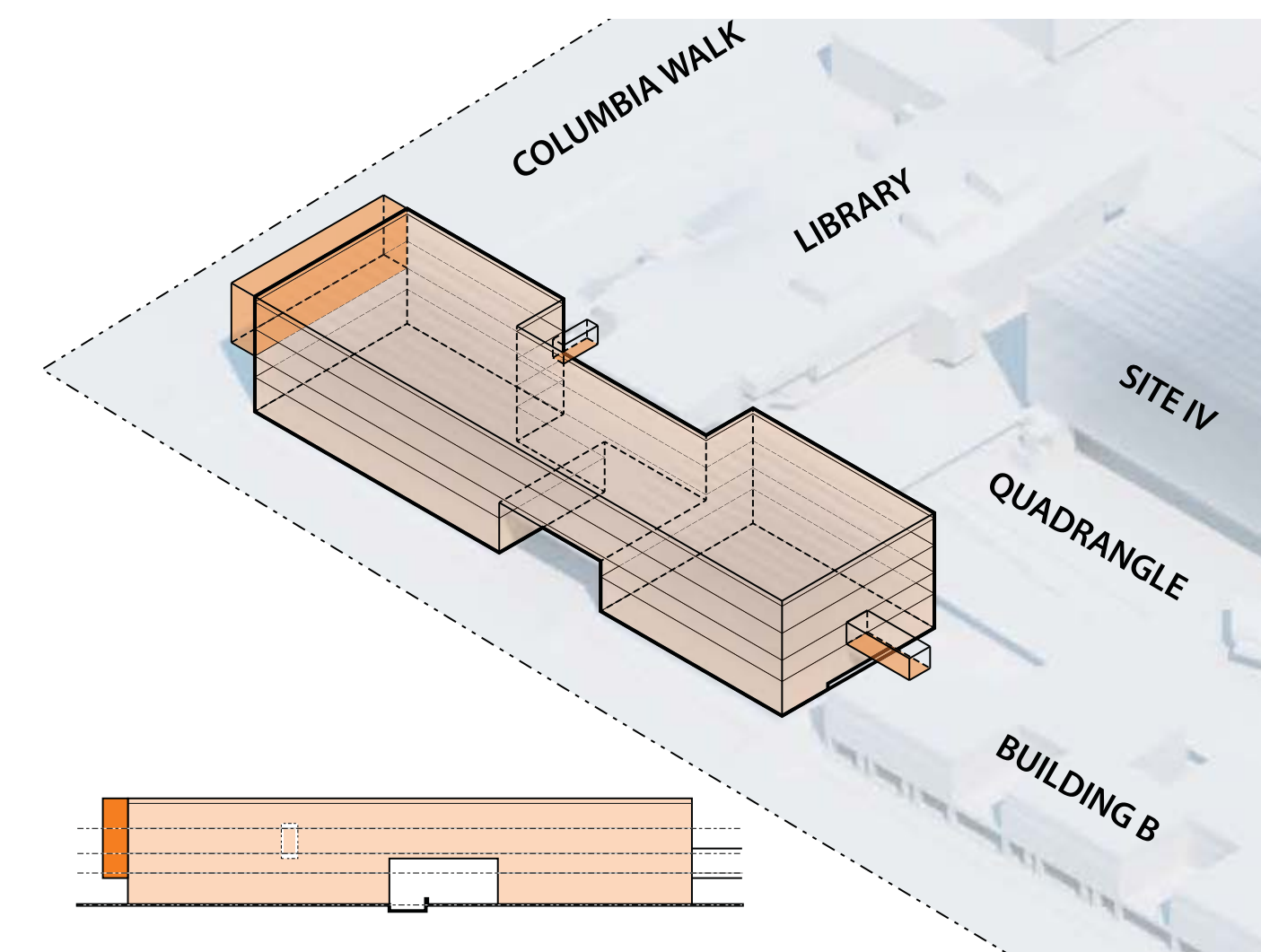
This building will replace parking lost on the east parking lot as well as provide the bulk of the servicing (shipping and receiving) required to serve the entire campus.



SITE II

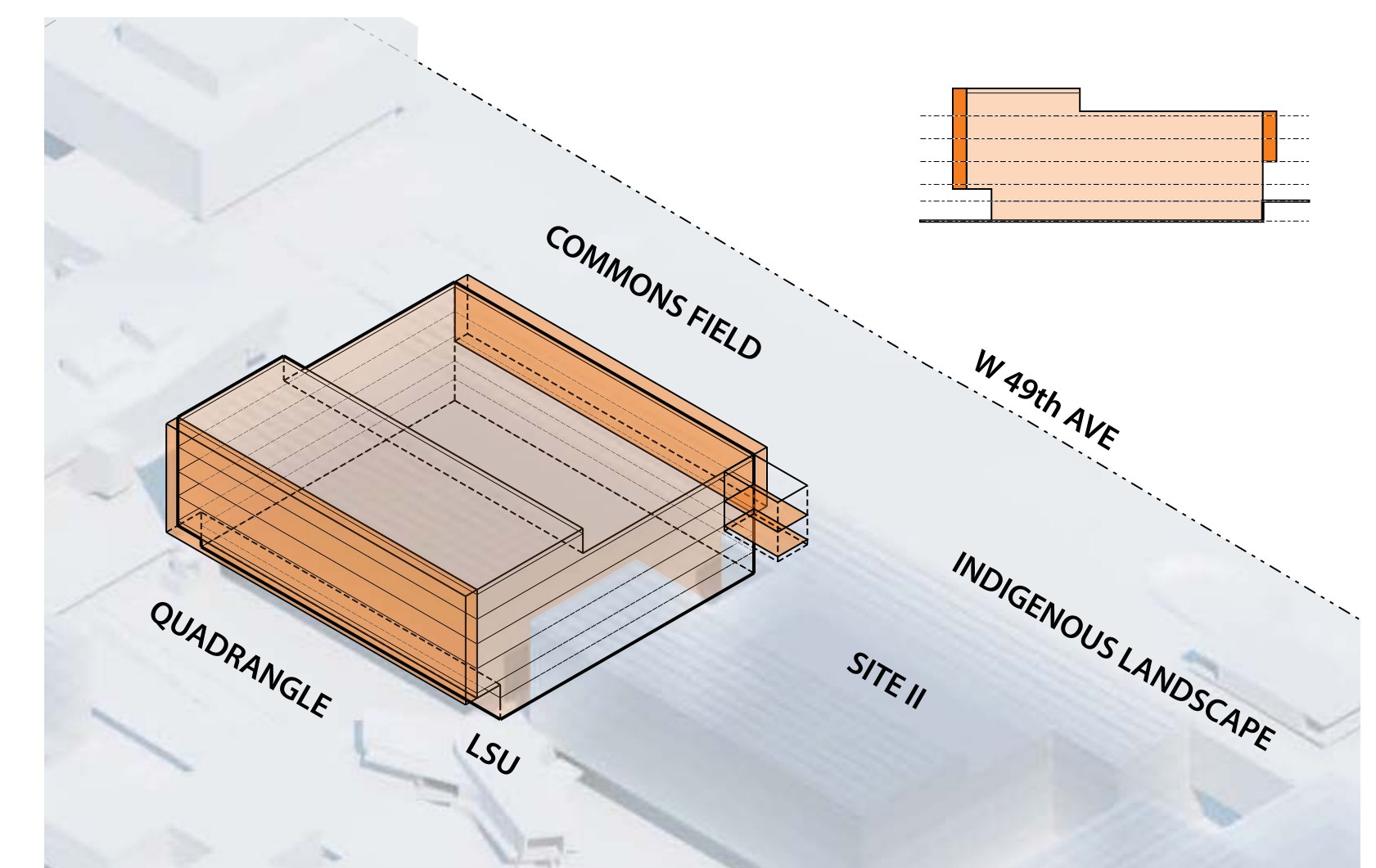
Site II plays a key role in framing and animating both the Indigenous Landscape and the Quad. Building circulation, studies or active uses should be situated along these façades.

The design should accommodate the one story drop to the Quad with both stairs and elevators or ramps to accommodate accessibility. Careful attention should be paid to the connection to the existing LSU. The LSU's expansion into the new buildings should be considered.



SITE III

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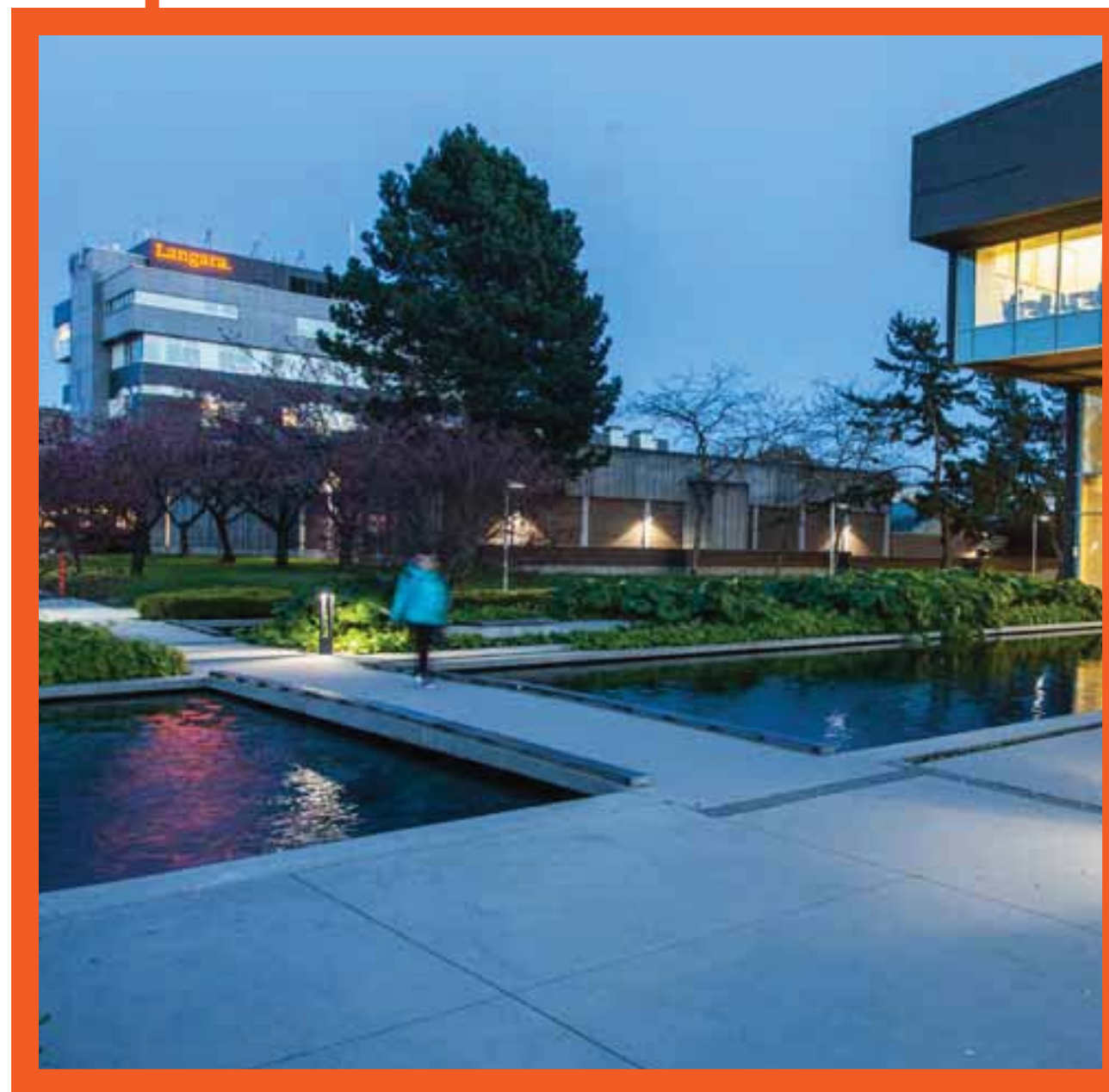


SITE IV

Site IV frames the Lawn, the west end of the Quad and the promenade leading from the Urban Forecourt to the Golf Course along the east face of the Library. A bridge connection is foreseen to Site II over a major connection to an expanded LSU from 49th Ave on axis with Manitoba Street.

A major College entrance is foreseen connecting Site IV to the Urban Forecourt, linking into the Circulation Spine. Daylighting should be considered given the depth of the site area, hence courtyards or multi-story atria should be considered.

PRECEDENT IMAGES: GREAT LAWN AND INDIGENOUS LANDSCAPE



WEST ENTRY: URBAN FORECOURT

The densification of the Cambie Street Corridor and its provision of rapid transit will continue to deliver a larger number of students to the campus from the northwest corner of the site. The existing urban forecourt between the Science & Technology Building and the Library frame this busy entryway.

When a new building is constructed here, a major building entrance should be created adjacent to the urban forecourt.

Photo: Existing urban forecourt at Langara College



GREAT LAWN

The lawn is defined by the existing Urban Forecourt, Site IV and a renewed entrance at the terminus of Manitoba Street. The informal space is intended for action games, sports, Frisbee etc, as well as casual gathering and large outdoor events. It is intended to be regraded to support these activities. Furnishings should be provided at the perimeter to encourage watching the activities associated with the lawn.

Photo: Existing great lawn at Langara College



INDIGENOUS MEETING HOUSE

Provide a large gathering place that can accommodate a number of ceremonies including a welcoming ceremony to all new students to Langara College and introduce them to Musqueam Territory. Located at the north east portion of the site and integrated with the existing water feature.

Precedent Photo: First People's House at University of Victoria by Formline Architecture



INDIGENOUS LANDSCAPE

The Langara College recognizes it occupies unceded Musqueam Territory. The Indigenous Landscape is both an important acknowledgement of the fact that Langara College is situated on unceded Musqueam Territory and a welcoming natural garden to be enjoyed by students, staff and the community.

Concept rendering of indigenous landscape by Formline Architecture

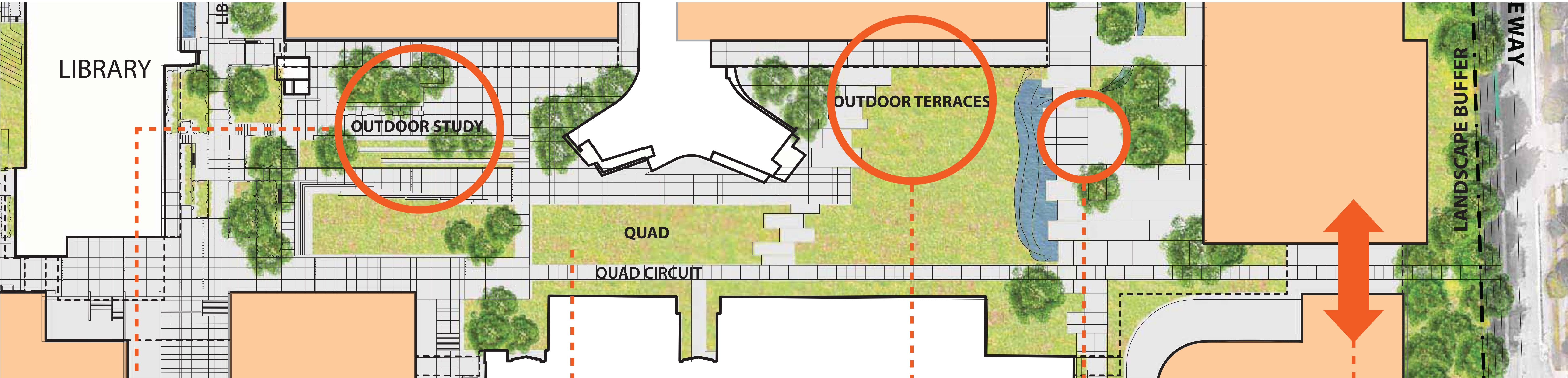


EAST ENTRY: WETLAND

Another primary source of pedestrian traffic comes from the eastern Main Street and W 49th Avenue corridors. Improving upon the existing wetland in the northeast corner, an indigenous landscape is proposed to welcome students to traditional Musqueam territory and guide them into the campus.

Precedent Photo

PRECEDENT IMAGES: THE QUADRANGLE COURTYARD



OUTDOOR SOCIAL

The outdoor social terraces provide an outdoor space to accommodate dining, informal socializing, and the potential for programming opportunities such as games tables and other small scale activities. The space will support a strong indoor/outdoor relationship and bring animation to the Quadrangle Courtyard. Diverse seating opportunities will support diverse ways to engage and occupy the space.

Precedent Photo: UBC Fairview Commons by PFS



PRESERVE GREEN SPACE

Develop new infrastructure to preserve the limited green space on campus by planning high density, multi-storey buildings. Preferred building sites on campus include existing surface parking lots. New buildings should replace existing lots with underground parking so that use of green space is minimized.

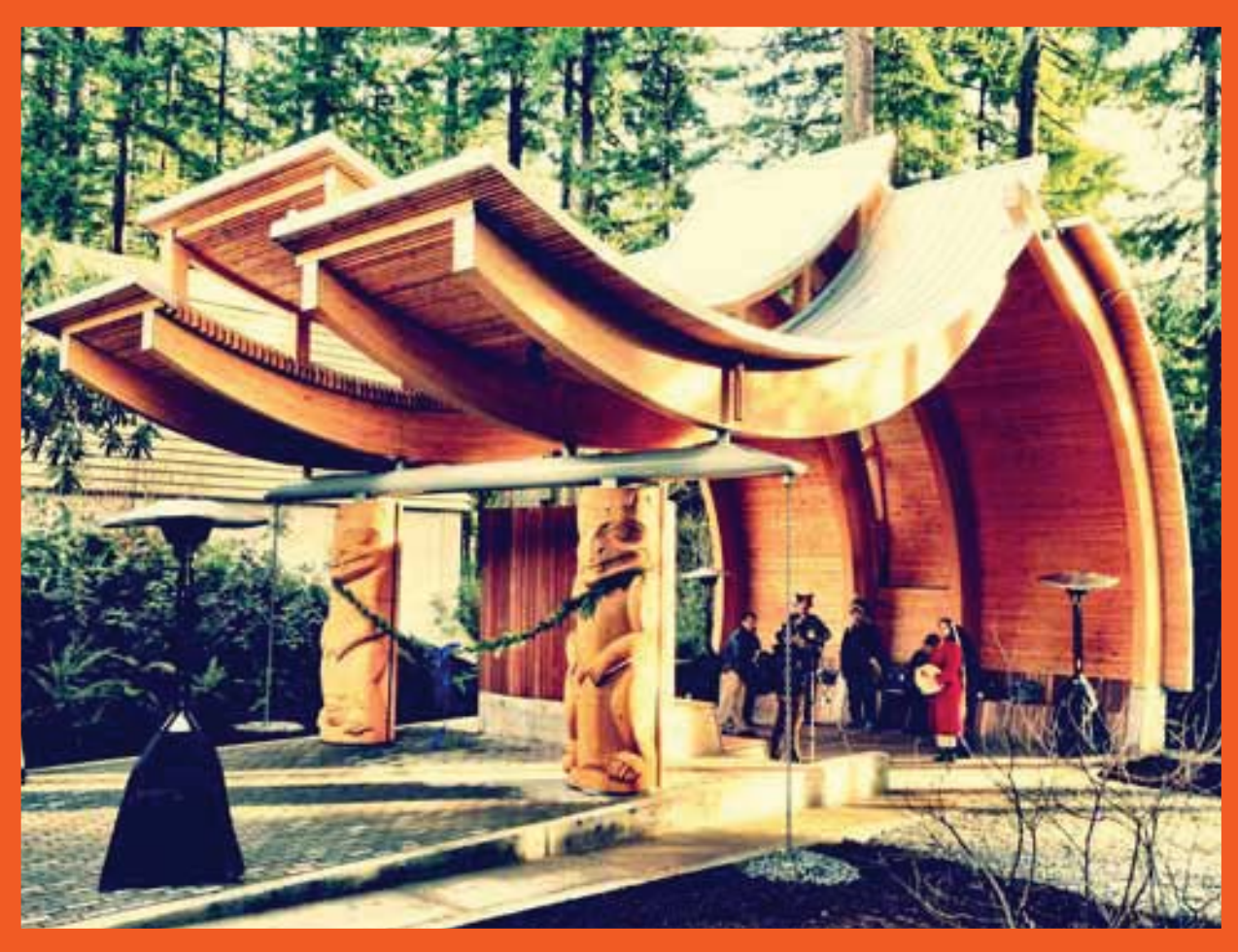
Precedent Photo



OUTDOOR STUDY

Providing outdoor learning and studying opportunities will expand classroom education into the Quadrangle Courtyard. The space is envisioned as an area to support group or individual learning and to encourage cross-departmental dialogue and exchange.

Precedent Photo: UBC Fairview Commons by PFS



INDIGENOUS SMUDGING PAVILION

Aboriginal students attend Langara College from across Western Canada and many do not have family here and want to maintain their cultural connection through ceremony or ritual. Aboriginals from the prairies often smudge sweet grass which has implications with the fire code when done in doors. The Musqueam Nation do not use smudging as part of their ceremonies, however they expressed a need to accommodate other nations and their sacred practices.

Precedent Photo: Pavilion at Capilano University by Formline Architecture



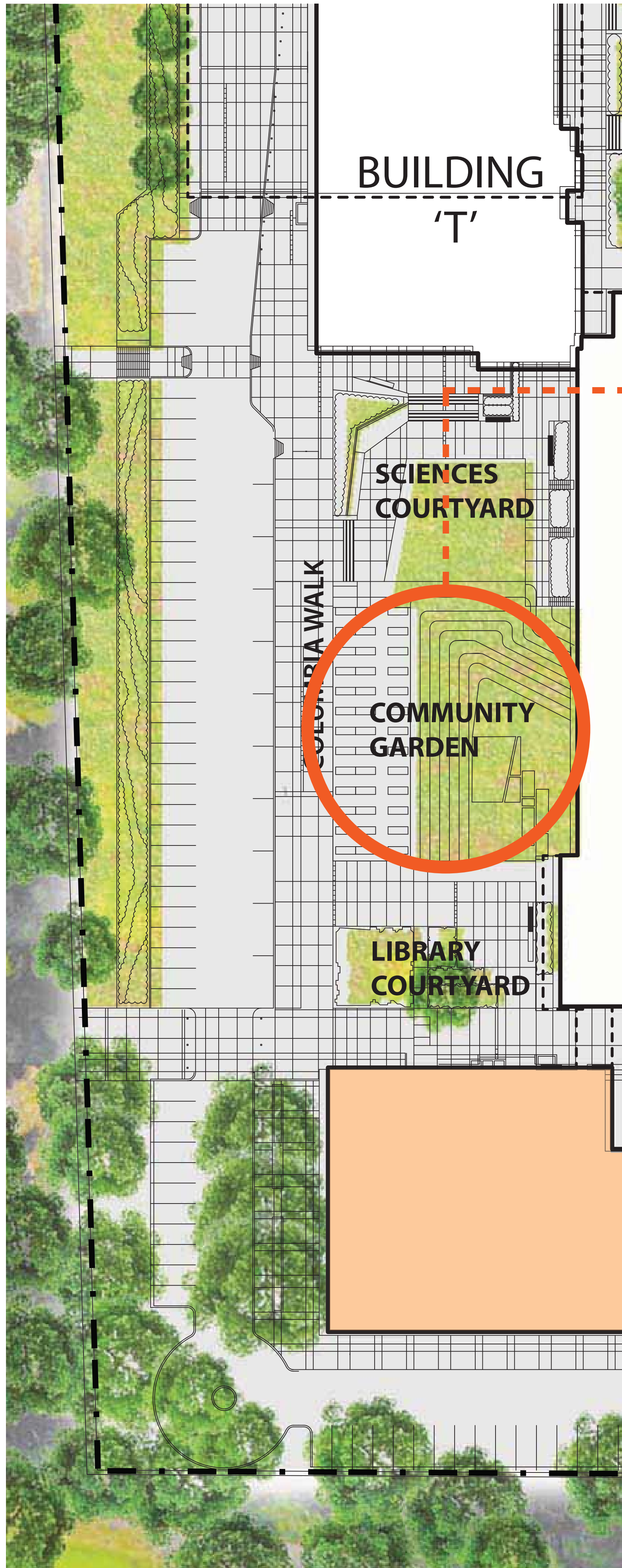
PEDESTRIAN INTERIOR OVERPASSES

Where outdoor pathways create gaps between neighbouring buildings, pedestrian overpasses may be constructed to achieve a future vision of a continuous indoor Circulation Spine linking all buildings on campus.

The Circulation Spine is conceived as an indoor space that connects all buildings together. It is intended to be a varied, multi-storey space that connects students to both indoor and outdoor spaces and activities. This includes program hubs, social spaces and studies and key learning experiences.

Precedent Photo: Engineering V Pedestrian overpass at University of Waterloo by Perkins+Will

PRECEDENT IMAGES: COLUMBIA ST WALK, PATH TO QUADRANGLE COURTYARD, AND ONTARIO ST WALK



WEST COURT

The West Court framed by the existing Library and Science Building is intended to remain, although 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 are suggested. Moreover, space in this area is available for community gardens.

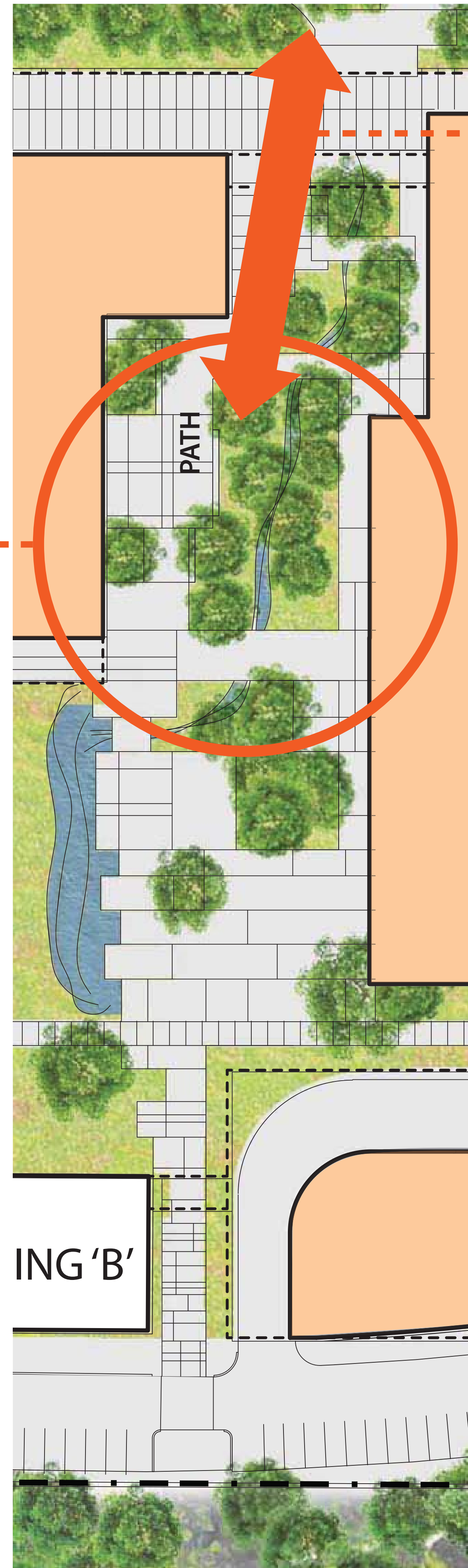
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EXTERIOR PATHWAYS

The landscape around the buildings provides an opportunity to create outdoor social spaces for intermingling between faculties.

Precedent Photo: University Boulevard by PFS



EXTENDED NATURAL WETLAND

Extend the wetland from the northeast corner towards the quad, inviting pedestrians deeper into the campus as well as creating a sense of place rooted in the history of the Musqueam territory.

The landscape stormwater strategy takes advantage of the natural, forested landscape to handle on-site runoff from roofs and hardscaped areas. An expanded wetland and bio-filtration area, complete with enhanced plantings will be sized to accommodate run-off generated from new site development.

Precedent Photo: University Boulevard by PFS

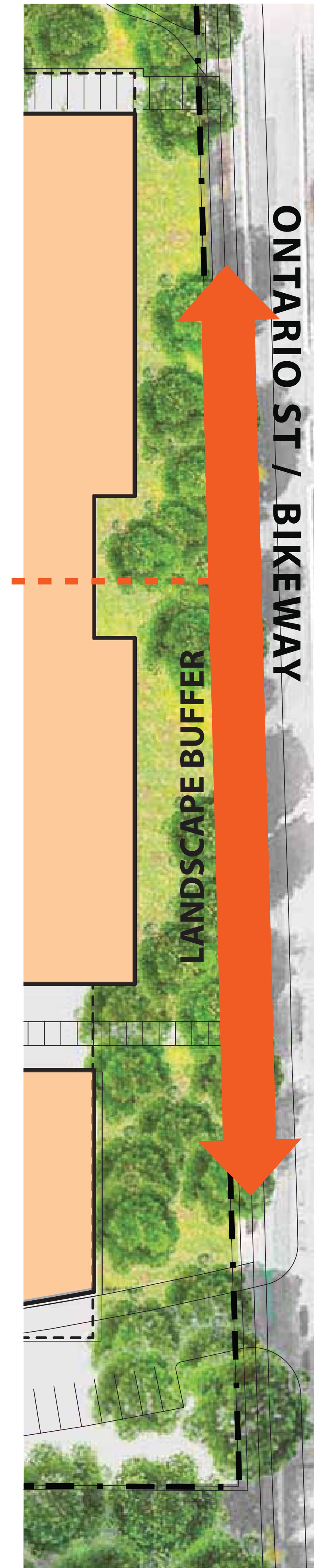


ELEVATED BIKEWAY

Other key entrance point is the bike path along the Ontario Street Greenway. This should connect to indoor bike parking and end of trip facilities. A consolidated vehicle and service entry is proposed for this point as well.

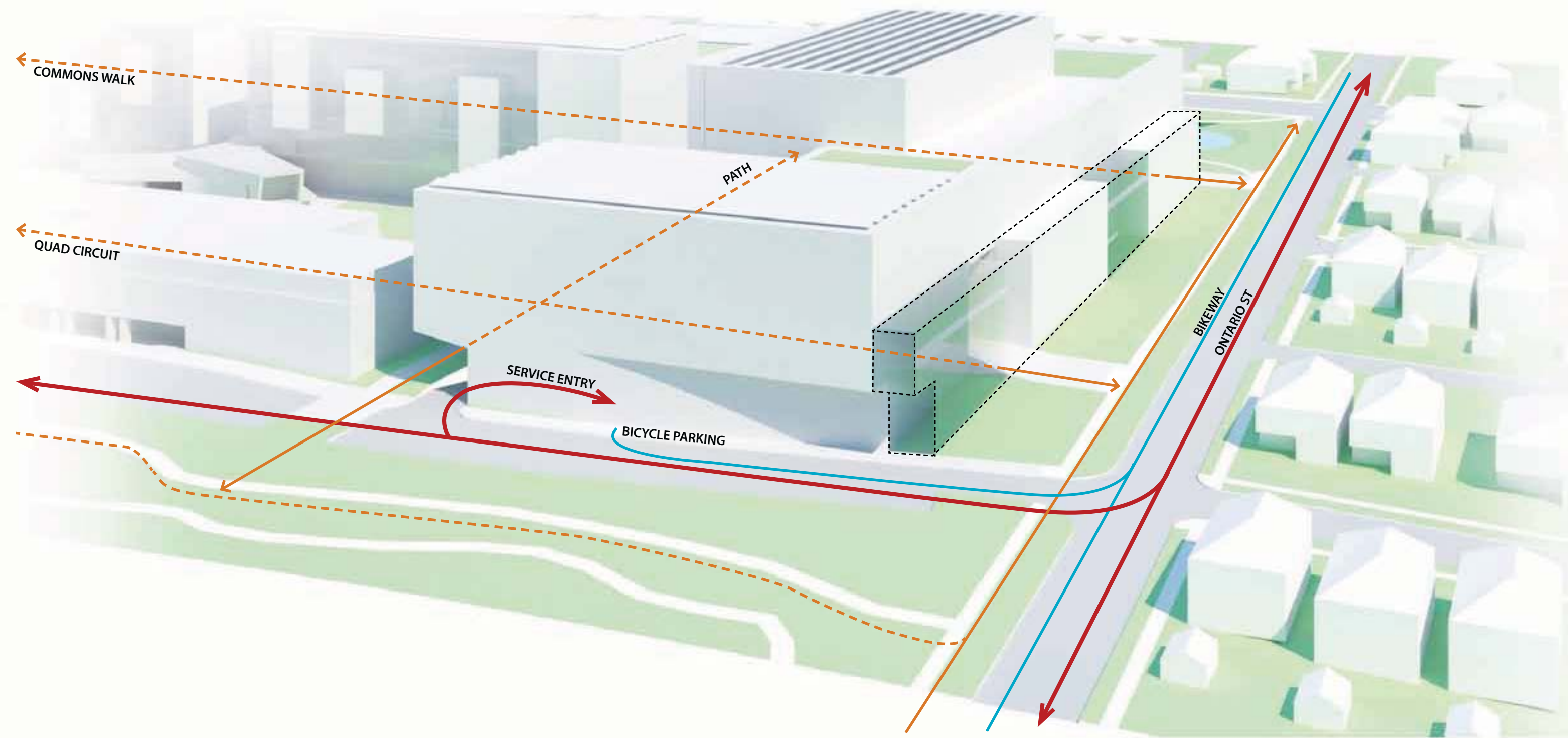
Ontario Street has been identified in the City of Vancouver's Transportation 2040 Plan for potential retrofit to accommodate 'all ages and abilities.'

Precedent Photo: Stanley Park Causeway

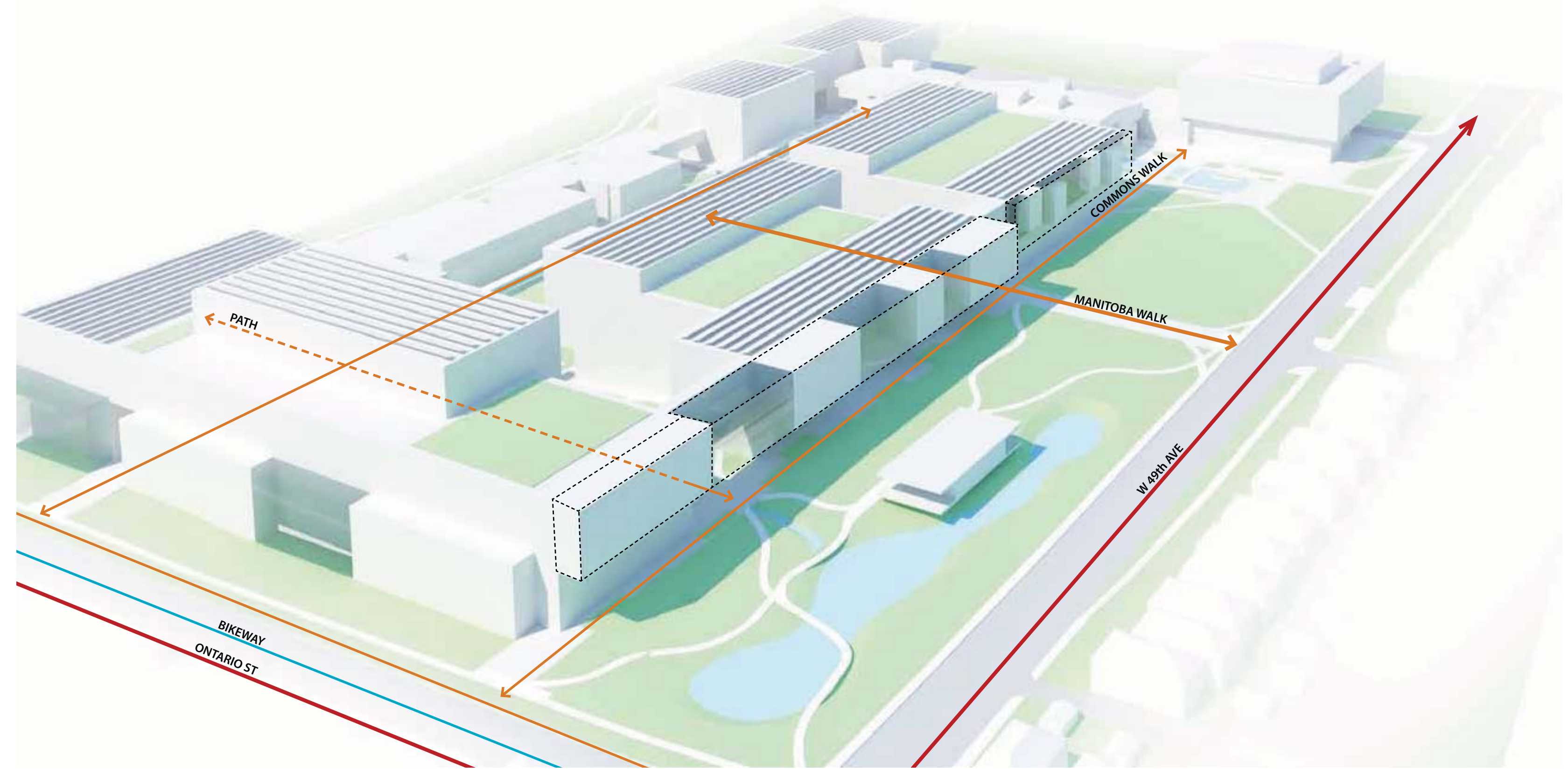


'TEST FIT' CONCEPT MASSING

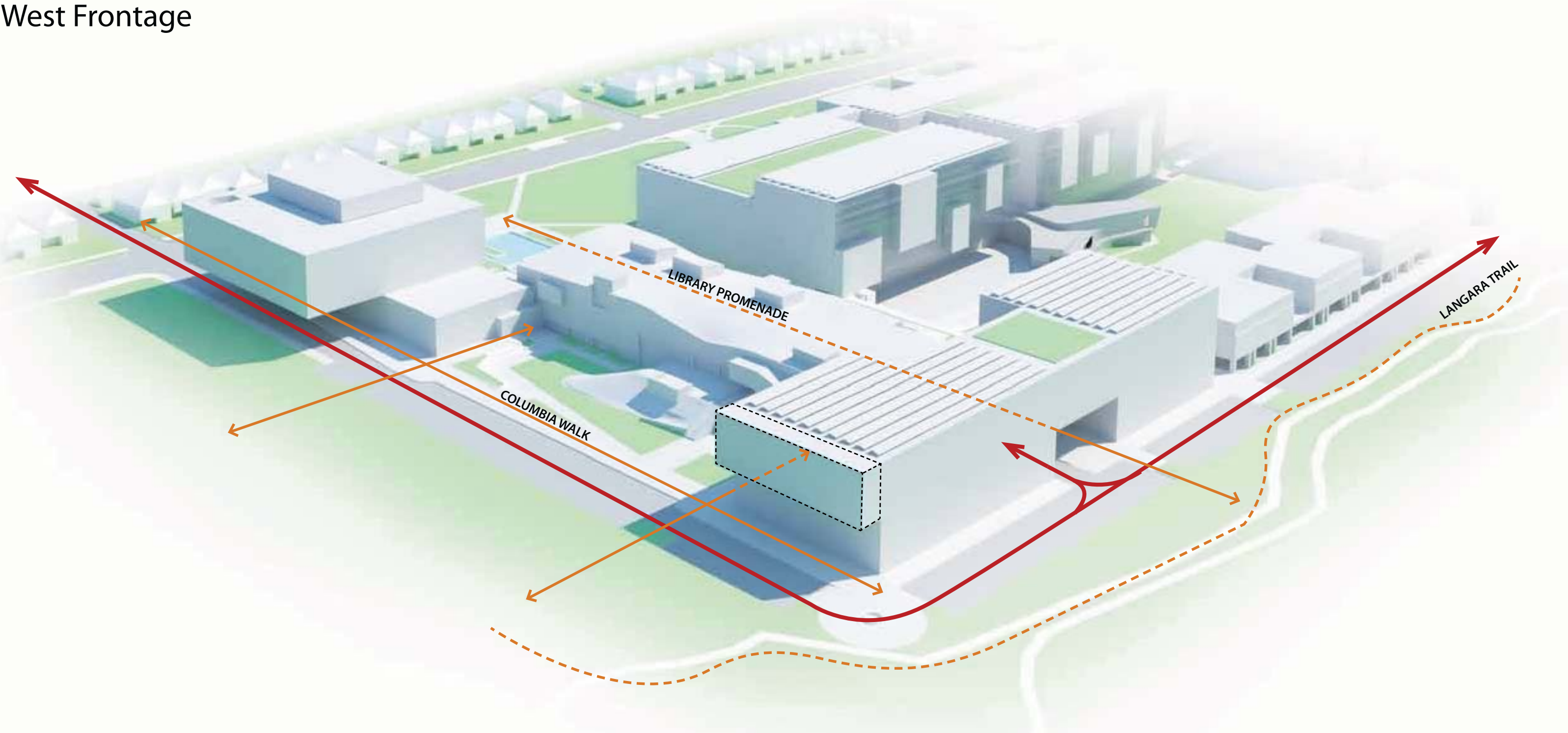
East Frontage



North Frontage



West Frontage



South Frontage

