



CITY OF VANCOUVER

P1

POLICY REPORT DEVELOPMENT AND BUILDING

Date: September 12, 2006
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Meeting Date: September 26, 2006

TO: Vancouver City Council

FROM: Director of Planning

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

RECOMMENDATION

- A. THAT the application by Brook Development Planning Inc., to amend CD-1 By-law No. 4412 for 100 West 49th Avenue (Langara College) (Parcel Identifier: 008-778-842, LOT 1 of A, DL 526 PLAN 9812) by adding 25 200 m² of floor area for school and related uses, be referred to a Public Hearing together with,
- (i) plans received May 25, 2006;
 - (ii) draft CD-1 By-law amendments, generally as contained in Appendix A, and;
 - (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B;

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

- B. THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2) as set out in Appendix A for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the forgoing.



COUNCIL POLICY

On February 10, 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.

On March 3, 2005 Council adopted the Langara College Policy Statement which set directions to guide, and provides a basis for assessing, a rezoning application and phased expansion.

On January 28, 1999 Council approved an Interim City-wide Financing Growth Policy which stipulates that Community Amenity Contributions (CAC) be negotiated for sites greater than 0.81ha (2 acres). On February 10, 2004 Council resolved that a CAC of at least the flat rate be negotiated in kind or cash as part of the policy planning for Langara College.

Council adopted "Public Art Policies and Guidelines" in 1994 which applies to all rezonings of 15 000m² or greater.

PURPOSE AND SUMMARY

This report assesses and recommends that Council approve an application to amend the Comprehensive Development District (CD-1) By-law for Langara College (reference no. 55) at 100 West 49th Avenue. The amendments would permit a phased expansion of 25 200 m² (271,259 sq. ft.) of floor area for school and related uses, including teaching and study facilities, ancillary facilities such as offices, daycare, and underground parking.

Staff consider this rezoning proposal to be a good response to the objectives and principles of the Langara College Policy Statement. The master-plan will allow an important city and region-serving use to expand in a well-managed and organized manner, at a highly transit accessible location, with a form of development appropriate to its context.

BACKGROUND

The Council-approved Langara College Policy Statement acknowledges the development needs of the College on this site. The Policy Statement describes goals and principles related to urban design, traffic demand management, community amenity, sustainability, phasing and implementation. These goals and principles have been the basis for staff's assessment of this rezoning application. Staff believe these have been generally achieved by the application and recommend a number of prior-to conditions to address remaining issues. (See Appendix B)

The rezoning application was reviewed and generally supported by the local community at two public open houses. The application was also reviewed and supported by the Urban Design Panel. (See detailed commentary in Appendix C)

DISCUSSION

Proposed Development: This rezoning application proposes to accommodate phased expansion of the college over the next 25 years. It accommodates the future needs of Langara College by providing a long range "master-plan" including building locations and "building envelopes" of future development. Staff support this approach as it addresses relationships among buildings and provides a measure of certainty for both the college and the surrounding community, with respect to the location, scale, and form of future development on this site. The masterplan is expected to accommodate the approximately 7,500 full-time equivalent students projected to be in attendance on this site by 2030.

Use: The predominant use of the proposed expansion is "School - University or College" and related uses. These include teaching and study facilities, such as classrooms, as well as ancillary facilities such as offices.

The current CD-1 by-law lists a "student's resources building" as a permitted use with a limitation on its size (1 858 m²). This was a means, in the absence of a masterplan, of controlling overall impacts of college expansion. The current rezoning application provides for an expansion of the student's resources building by 777 m². Rather than amending this regulation in the by-law, Staff recommend deleting this use term and floor area limitation from the CD-1 by-law for the following reasons:

- "Student's resources building" is not a defined use term within the Zoning and Development By-law, but rather is a use customarily ancillary to School - University or College,
- the masterplan outlined with this rezoning application provides sufficient control over the future form of development on this site including the student's resource building,
- the Transportation Management Plan addresses traffic-related issues for all development on site,
- The floor area required for any expansion of the student's resource building will be included in the overall floor area maximum permitted.
- the community expressed no concern over the proposed expansion of the student resources building during policy planning and rezoning public consultation.

Child Day Care is presently permitted as ancillary to College use on this site and is proposed to continue and expand on the site. Child Care use is defined as a principal use within the Zoning and Development by-law. To help accommodate the potential future expansion of this use on this site,

staff recommend that Child Day Care use be added as a permitted principal use within this CD-1 District Schedule.

In 1982, through a previous rezoning, the CD-1 by-law was amended to include a limit of 3,275 students under instruction, with the intent of addressing campus-generated traffic and parking impacts on the surrounding residential neighbourhood. Since that time, the calculation of the number of students under instruction has become increasingly difficult because Langara's academic program has moved increasingly towards enrolment of part-time students. Furthermore, the relationship between the number of students in attendance and the number of vehicles trips to the site has changed over the past two decades, as Transit's share of trips to the campus has increased. An analysis of the current Transportation Management Plan (TMP) has determined that many of the potential traffic and parking impacts derived from Langara student attendance have been and will continue to be addressed through existing and proposed TMP initiatives. These strategies also provide greater opportunities for the ongoing monitoring and assessment of any possible impacts on the surrounding neighbourhood. The Canada Line Station at 49th Avenue and Cambie will likely increase the attractiveness of using transit to travel to and from the campus. The restriction on student numbers as a means of addressing traffic impacts is therefore no longer appropriate, and staff recommend its deletion from the CD-1 By-law.

Density: The permitted total gross floor area permitted in this CD-1 District is 50 559.4 m² (544,235 sq. ft.) and the site is currently fully developed at a density of 0.62 Floor Space Ratio (FSR). The Council approved Langara College Policy Statement references the need for an increase in floorspace of 35 percent, or 19 357 m², (208,360 sq. ft.) which was derived from early forecasts. Staff note that this floor area does not reflect the form of development presented to both Council and the public throughout the policy planning phase and the figure is therefore an error. The floor area presented throughout the policy planning phase and with this rezoning application would accommodate a phased expansion of 25 200 m² (271,259 sq. ft.) resulting in a total gross floor area of 75,759 m² (815,490 sq. ft.) at a density of 0.94 FSR.

Staff support the proposed density for the following reasons:

- The Langara College site is a large one and is suitable for a major city and region-serving institution.
- The site is well served by public transit, and will be very well served by the 49th Avenue Canada Line station. This will reduce the need for automobile use to and from the site and will help mitigate traffic impacts even as the college grows.
- The proposed density is within the range of densities permitted in residential CD-1 zones nearby which were designed to be compatible with the predominately single-family home character of the area.
- The distribution of density on the site has achieved a respectful and compatible massing relationship with the residential context, largely preserving the existing landscape buffer, while creating a greater campus street presence and identity on 49th Avenue.

Form of Development: The main organizing principle for the campus master plan has been to create a better integration of built forms and open space across the campus. This is proposed to be achieved through the re-use of existing structures and the addition of new facilities in locations which help define and animate the public open spaces, and which create an improved campus presence on West 49th Avenue. The latter is achieved by bringing a taller element of the proposed Creative Arts Building closer to the street. This will create a more prominent street-oriented pedestrian entry and provide a strong campus identity on West 49th Avenue, at a location that will be the most accessible to public transit.

Open Space: The proposed campus master strengthens Langara College's landscape character as well as the functionality of its open spaces. Linkages between the interior of the campus and the street edges will be improved. A new entry plaza on the northwest corner of the site will improve the campus presence on the street, provide a good linkage to nearby transit, and serve as a campus social space.

Consistent with the Langara College Policy statement, landscape improvements are proposed to be phased with each building expansion in a manner which addresses the overall legibility and functionality of campus open spaces as each building phase is completed.

Sustainability: This rezoning application favourably addresses sustainability principles established in the Langara College Policy Statement. To ensure that the most current green building standards are pursued at each stage, staff recommend a condition of rezoning to incorporate green building principles to City standards for institutional buildings, in place at the time of each Development Permit Application.

Opportunities for on-site storm water management as well as diversion to nearby offsite locations may exist at Langara College. To ensure these options are fully explored with each phase of development, staff recommend a condition of rezoning requiring the applicant to provide an on-site storm water management plan for each phase of development.

Transportation and Parking: Langara College is well served by transit with local bus service on 49th Avenue, Cambie Street and Main Street. Based on a 2001 questionnaire conducted by TransLink, approximately 41 percent of students use transit for their trips to and from the campus, with nine (9) percent walking and one (1) percent cycling. The Canada Line Rapid Transit Station at Cambie Street and West 49th Avenue is scheduled for completion by 2009 and is anticipated to be in service by the time the first phase of development proposed by this application is completed. In addition to transit, the well used Ontario Bikeway, runs adjacent to the campus and Staff are currently implementing interim bicycle facilities along 49th Avenue, with plans to implement bicycle lanes adjacent to the campus.

Revisions to the Transportation Management Plan with each phase of campus development will work towards achieving the following measures:

- (a) Implementation of a 'U-Pass' programme with TransLink to encourage transit use.
- (b) Establishment of new travel performance targets in the Transportation Management Plan (TMP).
- (c) Measures to improve local pedestrian connections to bus stops and the West 49th Avenue Canada Line station as well as community destinations.
- (d) Provision of an appropriate level of secure, and accessible bicycle parking.
- (e) Improved convenience and utility of bicycle facilities by consolidating existing or locating new facilities such as bicycle parking, change rooms, lockers and showers in close proximity to one another in order encourage their use.
- (f) continued application of appropriate vehicle parking provision and fees.
- (g) implementation of a strategy to further encourage carpooling, walking and cycling.

Staff believe that these measures will discourage automobile use and encourage alternate modes of travel to the site, while ensuring that appropriate levels of parking are provided with each phase of development and minimizing issues related to overspill parking and traffic in the surrounding community. The provisions within the Transportation Management Plan will be adjusted with each

phase of development, allowing for adjustments that consider the impact of a completed Canada Line and proposed TMP measures, staff will determine the precise minimum number of parking spaces to be provided as each stage proceeds. Therefore, staff recommend that the Parking By-law's discretionary parking standard for post-secondary educational institutions be applied to this application.

Employment and Skills Training: On September 28, 2004 Council passed a motion encouraging job creation as a key objective of City policy and instructed staff to take additional steps to set out the economic and job-related aspects of major decisions coming to Council. Consistent with this motion, and consistent with the Vancouver Agreement employment & economic strategies, staff recommend as a condition of rezoning, that Langara College and its contractors be encouraged to participate in employment and skills training programs with each phase of expansion. Staff would assist the College by referring them to establish community recruitment initiatives such as those offered through the Social Purchasing Portal and Building Opportunities with Business (BOB) which provide services geared towards Vancouver's inner city economic development. The college would in turn, provide a progress report back to staff on the implementation of the skills training and employment strategy. (See Appendix B for details of the condition).

Community Amenity Contribution: On February 10, 2004 Council resolved that a contribution of at least the flat rate of \$3.00/sq. ft. be negotiated in kind or cash as part of the policy planning for Langara College. Staff conducted a Community Needs Assessment to identify community needs and deliverable amenities which address those needs, thereby informing a proposed Community Amenity Contribution (CAC). Children's daycare, Parks and Greenway improvements were identified as community needs in this assessment (See Appendix C for details).

Langara College has offered to provide a CAC at the flat rate amount of \$3.00/sq. ft. (totalling \$813,778.23) to be paid with the first phase of development. This is anticipated to begin in the next 5 to 6 years. Langara College requests the contribution be divided between Langara Park enhancements, Ontario Street Greenway improvements, and future daycare expansions, with Langara College being considered as one of the daycare expansion locations. Staff note that CAC's are usually received prior to enactment, and that delaying payment until the first development permit will delay delivery of some of the proposed amenities, however, because Langara College is a public institution which relies on project based funding from the Province and because the proposed amenities are meant to address the impacts of campus expansion, staff believe accepting the contribution prior to the issuance of the first development permit is an acceptable approach, provided that the contribution is adjusted to the construction price index to prevent jeopardizing deliverable amenities.

CONCLUSION

Staff support the changes in land use, density and form of development proposed for this site in this application, subject to conditions outlined in Appendix B. Staff consider this rezoning proposal to be a good response to the objectives of the Langara College Policy Statement with respect to urban design, traffic demand management, community amenity, sustainability and phasing. The proposed By-law amendments would allow Langara to meet future City and region-serving educational needs, in a highly transit accessible location with a form of development appropriate to its context. The Director of Planning recommends that the application be referred to Public Hearing and approved, subject to proposed conditions of approval presented in Appendix B.

* * * * *

PART 1 - DRAFT BY-LAW PROVISIONS TO AMEND CD-1 BY-LAW NO. 4412

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

The following amendments are proposed:

- Modernize the language of sections 1 and 4, modernize the plan, and delete sections 2 and 3.

Insert the following:

Uses

- Institutional Uses limited to:
 - (i) Child Day Care Facility,
 - (ii) School - University or College, and
- Accessory Use customarily ancillary to any of these uses.

Density

- For the purpose of computing floor space ratio, the site size is 80 988 m², being the size at the time of the rezoning application and before dedication of any part of the site.
- The floor space ratio for all uses must not exceed 0.94 FSR or 75 759 m².
- Computation of floor space ratio must include all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- Computation of floor space ratio must exclude:
 - (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the foregoing;
 - (b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and 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;
 - (d) the floor area of child day care facilities:
 - (i) to the extent the Director of Planning, on the advice of the Director of Social Planning, considers such facilities necessary in the immediate neighbourhood, and
 - (ii) to a maximum equal to 10% of the floor area of all buildings;

- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

Building Height

Figure1: Sub Areas

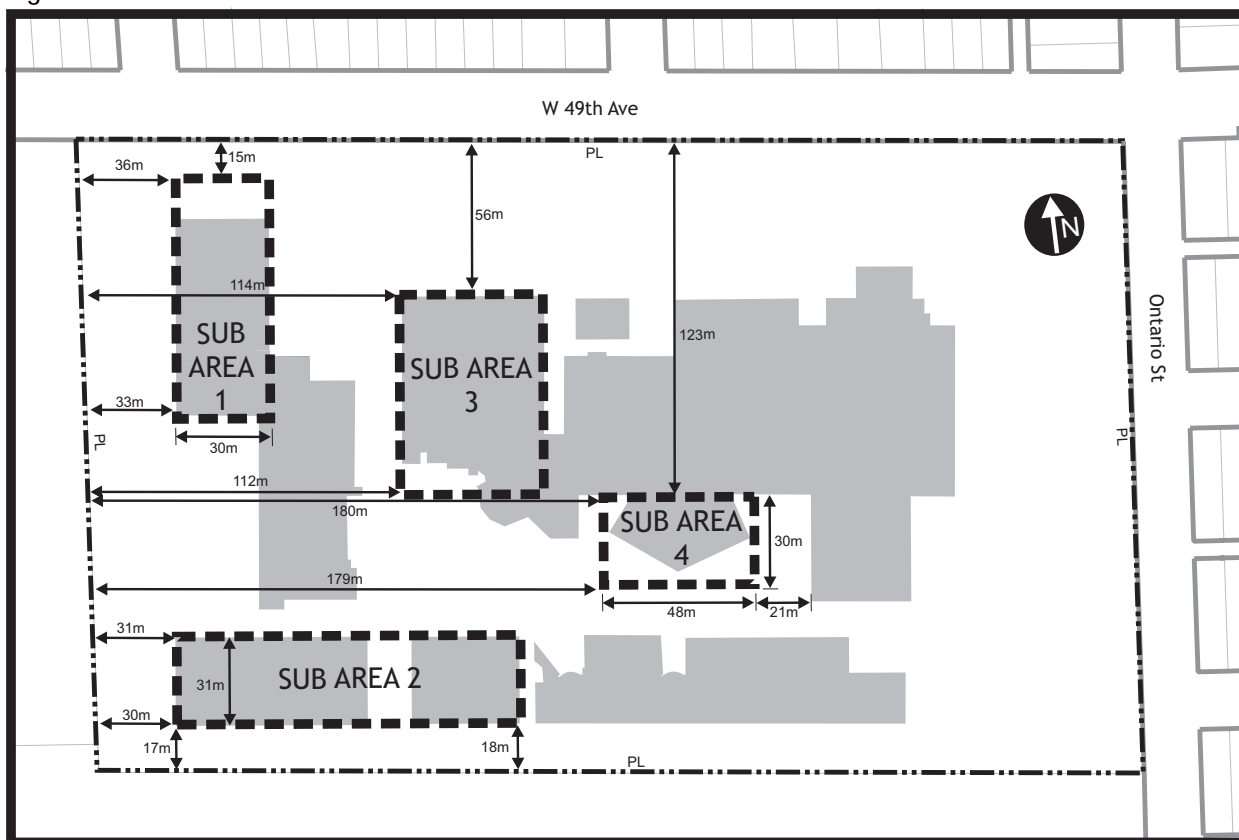


Figure 1 shows the locations of sub-areas within the site for the purpose only of determining building heights.

- In Sub Area 1, the building height must not exceed 23 m.
- In Sub Area 2, the building height must not exceed 15 m.
- In Sub Area 3 the building height must not exceed 12.5 m.
- In Sub Area 4 the building height must not exceed 12.5 m.

Setbacks

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

- (a) 15.5 m from the property boundary adjoining the south side of West 49th Avenue.
 - (b) 30 m from the west property boundary.
 - (c) 14 m from the south property boundary.
- The setback of each building below grade must be at least:
 - (a) 15.5 m from the property boundary adjoining the south side of West 49th Avenue.
 - (b) 16.2 m from the west property boundary.
 - (c) 12.4 m from the south property boundary.

Parking and loading, and bicycle storage

- Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law.

PART 2 - DRAFT AMENDMENTS TO SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“Langara College [CD-1(55)] [By-law No. 4412] B (C-2)”

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to the finalization of the agenda for the public hearing.

FORM OF DEVELOPMENT

- (a) 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:

Design Development General

- (i) Design development, at each development permit stage, to provide high quality architectural built form, with detailed regard to urban design principles, sustainability principles, phasing and implementation strategies established within the Langara College Policy Statement.
- (ii) Design development, with each development application, to incorporate green building principles to City standards for institutional buildings in place at the time of the application.

Note to applicant: Measures to be considered are described in the Langara College Policy Statement - Green Building Design and Construction Principles

- (iii) Provision with each development application, of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth.

Note to applicant: Measures to be considered are described in a Council resolution of March 3, 2005.

- (iv) Provision, with each development application, of an updated Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.

Sub-Area 1

- (v) Design development for this sub-area to provide a prominent built form, providing for a stronger sense of campus identity along 49th Avenue;

Note to applicant: The massing of this sub-area should integrate sensitively with existing on-site structures while providing select opportunities for higher elements of architectural significance within its built form.

Sub-Area 4

- (vi) Design development for this sub area to ensure maximum integration with the existing built form while providing for sensitive integration and transition between the various levels of the central open landscape area.

Note to applicant: The built edges of this sub-area should provide active and animating uses oriented to the open space. Development of this sub-area should explore new and reinforce existing pedestrian circulation routes into and through the campus.

LANDSCAPE

- (vii) Provision, with each development application, of a Langara College Tree Management Plan.

Note to applicant: With each development application, provide plan(s) indicating “trees existing to be removed”, trees existing to be retained”, and “replacement trees”, including quantities, tree tag reference numbers and tree protection fencing consistent with the Tree By-law. Consider the overall site canopy cover and incorporate a long term management strategy. Tree status information should be updated to include any past and future phased development permit/tree permit activity. Clarify proposed building envelope or other physical constraints to tree retention or planting. Trees outside building envelopes should be retained, wherever possible. Landscape treatment in proximity to trees should enhance tree health (Arborist services may be requested at the development permit stage). Replacement trees should be located to reinforce edges and define corridors, such as in and around parking areas and to enhance pedestrian routes such as near the Student Union Building (multi-tree removal was approved in this area in recent years with the understanding that significant replacement trees would be provided). Include street tree protection/retention information and fill in the gaps.

- (viii) Provision, with each development application, of a detailed landscape plan, demonstrating the delivery of landscape improvements consistent with Langara College Policy Statement and plans received by the City of Vancouver Planning Department, dated May 25, 2006;

Note to applicant: Landscape and Master Plan design should be informed by the Langara College Policy Statement, including sustainability principles and design development at the micro-scale. Plans must illustrate the common and botanical name, size and quantity of all existing/proposed plant material and be clearly illustrated on the Landscape Plan and keyed to the Plant List with symbols. Submit detailed, large scale sections for all planting on roofs/slabs. Include the public realm treatment and context where applicable (showing public elements such as transit infrastructure, Greenway design, street trees, parking, lamp posts, hydro poles, fire hydrants etc.). Indicate walkways, site furniture, retaining walls, seating edges, art installations, and light standards with consideration to universal access and Crime Prevention through Environmental Design (CPTED) principles. Ensure that grade resolution enhances open space design and is shown in detail on pertinent plans. Design development should include and provide specifications for regularly spaced exterior furniture, lighting, waste receptacles, vertical structures, signage,

stormwater management systems, open parking area runoff treatment, efficient irrigation, childcare amenities and bike storage facilities.

- (ix) Provision, with each development application, of arboricultural services (if deemed necessary) including the submission of reports, site supervision, letters of undertaking and remediation as may be needed.

STORMWATER MANAGEMENT

- (x) Provision of an on-site storm water management plan with each development permit.

Note to applicant: Consideration of on-site storm water management is encouraged along with a review of the ability to divert storm water, including, but not limited, to nearby parks. This review to be done to the satisfaction of the General Manager of Engineering Services and in consultation with the General Manager of Parks and Recreation.

CRIME PREVENTION

- (xi) Provision, with the first development permit application, of a comprehensive vision for campus security management in a report addressing the upgrading of existing security operations, improved electronic and hardware security and underground parking security; and
- (xii) Provision of an updated campus security management plan with each subsequent development permit application addressing the upgrading, of existing security operations, improved electronic and hardware security and underground parking.

EMPLOYMENT AND SKILLS TRAINING

- (xiii) Provision, with each development permit application, of a report to Planning Staff and the Vancouver Agreement Coordination Unit, to the satisfaction of the Director of Planning, which outlines the type and number of potential employment opportunities for local, inner city residents, as well as any skills training initiatives being undertaken by Langara College and/or its contractors.

Note to Applicant: Once construction has begun, a semi-annual progress report on the implementation of the skills training and employment strategy must be submitted to the Director of Planning. Contact: Nathan Edelson, Planning Department (604.873.7444) to further discuss appropriate tracking mechanisms and details on aspects of the Plan expected.

- (b) That, prior to enactment of the CD-1 By-law, the registered owner shall at no cost to the City:

ENGINEERING SERVICES

- (i) Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Engineering Services for the following:

- a) Provision of a left turn bay on westbound 49th Avenue at Columbia Street with raised medians;

Note to applicant: The left turn bay provision will include all work associated with the installation of the left turn bay to the satisfaction of the City Engineer including, but not limited to; raised planted medians, curb and sidewalk relocation, modifications to the traffic signal system and modifications to street lighting.

- b) Provision of a statutory right-of-way and an option to purchase the statutory right-of-way along the northern edge of the site to accommodate the permanent left turn bay design at Columbia Street (to provide for sidewalk and boulevard);
- c) Review of the transit facilities on 49th Avenue between Cambie Street and Main Street to determine changes made necessary by the proposed left turn bay and the full master plan build out. Any changes to bus stop locations, such as adjustments or relocation of bus shelters and passenger areas that are related to the Langara College redevelopment, to be fully funded by the applicant;
- d) Elimination of the northerly driveway access on Ontario Street and provision of pedestrian and bicycle access only at this point, modifications to the middle driveway access on Ontario Street to accommodate both in and out movements for parking and loading;
- e) Provision of 100 percent funding, to a maximum of \$30,000 for one or more traffic calming measures that constrain vehicular movement on Ontario Street to be determined in consultation with the community, and subject to approval by City Council;
- f) Provision of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth;
- g) Provision of a Greenway Seating Plaza at the corner of West 49th Avenue and Ontario Street (Southwest corner) that seamlessly integrates the design across private and public lands with appropriate agreements for construction, maintenance and public access; and
- h) Provision of street trees where space is created by way of left turn bay construction, crossing elimination or redesign and related curb adjustments.

Note to applicant: The timing of the works as follows:

1. Prior to Occupancy of the first building permitted pursuant to this rezoning:
 - Provision of the Ontario Street improvements (i.e., driveway relocation, provision of traffic calming)
2. Within 1 year of the Occupancy of the first building permitted pursuant to this rezoning:
 - Provision of a consultant study of development related traffic impacts with respect to the warrant for the left turn bay
3. Prior to Occupancy of the 2nd building permitted pursuant to this rezoning:

- Provision of the left turn bay on West 49th Avenue, and all things associated, to the satisfaction of the City Engineer and subject to the approval of City Council
- Provision of greenway seating plaza.

Undergrounding of Utilities

- (ii) Make arrangements satisfactory to the General Manager of Engineering Services for the undergrounding of all new utility services from the closest existing suitable service point.

Note to applicant: All services, and in particular electrical transformers, submersible Vita switches and pad mounted transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

PUBLIC ART

- (iii) Make arrangements, satisfactory to the Director of Legal Services in consultation with the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
- (iv) Submit a preliminary public art plan to the satisfaction of the Assistant Director, Office of Cultural Affairs, in accordance with the City's Public Art Policy.

PARKS

- (v) Make arrangements, satisfactory to the Director of Legal Services in consultation with the General Manager of Parks and Recreation, to provide for public access on the land located between the College's western property line and the western edge of the planned north-south vehicular access road connecting to 49th Avenue and Columbia Street.

COMMUNITY AMENITY CONTRIBUTION

- vi) Make arrangements, satisfactory to the Director of Legal Services, for the City's receipt of \$813,778.23 being a contribution offered by Langara College to the City to help offset the impact of this development on the City's undertaking. This contribution will be adjusted to account for changes in the Statistics Canada Non-Residential Building Construction Price Index, or a comparable index satisfactory to the City's Director of Finance from the date of enactment of this rezoning, payable prior to issuance of the first development permit.

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

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges, and encumbrances effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

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 from satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

ADDITIONAL INFORMATION

Site, Surrounding Zoning, and Development: This 80 988 m² (20 acre) site is a rectangular piece of land bordered by the 100 Block of West 49th Avenue to the north, Ontario Street (Greenway) to the east, Langara Park to the west and Langara Golf Course to the south.

Proposed Development: This masterplan rezoning application proposes to accommodate phased expansion of the college over the next 25 years. 7500 full-time equivalent students are projected to be in attendance on this site by 2030.

The current permitted and developed gross floor area in this CD-1 District is 50 559.4 m² at a density of 0.62 Floor Space Ratio (FSR). This rezoning application is proposing an increase of 25 200 m² (271,259 sq. ft.) for school and related uses, including classrooms and offices and related facilities such as a student resources building, Child Daycare and underground parking. The college will have 75 759m² of floor area at build-out at a density of 0.94 FSR.

Community Amenity Contribution

Daycare: Langara College currently provides a daycare facility with 62 spaces which is used by College employees, students as well as the local community. A Community Needs Assessment conducted by staff found that currently, the Langara childcare facility primarily serves the Langara College population with 75 percent of the childcare spaces occupied by children of students and employees. As Langara College's student/employee population grows the current Langara childcare centre will be strained to meet the College's internal demand, and will be likely be unable to accommodate children from the surrounding neighbourhoods.

Using the City's standard basis for calculating demand for childcare based on the proposed increase in square footage, a minimum of 11 childcare spaces, or the equivalent in a cash contribution, would deliver a Community Amenity Contribution commensurate with the impact of the proposed development at Langara College. In recognition of the optimum configuration of Langara's current facility, the current demand for childcare in the catchment area, and the gradual build-out of Langara's development the City proposed a pay-in-lieu contribution to the City Childcare Endowment Fund of \$742,000, a value equivalent to the current construction cost of 11 childcare spaces.

Because it is a convenient, accessible and suitable location for a childcare facility in this community, the City is interested in potentially pursuing opportunities to construct an expanded childcare facility of an efficient size, on or near Langara College, in conjunction with other developments in the Oakridge/Riley Park/Sunset areas. Staff accept the college's offer to consider locating an expanded daycare of a viable size on the College site in conjunction with an allocation of \$517,416 of the offered to CAC (adjusted to the construction price index) to be allocated to the City Childcare Endowment Fund.

Parks and Recreation: The existing and proposed open spaces at the College will offer places for small group gatherings and places for large gatherings, but not places for physical exercise, or places for respite and contemplation. The expansion of the college will increase demand for places for physical exercise and places for respite and contemplation offered by the two nearest existing parks in the neighbourhood (Langara Park and the perimeter pathway around Langara Golf Course). While some students and employees of the college will choose to meet their needs in the

community where they live, and therefore not put strain on the adjacent parks, there is a segment of the college population who will use these two parks on a regular basis because of their proximity to the College campus. With a 25 percent increase in the college's population, the use of these two parks will increase as the college grows.

Park Board Staff identified improvements to Langara Park as a priority and recommend basic park improvements such as pathways, benches, trees and improved park amenities. Staff recommend an allocation \$174,332 of the offered CAC (adjusted to the construction price index) to be allocated for this purpose.

Greenways: The completion of the Ontario Street Greenway adjacent to Langara, would be a positive contribution to the campus and the adjoining neighbours, and would become a community legacy. Greenway improvements and sidewalk linkages into the campus would encourage walking and cycling to the campus, which is consistent with sustainability objectives articulated in the Langara College Policy Statement. A CAC which facilitates the planting of new trees adjacent to the College and the introduction of traffic calming measures including landscaped corner bulges would improve pedestrian and cyclist safety and linkages into the campus. Staff recommend an allocation \$122,032 of the offered CAC (adjusted to the construction price index) to be allocated for this purpose.

Public Input: Plans for Langara College expansion were shared with the community in a comprehensive public consultation process which included an expanded notification area. The expansion plans were first shared in open houses as part of the Policy Planning phase, where the proposal received generally positive feedback from the community. Following submission of the rezoning application, City staff conducted an additional public consultation process which included two public Open Houses on June 10 and 13, 2006 in which staff continued to receive generally positive feedback from the community regarding the more detailed proposed master plan. Some neighbours continued to express concerns related to ongoing traffic and parking issues associated with the campus, specifically the use of adjacent resident-parking-only streets by some students. Staff also met with the Bicycle Advisory Committee on July 11, 2006, who provided advice on improving the cycling experience to and from and adjacent to the campus. This public input helped inform staff's assessment of the masterplan and is reflected in the proposed conditions of approval.

Urban Design Panel Commentary: The Urban Design Panel discussed and unanimously supported this proposal in a workshop during the policy planning phase on March 30, 2005, prior to the submission of this rezoning application. The Panel reviewed the plans submitted with the rezoning application on July 19, 2006 and supported it. The panel offered the following comments:

Panel's Consensus:

- Recommendation for higher density;
- The overall plan is well executed;
- The edges need the most work in terms of interface with the park, the property to the east and the golf course;
- The open space and connectivity objectives are not helped by the ring road and parking on one side;
- Some concerns about getting more sunlight into the quadrangle and making a better visual connection to the golf course;
- Suggestions that the setbacks could vary and perhaps some of the landscape buffers are too large;

- Suggestions to move more of the density on 49th Avenue to open up the centre more;
- The Panel would have liked to see some resolution of the easterly site;
- The sustainability objectives might be a bit weak in how they work with the plan; and
- The ring road was problematic and cut off campus to park.

Related Commentary: The Panel had no concerns with the proposed height and density and the majority of Panel members thought the FSR should be increased. Increased height in some places was also recommended. It was noted there will undoubtedly be pressure in the future to increase capacity on the site and this should be planned now.

There was a comment that the term of the masterplan is too short for an educational institution on such a tight, urban site. While the proposal quite successfully achieves the goals of the policy statement there are some limitations affecting the scheme. It was suggested there could be greater consideration for more generic academic space growth and possibly taking a look at the whole site and considering how to deal with what is on the site now, what the ultimate goal is, and how to create a strong legible plan and a stronger organizational vision.

The Panel generally found the interior of the scheme to be very well considered. Some Panel members thought the large buffered edge was at the expense of the campus and that allowing some additional height might provide more breathing room and offer more flexibility in the future. Providing more breathing space around the library will also reinforce it as the real gem of the campus.

The Panel was encouraged by the quality of the new library building and hoped the subsequent components will be of similarly high standards, particularly around sustainability. It was noted there is opportunity to have a very cohesive campus build-out that has a strong identity while having subtly differentiated buildings. One Panel member was concerned about the future relationship of the creative arts building to the new library and how it will be addressed architecturally.

The way the campus addresses 49th Avenue from the Canada Line station has many good qualities and very good potential. There was a suggestion to move the athletics building forward to the main line of the creative arts building to create more of an edge to 49th Avenue, not necessarily set back as much as shown noting it will be more visual than used. This would give more breathing room and allow more student use in what could be a series of nicely contained cloister spaces. It was recommended to keep the south buildings low to maintain maximum light and sun exposure to the courtyard. One Panel member questioned extending the mass of building B along to the multi purpose building and suggested perhaps shifting the axis, similar to the new library and creative arts building, which would allow the campus to feel more permeable.

Connectivity to the streets and through the campus is quite legible and well worked out. Some Panel members found it unfortunate that the building to the south blocks the green space of the golf course from inside the campus. Having more openness to that southerly edge, which greater height would allow, would enable advantage to be taken of that relationship and add strength to the masterplan. There could have been more density quite comfortably built into the scheme on that side of the site which would facilitate greater permeability.

The Panel had some concerns about the commitment to sustainability, especially compared to the library building which sets a very high standard in its expression of sustainability. It was noted the creative arts building has very large west and east facades where greater northern exposure would be preferable. A possible solution might be a T-shaped building. The applicant was also strongly

urged to carefully analyse the micro climate which could be affected by all the buildings. The way energy is dealt with should also be built into the scheme at the masterplan level. There was a comment that not all of the sustainability objectives are reflected in the masterplan.

The Panel thought it would have been helpful to see how the easterly parking lot will build out in the future. With respect to the other edges it as noted the south and west setbacks seem to be predicated on the ring road which may have less importance in the future. It is unfortunate that it cuts off the campus from its neighbouring green spaces. In general, the Panel's main concerns with the project related to its edges. One Panel members questioned whether it would be possible to have a flexible setback on the south and west sides pending future traffic studies.

One Panel member was concerned about the existing building on the site in terms of CPTED issues and noted this will need to be carefully considered. Another member also thought the building failed to contribute to the new arrangement and suggested it needs to be addressed in the masterplan to give some idea of what will happen on the east end of the site.

Applicant's Comments:

"We have reviewed the Referral Report for 100 W. 49th Ave. and are generally in agreement with its content and conditions except for the following:

- We would like clarification on the monies required in Appendix B Condition e) as part of the traffic calming measures for Ontario Street.

We would like to thank staff for their hard work and effort in moving this complicated and exciting project forward."

APPLICANT'S REDUCED DRAWINGS



PROPOSED LANDSCAPE

- | | |
|----|--|
| C1 | 49TH AVE. PLAZA / CREATIVE ARTS CENTRE FORECOURT |
| C2 | BUILDING A ENTRY PAVILION |
| C3 | SECONDARY EAST/ WEST WALKWAY |
| C4 | COMPLETION OF WESTERN OPEN SPACE |
| C5 | EASTERN QUADRANGLE |
| C6 | WESTERN DRIVE |
| C7 | STAFF ACCESS POINT |
| M1 | NORTH-SOUTH PEDESTRIAN PASSAGE |
| M2 | STREETSCAPE ENHANCEMENT |
| S1 | COMPLETION OF EASTERN QUADRANGLE WITH NEW S.U.B. |
| G1 | ENHANCEMENT OF SECONDARY EAST-WEST WALKWAY |
| G2 | COMPLETION OF NORTH-SOUTH WALKWAY |
| G3 | ENHANCED LANDSCAPE AND PEDESTRIAN CONNECTIONS |
| G4 | POSSIBLE RELOCATION OF DAYCARE LANDSCAPE |



NORTH ELEVATION - ALONG 49TH AVENUE



EAST - WEST SECTION THROUGH STUDENT QUAD - LOOKING NORTH



SOUTH ELEVATION - ALONG GOLF COURSE



WEST ELEVATION - ALONG PARK

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Street Address	100 West 49 th Avenue
Legal Description	Parcel Identifier: 008-778-842 LOT 1 of A, DL 526 PLAN 9812
Applicant	Brook and Associates (Laurie Schmidt)
Architect	IBI HB Architects/Teeple Architects (Hilde Hevyarts)
Property Owner	Langara College

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	80 988.12 m ²	none	80 988.12 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	CD-1	CD-1 (Amended)
USES	A College and related facilities, the number of students in class and under instruction at any one time shall not exceed 3,275 A student resources building but not including a pub with a gross floor area not exceeding 1 858 m ²	Institutional Uses limited to: (i) Child Day Care Facility, (ii) School - University or College, and (iii) accessory uses customarily ancillary to the above including off-street parking and loading
MAX. FLOOR SPACE RATIO	N/A	0.94
FLOOR AREA	50 559.4 m ² (gross floor area)	75 759 m ² (at build-out)
MAXIMUM HEIGHT	N/A	In Sub Area 1, the building height must not exceed 23 m. In Sub Area 2, the building height must not exceed 15 m. In Sub Area 3 the building height must not exceed 12.5 m. In Sub Area 4 the building height must not exceed 12.5 m.
PARKING SPACES	A minimum of 1250 off-street parking spaces, or if the total gross floor area exceeds 41 700 m ² a minimum of 1450 off-street parking spaces which may be relaxed by City Council pending the success of the College's traffic demand management measures.	As per Parking by-law including the relaxation provisions therein.