

INTRODUCTION

Why an updated 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 Objectives

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 / snəwəyət̓ lələm'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.

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ONTARIO GREENWAY
NATURALLY ENHANCED STREET EDGE
& BIKE LANE TARGETED FOR IMPROVEMENTS

↔
PROPOSED FUTURE RAPID TRANSIT
TRANSLINK REGIONAL TRANSPORTATION STRATEGY

■
CANADA LINE & STATIONS

■
CAMBIE CORRIDOR UPZONING ON 49th
INSTITUTIONAL PREFERENCE AT GRADE
4 (POTENTIALLY 6) STOREYS

→
COMMON PATHWAYS TO CAMPUS

□
2018 MAJOR REZONING APPLICATIONS

□
2018 MAJOR DEVELOPMENT PERMIT APP'S

Context Plan



PROCESS TO UPDATE MASTER PLAN

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.

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.

Information Gathering

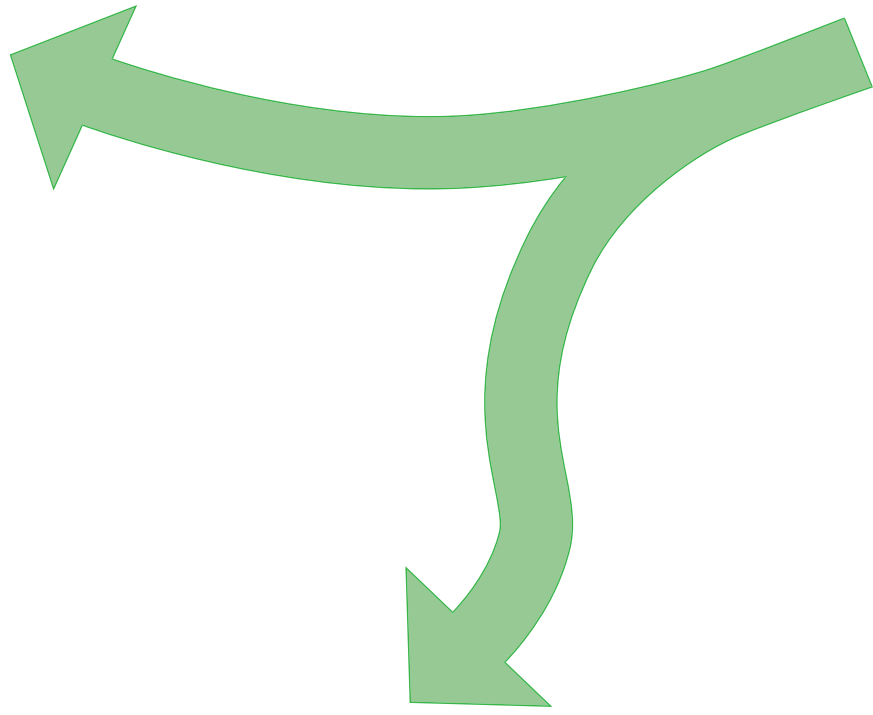
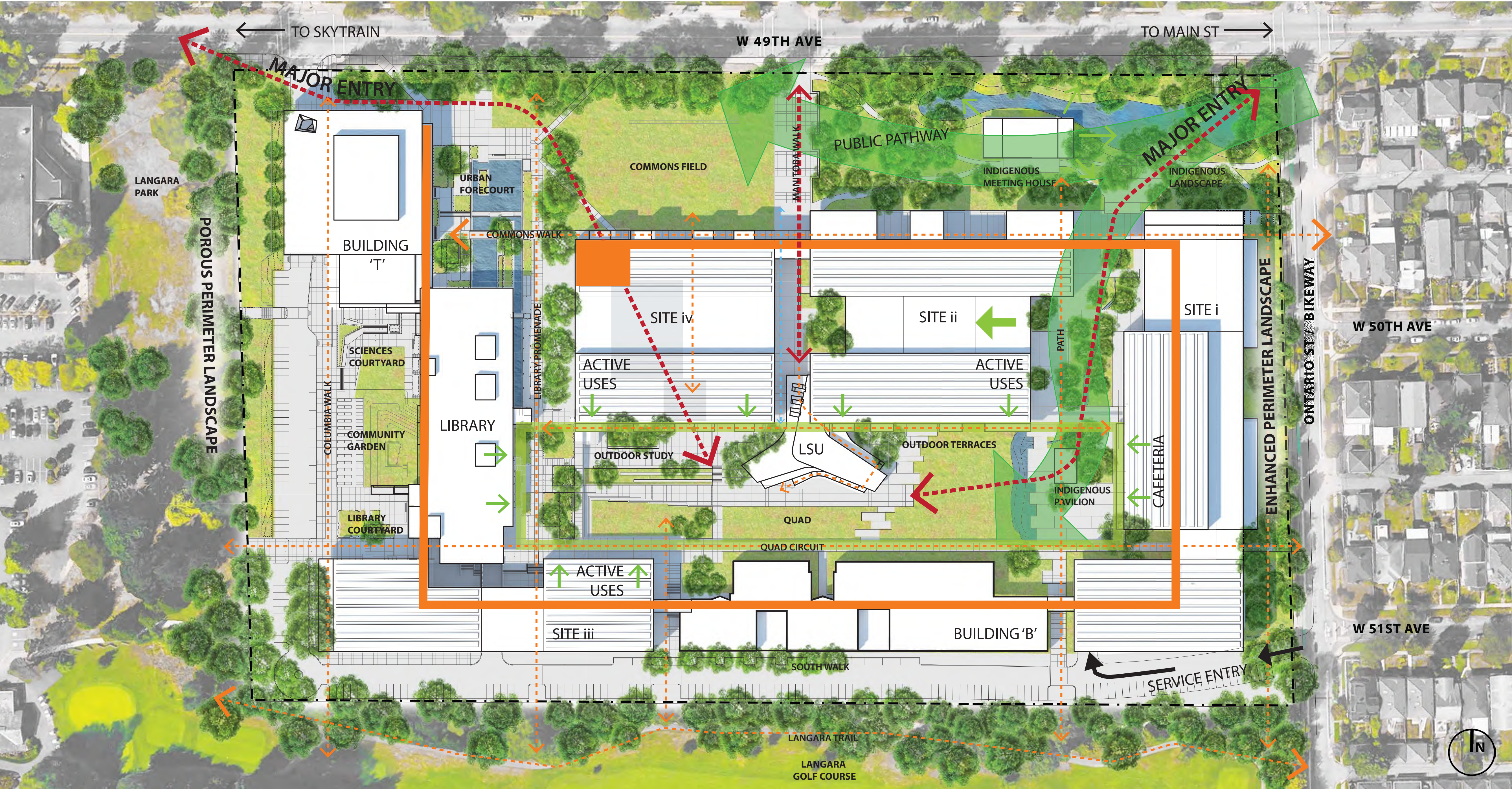
The Master Plan Report

- 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.

City of Vancouver Approvals

- Over the coming year, Langara College will make an application to the City of Vancouver to amend the site's existing Policy Statement (which contains the master plan) and zoning CD-1 (55). The proposed amendments will support Langara College's growth over the coming 2-3 decades. The rezoning process is anticipated to take approximately 1 year to complete.

Proposed Master Plan Update from Langara College



INDIGENIZATION OF LANDSCAPE



ENHANCED CIRCULATION



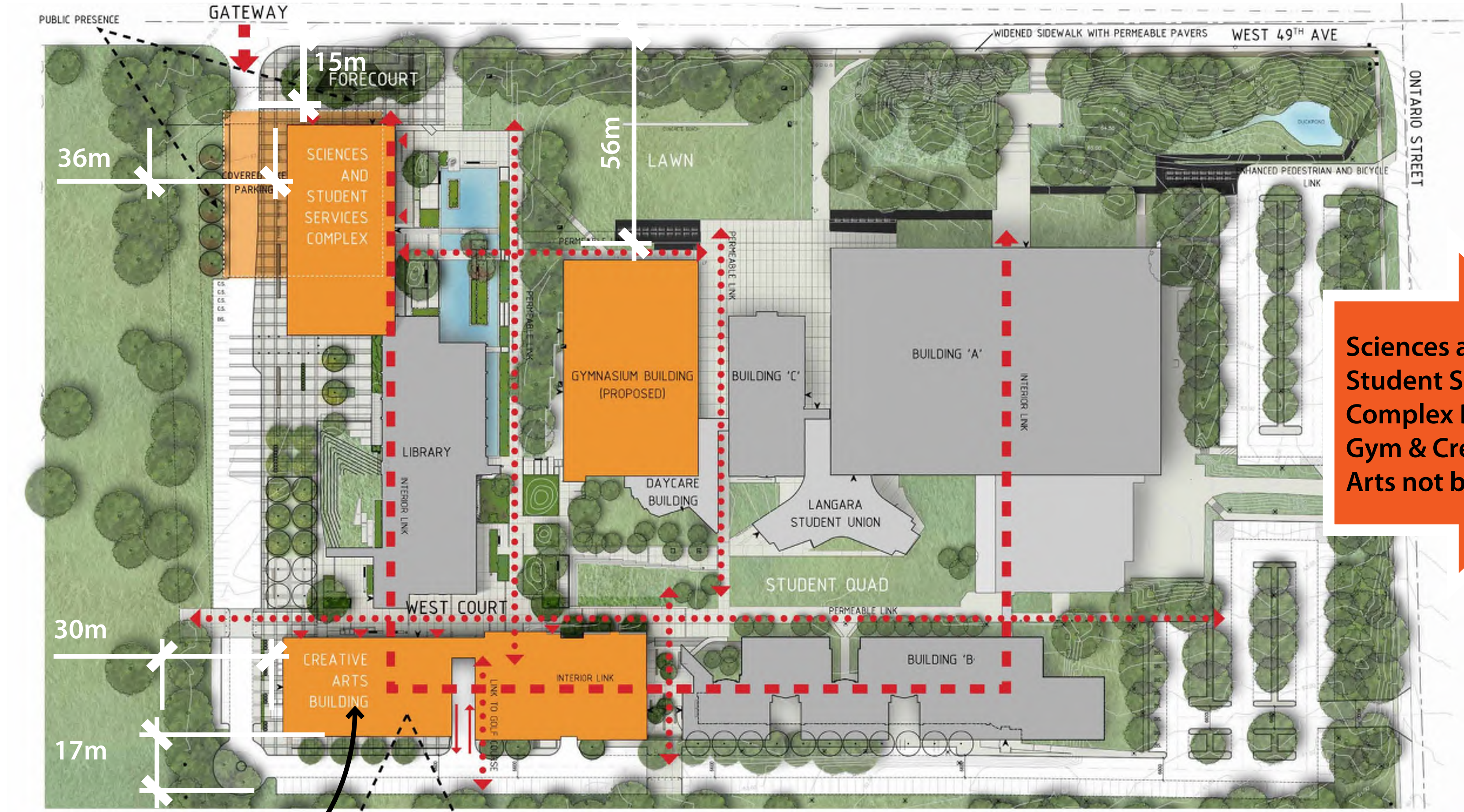
MAJOR SITE ENTRIES



TEACHING/LEARNING ON DISPLAY

CURRENT & PROPOSED CAMPUS PLANS

2012 Approved Campus Rezoning



Development sites approved in 2012 rezoning

Summary of Proposed Changes

As the college evolves, each site will receive academic and accessory facilities as determined on as-needed basis. For example, the daycare and gymnasium may expand on site where and when required.

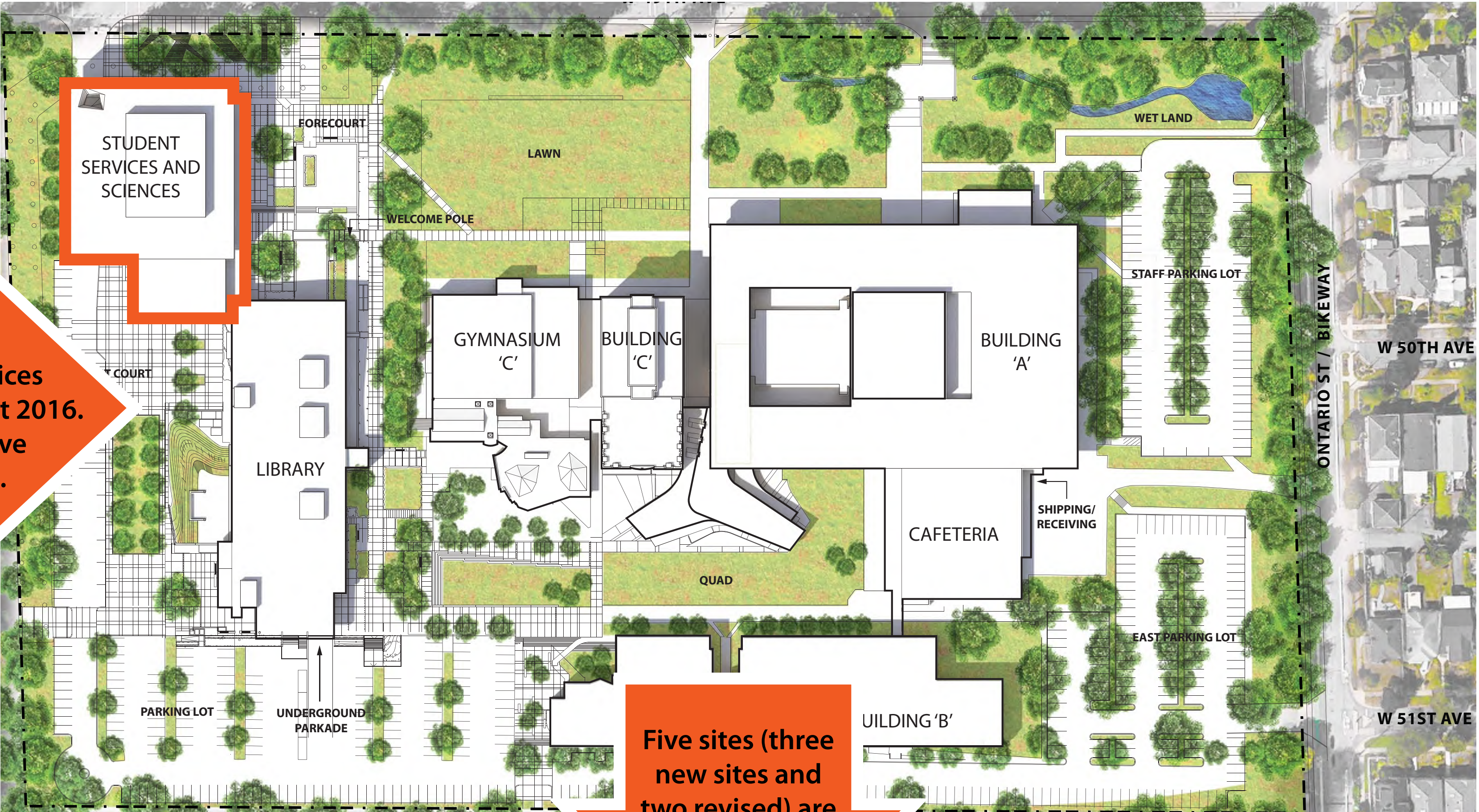
Summary

- Three new development sites (Site i, ii, v)
- Additional density on previously identified development sites
 - Revised setbacks
- Replacement of Buildings A, C, G, Daycare (daycare to be relocated on-site)
- Revitalized and enhanced recreational + Indigenous landscape on 49th Ave
 - Increase in access between campus and Langara Park and Golf Course
 - Removal of two driveways on Ontario St
 - Realignment of south driveway to align w/ 51st
- Relocation of majority of surface parking underground
 - Increased provision for bike transit
 - Updated sustainability requirements

Development sites requested in 2019 proposed campus rezoning

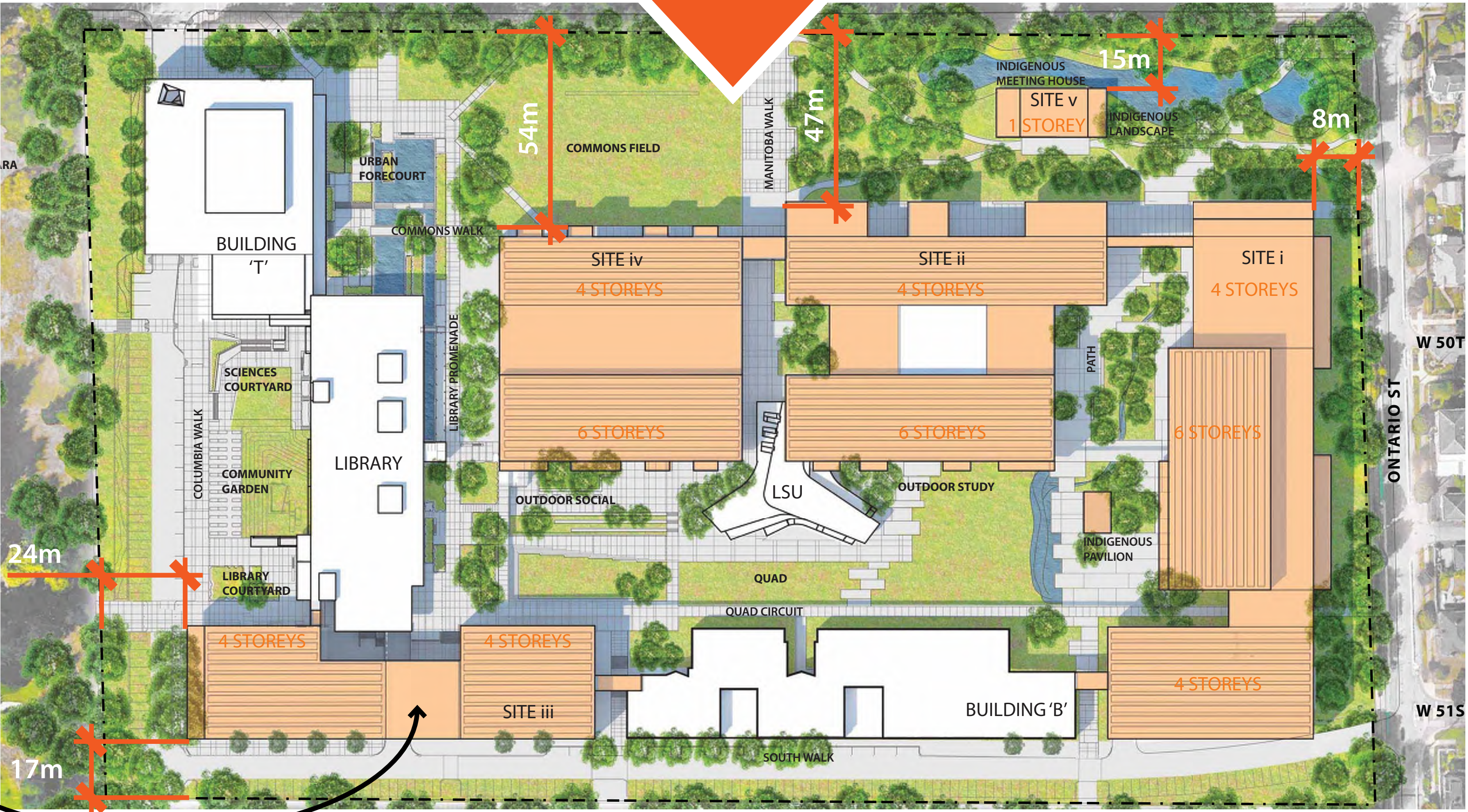


2019 Existing Campus

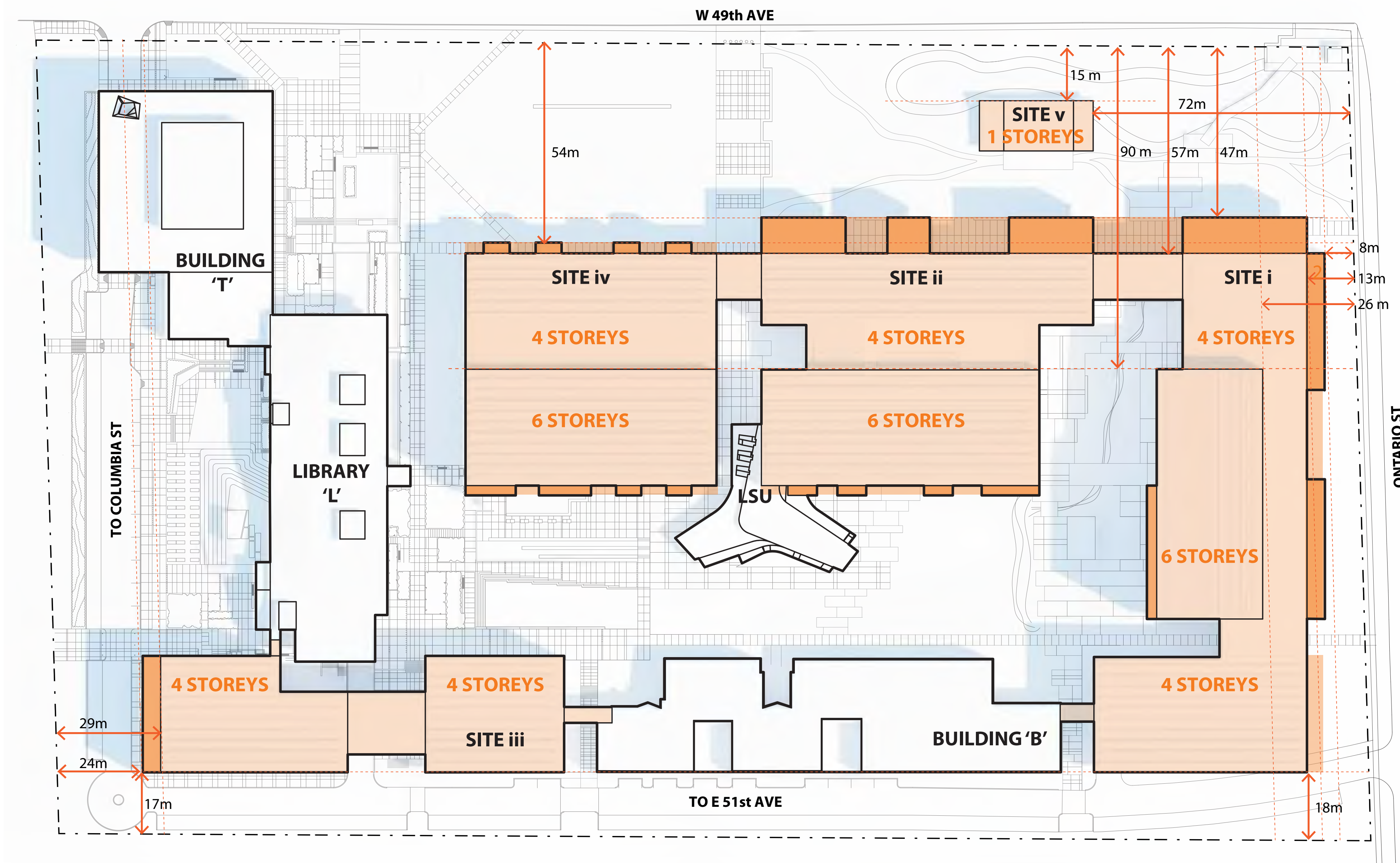


Five sites (three new sites and two revised) are proposed in this rezoning.

2019 Proposed Campus Rezoning



PROJECT STATISTICS



Site Area

80,988 s.m. (871,748 s.f.)

Total Floor Area

- Current Max. Allowable: 75,759 s.m. (815,463 s.f.)
- Proposed Max. Allowable: 134,641 s.m. (1,449,294 s.f.)
- Existing Buildings to Remain:
 - Building B
 - Langara Student Union (LSU)
 - Science & Technology Building
 - Library
 - **SUBTOTAL: 32,422 s.m.**
- Proposed Development Sites:
 - Site i: 30,127 s.m.
 - Site ii: 31,518 s.m.
 - Site iii: 11,906 s.m.
 - Site iv: 28,268 s.m.
 - Site v: 400 s.m.
 - **SUBTOTAL: 102,219 s.m.**

Floor Space Ratio (FSR)

- Current Max. Allowable: 0.94
- Proposed Max. Allowable: 1.66

Proposed Floor Area Exclusions

To be consistent with City of Vancouver exclusions, it is proposed that the following could be considered as FSR exclusions; such as but not limited to:

- Balconies, canopies, open concourses, sundecks, and any other appurtenances similar to the foregoing
- Patios and roof gardens
- Floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which are similar to the foregoing
- Child day care facilities
- Crawl spaces
- Bicycle storage and end-of-trip facilities
- Above grade floor area built as open to below
- Recognized building envelope exclusions

Height Exclusions

- Elevator penthouses
- Service stair access to roof
- Screening for building services
- Fall protection guards

Number of Storeys per Building

- Site i
 - max 6 storeys
- Site ii
 - max 6 storeys
- Site iii
 - max 4 storeys
- Site iv
 - max 6 storeys
- Site v
 - max 1 storey

NOTE: Each storey is measured from floor-to-floor is 5m - typical for academic buildings.

Vehicle Parking

A Transportation Assessment & Management Study (TAMs) was prepared by Bunt & Associates Transportation Planning and Engineering, and is included in this application as a separate document. Refer to the TAMs for more information on the statistics provided below:

Existing Vehicle Parking

- 1012 stalls

Proposed Vehicle Parking

- It is proposed to target campus parking supply at 1,100 parking spaces, and this can be reviewed at each future site building phase of the master plan, similar to what has been done following the previous approved Master Plan in 2006.

Bicycle Parking

Existing Bicycle Spaces

- 174 Central Storage stalls (in front of Buildings A & C)
- 146 Class A stalls, 140 Class B stalls
- 460 Total stalls

Proposed Bicycle Spaces

- 301 Class A stalls, 330 Class B stalls
- 631 Total stalls

Loading

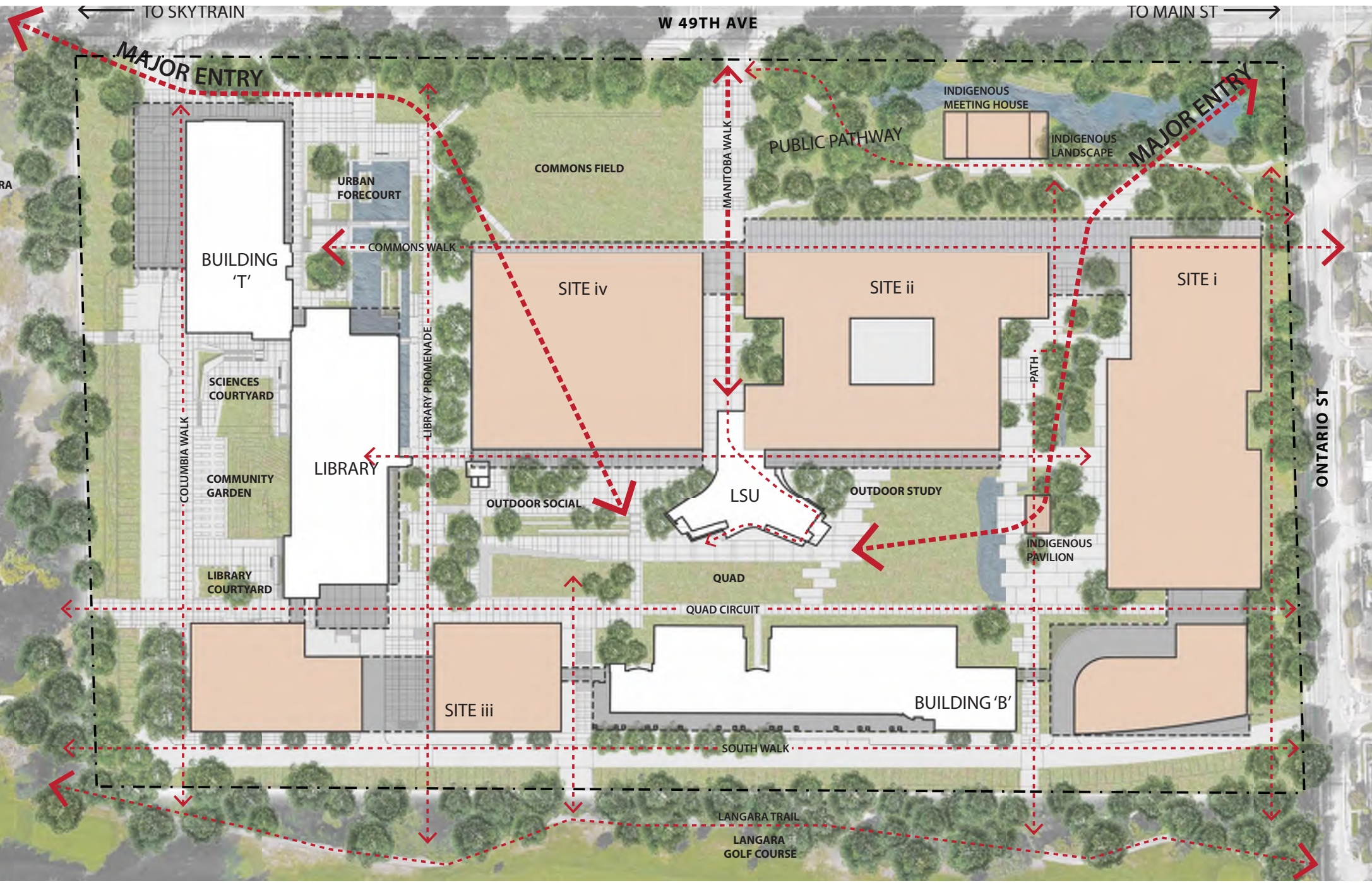
Existing Loading

- 8 Class A stalls
- 4 Class B stalls
- 1 Class C stalls

Proposed Loading

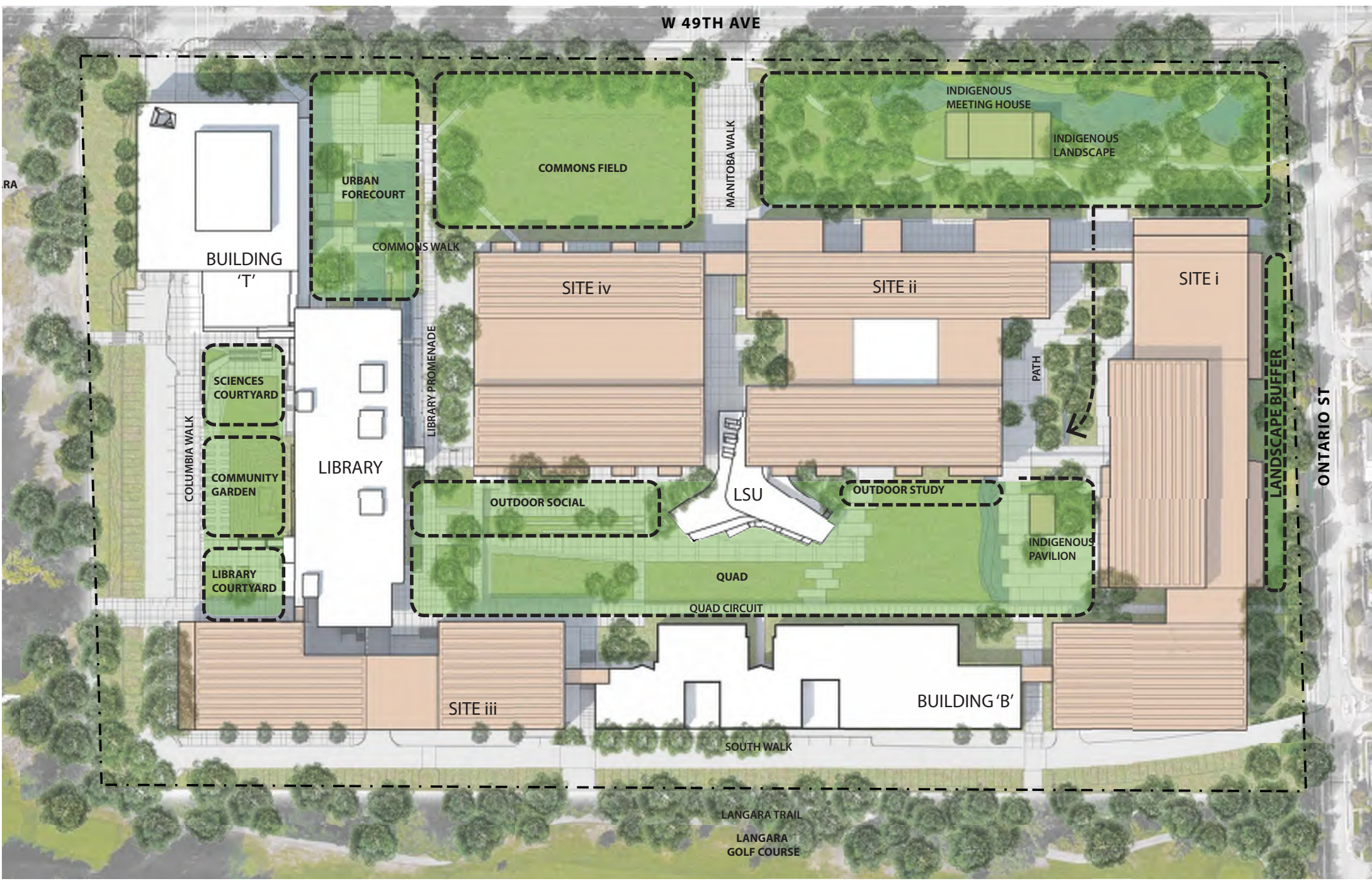
- 16 Class A stalls
- 8 Class B stalls
- 2 Class C stalls

PROPOSED MASTER PLAN PRINCIPLES FROM LANGARA COLLEGE



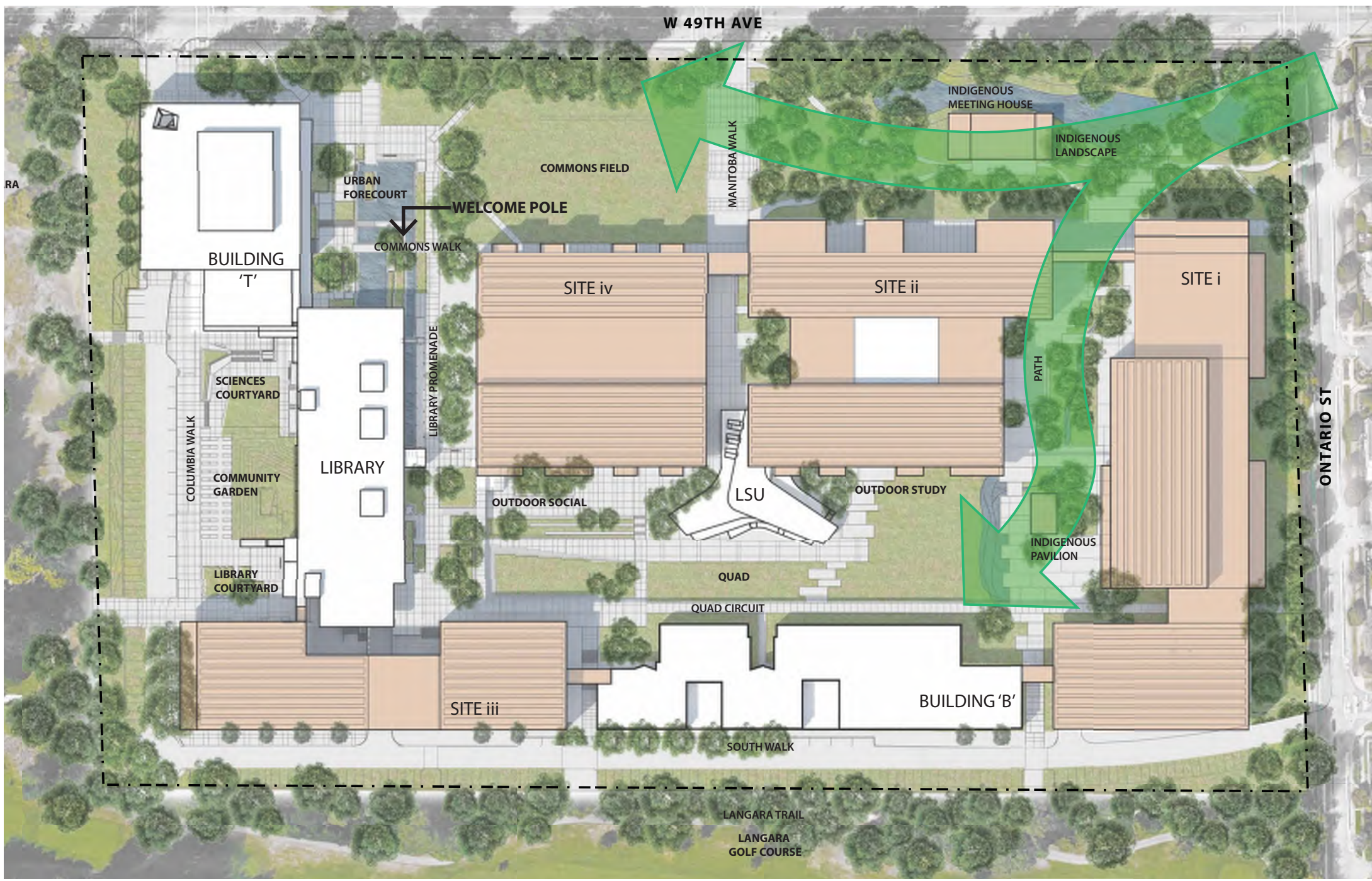
CAMPUS ENTRIES, CIRCULATION & PERMEABILITY

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.



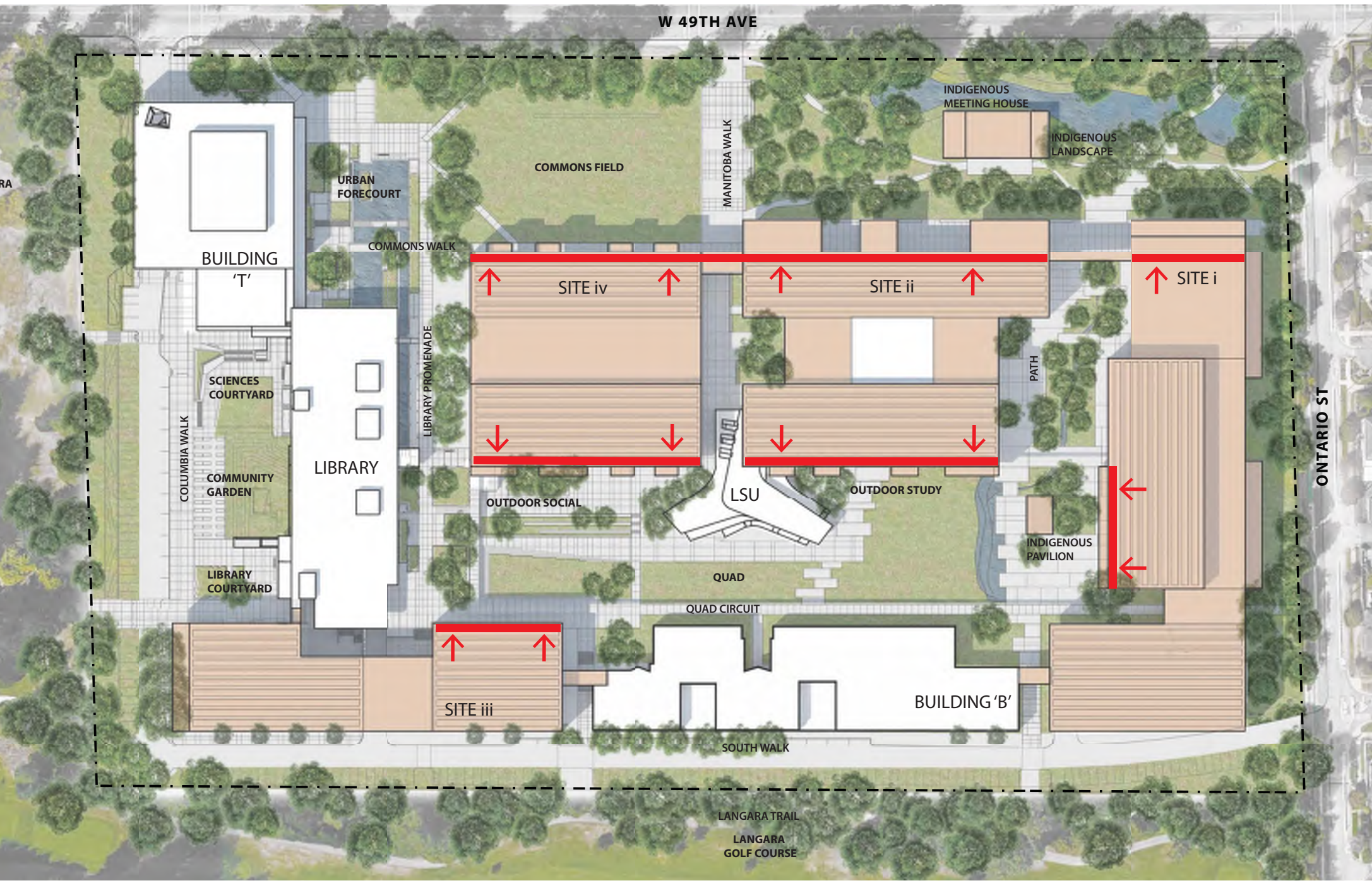
OPEN SPACES

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.



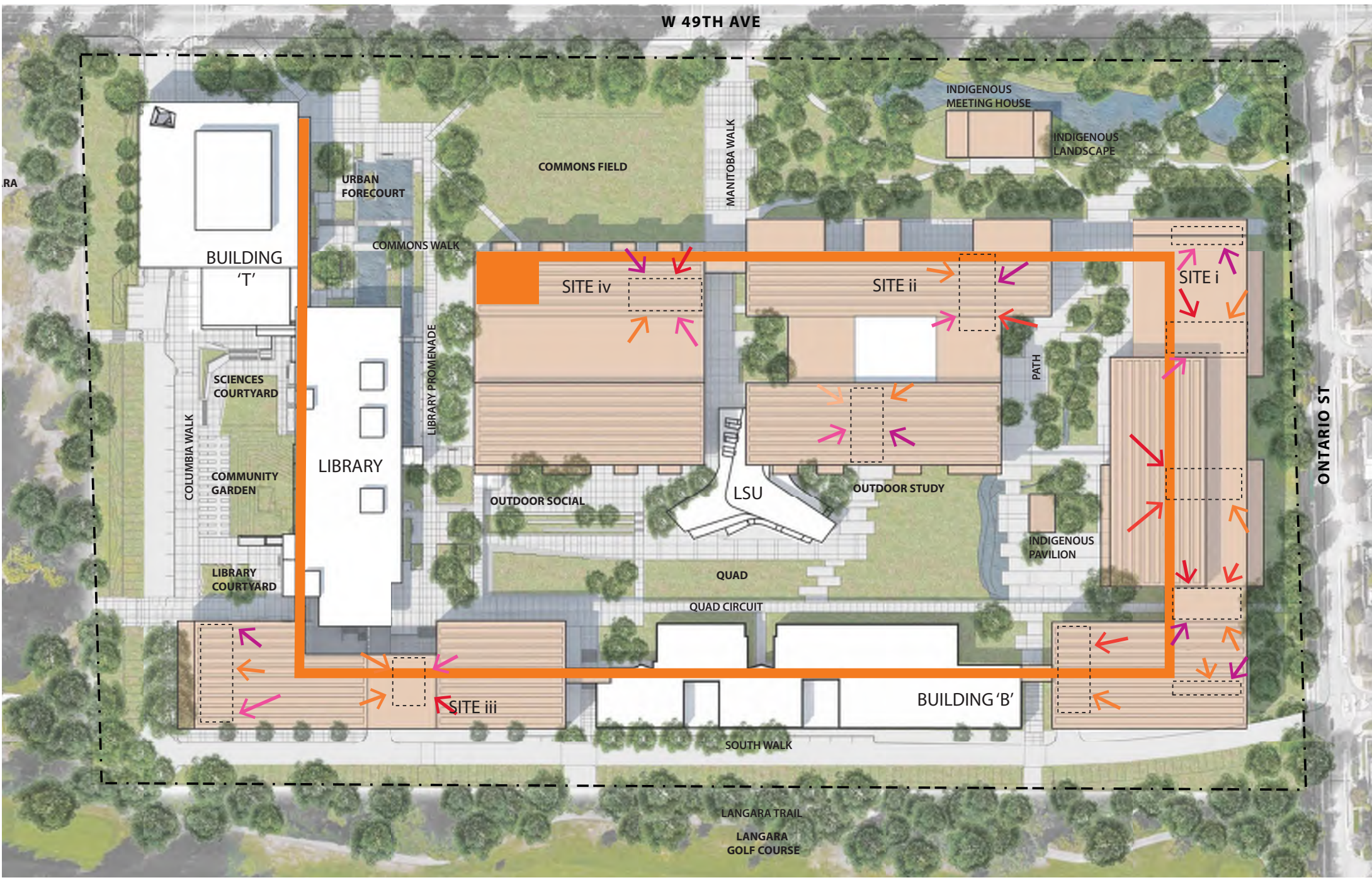
INDIGENIZATION OF LANDSCAPE

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.



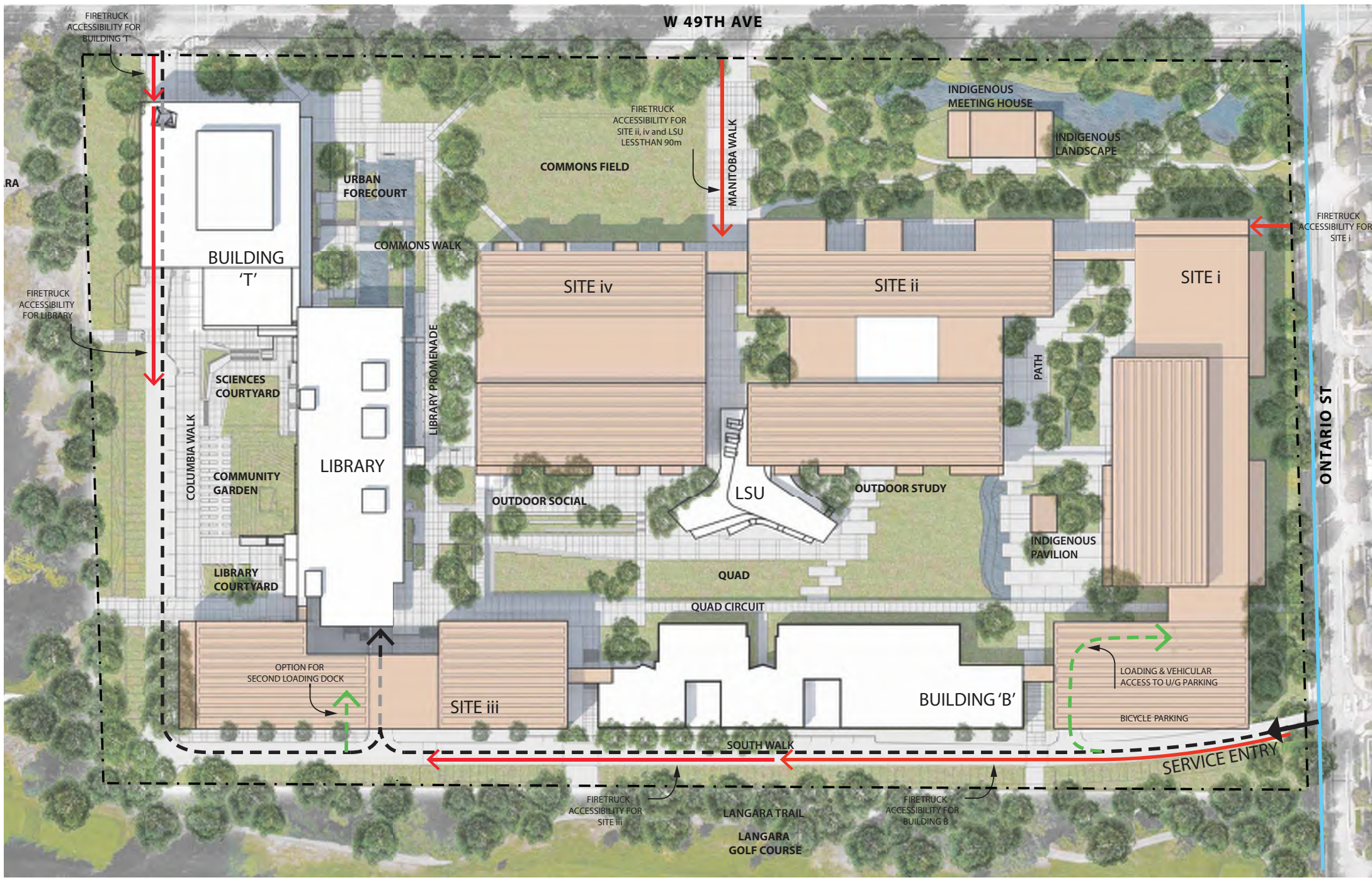
ACTIVATION OF KEY SPACES

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 Site ii are proposed to be relocated under a proposed new building on the existing East Parking Lot site (Site i). This new facility is intended to accommodate existing and future parking needs.

PROPOSED MASTER PLAN

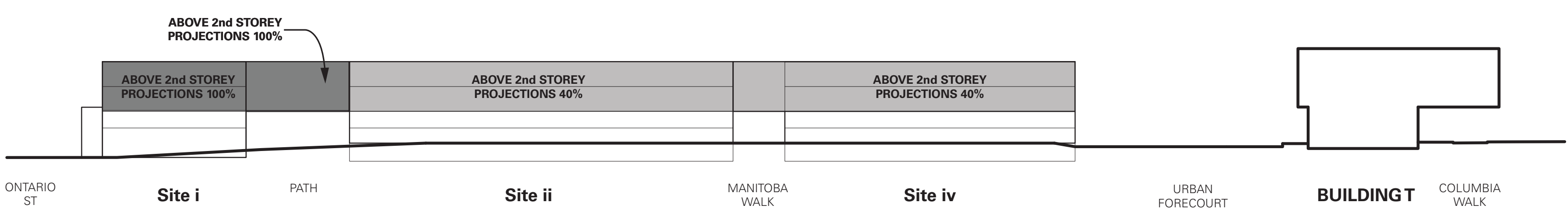


PROPOSED BUILDINGS

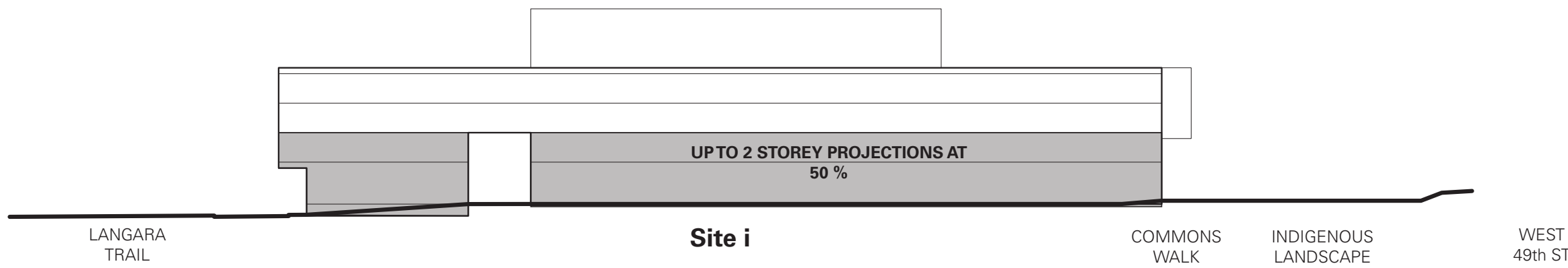
EXISTING BUILDINGS

NOTE: Site i will be the first of the five sites to be developed in order to decant Building A. The remaining four sites will be built out on a case-by-case basis.

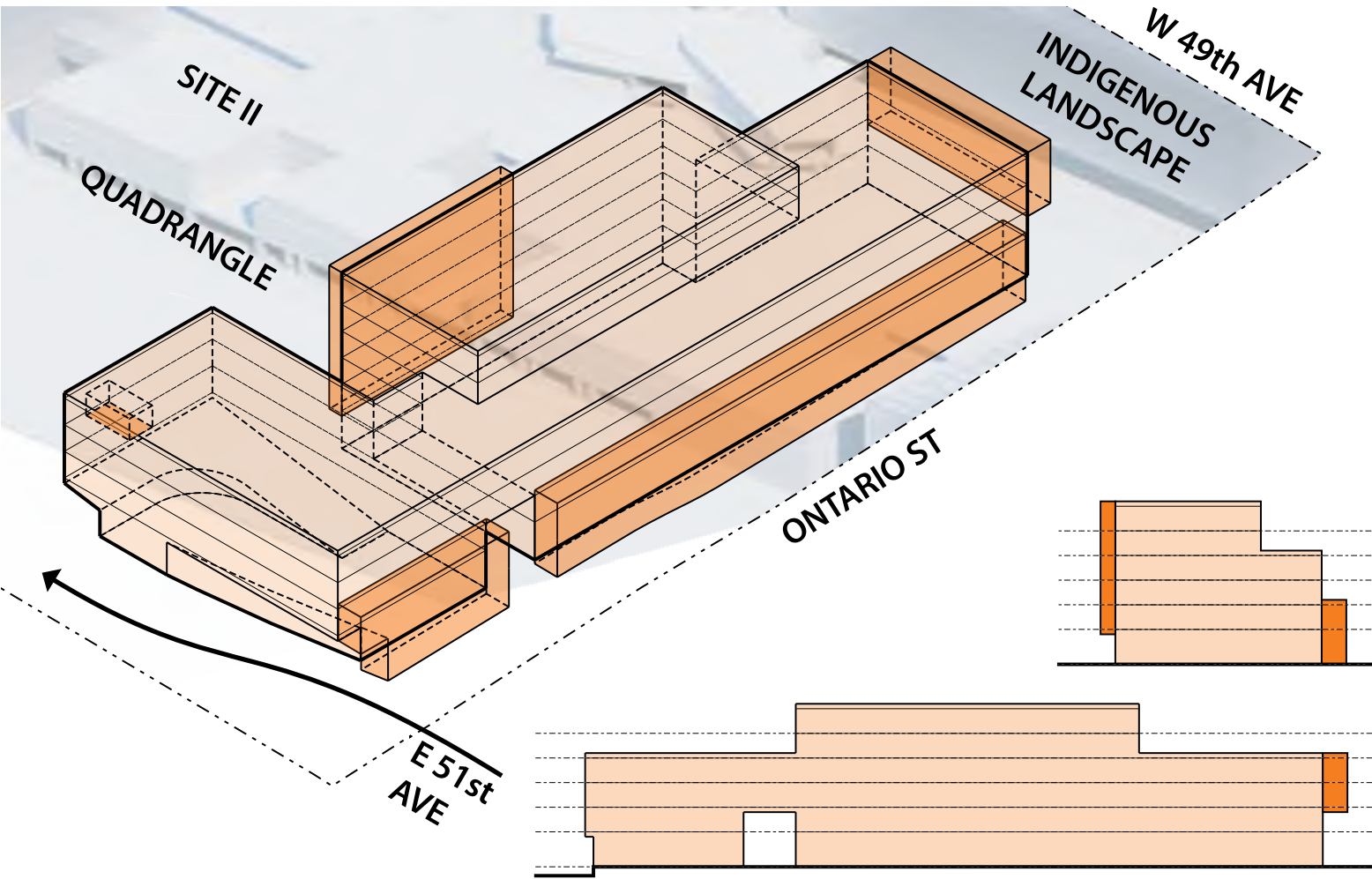
PROPOSED MASTER PLAN: SITE SECTIONS



NORTH ELEVATION - W 49th AVE



EAST ELEVATION - ONTARIO ST

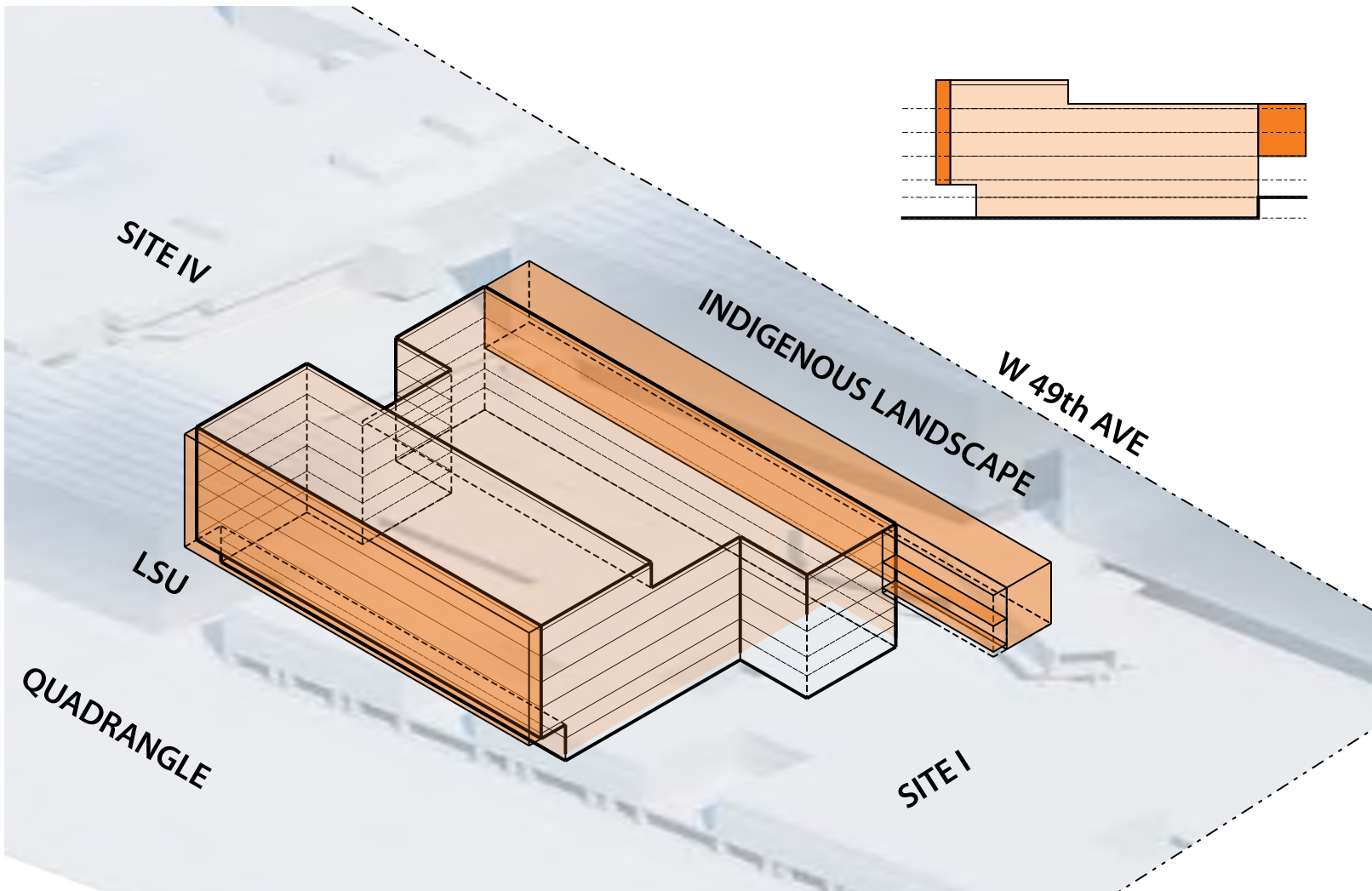


SITE I

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.

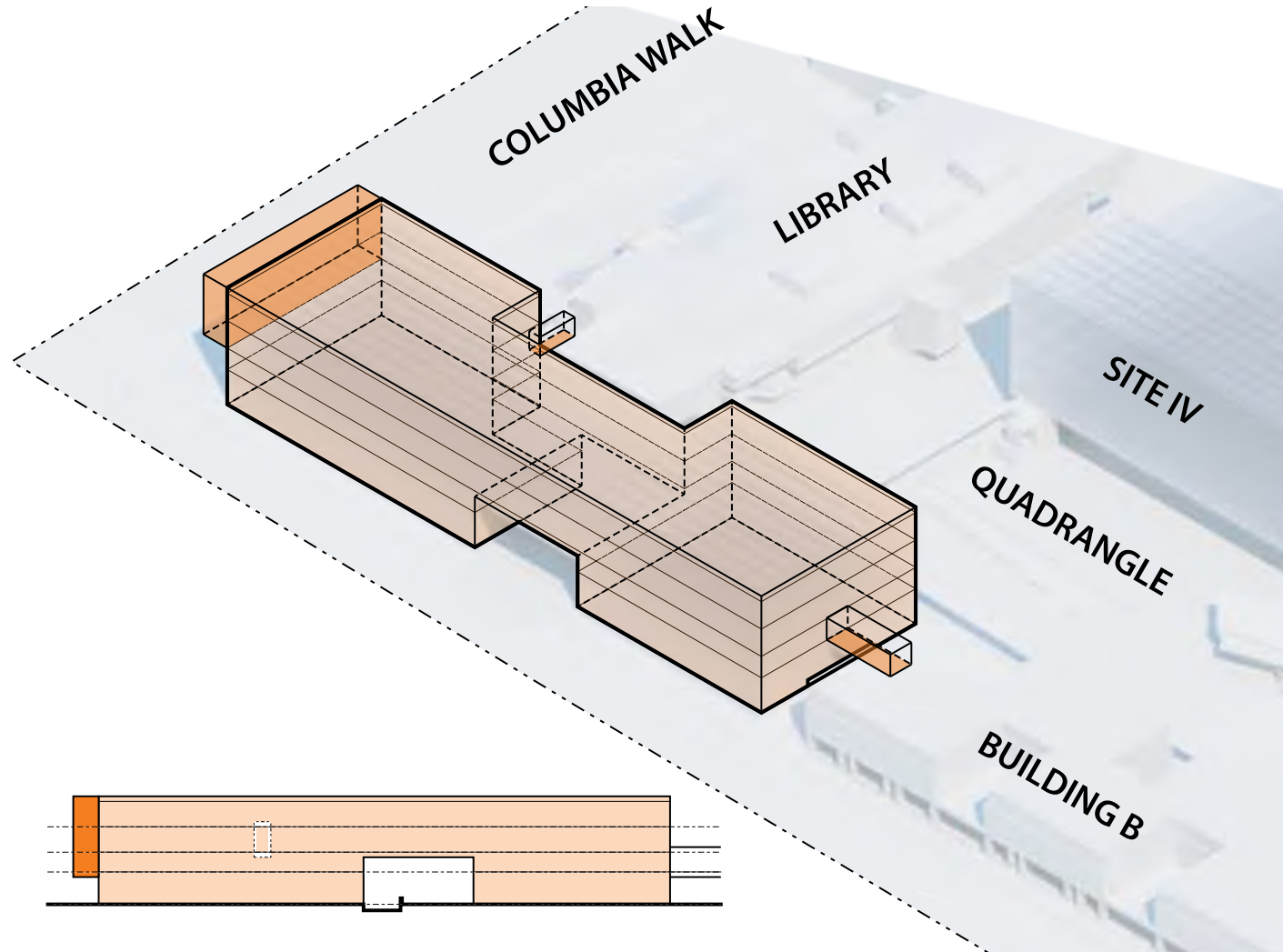
This building will replace parking lost on the east parking lot as well as provide the bulk of the servicing (shipping and receiving) required to serve the entire campus.



SITE II

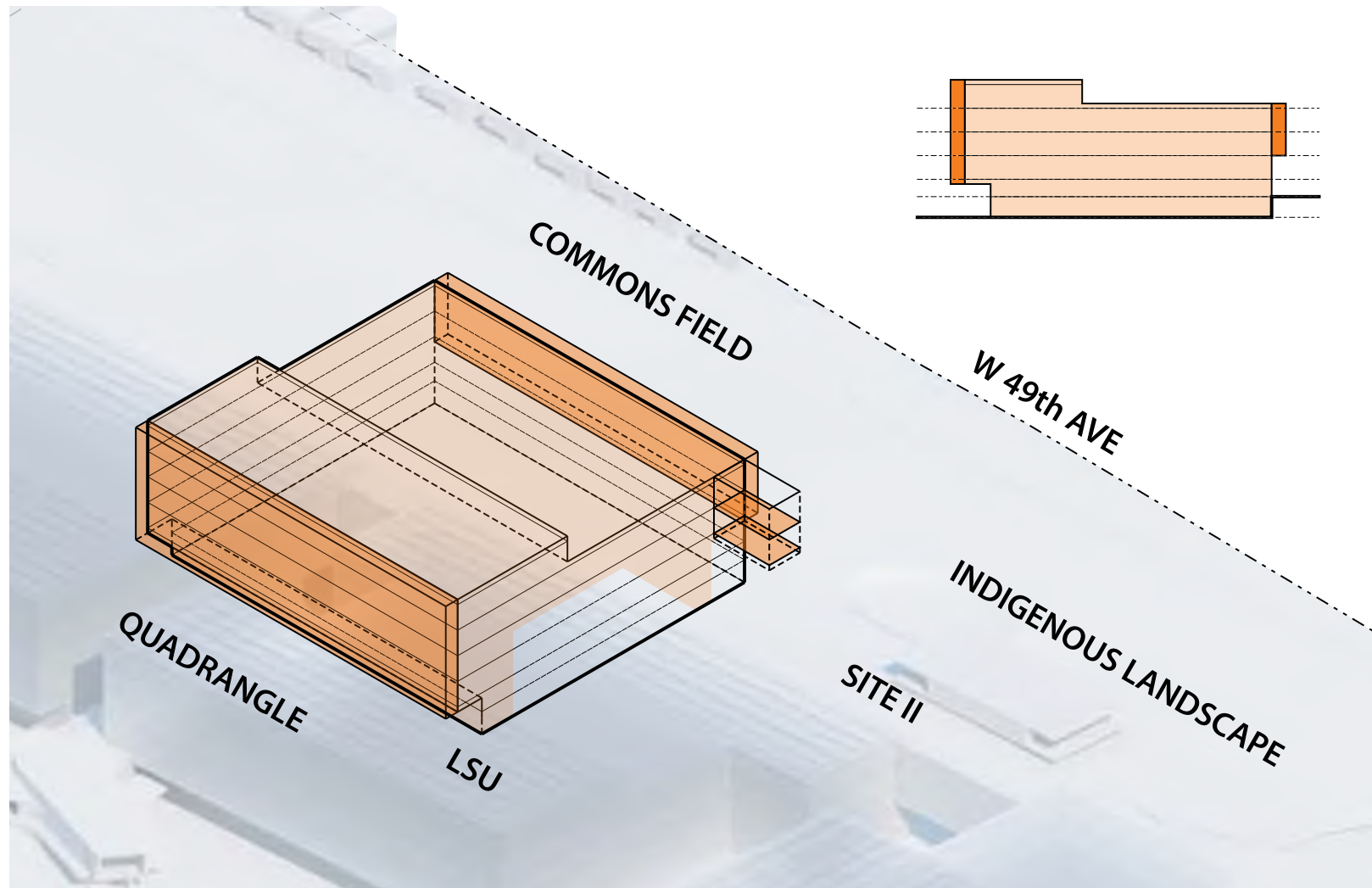
Site II plays a key role in framing and animating both the Indigenous Landscape and the Quad. Building circulation, studies or active uses should be situated along these façades.

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

Site iii completes the south edge of a new western quad, comprised of the Science Courtyard, relocated Community Garden, and Library Courtyard. It creates a strong gateway, framing a southern extension of the Library Promenade to Langara Golf Course. Active uses will be distributed such that they animate adjoining public spaces. Above-grade bridges to the Library and Building B will allow at-grade connections from the central Quad to Langara Park to the west and the Golf Course to the south.

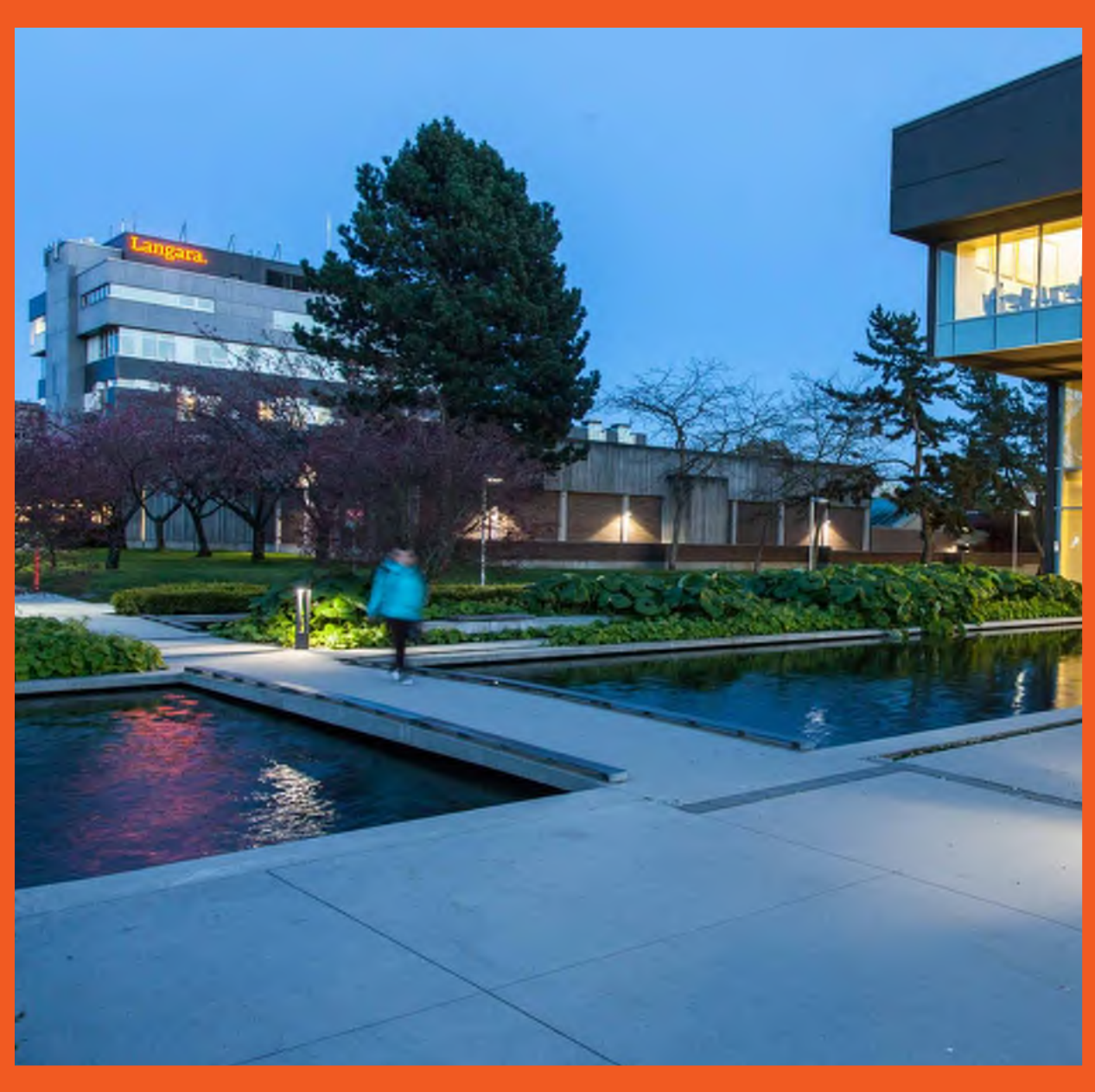
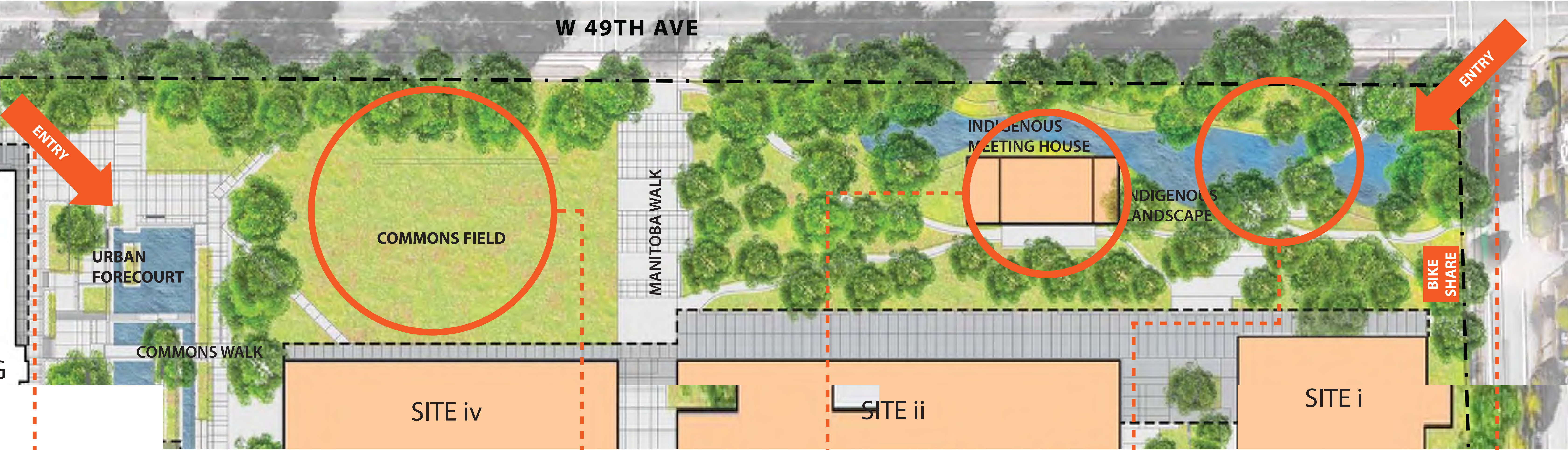


SITE IV

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



COMMONS FIELD

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 reggraded 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

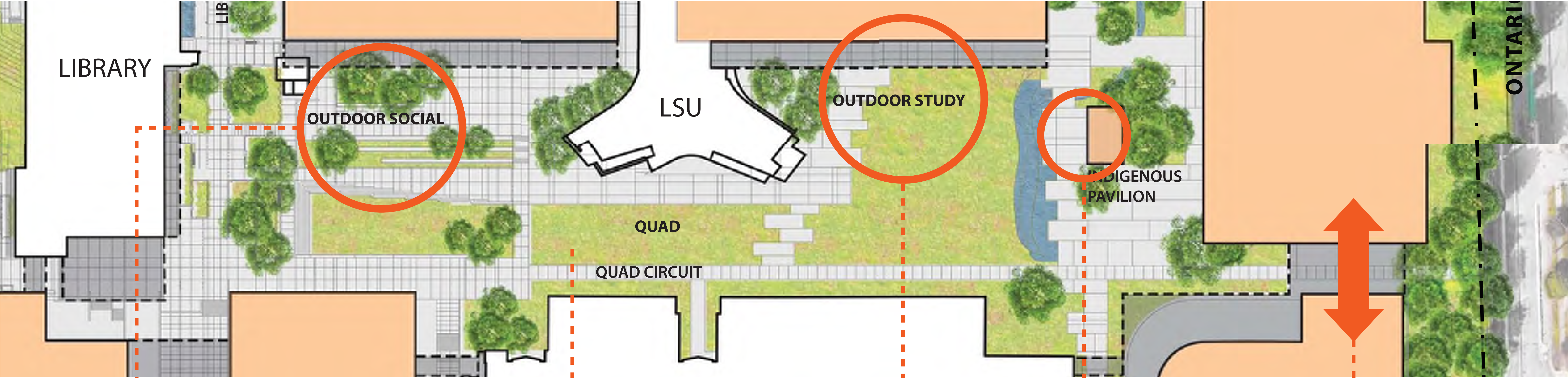


EAST ENTRY: WETLAND

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



QUAD

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 loss 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 Musqueum 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



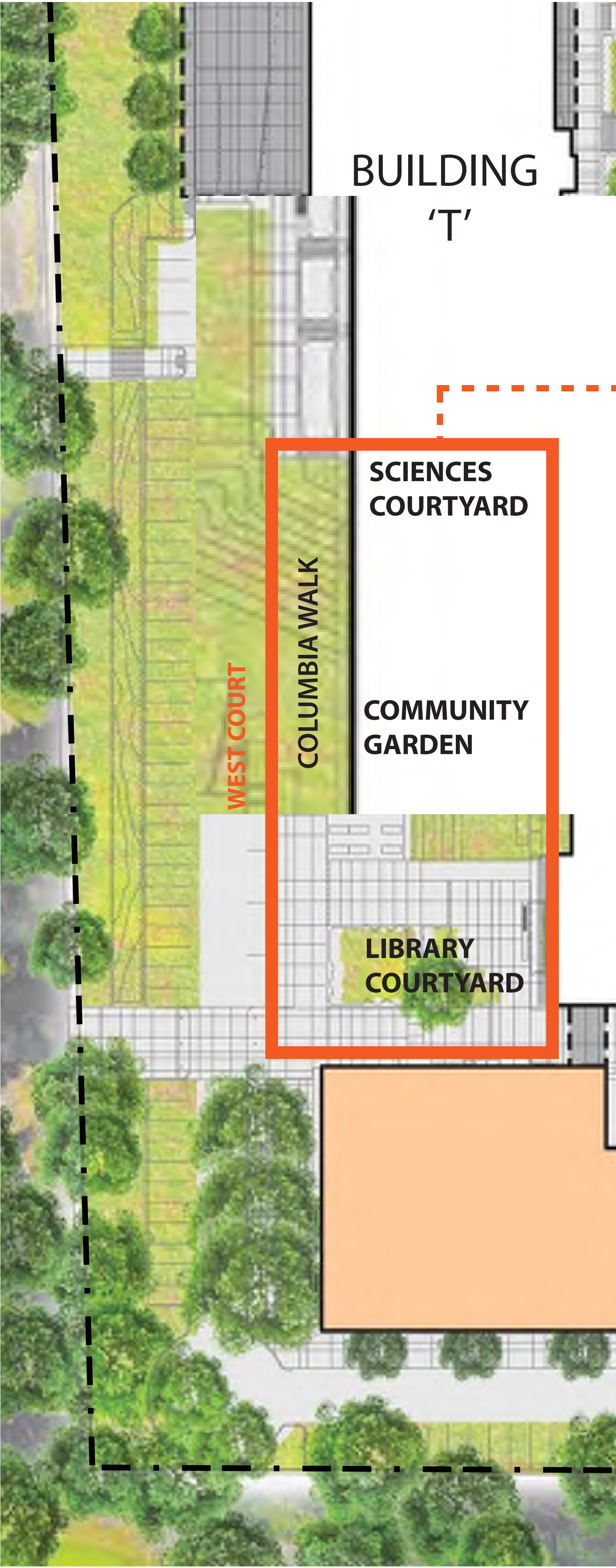
PEDESTRIAN INTERIOR OVERPASSES

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.

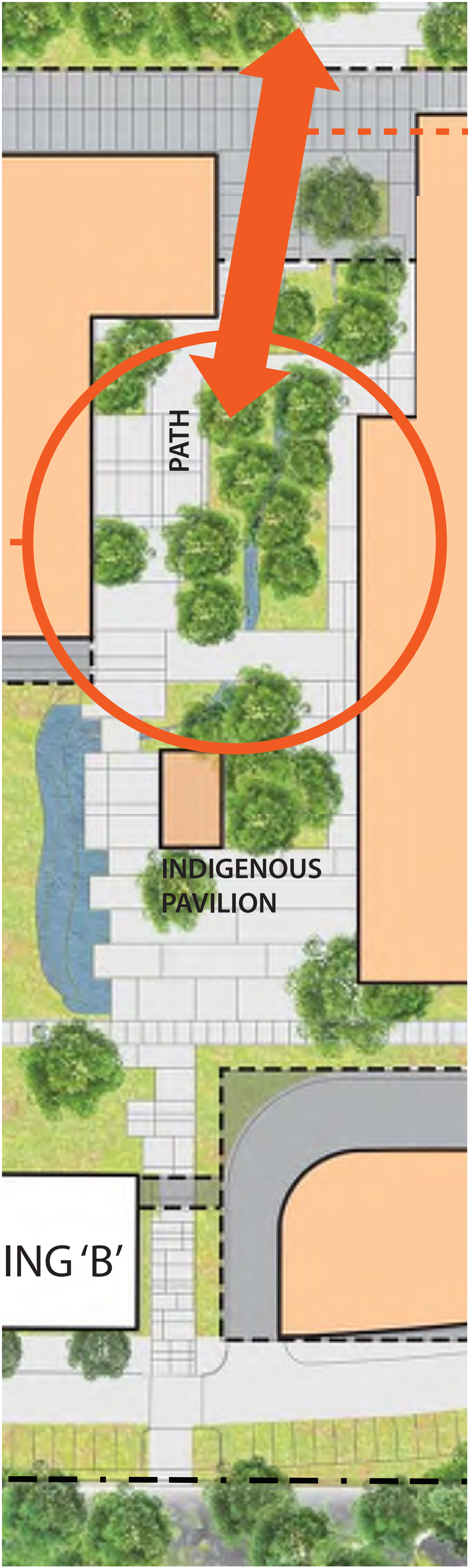
Precedent Photo



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

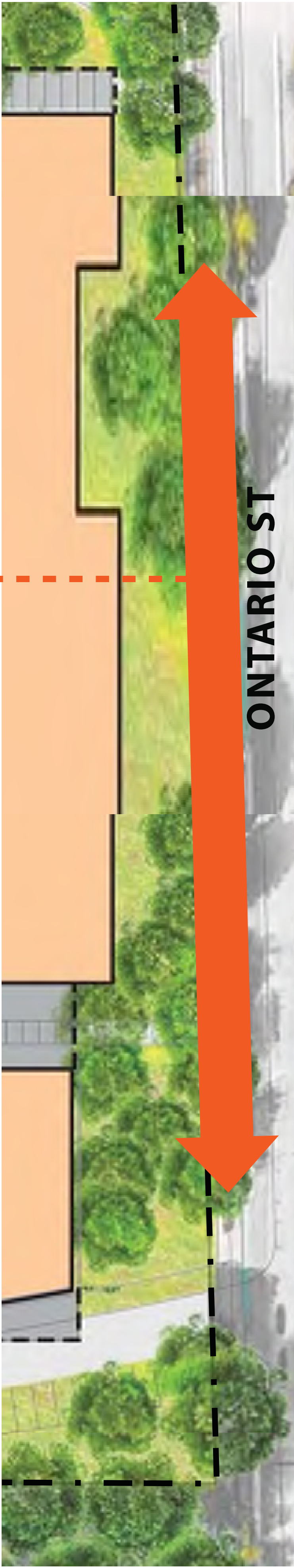


ELEVATED BIKEWAY

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.

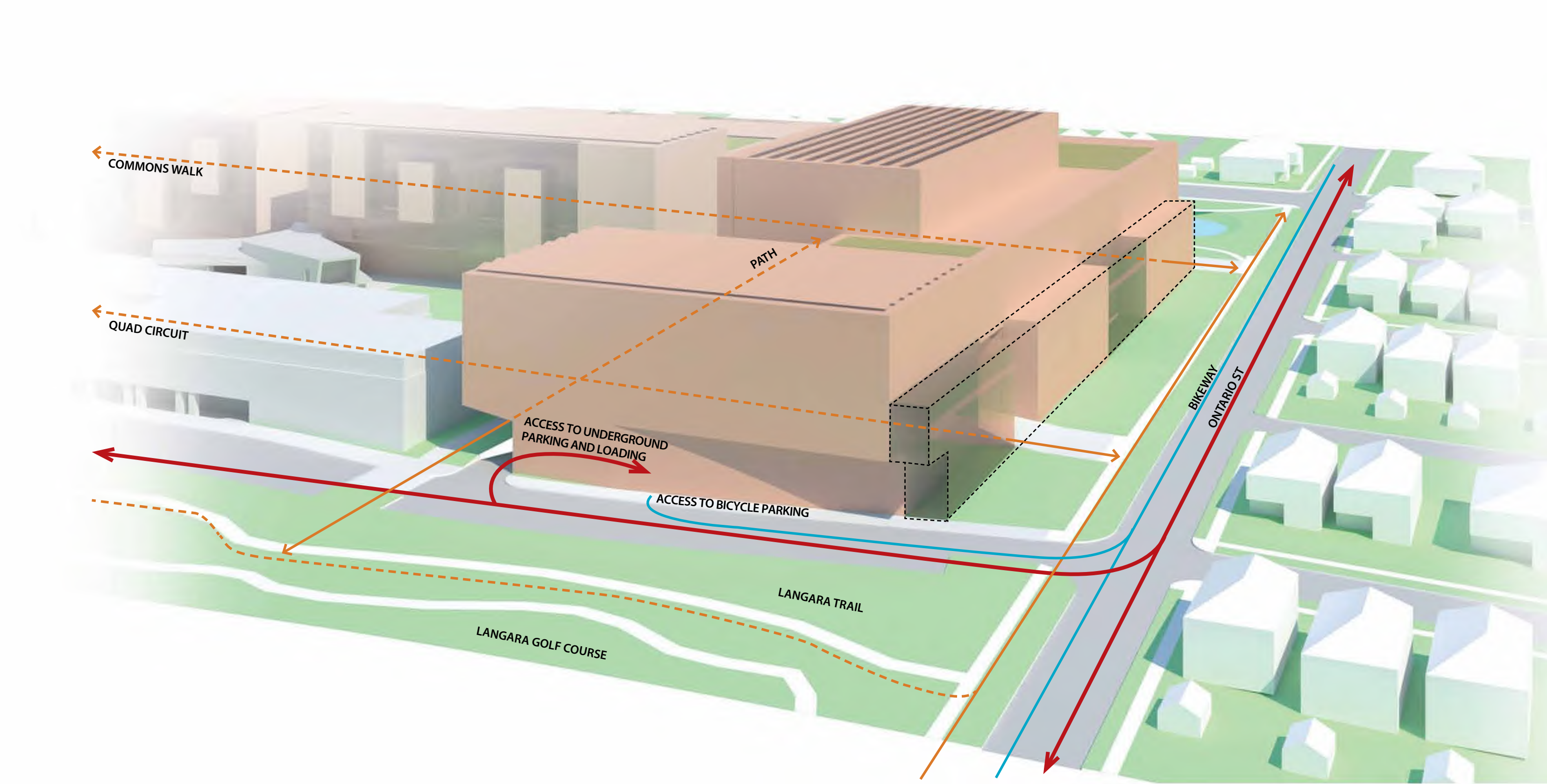
Ontario Street has been identified in the City of Vancouver's Transportation 2040 Plan for potential retrofit to accommodate 'all ages and and abilities.'

Precedent Photo: Stanley Park Causeway

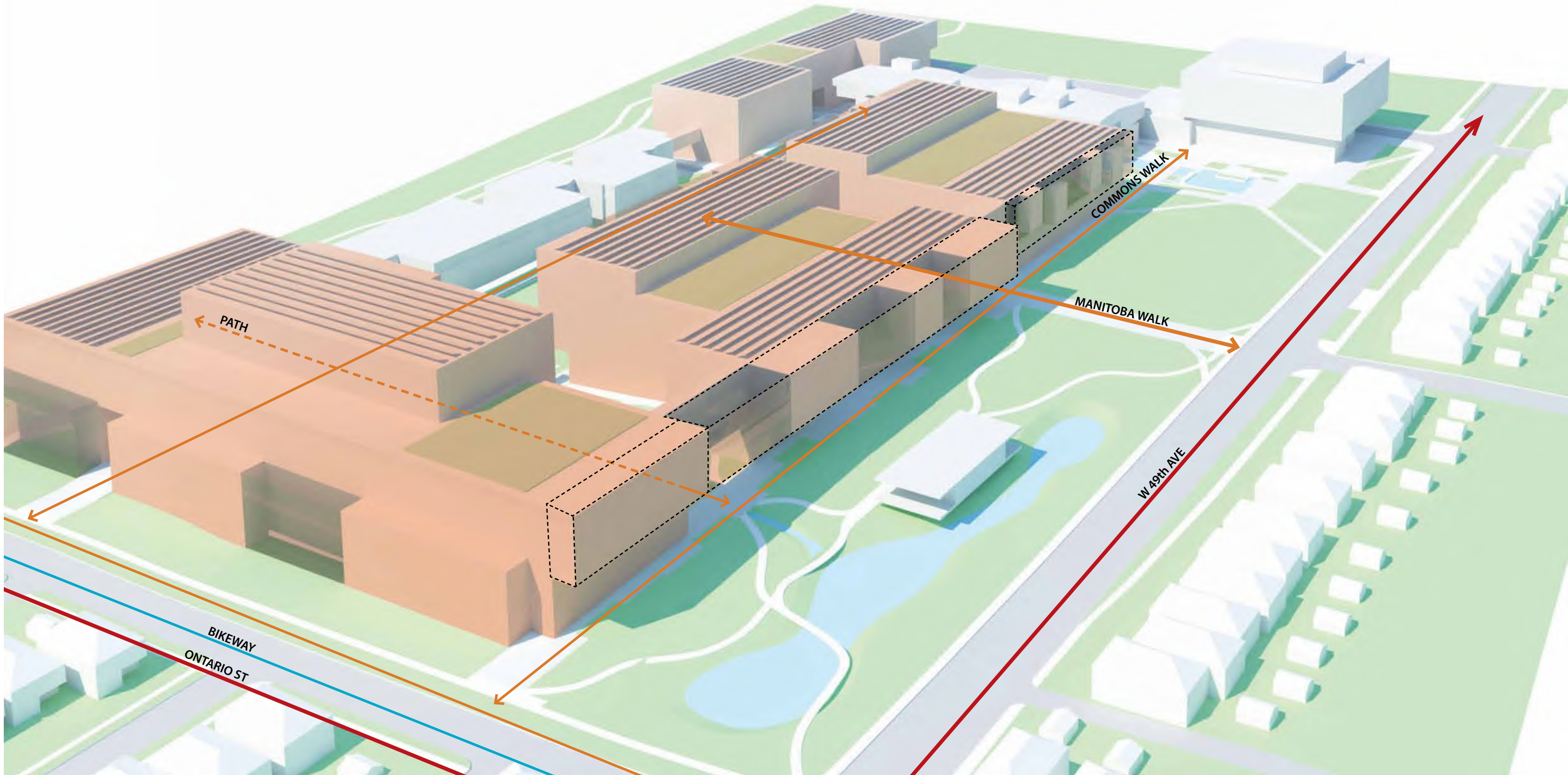


CONCEPT MASSING

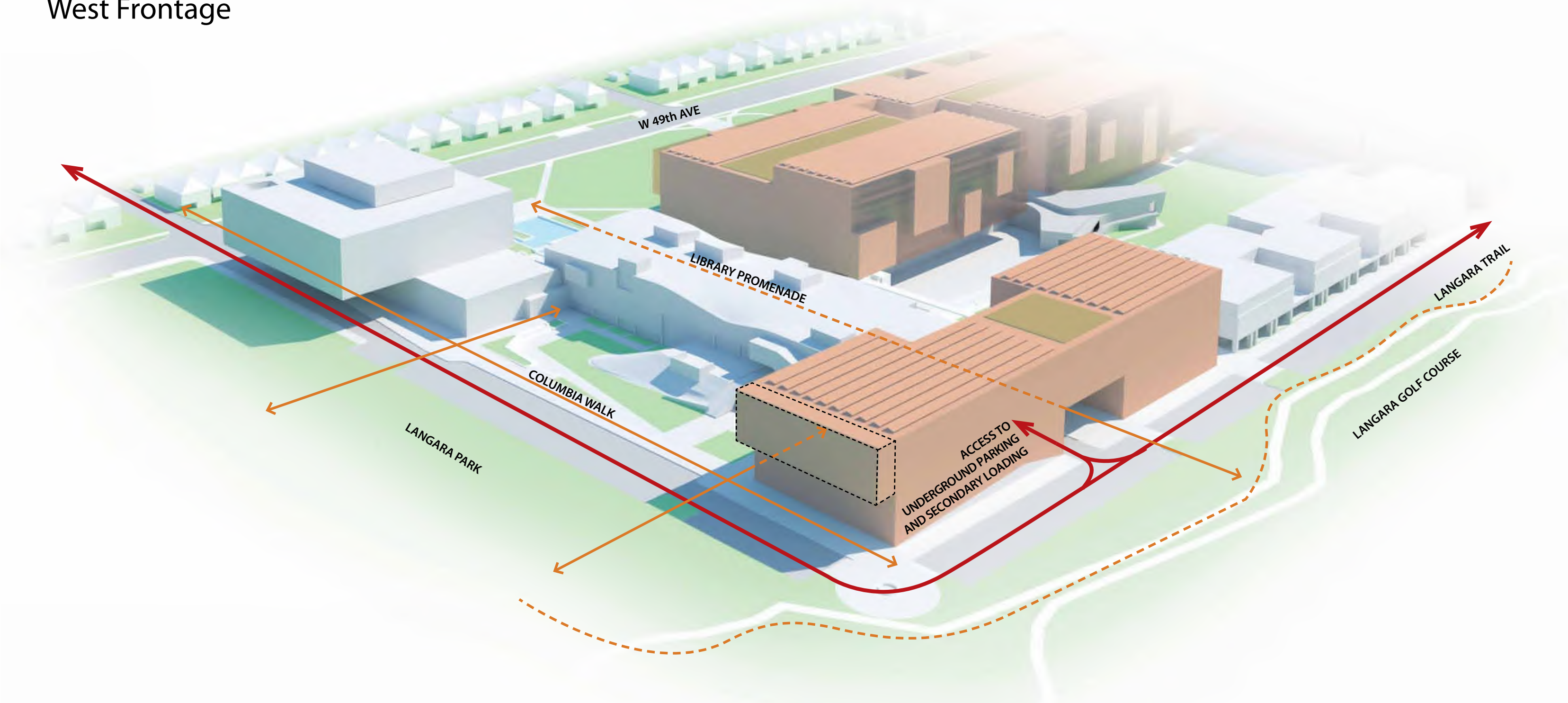
East Frontage



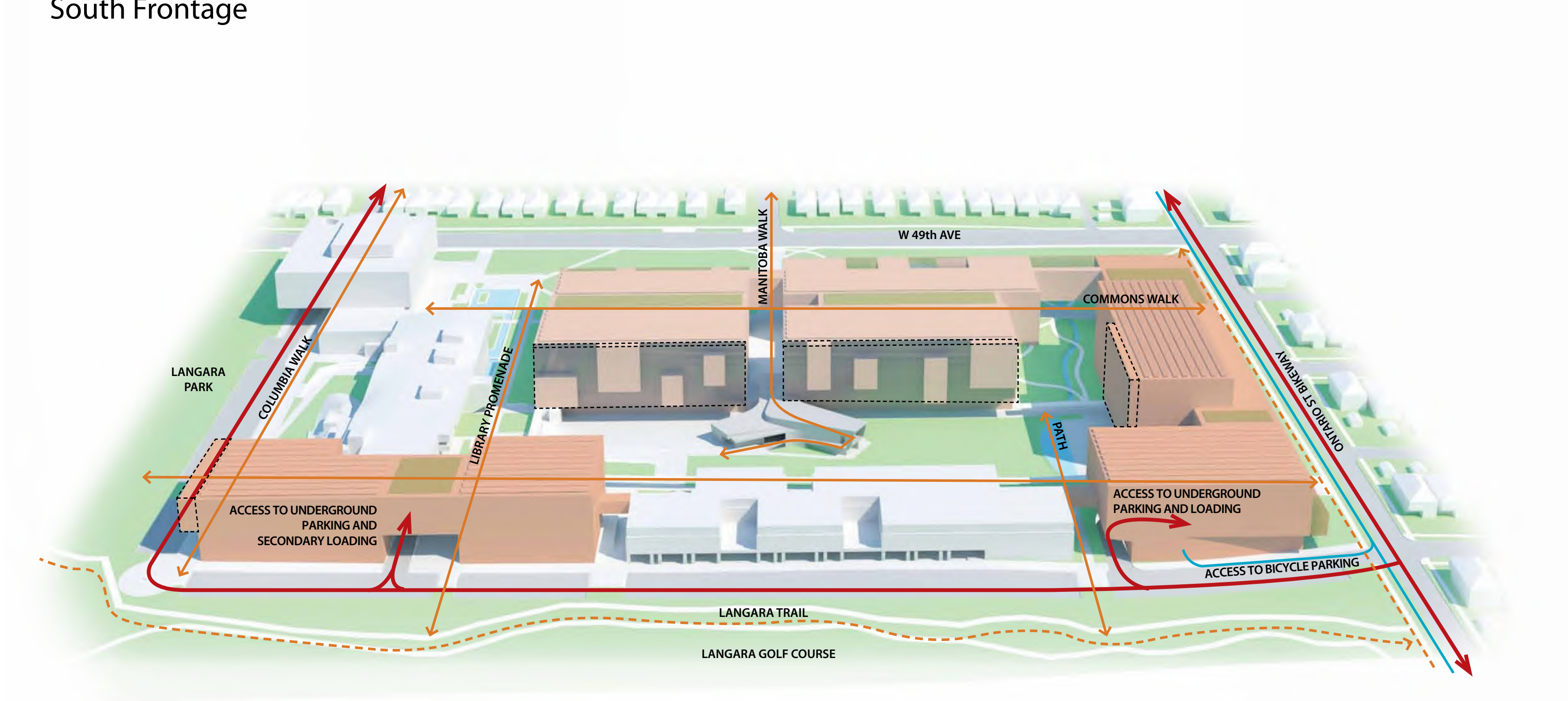
North Frontage



West Frontage

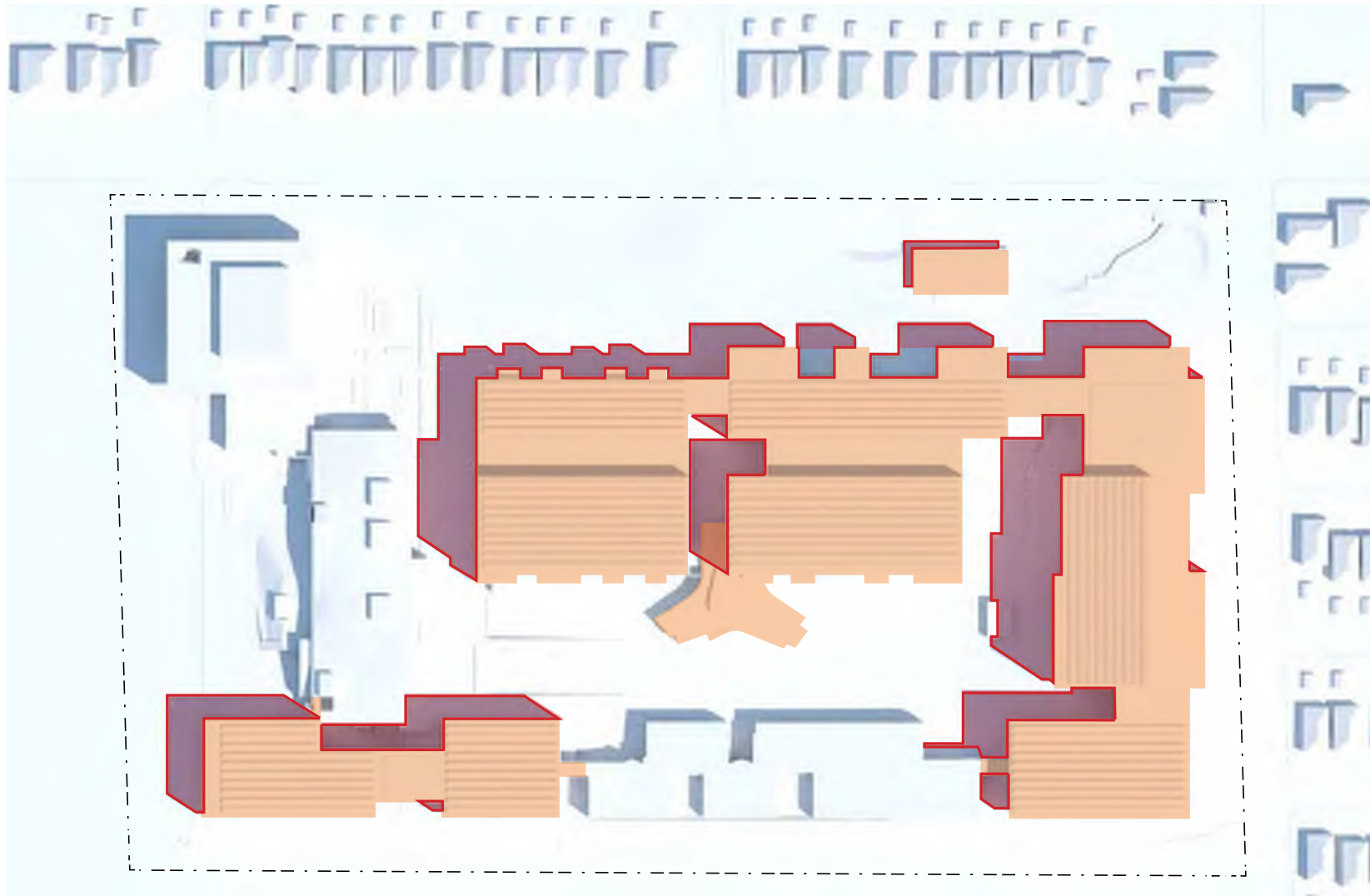


South Frontage

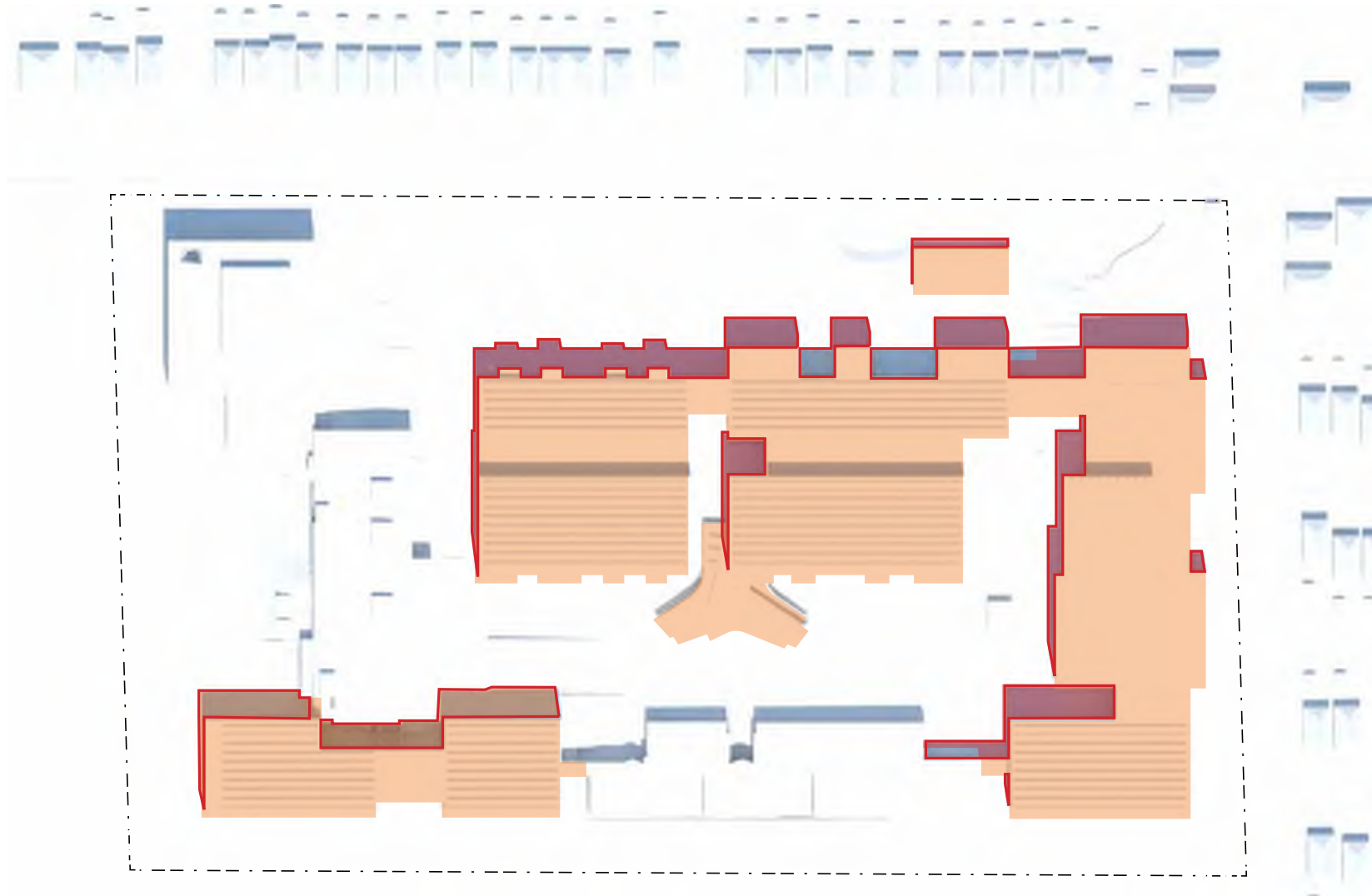


- Pedestrian Circulation
- Bicycle Circulation
- Vehicle Circulation

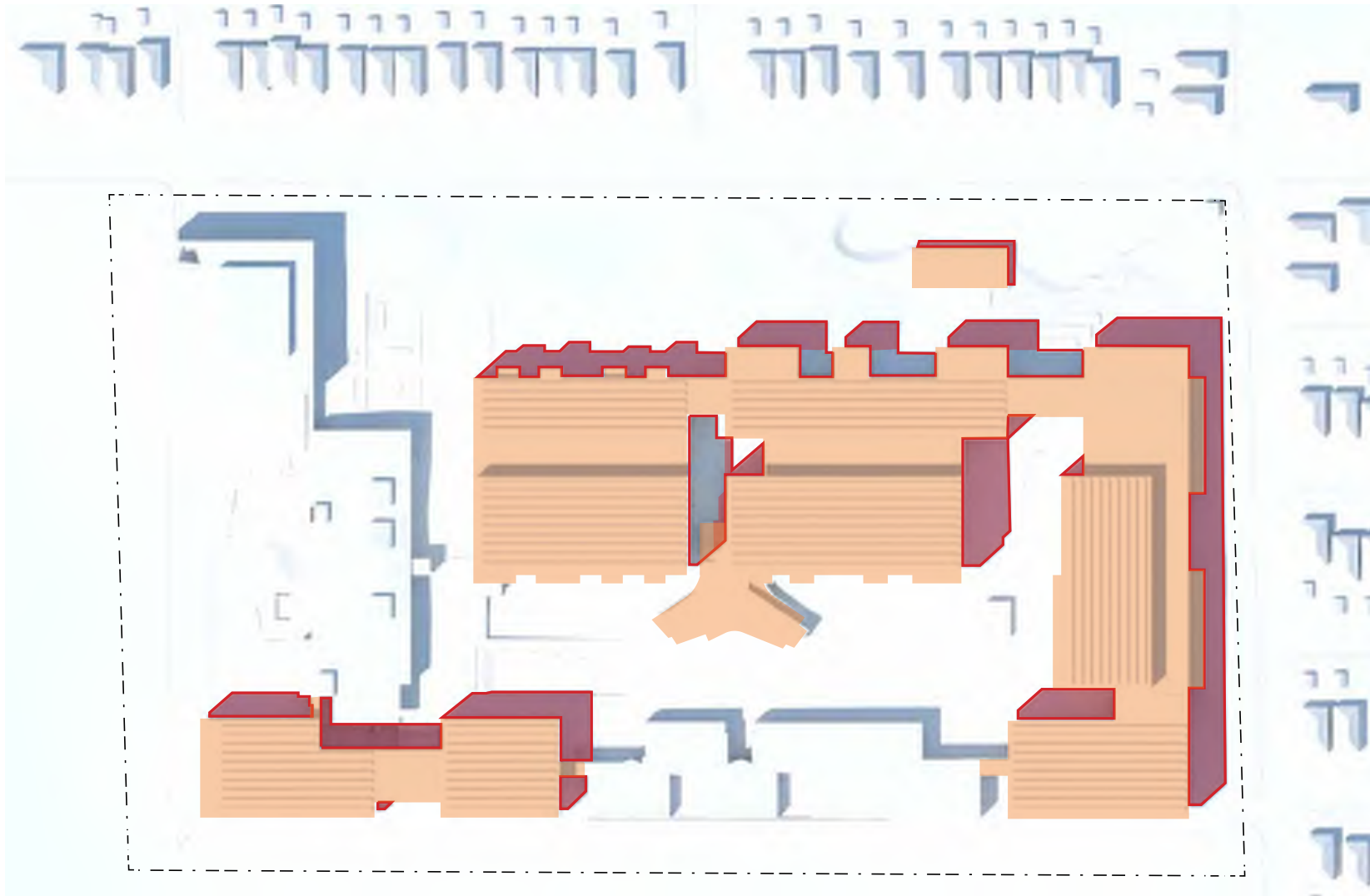
SHADOW STUDIES



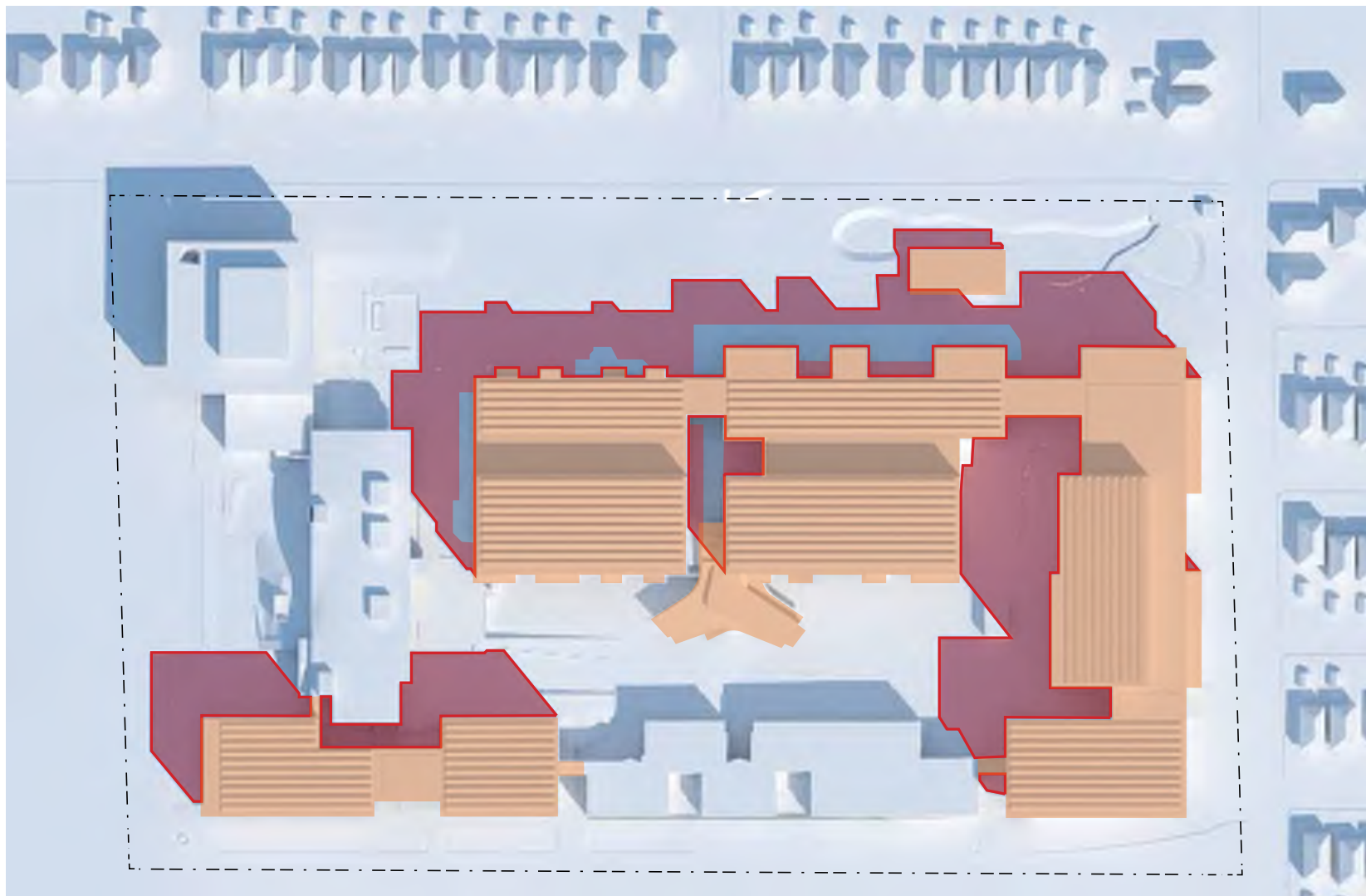
June 21 10:00



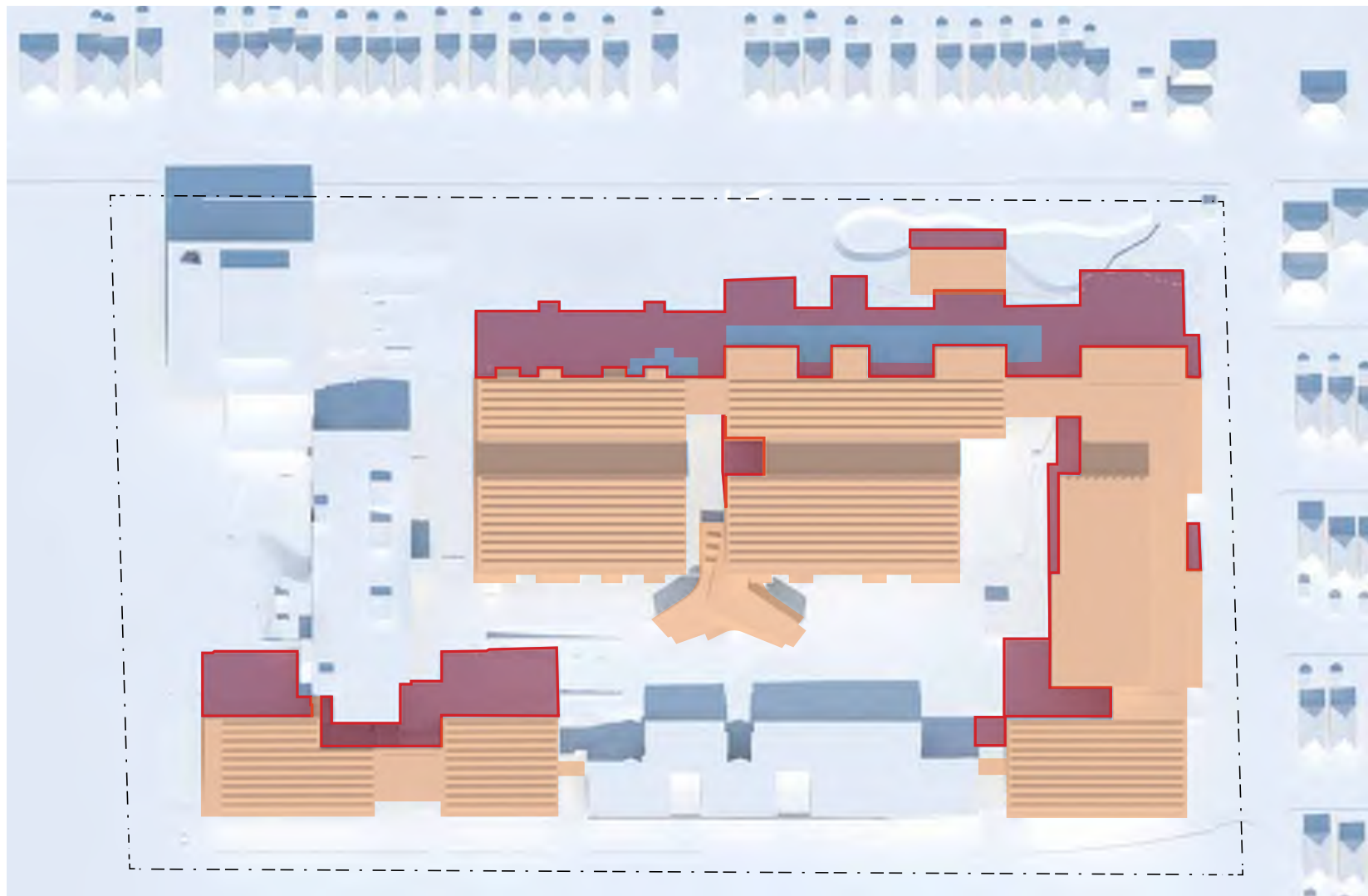
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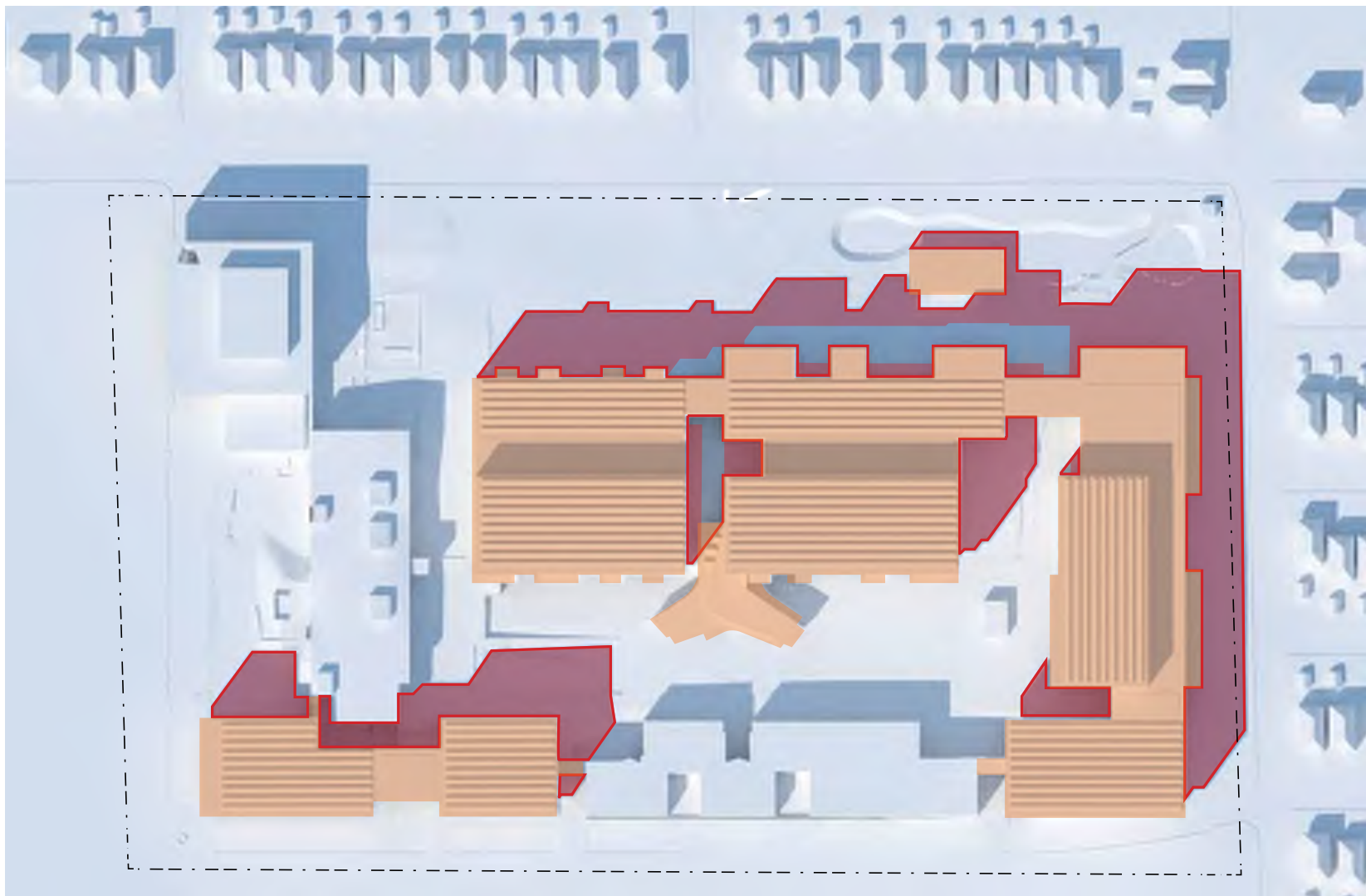
June 21 14:00



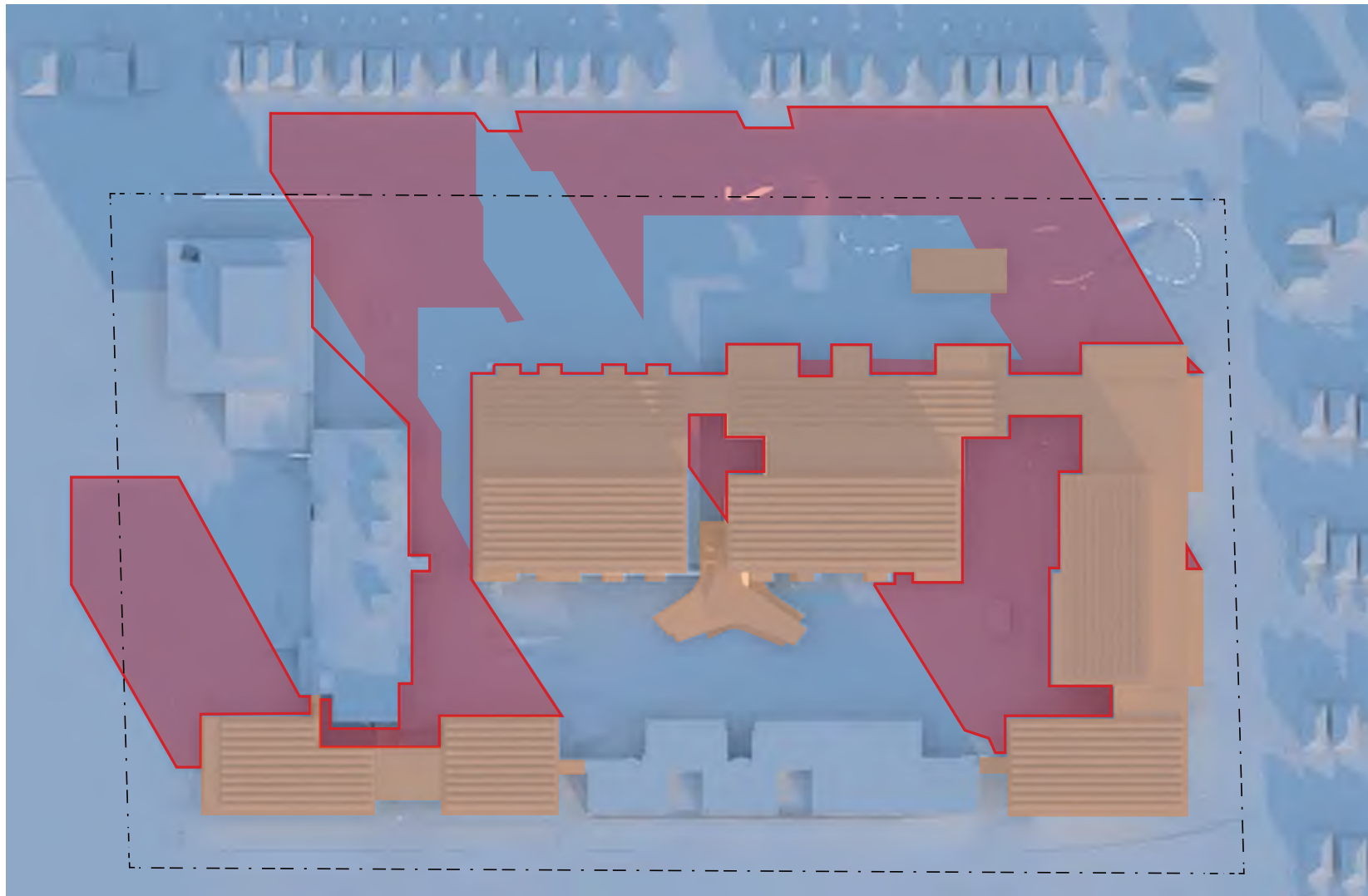
September 21 10:00



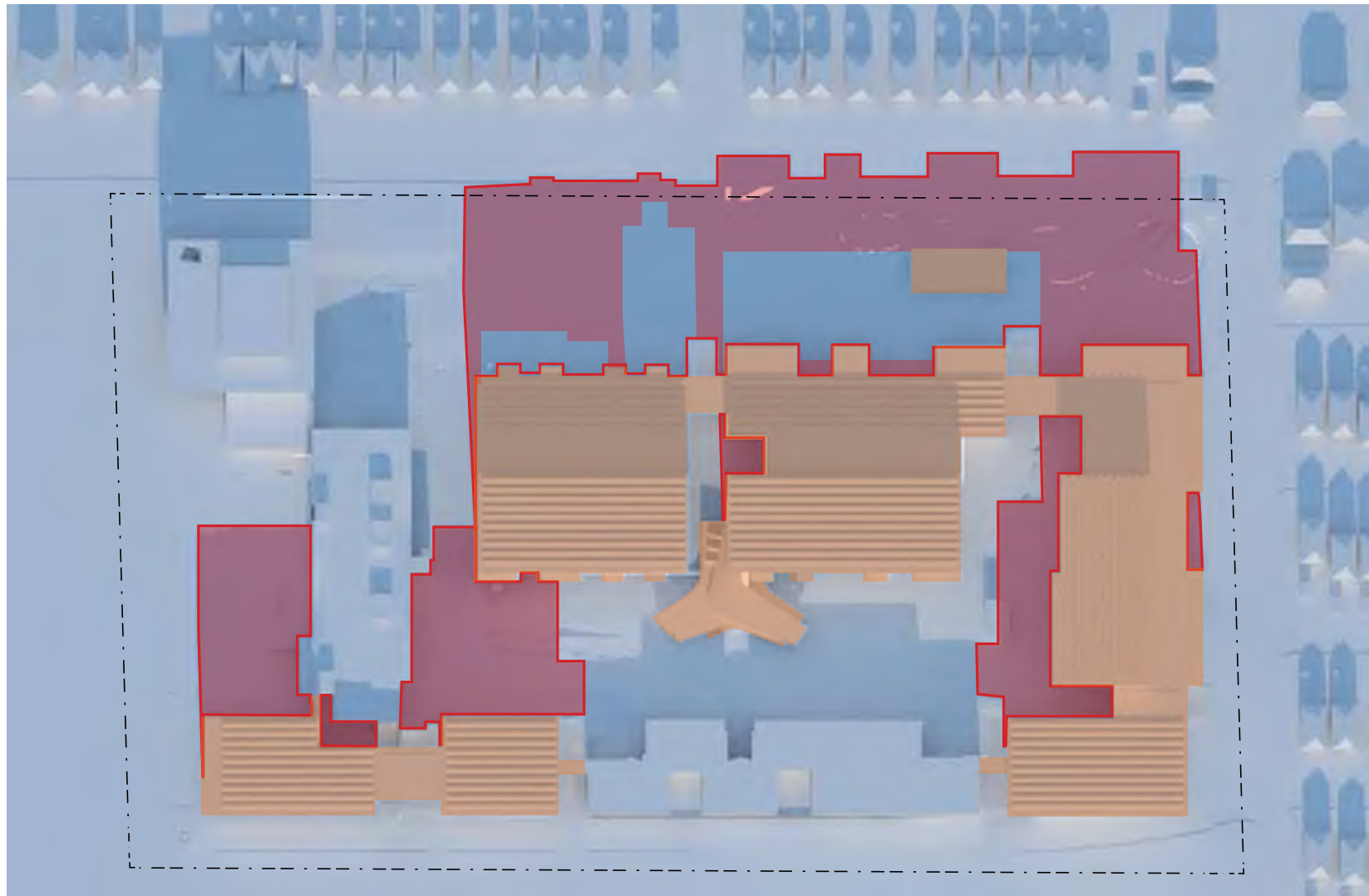
September 21 12:00



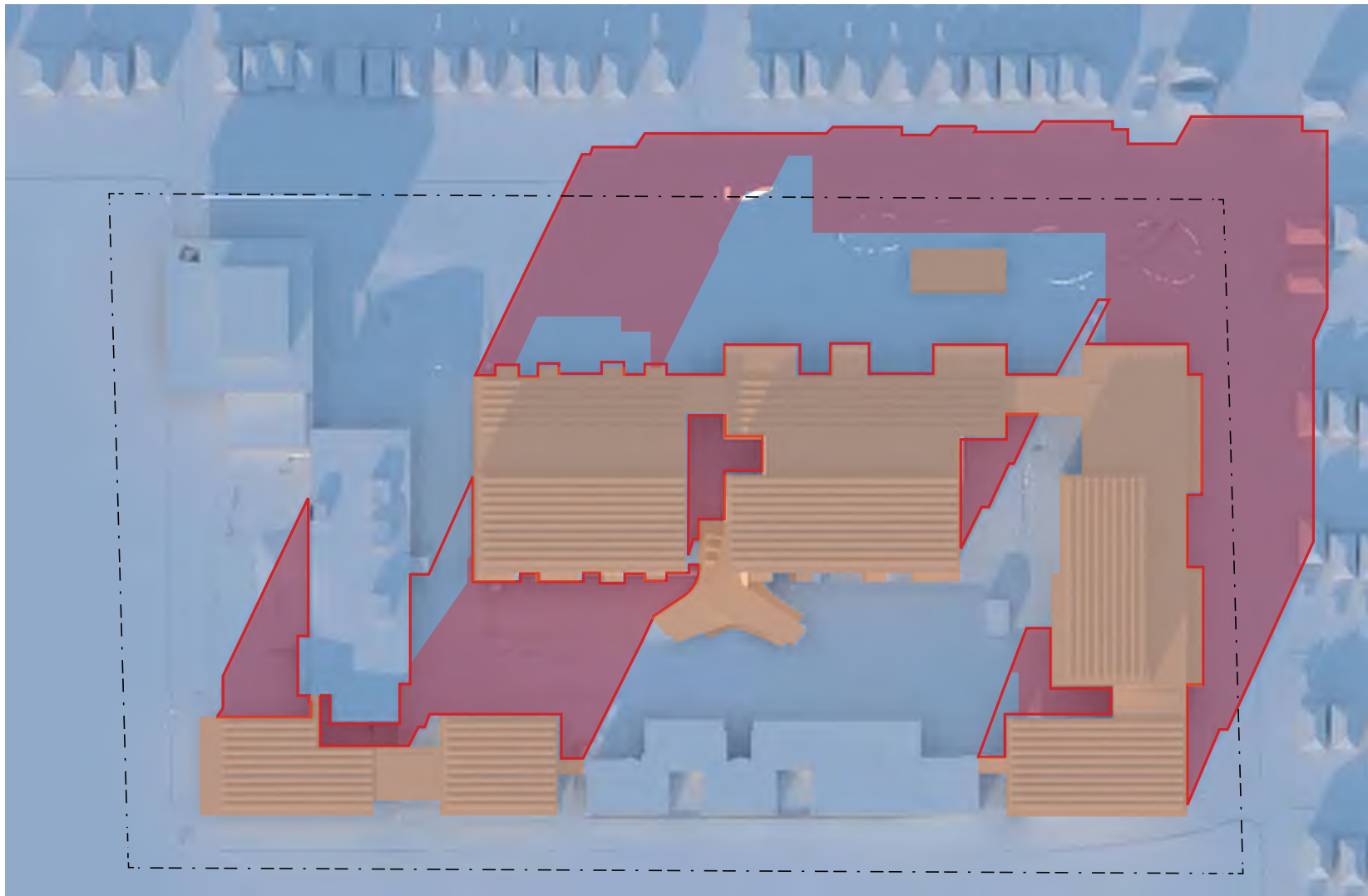
September 21 14:00



December 21 10:00



December 21 12:00



December 21 14:00

SUSTAINABLE LARGE SITE RESPONSE

Sustainable Site Design

Landscape/Planting Strategy

- A diverse palette of native or regionally adapted landscape materials will support a water wise planting approach as well as increased bio-diversity and improved urban habitat. The Indigenous Landscape will showcase native plant materials that revitalize the existing wetland while also supporting the site stormwater strategy.
- An existing wetland pond in the northeast corner of the site is a part of the existing day-lighted stormwater system. 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.
- Langara Park, the Langara Golf Course, and the Ontario Street Greenway border the campus.

Proposed Biodiversity, Bird-Friendly, and Re-Wilding Strategy.

- A renaturalized, Indigenous landscape is proposed in the design guidelines 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.
- 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.

Open Space Plan



Overall Tree Strategy

- With the exception of the Indigenous Meeting House (Site v, refer to Section 3.2 Site Plan), all new building sites (Sites i through iv) have been proposed on existing parking lots and the sites of existing buildings approaching the end of their design life.
- Refer to the Site i eastern setback for open space provided to grow large trees along the Ontario Street Greenway.
- 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.
- An arborist report was prepared by Froggers Creek Tree Consultants Ltd. and is included in this application as a separate document.

Soils Strategy

- A preliminary rainwater management plan was prepared by GeoPacific Consultants Ltd. and is included in this application as a separate document.
- A hydrogeological study was prepared by GeoPacific Consultants Ltd. and is included in this application as a separate document.

Open Space Plan

- Refer to below

Sustainable Food Systems

Community gardens

- Since May 2011, a community garden has been on the campus, run by the registered non-profit Langara Community Garden Society. The community garden, along Ontario Street, has been very successful, with a waitlist every year. Plots are rented out on a first-come-first-serve basis to Langara faculty, staff, some students, and community members at large.
- Site i fronts onto the existing community garden along Ontario Street and is anticipated to be the first development site. As a result, the relocation or alteration of the community garden would take place as part of this development permit application.

Edible landscaping

- Most community garden plot owners grow food on their plots and harvest the food for their own use.
- Edible landscape will be considered as part of the planting strategy for the Indigenous Landscape.
- There is another set of garden plots on the east side of the Building A; this a fruit garden. It is meant as an interactive garden where anyone can pick fruit. This garden also serves as a nursery to grow flowering plants for the beautification of the campus. This garden has nothing to do with the community garden.
- The college is starting to work with Chartwells, the campus wide food vendor on an initiative to grow food to be used in the cafeteria.

Community kitchen

- Many post-secondary institutions are now providing "Collegia" to support the needs of commuting students. Of particular relevance to first year students, Collegia are often specially designed to ease the transition to university life. In addition to being a welcoming space to make friends, eat, study, or nap, a Collegia space can offer a community kitchen.
- The incorporation of a community kitchen to enhance student life will have to be studied as part of a functional programming excersize to determine if and when a Collegia would be an appropriate addition to the campus.

Facilities to support neighborhood food networks

- The college runs a community cupboard program which acts as a foodbank for students.

On-site organics management

- A compost pile was introduced on campus last year.

Sustainable Food Photographs



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



Langara Apiary along Ontario St. (2019 02 20)

Green Mobility

- On large sites, there is an expanded capacity to explore new mobility strategies. The City of Vancouver's "Transportation Demand Management for Developments in Vancouver" report expects leadership from large sites through a City-wide requirement for TDM plans, and increased requirements.
- A Transportation Assessment & Management Study (TAMs) was prepared by Bunt & Associates Transportation Planning and Engineering and is included in this application as a separate document. Refer to the TAMs for the proposed Transportation Demand Management (TDM) Program.

Rainwater Management & Groundwater Management

- A preliminary rainwater management plan and hydrogeological study was prepared by GeoPacific Consultants Ltd. and are included in this application as separate documents.

Potable Water Management

- Aplin & Martin Consulants Ltd. have produced a Domestic Water Demands and Fire Flows Report which is provided as a separate document.

Zero Waste Planning

Vision Statement

- The ultimate goal of the Langara College recycling program is to create a zero waste campus.

Operations

- The College has already introduced a four-stream recycling initiative on campus and is now moving towards 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.

Affordable Housing

- There is no residential "Use" on the campus, nor is one proposed in this rezoning application.

Resilience

Preliminary Resilience Worksheet

- This item depends on building design details that would more reasonably be dealt with at the development permit stage via rezoning conditions.

Location of Self-Closing Drinking Water Fountain

- This item depends on building design details that would more reasonably be dealt with at the development permit stage via rezoning conditions.

Access to Nature

- Langara College is immediately adjacent to a park along its southern extents providing direct access to mature landscape and passive recreational trails.
- The Indigenous Landscape area on campus will provide an enriched natural landscape of upland forest and aquatic plant species. Passive trails and seating opportunities will invite the campus community into this natural environment and provide quiet places to pause.