

KPU 2050

OFFICIAL CAMPUS PLAN

KPU SURREY PLAN





KPU2050

OFFICIAL CAMPUS PLAN

TABLE OF CONTENTS

SECTION	PAGE #
S.1 SURREY IN CONTEXT	S.9
S.2 SURREY CONCEPT PLAN	S.11
S.3 BUILT FORM FRAMEWORK	S.13
S.4 OPEN SPACE FRAMEWORK	S.23
S.5 MOVEMENT FRAMEWORK	S.37

LIST OF FIGURES

Figure 1	KPU Surrey Campus Context	S.8
Figure 2	KPU Surrey Concept Plan	S.10
Figure 3	KPU Surrey Existing Buildings, Proposed Buildings, Building Additions	S.14
Figure 4	KPU Surrey Building Frontages and Entrances	S.16
Figure 5	Animated and transparent frontages	S.17
Figure 6	KPU Surrey Height Scale and Massing	S.18
Figure 7	Transition building height towards low-density residential uses	S.19
Figure 8	KPU Surrey Views and Landmarks	S.20
Figure 9	Maximize views onto the public realm at the ground-level of buildings	S.21
Figure 10	KPU Surrey Open Space Framework	S.22
Figure 11	Provide movable tables and chairs	S.25
Figure 12	Ceremonial Entrance Plaza Precedent	S.26
Figure 13	Central Plaza Precedent	S.27
Figure 14	South Plaza Precedent	S.28
Figure 15	South Courtyard Precedent	S.29
Figure 16	KPU Surrey Pedestrian Spines	S.30
Figure 17	KPU Gardens	S.31
Figure 18	Provide clear and unobstructed generous walking zones	S.32
Figure 19	Locate animating uses on the ground level of buildings fronting the spines	S.32
Figure 20	Campus Streetscape Precedent	S.34
Figure 21	Public Art Precedent — Poetry incorporated into the public realm	S.35
Figure 22	Surrey Campus Street Hierarchy	S.36
Figure 23	KPU Surrey Transit and Cycling Circulation	S.40
Figure 24	KPU Surrey Road Typologies	S.42
Figure 25	KPU Surrey Rd 1	S.44
Figure 26	KPU Surrey Rd 2	S.45
Figure 27	KPU Surrey Lane	S.46
Figure 28	KPU Surrey Parking	S.48



Illustrative rendering of the KPU Surrey campus conceptual design



LEGEND

- Walking Radius from Main Campus Building
- ➡ Transit Routes
- ➡ Municipal Cycling Routes

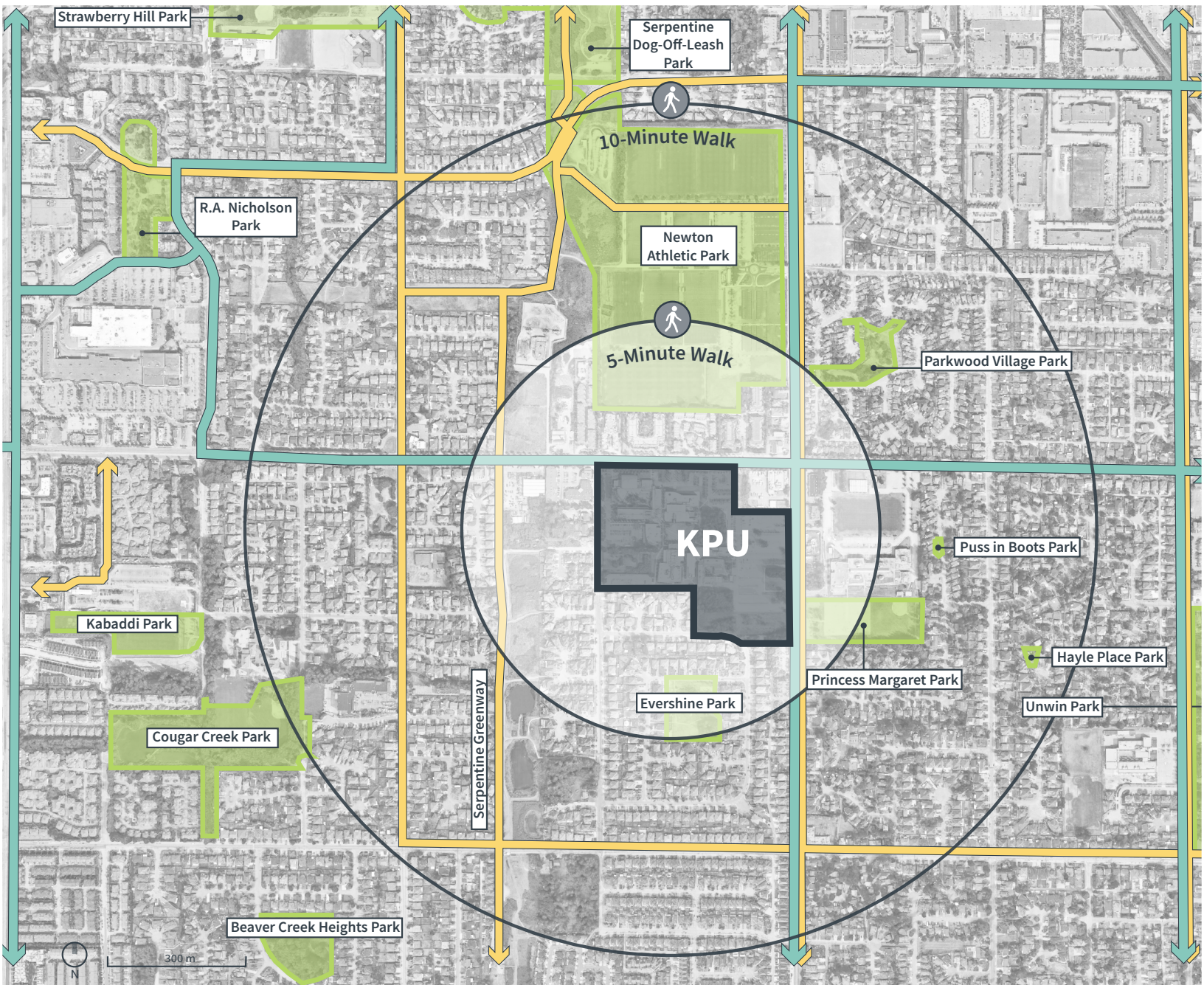


Figure 1 — KPU Surrey Campus Context

S.1

Surrey in Context

S.1.1 COMMUNITY PROFILE

The City of Surrey is one of Metro Vancouver's fastest growing municipalities. Between 2011 and 2016, the City of Surrey grew by 11% compared to 7% in the rest of Metro Vancouver. The most significant amount of population growth is occurring in Surrey City Centre as a result of Surrey's rapid urban densification.

The Surrey campus is located in the Newton neighborhood. The culturally diverse neighborhood is home to the region's largest South Asian Community making up 58% of the population in the neighbourhood. The Newton neighbourhood accounts for over one-quarter of Surrey's total population and it is estimated that 1 in 4 Metro Vancouver residents will live in Surrey by 2046. The Indigenous population in the neighborhood is lower than the City's average and makes up 2% of the population.

S.1.2 SURROUNDING USES

The Surrey campus is presently zoned RA (One-Acre Residential Zone) under the City of Surrey Zoning Bylaw. This zoning is intended for single-family housing on suburban lots of 1 acre or larger, allowing a maximum density of 2.5 dwelling units per hectare. The surrounding neighbourhood is characterized by low-density residential urban form that is predominantly comprised of single-family houses. This is beginning to shift as townhome and rowhome development continues along 72 Avenue.

On the northeast corner of the campus is a TELUS service yard that acts as a fibreoptic centre. To the east, across 128 Street, is a local commercial strip mall and Princess Margaret Secondary School and Park. To the west of the campus, across 126 Street, are local strip mall commercial properties that have food amenities used by the campus population.

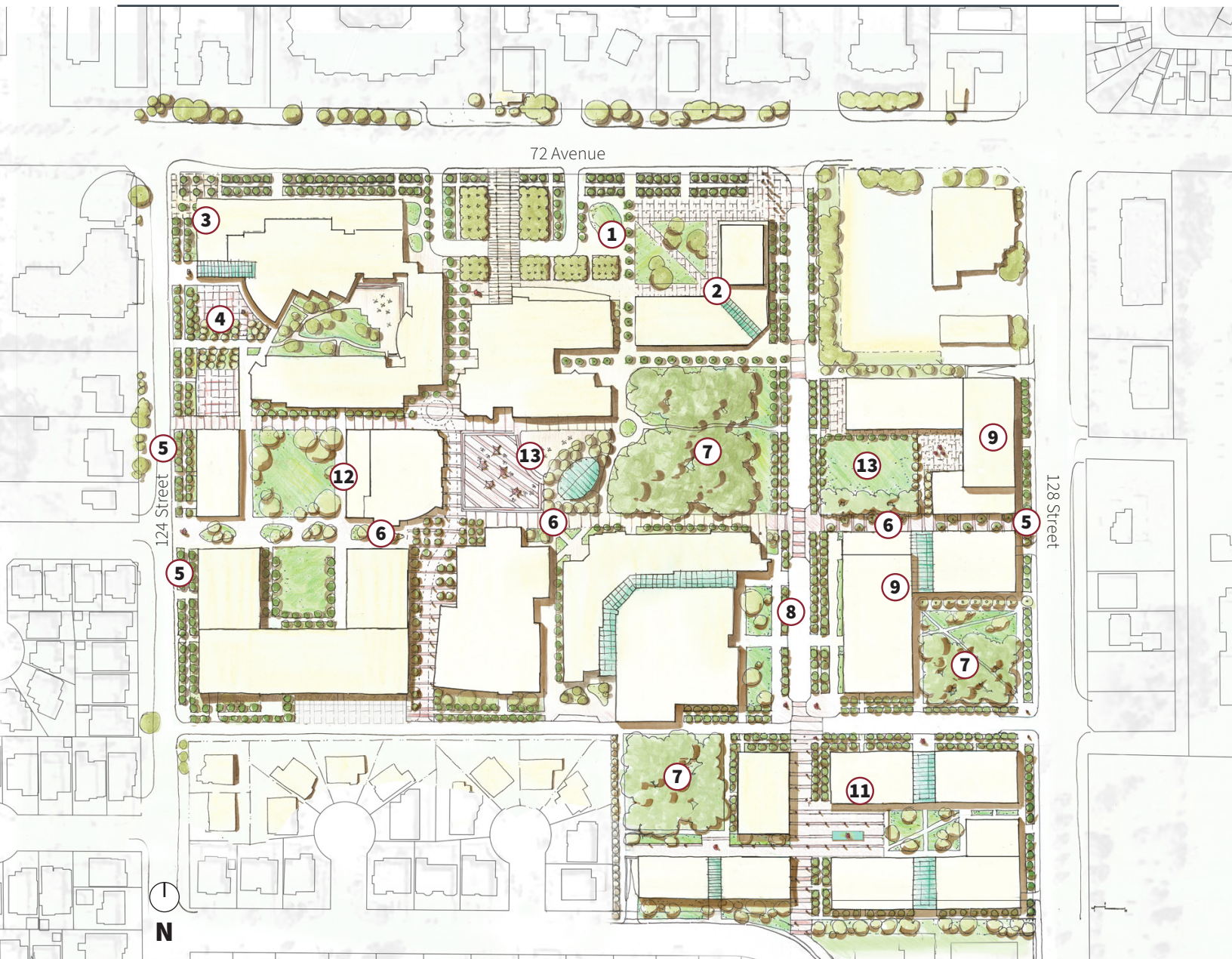


Figure 2 — KPU Surrey Concept Plan

- ① Redesigned ceremonial entry and plaza
- ② Opportunity for an iconic gateway building
- ③ A new gateway presence on the corner through building expansion
- ④ A new plaza and refurbished courtyard space
- ⑤ Enhanced streetscape and pedestrian gateways
- ⑥ East-west campus spine connects campus hearts
- ⑦ Stewardship of functioning forests with improved open space contexts and pedestrian trails
- ⑧ New campus street for vehicular circulation
- ⑨ New redevelopment “neighbourhood” with the potential for uses such as industry partnerships, research and/or academic programming
- ⑪ New student housing “neighbourhood” adjacent to existing residential development
- ⑫ Renovated Birch Building and new quad
- ⑬ An enhanced central plaza with a new year-round 24/7 pavilion to increase the use and enjoyment of the pond, plaza, and forest

S.2

Surrey Concept Plan

The Concept Plan for Surrey Campus reflects the evolving urbanization that is occurring around the campus and is defined by a pattern of integrated buildings, open spaces, and pedestrian corridors. Existing buildings are enhanced and celebrated in a new context. New buildings help to frame and support a variety of open spaces while providing additional academic, amenity, and industry partnership space on campus. The campus' relationship with the neighbourhood also changes. Animated buildings and open spaces frame the edges of the campus, creating a welcoming face to the streets and to the adjacent community, affirming KPU's presence and identity.

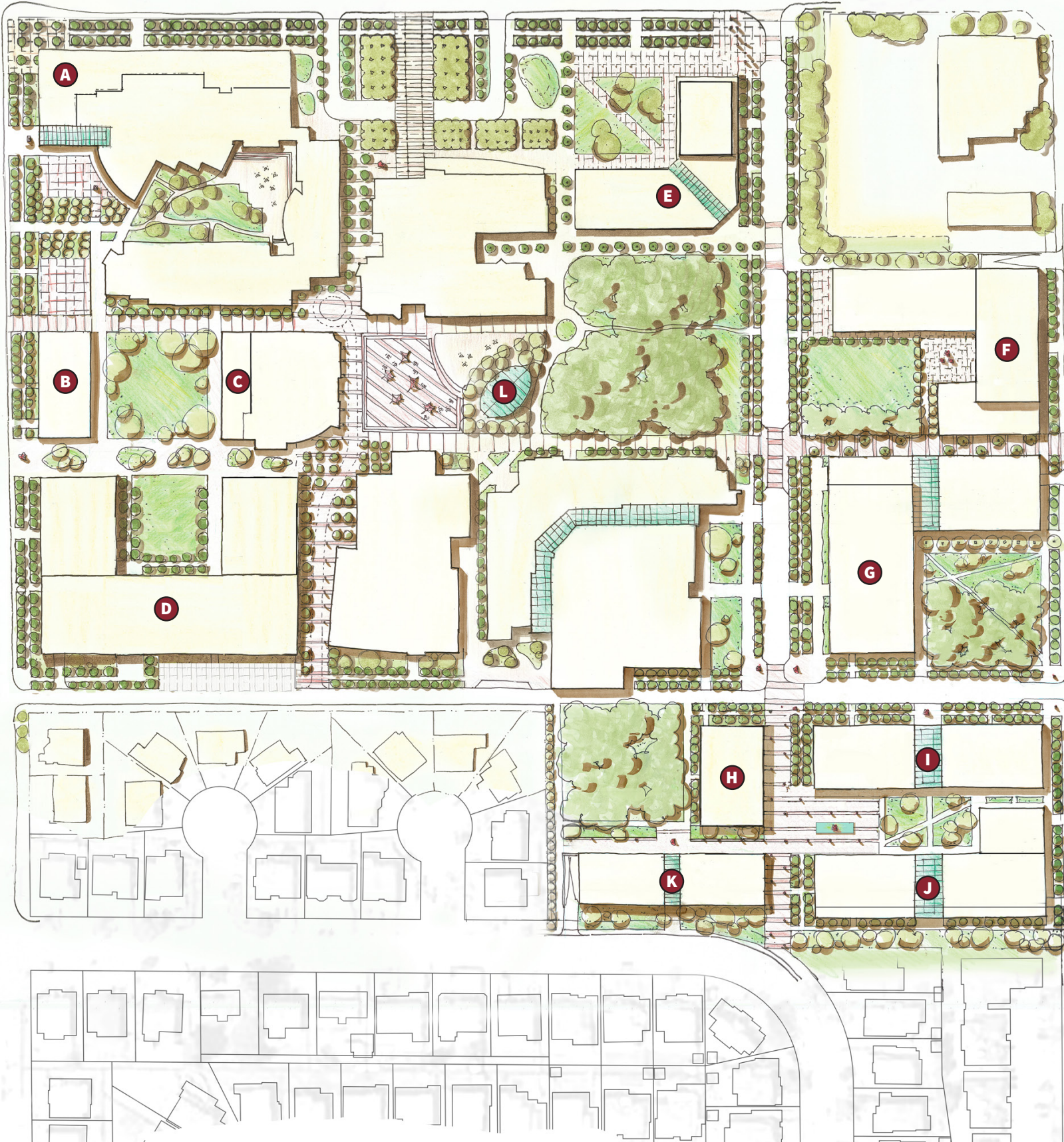
The campus open spaces are plentiful, offering a diversity of recreational, social, cultural, and wellness opportunities. They provide places to recognize and celebrate local Indigenous Peoples, for experiential learning and teaching, and to demonstrate leading sustainability initiatives. The Plan proposes the enhancement and stewardship of existing functioning ecosystems such as the forest stands, as well as the enhancement of the central plaza to strengthen the heart of the campus. The Plan transforms the formal front entry as a significant landscaped gateway and animated plaza.

The Plan reflects a campus that is predominantly pedestrian, with two north-south and east-west axes that form the primary movement corridors and link all campus buildings to the open spaces. Surface parking gives way to new development and is repositioned in other forms that give priority to pedestrians and to other modes of transportation.

Highlights of the Concept Plan include:

- Creating new built form opportunities to provide additional academic, office, research, student residential, and industry partnership space as the campus evolves over time
- Creating a network of beautiful, diverse, and linked open spaces
- Enhancing the campus heart and creating new campus destinations such as a year-round 24/7 transparent pavilion adjacent to the pond
- Creating flexible public realm space to accommodate existing and new programs and uses
- Strengthening KPU's identity in the Surrey community
- Creating a pedestrian-oriented and safe environment
- Creating a new parking strategy, prioritizing pedestrian circulation on campus and encouraging alternate modes of transportation to reduce vehicular dependence on the campus
- Creating opportunities to represent the Indigenous community in a physical campus context through building and landscape design, art, and signage and nomenclature on campus

72 Avenue



S.3

Built Form Framework

The Built Form Framework for the Surrey Campus anticipates full build-out of the campus over a 30-year horizon. It creates a layout of existing buildings and nine new building sites, all of which are intended to frame and support a vibrant and animated public realm while establishing an improved relationship to the surrounding community. New building frontages address streetscapes along 126 Street, 72 Avenue and 128 Street. Key buildings are identified to support campus gateway entrances and to build campus identity, especially at the north and east sides of the campus. They are also identified as opportunities to locate key uses to complement academic offerings such as an Indigenous Centre for Dialogue and Ceremony and new student housing, or to enhance current uses such as the consolidation of KSA facilities into a dynamic student hub building to create a stronger student presence on campus.

Existing buildings remain intact to frame and enhance the central plaza and new buildings are added to help support and frame the central forest landscape. Other groupings of buildings in conjunction with significant open spaces serve to create a new campus neighbourhood in the south west area and a residential campus and/or industry partnership neighbourhood in the south east area of the campus. New easterly campus buildings are positioned to respond to and establish synergies with the adjacent mixed commercial oriented development along 128 Street.

The siting of buildings focuses on:

- Strengthening KPU's visual presence along 72nd Avenue
- Strengthening the existing campus heart while providing a variety of new open spaces
- Creating new opportunities for a diversity of uses on the campus
- Transforming surface parking lots into a more complete campus setting, with amenities and services

The following sections provide direction on the desired role, location, orientation, quality, and general height and massing of new buildings.



All recommendations included in this framework must be reviewed in conjunction with Sections CP.5, CP.6, CP.7 and CP.8.

LEGEND

- Existing Buildings
- Proposed Buildings
- Proposed Building Additions
- Opportunity for animating uses (learning commons, Indigenous Centre for Dialogue, KSA Hub, etc.)

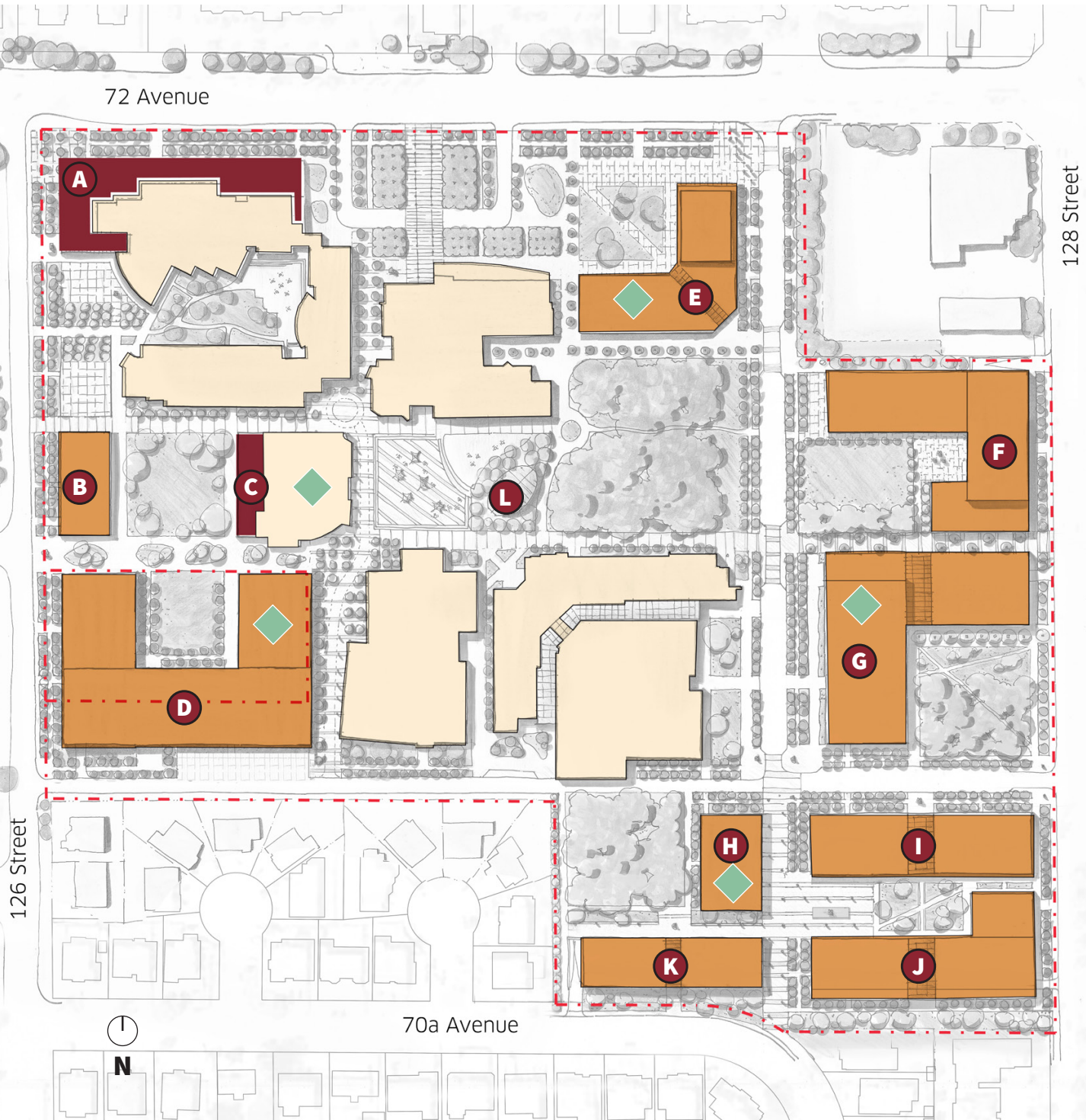


Figure 3 — KPU Surrey Existing Buildings, Proposed Buildings, Building Additions

S.3.1 EXISTING AND PROPOSED BUILDINGS, BUILDING ORIENTATION AND PLACEMENT

The Built Form Framework for the Surrey Campus proposes eight new building sites and three building additions or refurbishments to existing buildings. The proposed building sites are based on several criteria including: improving existing buildings; addressing the streets and providing a gateway presence; framing, animating, and providing access to adjacent open spaces; defining main north-south and east-west pedestrian circulation corridors; allow for the continuation of existing and functioning ecosystems; and creating distinct campus neighbourhoods.

► Recommendations

- Establish a compact form of development to make efficient use of the Surrey campus lands
- All new buildings along 126, 128, and the new Campus Street should be oriented to have a frontage to the streets and to adjacent campus open spaces
- Buildings B and D along 126 Street should be oriented to create a welcoming, safe and animated gateway by framing the main east-west pedestrian corridor
- Building D should be considered for a relocated and consolidated shipping and receiving away from the heart of campus, and where facing the Central Plaza, a possible location for a future KSA Hub
- An expanded and renovated building C presents opportunities to engage and animate the Central Plazas, and could accommodate a future KSA Hub
- The building addition A, along 72 Avenue, should be designed to create a stronger gateway presence and KPU identity at the corner of 126 Street and 72 Avenue, and provide direct pedestrian access into the campus at the corner
- Building E along 72 Avenue should be positioned as a prominent gateway building at the campus' east ceremonial entrance, be oriented to be highly visible, and to address the street as well as the formal front plaza. This building should be considered for significant uses such as the Indigenous Centre for Dialogue and Ceremony or the KSA Hub
- The Plan commits to working with Indigenous Peoples in the design of any Indigenous Centre of Dialogue and Ceremony
- Engage with Indigenous Peoples in the design and development of new buildings on campus to integrate Indigenous design principles and representation
- Buildings F and G that front 128 Street should provide a main point of access onto the street as well as frame adjacent open spaces
- Buildings F and G along 128 Street should be oriented to create a welcoming, safe and animated gateway to the main east-west pedestrian corridor. Building G provides a further opportunity to locate the KSA Hub to animate the commercial street and function as a catalyst for future commercial growth
- Buildings H, I, J, and K should be oriented to create a distinct residential neighbourhood with multiple points of access onto the central plaza, adjacent open spaces, and to the neighbouring streets
- The new pavilion (L) in the central plaza should be integrated as a year-round amenity and oriented to view and experience the pond, plaza and forest open spaces
- Site and orient all new buildings to support open space that together, contribute to a functioning ecosystem
- Consider opportunity to create an enclosed atrium between Fir and Spruce

LEGEND

- Frontages
- ▲ Entrances

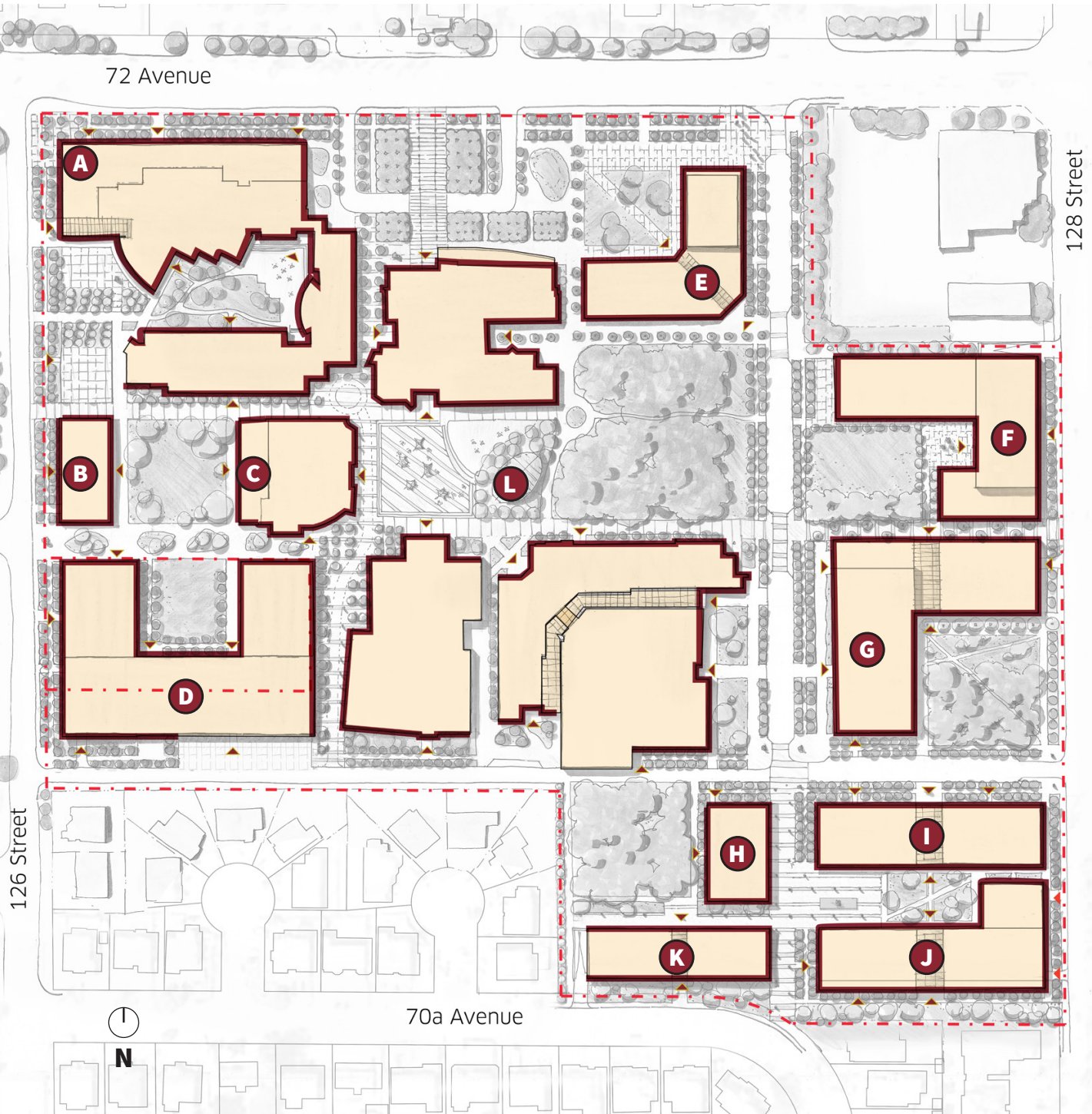


Figure 4 — KPU Surrey Building Frontages and Entrances

S.3.2 FRONTAGES, ENTRANCES, AND TRANSPARENCY

The Plan for the Surrey campus reflects a quilt of integrated buildings and open spaces where any one building has multiple frontages onto open spaces, pedestrian corridors and streets. As such, on this campus, few buildings can have a back-door or back-of-house condition. The majority of buildings, both existing and new should provide a welcoming and supportive presence onto the public realm on all building sides. Because of this integrated pattern of buildings to open space, the Framework recommends a high degree of fluidity, both physically and visually, between buildings and the open spaces that they support.

► Recommendations

- Engage with Indigenous Peoples in the design of new campus buildings to find opportunities for Indigenous representation on campus through the built form
- Design the building E frontage along 72nd Avenue to respond to the ceremonial plaza open space
- Provide multiple entrances onto the plaza open space facing 72 Avenue
- Provide ground level transparency and spaces in the building frontages that allow for animation and the provision of amenity uses
- Any building fronting onto a street, open space or pedestrian corridor must provide a main entrance onto the spaces
- Align main entrances of buildings (from one to another) creating direct paths to minimize travel distances from indoors to outdoors in inclement weather
- Avoid large blank walls or uninterrupted building masses
- Provide a high degree of transparency at the ground level of the buildings along 126 and 128 Streets to animate the public realm and to allow views into, through, and out of buildings
- Consolidate and integrate service and parking entrances into the architectural design of the building's façade to avoid "back-door" conditions
- Provide immediate service and parking access into a building from streets or service corridors to limit the impact on the public realm
- Locate indoor circulation routes and gathering spaces at the primary frontages of buildings to create continuous views out of and into the buildings, increasing "eyes" on the exterior and interior open spaces in order to create a safe campus environment



Figure 5 — Animated and transparent frontages

LEGEND

Proposed Building Storeys

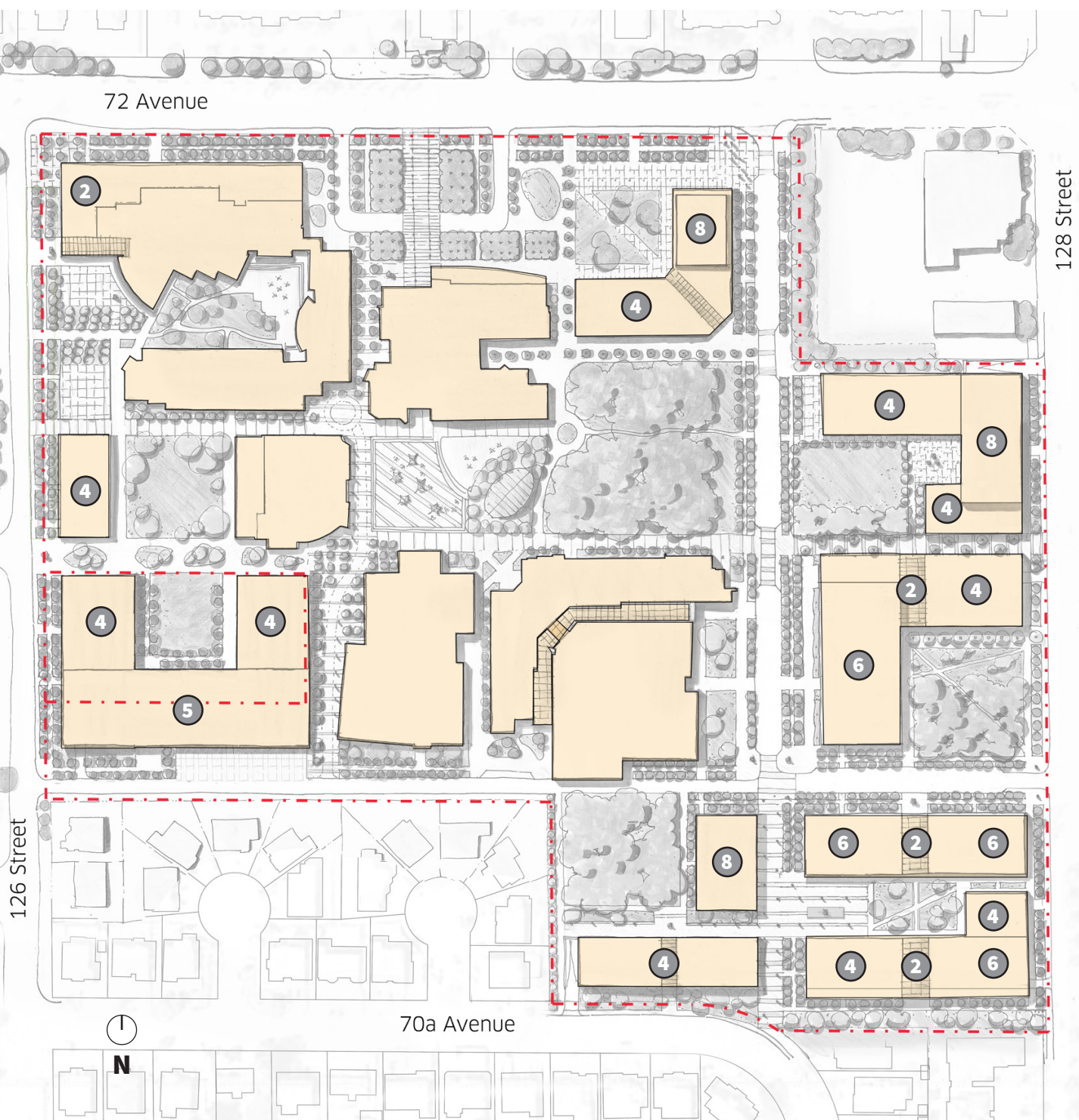


Figure 6 — KPU Surrey Height Scale and Massing

S.3.3 HEIGHT, SCALE, AND MASSING

The concentration of height on the Surrey campus is primarily located at the campus gateways and along the 128 Street commercial corridor. The Framework transitions height down toward the existing residential fabric west and south of the campus.

The scale of buildings should respond to the multiple adjacent open spaces, supporting a friendly, “human-scale” built form relationship to the public realm. The massing of the buildings should support comfortable and inviting open spaces all around, protect from inclement weather, and protect and support campus ecosystems.

The massing of the buildings should also be considered to increase viewing opportunities onto the open spaces with building step-backs for terraces, and to respond to sustainable initiatives such as upper level gardens and green roofs. Exploration of alternative building heights may also allow for the minimization of new development footprints for the purpose of maximizing open space opportunities.



Figure 7 — Transition building height towards low-density residential uses

► Recommendations

- Provide additional building height at prominent gateway intersections, such as 72nd Avenue and the new campus street, and along 128 Street
- Building E should be designed as the tallest building on campus, as main gateway and landmark building
- Transition height down toward the centre of the campus and to the adjacent low density residential neighbourhoods to the west and south
- Buildings that frame the main pedestrian corridors should be properly distanced and upper level building step-backs should be considered to create comfortable and safe passageways
- Buildings directly adjacent to low-density residential properties must respectfully transition down in height to avoid shadow and oversight impacts
- For all new building blocks, scale and mass buildings to increase the amount of campus open space, including opportunities for roof garden terraces, food gardens, and useable social space
- Allow for generous open space around buildings for trees, habitat, places to sit, study, learn, and socialize

LEGEND

■ Building Landmarks

⋯ View Corridor

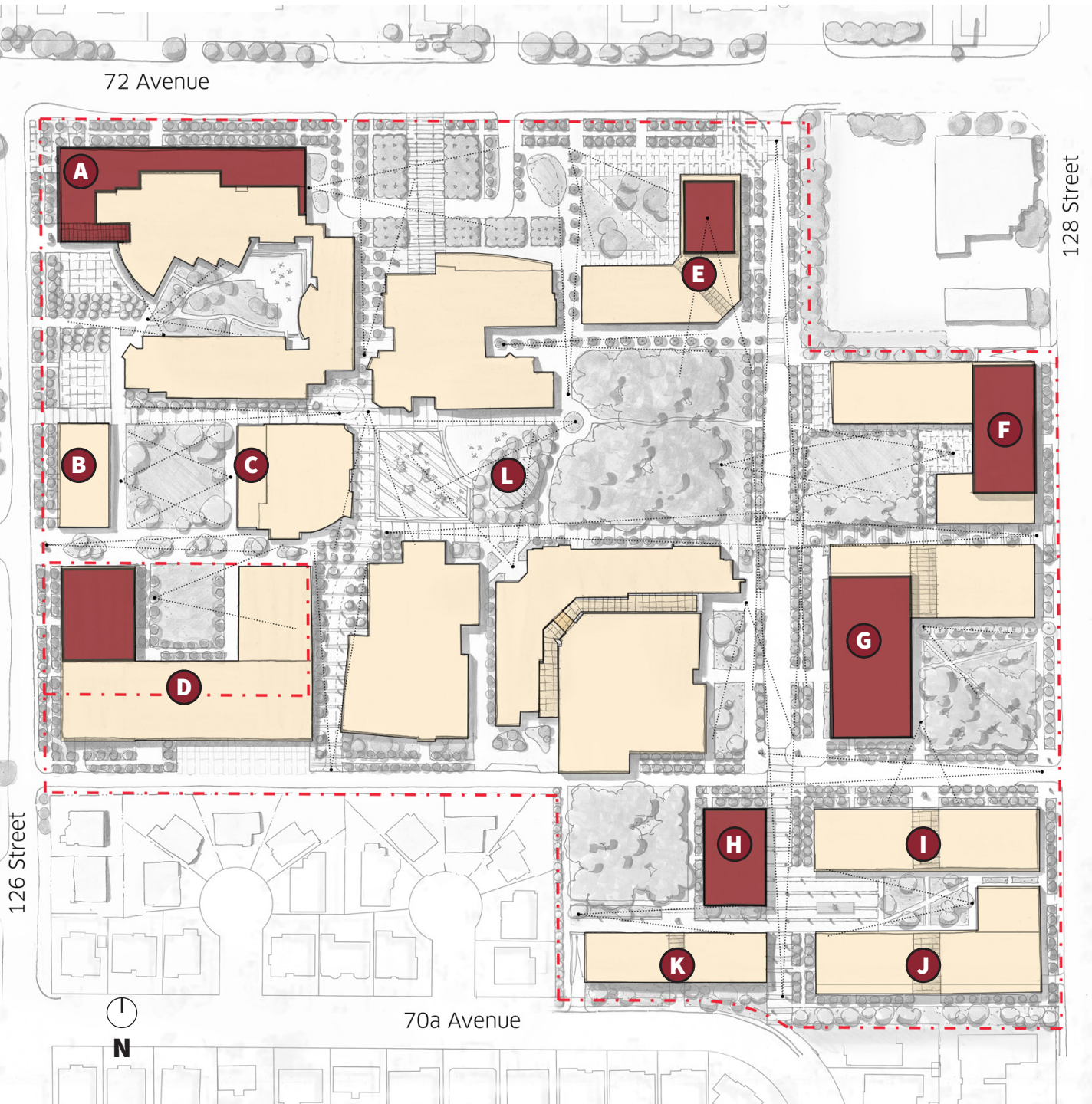


Figure 8 — KPU Surrey Views and Landmarks

S.3.4 BUILDING VIEWS AND LANDMARKS

Building views from upper building levels and at the ground-level are equally important on the Surrey campus. The Framework recommends multiple view moments onto the many public spaces focusing on achieving as much visibility on the public realm as possible. This is necessary not only to create a safe and vibrant campus, but also to enhance the pedagogical environment. As such, buildings should be designed to physically and visually connect the internal and external learning environment and experience.

In addition, key buildings in the Plan function as landmarks to build campus identity and presence, to visually locate the campus in its context, and to enhance wayfinding on campus.

► Recommendations

- All buildings at the key gateway locations should be designed considering height, orientation, and massing to create distinct campus landmarks
- Orient and mass buildings to frame views onto the public realm such as a long view from Building F south along the new campus street
- Create space opportunities in the upper levels of landmark buildings to maximize long views onto the campus and beyond
- Buildings at the ends of the pedestrian spines and other key view corridors should be designed to be iconic
- Buildings such as Building H that terminate key views to and into the campus should be designed with distinct building articulation
- Engage with the Indigenous Community to incorporate Indigenous architectural design features as distinct campus landmarks



Figure 9 — Maximize views onto the public realm at the ground-level of buildings

LEGEND









- | | |
|---|---|
|  Edge Landscapes |  Courtyards |
|  Forests |  Learning Gardens |
|  Quads |  Pedestrian Spines |
|  Plazas |  Streetscapes |



Figure 10 — KPU Surrey Open Space Framework

S.4

Open Space Framework

The open space network on the Surrey campus is plentiful and diverse, with each space contributing to a unique and attractive campus context. The Open Space Framework builds on the existing assets of the campus such as the central plaza and the forest landscapes. The structure of a very pedestrian-oriented campus is hinged on multiple north-south and east-west pedestrian spines that are sizeable enough to be linear plaza spaces in themselves, offering a further sequence of landscape experiences as one travels through the campus.



All recommendations included in this framework must be reviewed in conjunction with Sections CP.5, CP.6, CP.7 and CP.8.

In addition, a variety of new open spaces are introduced including quads, plazas, courtyards, and new garden spaces both at grade and on upper building levels. The edge landscape that frames and defines the campus is made more prominent, creating a welcoming face to the community and an inviting entrance into the campus. Most significant is the revitalization of the formal front of the campus, showcasing a new treed ceremonial plaza landscape for drop-off and pick-up as well as multiple places to sit and enjoy in a quality signature environment.

Each of the diverse open space typologies described in the following section perform a distinct function on the campus, but work as a connected network to meet the Framework's objectives and vision for the campus.

S.4.1 EDGE LANDSCAPES

The edge landscape for the Surrey campus is an enhanced extension of the city streetscape. The landscape is intended to create a welcoming and green edge to the campus and to the adjacent community.

► Recommendations

- Maintain the existing perimeter building setbacks along 126 Street and 72 Avenue and transform the treed open spaces at the northwest corner of campus to be useable and walkable, incorporating sidewalks, seating, lighting, and attractive landscaping
- Maintain a generous setback and streetscape treatment along 128 Street and the new campus street
- Provide a generous extended walking zone along the campus street, augmenting the City's two meter sidewalk requirement or create parallel sidewalks

S.4.2 FORESTS

The campus has three stands of forest that have ecologically significant mature trees and provide valuable habitat. Stewardship of the site's forest landscapes is a primary goal of the Plan. The Open Space Framework integrates the forest stands within an urban context as existing functioning ecosystems that should be protected for quiet reprieve, as learning landscapes, and as animal habitats.

► Recommendations

- Steward and enhance the forest ecosystems on campus
- Provide additional open space around the forest sites as buffer zones to protect the stands of trees
- Ensure that any pathways through the landscapes minimize environmental impact
- Provide lighting along pathways and forest perimeter that is sensitive to the ecosystem and creates a safer environment for pedestrians
- Consider sustainable materials for pathways such as gravel or mulch
- Provide a regular planting and maintenance regime with an arborist to maintain tree health and the health of the landscape
- Create opportunities for teaching and learning about the trees and animal habitat
- Locate interpretive signage within the buffer landscapes that identifies the flora and fauna and explains the history and significance of the landscape
- Create opportunities for Indigenous interpretation and storytelling of the forest landscape



Figure 11 — Provide movable tables and chairs

S.4.3 QUADS

The quads are softscaped versions of the plazas, defined by open lawns and trees. They are new campus open spaces that facilitate a variety of informal active and passive, programmed or spontaneous recreation such as throwing a flying disc or playing an impromptu game of soccer. They are spaces to gather, socialize, eat lunch, study, teach, take a nap, exercise, and enjoy the sunshine. They are also spaces for programmed and cultural events such as theatre in the park, movie nights, and seasonal events that both the campus and surrounding community can enjoy.

► Recommendations

- Create memorable high-quality quad spaces to build institutional identity as a beautiful, green and lush environment within an urban context
- Frame the quads with trees to define the open spaces as distinct places, to provide shade and shelter during inclement weather and to increase the tree canopy on campus
- Design for flexible use of space to accommodate a variety of programs. Provide movable tables and chairs that can be left in the quads or can be stacked and stored on campus
- Design the quads to have a direct connection and relationship to the buildings that frame them. The quads should be used as academic spill out spaces for experiential learning and pedagogy.
- Provide lighting to encourage safe 24/7 and year-round use of the open spaces
- Incorporate pathways based on circulation desire lines in order to reduce lawn maintenance
- Provide uses such as food amenities, social gathering spaces, or an enhanced KSA hub in buildings adjacent to the quads to animate the open spaces and provide immediately accessible amenities

S.4.4 PLAZAS

There are four distinct plazas in the Plan including the formal front ceremonial entry plaza, an enhanced central plaza, a new west plaza fronting the surrounding neighbourhood, and a south linear plaza as the residential spine and main southerly gateway into the campus. Each of the plazas are unique and provide a different offering to the overall campus context.

► Recommendations

- Design with appropriate infrastructure to accommodate temporary fixtures such as event tents, band stands and staging equipment
- Design plazas with special paving to create distinct places on campus
- Program plazas with community and campus events

S.4.4.1 Ceremonial Entry Plaza

- Redesign the formal Ceremonial Entry Plaza to create a memorable drop-off and pick-up experience especially for first time visitors to the campus
- Enhance the entry with a formal planting of trees and landscaping to orient views, to demarcate the front of the main building, and to define clear passageways into the campus
- Seamlessly connect the drop-off/pick-up zone with the new east plaza space as a place to socialize, gather for formal events and ceremony, or comfortably await transportation in a beautiful, safe and quality environment.
- Collaborate with Indigenous Peoples to provide Indigenous art in the plaza to complement the location of the Centre for Indigenous Dialogue and Ceremony



Figure 12 — Ceremonial Entrance Plaza Precedent



Figure 13 — Central Plaza Precedent

S.4.4.2 West Plaza

- Design the West Plaza as a welcoming space that can be shared between campus and community
- Create open views into the plaza from 126 Street and design and orient furnishings to welcome and draw the community into the campus
- Design the plaza to seamlessly connect to the interior courtyard space within the Cedar building

S.4.4.3 Central Plaza

- Enhance the existing Central Plaza with new trees to frame and define its edges all around, and to provide shade and shelter during use
- Consider locating a “transparent” pavilion along the plaza’s edge to increase year-round use and enjoyment of the space
- Provide movable furniture such as tables and chairs for spontaneous and flexible use of the plaza
- Avoid permanent furnishings and structures within the open plaza area to maintain flexibility of use
- Enhance or replace the existing weather protection surrounding the plaza to one that is more attractive, reflects a higher design quality, supports pedestrian flow, and manages the shedding of snow in the winter



Figure 14 — South Plaza Precedent

S.4.4.4 South Plaza

- Design the South Plaza as the main south entryway and link into the campus from a future student residential neighbourhood
- Design the plaza as a pedestrian-only extension of the new north-south campus street, providing trees, lighting and seating throughout
- Design the plaza as a place for academic demonstration and to showcase art
- Provide multiple points of access onto the plaza from the buildings, and building uses at grade to animate the space
- Create a seamless connection between the plaza and the adjacent courtyard spaces and street

S.4.5 COURTYARDS

The Surrey campus courtyards vary in size but are the smaller more intimate green spaces on campus. The Open Space Framework recommends the enhancement of the existing Cedar building courtyard to increase use and quality of the space. Additionally, two new courtyards are located in the new easterly campus blocks that provide protected areas for passive enjoyment, quiet repose, and to reflect on art or attractive landscaping.

S.4.5.1 Existing Cedar Courtyard

► Recommendations

- Refurbish the building to create new views, transparency and multiple access points into the courtyard to increase use and visibility of space
- Consider opportunities to cover or weather protect areas within the courtyard with a freestanding pavilion or an extended transparent building canopy or enclosure
- Refurbish and update the courtyard to accommodate more contemporary use, furnishings, and programs
- Provide pedestrian scaled lighting to enhance safety and encourage use of the courtyard into the evening
- Provide opportunities to locate permanent and temporary art within the courtyard space

S.4.5.2 New East and South Courtyards

► Recommendations

- Design the east courtyards to function as immediate useable outdoor spaces and as extensions of the buildings that frame them
- Design the south courtyard within the future student residential neighbourhood as a semi-private open space primarily for residential use
- Create multiple points of access and views onto the courtyards from the buildings that surround them
- Create a high level of transparency at-grade and lighting to create safe animated courtyard spaces
- Provide opportunities to locate art or water features as beautifying and animating elements within the courtyards that can also strengthen KPU's identity



Figure 15 — South Courtyard Precedent

LEGEND

- Pedestrian-Only Spine
- Pedestrian-Priority Spine
- Streetscapes

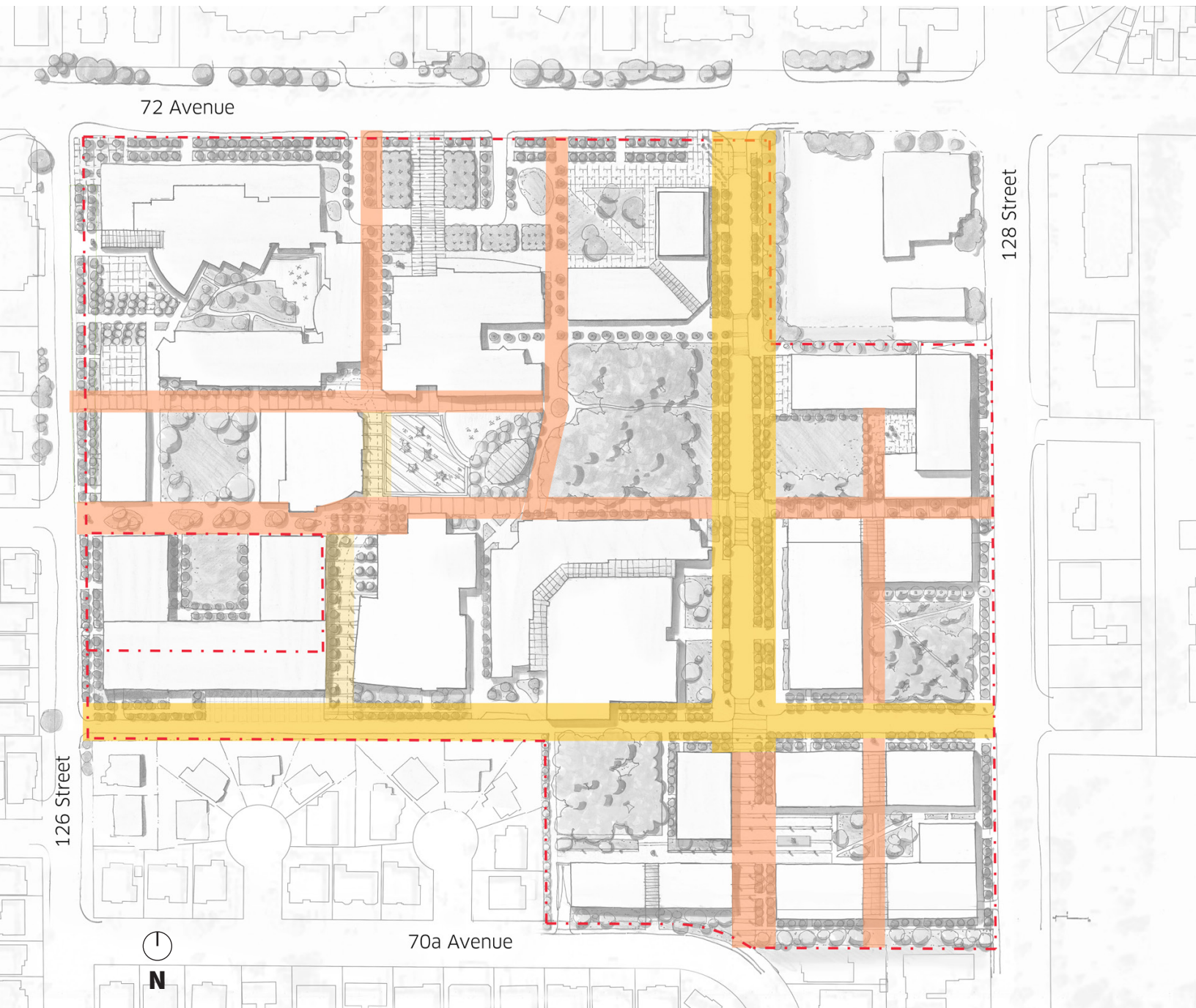


Figure 16 — KPU Surrey Pedestrian Spines

S.4.6 LEARNING GARDENS

While all of the open spaces are envisioned to offer extension of the learning environment, two new and significant learning gardens are located on the east side of the campus. One of the gardens provides a buffer landscape to an existing functioning forest and together become a signature open space fronting 128 Street. The second garden is prominently located along the new campus street with a direct view to the gardens upon the east entry into the campus.



Figure 17 — KPU Gardens

► Recommendations

- Explore partnerships with the Faculty of Science and Horticulture, Faculty of Health, Faculty of Arts, Wilson School of Design and Indigenous Peoples to program the Learning Gardens
- Design the gardens so that they can be used as spaces for experiential learning and demonstration, for both permanent and temporary display
- Provide opportunities for Indigenous ceremonial planting and teaching
- Provide visual, tactile, and sensory enjoyment of the gardens
- Provide seating and places for viewing, studying, socializing, and enjoyment of the gardens
- Provide lighting for enjoyment of the gardens during evening hours
- Consider positioning existing garden boxes within the gardens for external- or campus-community use
- Provide a uniform, low-maintenance planting plan for reference when gardens are not being used for teaching



Figure 19 — Provide clear and unobstructed generous walking zones



Figure 20 — Locate animating uses on the ground level of buildings fronting the spines

S.4.7 PEDESTRIAN SPINES

The campus is structured along “spines”, all of which function as the “campus streets” (Figure 13). The spines represent the main pedestrian circulation network through campus. Two of the east-west and three of the north-south spines are pedestrian-only or pedestrian-priority spines. The balance of spines are the streetscapes in which the corridor is shared by other modes of transportation.

The central east-west pedestrian-only spine is the primary external pedestrian corridor through the campus, and connects beyond the campus to the adjacent eastern and western neighbourhoods, including the Serpentine Greenway. The northerly spine provides a continuous outdoor pedestrian passageway through the campus that terminates at the northern forest. Both spines function as significant and unique open spaces. They also function as a “string of pearls”, connecting five of the campus’ most significant open spaces and several academic buildings.

The north-south pedestrian-only spines traverse a sequence of both the internal and external spaces, providing a unique circulation experience. The most westerly of the spines is an important north-south pedestrian route through the campus, but it is partially shared as a service corridor connecting to the south laneway. These spines also represent significant linear open space corridors on campus.

► Recommendations

- Design the spines as linear plazas, providing trees, landscaping, special paving, pedestrian scaled lighting, seating and street furnishings such as bike racks and garbage receptacles
- Provide clear and unobstructed generous walking zones along the spine and design to accommodate high foot traffic and pedestrian volumes and adhere to universal design principles
- Provide clear and unobstructed long views along the spines to assist with wayfinding throughout the corridors
- All buildings that front the pedestrian spines should have entrances onto the spines
- All buildings that are part of a spine corridor should have a clear and unobstructed internal corridor alignment to create seamless connections between the indoor and outdoor spaces
- Locate animated uses on the ground level of buildings fronting the spines, both internally and externally
- Design to accommodate public art features
- Explore innovative and interactive signage and wayfinding along the spines, and opportunities to exhibit student learning outcomes, showcase KPU’s identity, celebrate Indigenous Peoples, and/or to digitally display campus sustainability measures
- Allow cycling on the spines but design to control speeds
- The central east-west spine links to a community wide cycling network. Secure bike storage and end-of-trip facilities within buildings should be located along the spine

S.4.8 CAMPUS STREETSCAPES

The streetscapes on the Surrey campus function similarly to the pedestrian spines and should be characterized accordingly. The streetscapes consist of a new north-south campus street with a distinct north-south pedestrian promenade that connects to a south plaza that ends at 70A Street, and also connects to an east-west laneway and out to 128 Street. Both corridors service pedestrians, cyclists, and vehicles.



Figure 21 — Campus Streetscape Precedent

S.4.8.1 New Campus Street

► Recommendations

- Design the campus street to be a multi-modal, functional part of a north-south green open space corridor. It should be designed as a seamless continuation of the generous landscapes on either side of the street
- Design the campus street to reduce traffic speeds with rows of street trees, reduced travel lane widths, and opportunities for on-street parking
- Design using special paving, enhanced landscaping, pedestrian scaled lighting and street furniture and art. Refer to the Movement Framework for greater detail on the street cross-section
- Design the north-south promenade as a “public art walk” that continues along the south plaza at the end of the street

S.4.8.2 Campus Laneway

► Recommendations

- Design the campus laneway to accommodate safe pedestrian and cycling circulation while still accommodating the service functionality required along this route
- Provide treatments and materials to ensure that the laneway is in keeping with the overall design quality of the campus and public realm
- Provide lighting, wayfinding signage, trees and landscaping to create a safe and welcoming pedestrian passageway
- Provide landscaping to buffer the laneway service activities from the adjacent residential community

S.4.9 ART OPPORTUNITIES

Opportunities for public art should be a key component of public realm design.

► Recommendations

- Create a “public art walk” along the pedestrian spine that connects 126 Street and 128 Street



Figure 22 — Public Art Precedent — Poetry incorporated into the public realm

LEGEND

- City Road
- Primary Campus Street
- Service Lane
- Pedestrian Circulation
- Primary Gateway
- Vehicular Access/Egress
- Pedestrian Access/Egress

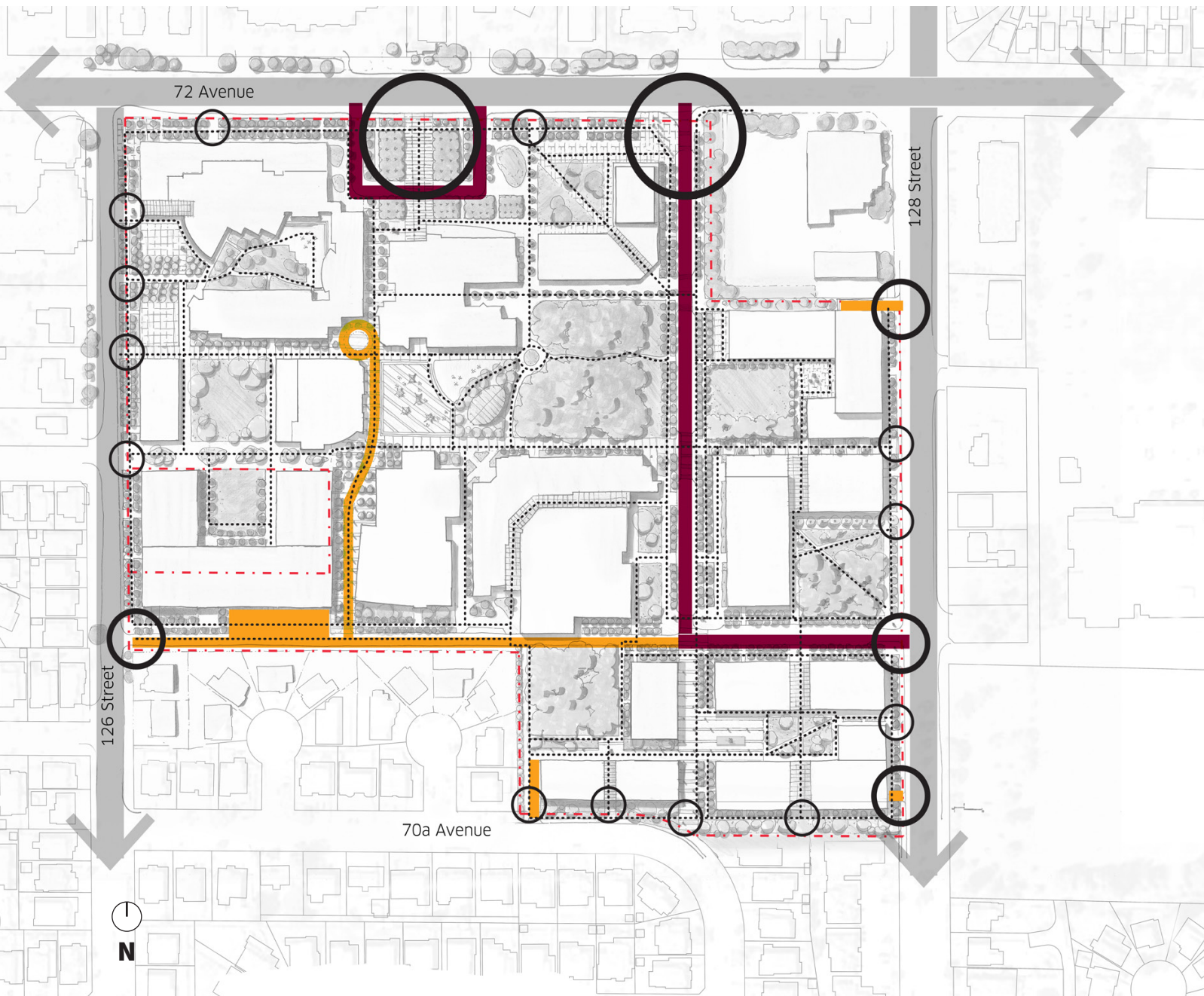


Figure 23 — Surrey Campus Street Hierarchy

S.5

Movement Framework

The Movement Framework for the Surrey campus responds to an enhanced pedestrian environment that is integrated into the surrounding street network. The Plan consolidates vehicular circulation to a primary campus street or a drop-off/pick-up loop thereby giving priority to new building development and the pedestrianization of the campus at-large.

The Surrey campus is served primarily by the surrounding city streets with new buildings fronting the streets. A new north-south street is introduced on the east side of the campus that provides an address for several new and existing buildings and connects to 72 Avenue and 128 Street. This is the main multi-modal street for the campus. A laneway service corridor is located at the southwest corner of the campus. It is accessed by 126 Street with a connection east to the new campus street. A pedestrian-oriented service route runs north through the campus servicing buildings and the central plaza in the heart of the campus. All other circulation routes are pedestrian only, described as pedestrian spines in the Open Space Framework.

The circulation on campus is predominantly pedestrian. Multiple movement spines facilitate pedestrian and cycling circulation throughout the campus. Long term parking is immediately accessed below grade in each new building upon entry into the campus. Shorter term on-street parking is focused on the campus street, and the main drop-off and pick-up area is concentrated within the campus' formal front plaza.

The Surrey campus is extremely porous, having many points of vehicular and pedestrian access points along the campus' perimeter. Many of these access points function as key gateways into the campus and are designed accordingly.



All recommendations included in this framework must be reviewed in conjunction with sections CP.5, CP.6, CP.7 and CP.8.

S.5.1 CAMPUS GATEWAYS

Gateways identify priority points of access into the campus and usually accommodates all modes of transportation. They provide clarity in wayfinding to and on campus and as such, are the points of entry that need to be celebrated with enhanced design. The gateways are the opportunity to not only address entry, but to also build campus identity with landmark buildings, frontages, open spaces, art, and Indigenous representation.

There are two gateways into the campus along 72 Avenue. One is the 72 Avenue Ceremonial Gateway, defined by the formal plaza landscape. The other is the entry into the new campus street, demarcated by a new signature campus building. The third primary gateway entrance is along 128 Street demarcated by an enhanced forest landscape and new gateway building.

There are multiple secondary gateways into the campus, two of which are the entrances to the main east-west pedestrian spine through the campus, and another at the campus' south end.

► Recommendations

- Design gateways with enhanced treatments such as special paving, wide sidewalks, special seating, distinct street trees and landscaping, KPU signage, and public art to build identity and create a distinct sense of place
- Frame gateways with animated frontages and iconic landmark building features to enhance the procession and first experience into the campus
- Create opportunities to integrate Indigenous Design, hən̓q̓əmin̓əṃ language and art within the gateway spaces to build an Indigenous identity at the campus' front door

S.5.1.1 72 Avenue Ceremonial Gateway (West)

This gateway is the formal entrance to the campus; it is a drop-off and pick-up zone and where visitors to the campus first arrive and feel that they are in a distinctly KPU environment. The 72 Avenue Gateway provides a signature sense of arrival and a prominence in the community.

► Recommendations

- Design the gateway to allow for controlled vehicular circulation and drop-off and pick-up so that pedestrian circulation remains a priority. Vehicular circulation should be one-way only

S.5.1.2 72 Avenue East Primary Gateway

The 72 Avenue East Gateway is the main vehicular entry to the campus. It connects to the main campus street which provides the main vehicular circulation through the campus. Recommendations for this gateway are consistent with those outlined in S.4.10.

S.5.1.3 128 Street Primary Gateway

The 128 Street Primary Gateway functions as the main entry into the campus from the east side and should be regarded with the same level of predominance as the entry along 72 Avenue. This gateway provides a new identity for the campus that responds to a commercial corridor east, a preserved forest north, and a new residential oriented block south. It is an opportunity for a very new and unique moment of entry and character of place for the campus.

► Recommendations





- Leverage the forest landscape in addition to new gateway buildings to create a distinct and memorable entry and procession into the campus at this location
- Provide a high degree of pedestrian oriented streetscape design at this gateway location such as multiple raised pedestrian crossings and streetscape patterning, pedestrian signalization and wayfinding signage in response to a future residential oriented south block
- Showcase the forest landscape as a key entry feature to reflect forest preservation, ecological sustainability and health and wellness as a core part of KPU's identity

S.5.2 PEDESTRIAN CIRCULATION

► Recommendations

- Enhance the east-west pedestrian spine that connects 126 Street and 128 Street
- Design the main east-west pedestrian spine (that connects 126 Street to 128 Street) with enhanced high quality design to identify it as a unique corridor
- Create a connected network that links all indoor circulation routes with the outdoor circulation routes in response to the interspersed pattern of buildings and open spaces
- Provide direct short distance walking routes to all campus buildings, and from building to building, to manage time efficiency in getting to classes, and manage inclement weather
- Provide weather protection through building and landscape design such as building and tree canopies to enhance the outdoor walking experience
- Provide seating, lighting, and furnishings along all walking routes, especially along the main circulation spines to create a safe 24/7 and comfortable walking experience
- Design pathways to increase the experience and learning opportunities of the unique open spaces proposed in the Plan
- Provide interior and exterior signage and design that fosters intuitive wayfinding between buildings and the open spaces

LEGEND

-  Transit Route & Stop
-  Pedestrian Circulation
-  Campus Cycling Route
-  KPU Shuttle Stop

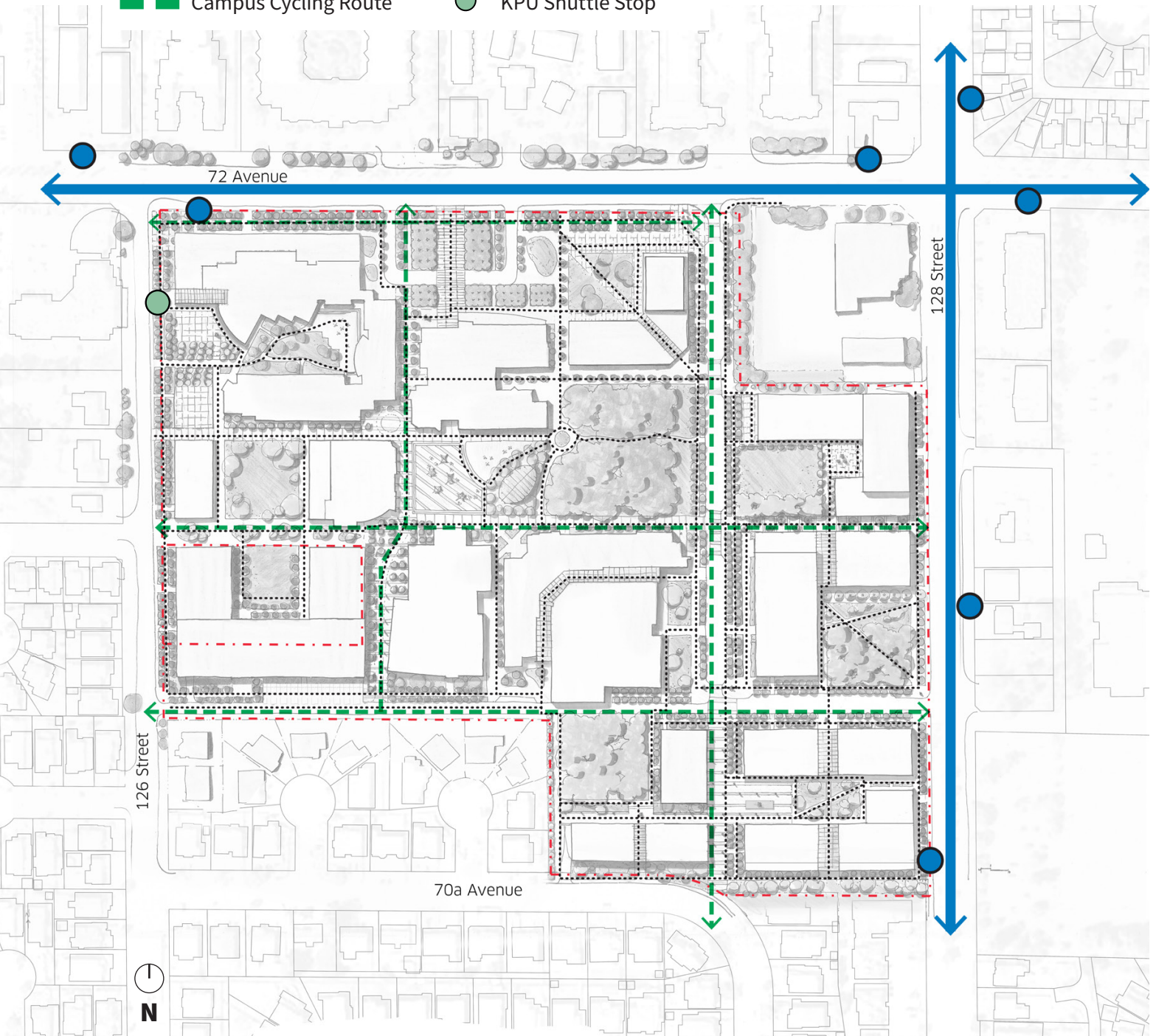


Figure 24 — KPU Surrey Transit and Cycling Circulation

S.5.3 BICYCLE CIRCULATION AND AMENITIES

Because of the predominantly car free nature of the Surrey campus, cycling on campus should be encouraged along clearly identified and signed routes, and supported with attractive, quality, and accessible cycling amenities. The bicycle network proposes shared cycling routes throughout the campus and amenities to encourage ridership. Bike routes are located both on-street and along off-street shared pedestrian routes.

► Recommendations

- Establish the campus street as the primary cycling route through the campus and concentrate secure storage areas along the street
- Consider a bike share program for students and staff that allows for longer trips midday or for recreational needs
- Provide clear and signed cycling routes on campus
- Design generous shared pedestrian and cycling passageways to mitigate conflicts
- Provide high-quality bike amenities in the buildings along bike routes such as bike rooms, lockers, and end-of-trip facilities
- Provide bike amenities in areas that are highly visible, safe and secure for all users such as the main circulation corridors, the plazas, and the new campus street
- Provide clear cyclist sightlines at building servicing and loading access/egress points especially along the laneway
- Provide signage and street markings on the new campus street to indicate shared vehicular/ bicycle passage
- Provide e-bike charging stations along bike routes
- Consider a bike share program for students and staff on campus for recreational and short trip needs




S.5.4 TRANSIT

The campus is well served by transit with routes that run along 72 Avenue and 128 Street. Opportunities to increase transit ridership and improve accessibility to transit stops should be considered in the Transportation Demand Management strategy for the campus.

► Recommendations

- Work with the City and TransLink to encourage the delivery of improved transit service frequency to the campus along 72 Avenue and 128 Street
- Work with the City and TransLink to encourage the provision of higher capacity transit on King George Boulevard, as per TransLink's 10-year Vision
- Accommodate a universally accessible location for the KPU Shuttle's stop
- Work with TransLink and the City of Surrey in the design of the 72 Avenue West gateway and plazas to accommodate enhanced transit amenities such as shelters, information signage, etc
- Advocate for the City and TransLink to establish a transit route on the west side of campus
- Provide indoor waiting areas or vestibules in new buildings along transit routes

S.5.9 ROAD TYPOLOGIES

	KPU Surrey Rd 1	R.O.W 23.4m
	KPU Surrey Rd 2	R.O.W 20.0m
	KPU Surrey Lane	R.O.W 6.0m

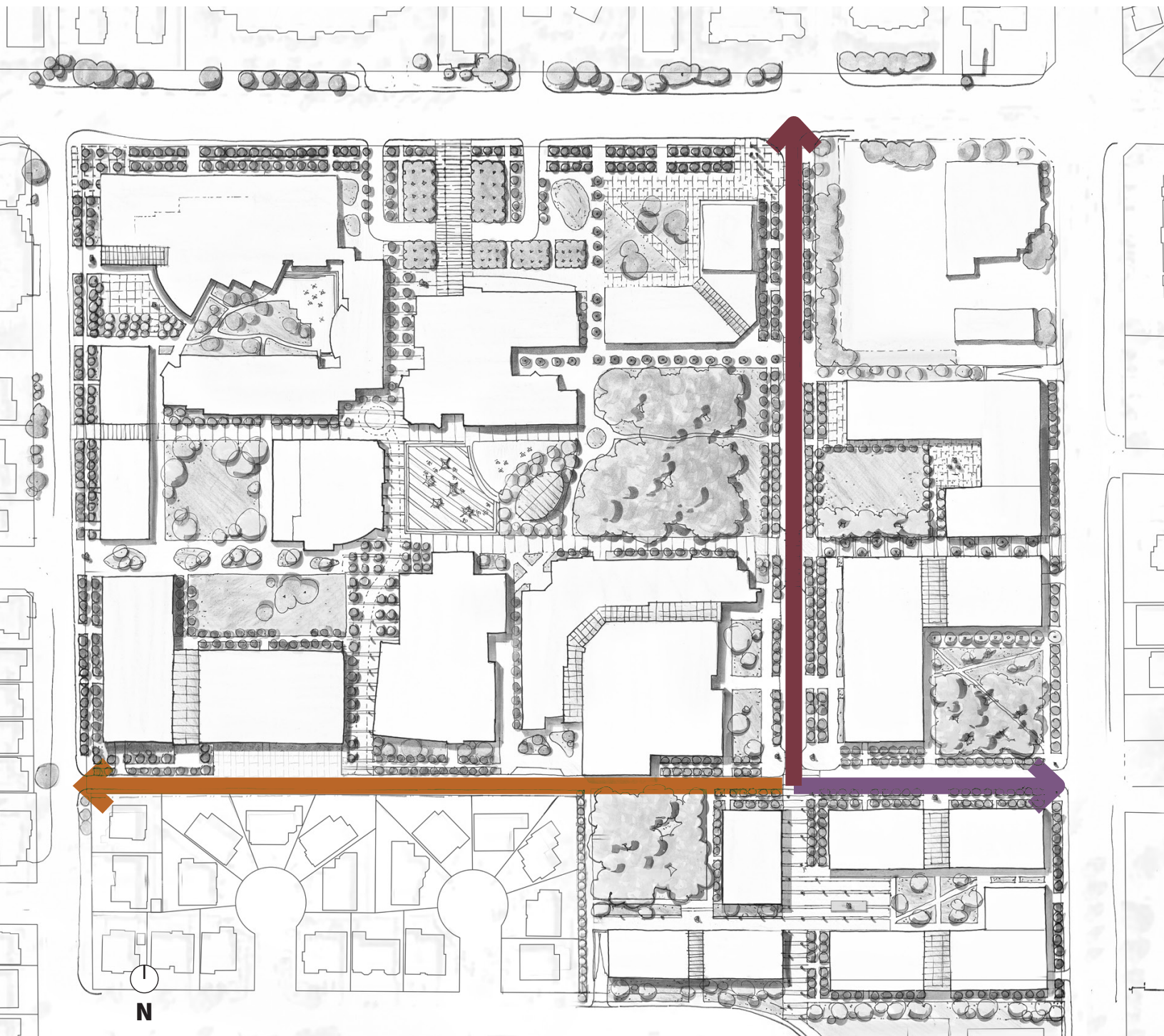


Figure 25 — KPU Surrey Road Typologies

S.5.5 VEHICULAR CIRCULATION

Vehicular circulation through the campus is limited to the new campus street, the south laneway, and the central service corridor. The following subsections provide a recommended cross-section and characteristic elements of the vehicular movement corridors on campus.

► Recommendations

- Due to the higher volumes and design speed of 126 Street, 128 Street, and 72 Avenue, work with the City of Surrey to implement high-quality walking pathways and separated cycling facilities that are integrated into the design of each streetscape
- Work with TransLink and the City of Surrey to implement bus priority measures (e.g. bus lanes, signal priority) and bus stop amenities (e.g. shelters) should be incorporated where possible

L.5.5.1 Street Hierarchy

The street sections as illustrated on the following pages identify the street hierarchy for the movement network and typical conditions for the campus streets. Reference Figures 19, 20 and 21.

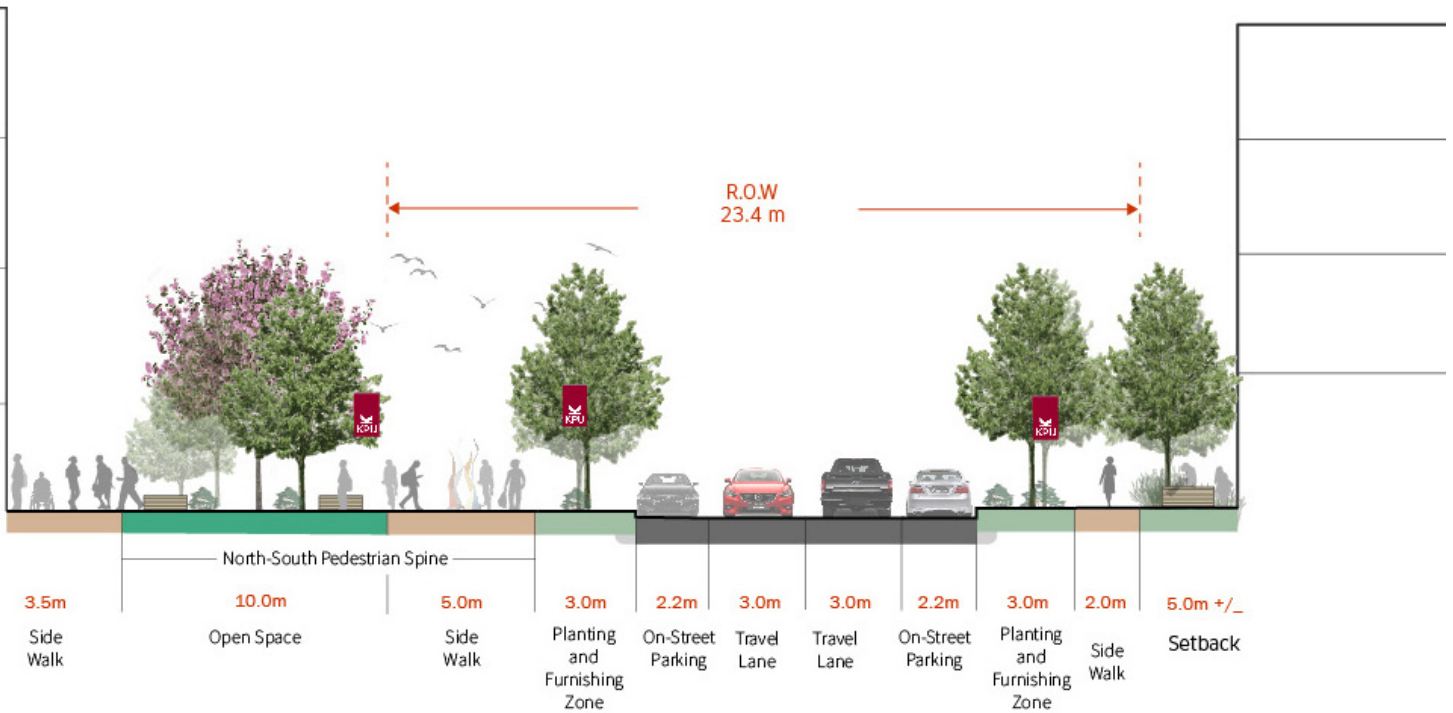


Figure 26 — KPU Surrey Rd 1

KPU Surrey Road 1: New Campus Street (North-South)

► Recommendations

- Allocate a 23.4 m Right-of-Way
- Provide two 3.0m travel lanes allowing two-way traffic
- Provide 2.2m on-street parking on both sides of the street
- Provide 3.0m furnishing and planting zones on both sides of the street to allow for street tree planting, landscaping, lighting, signage, garbage receptacles, and bike parking
- Provide 2.0m walking zone on the east side of the street
- Provide a 5.0m typical building setback on the east side of the street to allow for seating, art, and landscaping
- Provide a 5.0m generous walking zone on the west side of the street to function as part of the north-south pedestrian promenade
- Provide a 10.0m signature open space zone with enhanced landscaping, enhanced tree planting, pedestrian scaled lighting, art, and seating as part of the north-south pedestrian promenade
- Provide a 3.5m building setback on the west side of the street to provide a clear walking zone fronting the buildings and building entrances

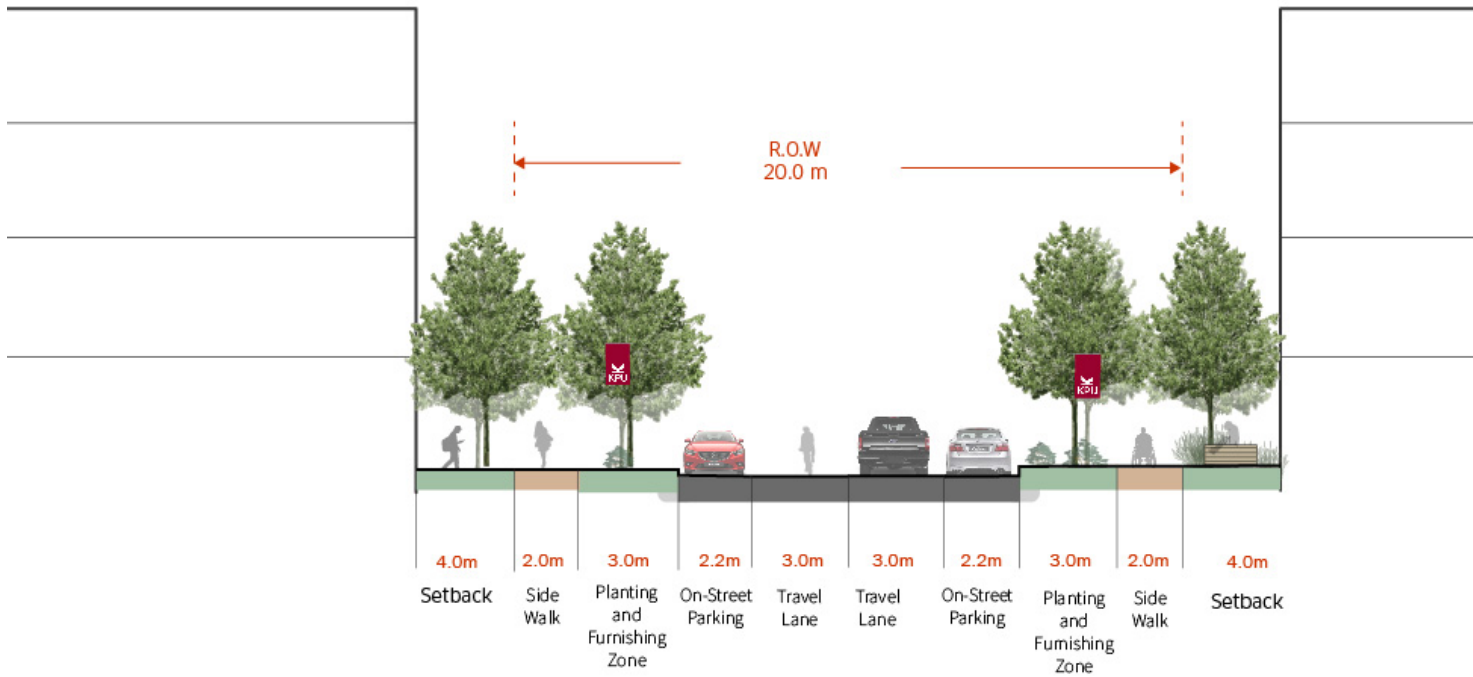


Figure 27 — KPU Surrey Rd 2

KPU Surrey Road 2: New Campus Street (East-West)

► **Recommendations**

- Allocate a 20m Right-of-Way
- Provide two 3.0m travel lanes allowing two way traffic
- Provide 2.2m on-street parking on both sides of the street
- Provide 3.0m setbacks to allow for street tree planting, landscaping, lighting, signage, garbage receptacles, and bike parking
- Provide a 2.0m walking zone on both sides of the street
- Provide a 4.0 m typical building setback on both sides of the street to allow for seating, art, landscaping, and sidewalk connections to building entrances

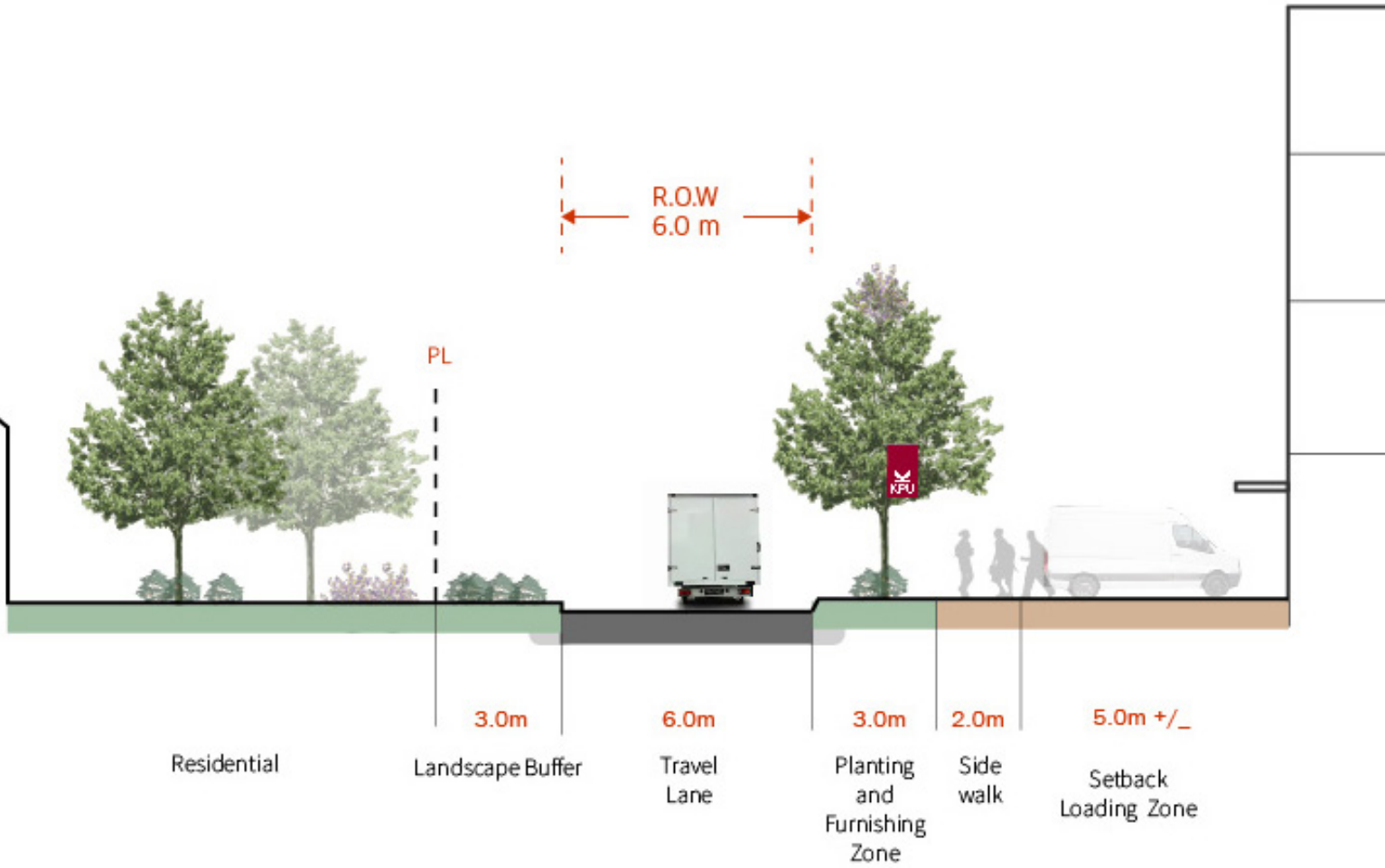


Figure 28 — KPU Surrey Lane

KPU Surrey Lane

► Recommendations

- Allocate a 6.0m Right-of-Way
- Provide 3.0m planting and furnishing zone on the north side of the laneway
- Provide a 2.0m walking zone
- Provide a 5.0m typical servicing and loading zone
- Provide a 3.0m planted landscape buffer on the south side of the laneway adjacent to the south residential properties

LEGEND

■ On-Street parking

⋯ Below-Grade Parking

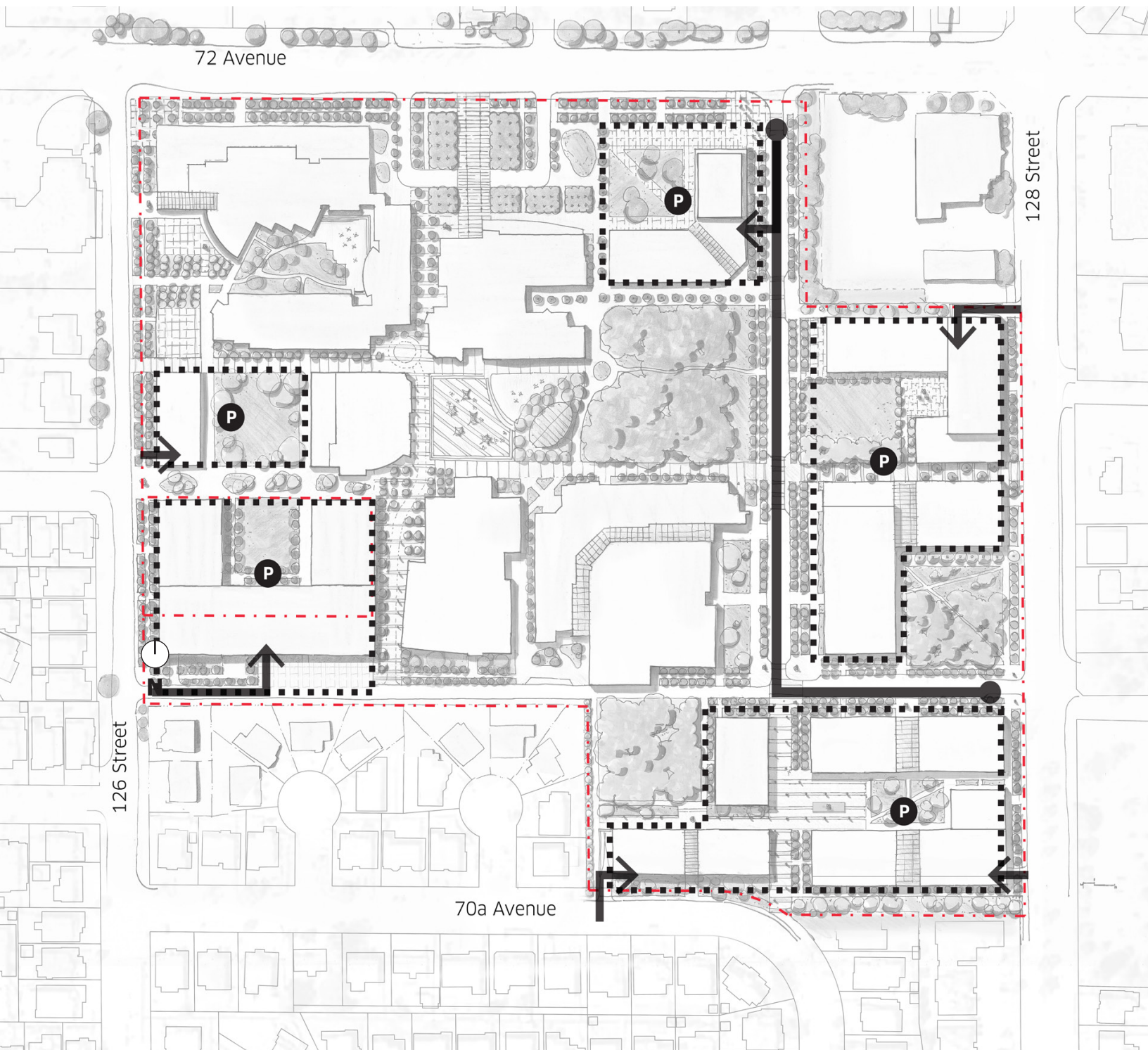


Figure 29 — KPU Surrey Parking

S.5.6 PARKING

In the long term vision for the campus, the majority of parking is envisioned below-grade as part of each new building site development, with on-street parking on the new street, and temporary drop-off and pick-up parking in the ceremonial gateway plaza. Opportunities for structured parking can be located in new buildings serviced by the laneway or within any of the new buildings along 128 Street.

► Recommendations

- Provide short-term on-street parking on the new campus street to accommodate pick-up and drop-off activities and short-term stay
- Parking infrastructure should be rolled out incrementally to respond to changes in vehicular ownership models
- Parking should be reallocated below-grade or consolidated in a parking structure as new development occurs on the campus. Allocate a percentage of parking spaces for electric vehicles, carpooling and car-share services
- Provide a minimum of one level of parking below grade in each new buildings in order to reduce surface parking on campus
- Encourage Transit Demand Management strategies (TDM) to reduce car dependency to access the campus
- Include electric vehicle charging stations, car-pooling facilities, and plan for autonomous vehicle infrastructure to encourage more sustainable vehicular use on campus
- Plan for the eventual introduction of autonomous and connected vehicles and accommodating the required infrastructure

S.5.7 LOADING AND SERVICING

► Recommendations

- Provide a loading corridor along the south edge of campus
- Provide loading at-grade within Building D
- Provide distinct loading area for future student housing

S.5.8 WAYFINDING AND SIGNAGE

► Recommendations

- Provide intuitive wayfinding through building and landscape design to reduce the need for excessive signage
- Create a cohesive interior and exterior signage design language that builds identity for KPU but also incorporates the uniqueness of the Surrey campus
- In response to health and wellbeing, provide signage interventions for pathways and trails that respond to tracking walking and cycling distances
- Use a wayfinding system that is consistent across all campuses which clearly identifies active transportation amenities such as bike racks, end-of-trip facilities, etc.
- Ensure that any wayfinding signage is appropriately lit, and that designated routes have sufficient lighting for all times of day
- Use signage and wayfinding as part of the experiential learning environment, integrating information on the different landscape ecologies on the campus such as the distinct forests at KPU Surrey
- Integrate Indigenous teaching and language in the signage and wayfinding strategy to educate on the history of the land, and of the Indigenous landscape and planting

