



# PEARSON COLLEGE RENEWAL MASTER PLAN

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Steering Committee #3

14 March 2012

prepared by:







## PURPOSE

- Upgrade the building systems and finishes

## INITIATIVE

Upgrades include:

- Updating mechanical and electrical systems
- Seismically upgrading the structure
- Adding improved acoustic and thermal insulation
- Update interior finishes
- Replace the roofs



## GENERAL BUILDING UPGRADES



## PURPOSE

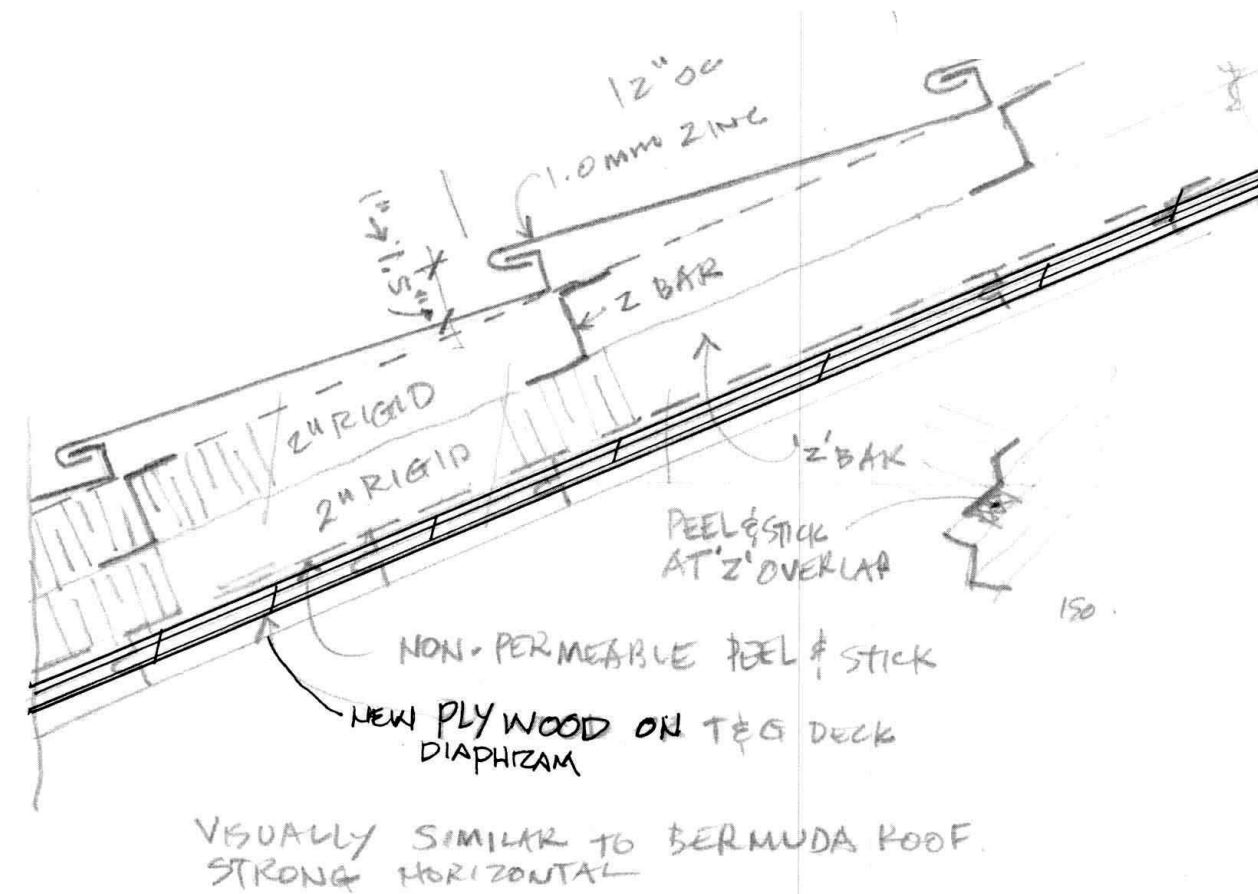
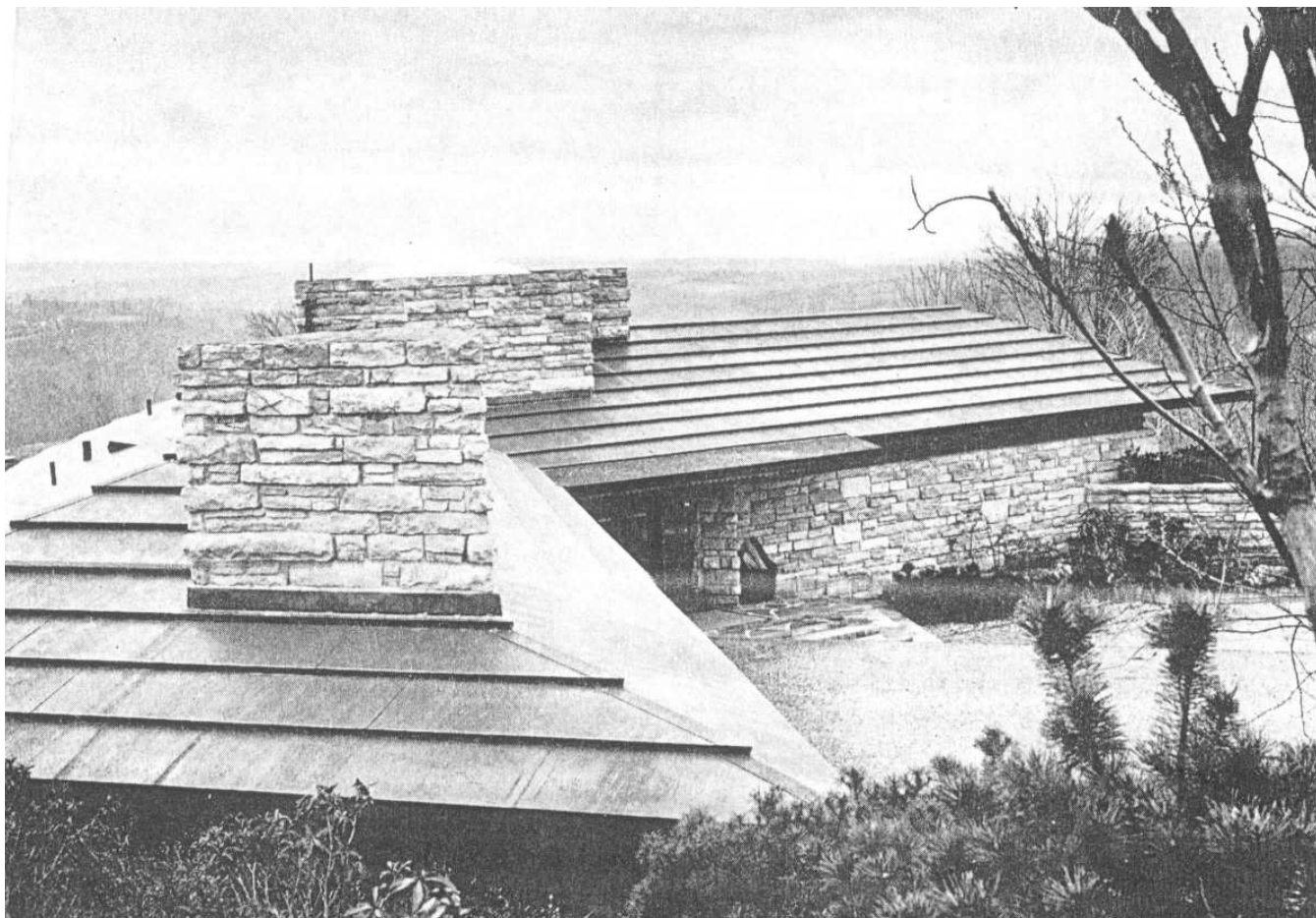
- Upgrade the roofs with durable, low maintenance aesthetically appropriate materials.

## PREREQUISITE

- Roof replacement will be part of a larger scope that would include new skylights.

## INITIATIVE

- Upgrade the roof with upgraded insulation and long lasting zinc roofing that features a strong horizontal character and easily incorporates skylights and solar panels into the design.



## ROOF AND SKYLIGHTS

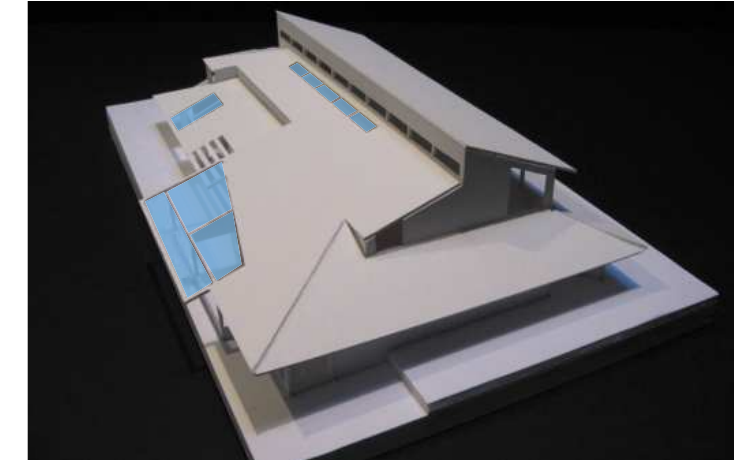


## PURPOSE

- Develop a strategy to introduce natural light into some of the buildings on campus, while respecting the architectural character of the various buildings.

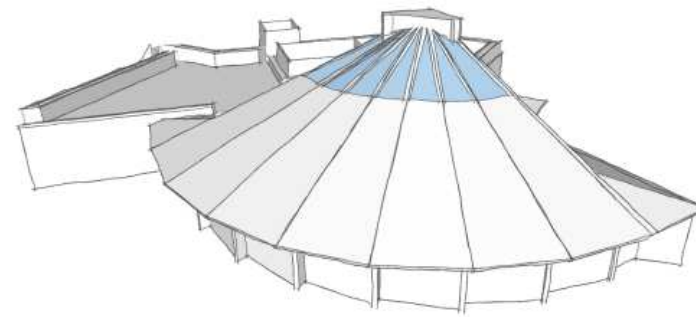
## INITIATIVE

- Upgrade the roof with upgraded insulation and long lasting zinc roofing that features a strong horizontal character and easily incorporates skylights and solar panels into the design.



## RESIDENCES

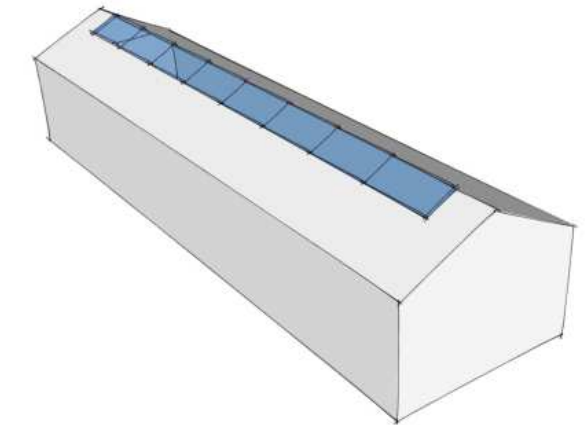
- Skylights above and adjacent to windows
- Skylights are notched into roof similar to existing trellis



## FEATURE BUILDING FORMS

(eg: Administration, Dining Hall, & Commons)

- Skylights clustered at top to highlight fireplace & bring daylight deep into the space



## LINEAR BUILDING FORMS

(eg: Molson Pool)

- Linear skylights to bring daylight into the centre of the space

## ROOF AND SKYLIGHTS - SKYLIGHT STRATEGY

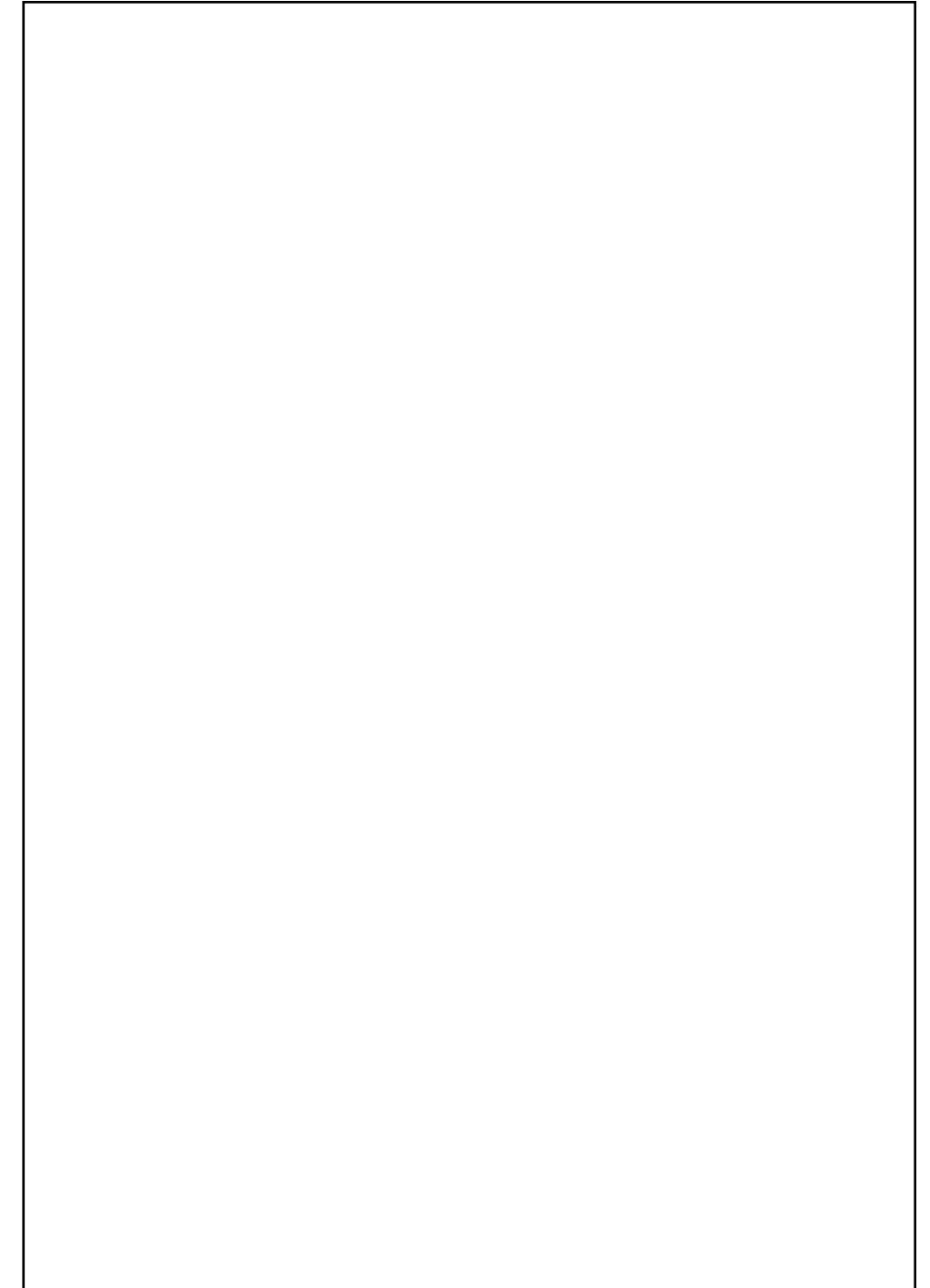
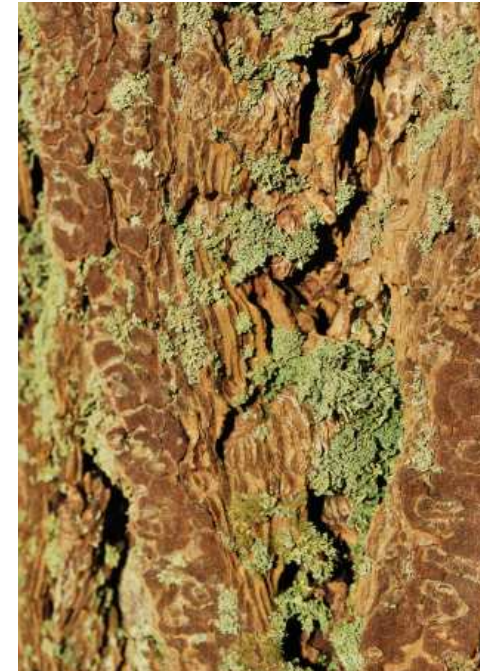


## PURPOSE

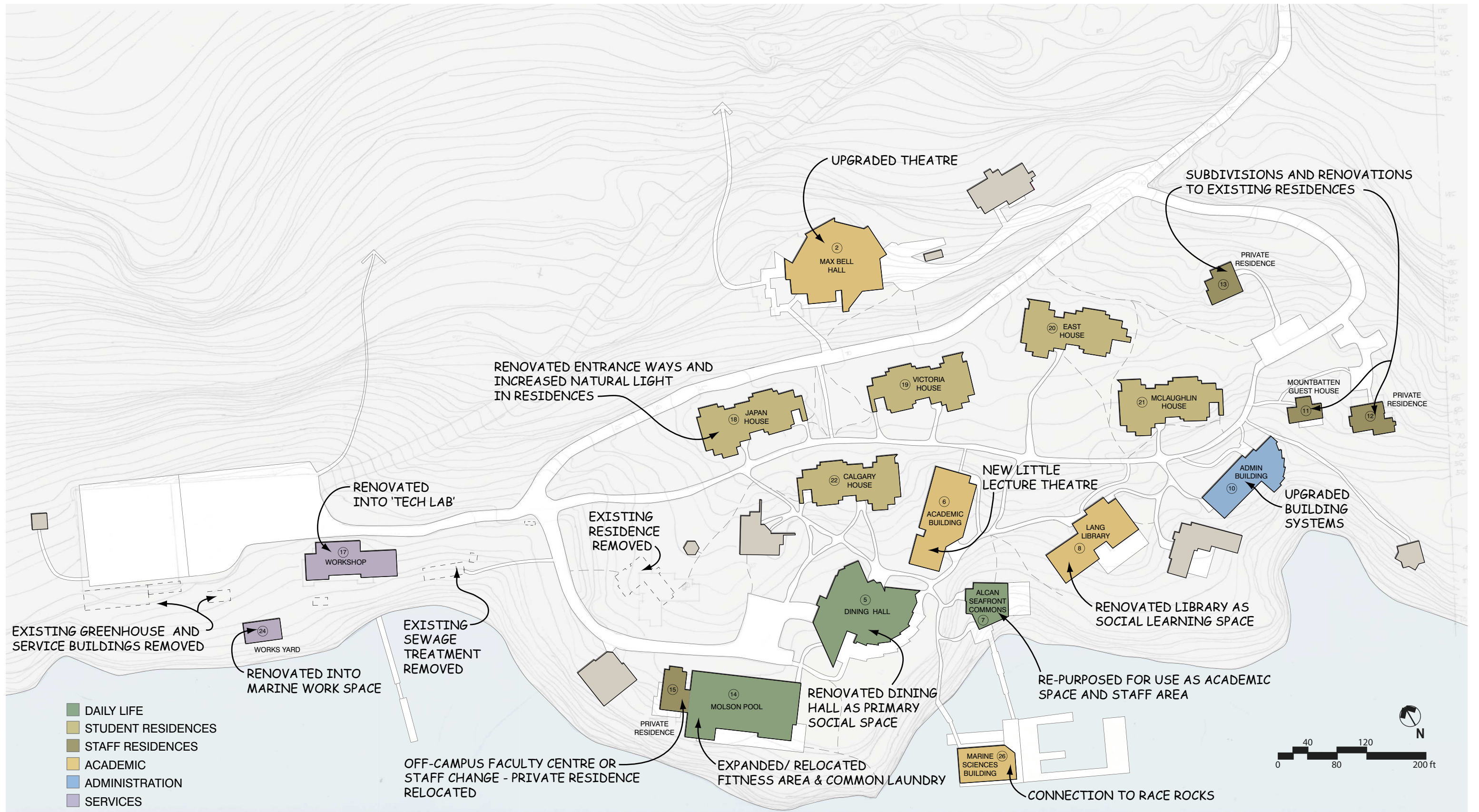
- Develop an expanded colour palette for campus buildings that enhances the architectural character and respects the unique West Coast setting.

## INITIATIVE

- An exterior colour palette has been developed that is inspired by the surrounding forest, water and other landscape features. A subtle, multi-coloured approach to the painting of specific groups of buildings is proposed.
- Brighter colours are selected for entry doors and interior feature walls.







## MAJOR IMPROVEMENTS TO EXISTING BUILDINGS



## PURPOSE

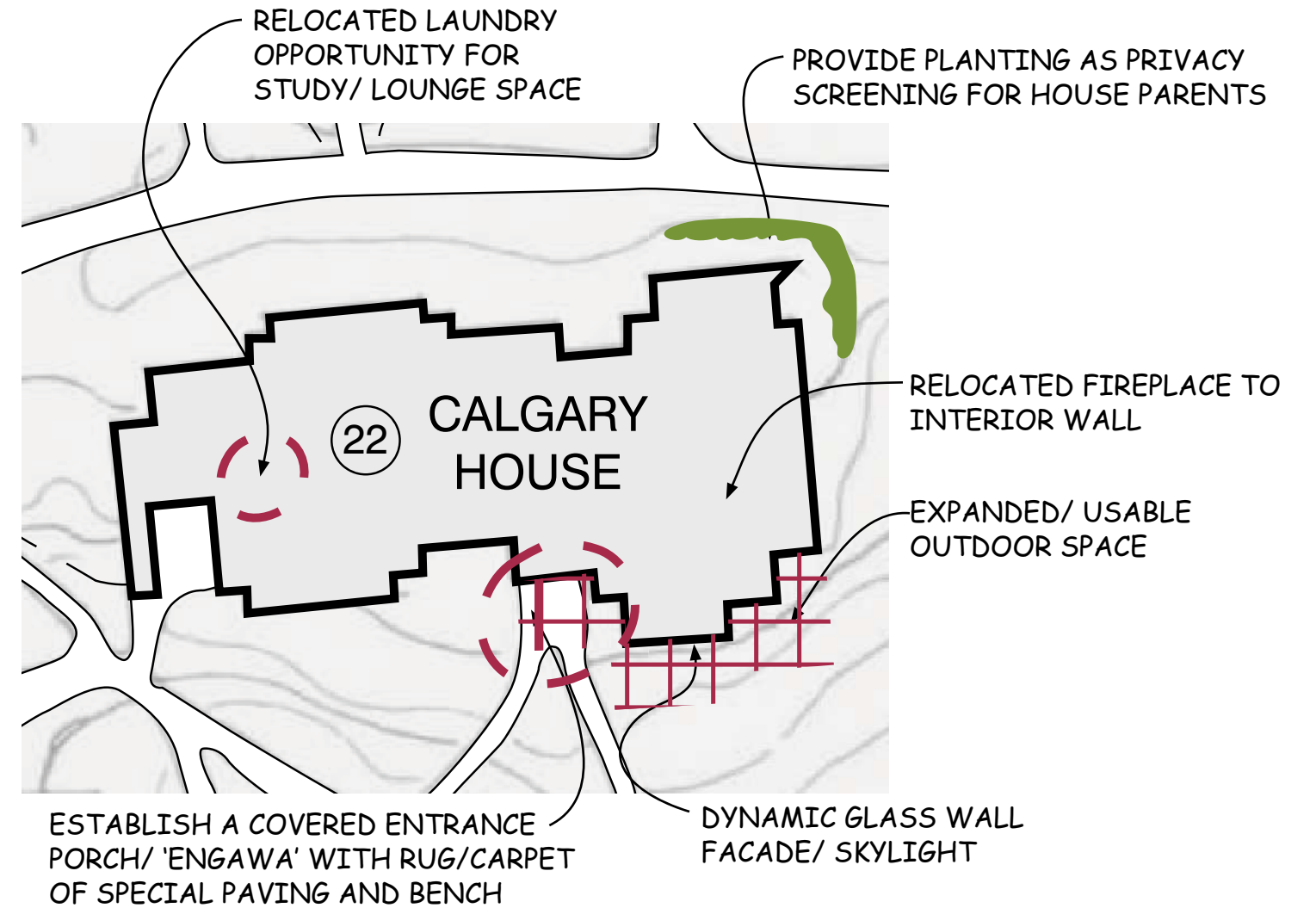
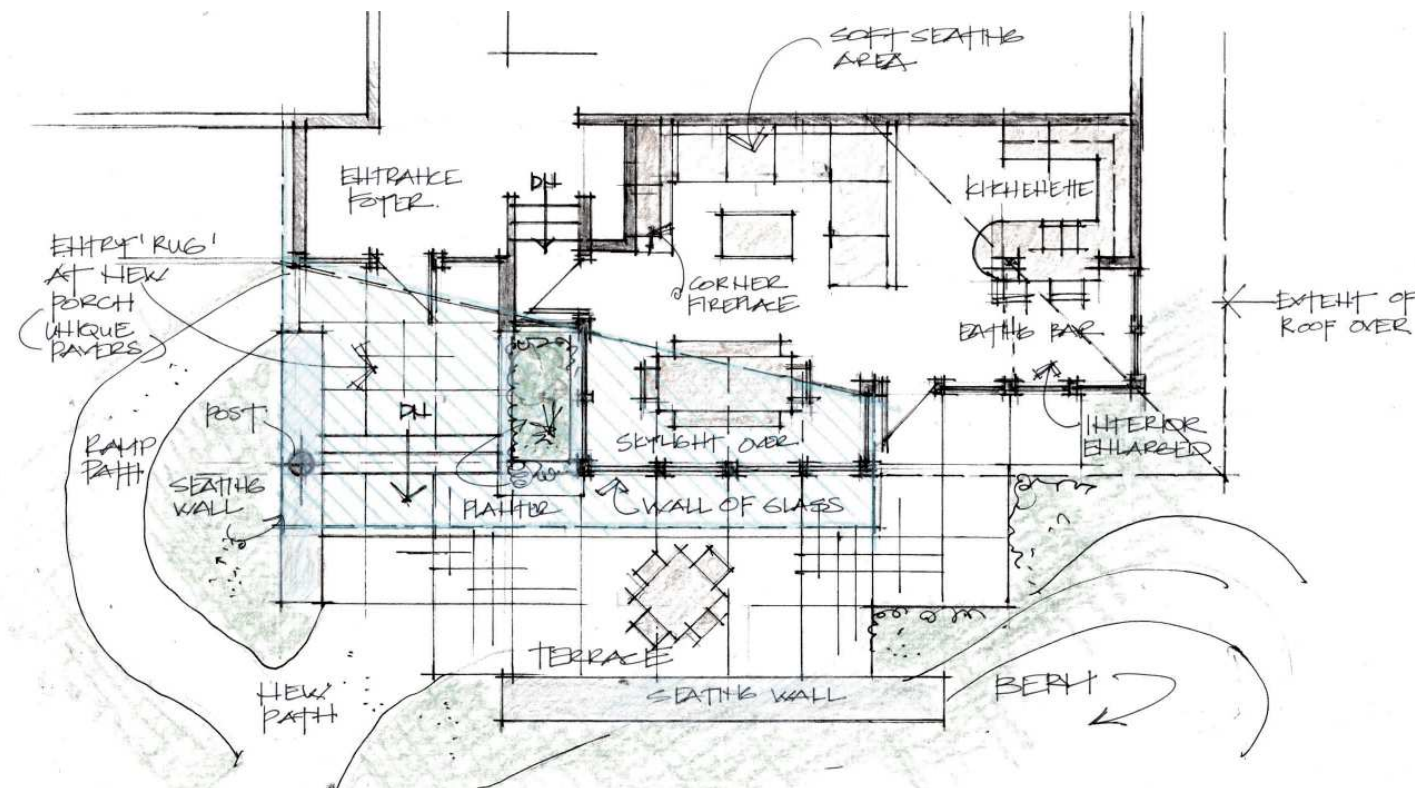
- Provide both interior and exterior improvements that will enhance the quality of the living environment for students and staff.

## PREREQUISITE

- Improvements to individual buildings will need to be phased over time, limiting enrollment to the current level until the work on all the residences is complete.

## INITIATIVE

- Introduce natural light into the interior spaces.
- Upgrade and expand the dayroom.
- Integrate the entrance porch seamlessly with the common room through the addition of a glass skylight.
- Develop meaningful outdoor gathering spaces with seating walls.
- Convert the existing laundry room to a programmed study or social space.



## RESIDENCES





BEFORE



AFTER



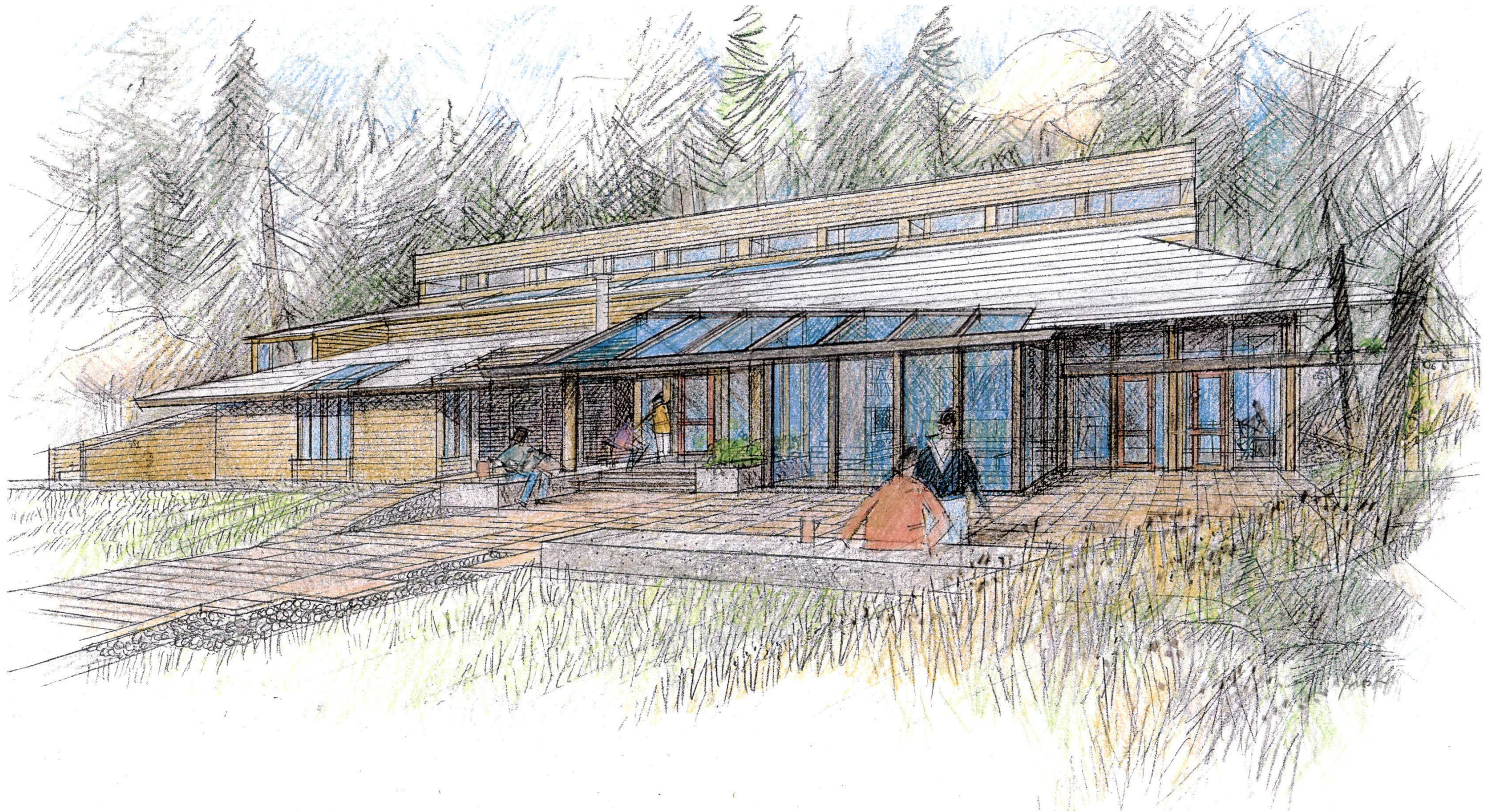
BEFORE



AFTER

**RESIDENCES**





**RESIDENCES**





## RESIDENCES

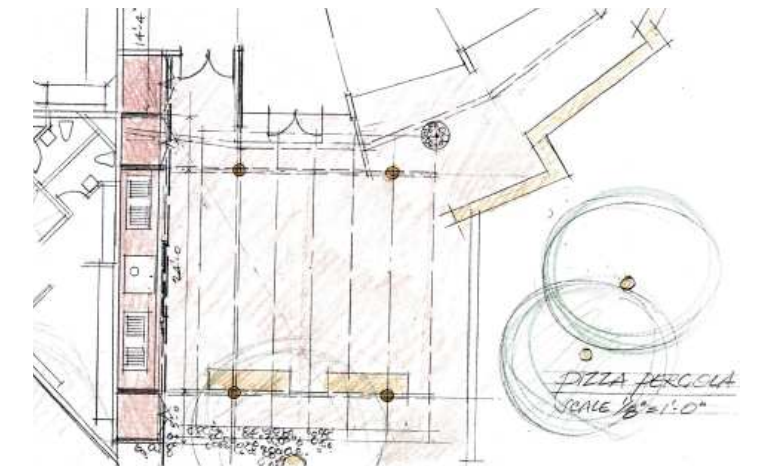
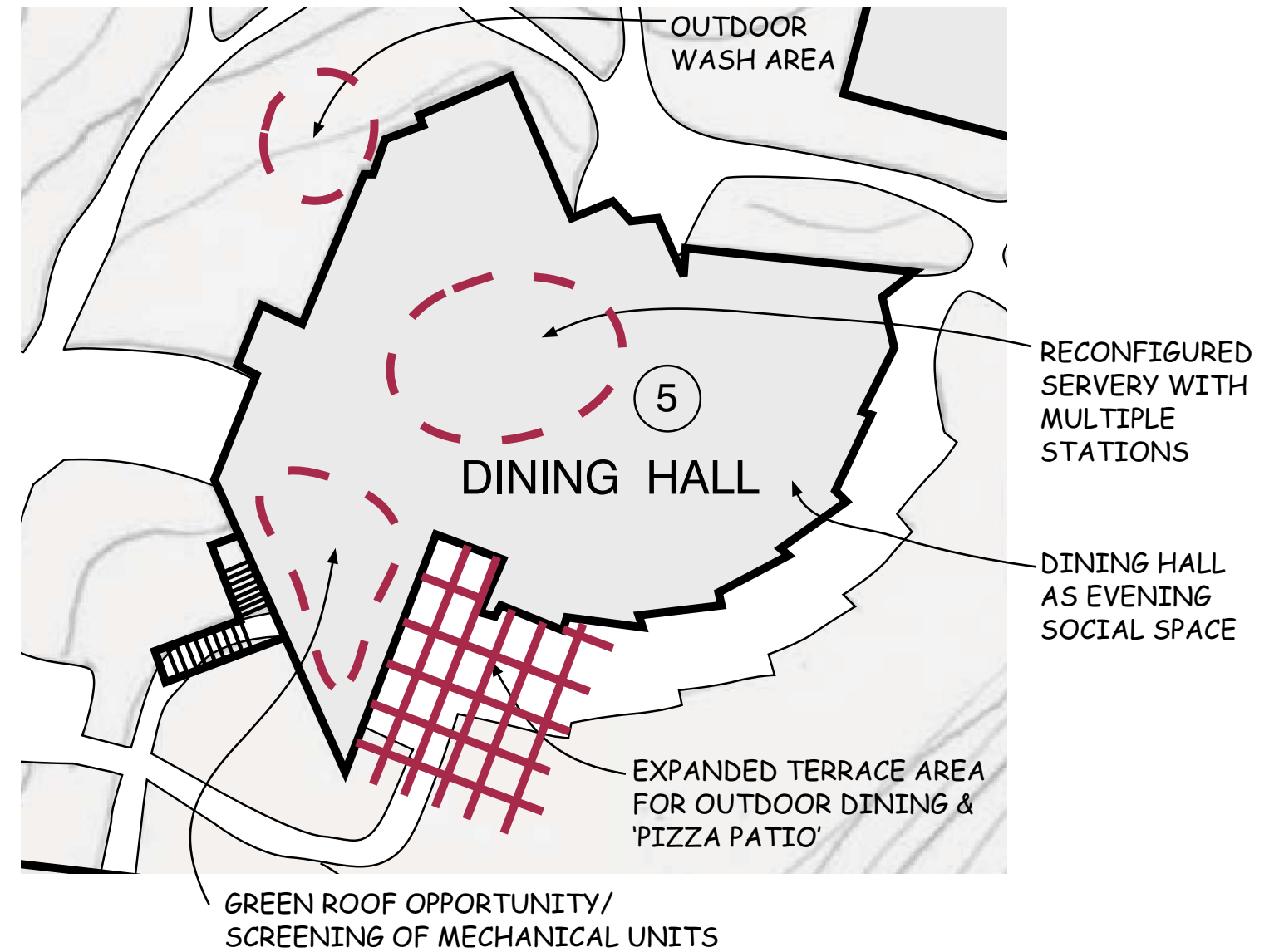
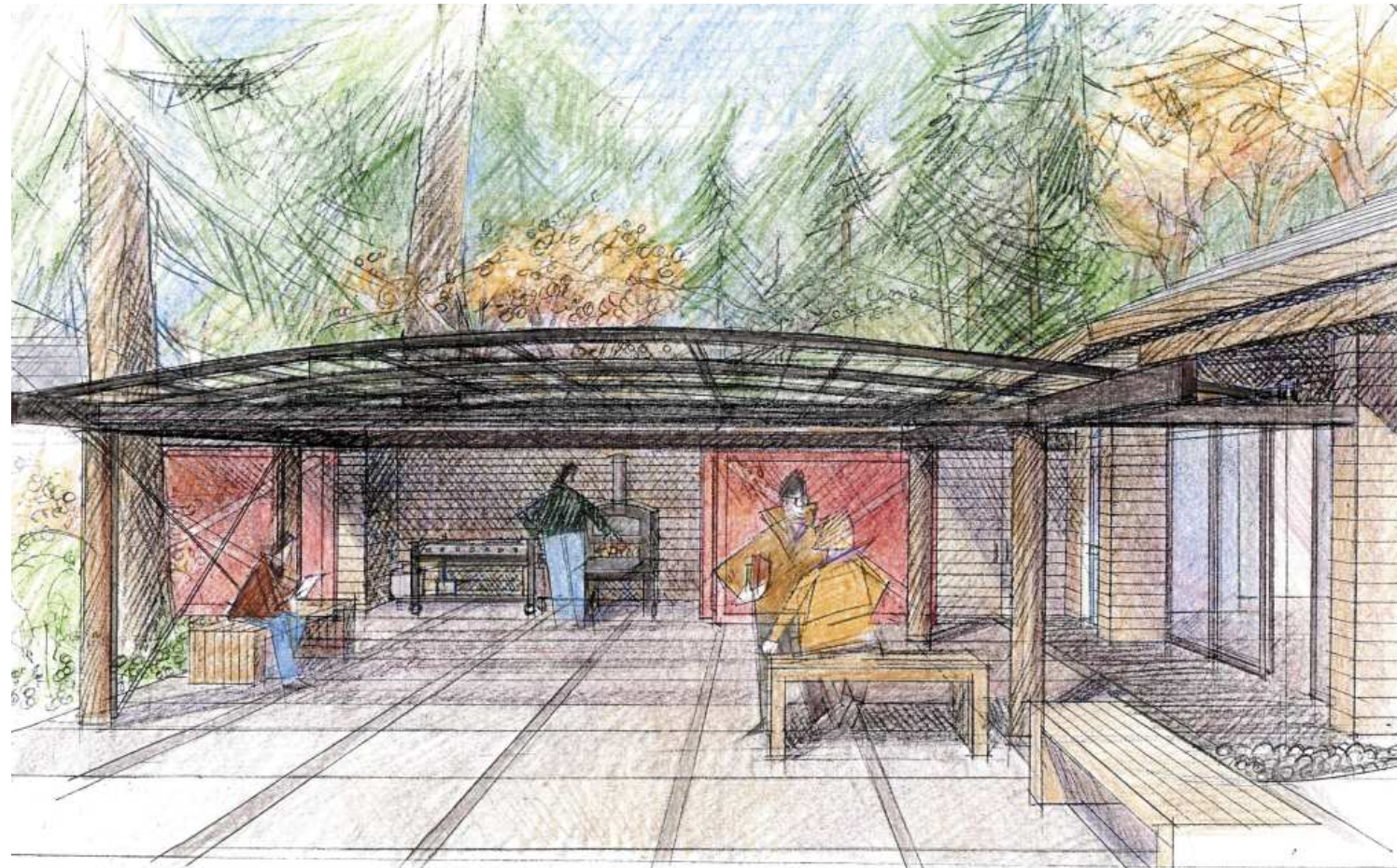


## PURPOSE

- Revitalize the Dining Hall as the campus social centre, through a series of interior and exterior renovations and additions

## INITIATIVE

- Develop a covered outdoor open space suitable for outdoor cooking and dining.
- Include an outdoor hearth and pizza oven as an architectural feature.
- Improve the acoustics with the installation of acoustic panels and banners.
- New rooftop herb garden and viewing area.
- Reconfigured serverly with multiple food stations.



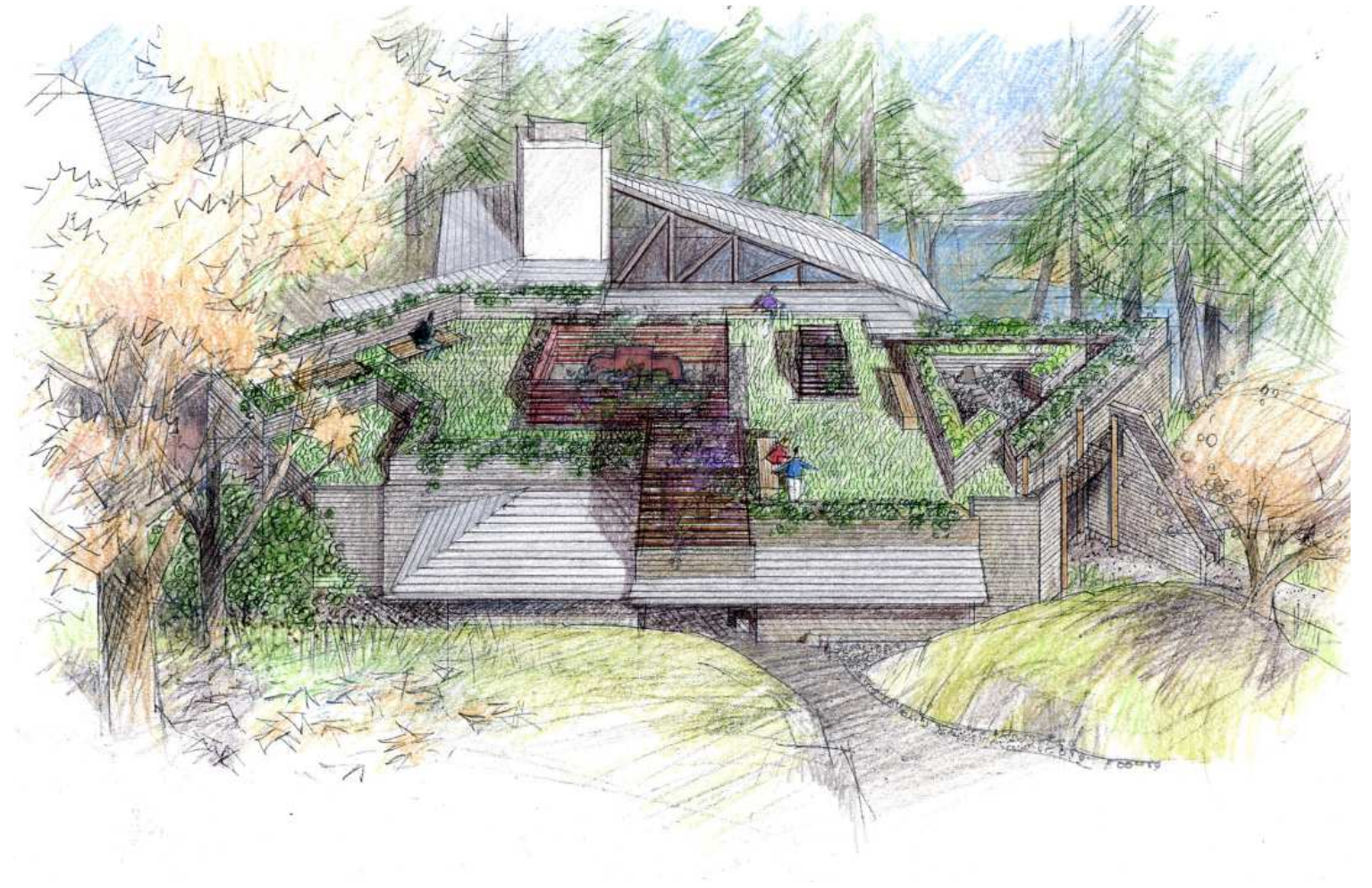
## DINING HALL





**DINING HALL**





**DINING HALL - ROOFTOP GARDEN**



## PURPOSE

- Increase the amount of natural light as well as reconfigure fitness areas to take advantage of views; encourage use of the facility.

## PREREQUISITE

- Relocate private residence in order to accommodate new staff change facility

## INITIATIVE

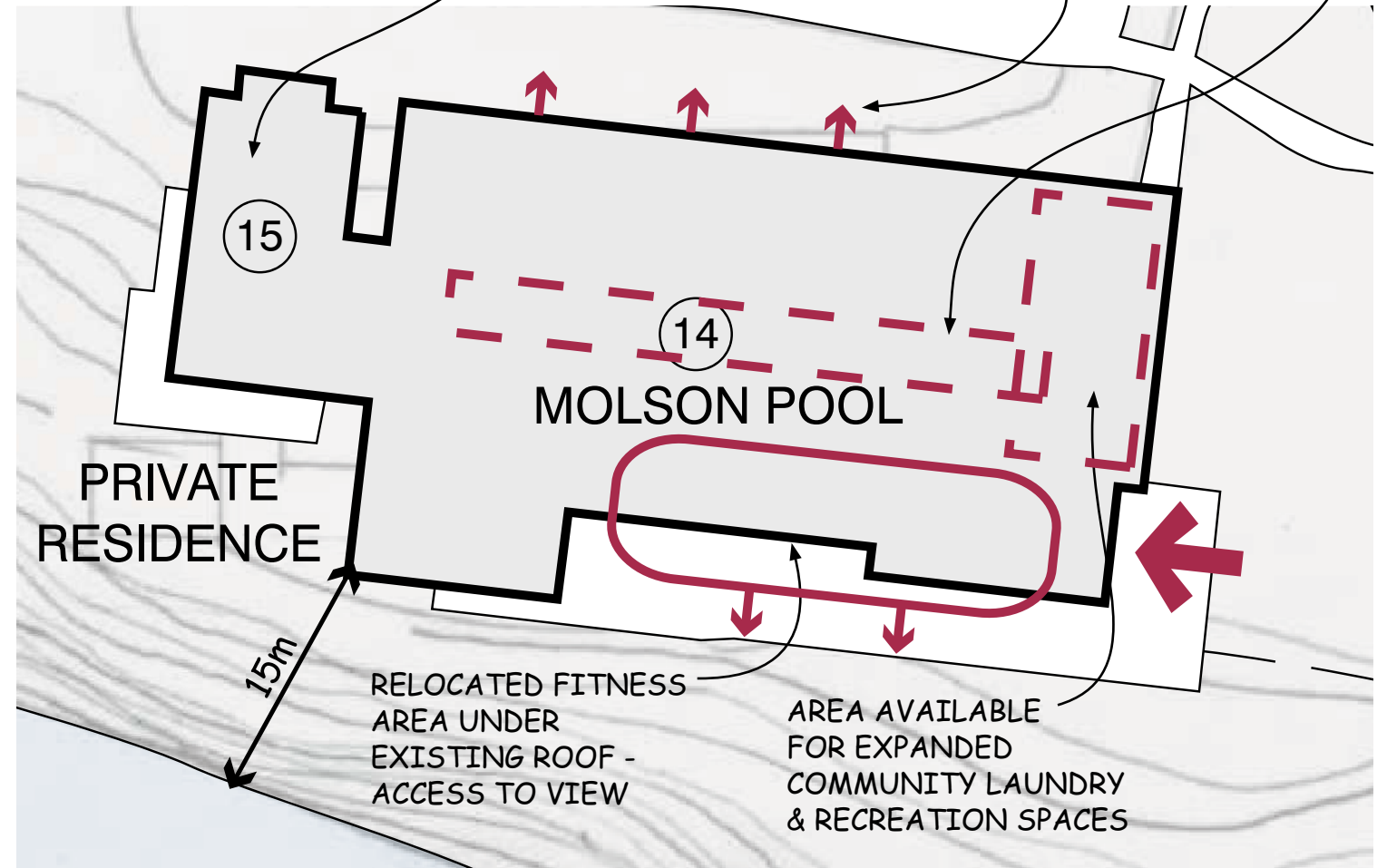
- New central ridge skylight.
- Opportunity for south facing solar panels on roof
- Enlarged north facing windows.
- Portion of the south facing covered deck area enclosed for relocated fitness area with operable folding glass walls.
- Develop a community laundry facility with casual recreation amenities.
- New staff change facility



RENOVATE PRIVATE RESIDENCE TO ACCOMMODATE STAFF CHANGE FACILITY OR OFF-CAMPUS FACULTY CENTRE

ADD GLASS TO INCREASE VISUAL CONNECTION TO POOL AREA FROM OUTSIDE

OPPORTUNITY TO ADD LINEAR SKYLIGHT AT ROOF RIDGE



## MOLSON POOL/ FITNESS



## PURPOSE

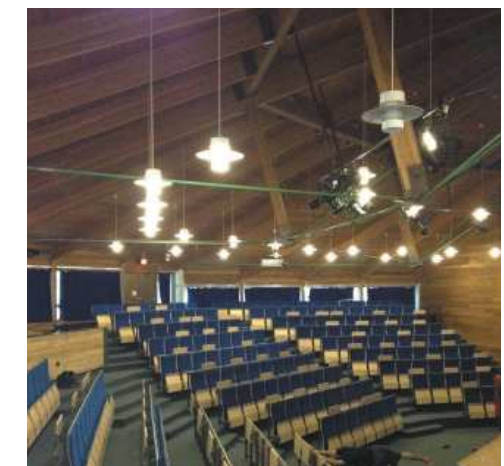
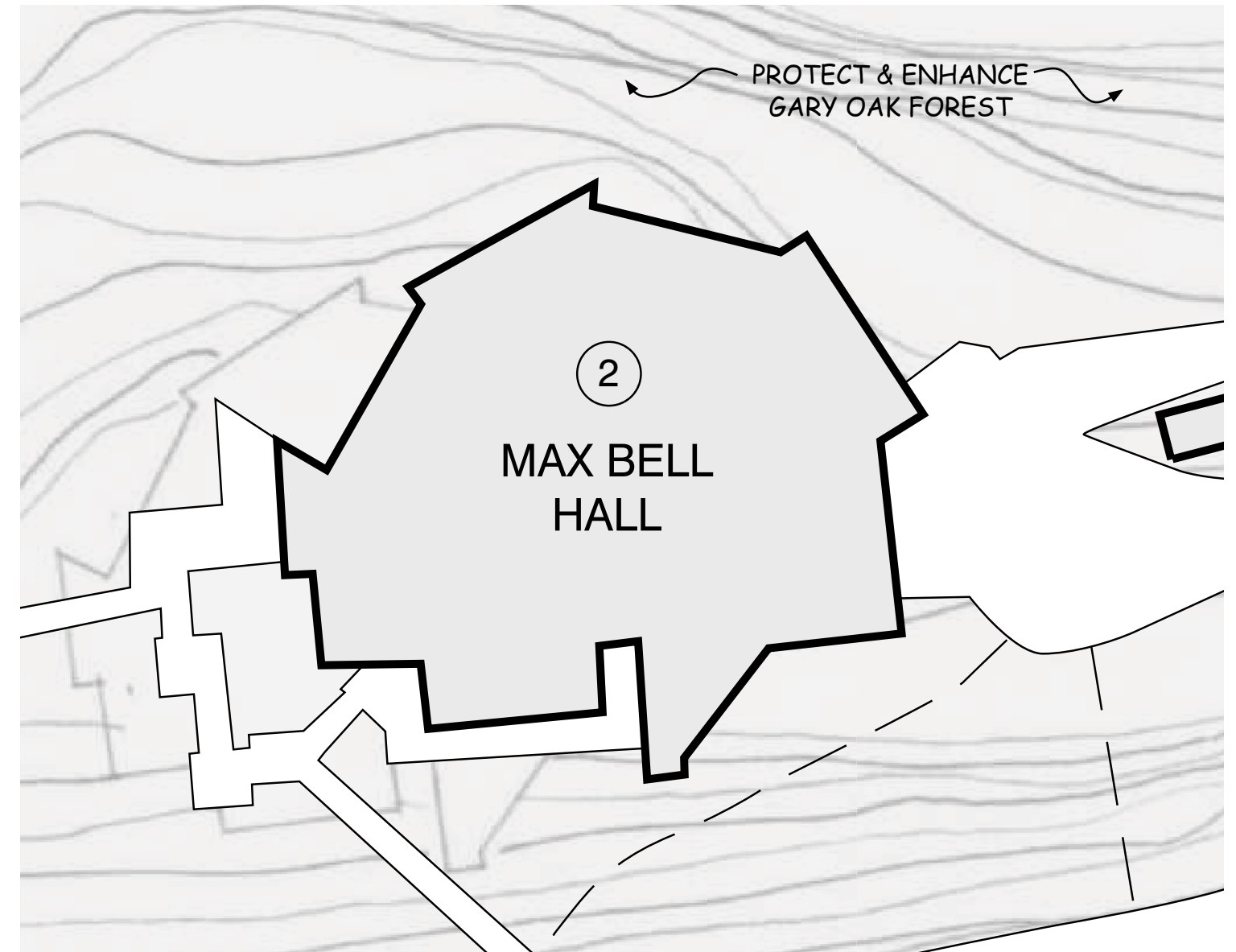
- Improve functionality of the Theatre and support spaces

## PREREQUISITE

- Expanding theatre and back-of-house spaces will require relocating some academic space elsewhere.

## INITIATIVE

- Re-design the stage and back of house area of the theatre.
- Upgrade the ventilation system.
- Improve accessibility
- Consider relocating some academic uses.



## MAX BELL HALL



## PURPOSE

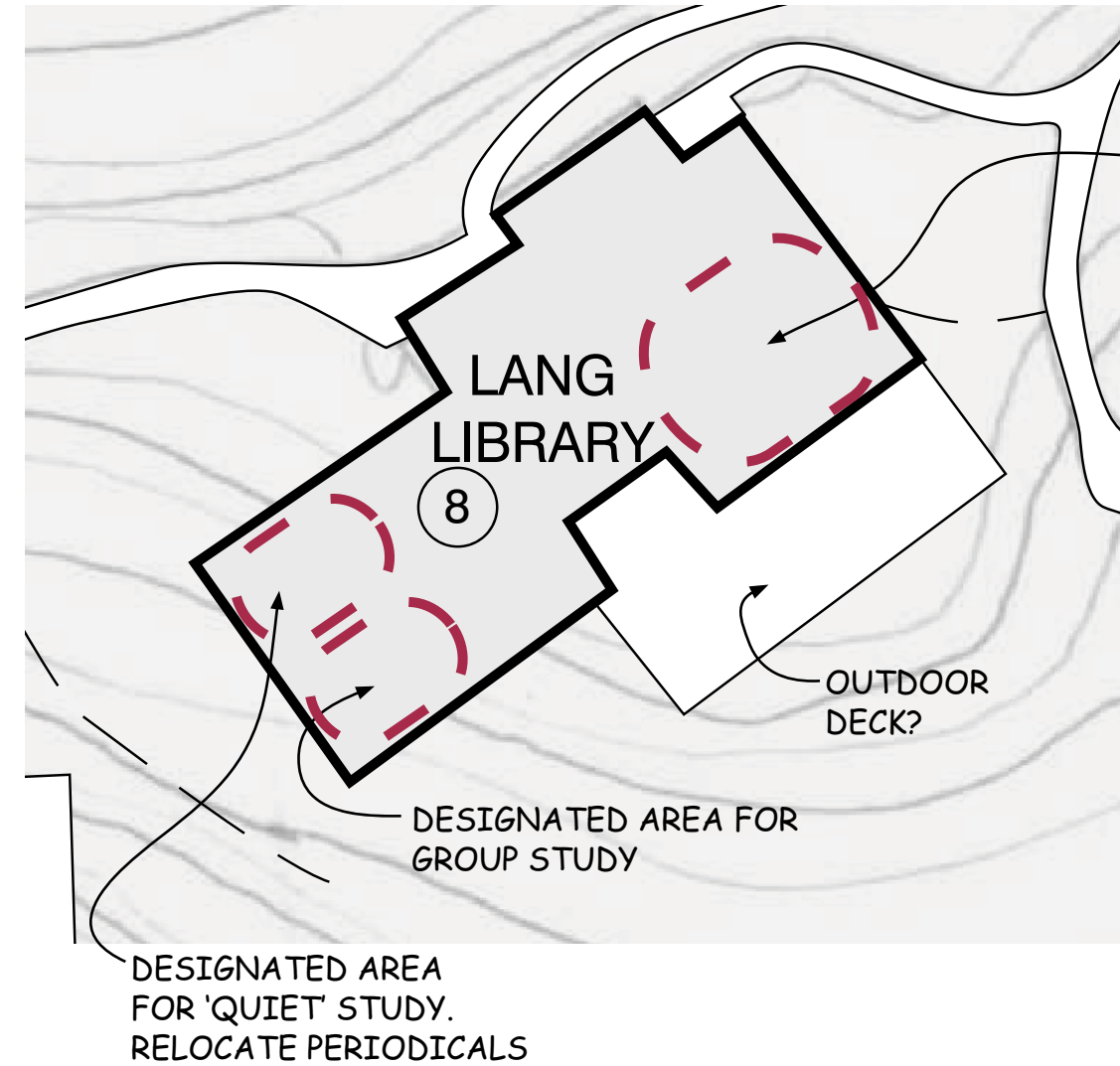
- Develop areas better suited to both study and socialization for the various users

## PREREQUISITE

- To provide a separate study carrel area the periodicals would need to be relocated.

## INITIATIVE

- Create a room suitable for individual study carrels.
- Designate the Pearson room as an area for group study.
- Provide soft seating (beanbags) in addition to tables in main library area to create lounge character





## PURPOSE

- Explore opportunities to better utilise the various spaces for both student and staff use.

## INITIATIVE

- Upper level to be used as a programmed academic /teaching space
- Level two staff area to be reconfigured to provide flexible work areas, lounge area, small meeting space and washrooms
- Improve the architectural waterfront character / window pattern



## ALCAN SEAFRONT COMMONS

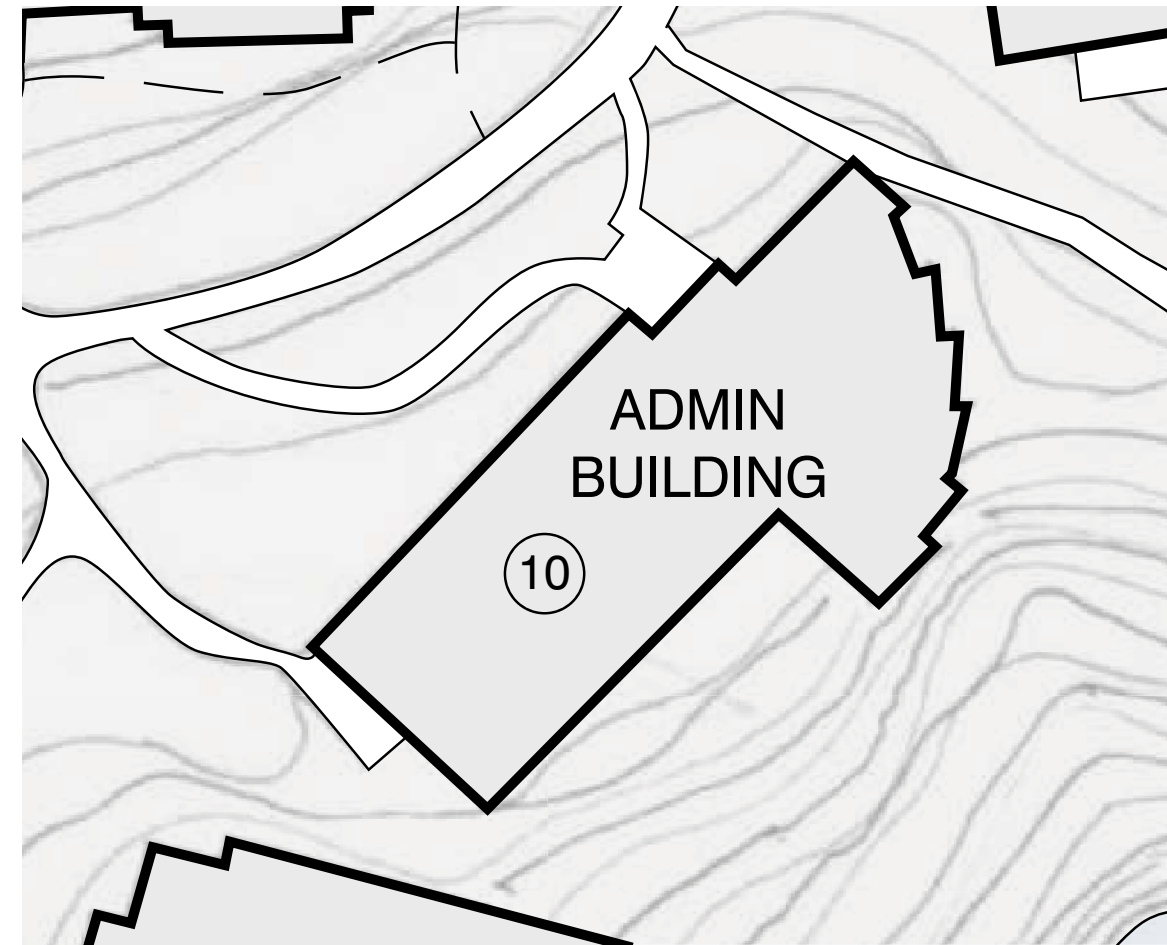


## PURPOSE

- Renovate interior to improve acoustics, heating and space flexibility

## INITIATIVE

- Remove the mezzanine in the meeting space if skylights get added



## ADMINISTRATION BUILDING

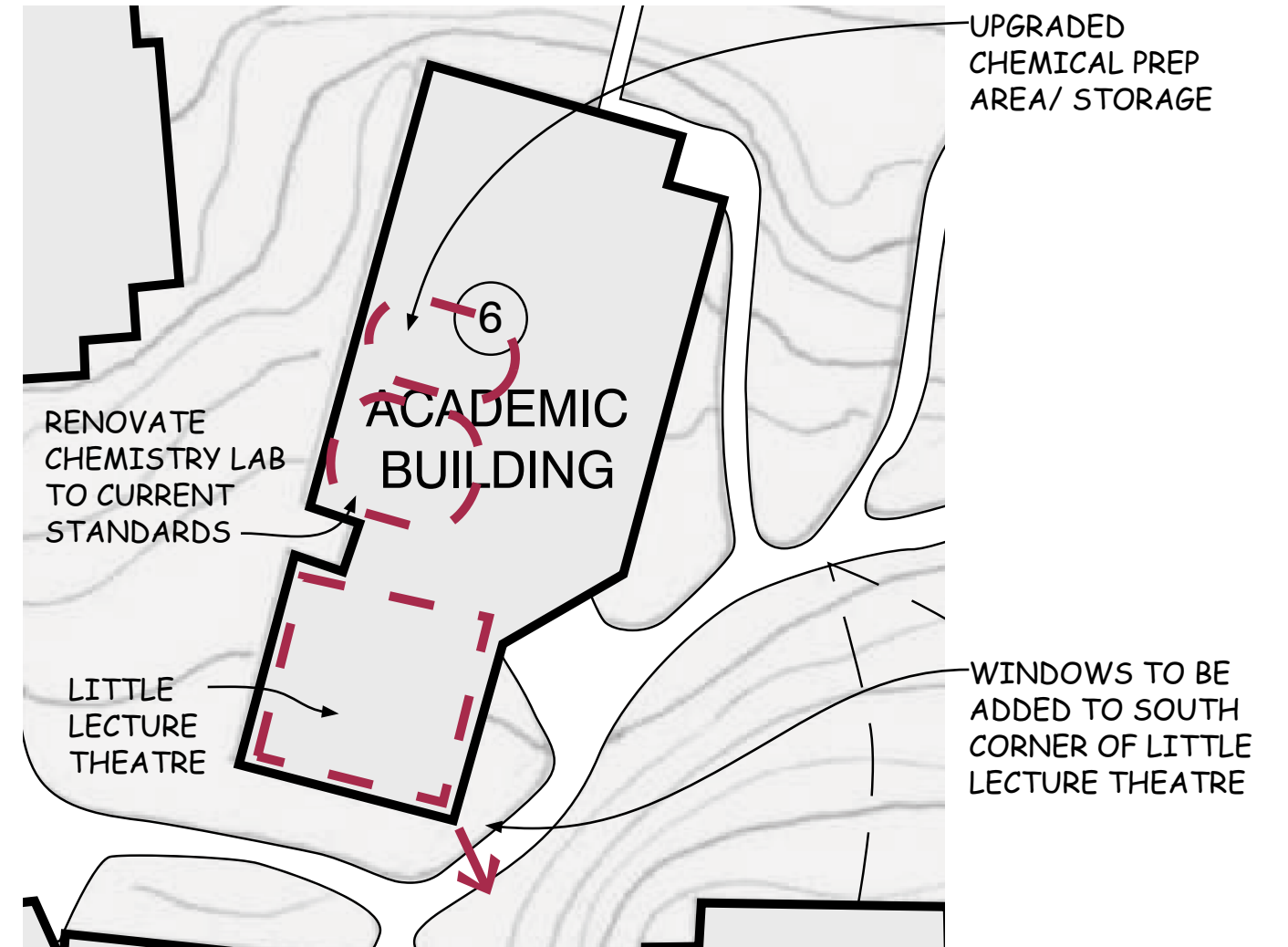


## PURPOSE

- Renovate / upgrade various interior spaces to better suit the college needs

## INITIATIVE

- Add windows to the Little Lecture Theatre and upgrade the technology.
- Renew the chemical and prep area to meet current standards.
- Renovate the chemistry lab / classroom



## ACADEMIC BUILDING

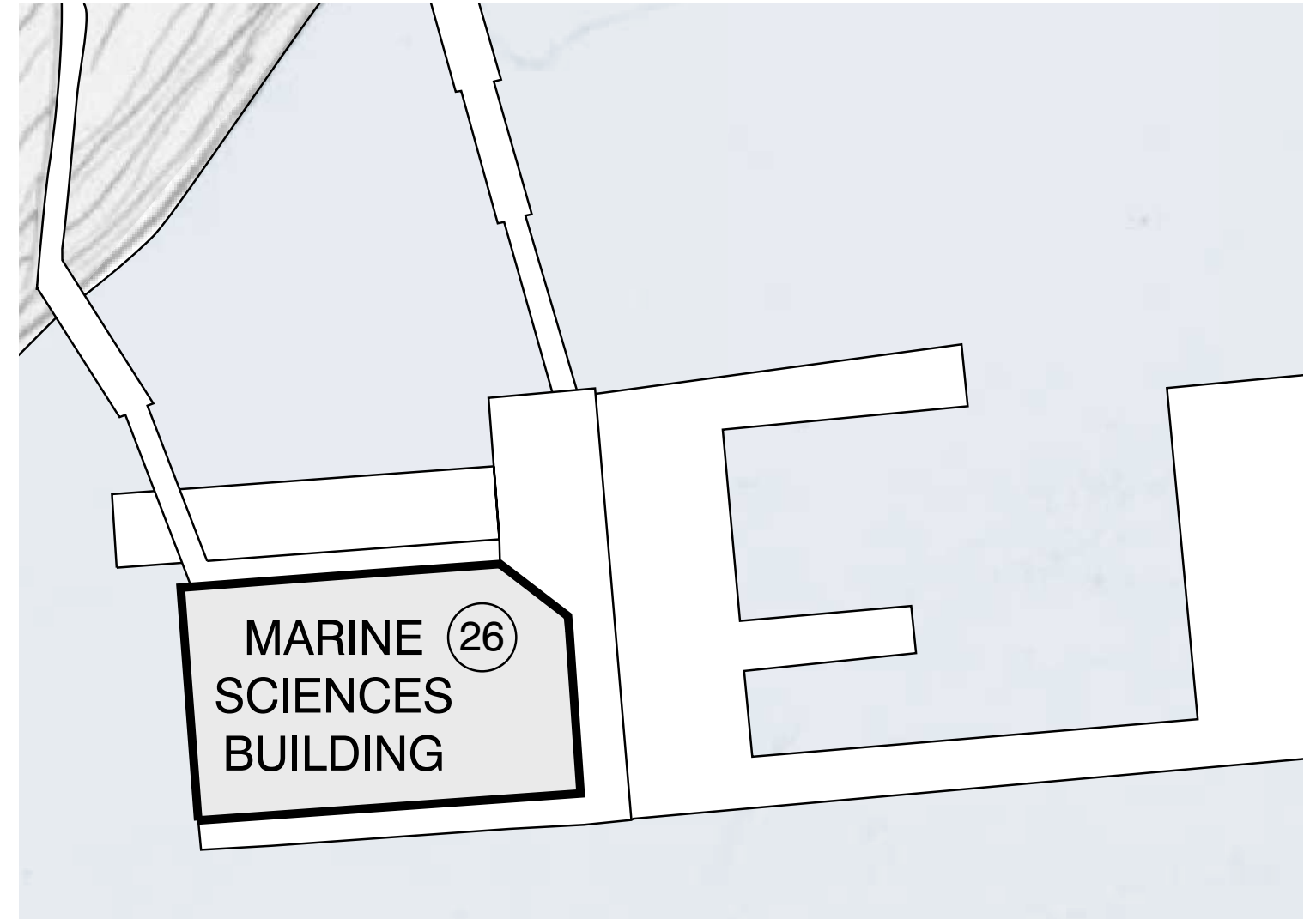


## PURPOSE

- Enhance building exterior materials to respond to village architecture, as well as strengthen relationship to Race Rocks.

## INITIATIVE

- Clad the building roof in zinc and stain the building.
- Develop signage and educational opportunities relating to Race Rocks to raise its public profile.



## MARINE SCIENCES BUILDING



**PURPOSE**

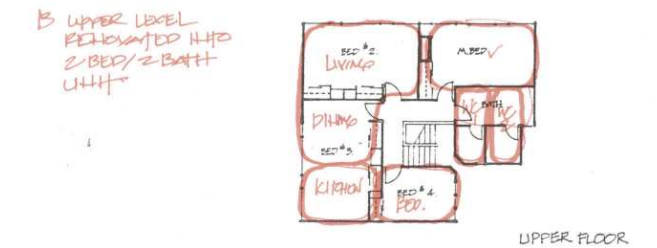
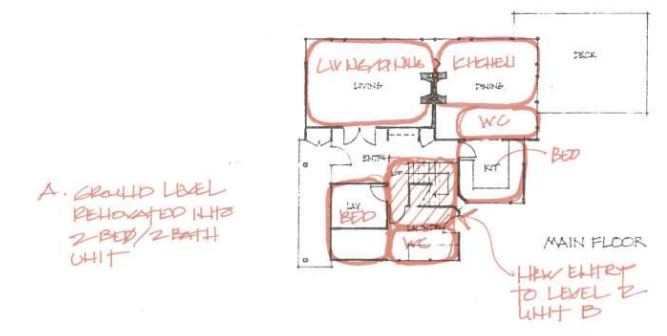
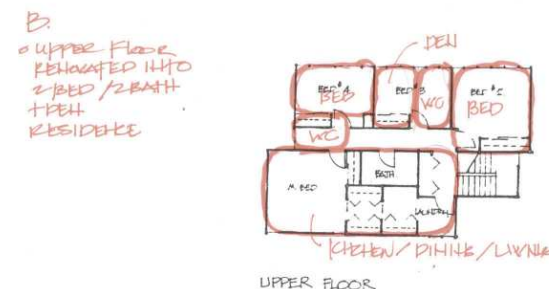
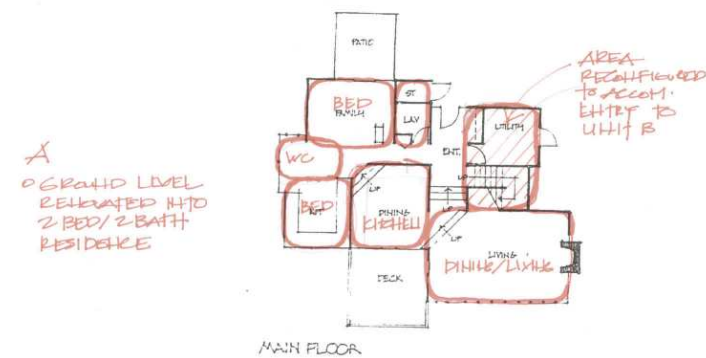
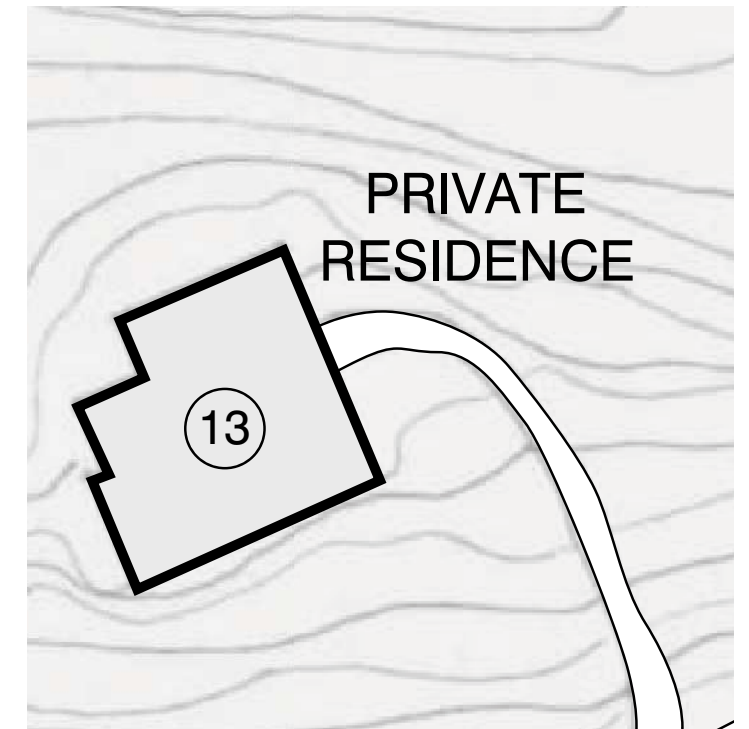
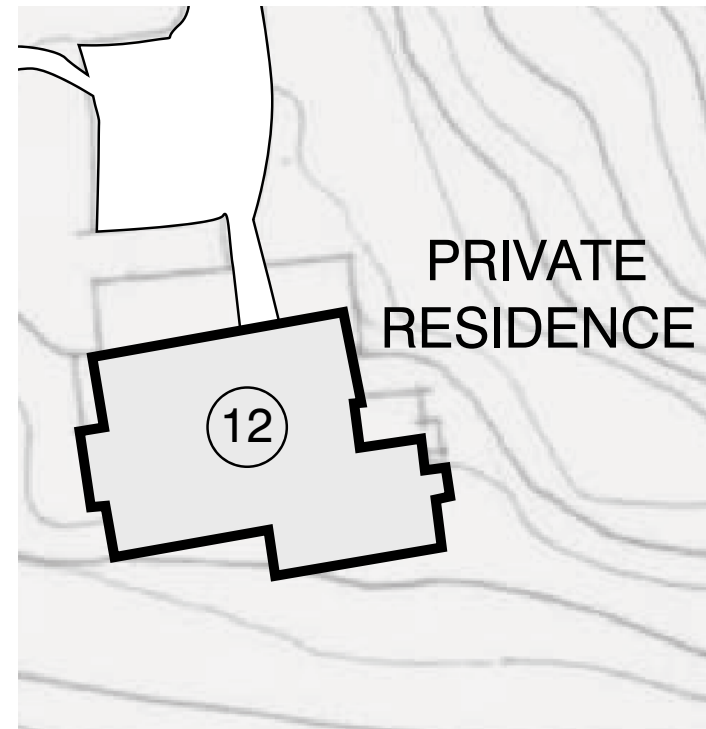
- Some private residences are larger than needed to accommodate smaller families. Explore opportunities to better use the spaces.

**PREREQUISITE**

- If residence building #3 and/or #15 change use, there will be a requirement to relocate these residences elsewhere on campus.

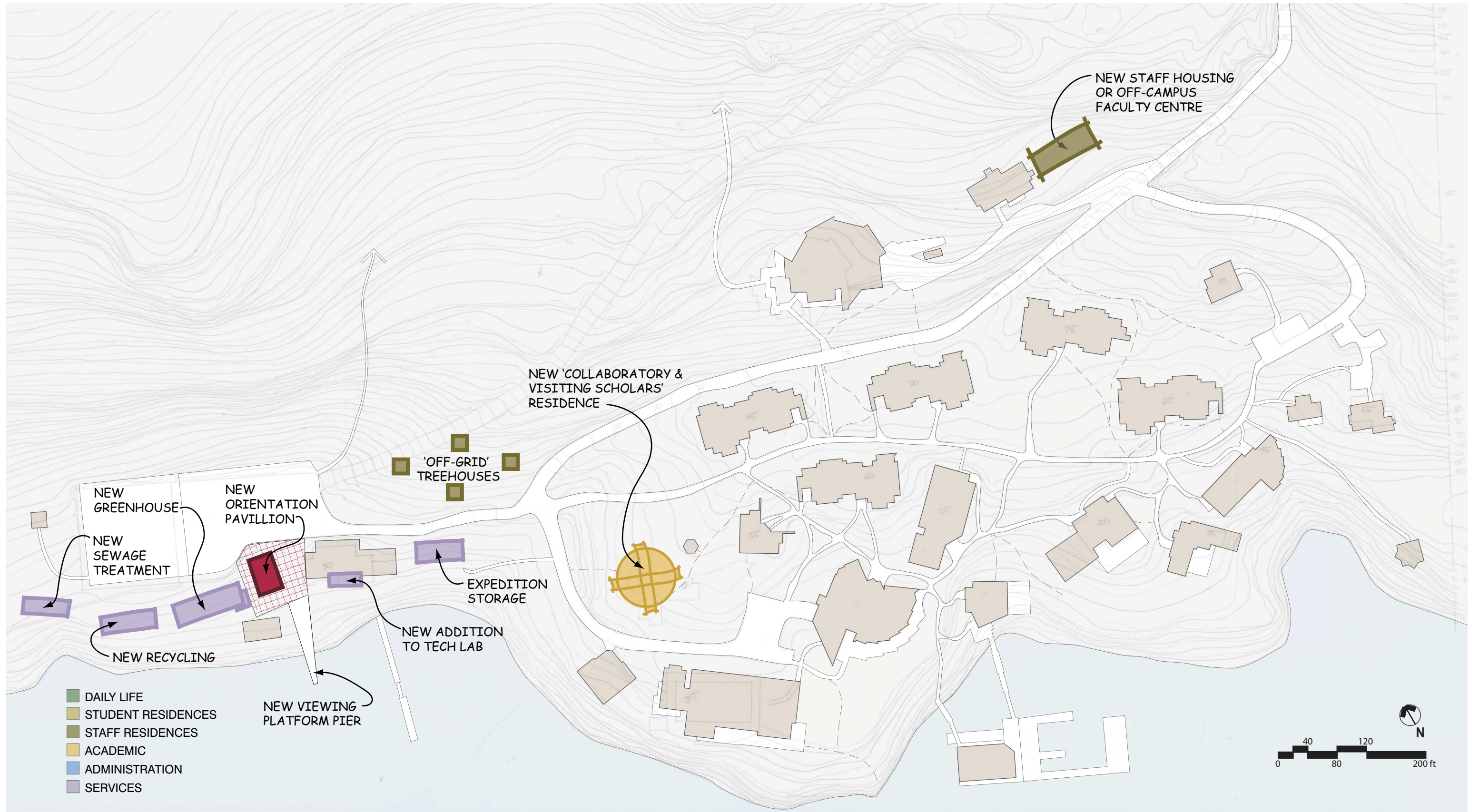
**INITIATIVE**

- Subdivide private residences #12 and #13 into two units each
- Interior renovation of Mountbatten Guest House



**SUBDIVISIONS AND RENOVATIONS TO STAFF RESIDENCES**



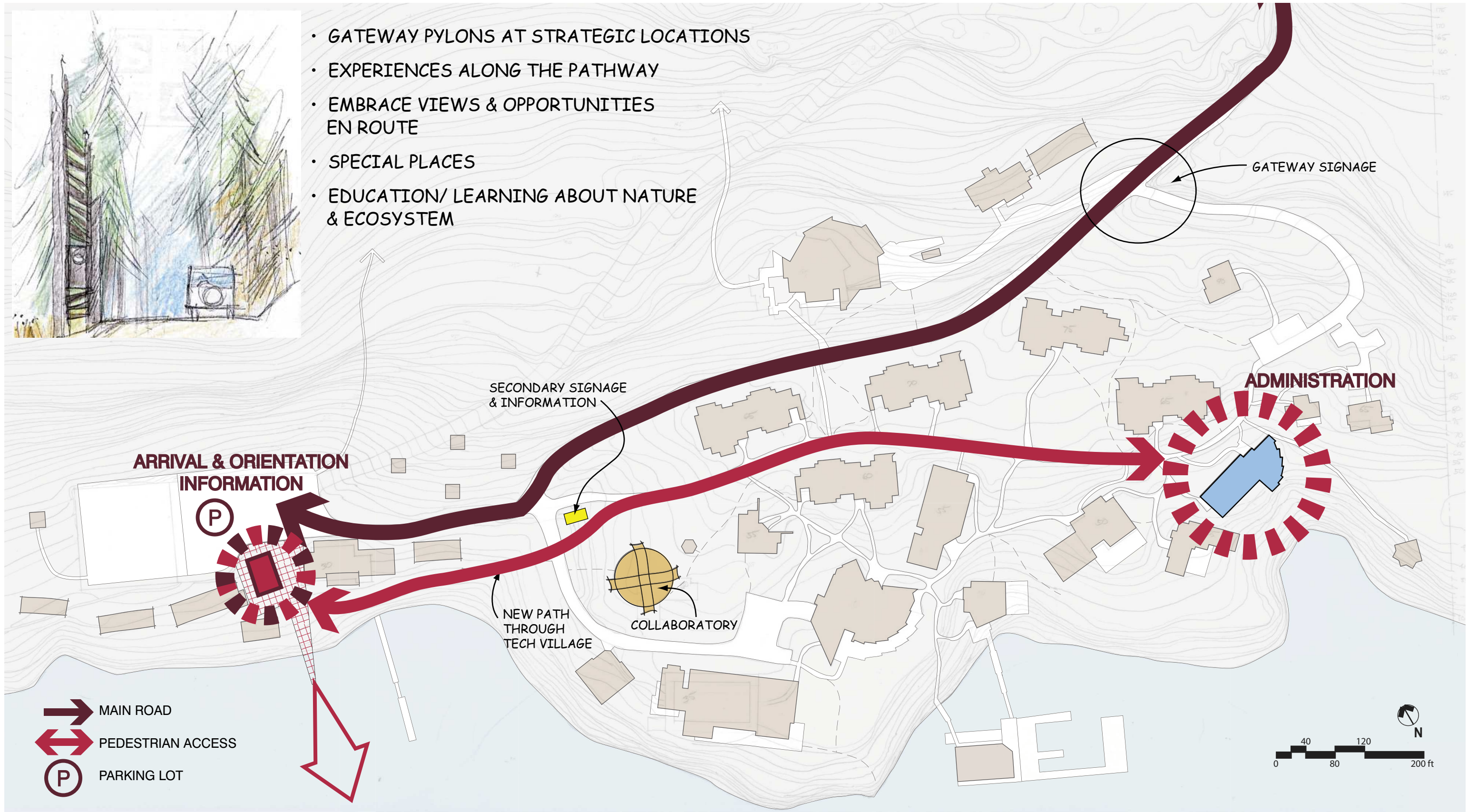


**NEW FACILITIES**





- GATEWAY PYLONS AT STRATEGIC LOCATIONS
- EXPERIENCES ALONG THE PATHWAY
- EMBRACE VIEWS & OPPORTUNITIES EN ROUTE
- SPECIAL PLACES
- EDUCATION/ LEARNING ABOUT NATURE & ECOSYSTEM



## ARRIVAL AND ORIENTATION



## PURPOSE

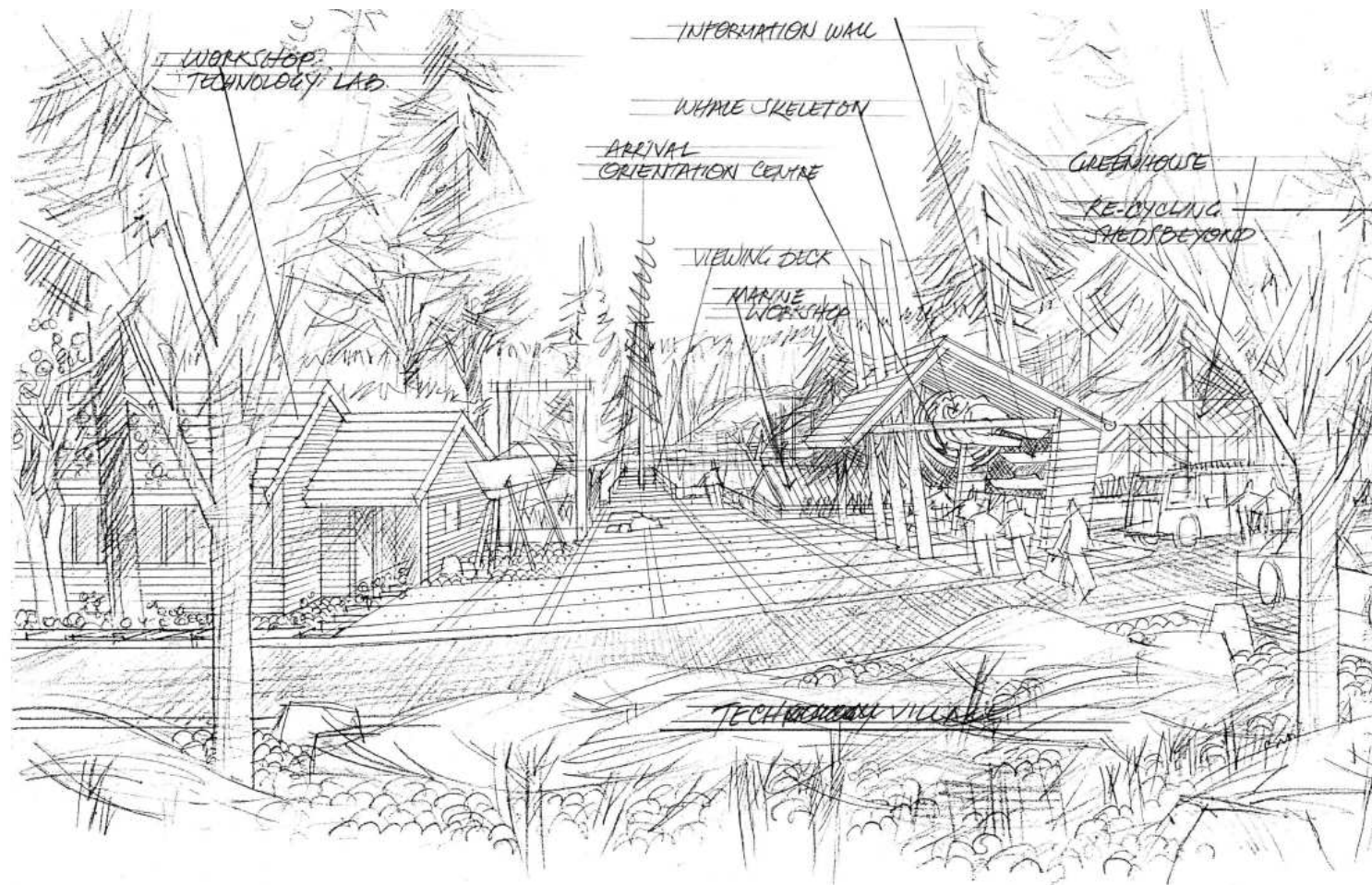
- Improve the arrival experience on campus

## PREREQUISITE

- To strengthen the pedestrian experience to the main village campus the sewage treatment area should be relocated to the west.

## INITIATIVE

- Create a covered orientation pavilion and meeting place that includes the whalebones, way-finding historic and other educational information.
- The pavilion becomes the focal point for the Tech village surrounding it.
- A new viewing promontory is oriented south into Peddar Bay



## ORIENTATION CENTRE





**ORIENTATION CENTRE**

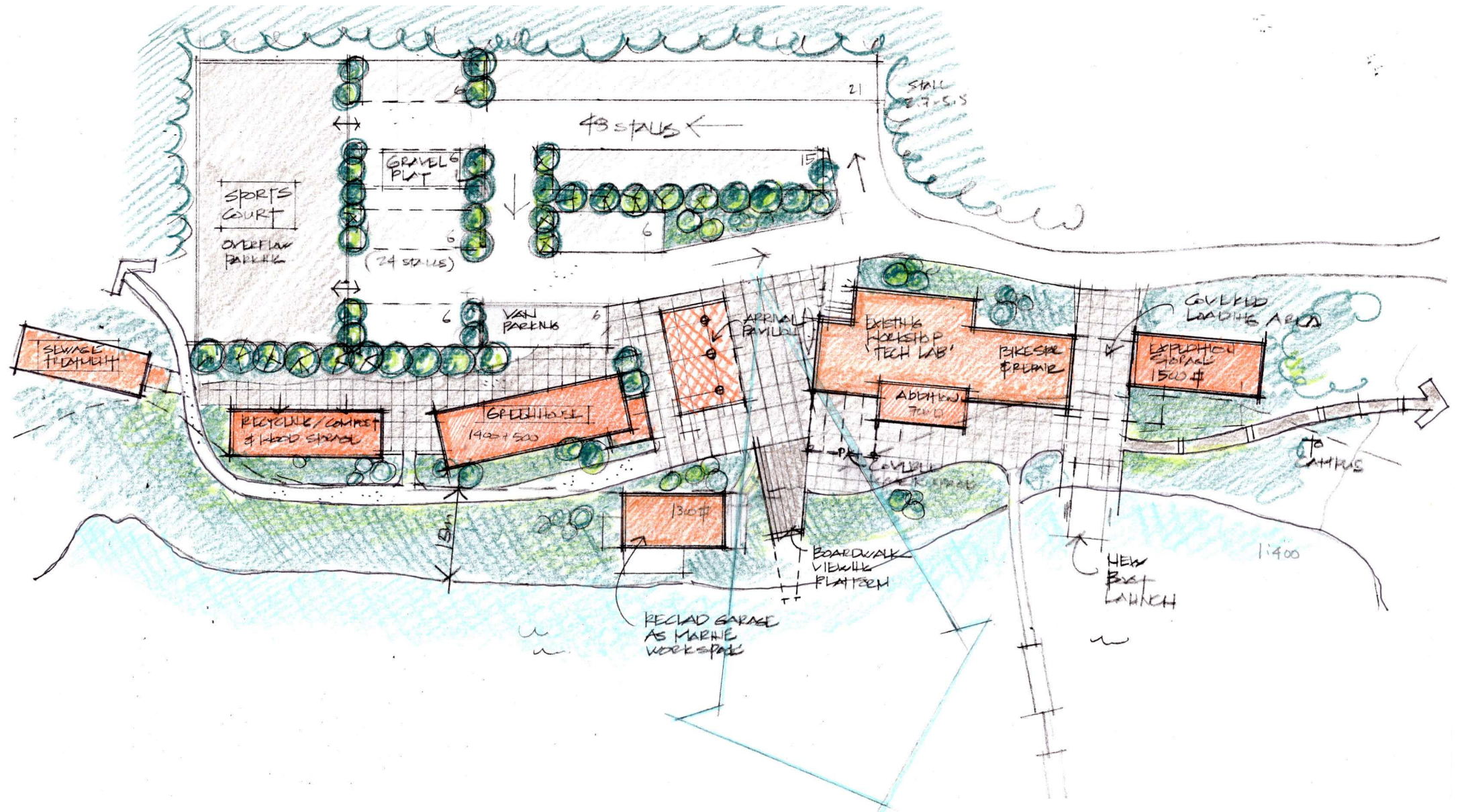


## PURPOSE

- Define the arrival area as an integral working part of the campus that provides opportunities for learning.

## INITIATIVE

- Proposed Tech Village uses include: new expedition storage building, expanded workshop space, new greenhouse with classroom, expanded recycling and wood storage, composting, covered boat repair area, boat launch and relocated sewage treatment facility
- Buildings are located along a new waterfront pathway that leads to the main campus village



### New Program Area:

#### Expedition Storage:

Building	1500 sq.ft
Covered outdoor area	800 sq.ft

#### Workshop:

Addition	700 sq.ft
Covered outdoor area	1200 sq.ft

Orientation Centre 1500 sq.ft

Greenhouse 1900 sq.ft  
(includes classroom area)

Garage to re-clad 1300 sq.ft

Recycling/Wood Storage 1500 sq.ft



## TECH VILLAGE







## PURPOSE

- Develop an iconic building with meeting facilities, accommodation for visiting dignitaries and scholars. A place to 'put your ideas and dreams into practice'.

## PREREQUISITE

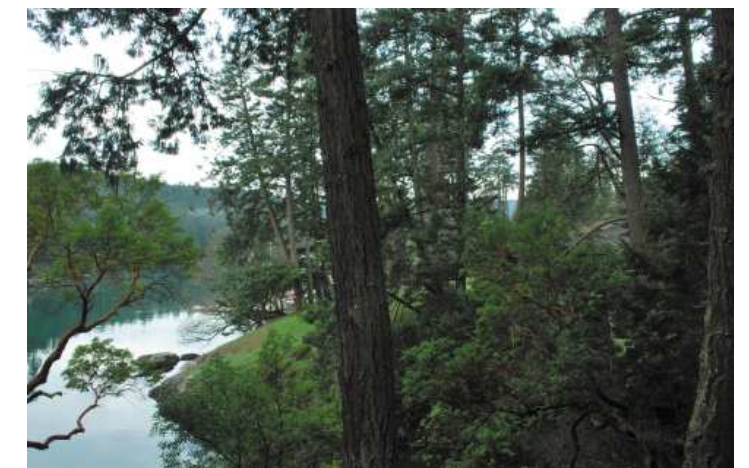
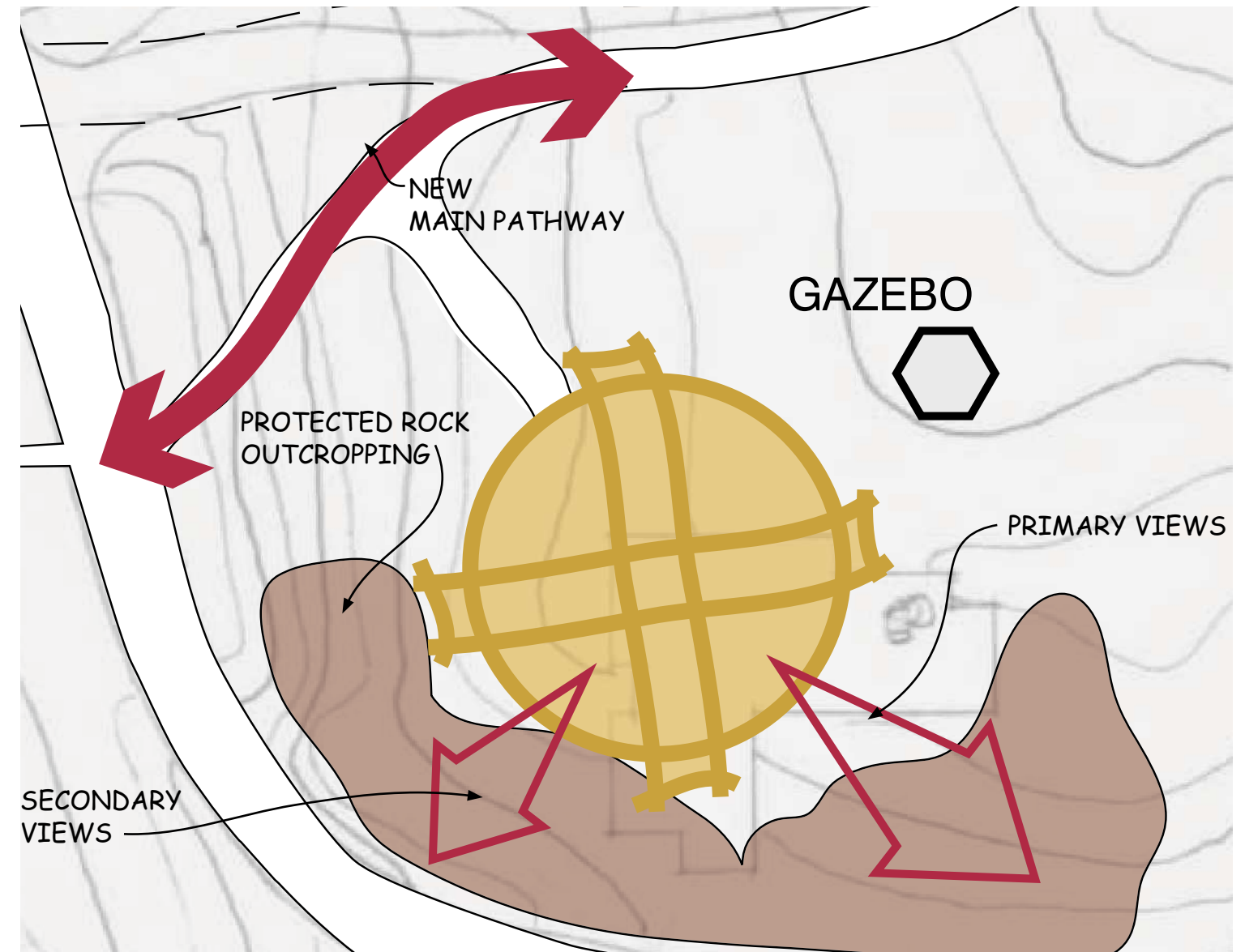
- Private residence #3 would need to be removed, and its residents relocated to accommodate the facility on this site.

### Program Area:

Total gross area	6200 sq.ft
Entry Foyer/Storage	425 sq.ft
Pre-function space	425 sq.ft
Main meeting area	850 sq.ft
Lounge/ Kitchenette	200 sq.ft
Residential suites (800 sq.ft x 2)	1600 sq.ft
Offices (150 sq.ft x 2)	300 sq.ft
Housing for Groups (6-12 people)	2400 sq.ft

## INITIATIVE

- Prominent high profile location on campus
- Centrally located along the main pedestrian path, near arrival area/ parking and kitchen/dining facilities.
- Opportunities for views to the forest as well as to the south (upper floor)
- Site area allows for future expansion



## COLLABORATORY CENTRE



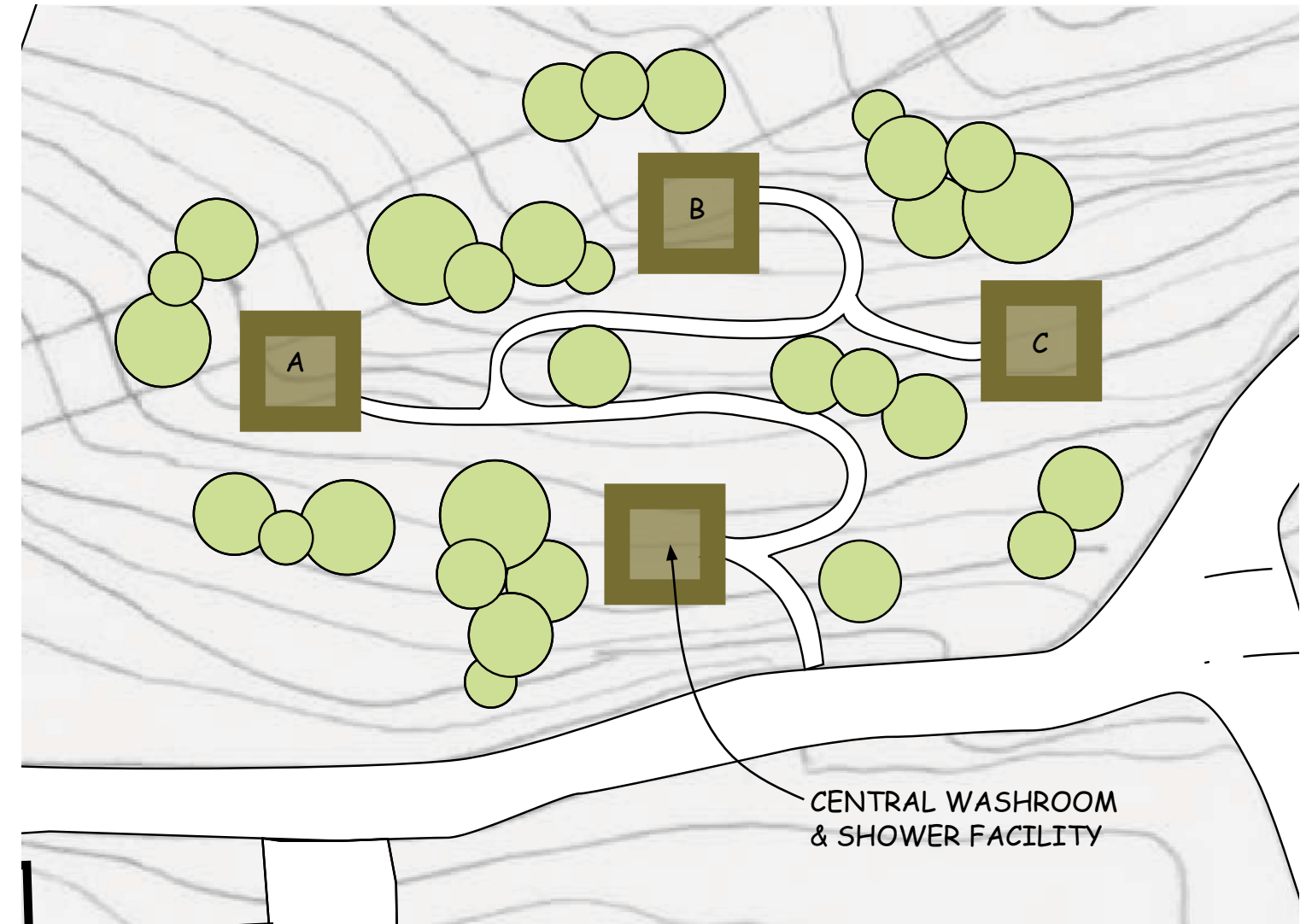
## PURPOSE

- Provide unique short-term accommodation that could be used by students, staff or visitors.



## INITIATIVE

- Three tree houses (approx. 150 sq.ft each) with shared washroom building located north west of the Collaboratory
- Opportunity for 'off the grid' educational experience





## PURPOSE

- Protect existing landscape features and develop a plan of renewal and enhancement for the campus

## INITIATIVES

- Recommend new planting of Garry Oak and Arbutus wherever possible as these are the species which have thrived in the last 25 years.
- Garry Oak Meadow behind Max Bell Hall is to be preserved and enhanced
- All rock outcroppings are to be preserved. Certain areas can be enhanced with plantings of camas and other native bulbs.
- Grass areas to be seeded with Enviro-Turf
- Retention Pond to be built below Max Bell Hall according to engineering specifications. To be filled with local crush and rim to be planted with native wetland plants.
- In areas behind the houses and with steep slopes, gabion baskets will be installed to prevent further erosion.



- Due to climate change and further studies it is essential to consider erosion control at the water's edge.
- A gravel edge to be constructed at all buildings at the dripline of roof. Trenches, with edging, to be filled with drain gravel.
- On lower side of road construct drainage swale 18 inches wide and fill swale with small river rock.





## PURPOSE

- Plant Renewal on the campus will be with native plants true to the ecology of the site. (see plantlist) These plants demonstrate the uses and knowledge of our native people and will become a teaching opportunity for the program in ethnobotany showing the uses of the plants for food and medicine in the native culture.
- All horticultural varieties of plant material on the campus to be removed, eg Vinca major and Hypericum, as well as bamboo and Viburnum Davidii, except the Rhododendron collection. Areas to be replenished with native plants from the plantlist.



## PLANT LIST

(Botanic Name / Common Name)

### TREES

- *Acer glabrum*/ Douglas Maple
- *Amelanchier Ballerina*/ Service Berry 'Ballerina'
- *Oemleria cerasiformis*/ Indian Plum
- *Salix* in varieties/ Sitka Willow
- *Sambucus racernosa*/ Red Elderberry

### BERRIES

- *Amelanchier alnifolia*/ Saskatoon Berry
- *Gaulthera shallon*/ Salal
- *Rubus spectabilis*/ Salmonberry
- *Symphoricarpos albus*/ Snowberry
- *Vaccinium Parvifolium*/ Red Huckleberry

### SHRUBS

- *Rosa nutkana*/ Wild Rose

### VINSE

- *Lonicera ciliosa*/ Western Trumpet Honeysuckle

### FERN

- *Blechnum spicant*/ Deer Fern
- *Polystichum munitum*/ Sword Fern

### GROUND COVER

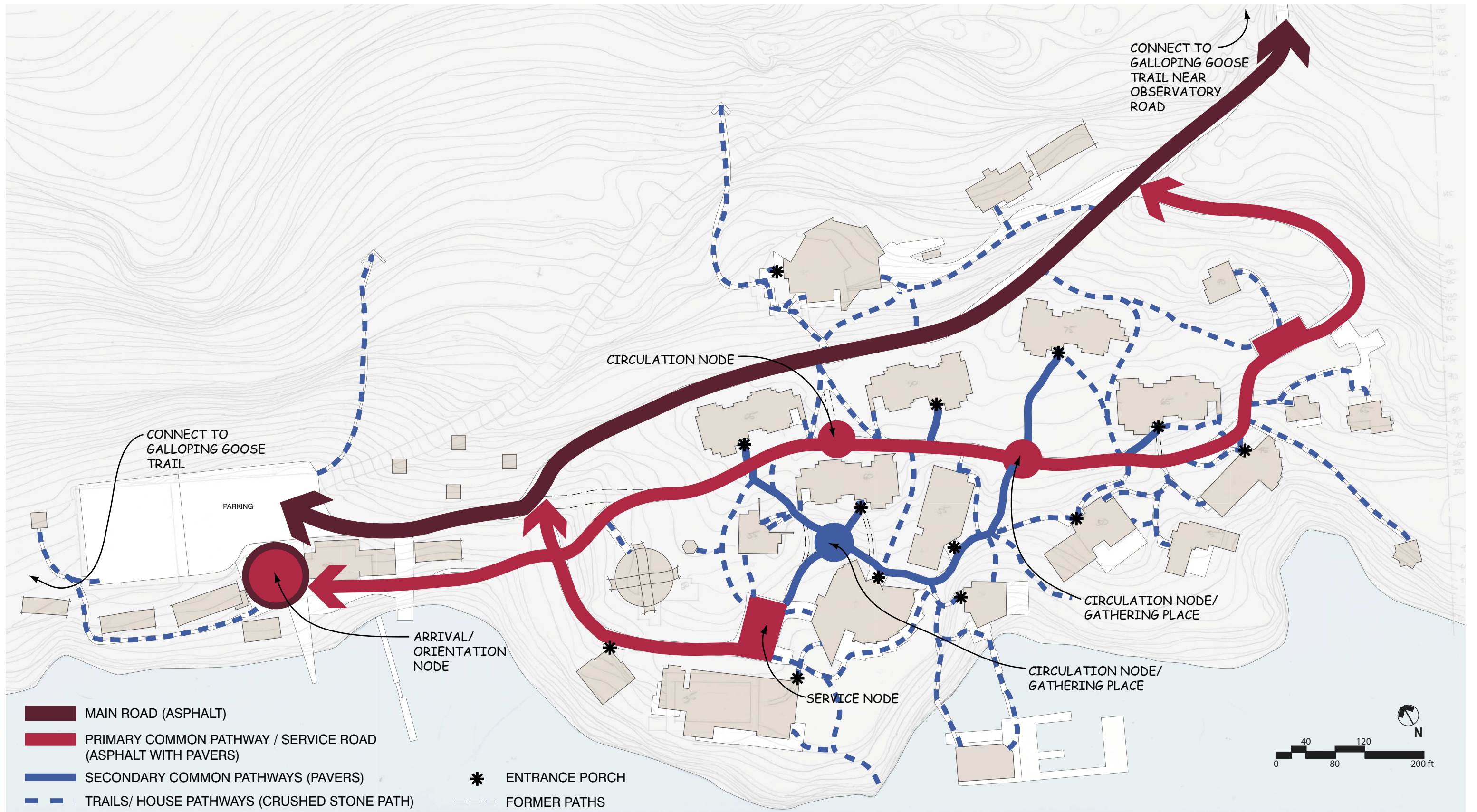
- *Asarum caudatum*/ Wild ginger
- *Camassia quamash*/ Common Camas
- *Fragaria vesca*/ Wild Strawberry
- *Frageria chilonesis*/ Coastal Strawberry
- *Mainanthemum dilatatum*/ False Lily of the Valley

### WETLAND PLANTS

- *Iris pseudacorus*/ Yellow Flag Iris
- *Juncus effuses*/ Soft Rush
- *Carex aquatilis*/ Water Sedge







## HIERARCHY OF PATHWAYS



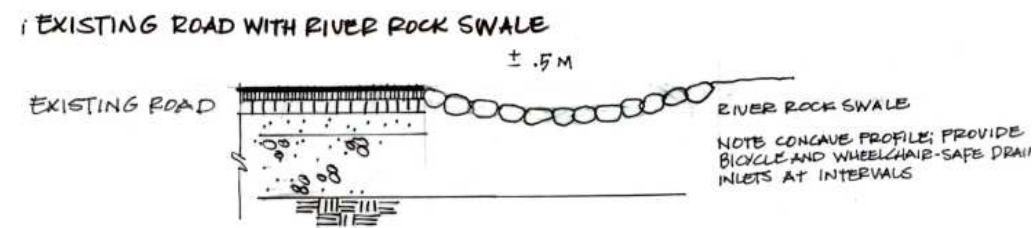
## PURPOSE

- Develop a legible hierarchy of pathways that add meaning to experiencing the campus on foot.

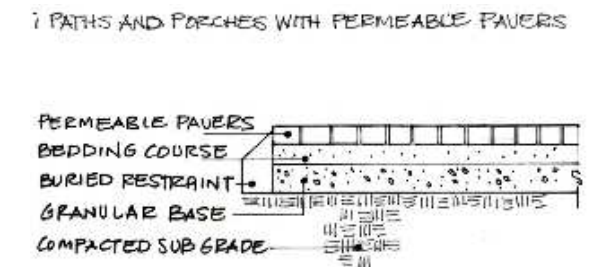
## INITIATIVE

- In order to provide drainage on the secondary road, cut the asphalt where necessary and insert AquaPave Old Country Stone
- Permeable pavers to be used on all courtyards at houses and on paths where indicated on plan.
- All other paths to be topped with granite chips.
- Trails in the woodland to be left natural

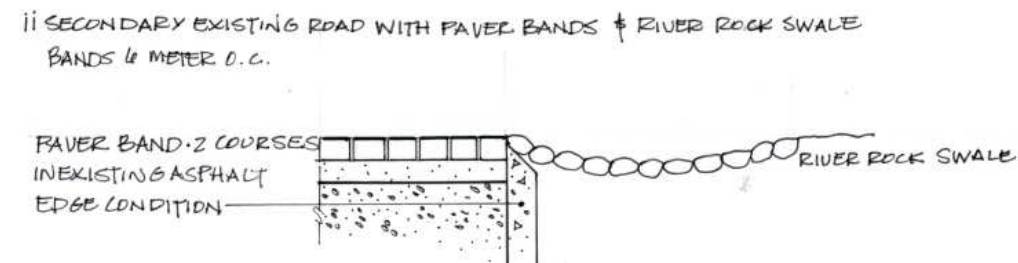
### MAIN ROAD



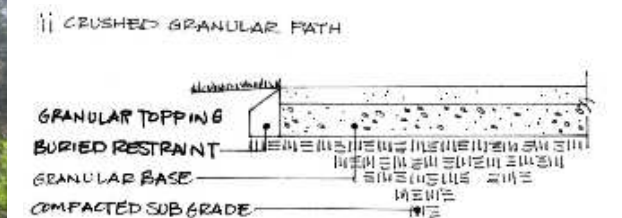
### SECONDARY COMMON PATHWAY



### PRIMARY COMMON PATHWAY/ SERVICE ROAD



### TRAILS/ HOUSE PATHWAYS



## HIERARCHY OF PATHWAYS



## PURPOSE

- Select site furnishings that respect the unique character of the buildings

## INITIATIVE

- Benches to be constructed from re-cycled wood on site
- Explore possibility of using wind/solar powered lighting
- Litter receptacles to be constructed on site from re-cycled wood
- Bike racks
- No bollards
- Wayfaring signage to be design for the site
- Inlays in sidewalk to be designed by students as a competition.
- Final design to be made in cast iron and placed into pavement.



## SITE FURNISHINGS



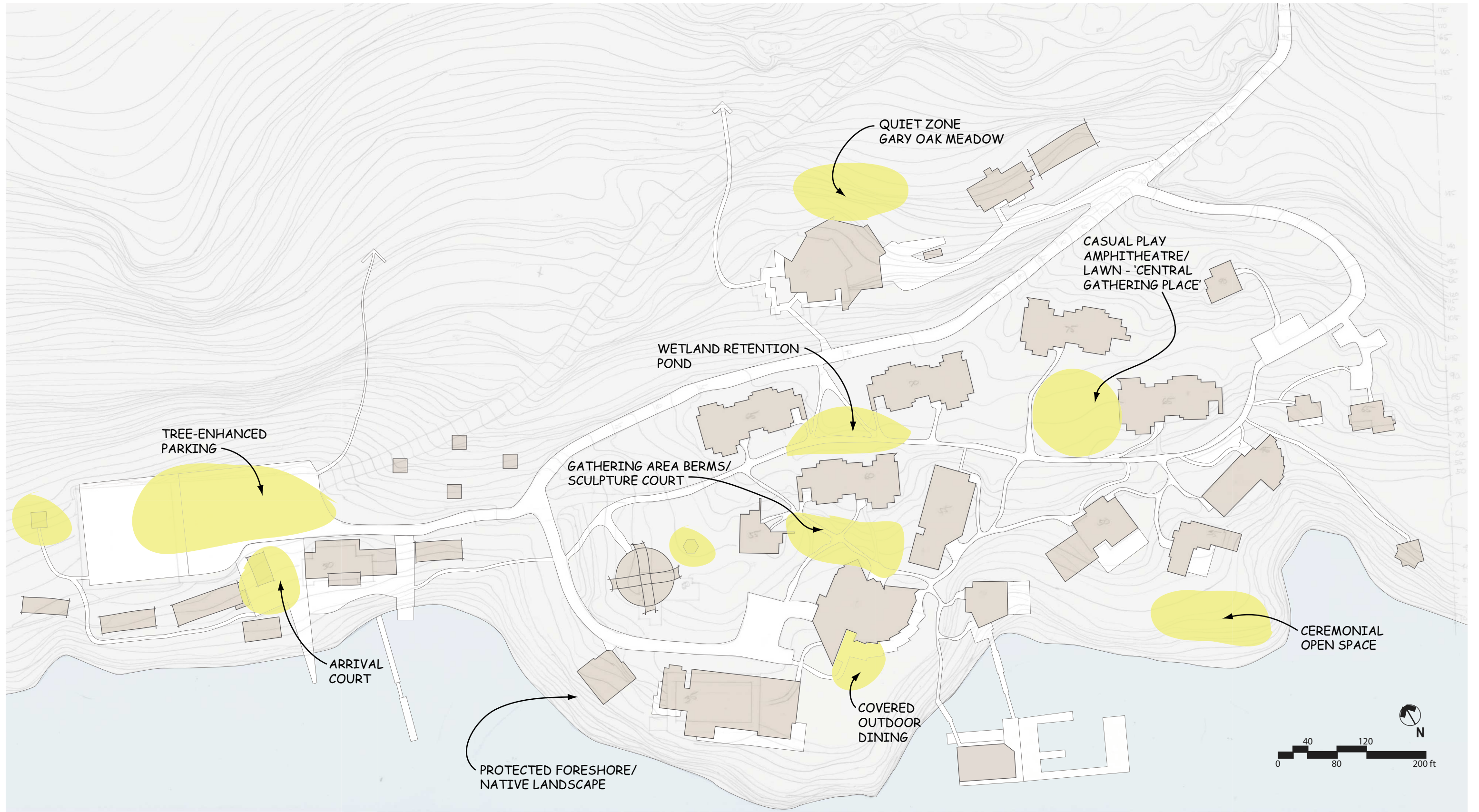
## INITIATIVE

- Enriching the teaching and learning environment by examples on the campus in the fields of stormwater management, ecology, botany, biological sciences, and literature, etc. This will foster an understanding of environmental responsibility as a life long skill to be practiced wherever they live.
- Enhancing the human environment for social and cultural interaction between students, faculty and visitors by creating functional and well designed outdoor spaces for a variety of uses for small and larger groups including annual ceremonial needs, such as an outdoor amphitheatre, a green roof and a viewing platform to the water.
- Addressing the quality of living spaces, indoors and out, by creating small plazas for socializing and enjoyment of the out-of-doors at each building.
- Carefully assessing and respecting the present vegetation in regard to climate change, health, knowledge of native ecology and sunlight accessibility, as well as respecting the natural topography
- The use of native plants is an added opportunity to teach Ethnobotany, which is defined by Webster as:  
the scientific study of the traditional knowledge and customs of a people concerning plants and their medical, religious, and other uses. A midden may provide further studies of our native people.
- Trail System with interpretative signage is another aspect of education
- The Vision Statement for the campus will result in a new visual and spatial harmony, as well as an ecological and socially responsible environment for the 21st Century



## EDUCATIONAL OPPORTUNITIES





**OUTDOOR OPEN SPACES**

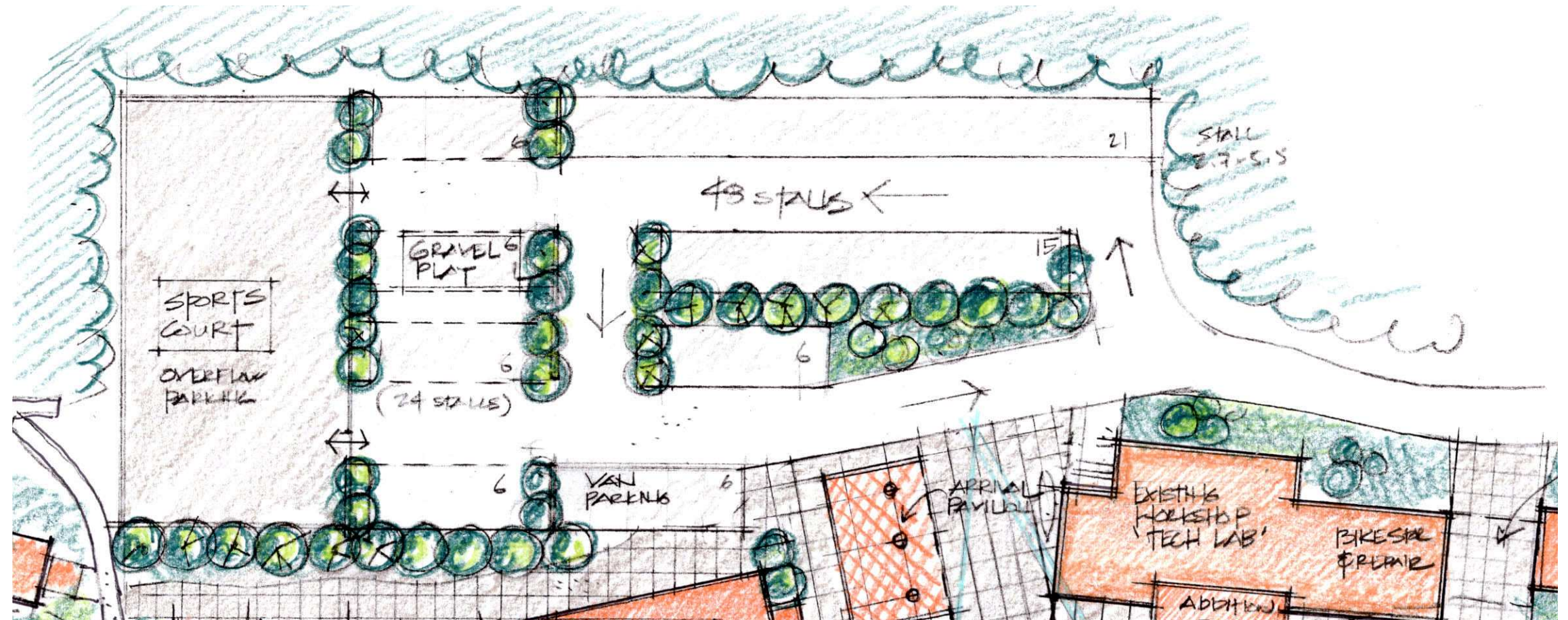


## PURPOSE

- Design a welcoming parking arrival area that provides increased landscape features and reconfigured outdoor sports area.

## INITIATIVE

- Introduce a tree orchard to define the parking rows, recreation area and edges of contemplated teaching oriented/ workshop/ greenhouse/ technology/ composting/ recycling/ renewable energy facilities
- One tennis court to remain as a multipurpose sports court, to be fenced and resurfaced with a new layer of asphalt and brushed with Portland cement to lighten the colour.
- Parking lot to be resurfaced with 5/8 inch crush with west side suitable to ball play when not used as parking.



## PARKING LOT/ SPORTS COURT

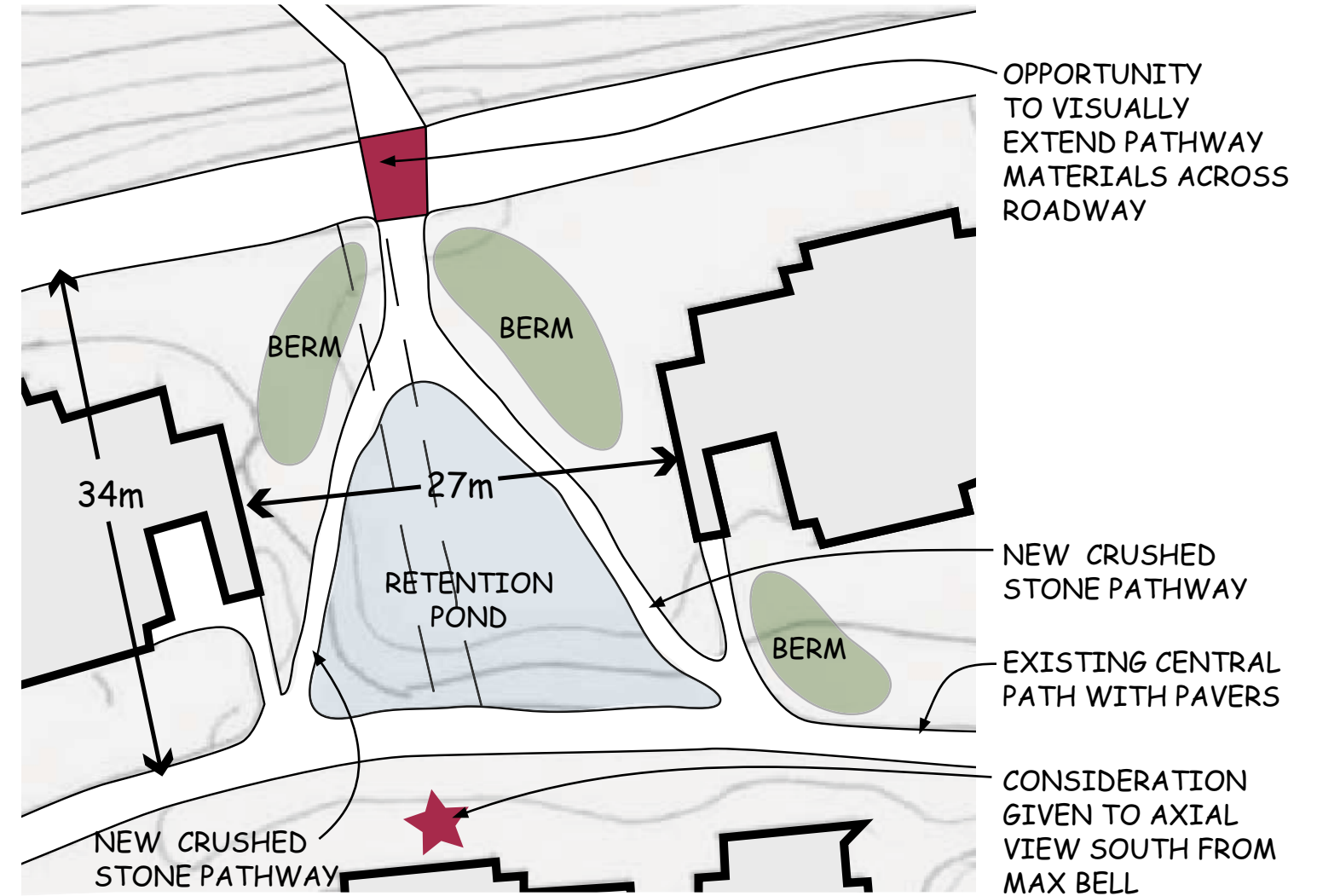


## PURPOSE

- Capture run-off from Max Bell weeping wall and entry road swale in a new wetland retention pond complete with appropriate native plantings. Relocate paths to Bell Hall.

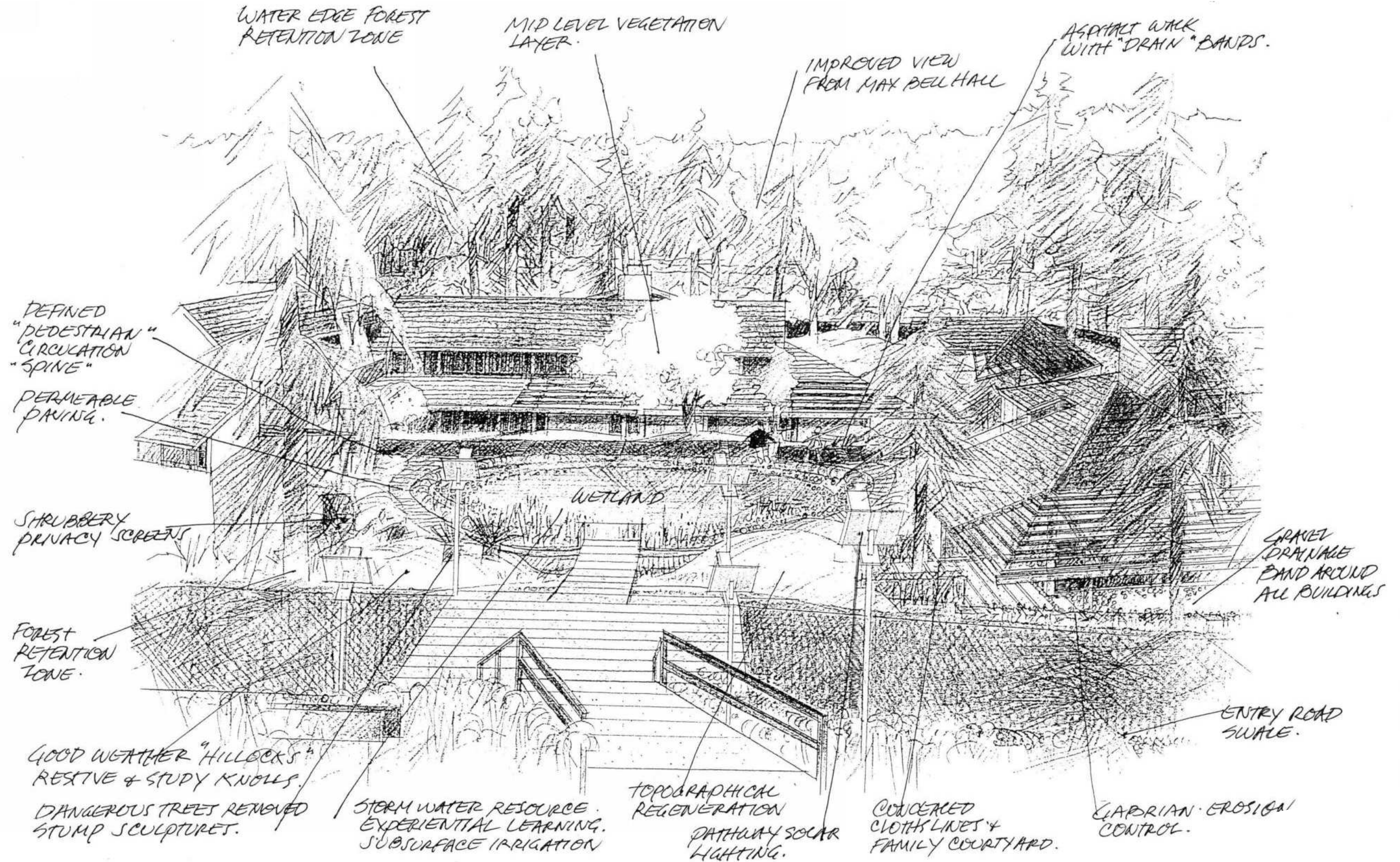
## INITIATIVE

- Entry road swale
- New wetland retention pond with appropriate native planting
- Relocated paths to Max Bell Hall
- Opportunity for learning & storytelling
- Gabion baskets for soil retention
- To be filled with local crush and rim to be planted with native wetland plants



## RETENTION POND





**RETENTION POND - CHARACTERISTICS**

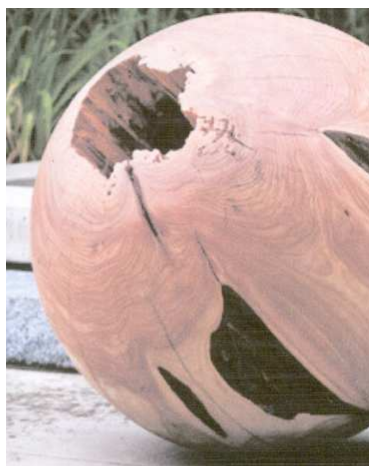
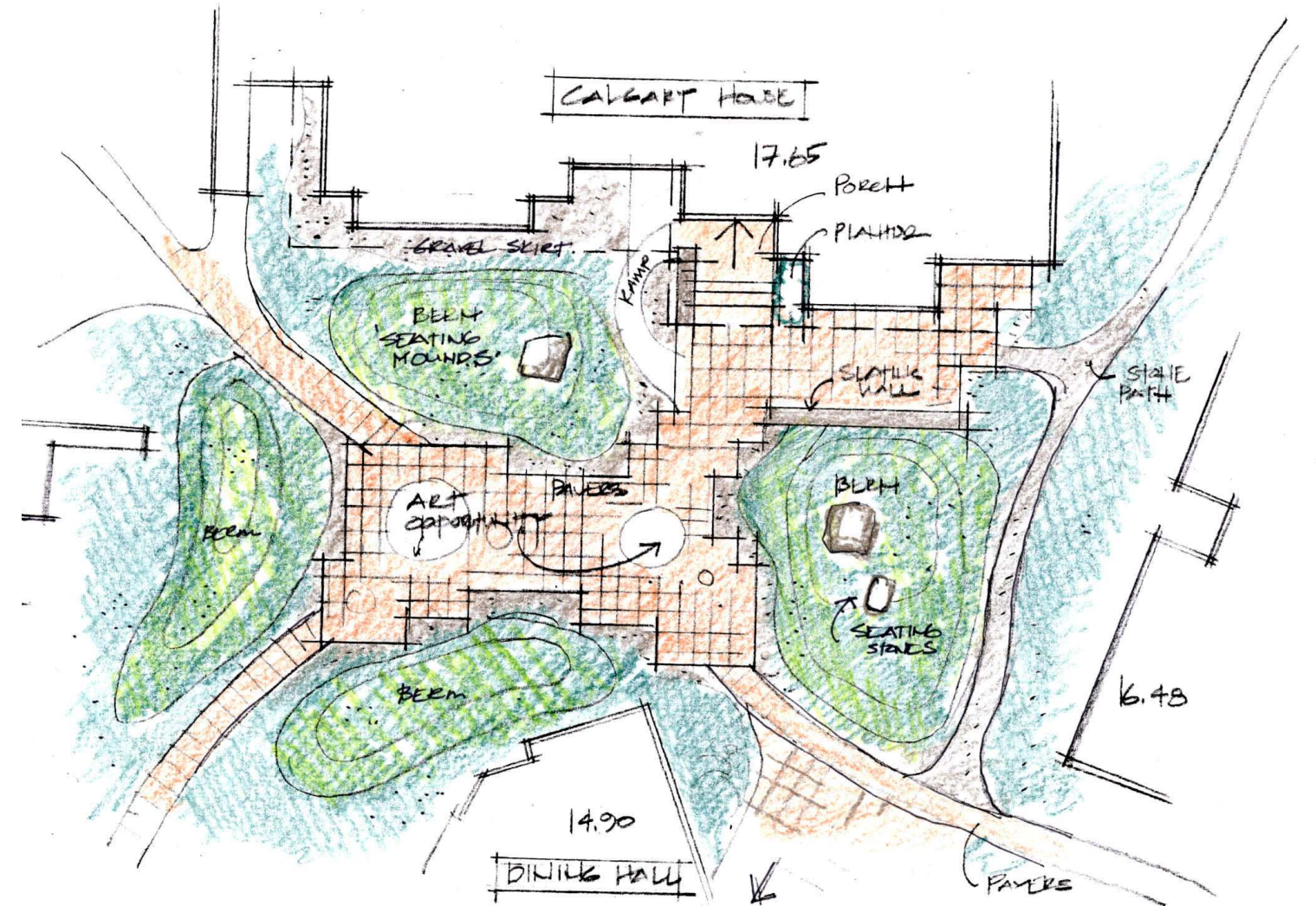


## PURPOSE

- Contain a small central sculpture court as part of the existing circulation paths with grassed berms and integral seating; with opportunities for art

## INITIATIVE

- Calgary House will be the model for outdoor treatment of all residences. A paved entry porch with 'Aquapave Old Country Stone' is to be provided at the door wooden seating on concrete retaining seating wall at the building.
- On either side of the entry grassy mounds will create a sense of place and provide impromptu seating in dry weather on rocks imbedded in the mounds.



## CALGARY HOUSE FORECOURT

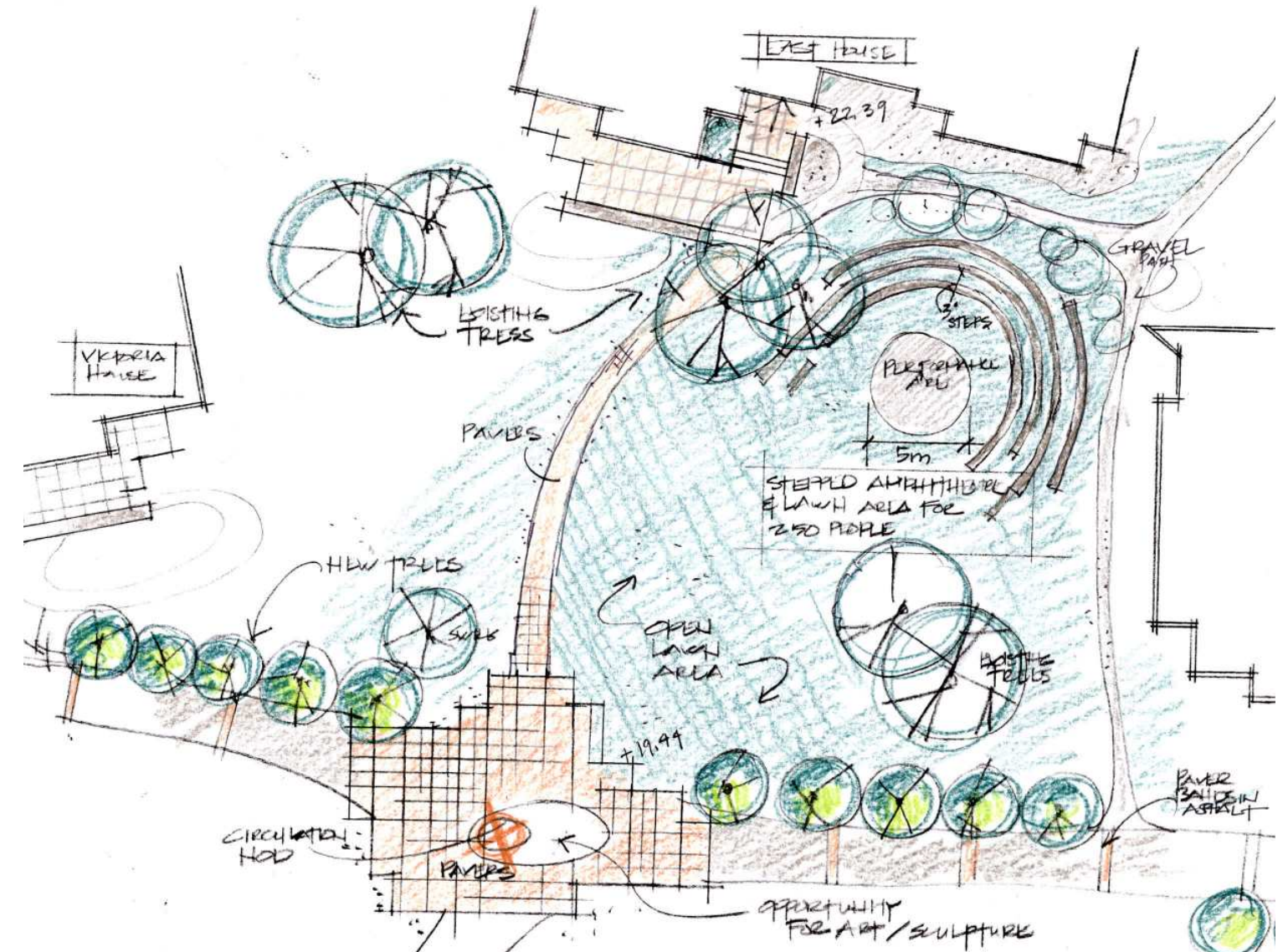


## PURPOSE

- Create opportunities for gatherings, performances and informal play

## INITIATIVE

- An informal amphitheatre will be tucked into the northeast corner of the lawn at East House with the intent of introducing a semi-structured space for outdoor gatherings for Pearson students and off campus community for events such as assemblies, classes and concerts.
- Plan for total campus gatherings of 250+ persons.



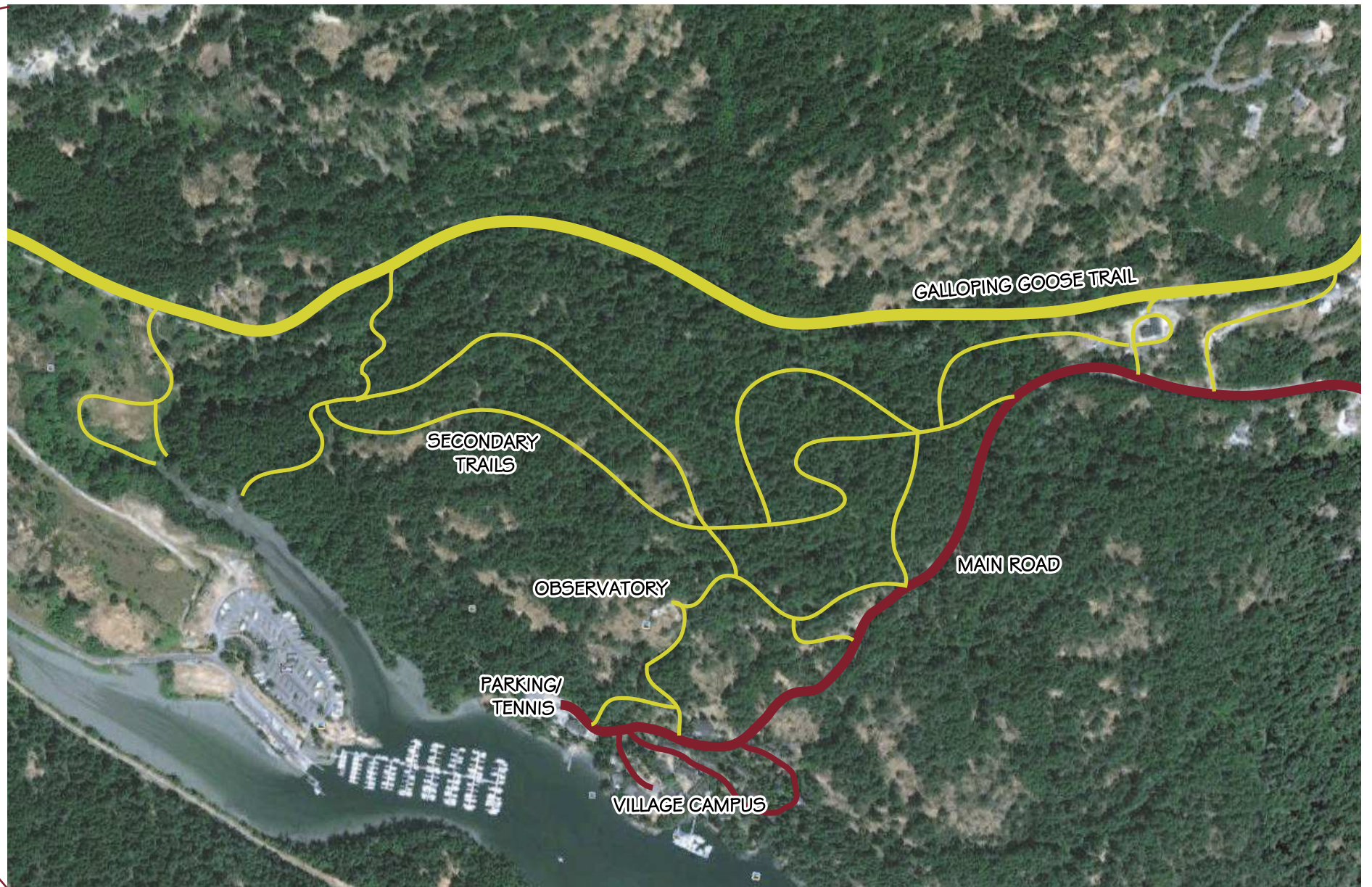
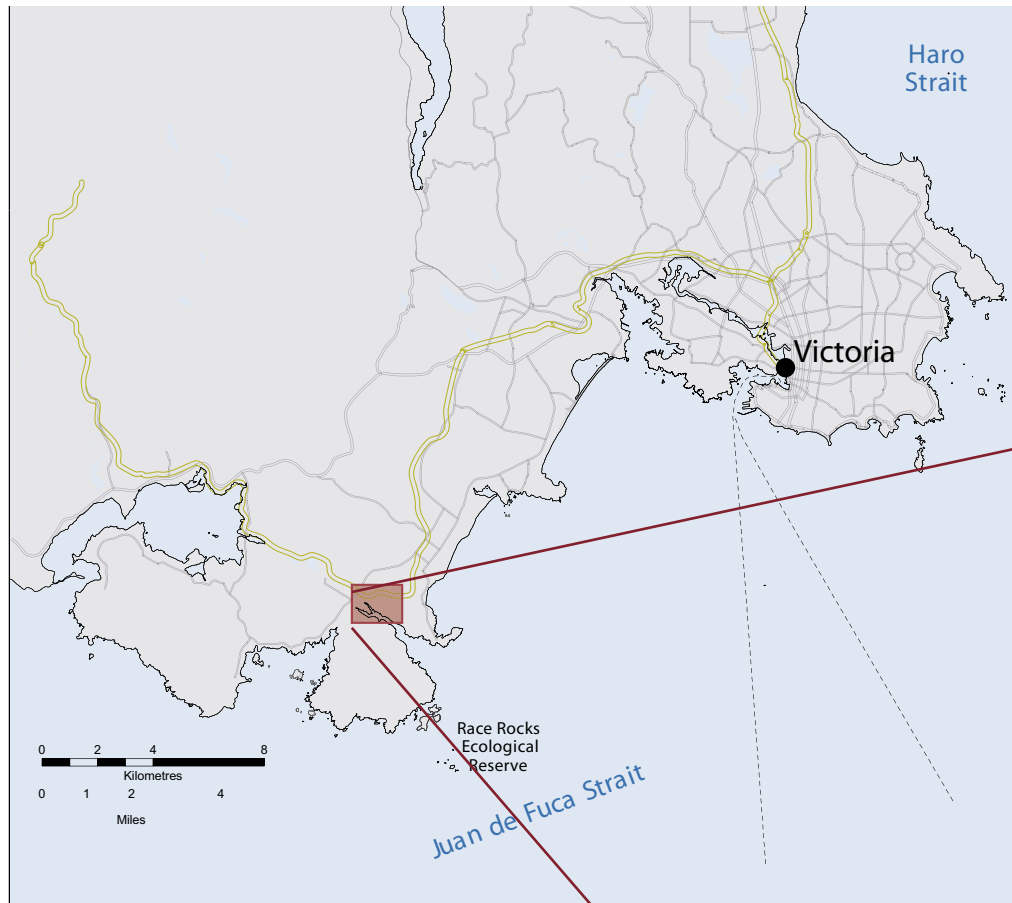
## EAST HOUSE FORECOURT





**EAST HOUSE FORECOURT**





**PATHWAY NETWORK**



## PURPOSE

- Improve the facilities in order to enhance opportunities for both learning and better accommodating students, staff and visitors

## INITIATIVE

- Develop the island as a laboratory for incorporating new green technologies and moving towards net 0 energy use. Explore technologies being considered for the main village campus (wind, solar etc).
- Renovate buildings to improve the quality of the accommodation better suited to visitors; include an informal classroom



## RACE ROCKS



## PURPOSE

- Enrich opportunities for learning by strengthening relationships with local community organizations and businesses

## INITIATIVE

Opportunities include:

- Agriculture
- Aquaculture
- Fishing
- Cultural institutions and groups
- First Nations
- Other educational institutions



## COMMUNITY CONNECTIONS