

# Detailed notes

## Information session

Campus Master Plan  
Concordia

Concordia University

# Overview

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# Overview

## Context and objectives of the Campus Master Plan

*Information from the Executive Summary Report of the Campus Master Plan (Sir George Williams and Loyola Campuses)*

Concordia University's Master plan is a decision-making tool for planning the development of the Loyola and Sir George Williams (SGW) campuses over a 15-year horizon. The University anticipates a space deficit of 115,000 m<sup>2</sup> gross within 10 years. To meet this demand, the University will need to focus on major future development projects within its two campuses, within urban, planning, and regulatory contexts that raise different issues.

The overall vision will reflect a planning approach that is sensitive to the heritage and identity interests of Concordia's campuses and educational legacy. The plan must be set within a historical perspective of the evolution of these campuses, as well as the urban environments within which they take shape.

Overall, the objectives of the Plan focus on:

- Sustainable growth of the Concordia University and its capacity to accommodate students by 2030-2035
- Actualization of space planning with respect to the evolution of the teaching and research needs
- Respect of the values and characteristic elements of "major properties with an institutional character"
- Redevelopment of the Loyola institutional site and its interaction with the neighbouring community
- Optimization of the built environment of the Sir George Williams campus in the Concordia district
- The involvement of the university, neighbourhood, and Montreal community in the Master Plan

## Overview of information session

The information and question-and-answer session is an opportunity for the Concordia team to present the context, vision and principles that guided the development of the preliminary preferred scenario for the Campus Master Plan.

The session aims to achieve the following objectives:

- Explain the Campus Master Plan process, its vision and principles, and its filters;
- Present the preliminary preferred scenario and the logic behind the choices made;
- Proactively respond to participants' questions with clear visualizations and meaningful examples;
- Demonstrate transparency in addressing concerns and a solution-oriented attitude.

## Event setting and participation

The information session was held at the Loyola Campus (RF Building, Room RF-110) on February 23, 2023, from 10:00 AM to 12:00 PM. The session was divided into two main components:

1. Presentation by the Concordia team of the Campus Master Plan and the preliminary preferred scenario for the Loyola campus
2. Question-and-answer period for participants

The session was simultaneously held in-person and live-streamed online on Zoom.

Overall, more than 200 people participated to the session, with more than 60 participants in person and 144 participants online on Zoom. Participants were students, faculty members and staff, neighbours.

Representatives from Concordia, the City of Montreal, and the Côte-des-Neiges—Notre-Dame-de-Grâce borough were also present to answer participants' questions. Please note that representatives from three media outlets came to the session as observers.



# Executive summary

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Heritage & Built environment			
Comment	Answer	Applicable (final scenario)	Next steps
Improvements required for the CC building (AC and heating)	The assessment of renovation needs applies to all Loyola buildings and will be prioritized later	Yes	Explore ways to include potential prioritization of renovations on existing buildings in the final scenario
Plans of Concordia to maintain student-led and funded biodiversity initiatives on campus into the Master plan	The Master plan wishes to preserve that kind of activities	No	Communicate this concern to the biodiversity coordinator
Consideration of the daycare <i>Les P'tits Profs à l'Université Concordia</i> in the scenario and concerns regarding expropriation	There is no intention to expropriate the daycare and the site will be secured and maintained	Yes	Add clarification in the final scenario regarding the preservation and the renovation of the daycare
Concerns regarding height limit of new buildings in zone 1, their distance with the neighbourhood, and the access to the campus	These parameters will be determined for each project, in respect with local bylaws; specific consultations will be held in due course	No	Collaborate with the borough and the city to ensure this concern is assessed through urbanism regulation
Concerns regarding additional noise for neighbours with future buildings	Concordia has learned from the construction of the Hub and will make sure the Master plan takes them into account	Yes	Communicate the lessons learned from the Hub to the planning teams and the city

<b>Green spaces</b>			
<b>Comment</b>	<b>Answer</b>	<b>Applicable (final scenario)</b>	<b>Next steps</b>
Concerns regarding the preservation of the current urban agriculture zone	The intention is to consolidate that area as an ecological urban agriculture area	Yes	Clarify the way this area will be used for urban agriculture
Concerns regarding the buffer zone between the campus and the neighbourhood, near Terrebonne and Belmont streets	The intention is to respect that buffer zone between the campus and the neighbours	Yes	Maintain the current space between the campus and the residential zones
Clarifications required regarding the intention of Concordia for increasing the canopy index	This will be part of a biodiversity plan, as increasing the canopy index is important for Concordia and the city	No	Communicate this concern with the biodiversity plan's team
Suggested increase in the use of native species and trees across campus	Various type of plants will be used across campus; this will be decided in collaboration with landscape architects, as part of the biodiversity plan and landscaping plan	Yes	Precise the different type of plants planned for each zone
<b>Design of interior and exterior spaces</b>			
<b>Comment</b>	<b>Answer</b>	<b>Applicable (final scenario)</b>	<b>Next steps</b>
<i>No question asked regarding this theme.</i>			

<b>Mobility</b>			
<b>Comment</b>	<b>Answer</b>	<b>Applicable (final scenario)</b>	<b>Next steps</b>
Concerns regarding the reduction of the number parking spaces located in zones 2 and 3	The Master plan aims to reduce parking gradually and to use underground parking where possible; this will be assessed for each new building	Yes	Clarify zones dedicated for exterior parking and underground parking
Suggestion to facilitate the access to the campus by rail (gare Montréal-Ouest)	Concertation is ongoing with Exo and the city to evaluate potentials	No	Communicate with Exo and the city that this concern has been raised during this session
Concerns regarding potentially more people parking in the streets due to the increased number of students	This concern will be addressed by the borough of Côte-des-Neiges – Notre-Dame-de-Grâce	No	Continue the collaboration with the borough on mitigation measures related to the deployment of the Master plan
Reduced parking and continued ridesharing and parking for users of the daycare and the Oscar Peterson Hall	The intention is to find a balance for reducing parking and facilitating transportation to and from the campus	Yes	Continue to work with mobility experts on parking and ridesharing options
Concerns regarding the safety near the daycare due to the planned access point	Safety around the daycare will be considered in the Master plan	Yes	Include in the final scenario clear development near the daycare to ensure safety



<b>Other themes</b>		
<b>Ideas</b>	<b>Applicable (final scenario)</b>	<b>Next steps</b>
Construction potential on the former site of the LaColle center	TBD	Evaluate this idea for the final scenario and future developments
Creation of a First Peoples house on campus	TBD	Evaluate this idea for the final scenario and future developments
Integration of modular/transformable interior spaces	TBD	Evaluate this idea for the final scenario and future developments