



BUILDING
ON VISION
UNIVERSITY OF ALBERTA

SECTOR PLANS LONG RANGE DEVELOPMENT PLAN

SECTOR PLAN 19

July 2005

Prepared by
Gibbs & Brown Landscape Architects Ltd.



SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

TABLE OF CONTENTS

iii

1.0	INTRODUCTION	1	4.4.4	Interior Nodes	52
1.1	Background	3	4.4.5	Gateways	52
1.2	Sector Structure	4	4.5	Landmarks	52
1.3	Sector Plan Organization	5	4.5.1	Existing Landmarks	53
			4.5.2	Opportunities for Landmarks	53
2.0	SECTOR CHARACTERISTICS & VISION	7	5.0	SITE SPECIFIC DEV. GUIDELINES	59
2.1	Sector Characteristics	9	5.1	Pavillon Central	60
2.2	Sector Vision	10	5.1a)	Pavillon Central Expansion (Area 1)	62
			5.1b)	Pavillon Central Expansion (Area 2)	64
3.0	VISUAL & PHYSICAL INVENTORY	11	5.2	Future Student Residence (Area 3)	66
3.1	Districts	13	5.3	Future Expansion (Area 4)	68
3.2	Pathways	18	5.4	Centre Saint-Jean and Student Residence	71
3.3	Edges	23	5.5	Pavillon Daridon	73
3.4	Nodes	27			
3.5	Landmarks	30			
4.0	SECTOR DEVELOPMENT GUIDELINES	33		APPENDIX A - CAMPUS-WIDE GUIDELINES	75
4.1	Districts	35		APPENDIX B - SECTOR IMPLEMENTATION	83
4.1.1	Ravine District	35		APPENDIX C - GLOSSARY	89
4.1.2	Recreation/ Open Space District	37			
4.1.3	Academic District	37			
4.2	Pathways	38			
4.2.1	Vehicular Pathways	41			
	4.2.1.1 Rue Anne-Marie Gaboury	41			
	4.2.1.2 Entry Loop	41			
	4.2.1.3 84 and 86 Avenue	41			
4.2.2	Service Vehicle Pathways	43			
4.2.3	Primary Pedestrian Pathways	43			
4.2.4	Secondary Pedestrian Pathways	43			
4.2.5	Tertiary Pedestrian Pathways				
4.2.6	Interior Pedestrian Pathways & Pedways (Covered / Uncovered and Underground / Above Ground Connectors)	44			
4.3	Edges	44			
4.4	Nodes	45			
4.4.1	Primary Exterior Nodes	48			
4.4.2	Secondary Exterior Nodes	51			
4.4.3	Tertiary Nodes	51			

Note:

The illustrations depicted in the Sector Plans are conceptual only and are intended to graphically describe the intent of the guidelines. The actual character and details of a specific development will be determined during the design stage of that development.

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

LIST OF FIGURES

Figure 1: Air Photograph of the FSJ Campus	3	Figure 25: Rue Marie-Anne Gaboury edge looking at the main access to the Campus	24	Site Specific Guidelines:	
Figure 2: Strategic Planning Structure	4	Figure 26: Rue Marie-Anne Gaboury looking at Pavillon Daridon	24	Figure 5.0: Campus Boundaries and Development/ Redevelopment Zones	59
Figure 3: Sector Pattern	4	Figure 27: 84 Avenue Student Residence south façade	25	Figure 5.1: Pavillon Central	60
Figure 4: Districts (Existing)	14	Figure 28: 84 Avenue residential edge	25	Figure 5.1a): Pavillon Central Expansion (Area 1)	62
Figure 5: Academic District - Pavillon Central	25	Figure 29: 86 Avenue looking eastward	26	Figure 5.1b): Pavillon Central Expansion (Area 2)	64
Figure 6: Academic District – Centre Saint-Jean	25	Figure 30: Rutherford School along 86 Avenue	26	Figure 5.2: Future Student Residence Expansion (Area 3)	66
Figure 7: Academic District – Centre Saint-Jean and Student Residence	26	Figure 31: Millcreek ravine edge looking northward	26	Figure 5.3a: Future Expansion (Area 4)	68
Figure 8: Academic District – Pavillon Daridon, Centre Saint-Jean and Student Residence	26	Figure 32: Rutherford Park entrance at the end of 86 Avenue	26	Figure 5.3b: Conceptual sketch of Future Expansion (Area 4) parking lot development	70
Figure 9: Recreation/ Open Space District – View from Centre Saint-Jean	26	Figure 33: Existing University signing along 84 and 86 Avenue	26	Figure 5.4: Centre Saint-Jean/ Student Residence	71
Figure 10: Recreation/ Open Space District – View from Centre Saint-Jean	17	Figure 34: Nodes (Existing)	28	Figure 5.5: Pavillon Daridon	73
Figure 11: View from Recreation/ Open Space District looking Northeast to Pavillon Central	17	Figure 35: Primary Node in front of Pavillon Central	29		
Figure 12: Edge of the Ravine District and Recreation/ Open District	17	Figure 36: Primary and Secondary Node in front of Centre Saint-Jean	29		
Figure 13: Pedestrian Pathways (Existing)	19	Figure 37: Secondary Node at the south central access in Pavillon Central	29		
Figure 14: Vehicular Pathways (Existing)	20	Figure 38: Secondary Node at the south entrance into the Student Residence	29		
Figure 15: Rue Marie-Anne Gaboury looking northwards along the edge of the Campus	21	Figure 39: Pavillon Daridon – east facade	30		
Figure 16: Rue Marie-Anne Gaboury at the southeast corner of the Campus	21	Figure 40: Centre Saint-Jean – west facade	30		
Figure 17: Rue Marie-Anne Gaboury columns	21	Figure 41: The Grotto	30		
Figure 18: Rue Marie-Anne Gaboury historic plaques	21	Figure 42: Rue Marie-Anne Gaboury Corridor	30		
Figure 19: Rue Marie-Anne Gaboury sign blades	21	Figure 43: Landmarks (Existing)	31		
Figure 20: Rue Marie-Anne Gaboury banners	21	Figure 44: Districts (Future)	36		
Figure 21: 84 Avenue looking eastward toward the Campus and residential homes	22	Figure 45: Vehicular Pathways (Future)	39		
Figure 22: 84 Avenue looking eastward adjacent to the FSJ Student Residence	22	Figure 46: Pedestrian Pathways (Future)	40		
Figure 23: 86 Avenue looking eastward toward the Campus and residential homes	22	Figure 47: Pedestrian Pathways – Conceptual Sketch of Hierarchy of Layout & Materials	42		
Figure 24: Edges (Existing)	24	Figure 48: Nodes (Future)	46		
		Figure 49: Pedestrian Pathways and Nodes (Future)	47		
		Figure 50: Conceptual sketch of the FSJ Forecourt	49		
		Figure 51: Conceptual sketch of the FSJ Quad	50		
		Figure 52: Landmarks (Future)	55		

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

I n t r o d u c t i o n

1.0 INTRODUCTION

1.1 Background

In June 2002, the Board of Governors of the University of Alberta adopted a Long Range Development Plan (LRDP) for the University, establishing a vision for shaping and guiding future growth, development and redevelopment at the four Campus sites of the University (North Campus, South Campus, Michener Park and Faculté Saint-Jean) within the City of Edmonton to the year 2030.

The LRDP provides a flexible set of strategic planning principles that support the growth of new research, teaching and student support facilities, as well as upgrades or replacement of existing structures on University lands. The LRDP also identifies how University lands and facilities should be developed, and outlines operational planning principles, initiatives and guidelines that direct appropriate and sustainable growth for the University. The LRDP's principles, initiatives and guidelines recognize the existing unique characteristics and attributes of the University and promote future development that:

- Fosters desirable Campus life.
- Supports teaching and research.
- Uses physical and financial resources efficiently and effectively.
- Creates, preserves and enhances significant physical assets for the University.
- Provides the flexibility to respond to future trends and growth.
- Recognizes and values the planning initiatives of its neighbours and partners.

Within the Campus sites, 19 Sectors have been identified - 11 Sectors within the North Campus, three Sectors within the South Campus, two Sectors in Michener Park and one Sector at each of Faculté Saint-Jean, Augustana Faculty and the Devonian Botanical Garden. The University has identified the

need to establish specific Sector Plans for each of these Sectors. This document specifically addresses Faculté Saint-Jean (FSJ). (Refer to Figure 1). The purposes for the Sector Plans are:

- To develop a vision for development and redevelopment compatible with the principles of the LRDP.
- To identify potential development and redevelopment sites that address Faculty, University services and other expansion requirements.
- To outline guidelines for effective and compatible development and redevelopment activities within and between Sectors.
- To identify the required physical links to adjacent Sectors and the interface with adjacent neighbours and University partners.

The LRDP and Sector Plans are important components that guide future planning and development for the University. This document has been created for use by the University of Alberta and its design, planning and programming consultants and the construction industry. These plans are based on extensive public and faculty participation, and evaluation and approval by University Review Boards. The University, through Strategic Planning (SPPI - a division of the Planning and Infrastructure Department), will use the Sector Plans, in conjunction with the LRDP, to assess future planning and development initiatives within each Sector and to determine if individually proposed development or redevelopment projects comply with the directions and guidelines provided. Interpretation of these plans is the responsibility of SPPI. Refer to Figure 2 for the Strategic Planning Structure used for all proposed development or redevelopment projects.



Figure 1 - Air Photograph of the FSJ Campus

1.2 Sector Structure

The character and physical qualities of each of the University of Alberta Campuses are determined and influenced by various components. The visual quality or legibility of these components dictates the organization and recognition of a coherent, liveable Campus through distinct Sector 'patterns'.

Legibility is a crucial concept in the structuring of a coherent Sector 'pattern'. A legible Sector is one where districts (areas exhibiting a recognizable and common character), landmarks (reference points), nodes (focal points), edges (natural and built boundaries) and pathways (urban channels – roads, walkways, public transit, bicycle routes, etc.) are easily identified and grouped into an overall 'pattern'. (Refer to Figure 3). These pattern elements structure and harmonize the urban environment, establishing and clarifying points of entry, movement, visual reference, ambient character, and social space – in short, they create a 'sense of place'.

In order to create a distinctive 'sense of place' for each University Campus and Sector, it is important to establish comprehensive, implementable guidelines that identify, and respond to the existing and potential interaction between pattern elements. A 'sense of place' is physically and cognitively created through these pattern elements. In more detail, these are:

Districts: Areas having a typical character and/or land use based on a combination of elements such as: culture, history, built-form, natural areas or specific social activity.

Pathways: Key vehicular (public, public transit, service-oriented), pedestrian and multi-use (e.g. bicycles) routes and their spatial qualities (e.g. landscape treatment and way-finding systems).

Edges: Natural boundaries (e.g. a ravine or shelterbelt) and built form boundaries (i.e. the density, mass-

ing, setback and façade treatment of buildings; key roadway boundaries and seams; and streetscape features – treed boulevards, lighting, furnishings, etc.).

Nodes: Key vehicular and pedestrian intersections; public transit links, stations and stops; and areas with a higher concentration of activity.

Landmarks: Significant natural, built form or other urban features that act as visual references.

Working with these pattern elements to define the legibility and quality of the physical environment, as well as to ensure the compatibility of the Sector with human purposes and activity, will lead to a unique and desirable 'sense of place'.



Figure 2 - Strategic Planning Structure

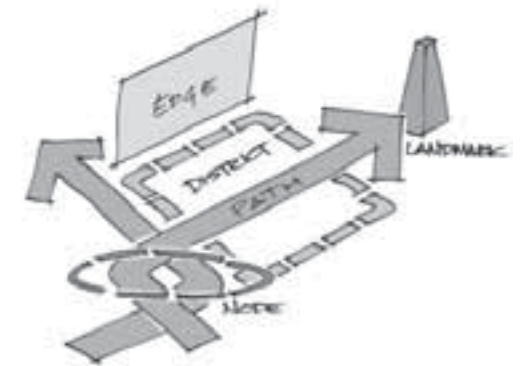


Figure 3 - Sector Pattern

1.3 Sector Plan Organization

The Sector Plan has been organized into the following seven sections:

1. Sector Characteristics & Vision

This section provides an overview of the physical context for Faculté Saint-Jean within the Bonnie Doon neighbourhood and the city as a whole, and identifies this Sector's distinctive features. This section also presents the proposed vision for the Sector and specific development and redevelopment strategies that will aid in achieving the vision.

2. Visual and Physical Inventory

This section provides a 'snapshot' of key analysis and inventory information obtained from the LRDP, other support documentation, and a photographic inventory of the Sector. The inventory is presented and assessed based on Sector structure characteristics – Districts, Pathways, Edges, Nodes and Landmarks.

3. Sector Specific Development Guidelines

This section presents and illustrates guidelines for future Sector development and redevelopment based on Sector structure characteristics - Districts, Pathways, Edges, Nodes and Landmarks. Key items addressed include the following:

- Key elements and features that create a sense of place and continuity in the Sector.
- Development and redevelopment sites.
- Full development and redevelopment potential in the Sector.
- Acceptable uses for specific development and redevelopment sites.
- Compatibility issues with surrounding development.
- Relationship to services.

- Physical linkages to adjacent Sectors (pedestrian, bicycle, road linkages identified in the LRDP).
- Transition to/compatibility with adjacent lands.
- Required open space elements, including what should be preserved and expanded.
- Way-finding and signage.

Figures within this section provide conceptual examples of Sector Specific Development Guidelines.

4. Site Specific Development Guidelines

This section provides site constraints, opportunities and guidelines for development and redevelopment zones within each Sector. Key items addressed include the following:

- Site dimensions and areas.
- Site coverage (%).
- Floor Area Ratio (FAR).
- Permitted building heights.
- Site specific development requirements.
- Zones of Responsibility.
- A list of related Sector Specific Guidelines.

Figures within this section provide conceptual examples of the Site Specific Guidelines.

5. Appendix A: Campus-Wide Guidelines

This appendix presents a broader based set of guidelines that should be acknowledged and integrated within each Sector of the Campus. Key items addressed include the following:

- Visual Quality and Design
- Sector Identifier and Colour(s)
- Landscape Treatment
- Natural Areas

- Screening
- Public Art
- Signage
- Lighting
- Street Amenities
- Architectural and Open Space
- Sustainability
- Utilities
- Parking, Drop-offs and Loading/Manoeuvring Areas

6. Appendix B: Sector Implementation

This section discusses principles and strategies to be observed during the development or redevelopment of the Sector, and further activities required prior to, or during, future development.

7. Glossary

This section provides a glossary of key Sector development terminology.

**Sector Characteristics
& Vision**

2.0 SECTOR CHARACTERISTICS & VISION

2.1 Sector Characteristics

Since 1911, the Faculté Saint-Jean (FSJ) site has been a centre for instruction and learning, and an integral part of the surrounding community. The FSJ site was first established by the Oblate Missionaries as a Juniorate, preparing priests and brothers for missionary service. In 1928, the Juniorate expanded its academic services, through agreement with the University of Ottawa, offering French language programs for students seeking secondary and university education. In 1943, the Juniorate became the Collège Saint-Jean to respond to the centre's evolving role in French language programs. In the 1960's the Collège relationship with the University of Alberta began to solidify through joint program development. By 1978, FSJ had become a full faculty of the University of Alberta. Presently, FSJ continues to evolve and expand on its strengths as the only French language, post-secondary institution west of Winnipeg.

FSJ is located in central Edmonton in the well-established neighbourhood of Bonnie Doon. Nearly 20% of Bonnie Doon's resident population cite French as their 'mother tongue', compared with 2.1% for the city as a whole (City of Edmonton Community Services Neighbourhood Profile, June 2000). FSJ is bounded by Mill Creek Ravine on the west, 86 Avenue to the north, rue Marie-Anne Gaboury (91 Street) on the east, and 84 Avenue to the south. The footprint of development covers approximately 8,124 m² on a land base of approximately 62,200 m², for a 13% building site coverage. The FAR for the Sector is approximately 0.32.

FSJ presently offers full time study, in the French language, to approximately 600 students. This includes students taking first year courses in French from other Faculties (e.g., Nursing, Engineering, and Education) in the North Campus. Present staffing includes 25 faculty staff, 25 full-time/ part-time administrative staff, and approximately 60 full-time/ part-time sessional

staff members. Within the next two years (2007) it is projected that the Campus may reach 750 students, with a potential future build-out for 1000 students, depending on the capacity capabilities of the Campus.

FSJ is dominated by the Pavillon Central on the north side of the site. On the south side, the Centre Saint-Jean and residence (opened in 2000) form another large building group and an abrupt edge to the Campus. The smallest building on the site, Pavillon Daridon, dates from 1911. To the west of the academic buildings lies a large expanse of recreational fields including several soccer fields, practice fields, a baseball diamond and an enclosed area with tennis courts and basketball practice hoops. Although the open space is accessible to most pedestrians, the University has installed signs around the site, restricting access through the Campus.

FSJ is primarily accessed from rue Marie-Anne Gaboury and is one of several institutions that form a franco-Albertan cultural cluster in the area. The Campus has an intimate character reinforced by its quiet residential setting and natural ravine environment. Despite the varying age of the buildings, the architecture forms a relatively cohesive grouping of buildings due, in part, to the use of red brick on all structures.

Many students take advantage of the bus shuttle between FSJ and the North Campus. In response to projected growth patterns for the Campus, the number of shuttle buses will likely increase. Several staff and students drive to the Campus and are able to locate on-street parking throughout the community. As the Campus continues to grow, future increased parking may be required on FSJ property to mitigate potential conflicts with residents and on-street parking and increased traffic/ vehicle volumes concerns. Service access to the site is accommodated from 84 and 86 Avenues. Two service access routes from 86 Avenue connect to the Mechanical/ Heating Plant and northeast section of Pavillon Central. One service access

route from 84 Avenue is located west of the student residence and extends to the west side of Centre Saint-Jean.

Along rue Marie-Anne Gaboury between 84 and 86 Avenues, street elements have been introduced by the City of Edmonton based on a franco-Albertan theme. Historically-styled red brick columns with interpretive plaques mark the intersections and continue north beyond 88 Avenue, demarcating the entire area as a distinct zone within the neighbourhood. Colourful metal banners on the street lights complement the columns.

2.2 Sector Vision

FSJ will continue to be an intimate and distinct Campus site, incorporating improvements that contribute to a coherent academic and research environment, balanced through the integration of well-designed and linked buildings, open space, and pathway connections. Key future development directions and strategies for FSJ include:

- Consolidate academic programs, research activities and community partnerships.
- Establish new programs and partnerships, which respond to the needs of students, continue to build upon strong community relationships, and support the academic and research objectives of the University of Alberta.
- Continue to redevelop and add new facilities on-site in order to extend enrolment to French language undergraduate and graduate students and studies.
- Continue to establish relevant programs and services that support Francophones in Alberta and Western Canada and those individuals and organizations interested in French language studies and culture.
- Maintain and promote FSJ's strong Francophone heritage and environment.
- Continue to support joint programming with North Campus Faculties, including shuttle transport to and from each Campus.
- Assess and expand student residence at FSJ.
- Continue to support University Varsity / Intramural and community recreational field use through the preservation of two competition-sized soccer fields, with the discretion of future academic/ academic support development in the future.
- Develop new and reinforce existing pathways (both interior and exterior) within a hierarchy that creates: distinct zones for pedestrian and/or vehicular access/ parking, service access nodes; ease of way-finding; a desirable Campus character development; and an appropriate interface with the surrounding neighbourhood.
- Maintain the continuity, integrity and cohesiveness of the architecture at FSJ.
- Reinforce FSJ's visual and physical connection to the Mill Creek Ravine.
- Acknowledge and complement the Franco-Albertan theme of rue Marie-Anne Gaboury to further articulate and celebrate entry into FSJ.
- Redevelop existing parking areas and enhance vehicular circulation—especially to the east of the academic buildings—to establish improved versatility, functionality and aesthetics.
- Introduce pedestrian pathway, node and landmark enhancements that promote interaction, animation, interpretation, accessibility, way-finding, and activity within a safe, secure, attractive and pedestrian-scaled environment, both internally and externally.
- Introduce features (i.e., site furnishings, lighting, surface materials, public art and other features) internally and externally to define pathways and nodes; create a distinctive character for the Campus; and to promote, interpret and celebrate the history and uniqueness of academic programs and research at FSJ.
- Introduce new development while incorporating transitional qualities and characteristics appropriate for the Bonnie Doon neighbourhood.
- Improve the open space environment to respond to daily and year-round use, safety and security.
- Implement the principles of sustainability, wellness, flexibility, adaptability, manageability, safety, and universal accessibility (including a strategic single point servicing strategy) in the design and development of FSJ buildings, pathways and open space.
- Develop strong and meaningful visual and physical connections between interior and exterior space that define and enrich public space, create focal and activity points, and enhance way-finding.
- Direct opportunities for new development in under-utilized areas to respond to Campus growth, while maintaining the existing character and transitional qualities of the existing Campus and surrounding neighbourhood edges.

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

**V i s u a l
& P h y s i c a l
I n v e n t o r y**

3.0 VISUAL & PHYSICAL INVENTORY

The following provides a ‘snapshot’ of key analysis and inventory information obtained for FSJ. This information is presented and assessed based on Sector structure characteristics – Districts, Pathways, Edges, Nodes and Landmarks. Also established in this section is a framework of nomenclature for specific Districts, Pathways, Edges, Nodes and Landmarks. This nomenclature is carried into Section 4.0 – Sector Development Guidelines.

3.1 Districts

Districts – built form areas that integrate with open spaces and social patterns of life to create areas of geographic and visual reference.

Three distinct Districts have been identified at FSJ (Refer to Figure 4). They include:

- The Academic District.
- The Recreation/ Open Space District, and
- The Ravine District.

Academic District:

Existing Inventory

The proposed Academic District encompasses all the existing buildings and the surrounding open space on approximately half of the total site (Refer to Figures 5 to 8). The District includes Pavillon Central (1-3 storeys), Centre Saint-Jean (3 storeys), the residence (3 storeys), and Pavillon Daridon (2 storeys). The heating plant and garage are situated by the north-west corner of Pavillon Central. The grotto at the north-west corner of the residence has cultural (religious) significance. All buildings are linked except Pavillon Daridon, the heating plant and the garage. An underground link connects Centre Saint-Jean with the south-east wing of Pavillon Central. The underground link between Centre Saint-Jean and Pavillon Daridon was decommissioned several years ago, however, the connection still remains intact. All the Campus buildings are on a plateau that falls immediately to the west toward the large expanse of recreational fields. At this higher vantage point, from any location on the west side of the District, one has an uninterrupted view toward Mill Creek Ravine and the city skyline in the distance (Refer to Figures 9 and 10). The general area between the main doors of Centre Saint-Jean and Pavillon Central extending to the east boundary is busy with both pedestrian and vehicular

traffic. The vehicular access into this hub from rue Marie-Anne Gaboury is a one-way loop. There are approximately 15 to 20 on-site parking stalls located in this area. The remainder of Campus parking is presently accommodated by on-street parking throughout the neighbourhood. This area is also the pick-up/ drop-off for shuttle buses that provide transportation for students and staff between FSJ and the North Campus. The removal of the old church on the north-east corner of the site has created a large open space at the corner of 86 Avenue and rue Anne-Marie Gaboury. Mature trees form a strong edge along the east and north sides of the site. Large White Spruce define the east side of the site and create a tall ‘wall’ of vegetation that provides a sense of enclosure and privacy for the site.

Analysis

The District has a high degree of visual cohesiveness supported by the architectural form and materials used in existing buildings. It is obvious that when additions or new development have been introduced, a concerted effort has been made to complement and acknowledge the existing character of existing facilities. For example, the use of red brick fosters a sense of architectural continuity throughout the Campus and integrates with the theme and materials used along rue Marie-Anne Gaboury. The campus’ front entrance is oriented to rue Marie-Anne Gaboury. Only the Pavillon Central presents its “front door” to the entry loop from this street. All elevations of Pavillon Central and the Residence are abrupt, undistinguished and institutional. From the west side of the District, the Centre Saint-Jean is the only building to address the large open space – all other elevations onto this space look very much like the ‘backsides’ of the buildings. Future development should consider the importance of introducing distinguished and appropriately scaled development from all sides; establishing an appropriate gateway/ forecourt area to the east side of the existing buildings; and providing

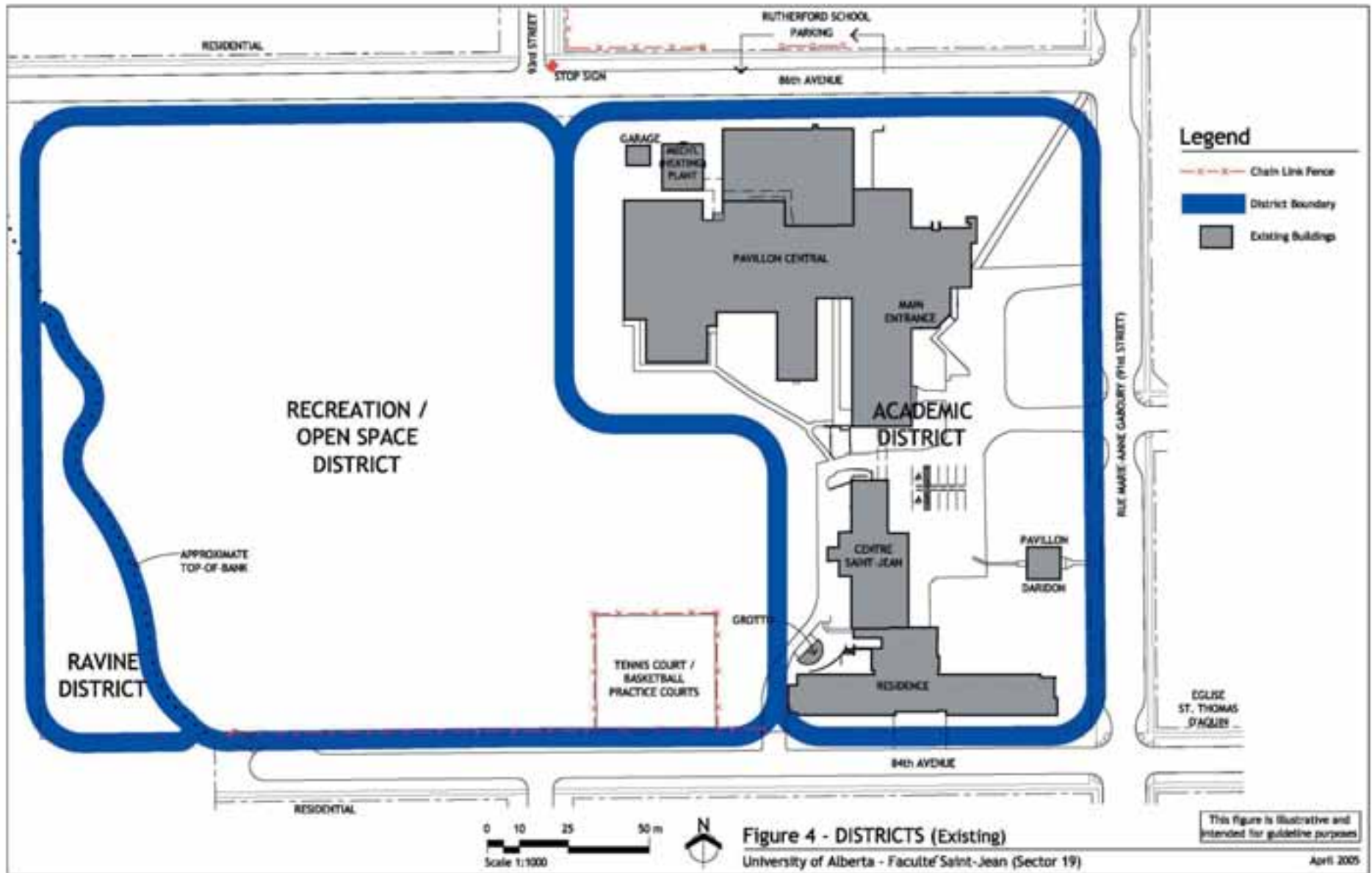




Figure 5 - Academic District - Pavillon Central



Figure 6 - Academic District - Centre Saint-Jean

opportunities for distinct and integrated built and open space development to the west that transitions with the Recreation/ Open Space and Ravine Districts.

Recreation / Open Space District:

Existing Inventory

This District is comprised of turf areas for two irrigated competition-sized soccer fields, a baseball diamond, a practice grid, and a paved/ fenced tennis court and basketball area (Refer to Figure 11). Mature linear plantings of both deciduous and coniferous trees and shrubs occur at the north and south edges of the District. The north and south sides of the District are defined by chain link fence. The public can gain access to the area only from the east and west sides. The University has posted signs on the chain link fence stating the area is private property. The west side of the District is formed by the top-of-bank of the Mill Creek Ravine running from the north-west to the south-east. A dirt footpath follows the top-of-bank.

Analysis

This District feels very separate and different in character from the rest of the Campus due to its openness and lower elevation, and has a distinct 'backyard' feel. The existing soccer fields are used heavily between mid-May to October for both varsity, intramural, and community teams/ camps/ programs. These fields should be retained in the future, while other portions of the District could be identified for future academic/ academic support expansion and formal open space development (i.e., Quad).



Figure 7 - Academic District - Centre Saint-Jean and Student Residence



Figure 8 - Academic District - Pavillon Daridon, Centre Saint-Jean and Student Residence



Figure 9 - Recreation/ Open Space District - View from Centre Saint-Jean looking west

Ravine District:

Existing Inventory

The north-east boundary of the Ravine District is defined by the top-of-bank and the dirt footpath that runs its length (Refer to Figure 12). The west and south boundaries are imperceptible, as they are defined by the legal survey and occur on the densely treed, steeply sloping banks of the ravine. This District is traversed by several narrow and difficult trails used mostly by trail bikers.

Analysis

Due to its steep slope and dense natural vegetation, the area should be preserved as a visual and recreational asset/amenity that links FSJ and the neighbourhood with Mill Creek Ravine and the North Saskatchewan River Valley.

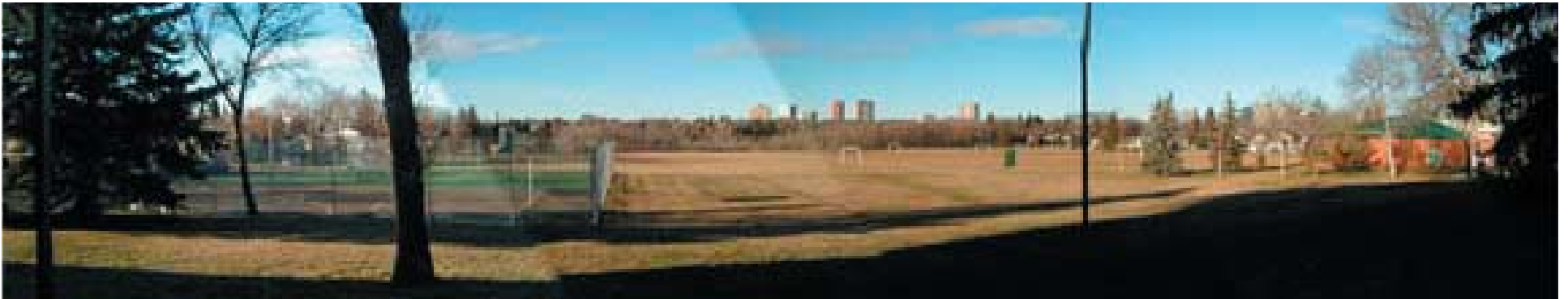


Figure 10 - Recreation/ Open Space District - View from Centre Saint-Jean looking west



Figure 11 - View from the Recreation/ Open Space District looking northeast to Pavillon Central



Figure 12 - Edge of the Ravine District and Recreation/ Open Space District looking north from the southwest corner of the Campus

3.2 Pathways

Pathways – key vehicular and pedestrian routes.

Existing Inventory

Figure 13 illustrates the existing hierarchy of pedestrian pathways at FSJ. These pathways include primary, secondary, and tertiary pedestrian pathways and interior pedestrian pathways and enclosed building links. Figure 14 illustrates the existing vehicular pathways. These pathways include primary and secondary vehicular pathways, and service/pedestrian access pathways and links. The hierarchy for both pedestrian and vehicular pathways is based on a combination of the perceived relative amount of 'traffic' that each pathway accommodates, its relative length and importance to the Campus.

Primary Pathways:

Rue Marie-Anne Gaboury is a City of Edmonton street and is the main vehicular and pedestrian pathway access to FSJ (Refer to Figures 15 and 16). The pathway is well defined for pedestrians along the west side of the street. Significant resources have been put into defining the pathway with unit paving, interpretive features/signage and colourful banners – all of which reflect a franco-Albertan cultural theme (Refer to Figures 17 to 20). The significant size and number of tree plantings along this pathway visually and physically separate the pedestrian from the Campus. Vehicular traffic is relatively heavy on this street with on-street parallel parking permitted on both sides. This parking arrangement affects sightlines at access/egress points into the Campus and at pedestrian crosswalks. The main access into the Campus is from Rue Marie-Anne Gaboury and is defined with a one way loop that provides access to the front of Pavillon Central, Centre Saint-Jean and visitor parking areas. The pedestrian route from the main entrance of these buildings has been identified as a primary link for staff and students.

Secondary Pathways:

84 Avenue and 86 Avenue are secondary vehicular routes, providing service access into the Campus, on-street parking and links to the surrounding neighbourhood (Refer to Figures 21 to 23). A secondary vehicle loop has also been identified in the main entrance area – off the primary one-way loop that provides access to the front of Pavillon Central, Centre Saint-Jean and visitor parking areas. Secondary pedestrian pathways have been identified along the top-of-bank, linking 84 and 86 Avenues with the Mill Creek Ravine, Campus and neighbourhood; between Centre Saint-Jean and the south wing of Pavillon Central to the south entrances of the main Pavillon Central complex; and the link between the front doors of Centre Saint-Jean and Pavillon Daridon. The top-of-bank link is the only undeveloped pathway. With the removal of the church on the northeast corner of the Campus, a strong secondary pedestrian link has also been established from the corner to the main entrance of Pavillon Central.

Tertiary Pedestrian Pathways:

Tertiary pathways are integral to the overall pedestrian network on the FSJ Campus. These include the network of paths that have been developed to accommodate the 'desire lines' of pedestrians, cyclists, etc. Presently, both 86 and 84 Avenues do not have sidewalks along the FSJ property line. These edges are well-used by the community and also by those parking and travelling to and from the Campus. Several tertiary pathways also extend from rue Marie-Anne Gaboury to Pavillon Daridon, Pavillon Central and Centre Saint-Jean. The tertiary pathways from the southeast corner of the property and midway through the main entrance one way vehicle loop are undeveloped. Two tertiary pathways have also been identified to the west of the main buildings – linking key door locations on the Pavillon Central and from 84 Avenue, linking the student residence, the grotto, the west side of Centre Saint-Jean and Pavillon Central.

Interior Pedestrian Pathways:

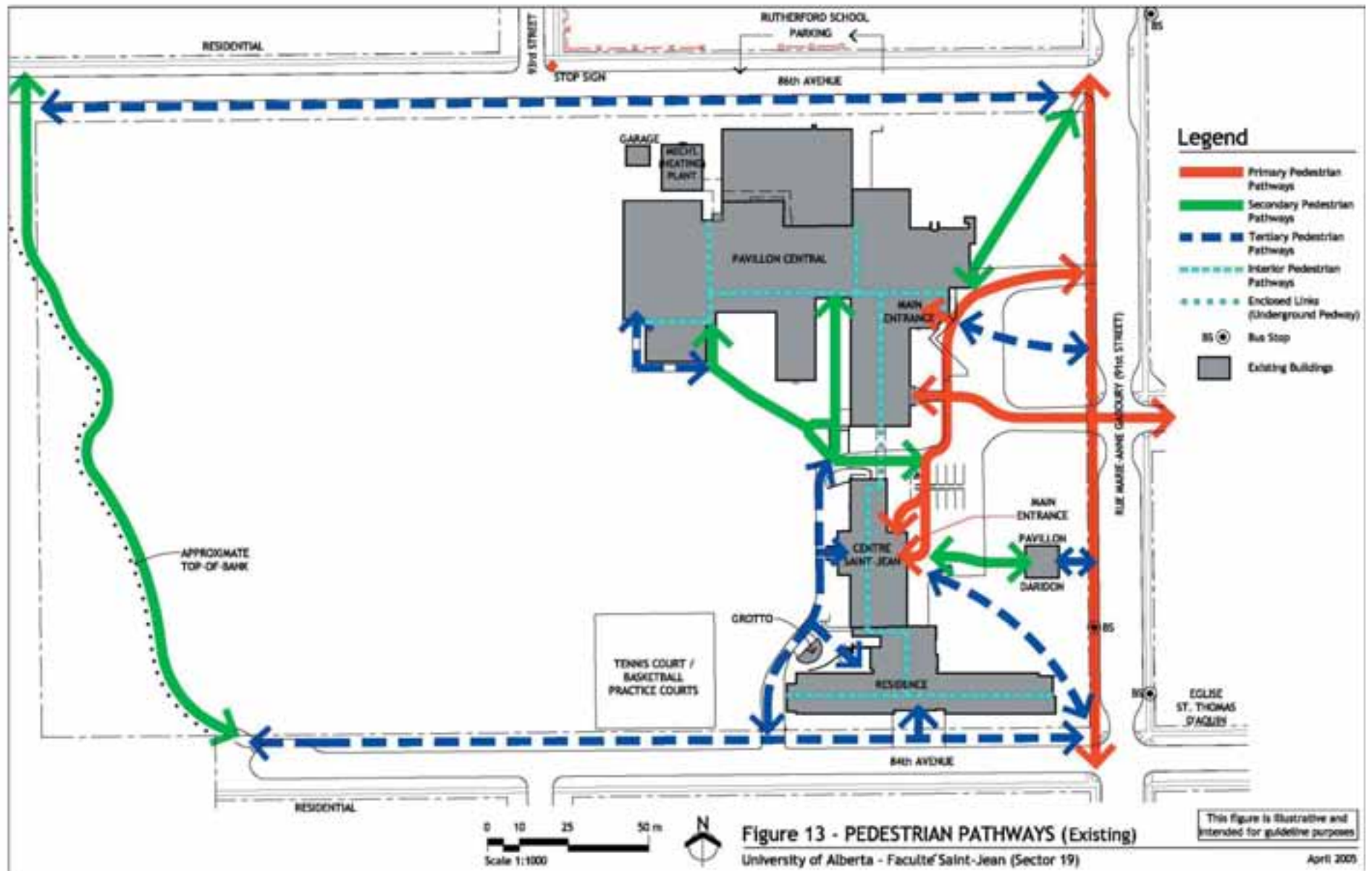
There are numerous interior pedestrian pathways on Campus. Figure 13 illustrates the key interior pedestrian pathways that link all main Campus building, with the exception of Pavillon Daridon, the heating plant and garage.

Service Vehicle Pathways:

Service vehicle access is presently provided from both 84 and 86 Avenues, as well as from the main campus entry loop (Refer to Figure 14). The 84 Avenue service access is located directly west of the student residence and provides a link behind Centre Saint-Jean to the front of the Campus main entrance. There are two 86 Avenue service access locations, which provide links to the Mechanical/ Heating Plant and the southeast wing of Pavillon Central.

Analysis

While there is adequate pedestrian access throughout the Sector, the physical and aesthetic quality of the pedestrian environment lacks legibility. Most pedestrian pathways suffer from having been determined from the spaces 'left over' after buildings have been erected, as opposed to being a planned network of pathways and circulation coinciding with building development. As future development is proposed, it is important that existing interior and exterior pathways be reviewed and enhanced to improve and define patterns and types of movement and to aid in the further spatial development of the Campus.



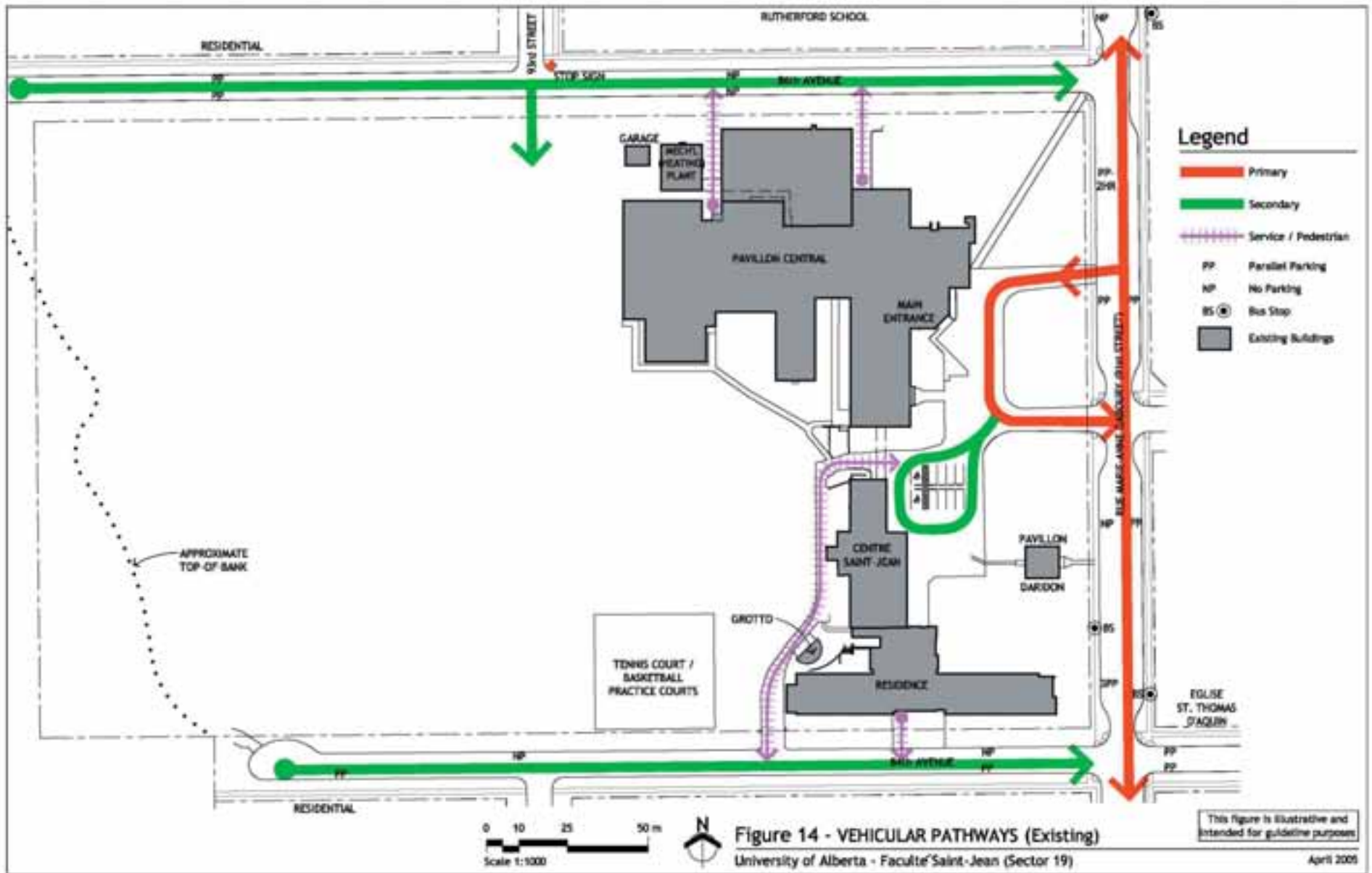




Figure 15 - Rue Marie-Anne Gaboury looking northwards along the edge of the Campus



Figure 16 - Rue Marie-Anne Gaboury at the southeast corner of the Campus



Figures 17 to 20 - Rue Marie-Anne Gaboury Streetscape Features
Columns, Historic Plaques, Sign Blades, Banners



Figure 21 - 84 Avenue looking eastward toward the Campus and residential homes

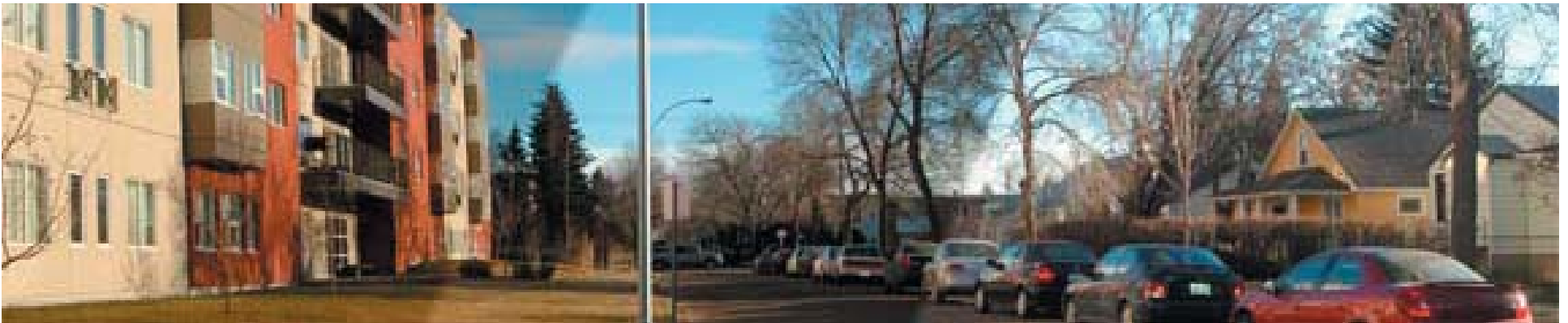


Figure 22 - 84 Avenue looking eastward adjacent to the FSJ Student Residence



Figure 23 - 86 Avenue looking eastward toward the Campus and residential homes

3.3 Edges

Edges – Natural and built form boundaries that form spaces.

There are four edges to the Campus as illustrated in Figure 24. Given the Campus residential surroundings, the existing and future form of these edges is important to both the University and surrounding residents.

Rue Marie-Anne Gaboury (91 Street):

Rue Marie-Anne Gaboury forms the east edge of the FSJ Campus (Refer to Figures 25 and 26). A well defined north-south edge is created by the mature linear planting of spruce trees on the west (and east) side of the street. This edge is further reinforced by the red brick columns that occur at each avenue and at both intersections of the one-way entry loop into the Campus. Eglise St. Thomas A'Quin is located directly across from this Campus edge. This land was recently purchased by the francophone community with the intent of building seniors housing (200+ units), complete with a medical clinic.

84 Avenue Edge:

This edge is reinforced by the south elevation of the residence, as well as chain link fencing that continues to the ravine lookout at the west end of the Avenue (Refer to Figure 27). Across from this Campus edge, single storey residential housing extends the length of 84 Avenue (Refer to Figure 27).

86 Avenue Edge:

The 86 Avenue edge is similar to 84 Avenue in that, west of Pavillon Central, the entire length is defined by chain link fencing (Refer to Figure 29). Mature linear plantings of ash and recent plantings of american elm reinforce this edge. Across from this Campus edge, Rutherford School and single storey residential housing extends the length of 86 Avenue.

Rutherford School is directly across from the main 'Academic District' of the Campus (Refer to Figure 30), between 91 Street and 93 Street. This existing edge relationship creates less impact between the Campus and adjacent land use – especially in consideration of any future Academic/ Academic Support expansion to the Campus.

Ravine Edge:

The top-of-bank of the Mill Creek Ravine forms the west edge of the Campus (Refer to Figures 31 and 32). The majority of the edge is open, except for a section of chain link fence that extends from the northwest corner of the property, southward approximately 30 metres. The open section is defined by the abrupt steepness of the ravine slope.

Analysis

The edges described above give the Campus a strong sense of legibility. The contrast between the east and west edges—formal vs. natural—is significant and an interesting characteristic of the site that should be taken into account when considering new development. The north and south edges, defined primarily by chain link fence, are visually permeable, but tend to create a barrier to the surrounding neighbourhood. Signage indicating the site is 'private property' could be friendlier (Refer to Figure 33). Proper pathway development along 84 and 86 Avenues with occasional openings/gates in the fencing (and/or decorative fencing), north-south pathway(s) links, and additional tree plantings would help to soften these edges.

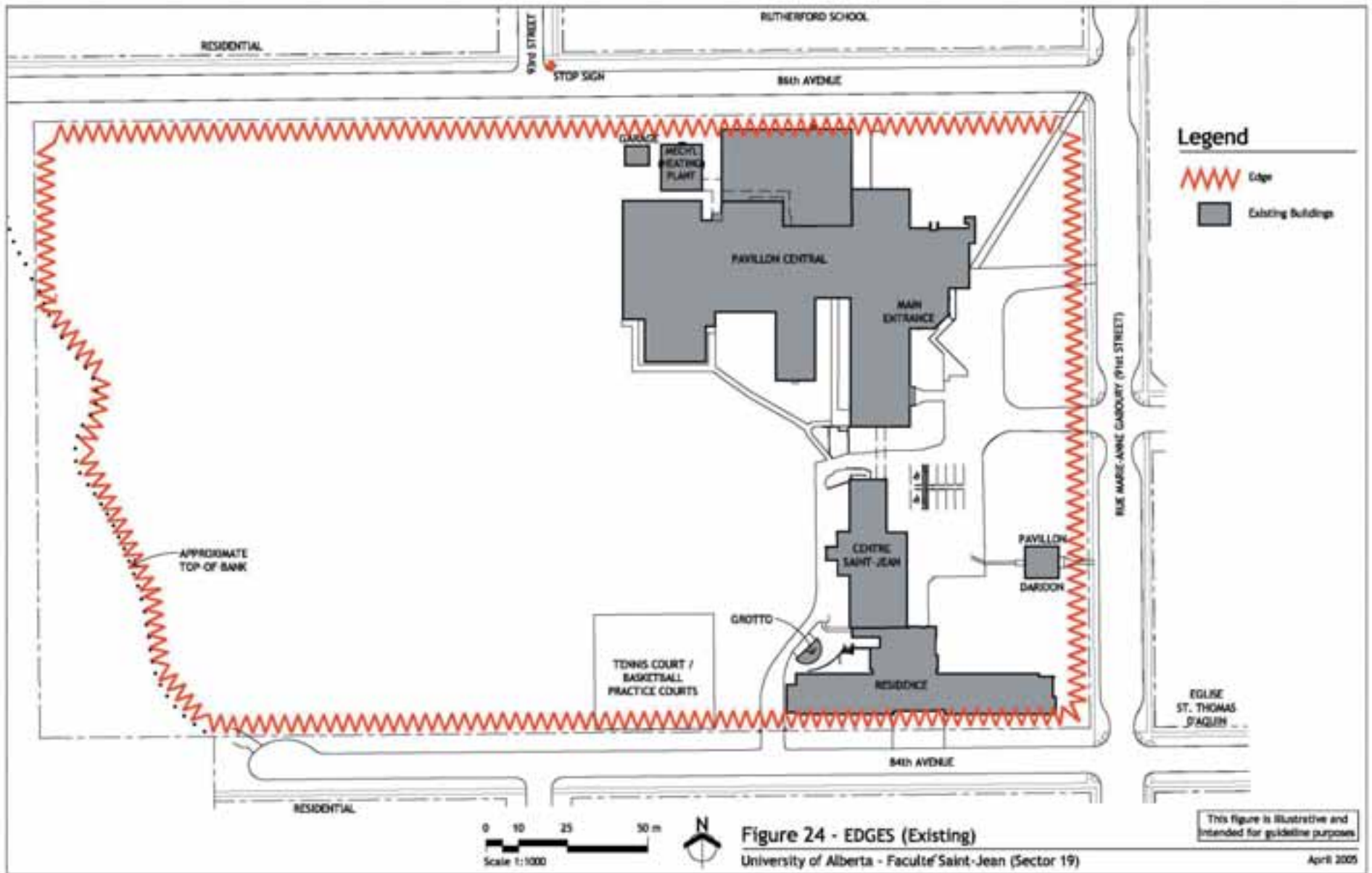




Figure 25 - Rue Marie-Anne Gabouy edge looking at the main access to the Campus



Figure 27 - 84 Avenue Student Residence south facade



Figure 26 - Rue Marie-Anne Gabouy looking at Pavillon Daridon



Figure 28 - 84 Avenue residential edge



Figure 29 - 86 Avenue looking westward



Figure 30 - Rutherford School along 86 Avenue



Figure 31 - Millcreek ravine edge looking northeast



Figure 32 - Rutherford Park entrance at the end of 86 Avenue



Figure 33 - Existing University signing along 84 and 86 Avenue

3.4 Nodes

Nodes – Areas where pathways intersect that have a high concentration of activity and/or a high degree of importance with respect to one or a combination of the following: way-finding, social interaction and aesthetic quality.

Nodes and Gateways

Interior and exterior nodes are discussed in terms of a hierarchy (primary, secondary and tertiary), based on their perceived relative importance and/or intensity with respect to activity, way-finding, social interaction and aesthetic quality. In addition, several key gateway locations have been defined as having a high degree of importance as entrances into the Campus. (Refer to Figure 34). The hierarchy and terminology in this section are also used in Section 4.0.

Primary Nodes

Two primary nodes have been identified and defined in the inventory (Refer to Figure 35). They are the forecourt area in front of the main entrance into the Pavillon Central and the front (east) entrance to the Centre Saint-Jean. The FSJ Forecourt (forecourt) is a large node that occupies almost half the area east of the Pavillon Central, and includes the entry loop and the major entrance into the Pavillon Central. The stairs and balcony area on the east side of the Centre Saint-Jean compose the other primary node.

Secondary Nodes

Three secondary nodes have been identified and defined in the inventory. They include the parking area between the two primary nodes identified above; the south central access into Pavillon Central, and the doors into the student residence of 84 Avenue (Refer to Figures 36 to 38).

Tertiary Nodes

Five tertiary nodes have been identified and defined in the inventory. They include the look-out located at the west end of 84 Avenue, the Grotto, the student residence sunken court, and the grass space in front of the Pavillon Central and enveloped by the front entry loop.

Interior Nodes

There are several interior nodes within FSJ buildings. The three primary interior nodes include the central student and staff lounges and food services area in Pavillon Central, the main entrance to Pavillon Central foyer, and the conference centre and foyer in Centre Saint-Jean.

Gateways

Four gateway locations have been identified and defined in the inventory. All four gateways are located along Rue Marie-Anne Gaboury at the southeast and northeast corners of the Campus and at the access/ egress entry points and one way loop into the Campus.

Analysis

Primary and secondary nodes (both interior and exterior) are places to pass through, as well as to pause for socializing, studying and passing the time in a pleasant environment. All future development or redevelopment should be predicated on the importance of recognizing nodes as the places where Campus life and activity is most intense, and where aesthetic, comfortable relationships between exterior and interior spaces must be defined and articulated in an enduring and sustainable manner. The area to the east of the Campus buildings provides an opportunity to create a better cohesion of primary, secondary and tertiary pathways, nodes and gateways into

a more comprehensive space that establishes a good first impression of the Campus and enhances 'sense of place.' Node development to the west of Campus buildings should respect and complement the open space character of the existing recreational field area and ravine.

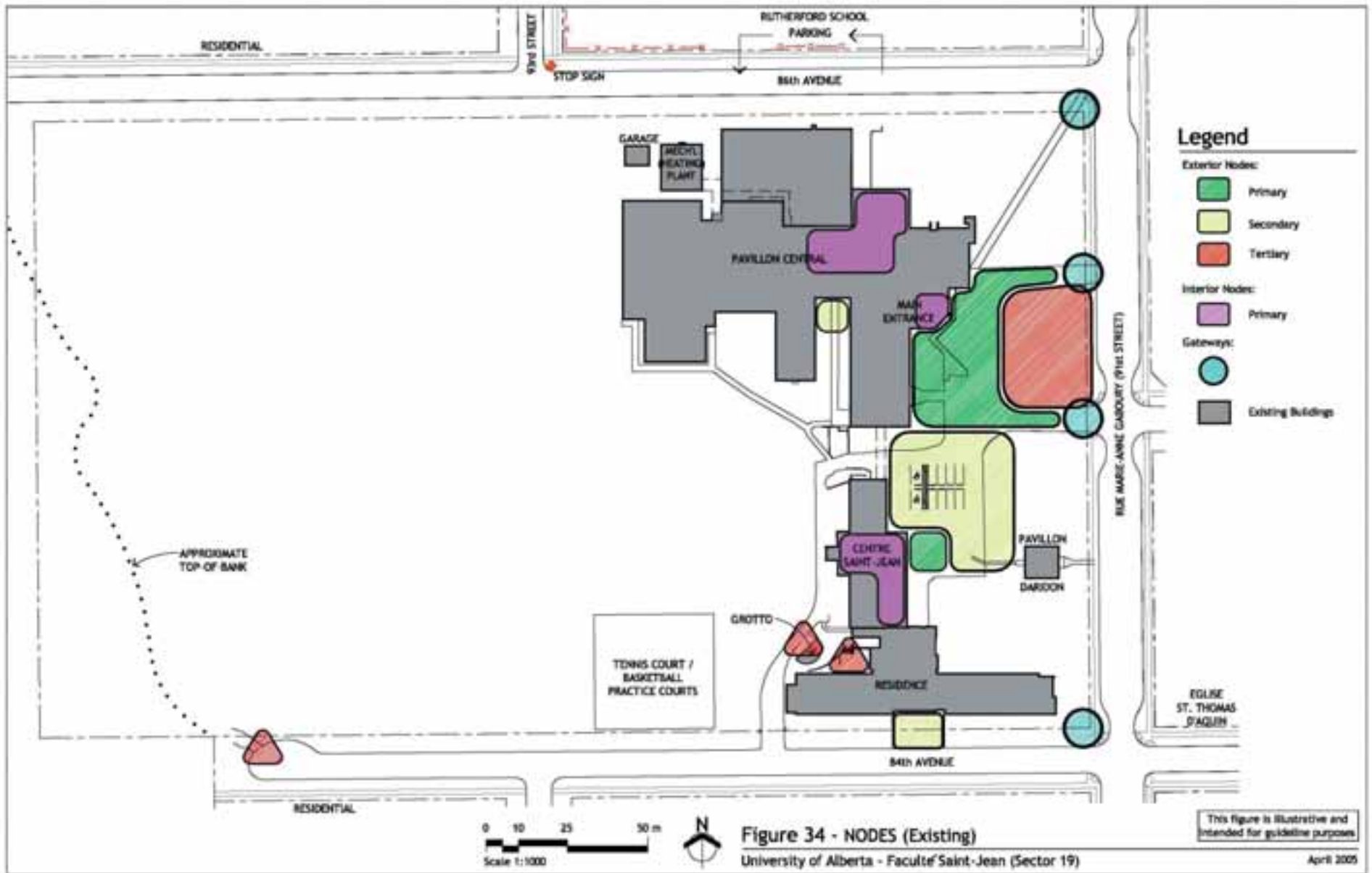




Figure 35 - Primary Node in front of Pavillon Central



Figure 37 - Secondary Node at the south central access in Pavillon Central



Figure 36 - Primary and Secondary Node in front of Centre Saint-Jean



Figure 38 - Secondary Node at the south entrance into the Student Residence

3.5 Landmarks

Landmarks – Important natural, built form, and other urban features.

Listed below are buildings and places that play a significant role in: defining memorable experiences of the FSJ Campus; contributing to a sense of the University's evolution and history; and providing a framework for ordering spatial experience and way-finding. Landmarks play a role in our daily lives that is different for each individual. More than any other 'pattern element' (districts, pathways, edges and nodes), the significance and/or importance of landmarks is subjective. Refer to Figure 43.

Existing Landmarks

- Heritage Buildings and Structures:
 - Pavillon Daridon (Refer to Figure 39).
 - Centre Saint-Jean - west façade (Refer to Figure 40).
 - The Grotto (Refer to Figure 41).
- Places:
 - Rue Marie-Anne Gaboury Corridor (City of Edmonton - Refer to Figure 42).

Analysis

Heritage buildings should be significant landmarks within the FSJ Campus. Where they occur, these buildings impart a sense of the traditional scale, detail and feeling of traditional University architecture that is a part of Western culture. Future planning and development must recognize and capitalize upon the architectural, historical and aesthetic value of these buildings.

The 'places' listed as landmarks are significant for their role in creating a 'sense of place' on, or adjacent to, the FSJ Campus. Future development and redevelopment should maintain these places and build upon their character. In addition, development

or redevelopment of existing and/or new nodes within the FSJ Campus should emphasize the suitability and importance of these places as potential landmark opportunities.



Figure 39 - Pavillon Daridon - south facade



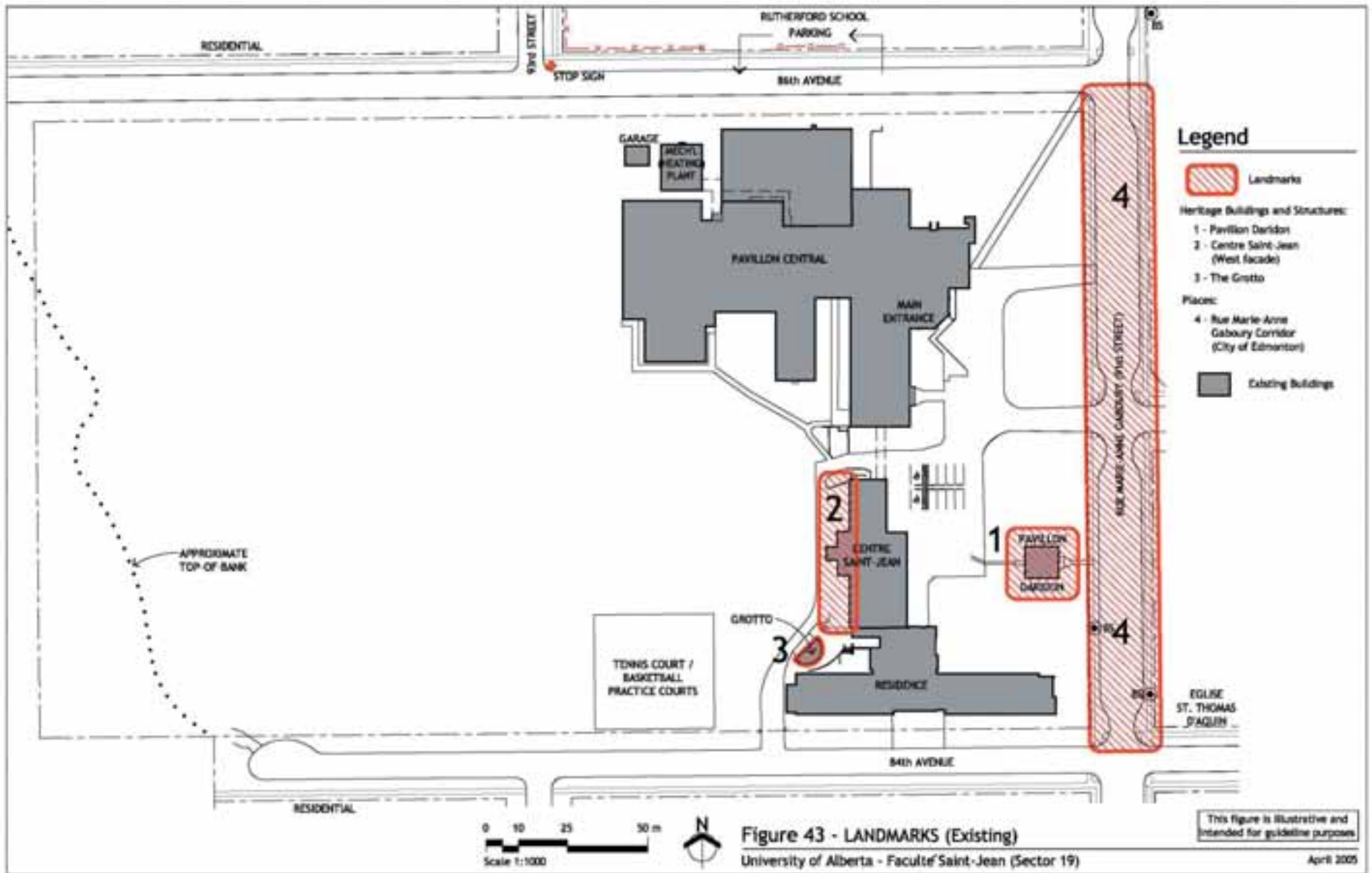
Figure 41 - The Grotto



Figure 40 - Centre Saint-Jean - west facade



Figure 42 - Rue Marie-Anne Gaboury Corridor



SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

S e c t o r
D e v e l o p m e n t
G u i d e l i n e s

4.0 SECTOR DEVELOPMENT GUIDELINES

4.1 Districts

Objectives:

- .1 To establish three districts that accommodate development and redevelopment on the FSJ Campus while integrating with, and complementing, the surrounding neighbourhood. (Refer to Figure 44):

- Ravine District
- Recreation / Open Space District
- Academic District

General Guidelines:

- .1 Existing and future development should be integrated with open space and (interior and exterior) pathway development with the aim of solidifying the aesthetic and functional character of the Campus, establishing stronger visual and physical connections, enhancing way-finding and connectivity, and mitigating harsh micro-climate conditions at pedestrian/street level.
- .2 The Districts are linked through existing pathways and open space. District (re)development should enhance and define circulation patterns, way-finding, the utilization and definition of open space, and establish stronger, more meaningful connections between interior and exterior spaces. All development and redevelopment should impart a stronger sense of connectivity and community on the Campus, and establish an aesthetic and appropriate setting for study, work, socializing, celebration and recreation.

- .3 Future District development or redevelopment should respect the existing architectural character and cultural significance of the Campus and the surrounding neighbourhood.
- .4 Maintain and enhance the existing characteristics of 84 and 86 Avenues and rue Marie-Anne Gaboury as appropriate transitions between the Campus and the Bonnie Doon Neighbourhood.

The following are District specific guidelines. These guidelines interrelate with District and additional Pathways, Edges, Nodes and Landmark guidelines (Sections 4.2 to 4.5), as well as Appendix A – Campus-Wide Guidelines. Refer to Section 5.0 for site specific development zone constraints, opportunities and guidelines.

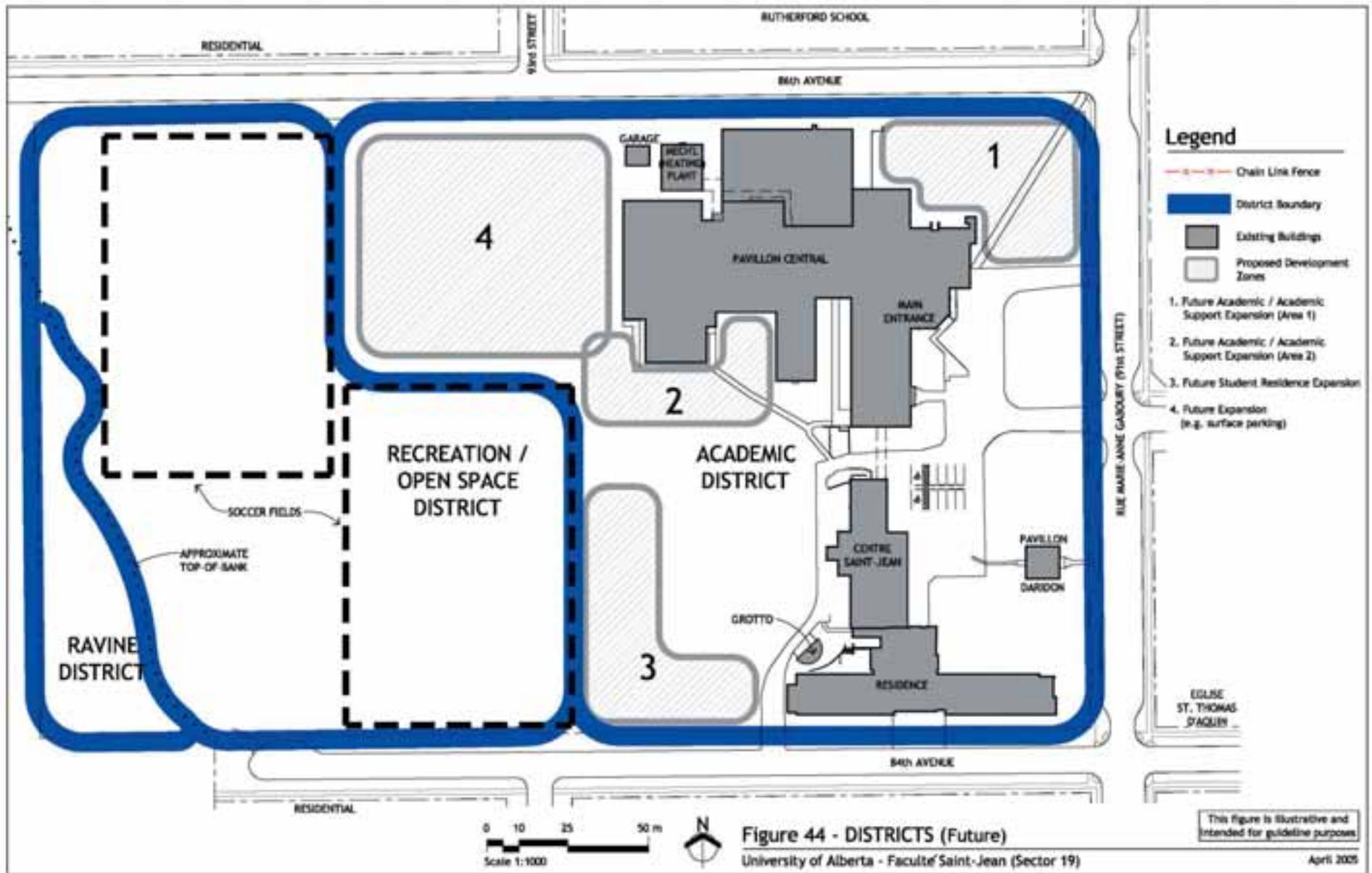
4.1.1 Ravine District

Objectives:

- .1 To maintain and enhance the natural character and ecological integrity of the District.
- .2 To maintain views to the Ravine District from the other Districts on Campus.
- .3 To provide improved and controlled access to, and along, the Mill Creek Ravine.

Guidelines:

- .1 No future development on Campus should degrade the existing natural and aesthetic qualities of the Ravine District.
- .2 No development, except pathway and viewpoint enhancement, is allowed within the District, or immediately upon its eastern edge. Significant setbacks should be created along the ravine edge, with an absolute minimum setback in accordance with the regulations of the City of Edmonton.
- .3 Future development on Campus should maintain and enhance strong visual and physical connections to the Ravine District.



4.1.2 Recreation/ Open Space District

Objectives:

- .1 To maintain the Recreation / Open Space District's open character as well as its visual and physical connection to the Mill Creek Ravine.
- .2 To maintain the ability to accommodate two irrigated 'competition-sized' soccer fields for University and community use.
- .3 To allow for consideration of uses other than open space and recreation, at the discretion of SPPI – University of Alberta.

Guidelines:

- .1 Future building development on Campus should respect the existing character of the District, created by the generous amount of open space and expansive views to Mill Creek Ravine and the downtown.
- .2 Pathways and other development on Campus must not adversely affect the ability to provide and maintain high quality recreational fields within the District.
- .3 Future discretionary uses for development may be considered with the review and approval of SPPI and the University Architect.

4.1.3 Academic District

Objectives:

- .1 To develop appropriately scaled, cohesive and culturally significant architecture and site elements that accommodate the expansion of academic and academic support facilities (including student residence) while respecting the character of the existing Campus and neighbourhood.
- .2 To develop appropriate and cohesive open space within the district for uses that cannot be accommodated within a recreational field. These could engender casual student and staff uses, special, formal events, and ceremonial occasions.

Guidelines:

- .1 Future development and redevelopment should incorporate architectural and site design elements that provide for a comfortable and aesthetically pleasing Campus in all seasons.
- .2 Future development or redevelopment should not compromise the Forecourt Plaza. Refer To Section 4.4.1.4.
- .3 All future development or redevelopment should, through its form and character, provide a sense of continuity to the District, respecting and acknowledging the evolution and history of the University of Alberta.
- .4 The heritage character of Pavillon Daridon, Centre Saint-Jean and the Grotto should be enhanced, conserved and celebrated.
- .5 Future development and redevelopment should improve the sense of continuity as well as the cohesiveness and ease of way-finding through enhancement of open spaces and pathways.
- .6 Future development and redevelopment should be better integrated with open space and multi-use pathway improvements to enhance the District's character and

aesthetics.

- .7 Future development and redevelopment should provide for a diversity of engaging open space.
- .8 Future development and redevelopment should maintain strong visual and physical connections to, and through the Recreation / Open Space District.
- .9 Existing and future development should resolve conflicts between pedestrian and vehicular traffic with innovative, safe, cost-effective and aesthetic solutions.
- .10 Future development should be integrated physically and aesthetically with existing facilities. It should offer opportunities to improve the visual aesthetic of existing facilities, wherever possible.
- .11 Future (re)development should respect the surrounding natural environment, and create a level of transparency between the interior and exterior spaces in significant locations, particularly on the first floor, to assist in general transition from one to the other, day-lit spaces, and way-finding.
- .12 Future (re)development should respect the scale of existing development, enhancing the micro-climates of the campus. Sufficient distance should be maintained between wings and/or buildings, to enhance sunlight penetration, landscaped verges, space that does not feel confined, and some views to nearby and some distant facilities. Development should engender senses of continuity, anticipation, and integrity.
- .13 Spaces between buildings or wings should be planned spaces.

4.2 Pathways

Objectives:

- .1 Develop a hierarchy of pathways that link Nodes, Districts, and sites within the Campus to the surrounding neighbourhood and the ravine;
- .2 Develop a hierarchy of pathways that improve way-finding.
- .3 Continue to establish and improve an interior network of pedestrian pathways.
- .4 Identify opportunities for the development of an integrated service point network that reduces the negative impacts of service vehicles on pedestrians.

General Guidelines

- .1 The pathway hierarchy should be established as follows. (Refer to Figures 45 and 46):

Vehicular Pathways:

Primary:

- Rue Marie-Anne Gaboury
- Entry Loop

Secondary:

- 84 Avenue
- 86 Avenue

Service

Pedestrian Pathways:

Exterior Primary:

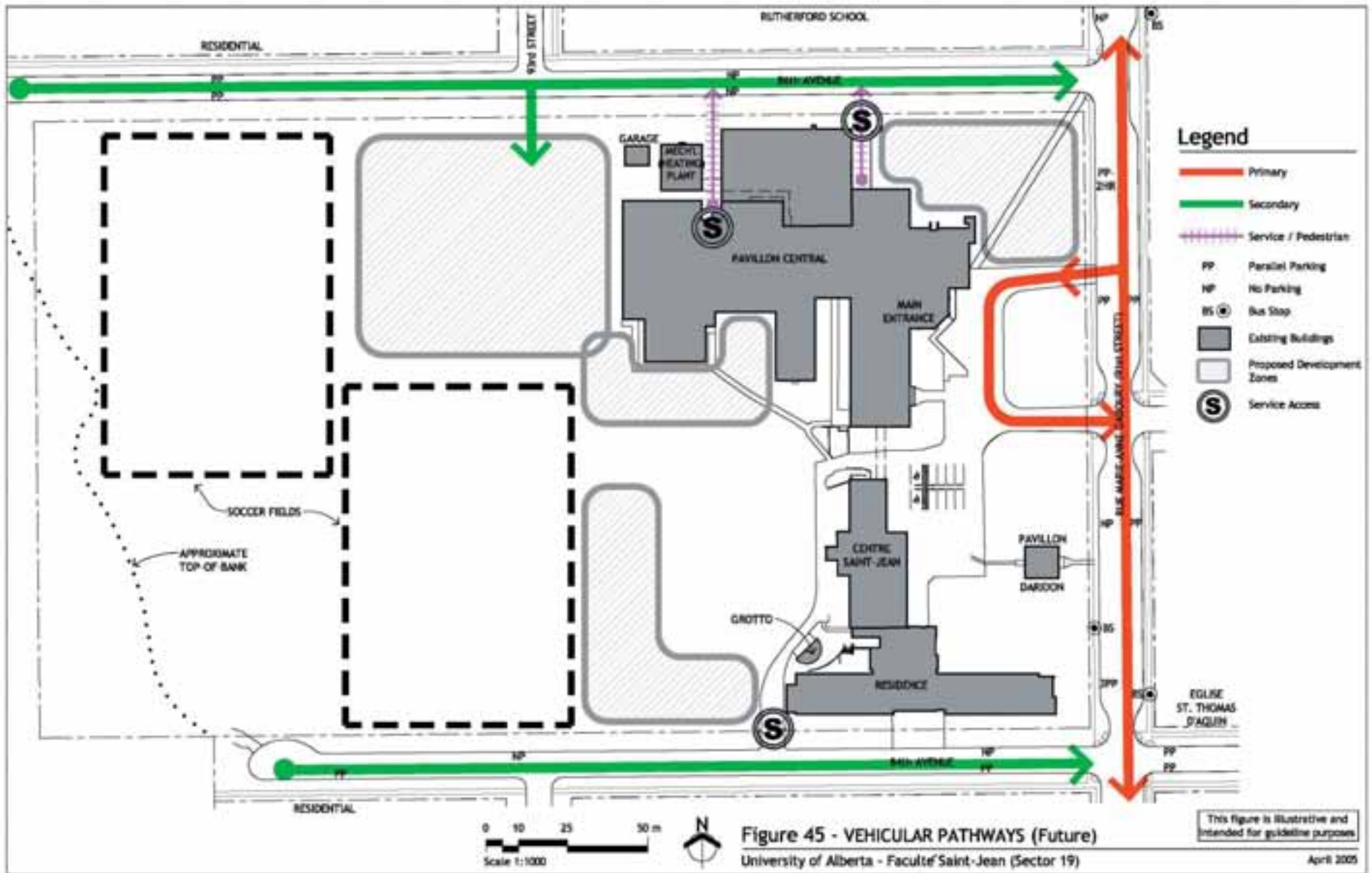
- Rue Marie-Anne Gaboury
- Entry Loop
- Forecourt Link
- FSJ Promenade

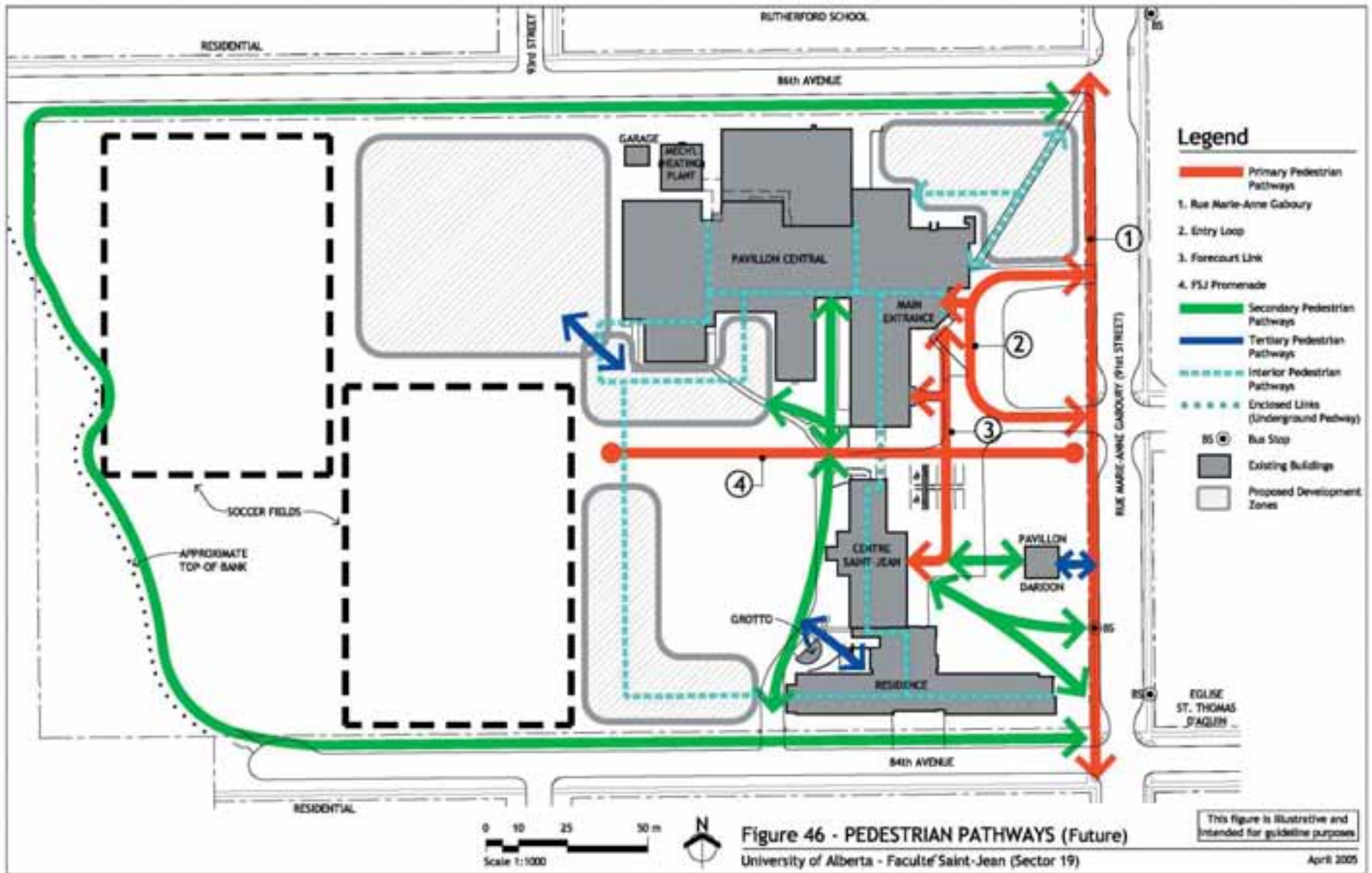
Exterior Secondary

Exterior Tertiary

Interior Pedestrian Pathways and Enclosed Links

- .2 Pathways should contribute to the overall quality and 'sense of place' on the FSJ Campus.
- .3 Develop safe, aesthetic, accessible and comfortable pathways.
- .4 All pedestrian pathways should be designed for multi-use, i.e., pedestrians, bicycles, joggers, etc. All vehicular pathways should be designed to recognize that pedestrians are primary users.
- .5 Pathways should enhance movement; incorporate gathering spaces; and successfully integrate with, and highlight, building entrances and nodes.
- .6 The following considerations should be applied to pathway development:
 - Vandal-proof design
 - Multi-use activity (walking, biking, in-line skating)
 - Physical and perceived safety, security, and comfort (CPTED)
 - Visual experience and aesthetics
 - Optimum operations and maintenance
 - Universal accessibility
 - Flexibility
 - Sustainability
- .7 A pathway hierarchy should be designed to separate specific pedestrian versus service vehicle routes or integrate the two uses in an improved pedestrian-oriented structure and character.
- .8 Design materials should complement and extend the architectural character into, and along, the pathway right-of-way and accommodate all potential types of use.
- .9 Define a pedestrian pathway throughout the Campus that incorporates existing and future Primary, Secondary and Tertiary pathways to form the Ravine Walk. This pathway should use architectural and landscape elements (i.e., site furnishings, signage, public art, lighting, and interpretive information) to celebrate the University's history and alumni, and create welcoming points-of-interest for visitors, alumni and students.
- .10 Emergency vehicle routes should be mapped out. Pathways must be designed sufficiently to accommodate emergency vehicle travel, where needed.
- .11 An interpretive walk—the Ravine Walk—should be introduced into all Districts, providing the opportunity for University and neighbourhood interpretation.





4.2.1 Vehicular Pathways

4.2.1.1 Rue Marie-Anne Gaboury

Objectives:

- .1 Continue to celebrate rue Marie-Anne Gaboury's importance as the major corridor within Edmonton's quartier francophone and a major defining element of the FSJ environs.
- .2 Improve the safety of pedestrians crossing rue Marie-Anne Gaboury between 84 and 86 Avenues.

Guidelines:

Key guidelines include:

- .1 Rue Marie-Anne Gaboury is under the City's jurisdiction. Any development and redevelopment affecting this street must be done in collaboration with the City of Edmonton.
- .2 Work with the City of Edmonton to introduce intersection and crosswalk enhancements (e.g. special surface treatments, flashing pedestrian lights, etc.) at key locations to improve pedestrian safety and comfort.
- .3 Collaborate with the City to integrate improvements on the FSJ Campus with improvements completed or proposed for rue Marie-Anne Gaboury. FSJ improvements should complement the existing character of the rue Marie-Anne Gaboury.
- .4 Preserve mature, healthy trees.
- .5 Rue Marie-Anne Gaboury enhancements should complement potential future gateway development at the entry loop and at the intersections with 84 and 86 Avenues.

4.2.1.2 Entry Loop

Objectives:

- .1 Maintain vehicular access/egress to and from rue Marie-Anne Gaboury, via a slow, one-way route. Allow for short-term visitor parking and University shuttle bus drop-off/pick-up.
- .2 Configure and articulate the Entry Loop such that it blends seamlessly with, and helps to define, the proposed pedestrian-oriented Forecourt Plaza.

Guidelines:

- .1 The Entry Loop should be incorporated into, and seamlessly integrated with, the future development of a Forecourt Plaza. Key design considerations include the accommodation of vehicles without a typical roadway profile or materials, i.e.: (1) curbless, (2) uses alternative, aesthetic paving materials (as opposed to asphalt), or stamped (and perhaps coloured) asphalt, and (3) accommodates short-term visitor parking and University shuttle bus service.
- .2 Create and enhance this area as the major gateway and entry to the campus, for both pedestrians and vehicles. This will create the sense of place for the campus, establish the principles of way-finding, and will orient the visitor to the facilities and order of movement into and through the campus.
- .3 Parking should be limited in this area, to short-term visitor parking, and shuttle buses. A stopping zone for DATS vehicles should be created close to, but not directly in front of the main entry.

- .4 Stops and parking should be developed away from the main and secondary entries, so that a safe pedestrian environment can be created by the entries, including gathering space. This will enhance visual interest at the entries, and will allow safer access.
- .5 The entry loop should be designed to create a safe, comfortable transition zone from building and pedestrian accesses to rue Marie-Anne Gaboury.

4.2.1.3 84 and 86 Avenues

Objective:

- .1 Ensure that development and redevelopment on, and access to, the FSJ Campus does not adversely affect the safety or comfort of residents, pedestrians or neighbourhood traffic on 84 and 86 Avenues.

Guidelines:

- .1 84 and 86 Avenues are under the City's jurisdiction. Any contemplated development or redevelopment or improvements affecting these streets must be done in collaboration with the City of Edmonton.

4.2.2 Service Vehicle Pathways

Objectives:

- .1 Limit service vehicle pathway penetration into the FSJ Campus by establishing strategic service points in relation to a network of interior service pathways. (Refer to Figure 45).
- .2 Limit service vehicle access to the north and south sides of Campus – 84 and 86 Avenues only. No service vehicles should be permitted in the Forecourt Plaza – except the University shuttle service.

Guidelines:

- .1 In the short term, define primary service vehicle pathways and pedestrian pathways with service vehicle access as shown in Figure 14.
- .2 Over the long term, limit service vehicle access into the Campus through the introduction of three strategic service points and integrated, accessible interior service pathways. (Refer to Figure 45).
- .3 The development of strategic service points should consider, yet not be limited to, the following:
 - Easy access to all types of service/delivery vehicles.
 - Secure storage enclosures incorporated within existing facilities or an architecturally integrated structure.
 - Service point locations should be selected to maximize existing service facilities and capabilities and connect to interior pathways. (Refer to Figure 45 for service point locations.)
 - Service points should be integrated to minimize direct impact on pedestrian pathways.
 - Service points should be well landscaped, complete with the use of decorative screens and architectural features.

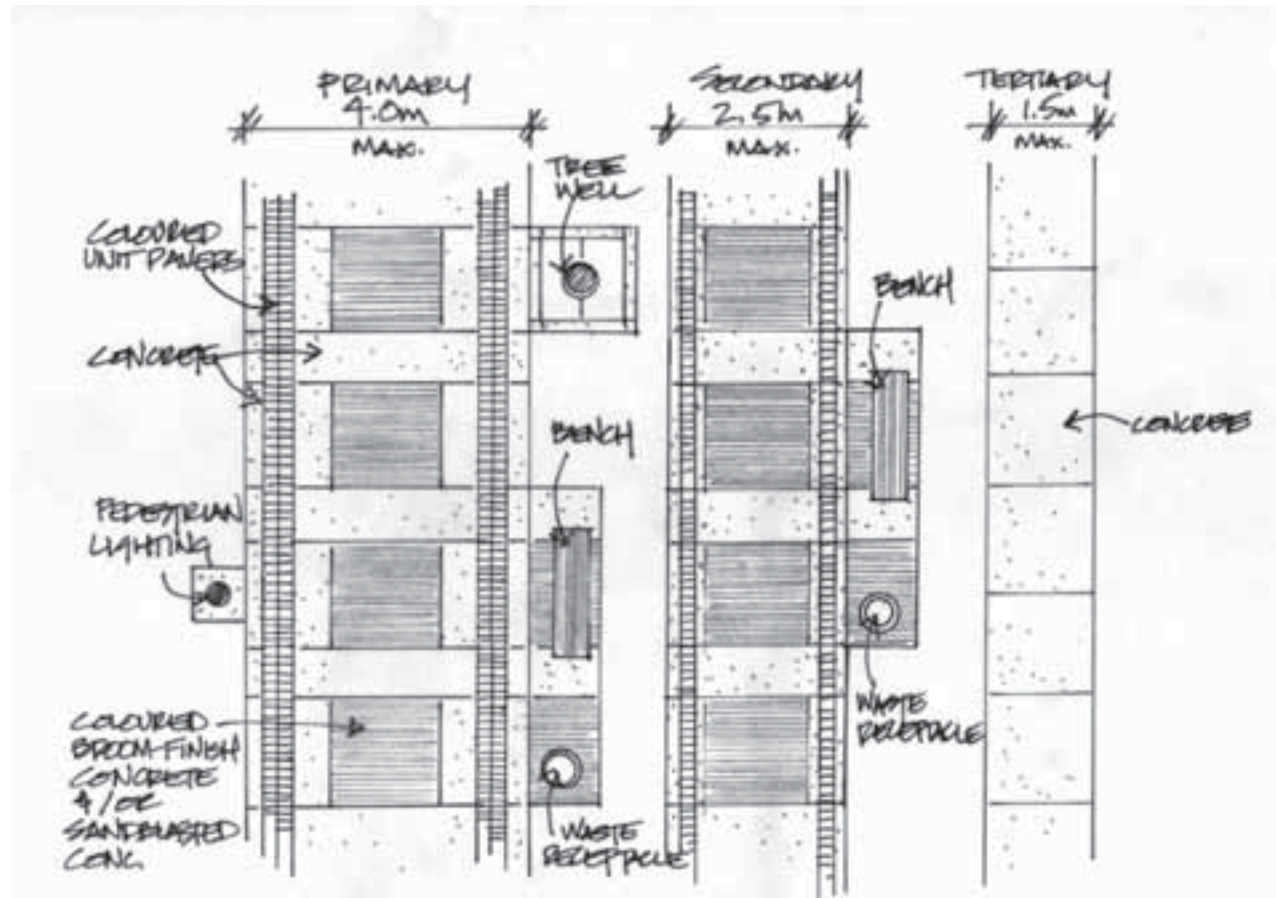


Figure 47 - Pedestrian Pathways - Conceptual Sketch of Hierarchy of Layout & Materials

4.2.3 Primary Pedestrian Pathways

Objectives (refer to Figure 46):

- .1 Acknowledge and complement the existing physical and visual characteristics of rue Marie-Anne Gaboury in any development or redevelopment of pedestrian pathways on Campus.
- .2 Establish a distinctive primary pedestrian pathway--the FSJ Promenade--that connects the proposed Forecourt Plaza through the FSJ Quad to the Recreational District, and takes advantage of the view toward the ravine and city skyline.
- .3 Establish a distinctive primary pedestrian pathway--the Forecourt Link--that connects the main entrance of Pavillion Central with Centre Saint-Jean and the Residence, and integrates as part of the Forecourt Plaza.
- .4 Establish a distinctive primary pedestrian pathway that is integrated with the Entry Loop, the proposed Forecourt Plaza and rue Marie-Anne Gaboury.

Guidelines (refer to Figure 46):

- .1 Exterior primary pathways should be distinct from the design of secondary and tertiary pedestrian pathways. Exterior primary pedestrian pathways (with the exception of rue Marie-Anne Gaboury) should be developed as follows:
 - FSJ Promenade: A 4.0 metre width hard-surfaced walkway, with pedestrian-scale lighting, shade trees, benches, waste receptacles and signage. (Refer to Figure 47);
 - Forecourt Link and Entry Loop: As integral parts of the Forecourt Plaza.
- .2 Exterior primary pedestrian pathway enhancement and development should preserve all mature, healthy trees and be integrated into existing and proposed nodes and

4.2.4 Secondary Pedestrian Pathways

landscapes.

Objective:

- .1 Establish exterior secondary pedestrian pathways that conveniently and comfortably give access to all areas of the Sector, and enhance way-finding, connectivity and the overall pedestrian domain.
- .2 Consolidate, create where needed, and enhance the pathways to establish the Ravine Walk.

Guidelines:

- .1 All exterior secondary pedestrian pathways should be developed with a 2.5 metre width hard-surfaced walkway, pedestrian-scale lighting, shade trees, benches, waste receptacles and signage. (Refer to Figure 47). Note: Several proposed secondary pathway alignments have been defined within City rights-of-way. Implementation of these pathways will require extensive collaboration and consultation with the City of Edmonton.
- .2 All proposed improvements to secondary pedestrian pathways should preserve mature, healthy trees.
- .3 The Ravine Walk should be continuous in its nature, and carefully signed. Interpretive viewpoints should be established. The walkway should be created along the ravine edge in such a way as to preserve the integrity of and separation to the playing fields, as well as being placed only on stable lands that will not erode the edge of the ravine.

4.2.5 Tertiary Pedestrian Pathways

Objective:

- .1 Establish and define a tertiary level of pathways to improve way-finding, connectivity and the pedestrian domain.

Guidelines:

- .1 All exterior tertiary pedestrian pathways are integral to the cohesiveness of each Sector and interconnection of building entrances. All existing and future tertiary pathways should serve to connect, without compromising the integrity and character of open spaces.
- .2 All exterior tertiary pedestrian pathways should be developed with a consistent 1.5 metre width hard-surfaced walkway and should complement other pathways, open spaces, and buildings (Refer to Figure 47).
- .3 All exterior tertiary pedestrian pathways should preserve healthy, mature trees and be incorporated into existing and proposed district pathways, nodes, and landscapes.
- .4 All exterior tertiary pedestrian pathway rights-of-way should incorporate a consistent format of site furnishings, signage and lighting consistent with the area they traverse.

4.2.6 Interior Pedestrian Pathways & Pedways (Covered, Uncovered, Underground and Above Ground Connectors)

Objectives:

- .1 Maintain, enhance, and expand internal building pathways and pedway connections to provide safe, weather-protected, efficient and convenient links between buildings on Campus.
- .2 Establish a comprehensive system of universally accessible internal pathways with the aim of providing dual pedestrian and service access.
- .3 Develop clearly identifiable systems for way-finding and self-location within facilities.

Guidelines:

- .1 Where appropriate and desirable, existing internal pathways should be retained and enhanced to provide direct, spacious, day-lit pathways within, and between, buildings. They should be supported by a series of various gathering areas, complete with staff, student and visitor services (i.e., coffee shops, vending areas, etc.).
- .2 Internal pathways should be established with universal accessibility. These could potentially accommodate the movement of good and services from strategic exterior service points.
- .3 Internal pathways should be easy to navigate and provide clarity in way-finding with well-placed landmarks that help orient the user. Wherever possible, pathways should provide occasional views to the exterior, to aid in way-finding, and self-location. Internal pathways should be a minimum width of 3.0 metres.
- .4 Internal pathways should link seamlessly to the exterior at key nodes and pathways. These links should be developed to enhance and define building entrances and

should utilize transparency (glazing) to create a strong visual relationship between interior and exterior space to assist in way-finding.

- .5 Future pedways may consider the potential of providing additional rooms or spaces (interior and exterior) to buildings, for reading, gathering, commercial/food services and other support opportunities.
- .6 Pedways (above grade) should be designed to minimize their visual and microclimatic impact. This can be achieved by a combination of design elements (e.g. transparency, orientation/relationship to the circulation routes below, compatibility with existing architectural materials and form, etc.).
- .7 Pedway and underground pathways should be safe, efficient and provide convenient pedestrian circulation and integration with building uses.

4.3 Edges

Objectives:

- .1 Establish, maintain and enhance appropriate transitions to the Bonnie Doon neighbourhood and the Mill Creek Ravine.
- .2 Maintain an intensity of development within the Campus that limits edge impacts .
- .3 Respect and complement the City's thematic street features that help to define the area around FSJ as Edmonton's quartier francophone.

Guidelines:

- .1 Future redevelopment along 84 and 86 Avenues should be a maximum of 4 storeys and should incorporate development qualities that encourage activity, gathering, social contact, character integration and transition to the Bonnie Doon neighbourhood. (Refer to Section 5.0 for site specific development zone guidelines.)
- .2 Existing conditions adjacent to the Ravine, along the top-of-bank, should be enhanced with a more formalized pathway, including a seating/lookout area(s).
- .3 All proposed development should acknowledge and enhance the existing integrity and community identity created by City streetscape improvements along rue Marie-Anne Gaboury.

4.4 Nodes

Objective:

- .1 Create a hierarchy of interior and exterior nodes to define entry, enhance way-finding, establish gathering and activity areas, promote wellness, and reinforce the overall pedestrian-oriented character envisioned for the Campus.

General Guidelines (refer to Figures 48 and 49):

- .1 Each node should be considered individually in how it relates to the overall network, to determine the type and intensity of use and activities that should be encouraged within that particular location. This will assist in determining the likely size and scale of each node.
- .2 Features that should be considered in relation to node development include:
 - Pedestrian-scaled lighting.
 - Universal access.
 - Emergency phones.
 - Banners and integrated signage.
 - Kiosks, directories and way-finding devices.
 - Integrated, durable and stylistically consistent site furnishings (e.g. benches, receptacles, bus shelters, transit stops/stations, telephone booths, newspaper boxes, bicycle racks, tree grates/guards, bollards, etc.).
 - Public art.
 - 'Gateway' devices (e.g. pavilions, colonnades, arbours, trellises, formal tree plantings, monuments, etc.).
 - Intersection treatments to identify nodes (e.g. special surface treatments, dedication plaques, public art, landmarks, etc.).

- .3 A hierarchy of nodes should be established as follows:

Primary Exterior Nodes:

- Forecourt Plaza
- FSJ Quad

Secondary Exterior Nodes:

- Daridon Commons
- Residence Courtyard
- Pavillon Central Courtyard / Atrium

Tertiary Nodes:

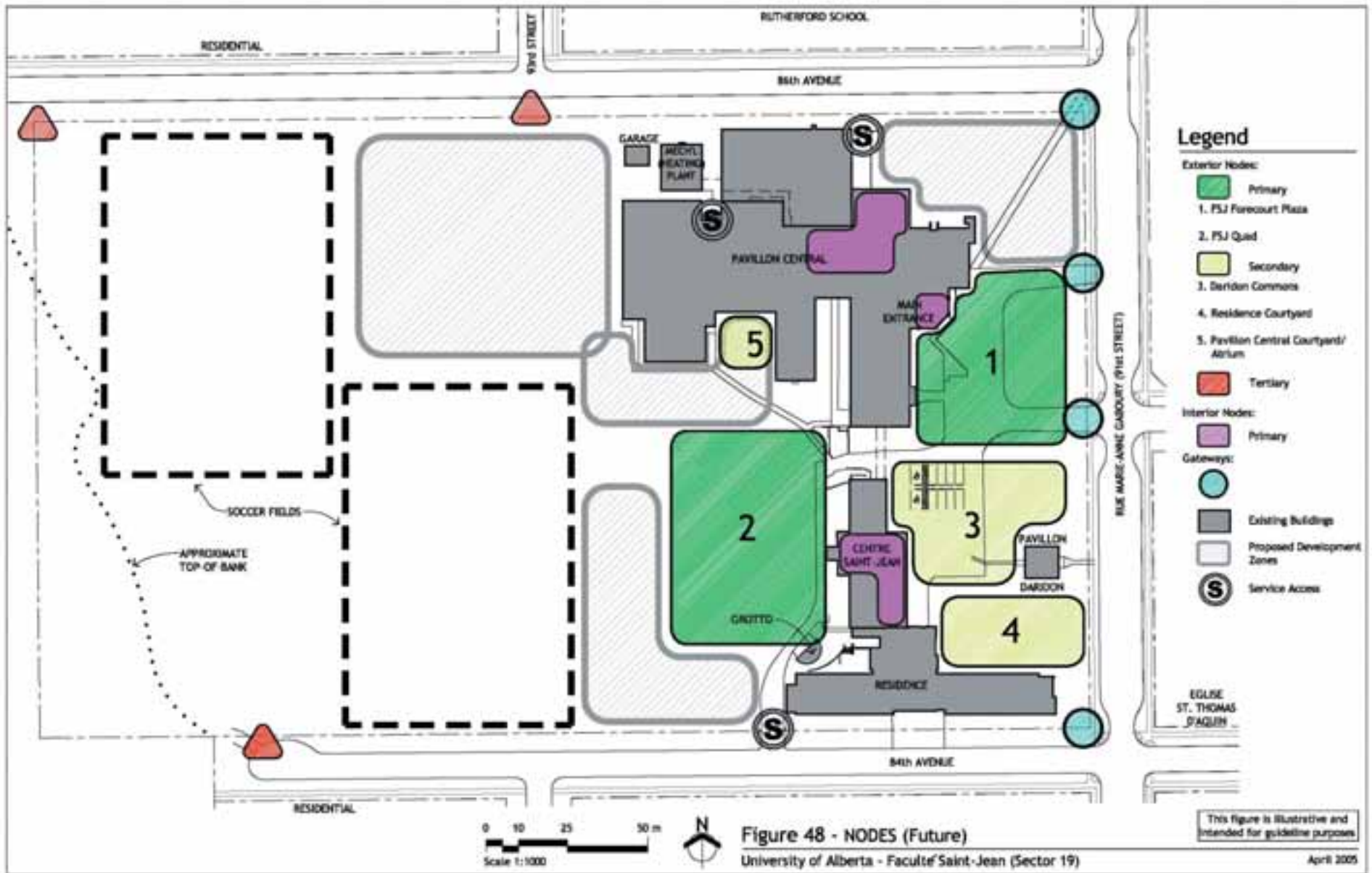
- At key gathering and activity areas.

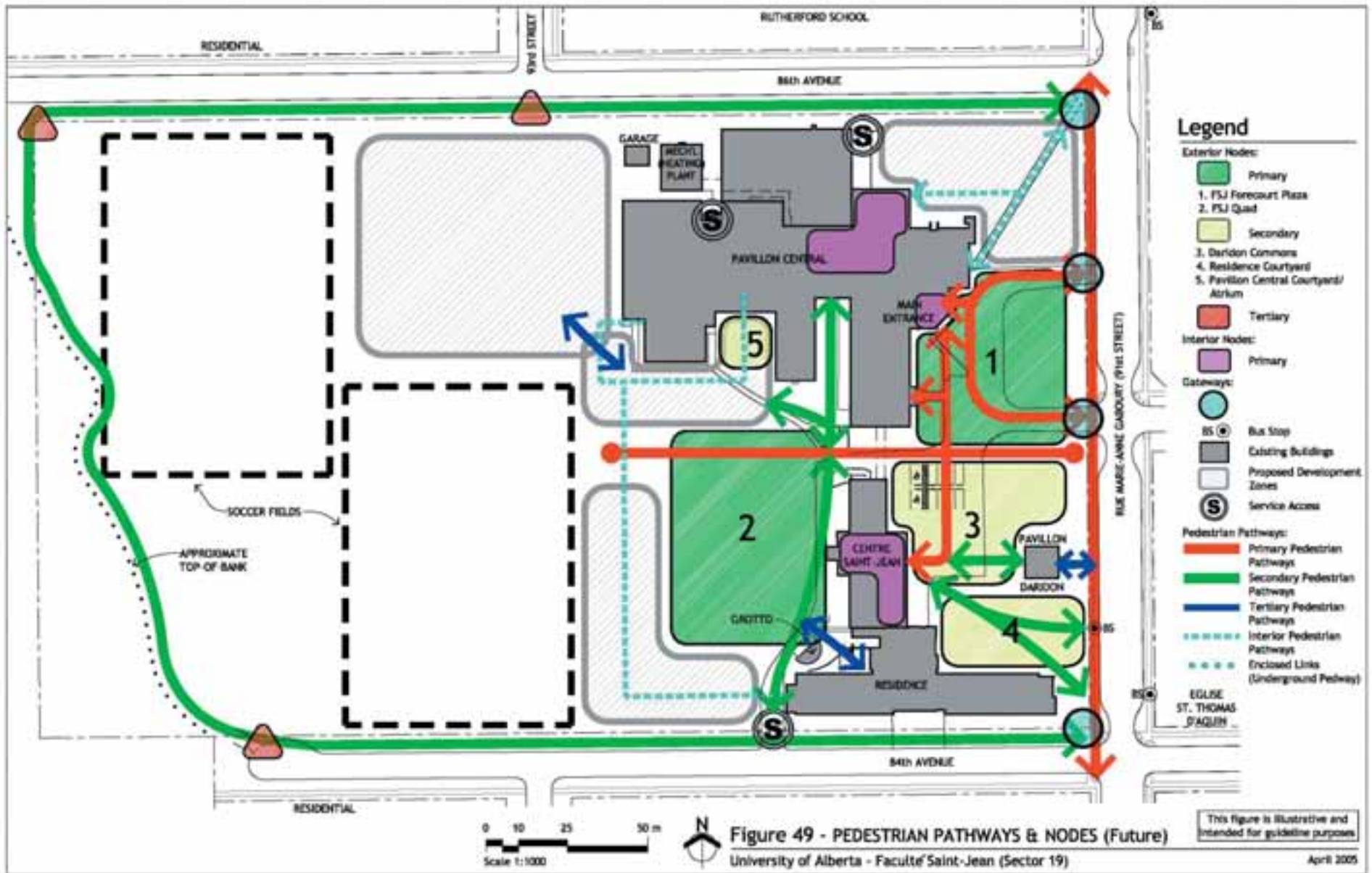
Primary Interior Nodes:

- Pavillon Central Lounge(s)
- Pavillon Central Foyer
- Centre Saint-Jean Conference Rooms and Foyer

Gateways:

As shown in Figures 48 and 49, four Gateway locations have been identified.





4.4.1 Primary Exterior Nodes

Objective:

- .1 To define and physically articulate large and highly visible open spaces to accommodate a range of activities, amenities, and features. Primary nodes should include places for gathering and celebration, study, recreation and interpretation.

Guidelines:

- .1 Primary nodes are to include, or have the potential to include, sites integrated with the Ravine Walk for the recognition, commemoration and celebration of the University's history and development.
- .2 FSJ Forecourt Plaza (Refer to Figure 49)

This area provides the first impression of, and, during a regular day, is the busiest outdoor space on the FSJ Campus. It is intended to enhance the highly active uses which it currently facilitates, as well as creating a more intensive, urban environment. In recognition of the intermix of activity and uses, this area should be created as a "hard-landscaped plaza" that permits:

- Vehicular movement through it.
- Pedestrian movement through and in the plaza.
- Spontaneous gathering activity, particularly near entrances.
- Formally created entry points into the buildings nearby.
- Incorporation of defined pathways (see Section 4.2) within and through the plaza.
- Points of access for minimal visitor parking and courier services, for shuttle bus service, and for DATS drop-off.
- Separation of entry points from vehicular movement, and
- Introduction of bicycle movement and storage within the space.

The plaza should be more pedestrian friendly, furnished with benches, lighting, public art, and bike racks. The provision of shade trees and coniferous trees providing all-season interest should be a priority in the development of this area.

There should be little differentiation in surface levels between vehicles and pedestrians. However, some design consideration should be given to the method by which a clear vehicular path can be denoted through the area, while still maintaining the concept of a pedestrian-predominant plaza.

The edges to the plaza should be carefully transitioned to adjacent nodes, buildings, and pathways. Near buildings, the plaza should consider "soft" transitions so that there is no hard-edged and abrupt conjunction of building surfaces to plaza surfaces. Between nodes, careful consideration should be given to the transition from "hard" to "soft" landscape forms. The Forecourt Plaza and Daridon Commons should be designed and implemented together.

- .3 FSJ Quad (Refer to Figure 50)

This Quad should be a cloistered and peaceful space modelled on the grand traditional university quadrangle. It will become a focal point of Campus gatherings and activities. It should be designed as a green space for the Campus, offering diverse opportunities for casual or formally scheduled, active and passive uses and activities. The Quad may become the centre for formal gatherings and events, therefore its design should create significant open area for this. Events may include, for example, orientation, beer gardens, end-of-school celebration, and convocation-related gatherings.

It will be defined primarily by the existing west façade of Centre Saint-Jean on the east and new building

development on the north, west and south. The shady, wide FSJ Promenade will align with the north end of the Quad. Other walkways should extend south from the Promenade into the Quad, defining smaller areas within the Quad for all-season passive recreation, as well as casual gathering and study. Development zones around the Quad should define its edge, and complement the quality of this focus of Campus.

Design should include significant areas of shade, and all-season landscape, as well as covered walks, seating areas, pedestrian scale lighting, small garden areas, and public art.

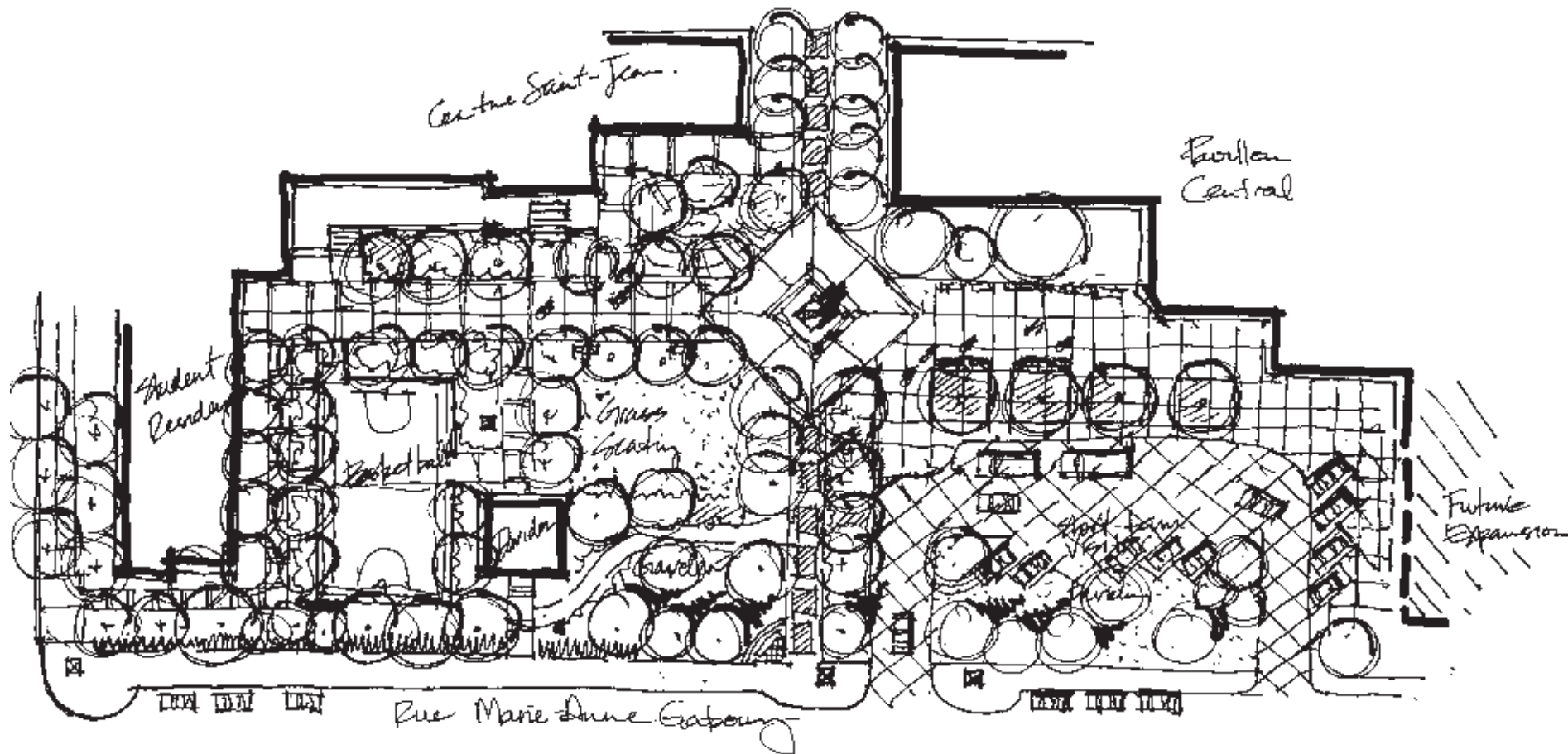


Figure 50 - Conceptual sketch of the FSJ Forecourt

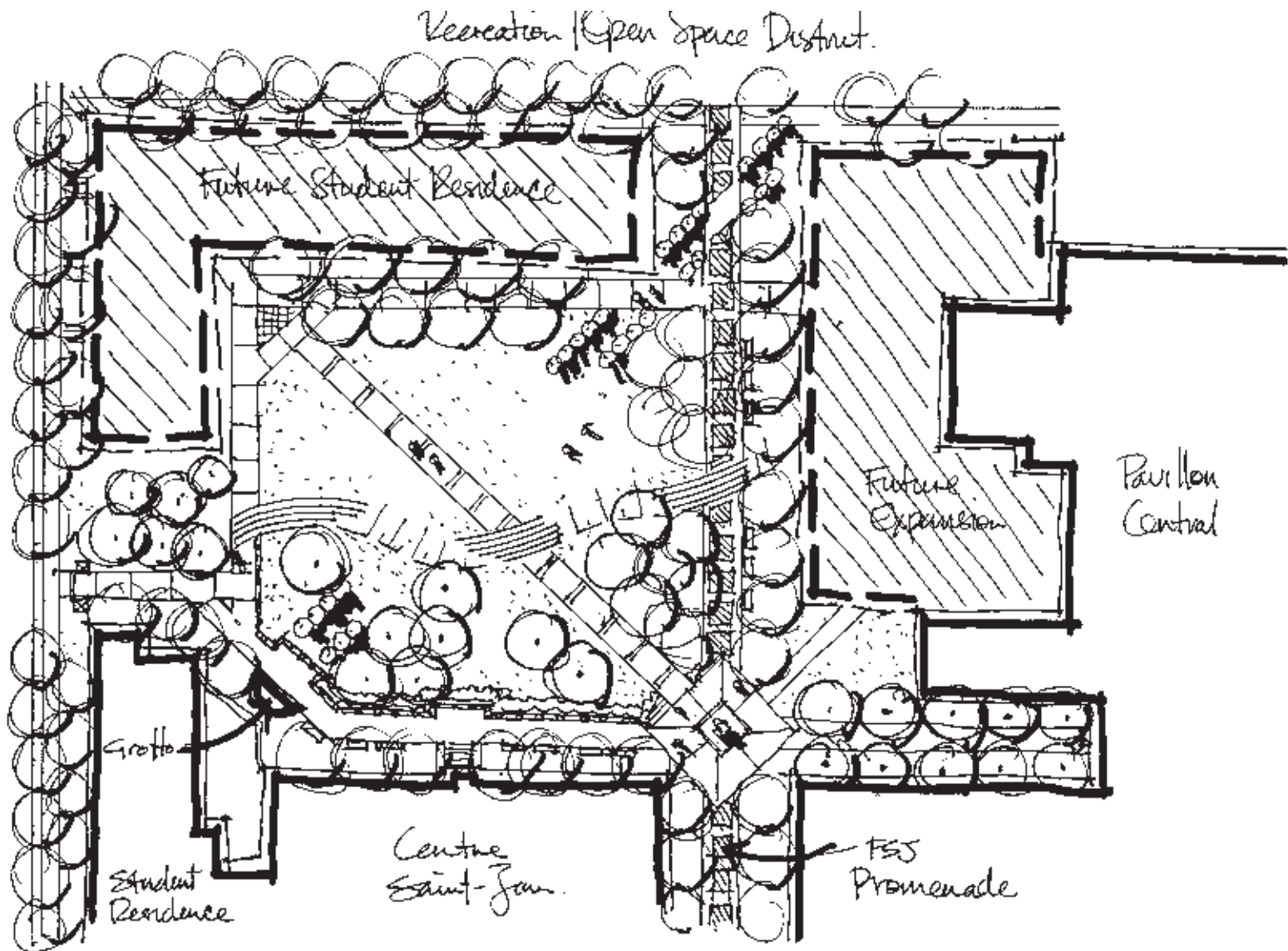


Figure 51 - Conceptual sketch of the FSJ Quad

4.4.2 Secondary Exterior Nodes

Objective:

- .1 To better define and physically articulate secondary nodes to accommodate a range of activities, amenities and features. Secondary nodes should include places for gathering, transition, pedestrian movement and various levels of recreation.

Guidelines:

- .1 Develop and articulate secondary nodes in the following locations:

1. Daridon Commons
2. Residence Courtyard
3. Pavillon Central Courtyard/Atrium

- .2 Daridon Commons (Refer to Figure 50)

This area of Campus is highly visible to everyone accessing the Campus, and is adjacent to the high intensity, urban use and design of the Forecourt Courtyard. Most of the space is currently occupied by a paved wasteland of parking and vehicular movement. It should provide the aesthetic contrast to the Courtyard, inviting different activity levels, developed as a viable green activity space for gathering, passive recreation, eating, sitting, and studying.

It should enhance the edge conditions of Centre Saint-Jean, and Pavillon Daridon, and provide a comfortable and safe node along the entry pathway /desire line from the bus stop, along the Forecourt Link, and as the “start” to the Promenade. The Commons should provide lawn and shade, as well as all-season landscaping. It provides an opportunity for public art, seating and pedestrian-scaled lighting. The transition between the Commons and Courtyards on each side must be carefully designed for

full integration into a cohesive whole. Effectively, the three spaces should be planned and designed together.

- .3 Residence Courtyard (Refer to Figure 50)

This underutilized area should be developed as an active zone that provides recreational and gathering opportunities primarily for residence students. The potential exists to locate amenities such as a patio, basketball / tennis practice courts, skating rink, BBQ pit, lawn and shaded spaces. (The existing location of the BBQ patio, on the northwest side of the Residence, is cold, uninviting, and feels separate from the rest of the Campus.) The Courtyard should be incorporated with the proposed development of the FSJ Forecourt Plaza, Daridon Commons, and the Secondary Pathway/ Gateway link from the southeast corner of the Campus. Pedestrian movement into or through the space should not deter from the quality and viability of the space for recreational and passive activity, but should be planned to enhance the courtyard area.

- .4 Pavillon Central Courtyard / Atrium

As development occurs to the south or the existing Pavillon Central, an outdoor courtyard or an indoor atrium could be created in this location. Regardless of the final indoor or outdoor design, this space should flood existing and proposed space with daylight, as well as provide a year-round landscaped area to act as a visual and active amenity for surrounding classroom, lab or office space, incorporating seating and lighting into its design.

4.4.3 Tertiary Nodes

Guidelines:

- .1 Recognize and accentuate tertiary node locations as illustrated in Figures 48 and 49. These nodes should incorporate opportunities for viewpoint seating and interpretation along the Ravine top-of-bank and to define future development zone access points.

4.4.4 Interior Nodes

Guidelines:

- .1 Recognize existing interior nodes and incorporate new nodes with the future evolution of building and interior pathway development to offer a diverse range of student, staff and visitor services, information and gathering opportunities. Refer to Section 4.2.8 Interior Pedestrian Pathways.

4.4.1 Gateways

Objective:

- .1 To celebrate entry into the FSJ Campus from rue Marie-Anne Gaboury at key nodes along the street.

The four proposed Gateways are the entry points into the FSJ Campus and are multi-use zones for vehicles, University transit and pedestrian movement. To some extent, these nodes are already defined by the thematic street columns introduced by the City; however, these guidelines pertain to how future development on the FSJ Campus could enhance these existing entry elements and further tie together proposed development on Campus with the street improvements .

Guidelines (Refer to Figure 48)

- .1 The Gateways should be colourful and vibrant, articulate a sense of arrival, and provide visual reference and direction.
- .2 The Gateways should be pedestrian-scaled and thoroughly integrated with all proposed node, pathway and building development and the neighbourhood.
- .3 The Gateways should complement the existing architecture of FSJ as well street improvements related to the quartier francophone.
- .4 The Gateways should provide opportunities for developing informational kiosks or maps of the campus.

4.5 Landmarks

Listed below are buildings and places that play a significant role in: defining memorable experiences of the Faculté Saint-Jean Campus; contributing to a sense of the University's evolution and history; and providing a framework for way-finding. Landmarks play a role in our daily lives that is different for each individual. More than any other 'pattern element' (districts, pathways, edges and nodes), the significance and/or importance of landmarks is subjective.

Objectives:

- .1 To recognize and celebrate the University's history.
- .2 To recognize and celebrate landmarks which contribute to creating a 'sense of place'; promote a sense of movement and connection; and emphasize and enhance nodes on the Campus.

Note: The inclusion of any given feature as a 'landmark' in these guidelines does not imply that it is to be preserved or protected beyond normal expectations for the built and/or natural environment on the University Campus. Rather, in the context of development or redevelopment, landmarks should be carefully considered and taken into account with respect to their roles as described above.

4.5.1 Existing Landmarks

Guidelines (refer to Figure X):

- .1 Primary landmarks should be recognized, celebrated and respected for their role in creating memorable experiences and legibility on the Campus. Their importance should be highlighted in future proposed pathway, node, and building development. Primary landmarks are defined in two major categories – 'Heritage Buildings' and 'Places'. These include:
 - Heritage Buildings and Structures:
 - Pavillon Daridon
 - Centre Saint-Jean (west façade)
 - The Grotto
 - Places:
 - Rue Marie-Anne Gaboury Corridor (City of Edmonton)

4.5.2 Opportunities for Landmarks

Opportunities exist in key locations to establish landmarks which, in addition to improving way-finding, could play a significant role in enhancing and defining special places, and in interpreting, commemorating and celebrating the history and growth of the Faculté Saint-Jean and the University of Alberta.

Landmark opportunities could be fulfilled by integrating public art and/or commemorative features into new node and building development or redevelopment, or by creating signature architecture and landscape architecture.

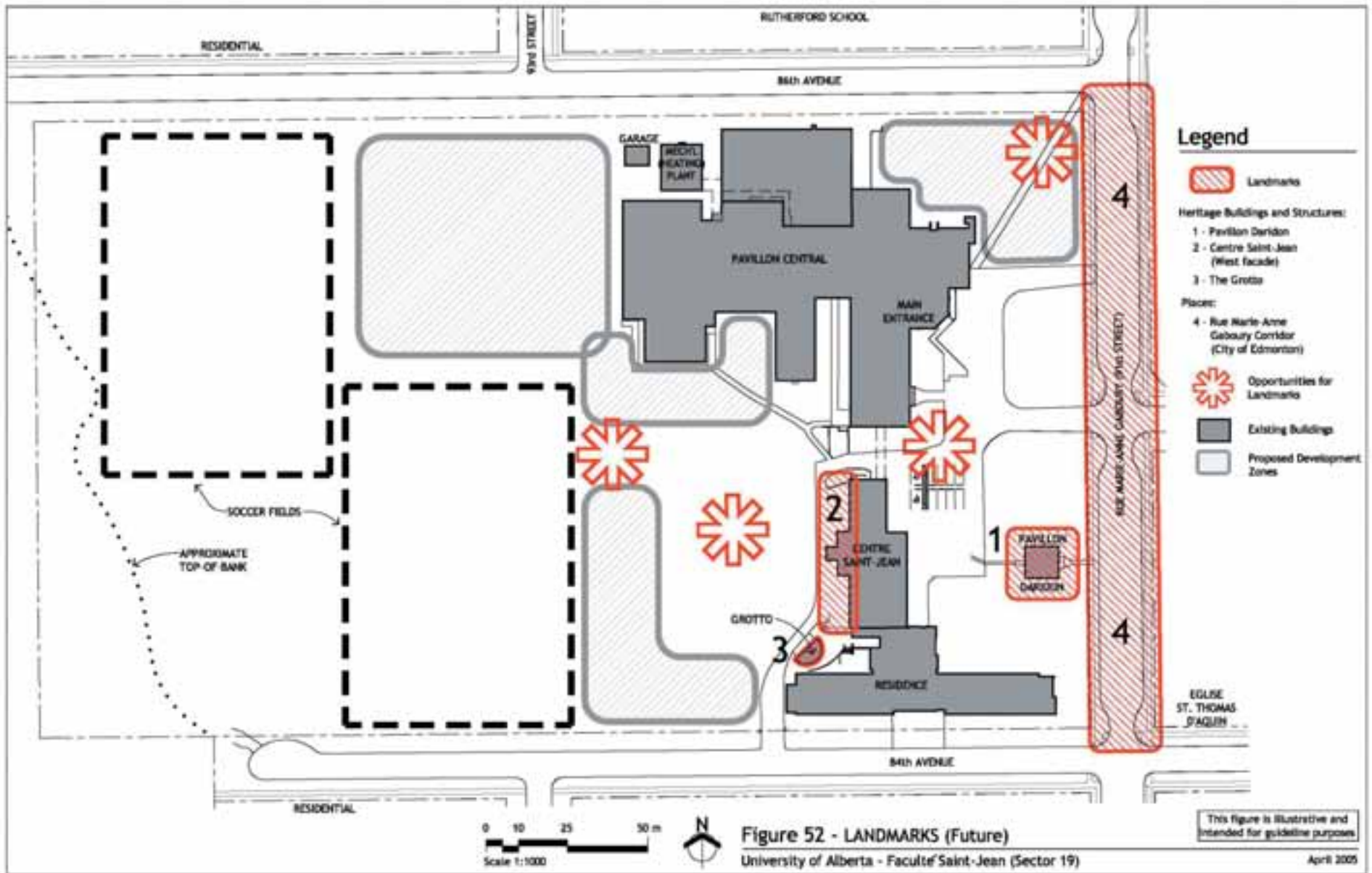
These opportunities should be recognized and incorporated into future Pathway, Node and building development.

Guidelines:

Potential locations for landmark development include, but are not limited to, the following:

- .1 Northeast Corner of Campus: A landmark anchoring the southwest corner of the 89 Avenue and rue Marie-Anne Gaboury intersection could act as a welcoming feature on the approach from the north. This landmark could be developed as part of potential building development (eg a memorable face to the building) on the corner, or as a stand-alone feature.
- .2 Forecourt Plaza: A landmark(s) located within the proposed Forecourt Plaza could be established to create a focal point within this key space on Campus. This landmark has the potential to form a strong alignment with the 'portal' (formed by the south end of Pavillon Central and the north end of Centre saint-Jean) to the FSJ Quad.
- .3 FSJ Quad: Future proposed building development to the west of Centre Saint-Jean will create a new quad on Campus. This space--or elements around or within it--presents a prime opportunity for landmark development.

- .4 FSJ Promenade West: This location is the terminus of the FSJ Promenade, and the point at which the built-up area of Campus meets the green expanse of the Recreation / Open Space District. This key location should be enhanced with a landmark that capitalizes on this highly visible and important location, without affecting views toward the Ravine.



**S i t e S p e c i f i c
G u i d e l i n e s**

5.0 SITE SPECIFIC GUIDELINES

The following section identifies those facilities or lands at FSJ that could potentially be developed or redeveloped during the next 30 years as well as existing facilities and their property lines, Zones of Responsibility and related Sector Guidelines that should apply to any future renovations or additions. Each future development or redevelopment site is described as follows:

- Site Constraints.
- Site Opportunities.
- Site Specific Guidelines.
- Related Sector Guidelines.

Each site is illustrated with a site boundary, a proposed development zone (for future redevelopment/ development areas identified on FSJ), and support dimensions.

The LRDP defines the targets for FSJ at:

- 30% site coverage
- FAR (floor/ area ratio) 1.0 - refer to LRDP Section 7.5

Heritage

Consistent with the LRDP, the University should develop criteria to assess and establish heritage buildings and sites. Buildings, such as Pavillon Daridon, are widely appreciated for their aesthetic and historical value and have been noted as 'heritage buildings' in this plan. It is recommended that no development or redevelopment of these sites take place without a complete evaluation of each to determine its long term disposition, using developed criteria by a qualified consultant.

Building Life Cycle

Where the expected life cycle of a given building exceeds 30 years, no redevelopment or expansion is anticipated

and therefore no site specific guidelines are provided. If determined through an audit that a given building has reached its life expectancy and should be replaced, the Sector Plan guidelines apply. At that time, before detailed planning and programming commences, specific guidelines will be developed.

Faculté Saint-Jean Facilities

The following existing facilities/lands are defined for future redevelopment/ development. Use of these facilities is discretionary, within the requirements of each specific development guideline.

- 5.1 Pavillon Central, including:
 - a) Expansion (Area 1)
 - b) Expansion (Area 2)
- 5.2 Future Student Residence Expansion (Area 3)
- 5.3 Future Academic Support Expansion (Area 4)

Existing Facilities – where life expectancy exceeds 30 years or is a potential heritage site requiring evaluation:

- 5.4 Centre Saint-Jean / Student Residence
- 5.5 Pavillon Daridon

See Figure 5.0 (the overall campus map showing the areas)

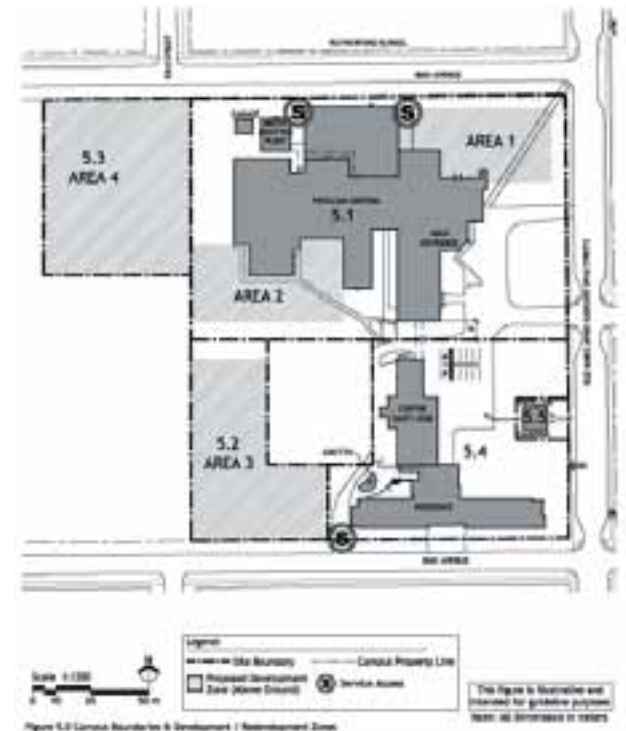
Definitions:

1. Site Constraints: the existing context of surrounding buildings and landform that negatively influence development or redevelopment of the site.
2. Site Opportunities: site and surrounding context additions that could positively influence site redevelopment or development and the Campus.
3. Site Specific Guidelines: guidelines that relate to the LRDP

and the envisioned FAR, site coverage, building height, and design of future site/ building redevelopment and/or development.

4. Zone of Responsibility (ZOR) the area that each facility is responsible to develop*
5. Site Coverage: Building Footprint Area/Site Area
6. FAR (Floor Area Ratio): Total Floor Area : Site Area

Site boundaries or property lines have been developed to demarcate a site and ZOR. They do not represent actual titled properties. In most cases, the site lines and ZOR's have been established using distances from existing facilities.



5.1 Pavillon Central

Refer to Figures 5.1, 5.1a) and 5.1b). The Pavillon Central site includes potential development in two expansion areas, as shown. Site descriptors specific to these two locations are presented independently as parts a) and b) of 5.1.

Site Constraints

- .1 The main entrance must remain visible and recognizable as the primary entry into the building and into Campus.
- .2 The existing service accesses on the north side of the building must be maintained as points of service access, however, actual configurations may change. It is recommended that the easterly entrance be moved closer to the street to allow for comprehensive building development while maintaining a delivery zone sufficient for a truck.
- .3 The existing configuration and footprint of the building present a challenge for the successful integration of future development and redevelopment.
- .4 The building feels as though its “back” has been turned to 86 Avenue, and to a lesser degree, to the Quad. Consideration should be given in future expansion or upgrade projects to the improve or enhance these facades aesthetically.
- .5 As the Pavillon Central continues to expand there is the potential for micro-climates to develop around the building. Expansion/new development should reduce the potential for negative climate changes.

Site Opportunities

- .1 Future development or redevelopment may present the opportunity to consolidate service access at one location on the north side of the building.

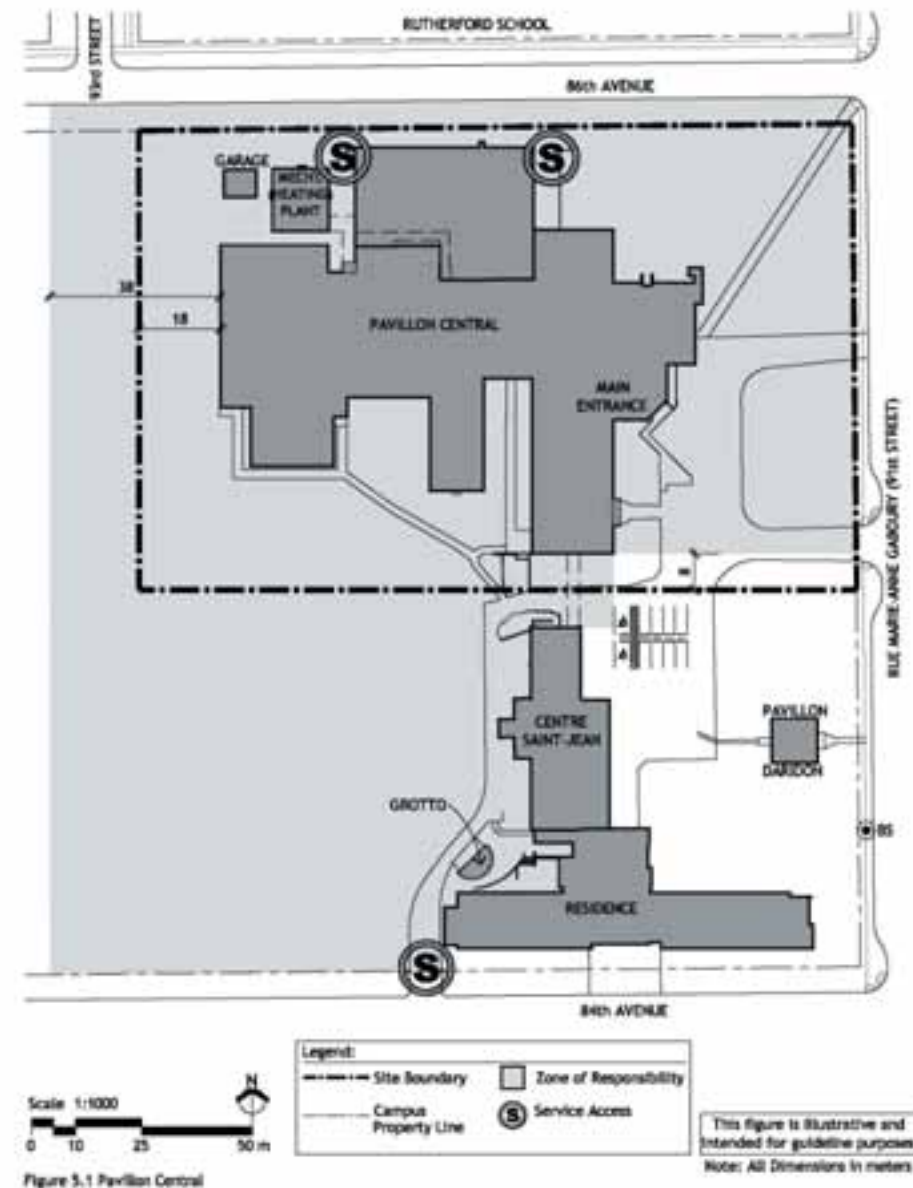


Figure 5.1 Pavillon Central

Potential pathway/ edge development and redevelopment on the north side of the building (86 Avenue) could improve the aesthetic qualities of FSJ as it is viewed from 86 Avenue.

Site Specific Guidelines

- .1 The FAR and site coverage for this site should remain consistent with the principles of the LRDP, that is, FAR of 1.0 and site coverage of 30%. Note: The existing gross floor coverage is approximately 9880 m² (w/o basement and penthouse space).
- .2 The garage and mechanical heating plant and service access at the northeast corner of the building should be screened from 86 Avenue. If either of these facilities can be incorporated into the building's design, they should be removed from the site.
- .3 Future development and redevelopment should maintain and enhance the amount of daylight entering all existing areas for which daylight is advantageous.
- .4 Future development and redevelopment should not intrude into the Forecourt Plaza.
- .5 Future development or redevelopment should enhance the south elevation of the building, help to define the FSJ Quad, and should not encroach within the Quad area.
- .6 Future development or redevelopment should accommodate and enhance the existing second floor outdoor gathering area adjacent to the student lounge.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.2 Recreation / Open Space District
 - 4.1.3 Academic District
 - 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.1.1 Rue Marie-Anne Gaboury
 - 4.2.1.2 Entry Loop
 - 4.2.2 Service Vehicle Pathway
 - 4.2.3 Primary Pedestrian Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
 - 4.3 Edges
 - 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
 - 4.4.5 Gateways
 - 4.5 Landmarks
 - 4.5.1 Existing Landmarks
 - 4.5.2 Opportunities for Landmarks
- Appendix A: Campus-Wide Guidelines

5.1a) Pavillon Central Expansion (Area 1)

Development in this particular area is expected to be an addition to the existing Pavillon Central. A free-standing facility may be considered at the discretion of SPPI and the University Architect.

Refer to Figure 5.1a)

Site Constraints

- .1 This development zone is the site of the recently removed church and may require geotechnical survey, to determine any physical constraints below ground.
- .2 Existing service access to the north side of the Pavillon Central must remain available to the entire facility. Service access for this area of the site and for the Pavillon Central site should be consolidated at the current locations. If possible, the service zone should be located closer to the street, allowing comprehensive development of the site.
- .3 There is an existing pedestrian pathway from Rue Marie-Anne Gaboury (91 Street) across the corner of the site into the Campus. It should be retained and enhanced, either internally or externally with the building development.
- .4 The existing one way vehicular/ pedestrian access loop in front of the Pavillon Central must be retained. Development must not encroach into the Entry Loop and Forecourt Plaza. Consideration may be given to the inclusion within the development of a waiting area for the shuttle bus. See also Section 4.2.1.2 Pathways.
- .5 Additions in this location are likely to block existing windows. Careful consideration should be given to the retention of daylight to appropriate locations. Full advantage of the “corner” site should be taken.

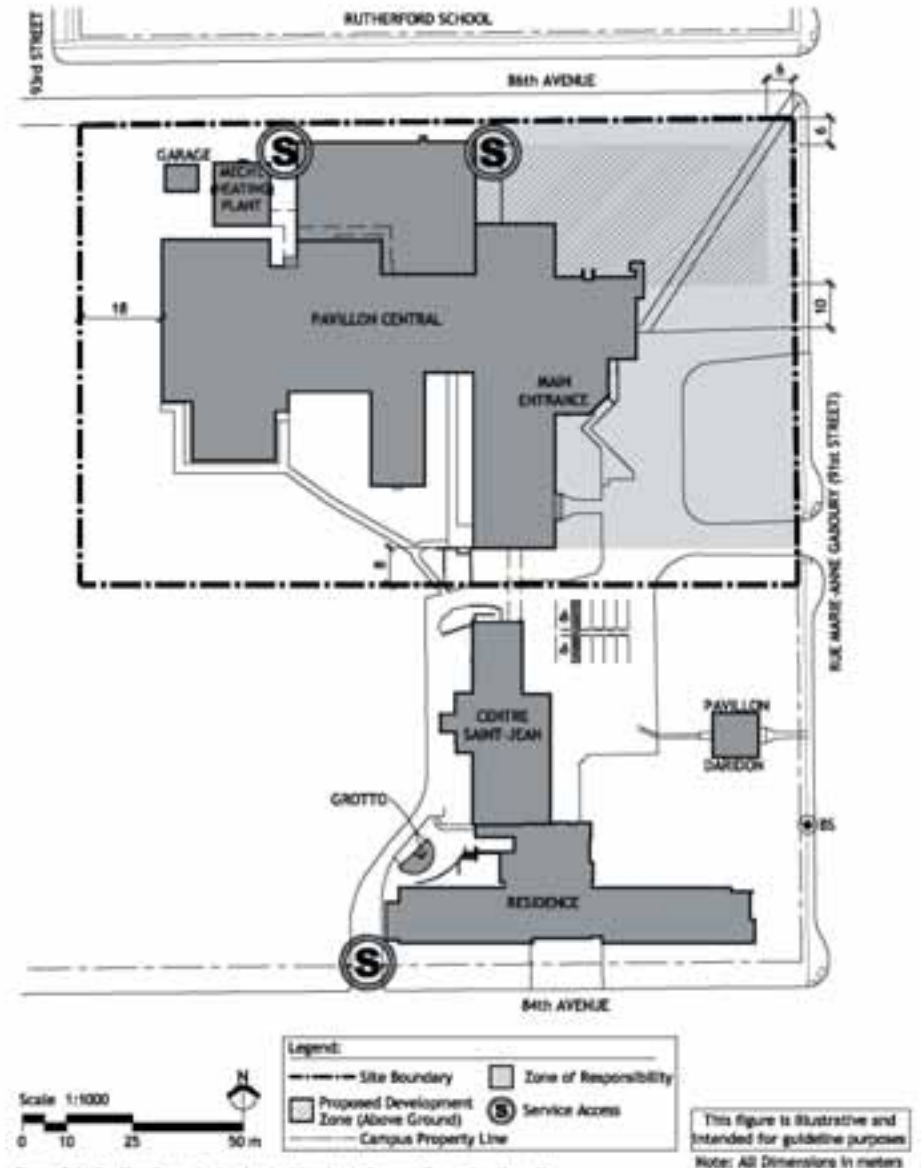


Figure 5.1a Pavillon Central - Academic / Academic Support Expansion (Area 1)

Site Opportunities

- .1 This site is a transitional zone to the surrounding community and a prominent location on Campus. It can help to create a sense of gateway to the Campus. The interface between the building and surrounding context should reflect the character of the Campus, and should provide a landmark to the Campus.
- .2 The new facility should build on and enhance key existing interior pathways and nodes including the front entrance and student lounge in the Pavillon Central.
- .3 Future expansion provides opportunities to improve the aesthetic of the existing building, particularly at this key location on Campus. The design of the expansion should work within the existing context and character of the Pavillon Central, while enhancing its sense of place, entry, and movement through the facility.

Site Specific Guidelines

- .1 The site should be developed to respect the intents of the Long Range Development Plan, as pertains to Floor-Area-Ratio and site coverage. Within the overall site area of the Pavillon Central, above-grade FAR may range from 2.0-2.3, and site coverage should be 30% based on the overall FSJ Campus site area. Proposed building height should be no more than 4 storeys, although sensitive design of more storeys may be considered by SPPI and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.
- .2 Several points of entry or access may be required. Careful review of pedestrian movements will determine the appropriate locations for building and Campus entries.

- .3 The site should incorporate appropriate setbacks and streetscape additions that augment City of Edmonton theming.
- .4 Use is discretionary although expansion of Academic and Academic Support Services is preferred.
- .5 The building should be architecturally responsive to the site and should have landmark qualities that support the existing character of the Campus.
- .6 The development should consider upper floors that step back, to control scale, massing, aesthetics and light penetration to surrounding sites, and to establish a comfortable pedestrian scale, microclimate, and character that respects Rue Marie-Anne Gaboury and the surrounding neighbourhood.
- .7 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment that promotes gathering, social interaction and transparency to internal activities.
- .8 The facility must reflect the sense that there are no 'front' or 'back' facades to it. All sides of the facility are significant to the Campus.
- .9 The facility should support internal or external pathway development from the northeast corner into the Campus. Internally, this pathway development should be visible from the exterior and augmented with areas that promote gathering and interaction. Externally, this pathway should provide opportunities for sitting, and streetscape components that integrate existing and future Campus and surrounding context theming and character development.
- .10 The facility should support the development of the FSJ Forecourt Plaza and other interior node development.

- .11 The building should be constructed no closer to 86 Avenue than the existing face, although a greater setback of at least 6 to 8 metres is preferred. The setback from Rue Marie-Anne Gaboury should be at least as great as that of the Student Residence, although a greater setback is preferred in recognition of the corner of the site. In no case should the building be constructed so that it obstructs clear views through the intersection. The building should be setback about 10 metres from the existing one way access loop to accommodate pedestrian pathway and short-term parking stall development opportunities.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.3 Academic District
 - 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.1.1 Rue Marie-Anne Gaboury
 - 4.2.1.2 Entry Loop
 - 4.2.2 Service Vehicle Pathway
 - 4.2.3 Primary Pedestrian Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
 - 4.3 Edges
 - 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
 - 4.4.5 Gateways
 - 4.5 Landmarks
 - 4.5.1 Existing Landmarks
 - 4.5.2 Opportunities for Landmarks
- Appendix A: Campus-Wide Guidelines

5.1b) Pavillon Central Expansion (Area 2)

Development in this particular area is expected to be an addition to the existing Pavillon Central. A free-standing facility may be considered at the discretion of SPPI and the University Architect.

Refer to Figure 5.1b)

Site Constraints

- .1 This site is completely internal to the Campus. It has poor external vehicular access, very good pedestrian access from the quad, and fair internal access past the Library and Gymnasium.
- .2 The existing service access to the north side of the Pavillon Central must remain available, with the intention of establishing central servicing zones on Campus. Internal access to this development zone area will require further review.
- .3 86 Avenue is the main access pathway for vehicles.
- .4 Future development of this site will have an impact on existing classrooms and natural light penetration. Future interior and exterior building development and/or redevelopment should consider options that maintain natural light into existing space where desirable.

Site Opportunities

- .1 This development zone is located adjacent to the FSJ Quad and Promenade with opportunity to create a more consistent and pleasant aesthetic façade(s) to the Quad.
- .2 The new facility should promote improved pedestrian/ service access and circulation, internal node development; and classroom/ gymnasium space efficiencies.

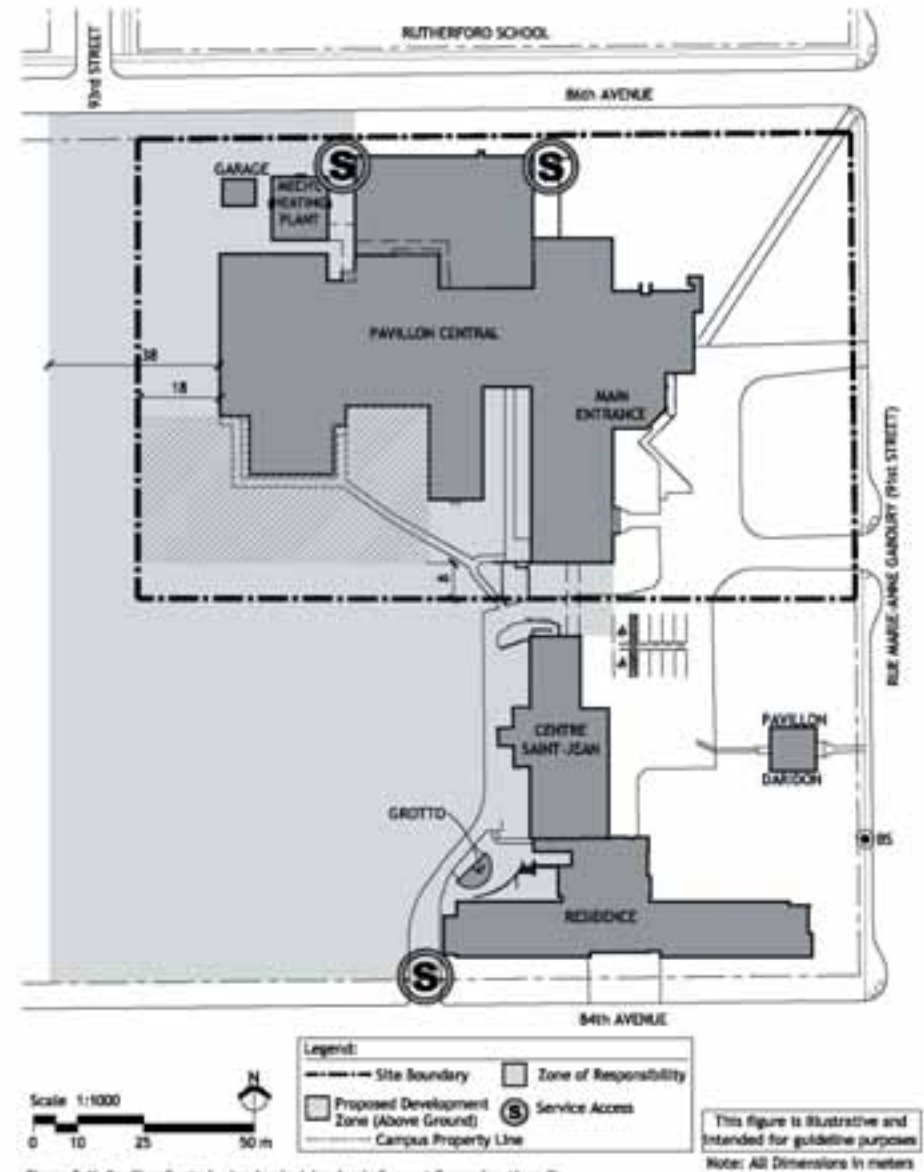


Figure 5.1b Pavillon Central - Academic / Academic Support Expansion (Area 2)

- .3 Considerations should be given to the development of an atrium or outdoor courtyard in the existing south wings of Pavillon Central. This would provide a central gathering space within this area of the Campus and would support natural light opportunities into existing and proposed space.
- .4 Development should incorporate the terrific view potential to the west into the design. Expansion should respect the views accorded to existing facilities across the playing fields to the ravine.

Site Specific Guidelines

- .1 The site should be developed to respect the intents of the Long Range Development Plan, as pertains to Floor-Area-Ratio and site coverage. Within the overall site area of the Pavillon Central, above-grade FAR should range from 2.0-2.3 and site coverage should be 30% based on the overall FSJ Campus site area. Proposed building height should be no more than 4 storeys, although sensitive design of more storeys may be considered by SPP1 and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.
- .2 Use is discretionary, however, this site should be used for expansion of Academic and Academic Support Services.
- .3 The existing service access points to the north of Pavillon Central should be retained and used as a strategic service point for the new addition. This will require a review of existing interior pathway circulation and the facility spatial arrangements.
- .4 The building should be architecturally responsive to the site and should have landmark qualities that support the existing character of the Campus and the development of the FSJ Quad.

- .5 The development should consider upper floors that are stepped back to control scale, massing, aesthetics and light penetration to Pavillon Central, the Pavillon Central Atrium/ Courtyard node, and to the Quad. Development should establish a comfortable pedestrian scale, microclimate, and character that respects the development of the FSJ Quad and Promenade.
- .6 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment that promotes gathering, social interaction and transparency to internal activities. Several points of entry or access may be required. Careful review of desired pedestrian movements will determine the appropriate locations for building entries. This is particularly true depending upon the development type of area 4. (Refer to Figure 5.3)
- .7 The facility must reflect the sense that there are no 'front' or 'back' facades to it. All sides of the facility are significant to the Campus.
- .8 The facility should evaluate, support and adjust, if necessary, internal or external pathways within Pavillon Central.
- .9 Building development should not extend southward beyond the southernmost wing of Pavillon Central. Expansion westward may be considered up to 18 metres beyond the existing west building face, as long as activities in Area 4 are not significantly disrupted.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.2 Recreation / Open Space District
 - 4.1.3 Academic District
- 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.2 Service Vehicle Pathway
 - 4.2.3 Primary Pedestrian Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
- 4.3 Edges
- 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
 - 4.4.5 Gateways
- 4.5 Landmarks
 - 4.5.1 Existing Landmarks
 - 4.5.2 Opportunities for Landmarks

Appendix A: Campus-Wide Guidelines

5.2 Future Student Residence Expansion (Area 3)

Refer to Figure 5.2

Site Constraints

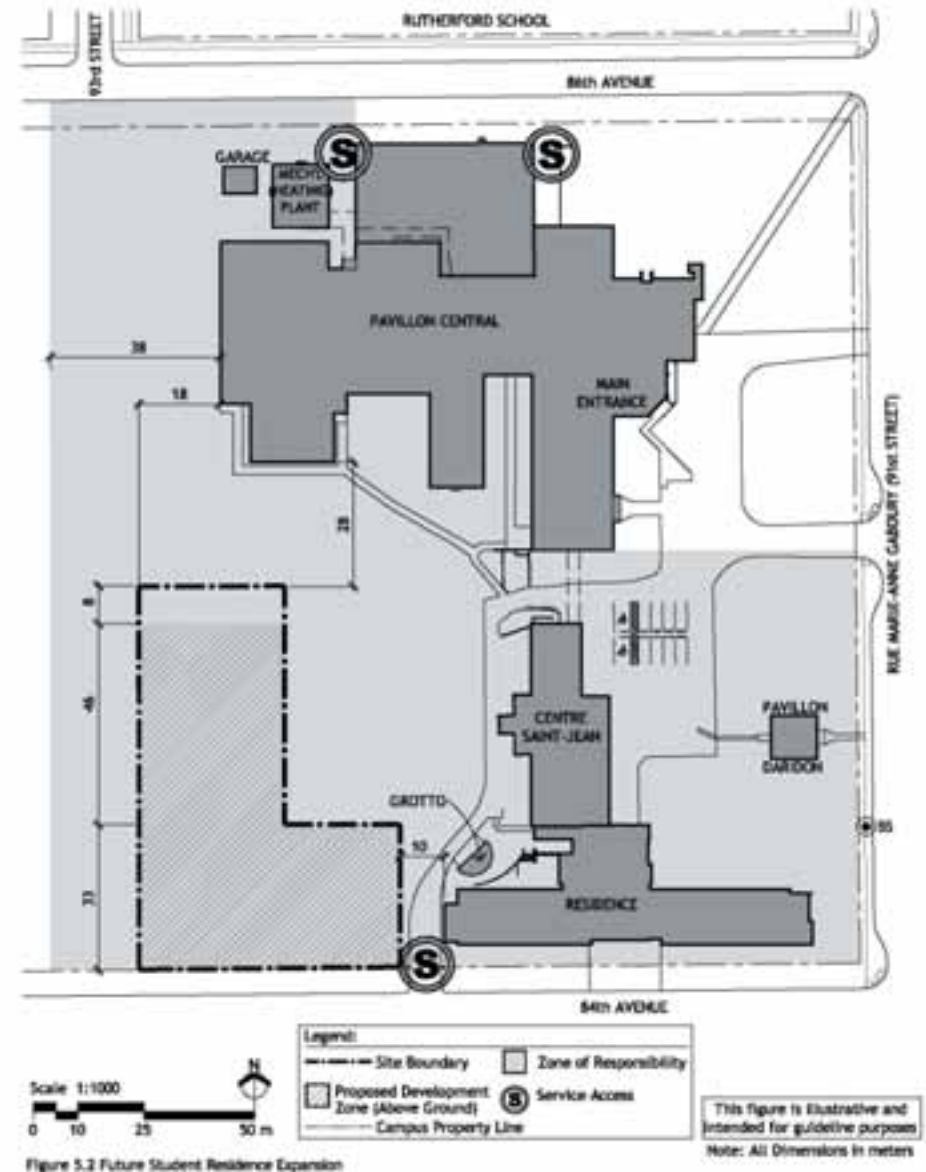
- .1 The existing service access points from 84 Avenue should be re-assessed with the intention of establishing a central servicing zone.
- .2 Future building development must consider and respect the single storey residential housing and character along the south side of 84 Avenue.
- .3 Future development in this area will require the removal and possible relocation of the tennis courts and basketball area.
- .4 The Grotto is an important historical landmark on Campus. Future development should integrate with the existing Grotto and the Quad. Careful consideration should be given to the edge conditions of the facility to the Quad and Grotto.
- .5 Emergency vehicle access to this area must be considered, and pathways and setbacks must be planned accordingly.

Site Opportunities

- .1 The site is a transition between the playing fields to the west and the Quad to the east. It can exploit view potentials in both directions.

Site Specific Guidelines

- .1 The site should be developed to respect the intents of the Long Range Development Plan, as pertains to Floor-Area-Ratio and site coverage. Within the overall site area of the Pavillon Central, above-grade FAR should range from 2.0-2.3, and site coverage should be 30% based on the



- overall FSJ Campus site area. Proposed building height should be no more than 4 storeys, although sensitive design of more storeys may be considered by SPPI and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.
- .2 Use is discretionary, however, Student Residence is preferred.
 - .3 The student residence should create a comfortable interface with 84 Avenue and the proposed FSJ Quad that promotes an intimate residential quality and character.
 - .4 The building should be architecturally responsive to the site and should have landmark qualities that support the existing character of the Campus. Pathway and node development around the building should promote activity, gathering and a social atmosphere.
 - .5 The development should consider upper floors that are stepped back to retain the existing views of the river valley and downtown from existing buildings; to establish a comfortable microclimate within the Quad; to control scale, massing, aesthetics and light penetration; and to establish a comfortable pedestrian scale and character that respects the surrounding existing and future context of the site.
 - .6 Several points of entry or access may be required. Careful review of pedestrian movements will determine the appropriate locations for building and Campus entries.
 - .7 To recognize the interface between the building and surrounding context, appropriate setbacks and streetscape additions that augment the residential character of 84 Avenue should be provided. A setback of at least 10 metres should be maintained from the existing residence.

- .8 Development should include the creation of a link (underground is preferred) to the existing residence, and if practical, to the Pavillon Central.
- .9 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment that promotes gathering, social interaction and transparency to internal activities.
- .10 The facility must reflect the sense that there are no 'front' or 'back' facades to it. All sides of the facility are significant to the Campus.
- .11 The facility should include internal activity nodes that support study and gathering , a wellness centre, and connecting internal pathways that link to the existing residence and Pavillon Central.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.2 Recreation / Open Space District
 - 4.1.3 Academic District
- 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.2 Service Vehicle Pathway
 - 4.2.3 Primary Pedestrian Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
- 4.3 Edges
- 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
 - 4.4.5 Gateways

- 4.5 Landmarks
 - 4.5.1 Existing Landmarks
 - 4.5.2 Opportunities for Landmarks
- Appendix A: Campus-Wide Guidelines

5.3 Future Expansion (Area 4)

In the short to medium term, this site is expected to be developed for on-site surface parking. A new building may be considered by SPPI and the University Architect, provided that on-site parking can be achieved.

Refer to Figure 5.3a and 5.3b

Site Constraints

- .1 This site “fronts” on a residential street, with an elementary school site from 93 Street to 91 Street. Future development must consider and respect the single storey residential housing and character along the north side of 86 Avenue, west of Rutherford School.
- .2 The site is adjacent to both the existing Pavillon Central and the playing fields, and acts therefore as a transition between the two. Its development must respect both characters, and should not encroach upon either activity set. Fields must remain and provide viable competition-sized soccer fields, and as shown on accompanying drawings (refer to Figure 44).

Site Opportunities

- .1 With the intersection of 93 Street and 86 Avenue directly adjacent to this site, a natural point of vehicular access is supported, without disturbing the residential nature of the street to the west. A single point of access should be created at this point, sufficient to the needs of the site use.
- .2 The site can be created without displacing any other current activities.

Site Specific Guidelines

- .1 The site should be developed as an off-street parking area to respect the intent of the Long Range Development

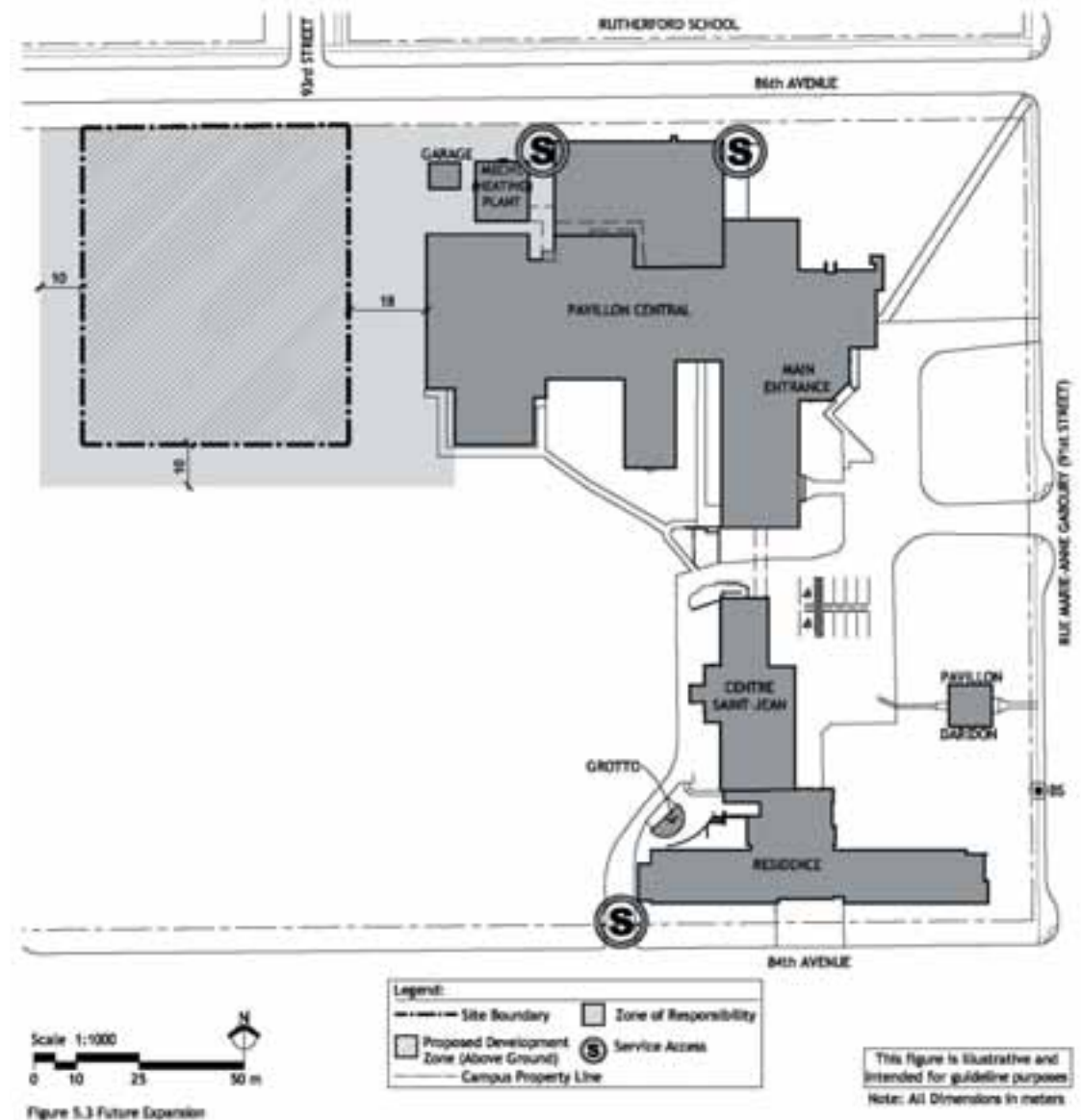


Figure 5.3 Future Expansion

- Plan. Other Academic and Academic Support development may be considered for this site by SPPI and the University Architect.
- .2 Parking lot and/or structured parking lot development should incorporate proposed pathway, node and edge enhancements along 86 Avenue and provide an appropriate interface and transition from 86 Avenue into the Campus.
 - ii) Structured Parking should incorporate below ground level or upper level barrier-free pathway links to existing and future FSJ buildings.
 - iii) Structured parking façades and entrances should be architecturally defined and aesthetically integrated to emphasize key approaches (both pedestrian and vehicular) and surrounding pathway and building development.
 - iv) Structured parking should be appropriately designed to reflect the residential character of the neighbourhood. Entrances should be clearly visible to create a sense of occupancy to the surrounding pathways and open space; highlighted and defined through the use of architectural and streetscape devices (e.g. lighting, planting, etc.); accessible, safe and inviting.
 - .3 Landscaped islands should be required for all surface parking areas with a capacity of 30 or more vehicles. The minimum total landscaped area of the islands should be 1.7m² per required parking stall. Parking Islands should be planted with one tree per 20m² and one shrub per 10m² of required parking island area.
 - .4 All parking lots should incorporate landscaped terminus islands at the end of each row of stalls (complete with one tree to provide visual relief) to assist vehicle circulation, and to organize large areas of parking into smaller cells.
 - .5 All parking lots should be safe and secure and incorporate CPTED principles.
 - .6 Structured parking:
 - i) The first level of structured parking facilities should be constructed below grade level.
 - .7 Future development of this site will have a presence on adjacent residences. The interface between the development and surrounding context should incorporate appropriate setbacks and sidewalk/ streetscape additions that augment the residential character of 86 Avenue, provide screening, and enhance proposed node and pathway development.

The Zone of Responsibility includes the following Sector guideline requirements:

 - 4.1 Districts
 - 4.1.2 Recreation / Open Space District
 - 4.1.3 Academic District
 - 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.2 Service Vehicle Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
 - 4.3 Edges
 - 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
- Appendix A: Campus-Wide Guidelines

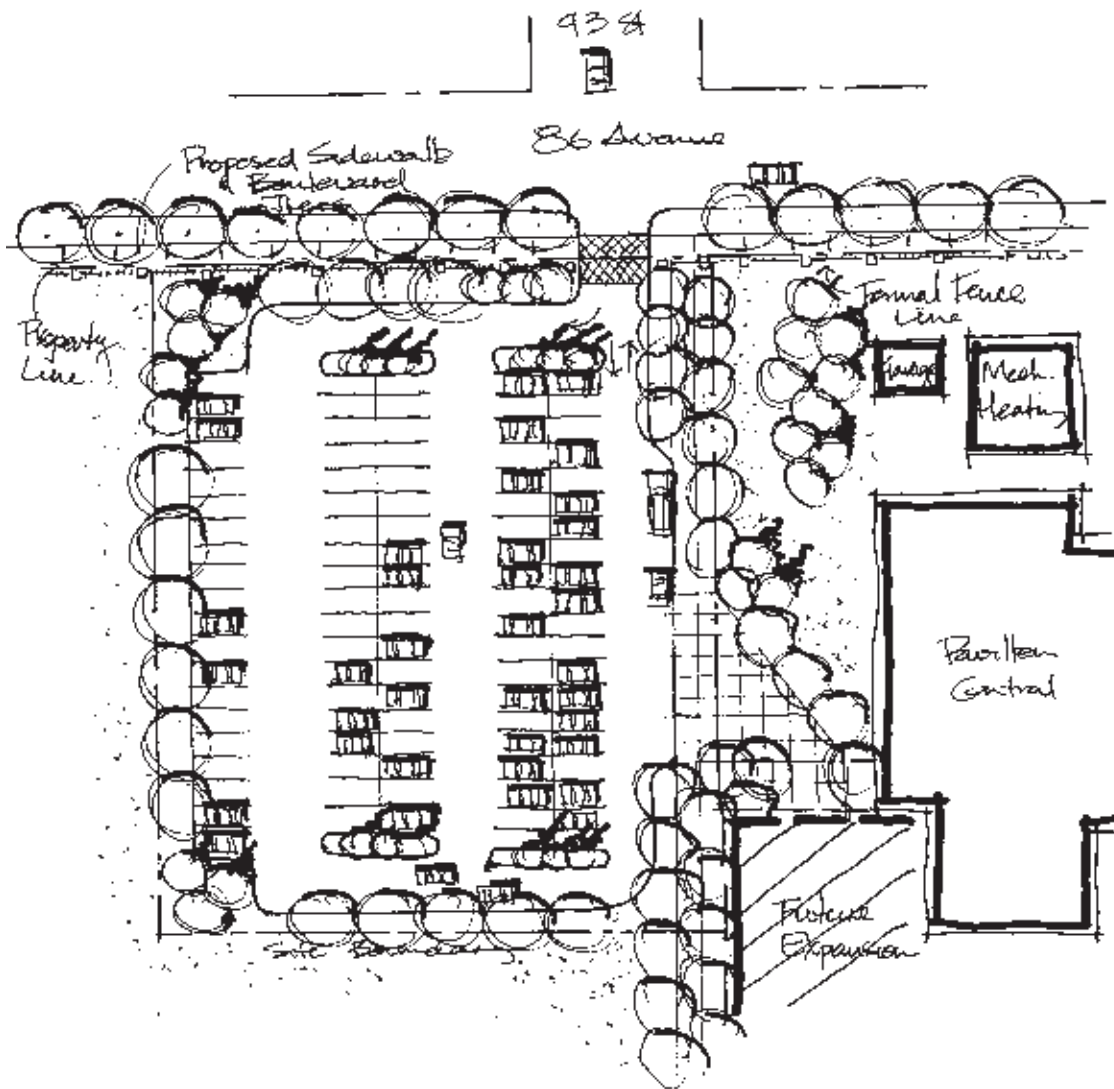


Figure 5.3b - Conceptual sketch of Future Expansion (Area 4) parking lot

The following existing facilities – 5.4 and 5.5 – have a life expectancy of greater than 30 years. These facilities remain in relatively good physical condition, are likely to be able to continue to accommodate the functional needs of the University, and therefore are unlikely to be redeveloped wholly. Several are of historical interest and may become heritage sites on FSJ.

5.4 Centre Saint-Jean/ Student Residence

Refer to Figure 5.4

Site Constraints

- .1 The existing east façade Centre Saint-Jean (CSJ) is important historically and aesthetically and should remain visible from the entire FSJ Quad. A dignified and stately east 'wall' will be created for the FSJ Quad.
- .2 The area between the north wall of CSJ and the south wall of Pavillon Central must remain open for emergency access, and allow for pathways and views to the Quad and out to the Recreation / Open Space District.
- .3 The area between CSJ and Pavillon Daridon should remain as open space.
- .4 The Grotto, a significant historical structure on the Campus, lies within the site boundary, limiting pathway configurations and development or redevelopment onto CSJ and the Student Residence (SR).
- .5 The south side of the SR faces homes in the Bonnie Doon neighbourhood directly. Any activity, development or redevelopment of the facility must respect the existing neighbourhood.

Site Opportunities

- .1 The relocation of vehicular circulation and parking from the northeast side of CSJ to elsewhere on Campus will create the opportunity to create a pedestrian-oriented open space that unifies the east side of the academic complex, comfortably linking CSJ with Pavillon Central and the SR.
- .2 The Grotto has the potential to form an interesting, historically significant focal point for the southeast corner of the FSJ Quad.

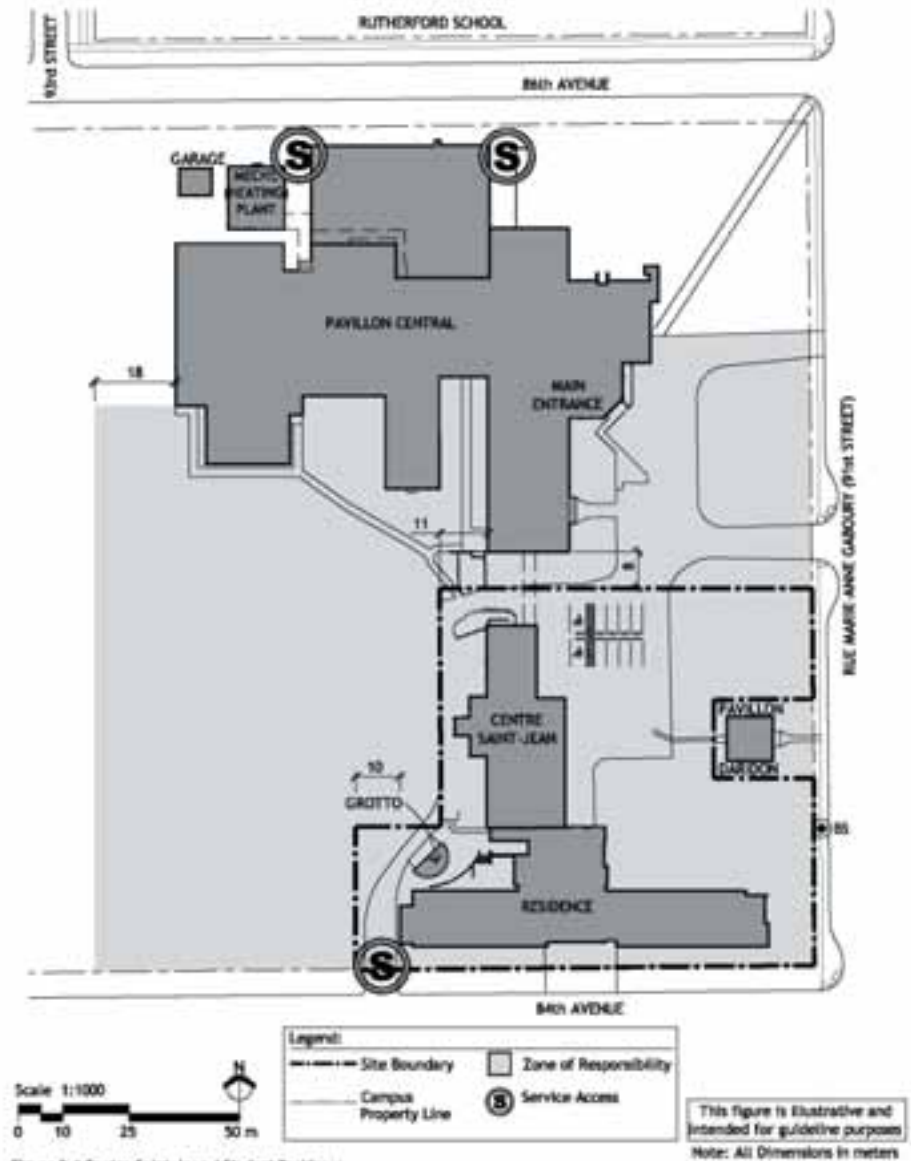


Figure 5.4 Centre Saint-Jean / Student Residence

- .3 Pathway, edge and gateway development on the south side of the SR has the potential to soften the relatively harsh interface between this building and the Bonnie Doon Neighbourhood.
- .4 The potential exists to streamline future service access for all existing and future buildings on the south side of the academic complex through one service point. (Underground connections between the existing SR and future residence facilities to the west would be required).
- .5 The south entrance to the SR has the potential to increase in importance with new pathway and edge development on the south side of the building.

Site Specific Guidelines

- .1 The FAR and site coverage for CSJ and the SR should remain consistent with the LRDP. Note: The existing gross floor coverage for CSJ is approximately 2050 m2 (w/o basement and penthouse space). The existing gross floor coverage for the SR is approximately 4,650 m2 (w/o basement and penthouse space).
- .2 CSJ offers conference and meeting space for large groups. Open space on the east and west sides of the building should accommodate outdoor gatherings related to these functions.
- .3 No building development should be permitted against any façade of CSJ that would compromise the development of the FSJ Quad or the Forecourt Plaza /Daridon Commons or the FSJ Promenade.
- .4 Views to the ravine from CSJ should be protected wherever possible.

- .5 The Grotto is an historic and aesthetic structure with religious and cultural significance. No development or redevelopment should degrade access to the structure or its condition.
- .6 Pathway, edge and gateway development on the south and southeast corner of the SR should seek to break down the scale of the building at street level, and soften the contrast of the residence in relation to the surrounding neighbourhood.
- .7 Development or redevelopment should incorporate linkage (underground is preferred) to the adjacent new expansion.
- .8 Pathway and edge development or redevelopment on the south side of the SR should treat the south entry into the building as a key component of these improvements.
- .9 The area to the north and northeast of the SR should be enhanced as a secondary node and as an active open space. (refer to Figure 48).

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.2 Recreation / Open Space District
 - 4.1.3 Academic District
 - 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.1.1 Rue Marie-Anne Gaboury
 - 4.2.1.2 Entry Loop
 - 4.2.2 Service Vehicle Pathway
 - 4.2.3 Primary Pedestrian Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
 - 4.3 Edges
 - 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
 - 4.4.5 Gateways
 - 4.5 Landmarks
 - 4.5.1 Existing Landmarks
 - 4.5.2 Opportunities for Landmarks
- Appendix A: Campus-Wide Guidelines

5.5 Pavillon Daridon

Refer to Figure 5.5

Site Constraints

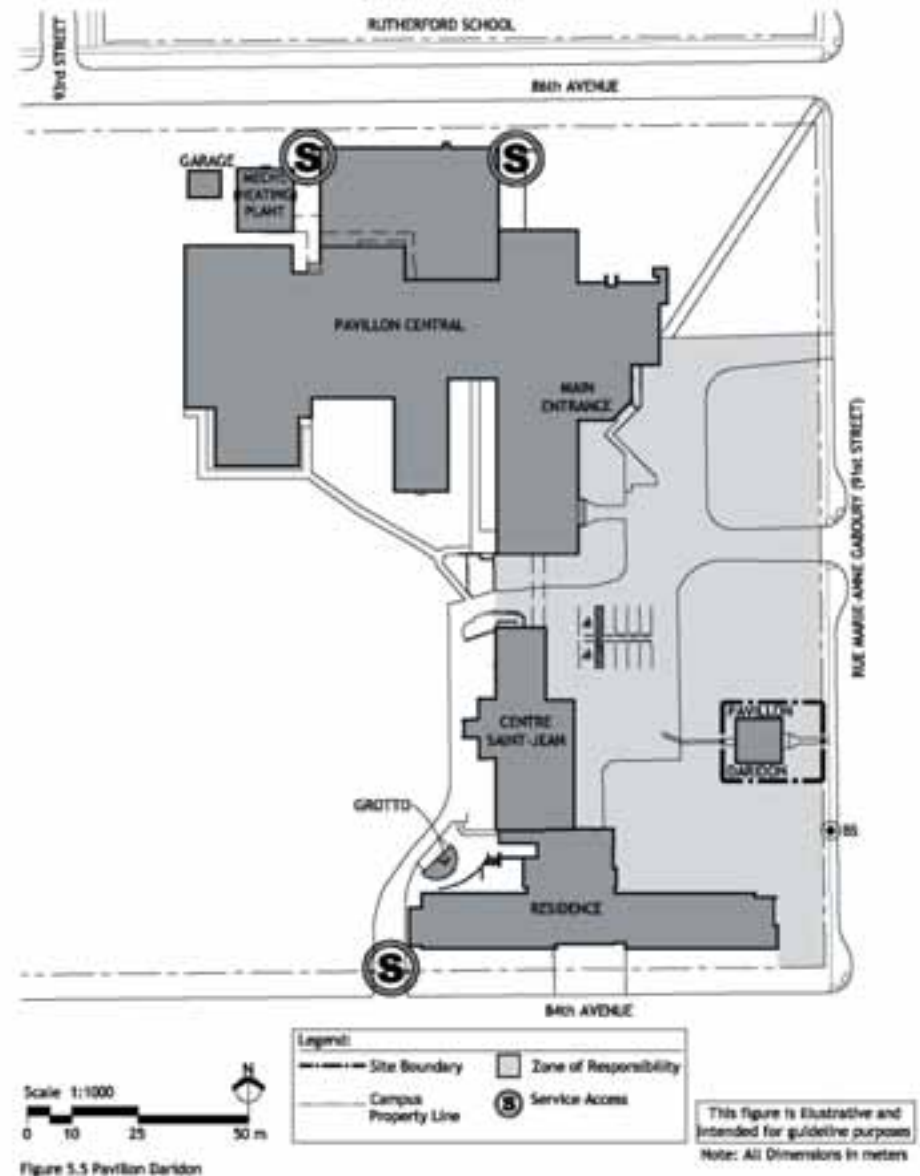
- 1 Pavillon Daridon, as one of the earliest buildings on the Campus, is very important to the history of the site and Faculté. The existing building must be protected.
- 2 Pavillon Daridon is the smallest building on Campus occupying the smallest site, very close to the street. The scale of the building and site do not easily accommodate development or redevelopment.
- 3 The tunnel connecting Pavillon Daridon to CSJ may be a site constraint, or may be an opportunity for linkage, when it is upgraded.

Site Opportunities

- 1 Currently the Pavillon Daridon looks isolated and somewhat disconnected from the rest of the Campus. Development of the Forecourt Plaza and Residence Courtyard presents an opportunity to reconnect visually with its environs.
- 2 Tall, mature spruce trees line the street at Pavillon Daridon, creating strong separation between the street and the Campus. Future development or redevelopment should extend the use of coniferous planting into the Campus to create protected, enclosed spaces.

Site Specific Guidelines

- 1 The FAR and site coverage for this site should remain consistent with the LRDP. Note: The existing gross floor coverage is approximately 165 m² (w/o basement and penthouse space).



- .2 No new building development will be permitted on the site.
- .3 Development and redevelopment adjacent to Pavillon Daridon should not degrade its historical significance and should respect its residential scale. Appropriate setbacks should be employed on all planned development adjacent to this site.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.2 Recreation / Open Space District
 - 4.1.3 Academic District
- 4.2 Pathways
 - 4.2.1 Vehicular Pathways
 - 4.2.1.1 Rue Marie-Anne Gaboury
 - 4.2.1.2 Entry Loop
 - 4.2.2 Service Vehicle Pathway
 - 4.2.3 Primary Pedestrian Pathway
 - 4.2.4 Secondary Pedestrian Pathway
 - 4.2.5 Tertiary Pedestrian Pathway
 - 4.2.6 Interior Pedestrian Pathway & Pedways
- 4.3 Edges
- 4.4 Nodes
 - 4.4.1 Primary Exterior Nodes
 - 4.4.2 Secondary Exterior Nodes
 - 4.4.3 Tertiary Exterior Nodes
 - 4.4.4 Interior Nodes
 - 4.4.5 Gateways
- 4.5 Landmarks
 - 4.5.1 Existing Landmarks
 - 4.5.2 Opportunities for Landmarks

Appendix A: Campus-Wide Guidelines

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

A p p e n d i x A
C a m p u s W i d e
G u i d e l i n e s

APPENDIX A - CAMPUS-WIDE GUIDELINES

1.0 Visual Quality and Design

Objective:

- .1 Utilize the Districts, Pathways, Edges, Nodes and Landmarks to create a coherent and unified Campus character.

Guidelines:

- .1 Incorporate appropriate building development and natural features to create distinct District characteristics, social life and experiences.
- .2 Use existing and future landmark development to provide a sense of movement and connectivity.
- .3 Enhance the overall Campus, integrating Sectors, Districts, and surrounding neighbourhoods through careful planning of edge development.
- .4 Use existing and future visual features to emphasize and define primary, secondary, and tertiary nodes within the Sector.
- .5 Develop a hierarchy of vehicular and pedestrian pathways that physically and visually link key Nodes and Districts within the Sector and surrounding Campus, as well as the surrounding neighbourhood and natural areas.

2.0 Sector Identifier & Colour(s)

Objective:

- .1 Create a strong and unified character through the use of a Sector identifier and colour scheme.

Guidelines:

- .1 Coordinate and develop an identifier program for each Sector and its Districts to enhance recognition and way-finding.
- .2 Coordinate and adopt a colour program to demarcate the Sector and provide year-round colour to key nodes, pathways, edges, landmarks and Districts.
- .3 Utilize the identifier and colour(s) in features, such as:
 - Banners (pole and wall mounted)
 - Pedestrian scale lighting
 - Fences and screens
 - Street signing (pole-mounted sign blade and decorative surface plaques)
 - Streetscape features and amenities (e.g. kiosks, benches, waste receptacles, bicycle racks, tree grates/guards, etc.)

3.0 Landscape Treatment

Objective:

- .1 Conserve, preserve and enhance the Campus landscape to define and create a distinct, safe and secure Campus environment.

Guidelines:

- .1 General landscape treatments:
 - Enhance and improve the existing Sector landscape by employing/considering:
 - Existing and future boulevard trees, plantings, and shrub/flower beds to enhance and maintain Sector edge continuity, accent and rhythm.
 - Qualities and forms that reflect the character of the Sector.

- Plant materials that are hardy and provide seasonal variation.
- Plant materials that enhance visual experiences and establish clear sight lines for motorists and pedestrians.
- Plant materials that promote the development of a safe, sustainable, and manageable environment based on maintenance efficiency and cost-effectiveness.
- Planting design that creates a safe and secure environment for pedestrians, following the guidelines of Crime Prevention Through Environmental Design (CPTED).
- Rooftop gardens—"green roofs"—that provide aesthetic interest as well as help to decrease stormwater run-off, thereby lowering infrastructure costs.

.2 Tree plantings:

- a) Design tree plantings in linear and continuous blocks parallel to key Sector pathways, creating strong allées and formal edge character where identified.
 - b) Conserve, preserve and enhance existing boulevard tree species. Species selection should consider the Sector, District and nature of existing tree plantings within the area, their seasonal variation, and the desired visual experience and sight lines.
 - c) Complete allée and edge character sections within the Sector and each District in coordination with any future proposed roadway rehabilitation work or building development.
 - d) Tree inventory and interpretive program should be established to identify unique and exotic species.
- .3 Trees should be set back the following minimum distance

from the components listed below:

Component:	Minimum Distance (m) (measured from the centre of the tree trunk)
Shallow underground utilities	1.5
Deep underground utilities (sanitary sewer, storm sewer and water mains)	1.8
Underground power cable	1.0
Surface power hardware	3.5
Light poles	3.5
Fire hydrants	3.5
Stop signs	3.5
Yield signs	3.5
Other signs	2.0
Transit zones	3.5
Private property boundary	3.0
Edge of driveway	1.5
Edge of sidewalk	0.5

Note: Do not plant trees within easements.

.4 Tree, Shrub & Herbaceous Plantings

- a) Utilize tree, shrub, perennial (including grasses) and annual plantings prudently in open space areas to enhance gateway, node, pathway, edge, landmark and District development. All proposed shrub beds should be carefully assessed with respect to their operations/maintenance implications and the way in which the shrub bed detracts from, or adds to, the aesthetics, form and function of the space.
- b) To determine if they should be rejuvenated/enlarged or decreased/removed, etc., existing shrub beds should be assessed as to their physical condition, operations/maintenance implications and the way in which the shrub bed detracts from, or adds to, the aesthetics, form and function of the space.

- c) In key, highly visible gathering areas, consideration should be given to creating intensely planted, colourful and detailed “garden” spaces that contrast with the relatively simpler plantings of trees, shrubs and turfgrass that predominate on Campus.

4.0 Natural Areas

Objective:

- .1 Conserve, preserve, and enhance all natural areas diversity and the mature characteristics of the Campus or Sector.

5.0 Screening

Objective:

- .1 Provide fencing, screens or other artistic treatments, in combination with plantings, adjacent to open surface parking lots, service areas and similar land uses, to reduce the visual impact and enhance edge development within the Sector.

Guideline:

- .1 Where necessary, utilize fencing, screens or other artistic/interpretive treatments, in combination with plantings, to provide a consistent, permanent, and aesthetic interface between the development and adjacent land uses.

6.0 Public Art

Objective:

- .1 To coordinate, through the Department of Museums and Collections Services, the development, placement and promotion of public art within each Sector, raising the profile and liveability of the Sector and its distinct Districts.

Guidelines:

- .1 Adhere to policy, guidelines and best practices regarding the acquisition, use and maintenance of art as approved by the University and associated organizations.
- .2 Ensure all public art acquisitions are coordinated and approved through the University of Alberta Art Acquisitions Committee.
- .3 Incorporate the principles of the Works of Art Funding for Capital Projects Policy into all new construction projects and all renovation projects.
- .4 Ensure coordination and communication related to the placement of works of art within Sectors involves Museums and Collections Services and the Sector community.
- .5 Works of art should be moved only after consultation with, and directly calling, the Museums and Collections Services (for copyright and risk management reasons).
- .6 Coordinate and utilize temporary exhibit spaces within the Sector to provide art ‘events’ and exhibits.
- .7 Incorporate public art and design into various Sector areas, such as:

Node and pathway areas

- Campus boundary
- Pedestrian bridge structures
- Building walls
- Signing
- Lighting
- Public streetscape features (e.g. benches, waste receptacles, bus shelters, telephone booths, news stands, tree grates, kiosks, etc.).

7.0 Signing

Objective:

.1 Create a hierarchy of signing that:

- Reduces unnecessary signing within the Sector.
- Improves orientation, clarity, and safety, as well as vehicular and pedestrian movement.
- Combines a format for directional and traffic signing.
- Explores new signing technology to improve signing clarity and Sector aesthetics.

Guidelines:

- .1 Utilize banner poles, pedway structures, fences and screens, street blade signing, streetscape features and amenities (e.g. kiosks, benches, waste receptacles, bicycle racks, tree grates/guards, etc.) and public art within the Sector to improve orientation, clarity, as well as District consolidation and definition.
- .2 Implement a common signing nomenclature for the Sector that enhances way-finding and identifies University buildings and key pathways, nodes and open space.

8.0 Lighting

Objective:

- .1 Utilize existing street lighting within the Sector to maintain traffic safety and enhance theme and character development.
- .2 Introduce pedestrian-scale lighting.
- .3 Utilize the “Guidelines for Design and Installation of Street, Sidewalk, and Area Lighting at the University of Alberta” in the assessment and implementation of lighting on Campus.

Guidelines:

- .1 Paint all existing and future street lighting and traffic poles a unified colour and apply Sector identifier, or
- .2 Introduce special light poles to define the Sector or Districts within the Sector. These could be supplemented with Sector specific features (e.g. sign blades, engravings, banners, etc.) and Sector specific identifiers/colour.
- .3 Assess and review opportunities for incorporating tree lighting within existing and future boulevard areas. Tree light colour should be consistent.
- .4 Assess and implement lighting based on the function of the area being developed or enhanced. Refer to classifications and details listed in the University lighting guidelines.
- .5 Refer to City of Edmonton’s lighting design and layout for city streets within the University of Alberta.
- .6 Refer to Section 3 of the University’s lighting guidelines for power feeds and controls.

.7 Refer to Section 4 of the University’s lighting guidelines for design element requirements.

.8 Variances in lighting design (e.g. decorative lighting) in specialized districts or pathways must be assessed and approved by the University of Alberta.

.9 All lighting design should encourage the reduction/mitigation of light pollution through the use of sustainable and downward focussed equipment.

9.0 Street Amenities

Objective:

.1 Implement a common streetscape language for the Sector through the development of a ‘Streetscape Furnishings Program’, possibly incorporating a Public Art Program (refer to Section 5.0).

Guideline:

- .1 Prepare and implement a ‘Streetscape Furnishings Program’ for the North Campus or each Sector and assess and coordinate the program with those areas that have a current furnishing program. Key furnishing components should include:
 - a) Kiosks
 - b) Benches
 - c) Waste receptacles
 - d) Bus shelters and transit stops/stations
 - e) Campus/ emergency telephone stations
 - f) Telephone booths
 - g) Parking meters
 - h) Newspaper boxes
 - i) Bicycle racks
 - j) Tree grates and guards

k) Drinking fountains

10.0 Architectural and Open Space

Objective:

- .1 The LRDP states that the maximum site coverage for buildings in the North Campus should not exceed 50% (item 7.8.2 open space in development projects). The Sector Plans for North Campus have identified Site Specific Development Guidelines for select existing and proposed building development within each Sector. The Site Specific Development Guidelines clearly identify the limitations in the building footprint area, site area, setbacks, and Zones of Responsibility for each site. These guidelines are to be the template used in assessing any future development or redevelopment within the Sector and the maximum area for site coverage.
- .2 The LRDP states that the maximum site coverage for a building in the South Campus and FSJ should not exceed 30% (Item 7.8.2 Open Space in Development Projects). The Sector Plans have identified guidelines for each proposed District within the Sector. The District guidelines clearly identify the development limitations and Zone of Responsibility for each site. These guidelines are to be the template used in assessing any future development within the Sector and the maximum site coverage area.

Guidelines:

- .1 All new development should be architecturally integrated into the Sector, respecting and addressing the surrounding pathway networks and existing buildings.
- .2 Unless specifically noted in the Sector Specific Development Guidelines, the massing of all buildings should adhere to the following principles:

- a) To create a comfortable pedestrian environment, a maximum three (13.8m maximum) storeys should be developed along the Pathway right-of-way and subsequent higher storeys set back (5 metres minimum to 7 metre maximum) and massed to reduce microclimatic impacts, and to provide an appropriate scale and visual relationship between the building and the pathway.
 - b) Upper storeys should enhance and complement the surrounding skyline through their articulation and massing. Unique architectural/sculptural forms, as well as various materials and lighting should be utilized to screen HVAC and other building systems/services.
 - c) Materials and detailing should be articulated to distinguish upper storeys (3+) from the first three storeys. Upper storeys (3+) should be massed and oriented to enhance microclimatic conditions for pedestrians.
 - d) As identified in Section 7.5.4 of the LRDP, environmental studies will be required to assess environmental impacts of all development and redevelopment. Tree inventories, geotechnical testing, as well as wind, sun, snow and light pollution studies and any other site-specific assessments identified, will be included. The development or redevelopment must respond accordingly to the results of these assessments.
- .3 Encourage harmonious variety in building form and heights, massing, and siting to create visual interest consistent with the building envelopes specified.
 - .4 Develop architectural landmarks which:
 - a) Correspond with the specific character of the Sector

(e.g. academic, residential, student services, etc.).

- b) Provide an aesthetic edge condition, and
 - c) Provide major focal points and create areas of activity.
- .5 Building entrances should:
 - a) Be clearly visible to create a sense of occupancy, activity and gathering to the street or greenway/open space, and should be accessible.
 - b) Be highlighted and defined through the use of architectural and streetscape devices (e.g. lighting, benches, planting, etc.).
 - c) Be visible, safe and inviting.
 - d) Incorporate canopies, arcades, colonnades, awnings, pergolas, porticos, etc. to create a comfortable and seasonal pedestrian environment in any season.
 - .6 Building corners should address and enhance Pathway and Node intersection development.
 - .7 The ground level should be designed to create the feeling of extending the outdoors indoor, and vice versa.
 - .8 Ensure that vehicle entrances and exits, as well as on-site traffic and pedestrian routes, are located and designed in a manner that provides a clearly-defined, safe, and efficient circulation pattern for traffic movements.
 - .9 Key building development features should include:
 - a) The integration of existing mature trees with new tree plantings.

- b) A seamless transition between pathways and building edge that promotes gathering and activity.
 - c) Pedestrian-scaled lighting (e.g. building or street-based).
 - d) Banners and integrated signing.
 - e) Kiosks, directories and way-finding devices.
 - f) Integrated furnishings approach (e.g. benches, waste receptacles, telephone booths, newspaper boxes, bicycle racks, tree grates/guards, Campus/ emergency telephone stations, etc.).
 - g) Public art.
- .10 All pathways should provide safe, secure, strong links between adjacent façades, preserving existing mature trees (if feasible) and incorporating additional tree and shrub plantings, public gathering areas, site furnishings, way-finding/interpretive signage, Campus/ emergency telephone stations and public art areas.
- .11 Bicycle storage should be accommodated at each building. The location of bicycle racks should be in a safe and secure location, without conflicting with movement around key building entrances. Bicycle storage should be aesthetically pleasing, practical and integrated with the architecture of the building.

11.0 Sustainability

Objective:

- .1 Design and develop both buildings and sites in an environmentally responsible manner that incorporates 'green' technology in conjunction with the University

Design and Construction Guidelines. Sustainability, safety, security, manageability, and universal design are all key development requirements in the design and development of buildings and sites.

Guidelines:

- .1 Set performance targets in the following areas:
 - Energy - energy use, energy source, clean energy transport
 - Water - water use, water filtration, ground water recharge, human waste, green roofs
 - Landscape - integrated pest management (IPM), green space, native plantings and wildlife habitat
 - Materials - materials that are: recycled, efficient, salvaged, local, durable and low maintenance
 - Waste - recycling and composting facilities
 - Construction Practices - construction waste, re-use of topsoil, vegetation and watercourse protection
 - Indoor Environmental Quality - air pollutant emission, ventilation effectiveness and air filtration, system commissioning and cleaning, day lighting
 - Economic Performance - Life-Cycle Assessment, Capital Cost Accounting
- .2 Energy
 - a) Consider the use of passive and active renewable energy sources (e.g. solar heat and light, wind, and air resources).
- .3 Water
 - .1 Naturalized stormwater management facilities:
 - Introduce aquatic vegetation
 - Designed ecosystems
 - .2 Water Conservation Plan and Audit:

- Conserve water during construction development and operational phases
- Rainwater collection systems
- Use of drought resistant plants (Xeriscaping)
- Grey water systems

- .4 Landscape
 - .1 Protect or enhance the site's ecological integrity and biodiversity
 - .2 Ensure protection of site ecosystem
 - .3 Reduce or eliminate disturbance to water system
- .5 Waste
 - .1 Reduce disposal of waste materials to landfills
 - .2 Recycle
 - .3 Use composting facilities
- .6 Construction Practices
 - .1 Prevent erosion during construction
 - .2 Minimize the disposal of construction waste
 - .3 Protect and conserve topsoil
- .7 Indoor Environmental Quality
 - .1 Ensure indoor air quality
 - .2 Indoor Air Quality Construction Plan

12.0 Utilities (South Campus Academic Sector only)

Objective:

- .1 Coordinate the alignment, phasing, and installation of utilities to promote appropriate, affordable and sustainable Sector growth.

Guidelines:

- .1 Utility alignments and phasing should be coordinated based on the radial framework established, using Pathway rights-of-way and open space for underground servicing.
- .2 Primary and secondary utility infrastructure expansion costs should be borne by development applicants. This servicing approach promotes an orderly and cohesive phased development approach for the Academic Sector (Refer to Appendix B).
- .3 Incorporate sustainable utility development and stormwater management strategies and technologies (i.e. ditches, percolation areas, decentralization of stormwater management ponding areas into functional/aesthetic features, pervious pavement use, narrower roads, etc.) throughout the Sector in primary and secondary locations, where feasible.
- .4 Provide a safe, adequate and reliable utility system to meet future Sector development sites, while exploring environmentally sound alternatives (i.e. reduce, reuse and recycle).
- .5 As part of the overall development and servicing for the Sector, a stormwater management facility strategy must be developed. Presently, there are two larger stormwater management facilities that have been identified in the LRDP. These areas should be incorporated with

future Sector development and secondary stormwater management facilities throughout the Sector. Stormwater management facilities should be landscaped at a rate of 75 trees per hectare with a 50% minimum coniferous composition. All trees should be a minimum size of 60mm calliper for deciduous trees and 2.8m height for coniferous trees.

13.0 Parking, Drop-off Zones, Access and Loading/Manoeuvring Areas

Guidelines:

- .1 All loading/manoeuvring areas should be:
 - Screened with landscaping or shall be fully enclosed in a manner compatible with the character of the development and should not be visible from adjacent streets or buildings.
 - Sited such that all materials handling can be efficiently managed.
 - Designed such that turning vehicles do not interfere with traffic on adjacent circulation routes.
 - Designed with adequate area to accommodate all anticipated vehicle types.
- .2 Trash collection, open storage, outdoor service, vehicular service and loading/manoeuvring areas which are visible from an adjoining site or public roadway should have screen planting. The location, size and height of the planting should, in conjunction with a change in grade or other natural or man-made features, be maintained to provide effective screening from the ground to height of 1.85m.
- .3 Drop-off zones will be recommended wherever feasible within each University Sector. Individual drop-off zones related to specific developments are not encouraged.

Proposed drop-off zones should be discussed with and approved by SPPI and the University's Architect.

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

A p p e n d i x B
S e c t o r
I m p l e m e n t a t i o n

APPENDIX B - SECTOR IMPLEMENTATION

The Sector Plan is an administrative document to be used as one of several documents that provide direction in planning and developing a capital project.

The Sector Plan is used in conjunction with:

- University of Alberta Long Range Development Plan (LRDP).
- University of Alberta Design and Construction Standards and Guidelines.
- Utilities Master Plans.
- Drainage Master Plans.
- Heritage buildings inventory of the University.
- City of Edmonton plans and initiatives (where applicable).

The Sector Plan takes into account the plans and initiatives of adjacent neighbours.

Sector Plan Administration

The Sector Plan is administered through the portfolio of the Vice President, Facilities and Operations (F & O) by the Director of Strategic Planning – Planning and Infrastructure Department (SPPI).

It is the responsibility of SPPI to make all proponents of capital projects occurring on University lands aware of the existence of Sector Plans as well as all other documentation that guides the planning and development of capital projects.

SPPI will periodically update the Sector Plan as conditions warrant.

Sector Plan Interpretation

SPPI is responsible for providing interpretation of the guidelines when asked by the proponent or the proponent's representative. Sector Plan guidelines may be interpreted

or relaxed to provide design and development flexibility to a capital project when required, as long as the interpretation or relaxation benefits the quality of the development and the University without negatively affecting the Sector Plan.

Sector Plan queries will be submitted to SPPI directly, or depending on the capital project structure, to SPPI through the Project Manager's Office (PMO).

SPPI will review all capital project planning and design submissions with regard to their conformance to the Sector Plan and other planning documentation prior to making a recommendation on the submission to the Facilities Development Committee (FDC) of the University.

Sector Plan Compliance Checklist

All capital projects will be required to complete and submit the Sector Plan Compliance Checklist (Exhibit B.1). Where a submission does not conform, a detailed explanation must be provided.

Sector Plan Distribution and Access

Sector Plans and the Compliance Checklist will be made available through the SPPI web-site (www.uofaweb.ualberta.ca/pi) or in hard copy if requested.

Sector Plan Implementation

A Sector Plan Implementation Schedule (Exhibit B.2) is provided, outlining a preliminary list of short-term implementation activities, responsibilities and timelines which inform, complement and support the guidelines and are necessary for Sector Plan actualization.

Exhibit B.1 - Sector Plan Compliance Checklist*

General		Directly Conforms	Indirectly Conforms	Does Not Conform	N/A
1)	The project supports and enhances the characteristics of, and vision for, the Sector. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The project conforms with the land use pattern of the District and Sector. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3)	The project integrates development within the District framework of Pathways, Nodes, Edges and Landmarks. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4)	The project is architecturally integrated into the District and Sector. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5)	The project is compatible with other existing and/or planned developments in the District and Sector. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6)	Special studies have been carried out and support the project within the Sector, e.g. geotechnical, shadow, wind, and others. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7)	The project conforms with the visual quality and design guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8)	The project conforms with the visual identifier and colour guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9)	The project conforms with and/or establishes the visual landscape treatment guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10)	The project conforms with and/or establishes the screening guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11)	The project conforms with and/or establishes the public art guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12)	The project conforms with and/or establishes the signing guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13)	The project conforms with and/or establishes the lighting guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14)	The project conforms with and/or establishes the street amenities guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15)	The project conforms with and/or establishes the architectural and open space guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Note: This Sector Plan Compliance Checklist, as well as the LRDP Compliance Checklist, must be completed and discussed with the Department of Planning and Infrastructure - Strategic Planning before submission for approval.

Exhibit B.1 - Sector Plan Compliance Checklist*

District					
1)	The development achieves the District objectives of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The development conforms with the District guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pathways					
1)	The development achieves the pedestrian Pathway objectives of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The development conforms with the pedestrian Pathway guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3)	The development achieves the vehicular/service Pathway objectives of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4)	The development conforms with the vehicular/service Pathway guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edges					
1)	The development achieves the Edge objectives of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The development conforms with the Edge guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nodes					
1)	The development achieves the Node objectives of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The development conforms with the Node guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landmarks					
1)	The development achieves the Landmarks objectives of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The development conforms with the Landmarks guidelines of the Sector Plan. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Specific					
1)	The project conforms with site dimensions. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The project conforms and responds to the obligations associated with the Zone of Responsibility (ZOR). Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3)	The project conforms with site coverage guidelines. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4)	The project conforms with site height guidelines. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5)	The project conforms with site Floor Area Ratio (FAR) guidelines. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6)	The project conforms with setback requirements. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7)	Building massing is compatible with adjacent existing and planned development. Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Directly Conforms	Indirectly Conforms	Does Not Conform	N/A

Exhibit B.2 - Sector 19 Implementation Schedule: Activities, Responsibilities & Time Lines

	Task	Purpose	Responsibility	Start	Complete
1	Utilities / IT Assessment and Master Plans	Review the utilities capabilities of the site to meet longer term development objectives, and to lay out future locations of utilities	P & Utilities/CNS		Mar-05
2	Complete Travel Demand Management Study.	Determine, through the Travel Demand Management Study, the optimum parking stalls required on-site.	P & I		
3	Sector Drainage	Review drainage patterns of the sector, prior to further expansion.	P & I		
4	Rue Marie-Anne Gaboury Review with City of Edmonton	Collaborate with the City of Edmonton on potential solutions to increased safety for pedestrian travel along and across rue Marie-Anne Gaboury			
5	Develop cost estimates and development pro forma.	To assess overall cost to develop, including all new/extended services; roads and pathways; parking; common green space etc., so that new Campus expansion and ZOR costs can be evaluated and incorporated.	P & I		
6	Establish shared contribution account structure supported by UA policy.	To establish a mechanism whereby capital projects are charged for services and obligations (e.g. green space), and to set up the organization for administering account funds.	P & I		
7	Establish development component standards.	Where appropriate, promote consistency to minimize costs to the University - e.g. lamp posts.	P & Utilities		
8	Monitor overall development.	To track development against Campus targets of 30% coverage and an 1.0 maximum FAR.	P & I		
9	Complete significant facility/landscape study.	To support the Sector Plan.	P & I		
10	Identify key thresholds for utilization, building condition, etc.	To deliver a clear message on when expansion or redevelopment may occur.	P & I		
11	Liaise with Faculty and Alumni Association on further development program and facility development.	To support the Sector Plan; to develop consistency with Capital Campaign.	P & I		
12	Servicing Strategy	Review the potential to consolidate service points of the Pavillon Central before further expansion is planned	P & I		
13	Internal Pathway Development Strategy	Review the internal walkway patterns to determine improvements required, and points of connection for future development before further expansion is planned.	P & I		
14	Recreational & Open Space Review	Confirm the layout of playing fields, when modification may be required by future expansion.	P & i/Faculty/ Phys Ed		

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 19

A p p e n d i x C
G l o s s a r y

APPENDIX C - GLOSSARY

Building Footprint Area

Main floor area of a building (at grade).

CSPS – Capital & Strategic Planning Services

The former name of the department of the University of Alberta—now called Planning and Infrastructure (P & I)—that oversees the planning and implementation of building development for the entire Campus

CPTED – Crime Prevention Through Environmental Design
Principles and strategies for the proper design and effective use of the built environment which can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.

Districts

Built form areas within each Campus Sector that integrate with natural features and social patterns of life to create areas of geographic and visual reference.

Edges

Linear elements not considered as paths such as natural boundaries and built form boundaries.

FAR – Floor Area Ratio

Total Floor Area: Site Area.

Gateway

A major entrance into the Sector.

Land Use

The main functions or type of development within a given district.

Landmarks

Physical elements such as natural features, built form and other significant urban features that act as point references external to the observer.

LRDP – Long Range Development Plan

A key document for the University of Alberta (2002) that provides a vision for shaping and guiding future growth, development and redevelopment at the four Campus sites.

Multi-use

A pathway (or other designed element) that is designed to accommodate multiple uses – e.g., walking, cycling, in-line skating, etc.

Municipal Government Act

An act of the Government of Alberta governing the roles and responsibilities of municipalities and municipal officials.

Nodes

Areas with a high concentration of activity such as actively used open spaces, vehicular and pedestrian intersections, as well as public transit links, stations and stops.

Pathways

Key vehicular and pedestrian routes as identified in the Sector framework.

Pedway

Interior/sheltered pedestrian passageways—underground, at grade, or overhead—that provide connections between buildings.

Sector

One of 17 distinct development areas (identified by the Long range Development Plan) within the four Campus sites of the University of Alberta.

Service Roads

Pathways which accommodate service vehicles, DATS, and emergency vehicles.

Site Area

The site area for a building, used in calculating Site Coverage and Floor Area Ratio (based upon information provided by P & I).

Site Coverage

Building Footprint Area divided by Site Area, expressed as a percentage.

Site Constraints

The existing context of surrounding buildings and landform that negatively influence development or redevelopment of the site.

Site Opportunities

Site and surrounding context additions that could positively influence site redevelopment or development and the Campus.

Site Specific Guidelines

Guidelines that relate to the LRDP and the envisioned FAR, site coverage, building height, and design of future site/building redevelopment and/or development.

SPPI

Strategic Planning – Planning and Infrastructure Department: the name of the department of the University of Alberta that oversees the planning and implementation of building development for the entire Campus.

Total Floor Area

The combined area of all floors, excluding basement and penthouse levels (based upon information provided by P & I).

University Core Use

Research, teaching and support services development.

Zone of Responsibility

The area that each facility is responsible to develop either in whole or in part.

