



**BUILDING
ON VISION**
UNIVERSITY OF ALBERTA

SECTOR PLANS LONG RANGE DEVELOPMENT PLAN

SECTOR PLAN 20 AUGUSTANA CAMPUS

August 2005

Prepared by
Planning and Infrastructure

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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 for the University, establishing a vision for shaping and guiding future growth, development and redevelopment at the four Edmonton campus sites of the University (North Campus, South Campus, Michener Park and Faculté Saint-Jean) to the year 2030. Subsequently, in May 2005, the Board of Governors of the University of Alberta adopted a Long Range Development Plan (LRDP) for the Augustana Faculty Campus, establishing a framework for development to the year 2015.

The LRDP provides a flexible set of strategic planning principles that support the growth of new research, teaching and student support facilities. The LRDP 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, 3 Sectors within the South Campus, 2 Sectors in Michener Park, 1 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 Sector 20, the Augustana Campus in Camrose, Alberta. (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.

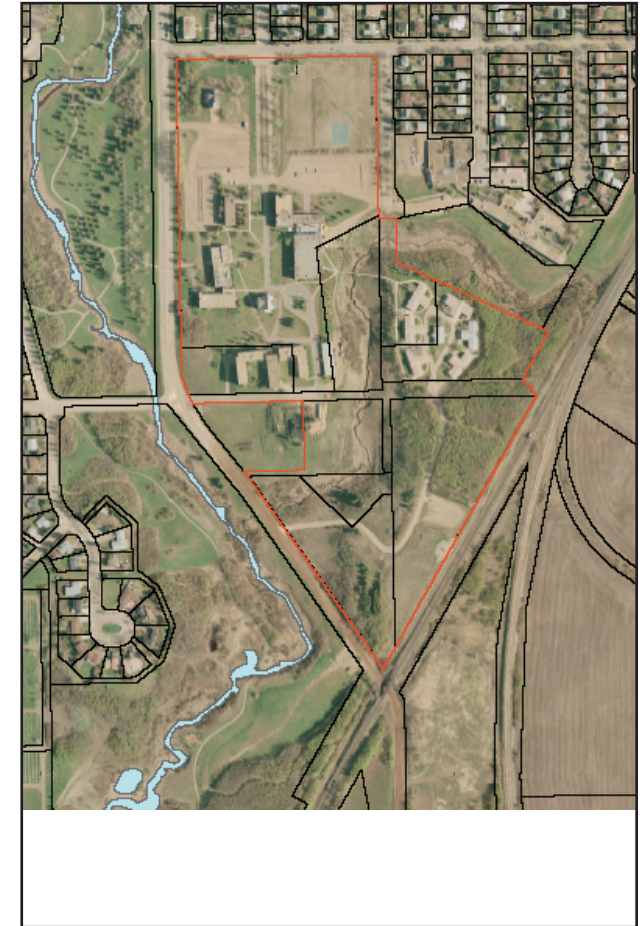


Figure 1 - Sector 20, Augustana Campus

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, massing, 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'.

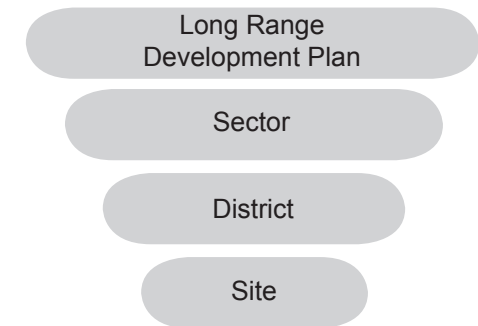


Figure 2 - Strategic Planning Structure

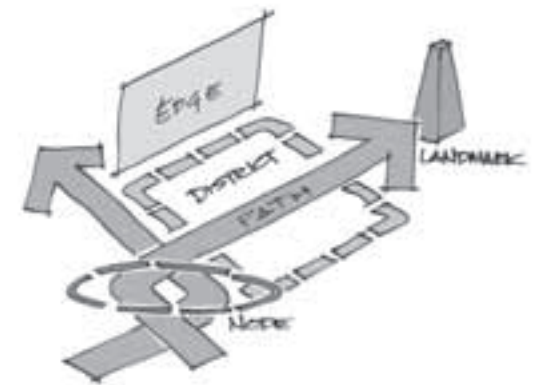


Figure 3 - Sector Pattern

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 each Sector's location within the Campus and their distinctive features. This section also presents the proposed vision for each Sector and specific development and redevelopment strategies that will aid in achieving each 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 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/ compatibility to 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 Development Guidelines.

4. Site Specific Guidelines

This section provides detailed guidelines for those facilities or lands that could be developed and redeveloped within the next 30 years. Key items addressed include the following:

- Site constraints.
- Site opportunities.
- Site specific development guidelines.
- 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
- Signing

- Lighting
- Street Amenities
- Architectural and Open Space
- Sustainability
- Utilities
- Parking 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.

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**Sector
Characteristics
& Vision**

2.0 SECTOR CHARACTERISTICS & VISION

2.1 Sector Characteristics

Sector 20 encompasses the entire Augustana Faculty Campus in Camrose, Alberta. Its boundaries are formed by 50 Street to the west, a 4-lane separated thoroughfare with parking on both sides which feeds the residential neighbourhood; 48 Street, a dead end residential road and railway ROW to the east, and 46 Avenue to its north which serves the main entry to the campus. Note that the railway ROW and 50 Street meet at the southern boundary, creating a triangular “wedge”. To the west of 50 Street, Augustana Campus faces onto the major river valley park of the City of Camrose. Within a few minutes walk to the west is located the primary recreational facilities for the City, which are used by the Faculty as well, as well as the hospital. Single family homes face the Campus across 46 Avenue, and 48 Street. The culmination of 48 Street at the easterly ravine and Campus edge is the newly-constructed Bethany Auxiliary Care Centre. Lands to the south are of unusual shape, and contour, and are not developed. They are somewhat separated from the academic plateau by a privately-owned residential parcel of land.

The Sector and Campus is formed by two distinct land areas divided through its putative centre by a creek ravine. One land area or plateau is occupied by the academic facilities, surrounded by two ravines, Jubilee Park to the west and the creek ravine to the east. The lands slope sharply down to 50 Street, to the south, and to the east ravine. Academic facilities are situated around a central quadrangle. A second plateau is occupied by student residences to the east of the ravine. See Figures 4 and 5.

The sector has a low density of development, with facilities that generally are two storeys high, including North Hall (offices and music practice), Classroom Building, Science Building, Faith and Life Centre, Convocation Centre (physical education

and cafeteria facilities), Founder’s Hall (four storey heritage structure), 1st year residence building, and Auxiliary Building (classrooms and Facilities Management). Interestingly, because of the slope of the land to the west the Classroom and Science buildings appear to be single-storey facilities from the Quad. The east ravine property holds 6 small two-storey residences surrounding a single-storey lounge facility. An athletic field is located on the eastern flank of the entry driveway at 49 Street. Parking is provided in three gravel lots – two flanking the main entry driveway at 49 Street, and one along the residence driveway to the east plateau. Facilities are very low-density, low-key, generally finished in brick. However, there is not a consistent feel of architectural statement or “language” to the sector. Buildings have not been designed to recognize or complement each other.

Founder’s Hall creates a focal point within the Quad, and is a registered heritage facility. It is highly visible from many points on the campus, and is visible at the formal sector entry on 46 Avenue. At 4 storeys, it is one of the highest facilities on campus.

The footprint of facilities covers approximately 11,500 square metres of the land base of 160,000 square metres (16.0 hectares/39.5 acres), which represents 0.07% building site coverage. The overall floor area is 23,085 square metres for a Floor Area Ratio (FAR) for the sector is 0.144. The Long Range Development Plan recommends maximum site coverage of 30%, and FAR of 1.0.

The sector is predominantly a pedestrian-oriented campus, with service, parking, and vehicular access kept to the perimeters. Primary access to the sector is from the intersection of 49 Street with 46 Avenue, on the north campus boundary. This accesses two parking lots for students, staff and visitors. Service access is provided from this entry to the facilities at the northerly reaches of the campus, as well as from a secondary

access further south off 50 Street to facilities on the southerly parts of the campus. A driveway loop provides access to the Founder’s Hall at its east, with some limited short-term parking. A further access for service and parking is provided to the easterly plateau from 50 Street, on the southerly side of the ravine. Pedestrian access is predominantly from the northwest corner of the campus, from 50 Street (which provides direct access to downtown), from the streets to the north, and from the parkway bridge to the direct west of campus. Because of the nature of the campus, pedestrian circulation and way-finding is clear. Some pathways are paved, and others are wooden sidewalks. The largest level of conflict between vehicles and pedestrians occurs to the north and west, where parking, driveways and service lanes mix with pedestrian desire lines. Note that there is no transit service within Camrose.

The corner of 50 Street and 46 Avenue, and the intersection of 49 Street and 46 Avenue provide primary gateways to the sector. Secondary gateway points occur at the driveways along 50 Street, the northeasterly corner of the sector, and informally, at the parkway bridge intersection on 50 Street, which links to the river valley.

Open space for activity is provided largely by the campus quad in the centre of the campus, and by the athletic field in its northeast corner. The ravine provides unstructured, and largely inaccessible, open space / environmental reserve lands. The southern lands are currently wild and undeveloped. Other open space is created by spaces between buildings, which have not been planned for active use. The quad is a significant space for the Faculty, used for formal and informal events, barbeques, orientation, spontaneous activities, study, and gathering. There is a formal line of trees along the major spine, donated and planted by each graduating class.



Figure 4 Aerial View of Augustana Campus

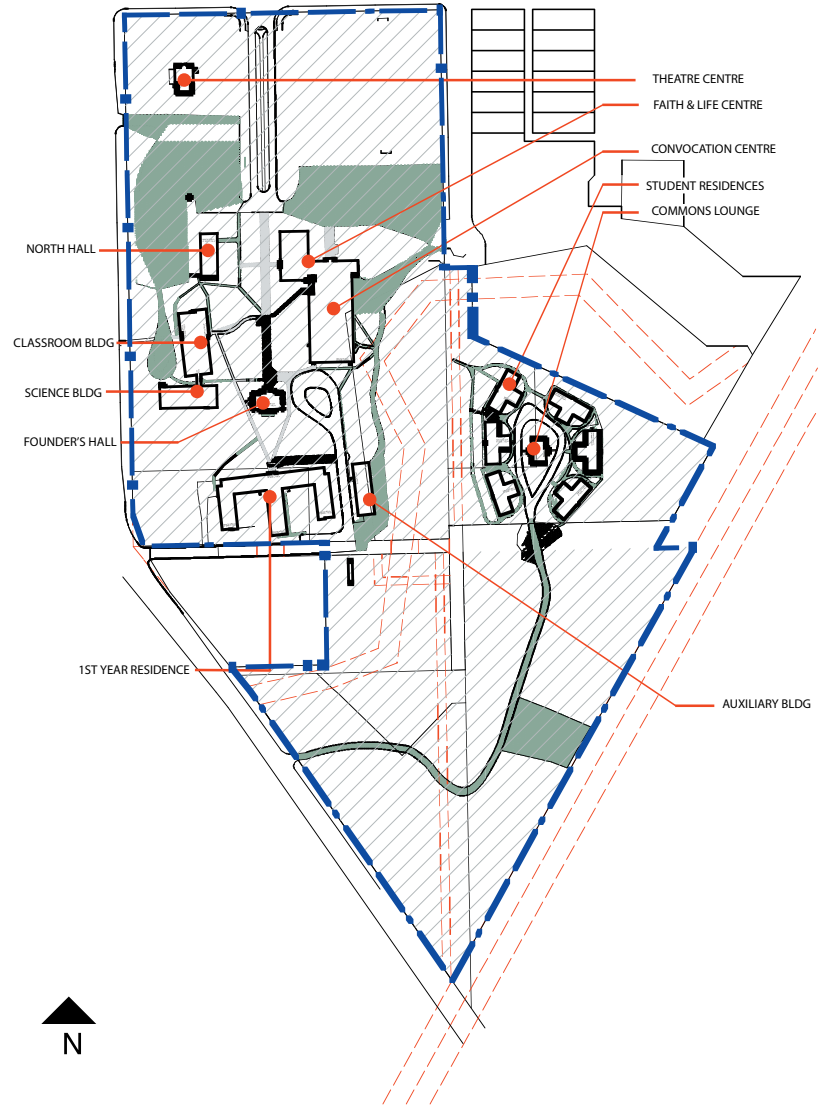


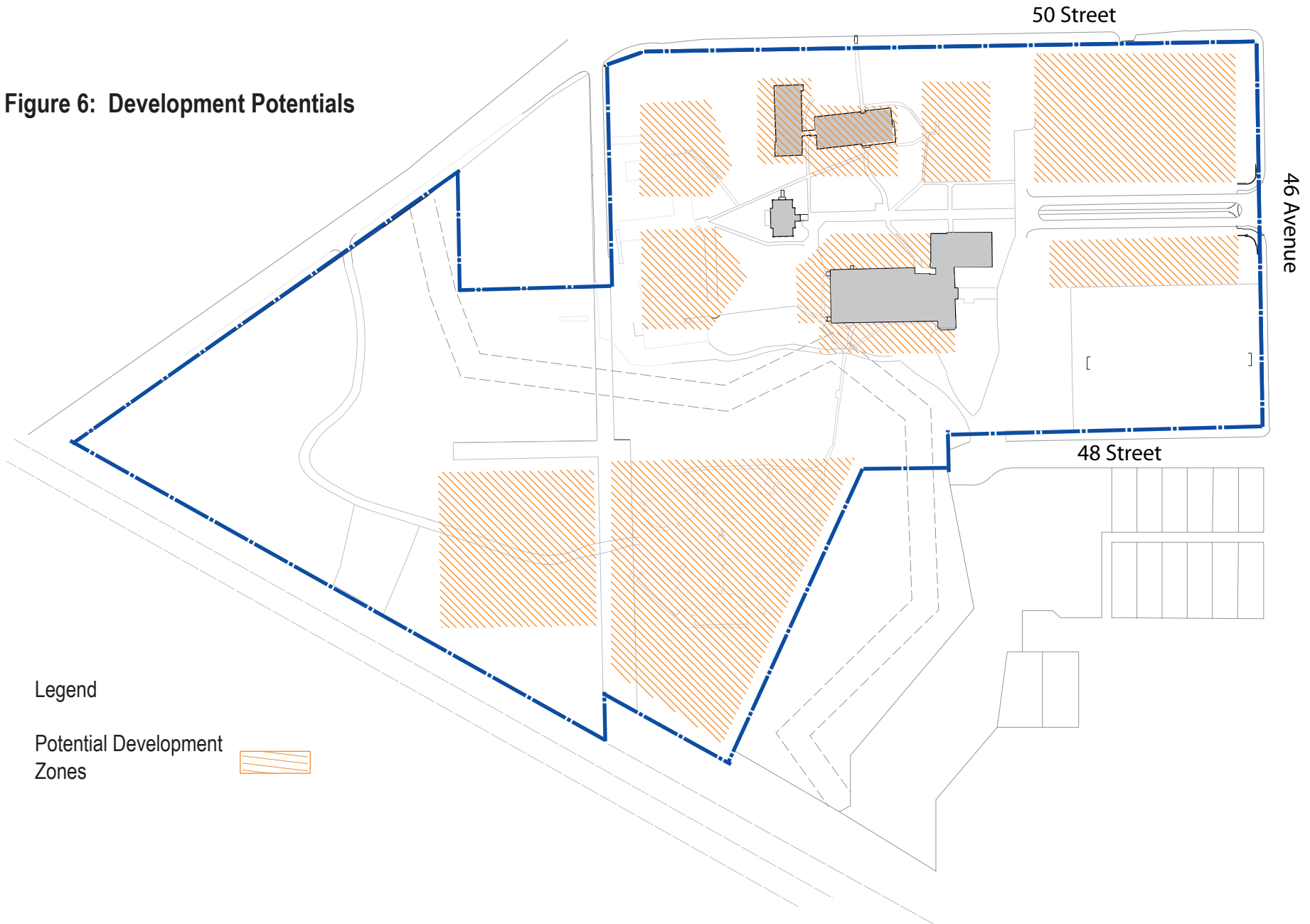
Figure 5 Campus Structure

2.2 Sector Vision

Sector 20 will continue to be pedestrian-oriented, low density campus, contributing to the built environment of Camrose. It will incorporate improvements and development that contribute to a coherent academic, research, and student residential environment, balanced through the integration of well-designed, linked buildings, open space, and pathway connections. Key development strategies include:

- Developing new, and reinforcing existing, pathways (both interior and exterior) within a hierarchy that creates distinct zones for pedestrian and/or vehicular access and movement; ease of way-finding; desirable Campus character development; and appropriate interfaces with other neighbourhoods, and the ravine parks.
- Enhancing the Campus Quad and its green space character as the symbolic heart of Campus, providing a focus for major events and celebrating and recognizing the Sector's past, present and future achievements, alumni and history.
- Strengthening the visual and physical connection to the River Valley.
- Introducing 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, internally and externally.
- Using "broad strokes of green" (e.g. treed allées), site furnishings, lighting, surface material use, public art and other features to define pathways and nodes.
- Introducing streetscape improvements (e.g. wider sidewalks, site furnishings, pedestrian scaled lighting, etc.) along 50 Street and 46 Avenue to enhance their importance as the primary gateway and boundary to the Campus, while maintaining the existing character and transitional qualities with the residential neighbourhood.
- Introducing features, internally and externally, such as public art and way-finding kiosks, to promote, interpret and celebrate the uniqueness of academic programs offered and research being done in the Sector.
- Improving the open space environment to respond to daily and year-round use, safety and security.
- Implementation of the principles of sustainability, wellness, flexibility, adaptability, manageability, safety, and universal accessibility (including a strategic servicing strategy) in the design and development of Sector buildings, pathways and open space.
- Development of 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.
- Directing new development to under-utilized sites.
- The enhancement, extension and clarification of a comprehensive internal pathway system.

Figure 6: Development Potentials



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**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

3.1 Districts

The following provides a 'snapshot' of key analysis and inventory information obtained for Sector 20. This information has been combined into one planning unit and is presented and assessed based on Sector structure characteristics – Districts, Pathways, Edges, Nodes and Landmarks. This nomenclature is carried into Section 4.0 – Sector Development Guidelines.

Existing Inventory

District A - Academic District:

The Academic District encompasses the majority of the plateau lands between the two ravines. It is bounded on its west by 50 Street and the river valley, on its north by the Academic Support District (parking and athletic field), to the east by the creek ravine, and to the south by privately-owned land and the creek ravine. It houses currently North Hall, Founder's Hall, Science and Classroom Buildings, Convocation Centre, Faith

and Life Centre and the Auxiliary Building. Academic buildings focus inward to the central open space or quad, and provide backdrop to the heritage building of Founder's Hall (also known as Old Main).. Lands to the east and south slope to the creek ravine.

This district is largely pedestrian-oriented, with service vehicle access to the outer edges. There is a driveway running along the southern boundary, that penetrates the campus to the Quad to the east of Founder's Hall. The north boundary shares transition to graveled parking. There are service points from the north parking lots to buildings east and west of the Quad.

The west boundary slopes to 50 Street and is well landscaped; a sidewalk runs the length of the street. Buildings are well set-back from 50 Street. The edge condition to Bethany Care Centre is less clear, as the service lane accesses both the parking lot and 48 Street at the same dead-end point. Transitional edge to parking to the north is little more than a curb. The creek ravine is a clear edge boundary to the district. The central Quad is a clear organizing factor at the centre of

the district. A secondary node to the south of the Convocation Centre provides space for barbeques and casual gathering, but is intruded upon by the presence of the service loop between the node and Founder's Hall.

Founder's Hall, a registered heritage site, provides the key landmark to the district. The statue of Martin Luther occupies a prominent position in the Quad.

District B – Residential District:

The Residential District encompasses the plateau lands to the east of the creek ravine. It is bounded by the creek ravine to its west, by railway ROW to its east and south, and by Bethany Auxiliary Care Centre to its north. It links to the academic district via a pedestrian footbridge across the ravine. Six residential buildings of 2 storeys surround a central commons and lounge. Vehicular and service access is provided from 50 Street (accessing south of the creek ravine via a graveled driveway that climbs the slope to the residences and a small



Augustana Campus from the southwest



Founder's Hall

parking lot. Lands terrace down to the west to the ravine, and much of the lands south of the residence slope down to the south boundary and rail ROW. The area is landscaped, and is generally pedestrian-oriented.

Pathways are oriented toward the bridge across the creek, or converge with vehicle access in the loop around the lounge building. While the area tends toward a pedestrian feel, its material treatment suggests vehicular prominence. There is no clearly defined external activity space among the residential buildings. Edge conditions are not apparent; they are all steep slopes to ravine or rail ROW.

District C – Creek Ravine District:

The ravine runs in a generally south- southwesterly direction through the campus, with twists and bends. It has steep banks down to a very small creek-bed, that is wet at all times of the year. Banks are covered in wild grasses. Any development within the area requires special approvals from the federal Fish and Wildlife Ministry. The only current development within the area is a wooden pedestrian bridge that spans the ravine from the residence district to the academic district at the east face of the Convocation Centre, adjacent to the cafeteria.

District D – Academic Support District:

The Academic Support District includes lands north of the Academic District, and is intended to continue to support parking and athletic field. Two graveled parking lots are accommodated currently, both central to the district, an antiquated Church facility that has been renovated for performing arts centre at the northwest corner, main entry drive for the campus, and the athletic playing field for Physical Education to the easterly boundary. The district is bounded to the north by 46 Avenue and residential neighbours, to the east

by 48 Avenue with its residential neighbours and Bethany Care Centre, to the south by the Academic District and to the west by 50 Street and the Jubilee Park ravine. Currently, the district is landscaped on its north and west boundaries. A formal gateway feature has been created at the intersection of the main driveway and 46 Avenue. There is very little landscaping to the east and south.

Analysis

A - Academic District:

The scale and density of the district is friendly, comfortable and welcoming, creating a clear sense of way-finding. Space between buildings is generally fairly large, but spaces have not been designed or planned. Walkways are networked, and probably developed according to desire lines. There is no



Faith And Life Centre Front Doors



Faith and Life Centre from Quad



Science Building from South

strong sense of planned open space, pathways, or activity areas. The statue of Martin Luther occurs in a central intersection of several pathways, but tends to be lost in the landscape rather than a focal point. The trees along the central walkway of the Quad will create a pleasant allée when they mature, but as yet do not form a strong feature of the area. Their presence does deter from the potential to create an open space that can accommodate large gatherings or formal events like orientation. Too much of the land is taken with access to each building by service vehicle. These accesses are graveled, dusty or muddy. They interfere with any cogent interface of landscape/external space to built form/indoor space. Because of the very low site coverage, opportunities exist to create more consistent relationships among buildings, and with pathways, nodes, and edge conditions. Linkages to other districts are tenuous. The only strong access for pedestrians to the academic district is either via the formal sidewalks along the driveway from 46 Avenue. Otherwise, off-site pedestrian access comes through parking lots. The link to the residential district is via a badly worn pedestrian bridge, that requires immediate replacement. As per the Long Range Development Plan, this link should be carefully reviewed for a new location that will conform with the planned LRDP.



Convocation Centre from East by Bridge over Ravine

There is the potential to exploit the views of the district to the Jubilee Park ravine, and to the creek ravine. Future development or redevelopment within the District should consider:

- respecting and celebrating the natural beauty and ecological integrity of the river valley
- maintaining the scenic qualities of the District, and
- animating the District by creating destinations (nodes).

B - Residential District:

Generally, this District works well – it acts as a strong geographic and visual reference. Its linkage to the Academic District could be strengthened and be more socially relevant and less utilitarian in nature. However, consideration should be given to the strongest relationships needed for pedestrians moving from residence to academic facilities – generally that tends to be to the cafeteria, now. The facilities themselves are not unpleasant, but tend to be outdated in the type of accommodation provided. With a growing campus, and if residence growth is expected to keep pace in proportion with population, then a more effective use of the land should be considered that can exploit that strong geographic and visual reference. The ravine edge is strongly defined, and should be reinforced as an edge to the district. The steepness of the banks tends to suggest fragility, and therefore development should be planned back from its edge. Future development or redevelopment within the District should consider:

- maintaining and enhancing access
- protecting the ravine from encroachment
- enhancing the quality of experience and comfort and peace in the residential district

C - Ravine District:

This area is extremely steep, very narrow, and has shown signs of bank collapse. It has specific rules and regulations surrounding its use, management and development, because it does form part of the region's waterways. Its wild state should be continued, and the area considered an environmental reserve. Development along its edges should be carefully planned and considered, especially with respect to retaining its integrity, safety, and stability.

D – Academic Support District



Auxiliary Building and Residence from east

This district is intended to be retained for parking and athletic playing fields. The playing field is in good condition, and occupies some of the only flat land in the campus. Its location is appropriate to its requirements for orientation and topography, as well as being fairly close to physical education facilities. Parking, on the other hand is less well planned or developed. The gravel lots should be replaced with solid surfaces, and lighting and power should be provided, to general University standards. Access to parking, its management and maintenance, and its configuration require careful review. The transition to the Academic District is weak or non-existent. There is confusion and potential conflict among accesses



1st Year Residence from South

to service areas, pedestrians and the parking areas. The main driveway provides a spectacular view through the Quad to Founder's Hall, within the grand tradition of the college campus. However, the end of driveway and beginning of pedestrian pathways and Quad is a tenuous interface that needs strengthening.



Performing Arts Centre

3.2 Pathways

Pathways: key vehicular and pedestrian routes.

Existing Inventory

Primary Pathways:

- 46 Avenue serves as the primary entryway to the campus. It is a two-lane roadway, with residential uses on its north side.
- 50 Street is a major arterial on the west side of campus, with four-lane divided lanes. However, the street is low in traffic volumes, with little traffic flowing by the campus. It allows access to the Jubilee park, and to residential properties to its west.
- The main entryway from 46 Avenue into the campus is a two-lane divided laneway, with treed boulevards. It provided vehicular access to two parking lots on the east and west sides, and to a sketchy drop-off point at the beginning of the campus quad. This avenue is very pleasant, providing a long unobstructed view to Founder's Hall, and provides the iconic view of the campus.
- The primary pedestrian pathway extends from the campus entry drive, through the campus quad to Founder's Hall. It provides access to most of the buildings of the campus, with the exception of residences. The pathway is bounded by trees in various stages of maturity, as graduating students donate a tree each year. At its geographical centre stands the statue to Martin Luther, in its small alcove along the pathway. There is very little to attract people to linger on the pathway, with no benches or other street furnishings, nor any small gathering places along its length. Connections are made into it from pathways leading to the entry doors of each academic building.
- Primary access across the creek ravine is provided by a pathway that links into the quad pathway at Founder's Hall, and past the south edge of Convocation Centre (gym). The path does not appear to lead anywhere, at first glance, and therefore does not lend itself to

positive wayfinding. The bridge itself is hidden from view from the Quad. This pathway descends a series of wooden steps to the edge of the ravine, and thence to the bridge to the ravine residences. Efforts have been made to make this an appealing route, with wooden planters on each side. There is no barrier-free access.

Secondary Pathways

Until recently, most secondary pathways have been wooden boarded, rather than paved. These pathways lead to the entries to buildings from the quad pathway, and to vehicle access points. Pathways tend to follow desire lines.

There is a secondary vehicle access point at the south end of the academic campus, providing access from 50 Street, to the Auxiliary Building (and maintenance yard), and looping beside the ravine to



Bridge over creek ravine

Founder's Hall. This access is overused, and creates a casual use parking lot, rather than an emergency access point as intended.

A vehicle access point if available, in gravel surface from 48 Street, accessing the parking lot, and descending a hill, provides for deliveries to Phys Ed and to the cafeteria. The entire loading area is graveled, and lies beside the ravine.

Vehicular access is provided via a gravel road to the ravine residences, through a separate entry toward the southerly boundary of the property, from 50 Street. This is a relatively dangerous, sloping, long, and unlit access roadway, to a remote parking lot, and to the residence driveway loop (which is paved).

There are three parking areas for the campus, two adjacent from the main northerly entry drive, for students and staff, and one via the southerly access road. The southerly parking area, while providing parking for student residents, lies some distance from the residences themselves. While the lot is lit, the driveway between it and the residences is not, and winds through a wooded area.

3.3 Edges

Edges: Natural and built form boundaries that form spaces

Existing Inventory

The campus is fortunate to be bounded by two ravines. The river valley to the west provides parkland immediately adjacent to the campus across 50 Street, and extends the full length of the property line. The parkland offers significant opportunity for views from any new development on the campus. It also provides casual activity space in close proximity. The creek ravine cuts through the campus, creating two separated plateaus of land, and again, offering significant opportunity for views.

Residential uses bound the north and a portion of the east property lines, and care must be taken to respect these

uses, when campus develops. Bethany Auxiliary Care Hospice lies to the east of the property, in a newly completed facility. The residential plateau is bounded to its east by railway right-of-way.

To the south are open lands at this time, climaxing at the crossing of the 50 Street ROW by the rail ROW.

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.

Existing Conditions

Gateways:

The Campus is accessed through three gateways: the primary entryway for visitors, staff and students from 46 Avenue, and the two secondary access points along 50 Street, to residences, and to the south end of the academic site. The primary gateway is well-signed, and creates a very formal sense of entry and arrival to the campus. It is extremely pleasant, and creates an excellent introduction to the campus. The secondary points of access have minor signage, that can be missed, and provide no sense of arrival, way-finding, nor sense of what may be found through these roadways. They tend to be forbidding, vague, and tentative.

Primary nodes:

There are no clearly defined nodes on the campus. While it can be argued that there is a campus quad, it tends to read more as a space of passage, or of landscaping around the central walkway. The area is well used by students, however, for casual interaction, physical activity (football throws), and for the occasional formal get-together (barbeques). Areas are not defined for use, nor are there areas for seating. The clearest node would be the area at the statue to Martin Luther where there is a widening of the pavement where two paths intersect.

Secondary Nodes:

Again, there is an absence of significant nodes on the campus.

Even entries to buildings do not offer much in the way of nodal points, nor even widening of the pavement. Observation shows that people do gather, however, at entries to buildings, for conversation, and tend to move to lawned areas adjacent to pathways.

3.5 Landmarks

Landmarks: notable natural, built form and other urban features that play a significant role in providing a framework for way-finding and spatial recognition that impacts our cognitive comfort, defining the character of memorable places, and contributing to a sense of the University's evolution and history.

Existing Inventory

- Statue of Martin Luther in the campus quad
- Founder's Hall, all faces
- Creek ravine, running through the property

The statue is a distinctive addition to the campus, although not always immediately discernible because of its bronze tones which blend with the landscape, and its down-played environment

Founder's Hall is a registered heritage site, and acts as the icon for the campus

The creek ravine is a distinctive landform that bisects the campus, and provides interesting landform in much of the campus. Its wild state accentuates its difference from surrounding uses.

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 five integrated districts that create and define the Campus. (Refer to Figure xx):
 - Academic District
 - Residence District
 - Ravine District
 - Academic Support District
 - Expansion District

General Guidelines

- .1 Existing and future development should be integrated with open space and (interior and exterior) pathway development with the aim of defining a more aesthetic and functional character that establishes stronger visual and physical connections, enhances way-finding and connectivity, reduces inward-looking buildings and mitigates harsh micro-climate conditions at pedestrian/street level.
- .2 The Districts should be (re)developed to enhance and define better circulation patterns, way-finding, the utilization and definition of open space, and establish stronger, more meaningful connections between interior and exterior spaces. These additions would enhance a sense of connectivity and community and establish an aesthetic and appropriate setting for study, work, socializing, celebration and recreation.
- .3 Develop the overall Campus with a maximum FAR of 1.0, as identified in the Long Range Development Plan. Develop the campus with a maximum building coverage of 30%.

The following are District specific guidelines. These guidelines interrelate with other Districts and additional pathways, edges, nodes and landmark guidelines (Sections 4.2 to 4.5), as well as Appendix A – Campus-Wide Guidelines. Site specific guidelines are provided in Section 5.0.

4.1.1 Academic District

Objective:

- .1 To balance the existing and future intensity of academic facilities and services with rationalized green space within a more comfortable, pedestrian-scaled environment with engaging, well defined and diverse open spaces that visually and physically enhance the campus.

Guidelines:

- .1 Existing and future development should be integrated with open space and multi-use pathway improvements to enhance the District's character and aesthetics.
- .2 Existing and future development should establish stronger visual and physical connections to the Jubilee Parkway system.
- .3 Existing and future development should resolve conflicts between pedestrian and vehicular traffic with innovative, safe, cost-effective and aesthetic solutions.
- .4 The Quad should be more clearly defined and articulated as a central 'quad' space serving the campus, providing opportunities for gathering, socializing, casual activity, study, interpretation, commemoration and celebration.

- .5 Edges to open space should be clearly defined, and enhanced by building development. Once identified, no encroachment or infill should be permitted within delimited green space.
- .6 Maintain and enhance the existing characteristics of 46 Avenue and 50 Street as an appropriate transition between the Campus and the neighbourhood.
- .7 Future development and redevelopment should incorporate architectural and site design elements that provide for a comfortable and aesthetically pleasing Campus in all seasons.

4.1.2 Residence District

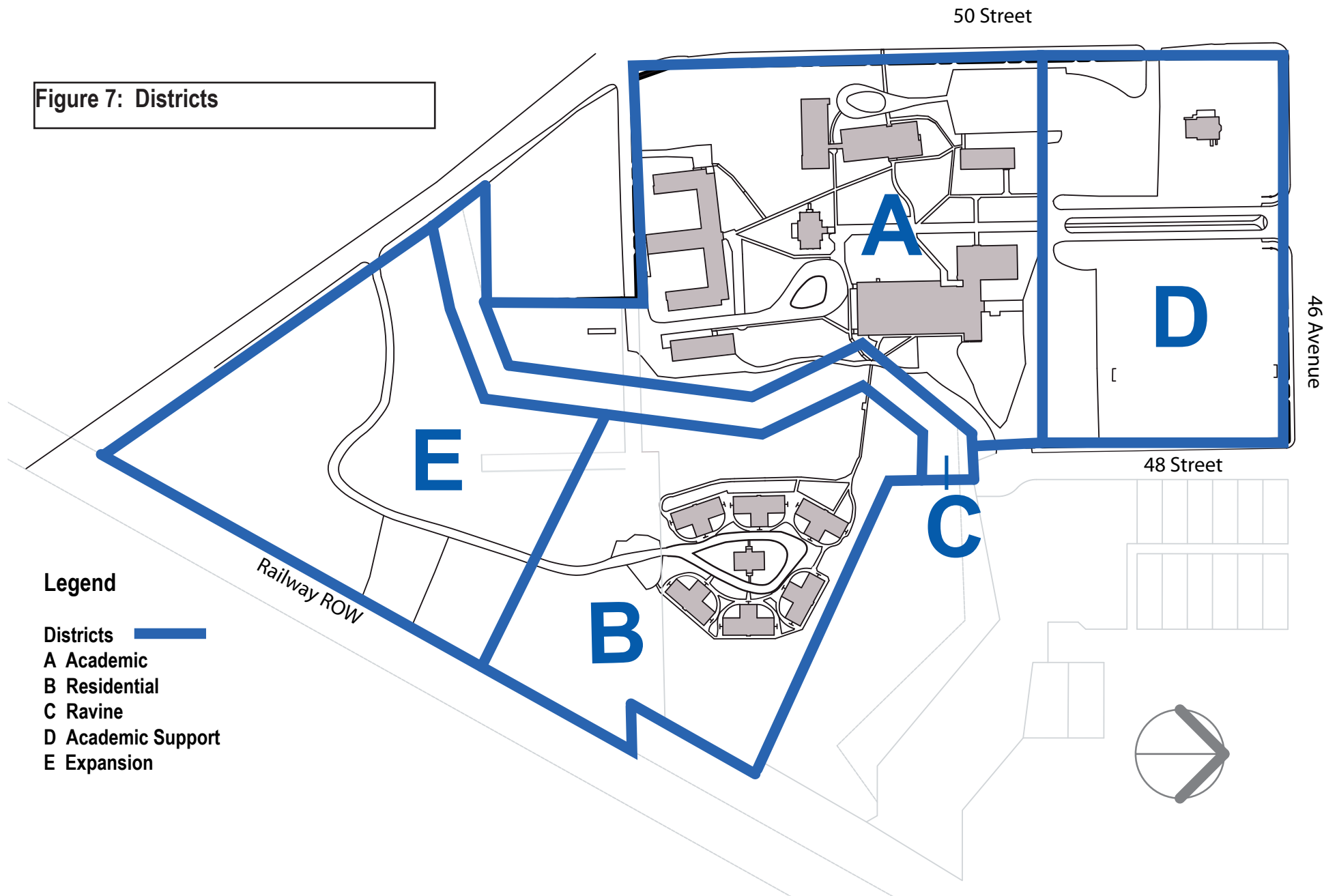
Objective:

- .1 To maintain and create a safe, comfortable, and quiet environment for student residences.
- .2 To provide a network of internal and external pathways and open spaces, that link comfortably with and through the residences, and connect rationally to the academic district's key activity centres.

Guidelines:

- .1 Future development or redevelopment should reinforce the current concept of a cloistered residential "neighbourhood", while maintaining or creating strong connections to the academic district.
- .2 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

Figure 7: Districts



Legend

- Districts ———
- A Academic
- B Residential
- C Ravine
- D Academic Support
- E Expansion

history of the Augustana Campus.

- .4 Future development or redevelopment should create effective outdoor activity space for residents' communal or individual use. It should improve the sense of continuity as well as the cohesiveness and ease of way-finding through enhancement of open spaces and pathways.
- .5 Careful consideration should be given to the relationship and proximity of residences to parking needs of residents. Current access to parking may not be safe.
- .6 Future development need not be concentrated on "flat" lands of the plateau, but may consider design solutions that incorporate the sloping landform, although not into or toward the creek ravine.

4.1.3 Ravine District

Objective:

- .1 To maintain the Ravine District's "untouched and natural" character. To develop the area as an environmental reserve.

Guidelines:

- .1 Future building development in adjacent districts should respect the ravine edge, maintaining a safe distance from edge-of-bank. Slope stability may be a problem within the district, and building development should not exacerbate slope stability.
- .2 Slope stability may be a problem; work for stabilization should use the most appropriate methodologies to

preserve and enhance the natural character of the ravine. No damage, interruption to or rerouting of creek flow should be occasioned by any maintenance or repair. Please note that all changes to the creek area require Canadian Fisheries approval.

- .3 Retain native grasses and shrubs within the district. Plantings to replace those disturbed by maintenance, repair, slope stabilization or new bridge construction should use native or compatible grasses and shrubs similar to existing growth. This area is not to be mown.
- .4 New bridge placement should consider the least disruptive method of replacement of the existing, particularly in terms of slope stability. If the bridge is replaced by an earth-dam type of construction, then the slopes of the earth berm should be as steep as possible, and as close to existing slopes as possible. Bridge construction should be contained to a minimum area of the ravine, so that as little terrain as possible is affected. After construction, the area should be returned to growing conditions similar to existing. Existing bridge components should be removed entirely, leaving little or no evidence of its existence. After demolition, the area should be returned to growing conditions similar to existing.

4.1.4 Academic Support District

Objective:

- .1 To create a pleasant and memorable sense of entry to the campus.
- .2 To balance the sense of formal entry to the campus with the support services required for parking and athletic fields.

Guidelines:

- .1 Retain and enhance the entry driveway that is an extension of 49 Street into the Campus. Retain or redevelop the gateway at the driveway entry. Continue the line of trees on both sides along the driveway, incorporating a pleasant environment for a sidewalk.
- .2 Culminate the entry driveway at the entrance to the Quad in an effective and aesthetically appealing manner, introducing hard and soft landscaping, and elements that signal a transition from vehicular to pedestrian travel modes. Create a drop-off zone within this area. Development should not impinge upon the edge of the Quad.
- .3 Reconsider the effective layout of parking facilities, such that intermittent landscaping can be introduced, and to meet the needs of the Campus in terms of stalls provided. Lay out parking stalls to increase pedestrian safety, particularly if desire lines from 50 Street still cross the parking areas.
- .4 Buffer parking areas from surrounding streets and entry driveway by significant planting zones, that create some screening to the parking. However, all design should be to CPTED standards.

- .5 Future development should not impinge upon the edges of the playing fields. Adequate setbacks should be provided to protect and enhance edge conditions. Allow for adequate side yards to all sides of the regulation playing field size.
- .6 Enhance the transition from parking to the academic district, introducing pathways, open space, and landscaping.
- .7 Future development and redevelopment should establish stronger visual and physical connections/way-finding to surrounding Districts.
- .8 Existing and future development should resolve conflicts between pedestrian and vehicular traffic with innovative, safe, cost-effective and aesthetic solutions.
- .9 Consider alternate entries to parking, from surrounding streets, as may be appropriate to the traffic volumes.

4.1.5 Academic Expansion District

Objectives:

- .1 To protect some existing land for future development potential.

Guidelines:

- .1 Limit construction within this area, until a comprehensive plan has been created to identify its logical development. When needs warrant, the Long Range Development Plan, and this Sector Plan will be revised to reflect the use of these lands, and their integration rationally into the overall campus development
- .2 Retain the existing driveway through this district, to access the residential core of district B. Consideration should be given to the relocation of the residential parking to a location within district B, closer to housing, and within a safer proximity.
- .3 Retain existing slopes and mature trees.
- .4 Continue to protect the edge of the ravine.
- .5 The driveway entrance is a secondary gateway to the campus, and should be enhanced for greater prominence, and way-finding. Enhancements should be undertaken that do not affect the sight lines of drivers and pedestrians.

4.2 Pathways

Objectives

- .1 Develop a hierarchy of pathways that link key nodes, districts, and sites within the Sector to the surrounding neighbourhoods and the river valleys; improve way-finding; and contribute to the overall quality and 'sense of place' within the Campus.
- .2 Develop a hierarchy of safe, aesthetic, accessible and comfortable pathways.
- .3 Establish an improved interior network of pathways for pedestrians.
- .4 Identify opportunities for the development of an integrated service point network that reduces the overall impact of service vehicles on the pedestrian environment.

General Guidelines

- .1 The pathway hierarchy should be established as follows. (Refer to Figures xxx):
 1. Vehicular / Pedestrian Pathways:
 2. Service Vehicle Pathways
 3. Existing and Proposed Drop-off Loops
 4. Exterior Primary Pedestrian Pathways
 - a) Alumni Promenade
 - b) Garden Walk
 - c) Creek Crossing
 5. Exterior Secondary Pedestrian Pathways
 - a) Building Entry Links to Quad
 - b) Campus Expansion Walk
 - c) Ravine Walk
 6. Exterior Tertiary Pedestrian Pathways
 7. Interior Pedestrian Pathways
 - a) Interior Pedestrian Pathways
 - b) Enclosed Links (Pedways)

- .2 Pathways should enhance movement; incorporate gathering spaces; and successfully integrate with and highlight building entrances and nodes.
- .3 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
- .4 A pathway hierarchy should be designed to define specific pedestrian versus service vehicle routes or to integrate the two uses in an improved pedestrian-oriented structure and character.
- .5 Design materials should complement and extend the architectural character into and along the pathway right-of-way. Pathways that must accommodate all potential types of vehicle use should be designed to withstand the loading, while complementing and extending the architectural character of the campus.
- .6 The condition of existing shrub beds along pathways should be assessed and either rejuvenated or removed (in whole or in part) in relationship to aesthetics, operation/maintenance capabilities and the way in which the shrub beds contribute to or detract from the form and function of the space.

4.2.1 Vehicular Pathways

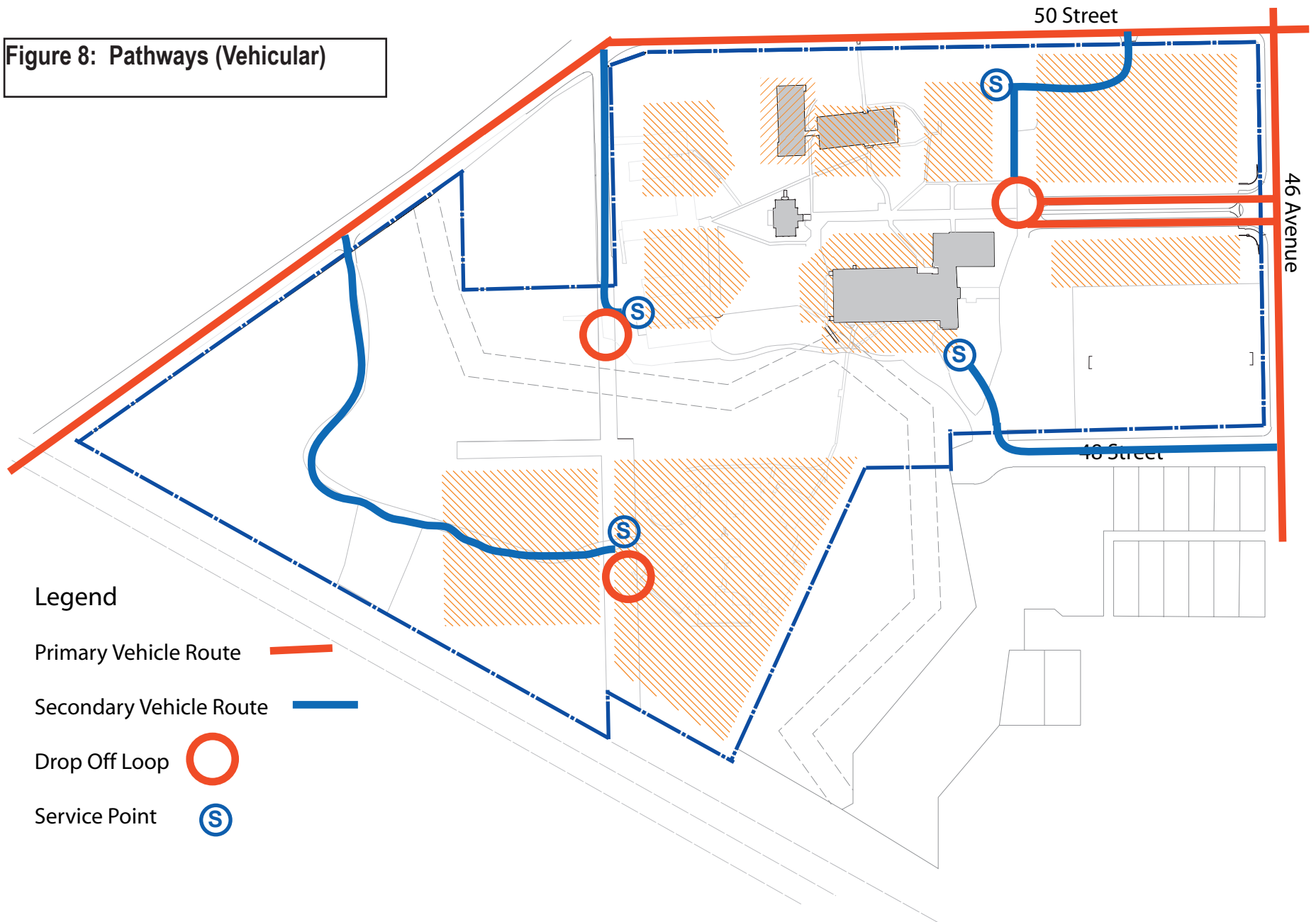
Objective:

1. Celebrate the importance of 46 Avenue as a major entry corridor into the Campus, while maintaining the existing character and transitional qualities with the adjacent neighbourhood, in collaboration with the City of Camrose.
2. Celebrate the importance of 50 Street as the major north-south traffic route to campus, while maintaining the existing character and transitional qualities with the adjacent Jubilee Park ravine, in collaboration with the City of Camrose.
3. Develop an attractive and effective formal vehicular and pedestrian access to campus from 46 Avenue.

Guidelines:

- .1 In collaboration with the City, consider the quality of sidewalk treatment and intensity of use along 46 Ave and 50 Street. Consider the creation / replacement of monolithic sidewalks with a wider 2 metre boulevard sidewalk without disturbing mature tree plantings, and incorporate boulevard tree plantings.
- .2 Incorporate with sidewalk modifications a comprehensive street furnishing and lighting design (refer to Campus-Wide Guidelines) to create a distinct pedestrian-scaled environment.
- .3 Introduce enhancements (e.g. special surface treatments, landmark features, etc.) where 46 Ave intersects with the gateway to campus incorporating site furnishings like seating, way-finding features, public art, etc., while maintaining clear sight lines for drivers and pedestrians.

Figure 8: Pathways (Vehicular)



Legend

- Primary Vehicle Route —
- Secondary Vehicle Route —
- Drop Off Loop ○
- Service Point (S)

4.2.2 Service Vehicle Pathways

- .4 Preserve mature trees, and views to the river valley.
- .5 Collaborate with the City to establish defined crosswalk locations to connect to the Jubilee Park from Campus.
- .6 Incorporate streetscape features (seating, waste receptacles, banners, etc.), public art, interpretive/directional signage and pedestrian-scaled lighting.
- .7 Consider the introduction of an entrance(s) to parking along 50 Street to alleviate the volume of traffic on 46 Avenue, while retaining the main formal entry to campus along 46 Avenue as the key access point for visitors, and first-time access.
- .8 Formal Entrance Driveway:
 - Retain and enhance the formal entry drive, with its formal sidewalk in a central boulevard. Retain the trees. Introduce materials that will retain the excellent view through the campus to Founder's Hall.
 - Enhance the driveway on each side by widening the transitional zone to the adjacent parking lots (planned and existing). Introduce additional plantings to screen the parking, in accordance with CPTED guidelines.
 - Replace the asphaltic surface of the entry loop with special surface treatments that are easily maintained, but signal a change in condition to aid in safety, and reduced speed.
 - Restrict service vehicle access; define alternative routes for service vehicles wherever possible.

Objective:

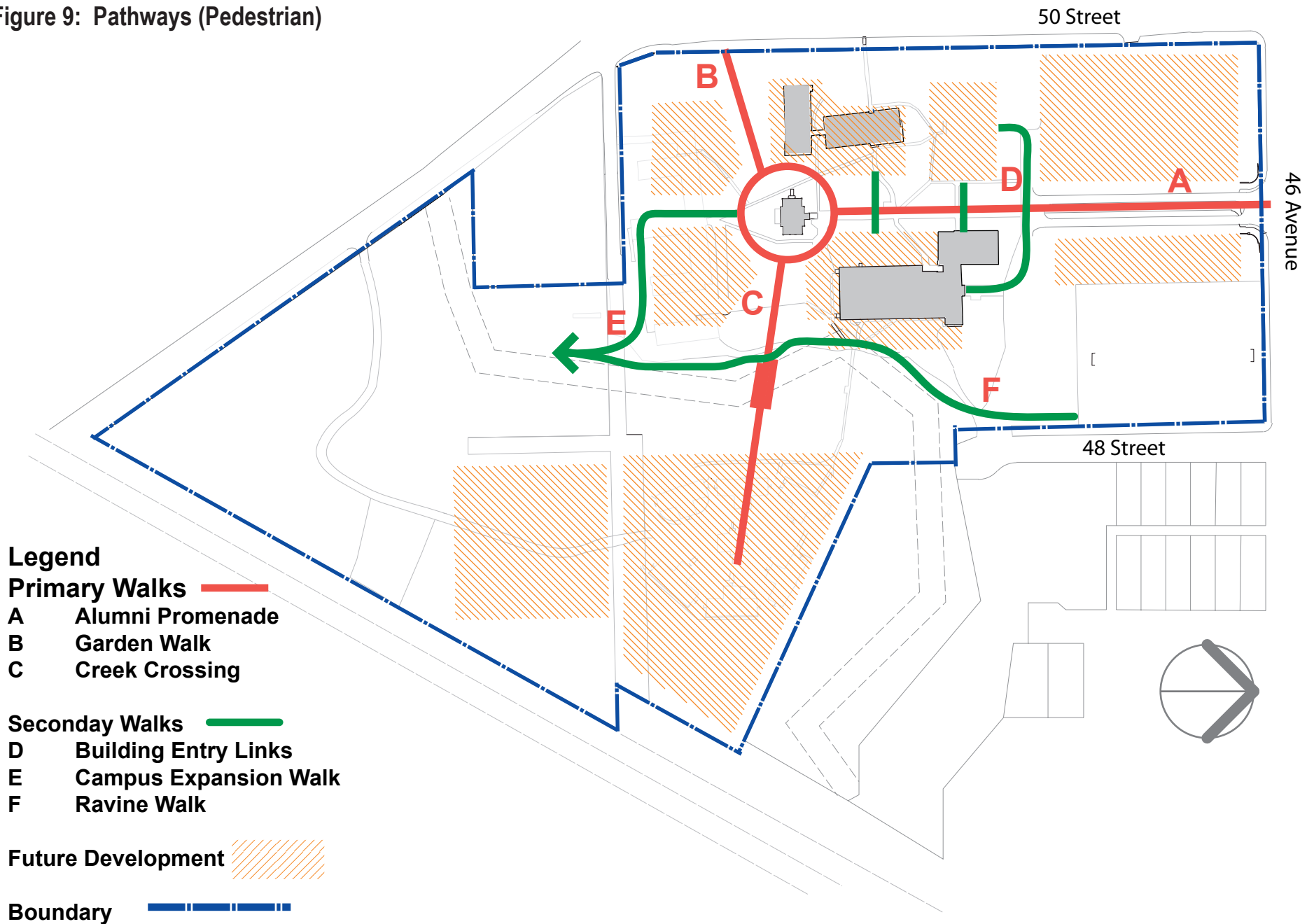
- .1 Define service vehicle pathways into the sector, with the goal of establishing strategic service points in relation to a network of future interior service pathways and a potential system of small service vehicle shuttles. (Refer to Figure 38).

Guidelines:

- .1 Over the long term, reduce service vehicle access into the core of the campus through the introduction of strategic service points and integrated, accessible interior service pathways, and as may be required, in combination with small service vehicle shuttles. (Refer to Figure 39).
- .2 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 optimize existing service facilities and capabilities and connect to interior pathways.
 - 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.
- .3 Pedestrian intersections along primary service vehicle pathways should be raised and textured paving should be used to create a visual and physical separation and demarcate their importance. These intersections should also include way-finding kiosks and/or markers, signage, bollards, seating areas, and tree/shrub plantings. (Refer to Figure 44).

- .4 Existing trees should be preserved. Additional trees should be introduced along these pathways.
- .5 Maintain a safe and secure environment along all service vehicle pathways, following the design principles of CPTED (Crime Prevention Through Environmental Design).

Figure 9: Pathways (Pedestrian)



Legend

- Primary Walks** —
- A Alumni Promenade
- B Garden Walk
- C Creek Crossing

- Secondary Walks** —
- D Building Entry Links
- E Campus Expansion Walk
- F Ravine Walk

- Future Development** ▨

- Boundary** - - -

4.2.3 Drop-off Loops

Objective:

- .1 Enhance existing and create new drop-off loops to better accommodate access to, and traffic flow within, the Campus.

Guidelines:

- .1 Introduce a drop-off zone at the north end of the Quad, and south end of the entry drive loop. Mitigate any conflict likely with pedestrian movement through this area. A drop-off should accommodate two to three cars for short-term standing only.
- .2 Introduce a drop-off zone within the residential sector that will improve access to the area. Two types of drop-off may be required:
 - drop-off of passengers: a zone for one to two cars on the periphery of the zone
 - zones for move-in, move-out activities that allow a single truck access at one time. This may be used intermittently by residents for drop-off of groceries, etc. The zone should not allow parking, but standing only with a limit.
- .3 Introduce a drop-off zone at the southerly end of the academic district, along the city ROW. This may be in conjunction with a service vehicle zone.
- .4 Drop-off zones should be landscaped, with adjacent sidewalk that links into the pathway network. Access should be barrier-free.

4.2.4 Exterior Primary Pedestrian Pathways

Objectives (refer to Figure 40):

- .1 Establish a distinctive exterior primary pedestrian pathway, the Alumni Promenade, as formal entry into the campus and sector, from 46 Avenue, and extending around Founder's Hall, that uses architectural and landscape elements to celebrate University history and alumni, that creates a welcoming point-of-interest for visitors, alumni, students and staff, and that enhances the experience and qualities of the Campus Quad.
- .2 Establish a distinctive exterior primary pedestrian pathway, the Garden Walk, for multi-use (e.g. pedestrian, bicycle, joggers, etc.) that connects the Alumni Promenade and centre of campus to the Jubilee Park and River Valley.
- .3 Establish a distinctive exterior primary pedestrian pathway, the Creek Crossing, for multi-use (e.g. pedestrian, bicycles, joggers, etc.) that connects the residential district to the Alumni Promenade.

Guidelines:

- .1 Exterior primary pedestrian pathways should be developed with a 4m width hard-surfaced walkway, pedestrian-scale lighting, shade trees, benches, waste receptacles and signage. (Refer to Figure 45). Exterior primary pathways should be distinct from, but complement and be compatible with, the design of secondary and tertiary pedestrian pathways.
- .2 Exterior primary pedestrian pathway enhancement and development should preserve all mature trees and be integrated into existing and proposed nodes and landscapes.

- .3 A consistent sequence of markers should be established for each exterior primary pedestrian pathway to define its alignment and aid in way-finding.
- .7 The Alumni Promenade should incorporate site furnishings, signage, public art, lighting, and interpretive information on University history, points of interest, and notable alumni, staff, research and achievements. It should be augmented by the continued practice of graduate class plantings.



4.2.5 Exterior Secondary Pedestrian Pathways

Objective:

- 1 Establish exterior secondary pedestrian pathways for multi-use (e.g. pedestrian, bicycles, joggers, etc.) that effectively link to the primary pathways, enhancing way-finding, connectivity and the overall pedestrian domain.

Guidelines:

- 1 Develop a continuous pathway along the top of the creek ravine, that connects from 48 Street through to the future expansion lands to the south. This may end in a viewpoint node.
- 2 Develop secondary pathways that link major building entries to the Quad and Alumni Promenade. A formal pathway should be developed along the east-west edge separating parking district from academic district, linking to the Alumni Promenade and drop-off zone.
- 3 Develop a secondary pathway from Founder's Hall to the future expansion lands. In the short term, this would link to the Creek Crossing and Ravine Walk. In the longer term, upon demolition of the residence, this would develop between the two building sites. Ultimately, with development of expansion lands, this would become a continuation of the primary Alumni Promenade pathway.
- 4 All exterior secondary pedestrian pathways should be developed with a 2.5m hard-surfaced walkway, pedestrian-scale lighting, shade trees, benches, waste receptacles And signage. (Refer to Figure 45).
- 5 All exterior secondary pedestrian pathways should be integrated into other pathway systems with a visually consistent sequence of markers and node development to define their alignment and aid in way-finding.

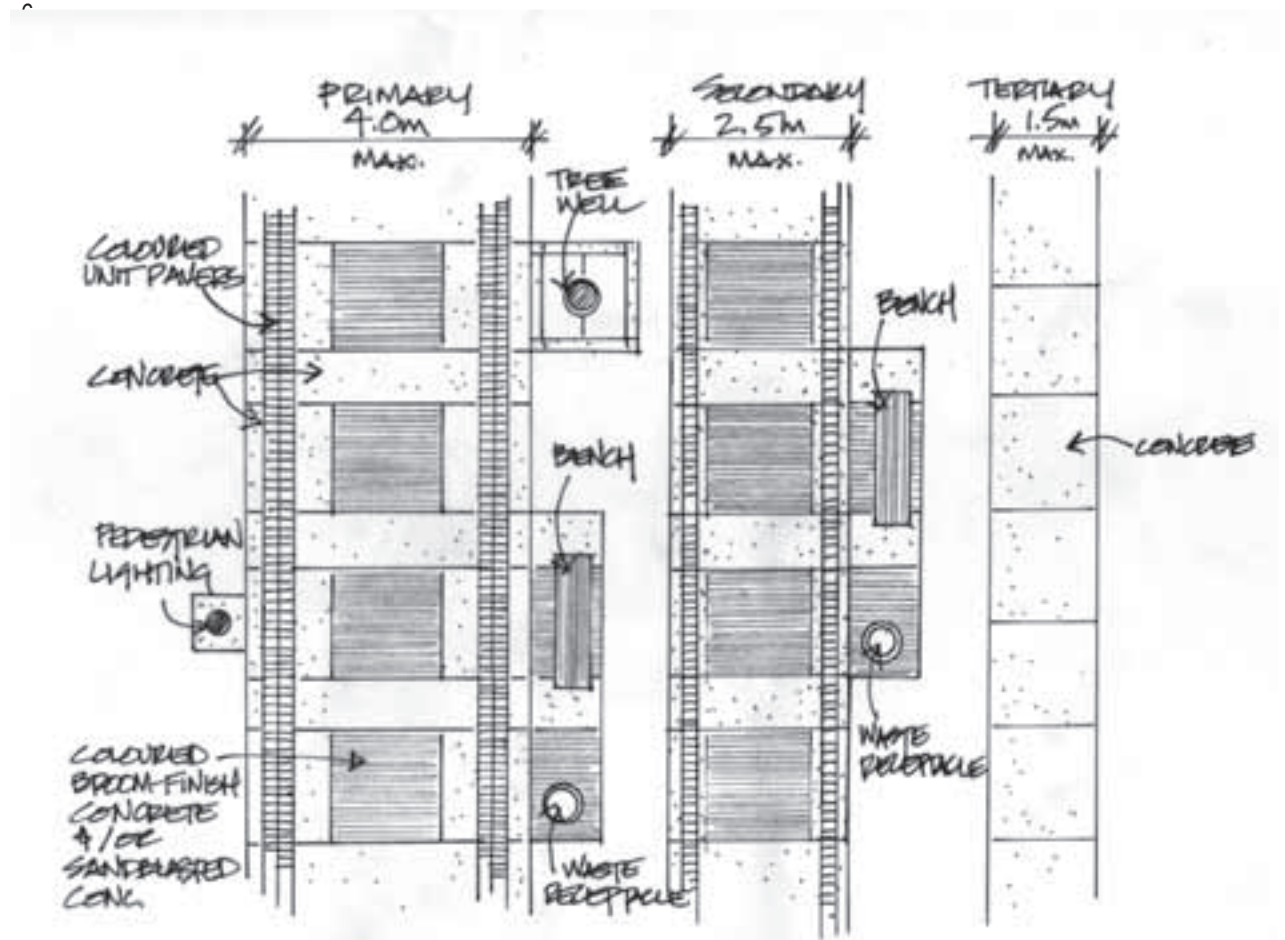


Figure 10 - Pedestrian Pathways - Conceptual Sketch of Hierarchy of Layout and Materials

All proposed improvements to secondary pedestrian pathways should preserve mature trees.

4.2.6 Exterior 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 the Sector and interconnection of buildings, with nodes, and surrounding streets. 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 1.5m width hard-surfaced walkway. (Refer to Figure 45).
- .3 All exterior tertiary pedestrian pathways should preserve mature trees and be incorporated into existing and proposed district pathways, nodes, and landscapes.

Objectives:

- .1 Create internal building pathways and pedway connections to provide safe, weather-protected, efficient and convenient links between buildings within the Sector.
- .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.

4.2.7 Interior Pedestrian Pathways

Guidelines:

- .1 Where appropriate and desirable, internal pathways should be created 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

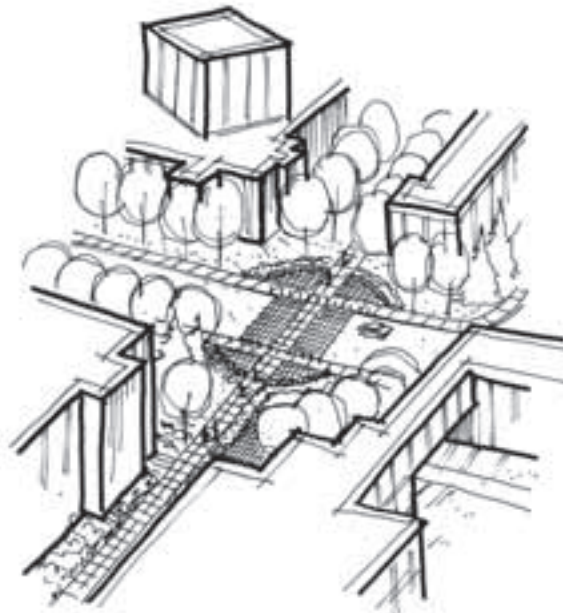
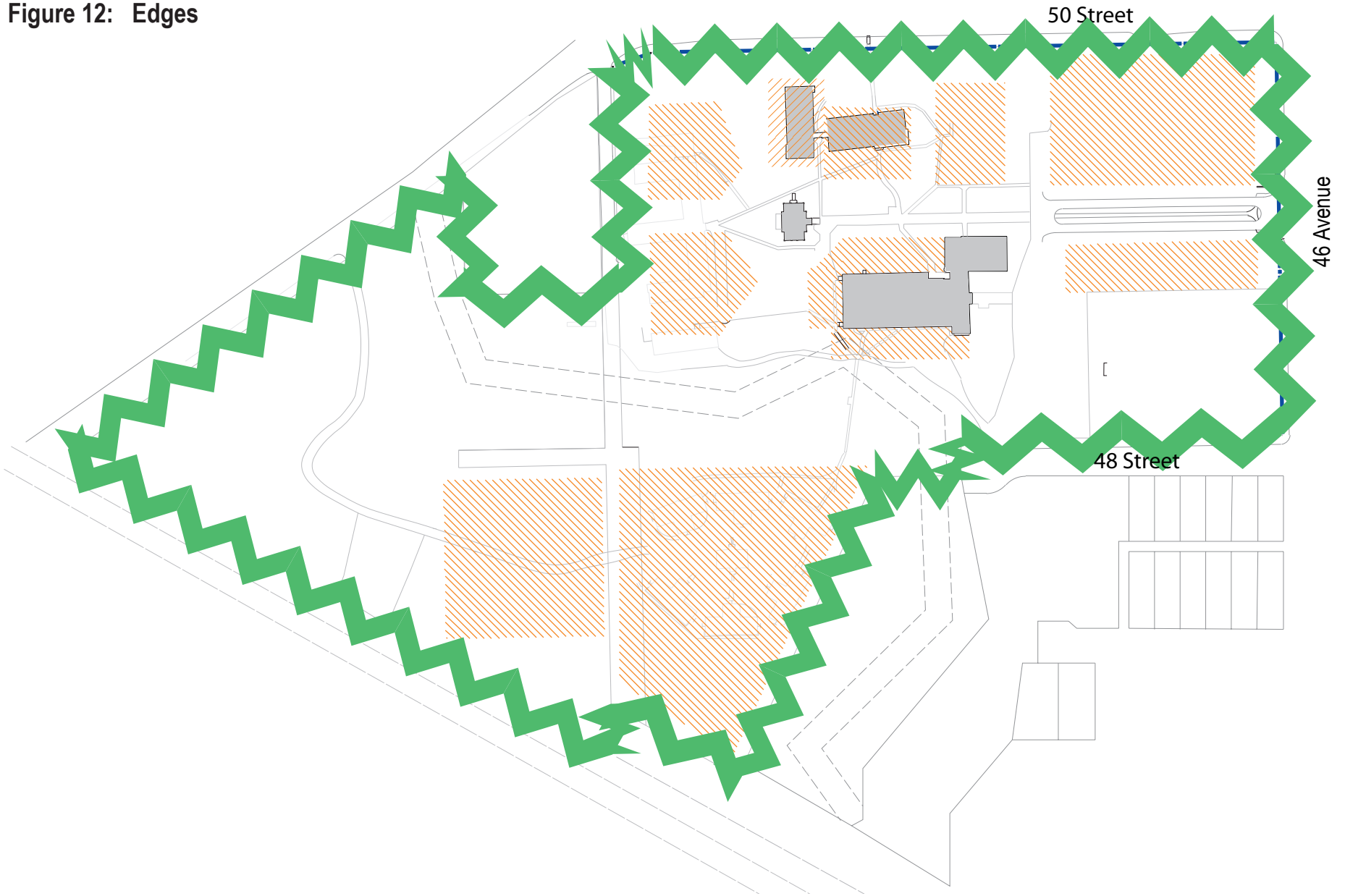


Figure 11 - Service / Pedestrian Pathway Intersection - Conceptual Sketch

help the user to way-find. Internal pathways should be a minimum width of 3.0 m.

- .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.
- .5 Wherever possible, internal pathways should provide transparent views to the exterior to assist in way-finding.
- .6 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.
- .7 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.).
- .8 A maximum of one pedway (above grade) crossing should be permitted between nodes (major intersections of the Sector framework) to minimize visual disruption and create a favourable micro-climate. No pedways should be permitted over the Quad, although an underground link may be considered.
- .9 Pedway and underground pathways should be safe, efficient and provide convenient pedestrian circulation and integration with building uses.

Figure 12: Edges



4.3 Edges

Objective:

- .1 To promote edge development or enhancements that establish appropriate transitions to surrounding neighbourhoods.
- .2 Maintain an intensity of development within the Sector that limits edge impacts, i.e. the impact on neighbouring residential areas.

Guidelines (refer to Figure 48):

- .1 The existing edge conditions along 46 Avenue and 50 Street should be enhanced with sidewalk improvements, a comprehensive street furnishing and lighting approach and node and intersection development. Future building development and/or enhancements should respect the existing quality and character of edge conditions established by mature tree plantings, building setbacks and resulting open space between the streets and University buildings.
- .2 Proposed buildings, parking, and node development/redevelopment should respect and further define the connection between the Campus and the River Valley.
- .3 Improvements should include pathway and node development, aesthetic and integrated architectural treatment of service/loading areas, and building entrance/façade enhancements at pedestrian level.

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 Sector.
- .2 Define University gateways at the entrance on 46 Avenue, at the corner of 46 Ave and 50 Street, and at the entry to residences along 50 Street, that celebrate arrival to the Campus.

General Guidelines (refer to Figures 49 and 50):

- .1 Features that should be considered in relation to node development include:
 - Pedestrian-scaled lighting.
 - Universal access.
 - Emergency phones.
 - The use of a consistent identifier and colour scheme to create a distinct visual quality within each District.
 - 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.).

.2 A hierarchy of nodes should be established as follows:

- a. University Gateways:
 - Formal Entry at 46 Avenue
 - Entry to Residences along 50 Street
 - Intersection of 46 Avenue and 50 Street
- b. Primary Exterior Nodes:
 - Campus Quad
 - Playing Fields
 - Residence Courtyard
- c. Secondary Exterior Nodes:
 - Ravine Edge
 - The Wild Garden
 - North HUB Entry
- d. Tertiary Nodes:
 - At key activity areas
- e. Primary Interior Nodes:
 - The Forum
 - Residence Commons
 - Cafeteria
- f. Secondary Interior Nodes:
 - Faith and Life Commons
 - Classrooms Commons
 - Staff Lounge
 - Public Gallery, Meeting, Welcoming

4.4.1 Gateway

Objective:

- .1 Celebrate entry into the Campus.
- .2 Create way-finding from public streets to formal entries.

Guidelines:

- .1 The 46 Avenue gateway is a prominent entry point into the Campus, and a major multi-use zone for vehicular and pedestrian movement. The area should be colourful and vibrant, and enhanced to celebrate its prominence, articulate a sense of arrival, and provide visual reference and direction. The existing entrance signs are excellent, and should be enhanced with appropriate landscaping and lighting that augment their significance, and that do not hinder the sight lines to the sign, or for drivers and pedestrians entering and leaving the campus.
- .2 The 50 Street entry to the residences should be signed more prominently, and enhanced to celebrate its prominence. This will aid in way-finding, a sense of welcome to residents. The area should be landscaped and lit in order to augment safety, significance, and in a way that will not affect the sight lines of drivers or pedestrians.
- .3 A Gateway at the intersection of 50 Street and 46 Avenue should be created, to direct visitors to the formal entrance along 46 Avenue, and to announce and celebrate the campus location.

4.4.2 Primary Exterior Nodes

Objective:

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

Guidelines:

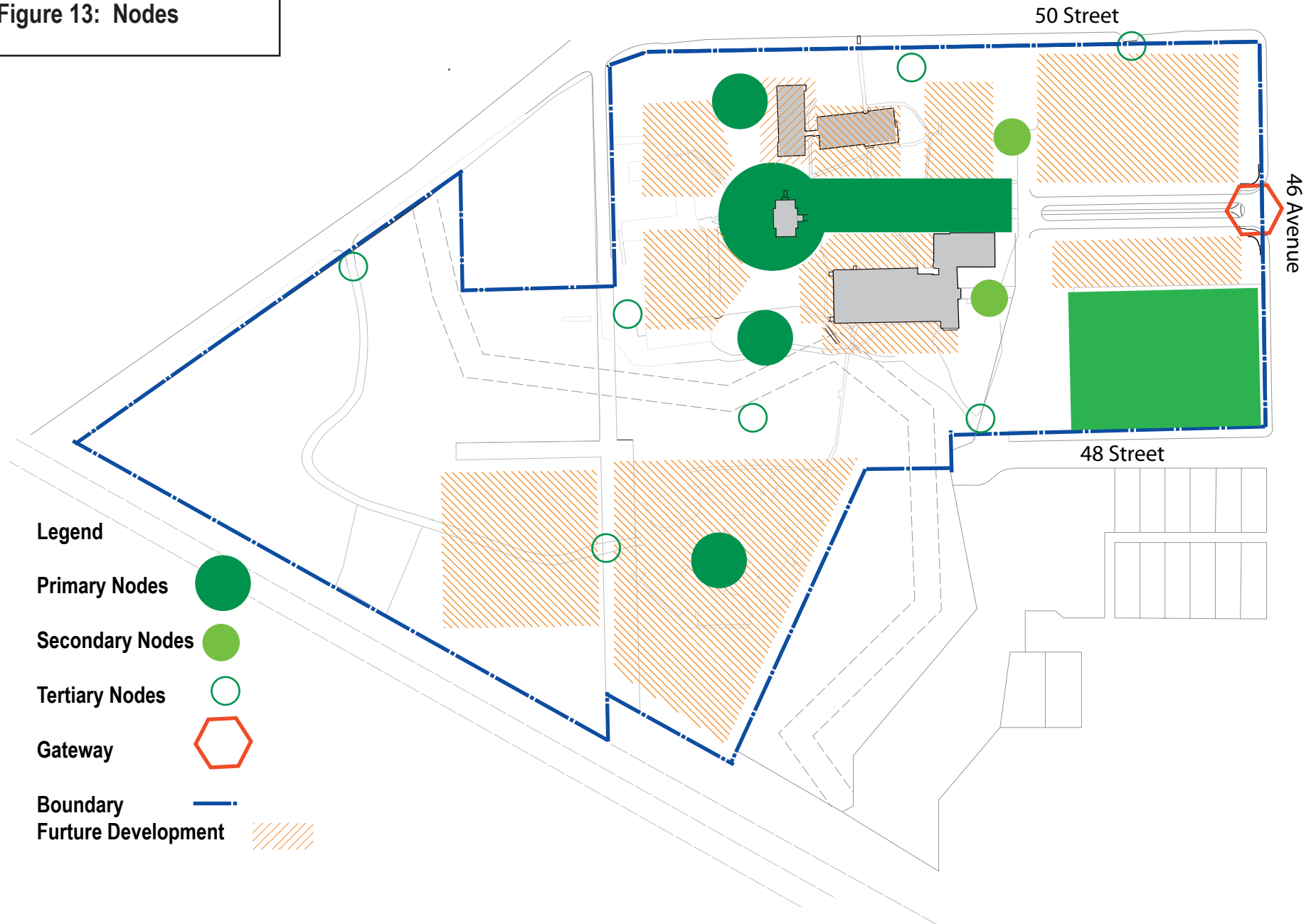
- .1 Articulate primary node development in the following locations:
 - Campus Quad
 - Playing Fields
 - Residence Courtyard
- .2 Primary nodes are to include, or have the potential to include, sites integrated primary pathways for the recognition, commemoration and celebration of the University's history and development
- .3 Campus Quad
 - This quad is the heart of the Campus and the most recognizable and legible node. Proposed pathways, site furnishings, and the reconfiguration of buildings along its edges should improve the articulation and function of this important Campus space.
 - The condition of existing shrub beds should be assessed and either rejuvenated or removed in relationship to aesthetics, operation/maintenance opportunities, and the form and function of the space.
 - All future additions should respect the existing context and character of this quad.
 - The quad should be carefully redesigned for contemporary uses, paying attention to pathway configurations and intersections, the play of space for different activities, and the potential to augment the vistas to its surrounding facilities. Views into and

from the Quad should focus on Founder's Hall.

- .4 Residence Courtyard

The Residence Courtyard will be the largest open space in the residential district, although it presently functions more as an intersection of roads than as a significant open space and focal point. The courtyard should be created to include plantings, defined pathways that provide direct movement through the node and connection to major campus pathways while not interfering with the activity space, a better interface and relationship to surrounding buildings, and amenity additions (e.g. site furnishings, signage, lighting, etc).
- .5 Playing Fields
 - The existing playing fields offer the only formal green space on campus, and will be retained. Edge conditions should be enhanced to provide better transition to the surrounding community.
 - The transitional zone between planned parking and the fields should be carefully designed to screen parking from this active space. Transition to buildings should be carefully considered and appropriately landscaped. New development should leave sufficient space to playing fields so that a transitional zone can be created.
 - Sufficient lands should be provided to each side of the formal playing surfaces for viewing, field run-off, and other casual activity associated with playing fields.
 - Formal pedestrian linkage should be created between the field and the academic buildings (especially shower and locker facilities), and to the residence district. See 4.2 Pathways, and the Ravine Walk.

Figure 13: Nodes



Legend

Primary Nodes



Secondary Nodes



Tertiary Nodes



Gateway



Boundary



Future Development



4.4.3 Secondary Exterior Nodes

Objective:

- .1 Define and physically articulate secondary nodes to accommodate a range of activities, amenities, features and information. Secondary nodes should include places for gathering, transition, and movement.

Guidelines:

- .1 Preserve, develop and articulate secondary nodes in the following locations:
 - Creek Ravine Edge
 - Wild Garden
- .2 Creek Ravine Edge
A node should be created along the ravine edge, where Quad, Creek Crossing, and Ravine Walk converge with the edge of the creek ravine. This small, tranquil and semi-secluded area should be developed for smaller gathering, and to enhance the creek edge experience. Building development and service access should not intrude into this space, but edges should be clearly defined. Transitional plantings should be placed to screen any nearby vehicular activity.
- .3 Wild Garden
The existing small wild sloped land along the proposed Garden Walk to the Jubilee parkland should be retained and continue to be wild in its nature. A small node of quiet, tranquil, seating for this semi-secluded area should be developed adjacent to it, so that views can be contained. There is potential to create a small garden in this location, to augment and contrast the wild with the planted.

4.4.4 Tertiary Nodes

Objective:

- .1 Create tertiary nodes that identify a change of condition for the campus, or point of celebration and more spontaneous activity of the campus.

Guidelines:

- .1 Recognize and accentuate tertiary nodes at key activity areas, like the entrance to buildings, the entrance to campus from 48 Street, and the potential secondary entrance to parking from 50 Street. These nodes should be functional and incorporated into surrounding building and site development to promote indoor/outdoor integration. The nodes should be well defined through the incorporation of architectural devices, furnishings, lighting, signage, interpretive information and public art.
- .2 Pedestrian intersections along service corridors should be raised to create a visual and physical separation, and should include way-finding kiosks and/or markers, bollards, seating areas, and tree/shrub plantings.

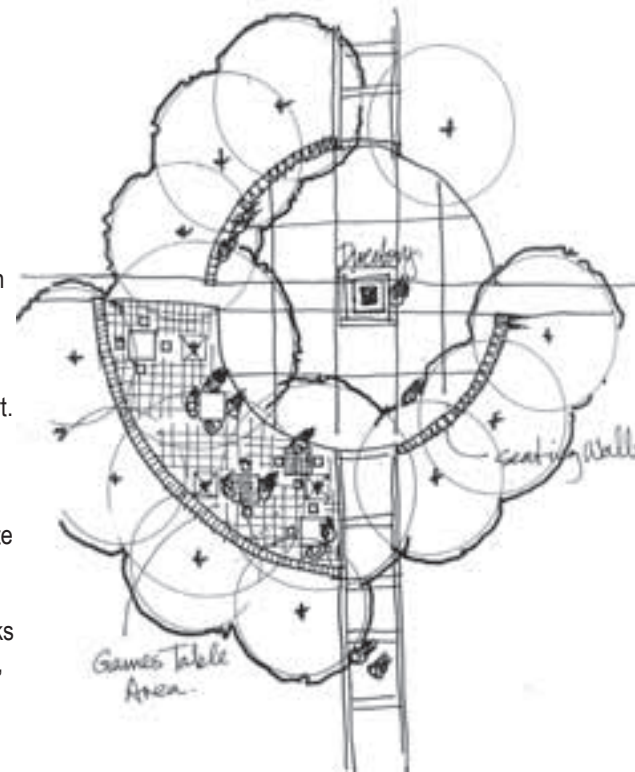
4.4.5 Interior Nodes

Objectives

- .1 Create a rational framework of interior nodes incorporated into and with the internal network of pathways.

Guidelines:

- .1 Incorporate new nodes with the future evolution of building and interior pathway development to offer a diverse range of student, staff and visitor services and activities, as well as information and gathering opportunities. Refer to Section 4.2 Interior Pedestrian Pathways.



Listed below are buildings and places that play a significant role in: defining memorable experiences of the U of A 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.

Figure 14- Tertiary Node - Conceptual Sketch

4.5 Landmarks

Objective:

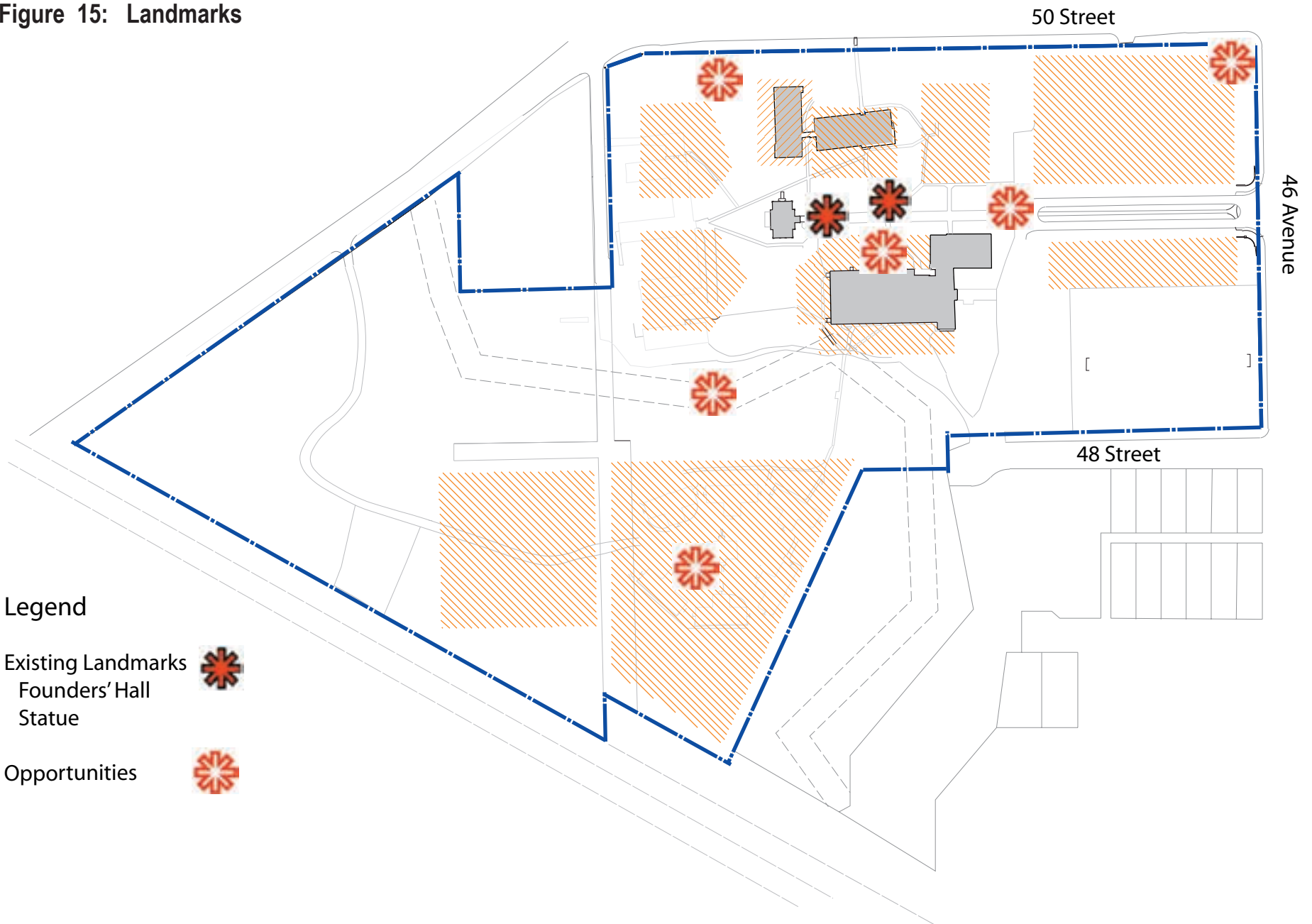
- .1 To recognize and celebrate the University's history and heritage sites.
 - .2 To recognize and celebrate landmarks which contribute to creating a 'sense of place'; promote a sense of movement and connection; and emphasize and enhance nodes within the Sectors.
- itself
 - Residence Courtyard
- .2 Opportunities exist in key locations, like the Gateways and Primary Nodes, 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 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 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.

Guidelines (refer to Figure 60):

- .1 Primary landmarks should be recognized, celebrated and respected for their role in creating memorable experiences and legibility within the Campus. Their importance should be highlighted in future proposed pathway, node, and building development throughout the Campus. Primary landmarks are defined in two major categories – 'Heritage Buildings' and 'Places'. These include:
 - Heritage Buildings:
 - Founder's Hall
 - Places:
 - Campus Quad
 - Martin Luther Statue
 - The Forum entrance
 - The Creek Crossing (bridge) and the ravine
- .3 Landmark opportunities could be fulfilled by integrating public art and/or commemorative features into new node and building (re)development, or by creating signature architecture and landscape architecture.
- .4 These opportunities should be recognized and incorporated into future Pathway, Node and building development throughout the campus.
- .5 A tree inventory and interpretive program should be established to identify unique and exotic tree species.
- .6 The existing siting and interpretation of public art should be inventoried and assessed to determine how these features contribute or detract from the fabric of districts, pathways, and nodes, so that they may be better utilized in conjunction with future development.

Figure 15: Landmarks



Legend

- Existing Landmarks
Founders' Hall
Statue
- Opportunities

**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

Site Specific Development Guidelines

The following section identifies the Sector as a series of sites which holds all existing facilities and lands that could potentially be developed or redeveloped during the next 10-15 years. Each site is illustrated with its property lines, Zones of Responsibility, Site Guidelines, and related Sector Guidelines that should apply to any new facilities, renovations or additions. Each development or redevelopment site is described as follows:

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

The LRDP defines the targets for the Augustana Campus at:

- .1 30% site coverage
- .2 FAR (floor/ area ratio) 1.0

Heritage

Consistent with the LRDP, the University should develop criteria to assess and establish heritage buildings and sites. It is recommended that no development or redevelopment of potential heritage sites take place without a complete evaluation of each to determine its long term disposition, using developed criteria. This plan has identified Founder's Hall within this category.

Building Life Cycle

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

Sector 20 Facilities

The following facilities/lands are defined and identified for future redevelopment / development. Each one is titled firstly with the anticipated future use, and is followed by the current facility on the site. In some cases, existing facilities will be retained, and in some they are likely to be demolished. Site descriptions will indicate the anticipated future of the existing building. On the following graphics the current building names are retained for ease of reference within campus context. However, this does not imply that new facilities at these locations will be created for current occupancies. Use of these facilities is discretionary, within the requirements of each specific development guideline.

- 5.1 Fine Arts Centre / North Hall
- 5.2 Sciences Centre / Classrooms and Science Building
- 5.3 The Augustana Forum / Faith and Life Centre, Convocation Centre
- 5.4 Founder's Hall
- 5.5 Humanities and Social Sciences / 1st year Residence
- 5.6 Academic Support Expansion / 1st year Residence
- 5.7 Residences / Senior Residences
- 5.8 Campus Support / Parking

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 Fine Arts Centre / North Hall

Refer to Figure 5.1.

Site Constraints

- .1 This is one of the first facilities that will be seen upon entering the campus, highly visible from parking lots, the entry driveway and major pedestrian pathways. The site is visible from 50 Street, and therefore sets the character of the Campus from external views. Its design should recognize these attributes and plan to contribute landmark features.
- .2 The site abuts the Campus Quad. It must not intrude into the Quad area, and should consider a façade that supports the nature and character of the Quad.
- .3 The site is sloped downward toward the west. Its stability should be investigated, and mitigation measures taken as required.
- .4 The site is bounded by the Sciences/Classrooms to its south. Sufficient distance should be created between facilities to allow sufficient light penetration, landscaped areas, and tertiary nodes for minor casual activity space. The interstices should allow for integration into the Quad and into the open space to the west of the facility, continuity of open space, and safe spaces.
- .5 There is complexity to this location; pedestrians are likely to access it from at least three sides. As a result, several points of entry or access may be needed. Careful investigation of pedestrian movements will determine precise locations for entries, some of which may be duplicated by internal connections.
- .6 Development of this site will require the demolition of the existing North Hall, which has been identified for removal in its condition audit. Care should be given to

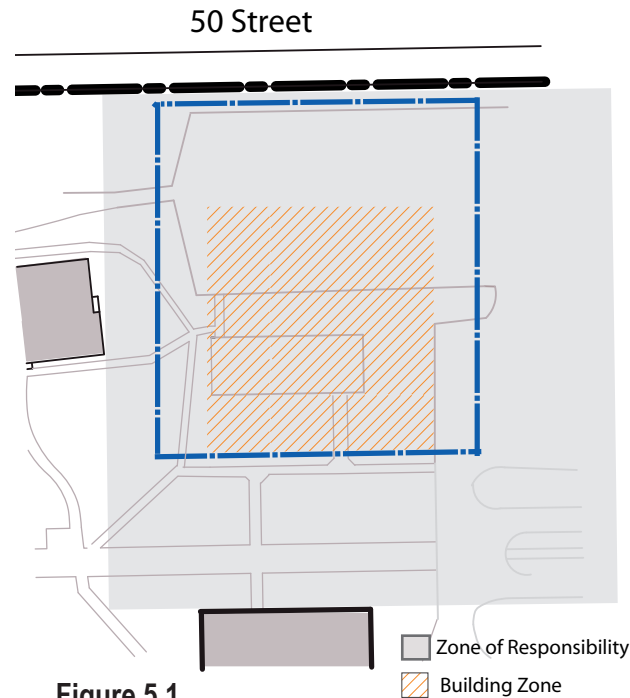


Figure 5.1

sub-surface conditions. An environmental assessment is recommended.

Site Opportunities

- .1 Consideration should be given to the development of a central servicing point at this location, to service Fine Arts, Sciences, and Humanities, via interior pathways. This will eliminate the current two-sided access approach, and limit the amount of parking and vehicular access penetrating into the site. It will limit the conflicts of vehicles with pedestrians.
- .2 Site development should create an activity node in the Quad close to the entrance to the facility, with pathway connections to the Alumni Promenade.

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. Above-grade FAR could range from 1.0-1.5, and site coverage should range from 50-60%. Consultation with SPPI and the University Architect may determine variances to this, when reviewed in context with the overall site density. Proposed building height should be no more than 3 storeys (on the Quad or east side), 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 The new facility should be planned to connect to the adjacent Sciences / Classroom facility via an underground or above-ground pedway, to promote internal connectivity of all facilities on Campus.
- .3 This site should be used for the development of new Fine Arts Centre, replacing the facilities in the existing old Church building. This location offers a high degree of access for service, materials delivery, and the public.
- .4 The building should be architecturally responsive to the site, to the pedestrian scale of this environment.
- .5 Consideration should be given to a base with stepped-back upper floors, to control scale, massing, aesthetics, and light penetration to surrounding sites, and to establish a comfortable pedestrian scale and microclimate at the Quad.
- .6 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment, promoting gathering, social interaction

5.2 Sciences / Classrooms

and transparency to internal activities.

- .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 Development should incorporate the development of all key pathways and nodes within the Zone of Responsibility, including a portion of the Campus Quad. See further discussion in the Campus-wide Guidelines, and Section 4
- .9 The zone of responsibility should extend at least 30 m to the north, across the quad to the east, and to the face of the adjacent building..

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 4.3 Edges
- 4.4 Nodes
- 4.5 Landmarks

APPENDIX A Campus-Wide Guidelines

Refer to Figure 5.2.

Site Constraints

- .1 This site is completely internal to the Campus. There is no direct vehicular access to it. Currently, it is made up of two existing facilities for Sciences and general classroom use (plus library). Further review of building condition should be undertaken to determine life expectancy. Should the buildings be found to be in adequate condition for an extended future, then development of this site will occur in the form of addition(s) to the existing facilities. Should the buildings be found to be inadequate, then future development will require their demolition. Environmental and geo-technical assessments are recommended.
- .2 The site is adjacent to Founder's Hall which is the earliest structure on Campus. New development at the southeast must respect its integrity and aesthetic, while maintaining a comfortable setback from it. It is recommended that a setback in the order of 25-30 metres be maintained. Sensitive design may permit the reduction of a setback, at the discretion of and in consultation with SPPI and the University Architect.
- .3 While the site is currently serviced by a driveway to the west, it is recommended that the future facility be serviced from a central servicing point through internal pathways, from the Fine Arts Centre.
- .4 The site abuts the Campus Quad. It must not intrude into the Quad area, and should consider a façade that supports the nature and character of the Quad.
- .5 The site is sloped downward toward the west. Its stability should be investigated, and mitigation measures taken as required.

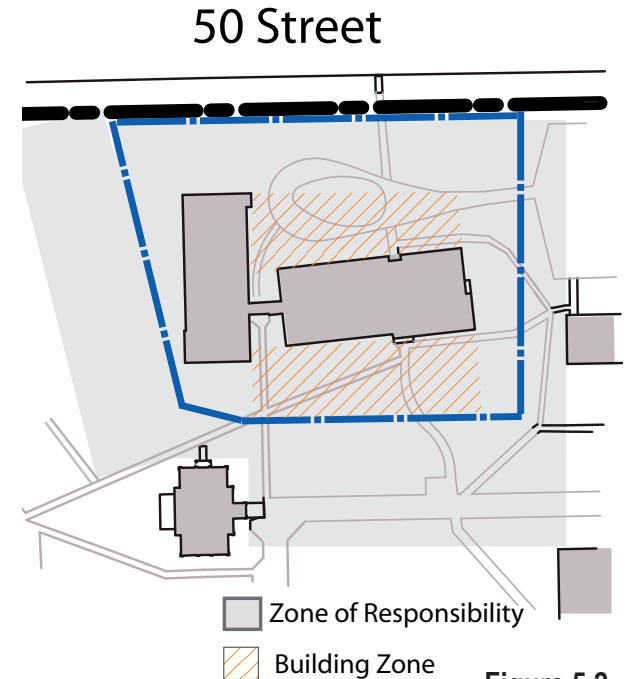


Figure 5.2

- .6 The site is bounded by the Sciences/Classrooms to its south. Sufficient distance should be created between facilities to allow sufficient light penetration, landscaped areas, and tertiary nodes for minor casual activity space. The interstices should allow for integration into the Quad and into the open space to the west of the facility, continuity of open space, and safe spaces.
- .7 Pedestrians are likely to access this site from all four sides. As a result, several points of entry or access may be needed. Careful investigation of pedestrian movements will determine precise locations for entries, some of which may be duplicated by internal connections.

Site Opportunities

- .1 Site development should create an activity node in the Quad close to the entrance to the facility, with pathway connections to the Alumni Promenade.
- .2 This development offers the opportunity to connect Science facilities to Fine Arts and Humanities, which will benefit the overall connectivity of the Campus.
- .3 This portion of the Campus is limited in its study, gathering and food service locations. Consideration should be given to creating an internal node for some or all of these activities. This development offers a strategic location to accommodate these needs.
- .4 This site has some river-view potential, and views of the quadrangle, all of which should be exploited wherever possible within the facility. Similarly the site is visible from the river valley and from 50 Street, and therefore design should create the character of campus in this highly visible location.

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. Above-grade FAR could range from 1.0-1.5, and site coverage should range from 50-60%. Consultation with SPPI and the University Architect may determine variances to this, when reviewed in context with the overall site density. Proposed building height should be no more than 3 storeys (on the Quad or east side), 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 The new facility should be planned to connect to the adjacent Fine Arts Centre and Humanities & Social Sciences facility via an underground or above-ground pedway, to promote internal connectivity of all facilities on Campus. Views from the Quad to external areas, particularly at major pathways should be respected and enhanced, and not blocked by pedways.
- .3 This site should be used for the development of expanded Science needs.
- .4 The building should be architecturally responsive to the site, to the pedestrian scale of this environment.
- .5 Consideration should be given to a base with stepped-back upper floors, to control scale, massing, aesthetics, and light penetration to surrounding sites, and to establish a comfortable pedestrian scale and microclimate at the Quad.
- .6 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment, promoting gathering, social interaction and transparency to internal activities.
- .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 building should articulate and address the importance of the Campus Quad and surrounding buildings with a sensitive edge and architectural landmark qualities.
- .9 Any encroachment into the Campus Quad will be at the discretion of SPPI and the University Architect.
- .10 Development should incorporate the development of all

key pathways and nodes within the Zone of Responsibility, including a portion of the Campus Quad. See further discussion in the Campus-wide Guidelines, and Section 4.

- .11 The facility should provide 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 The zone of responsibility should extend across the quad to the east, to the adjacent building to the north, to the property line to the west, and across the walkway access to 50 Street/adjacent building.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 3.3 Edges
- 3.4 Nodes
- 4.5 Landmarks

APPENDIX A Campus-Wide Guidelines

5.3 The Augustana Forum / Faith and Life Centre, Convocation Centre

Refer to Figure 5.3.

Site Constraints

- .1 This site is complex in its location, existing facilities, and planned future facilities. It is located along the creek bank of the internal ravine, and thus affords views to and views from lands to the east. It is bounded currently by parking to its north, although this will be relocated in the future. It abuts the Campus Quad, and the major pathway connection across the ravine to the student residences.
- .2 It is adjacent to Founder's Hall to the southwest, which is the earliest structure on Campus. New development must respect its integrity and aesthetic, while maintaining a comfortable setback from it. It is recommended that a setback in the order of 25-30 metres be maintained. Sensitive design may permit the reduction of a setback, at the discretion of and in consultation with SPPI and the University Architect.
- .3 Service access should be limited to the northeast corner. Careful review of the site will determine if servicing can occur at the higher plateau rather than sloping down to the creek bank, as it does currently. Planning should consider current practical location of servicing given the cafeteria location, and future location when the cafeteria is moved. Delivery volumes should be assessed, prior to determining servicing locale(s).
- .4 The site abuts the Campus Quad. It must not intrude into the Quad area, and should consider a façade that supports the nature and character of the Quad.
- .5 The site is sloped downward toward the east. Environmental and geo-technical assessments are recommended. Its stability should be investigated, and mitigation measures taken as required.

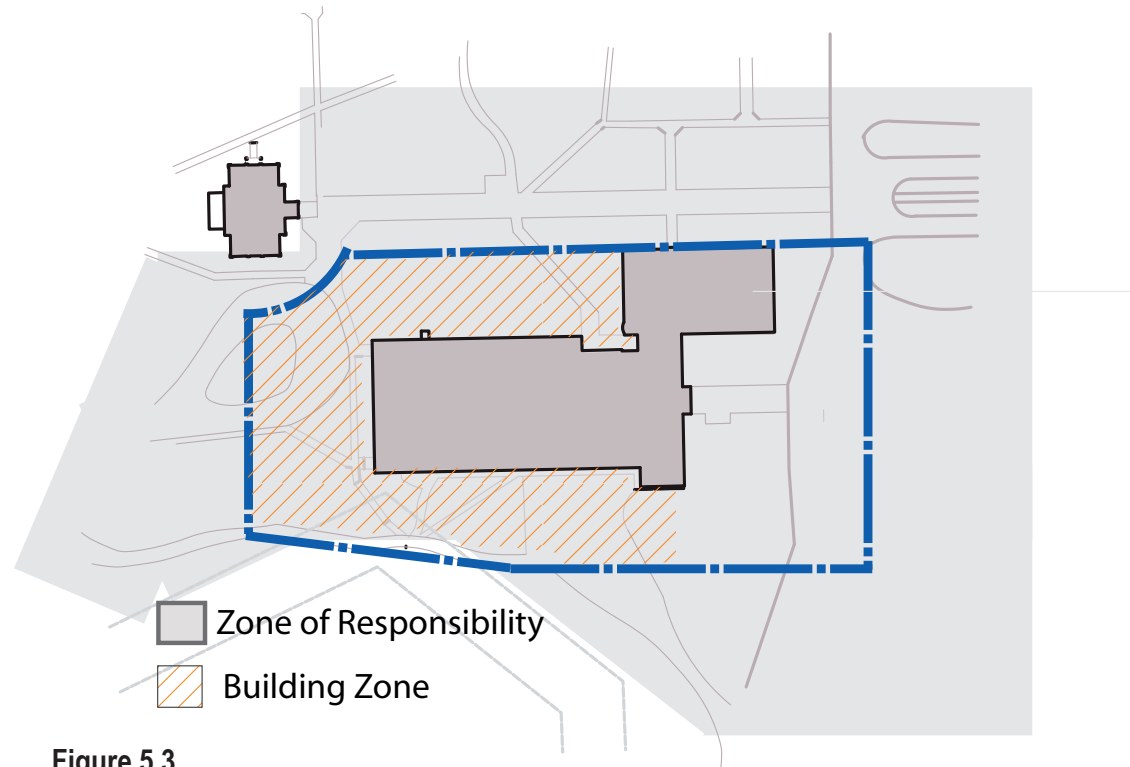


Figure 5.3

- .6 The major pathway to student residences abuts the south edge of the south, from the Quad. Sufficient distance should be maintained to the walkway to allow full potential for sunlight at all seasons, landscaped verges, space that does not feel confined, and some views from the pathway to nearby and some distant facilities. The pathway should engender senses of continuity, anticipation, and integrity, without further encroachment or constraint from facilities.
- .7 Current accesses to the building are generally difficult to find. (Re)development and expansion should consider enhancement and better definition of entrances. Careful

investigation of pedestrian movements will determine precise areas for improvement, redevelopment of entry, or new entry points.

Site Opportunities

- .1 Site development should create an activity node in the Quad close to the entrance to the facility, with pathway connections to the Alumni Promenade. Another node can be developed by the facility close to the creek ravine along the major pathway to the bridge.

.2 This site has creek-view potential, and views of the quadrangle, all of which should be exploited wherever possible within the facility. Similarly the site is visible from the entry to Campus and across the playing fields and ravine from nearby properties, and therefore design should create the character of campus in this highly visible location.

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. Above-grade FAR could range from 2.0-2.5, and site coverage should range from 60-70%. Consultation with SPPI and the University Architect may determine variances to this, when reviewed in context with the overall site density. Proposed building height should be no more than 3 storeys (on the Quad or east side), 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 The new facility should be planned to connect to the adjacent future facility to the south via an underground pedway, to promote internal connectivity of all facilities on Campus. Above-grade connection may be considered by SPPI and the University Architect. Views from the Quad to external areas, particularly at major pathways should be respected and enhanced, and not blocked by pedways.
- .3 This site should be used for the development of the Forum, or student-oriented services, like Library, information commons, lounges, student services, etc. Use is discretionary.
- .4 The building should be architecturally responsive to the site, to the pedestrian scale of this environment.

- .5 Consideration should be given to a base with stepped-back upper floors, to control scale, massing, aesthetics, and light penetration to surrounding sites, and to establish a comfortable pedestrian scale and microclimate at the Quad.
- .6 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment, promoting gathering, social interaction and transparency to internal activities.
- .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 building should articulate and address the importance of the Campus Quad and surrounding buildings with a sensitive edge and architectural landmark qualities.
- .9 Any encroachment into the Campus Quad will be at the discretion of SPPI and the University Architect.
- .10 Development should incorporate the development of all key pathways and nodes within the Zone of Responsibility, including a portion of the Campus Quad. See further discussion in the Campus-wide Guidelines, and Section 4.
- .11 The facility should provide 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 Careful review and planning of internal connectivity should be undertaken for the existing building(s) to ensure that the new facilities can be integrated fully with the existing.
- .13 Zone of responsibility will extend at least 30 metres to the north, to the ravine edge on the east, across the quad to

the west, and the full width of the walkway to the creek crossing.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 4.3 Edges
- 4.4 Nodes
- 4.5 Landmarks

APPENDIX A Campus-Wide Guidelines

5.4 Founder's Hall

Refer to Figure 5.4.

Site Constraints

- .1 Founder's Hall is the earliest structure on Campus. It is a registered heritage site, and is anticipated to remain in situ for the duration of the LRDP. New development nearby must respect its integrity and aesthetic, while maintaining a comfortable setback from it. It is recommended that a setback in the order of 25-30 metres should be maintained. Sensitive design may permit the reduction of a setback, at the discretion of and in consultation with SPPI and the University Architect.
- .2 This site occupies a key location on Campus, at the centre and focus of the Campus Quad, and at the junction of the Alumni Promenade, Creek Crossing, and Garden Walk. It is clearly visible from the main entry to campus, as well as from the residences, and 50 Street. Views to the facility should remain consistently unbroken, as this sets the central character of the Campus.
- .3 Changes to Founder's Hall must be carefully undertaken, in consideration of provincial heritage guidelines.
- .4 As the central focus to the Campus Quad, site development must enhance edge conditions to the Hall, respecting its age and character.
- .5 The site is accessed poorly, currently by a vehicular driveway intruding into the pedestrian campus to its east. As this is to be removed in current planning, and with the construction of the Forum, consideration should be given to connectivity to the Founder's Hall from other facilities on campus. Because of the heritage nature of the facility, this connection should be underground.
- .6 Service access should be linked from one of the planned

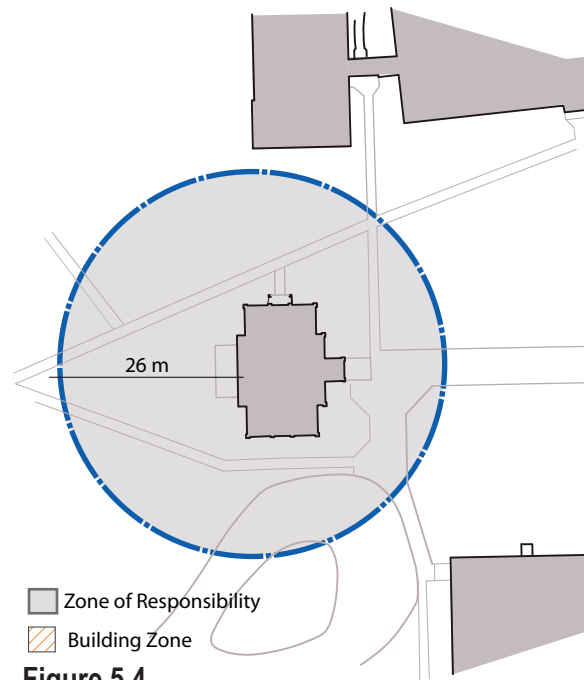


Figure 5.4

service points of the Campus.

- .7 The site is surrounded by pedestrian movement and walkways, with very little variance in importance. This movement must be respected and enhanced, to create a comfortable, safe, aesthetic, and pedestrian-scaled environment.

Site Opportunities

- .1 Consideration should be given to the development of a central servicing point in facilities to the northeast, northwest or south, so that this facility will be accessible through internal connections to service receiving and loading.

- .2 Urban design elements could be incorporated along the west, east, north and south faces of the facility to improve the pedestrian experience and safety.

Site Specific Guidelines

- .1 This site should not be developed for any other building. The Founder's Hall should be retained, maintained and enhanced wherever possible. Consideration should be given to replacement of the front steps.
- .2 This facility is not barrier-free. Investigation should be undertaken to determine if there are any measures that can be taken to improve universal access without undermining the heritage of the building.
- .3 The site should continue to respect the intents of the Long Range Development Plan, as pertains to Floor-Area-Ratio, and site coverage.
- .4 All entrances should be clearly visible and apparent. Enhancement of entryways should be undertaken if they are not apparent. With the facility located centrally to campus, each façade is important and there may be a sense of more than one entry.
- .5 Use is discretionary; however, the site should be used for academic services.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 4.3 Edges
- 4.4 Nodes
- 4.5 Landmarks

APPENDIX A Campus-Wide Guidelines

5.5 Humanities and Social Sciences / 1st year Residence

Refer to Figure 5.5.

Site Constraints

- .1 Access to this site is excellent. Service access should be limited to the service roadway to the south.
- .2 This site is adjacent to Founder's Hall which is the earliest structure on Campus. New development must respect its integrity and aesthetic, while maintaining a comfortable setback from it. It is recommended that a setback in the order of 30-40 metres be maintained. Sensitive design may permit the reduction of a setback, at the discretion of and in consultation with SPPI and the University Architect.
- .3 The site is currently occupied by the 1st year residence building. Redevelopment will not be able to occur until the residence units are relocated to the residential district of campus. At the time of demolition, environmental and geotechnical assessments should be undertaken, and mitigation strategies as required should be implemented.
- .4 The westerly and southerly edges of the site slope downward to 50 Street, and undeveloped lands. Slope stability should be ascertained, and improved as necessary.
- .5 The site abuts the Garden Walk to its north. Sufficient distance should be maintained to the walkway to allow full potential for sunlight at all seasons, landscaped verges, space that does not feel confined, and some views from the pathway to nearby and some distant facilities. The pathway should engender senses of continuity, anticipation, and integrity, without further encroachment or constraint from facilities.

Site Opportunities

- .1 Consideration should be given to the creation of a central servicing node either in this development or in the one to the east (the easterly site is preferred), thereby reducing the conflict between vehicles and pedestrians in this area of Campus. Service access will link to other buildings through pedestrian pathways.
- .2 Internal linkages to surrounding buildings should be created to improve connectivity of the Campus and universal access. Pedways should link the facility to Sciences, and to the academic expansion site to the east.
- .3 The site offers the potential for views to the west over Jubilee Park, to the south over undeveloped lands, and to the north to the Campus Quad. These should be exploited and utilized in significant space wherever possible.

Site Specific Guidelines

- .1 Development should respect the intents of the Long Range Development Plan, as pertains to Floor-Area-Ratio, and site coverage. Above-grade FAR should be limited to 1.5-2.0, and above-grade site coverage should be limited to 50-60%. Building height should not exceed 3 storeys on the Campus Quad face. Underground depths and floors will be determined by geotechnical investigation, in a cost-effective manner, in consultation with SPPI and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.
- .2 The proposed site use is discretionary; current planning suggests this as the location for Humanities and Social Sciences, particularly for classrooms.
- .3 The building should be massed to reduce microclimatic impacts and to provide an appropriate scale and visual

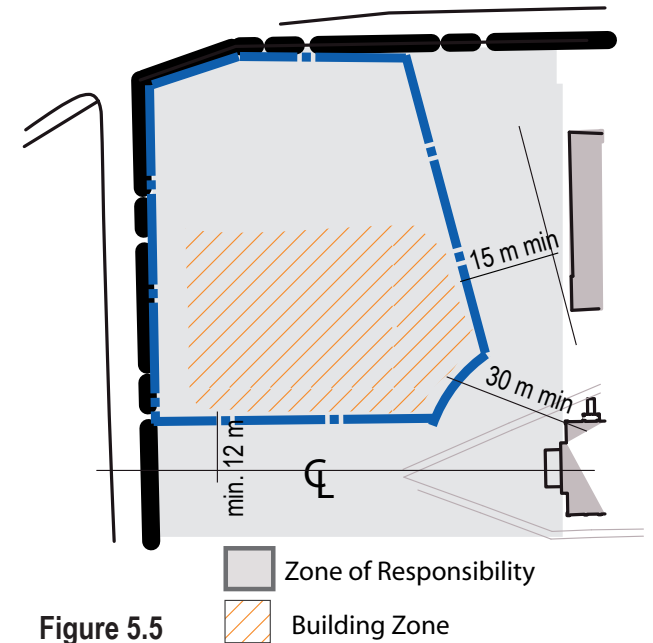


Figure 5.5

relationship between the building and river valley features.

- .4 The building should be architecturally responsive to the site, to the pedestrian scale of this environment. The building should be integrated into the district, respecting and addressing the Quad, Park, and neighbour.
- .5 Consideration should be given to a base with stepped-back upper floors, to control scale, massing, aesthetics, and light penetration to surrounding sites, and to establish a comfortable pedestrian scale and microclimate at the Quad.
- .6 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled

5.6 Academic Support Expansion / 1st year Residence

environment, promoting gathering, social interaction and transparency to internal activities.

- .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 building should articulate and address the importance of the Campus Quad and surrounding buildings with a sensitive edge and architectural landmark qualities.
- .9 Any encroachment into the Campus Quad will be at the discretion of SPPI and the University Architect.
- .10 Development should incorporate the creation of all key pathways and nodes within the Zone of Responsibility, including a portion of the Campus Quad. See further discussion in the Campus-wide Guidelines, and Section 4.
- .11 The facility should provide 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 The ZOR will extend across the walkways and accesses on either side, to the faces of existing buildings.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 4.3 Edges
- 4.4 Nodes
- 4.5 Landmarks

APPENDIX A Campus-Wide Guidelines

Refer to Figure 5.6.

Site Constraints

- .1 Access to this site is excellent. Service access should be limited to the service roadway to the south.
- .2 This site is adjacent to Founder's Hall which is the earliest structure on Campus. New development must respect its integrity and aesthetic, while maintaining a comfortable setback from it. It is recommended that a setback in the order of 30-40 metres be maintained. Sensitive design may permit the reduction of a setback, at the discretion of and in consultation with SPPI and the University Architect.
- .3 The site is currently occupied by the 1st year residence building. Redevelopment will not be able to occur until the residence units are relocated to the residential district of campus. At the time of demolition, environmental and geotechnical assessments should be undertaken, and mitigation strategies as required should be implemented.
- .4 The easterly and southerly edges of the site slope downward toward the creek ravine edge, and undeveloped lands. Slope stability should be ascertained, and improved as necessary.
- .5 The site abuts the Creek Crossing to its north. Sufficient distance should be maintained to the walkway to allow full potential for sunlight at all seasons, landscaped verges, space that does not feel confined, and some views from the pathway to nearby and some distant facilities. The pathway should engender senses of continuity, anticipation, and integrity, without further encroachment or constraint from facilities.

Site Opportunities

- .1 Consideration should be given to the creation of a central servicing node in this development, to service this facility and Humanities (and potentially the Forum and Founder's Hall), thereby reducing the conflict between vehicles and pedestrians in this area of Campus. Service access will link to other buildings through pedestrian pathways.
- .2 Internal linkages to surrounding buildings should be created to improve connectivity of the Campus and universal access. Pedways should link the facility to Humanities, Founder's Hall, and the Forum. Linkages to Founder's Hall must be underground, to the Forum may be above- or below-grade, taking into consideration views to and from the creek ravine and pathways. The line of sight to the Residences should not be broken by the pedway.
- .3 The site offers the potential for views to the east over the creek ravine, to the south over undeveloped lands, and to the north to the Campus Quad. These should be exploited and utilized in significant space wherever possible.

Site Specific Guidelines

- .1 Development should respect the intents of the Long Range Development Plan, as pertains to Floor-Area-Ratio, and site coverage. Above-grade FAR should be limited to 1.5-2.0, and above-grade site coverage should be limited to 50-60%. Building height should not exceed 3 storeys on the Campus Quad face. Underground depths and floors will be determined by geotechnical investigation, in a cost-effective manner, in consultation with SPPI and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.

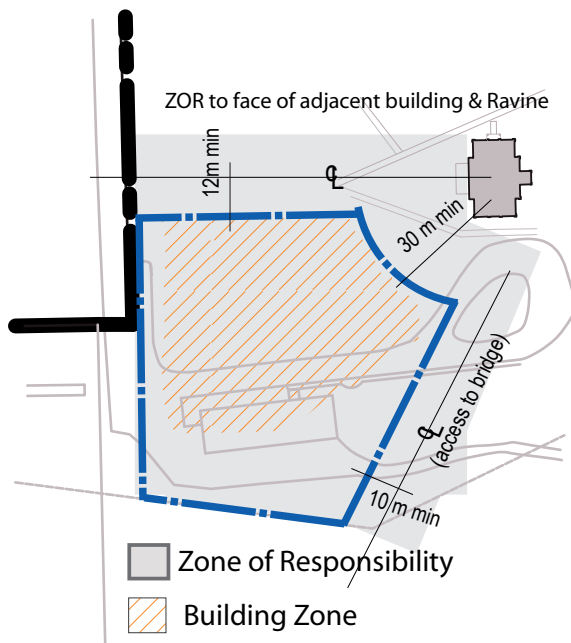


Figure 5.6

- .2 The proposed site use is discretionary; current planning suggests this as the location for academic services, like expansion of the Forum for the cafeteria (closer to residences but central) and expanded office space.
- .3 The building should be massed to reduce microclimatic impacts and to provide an appropriate scale and visual relationship between the building and creek ravine.
- .4 The building should be architecturally responsive to the site, to the pedestrian scale of this environment. The building should be integrated into the district, respecting and addressing the Quad, ravine, and neighbour.
- .5 Consider a building base with stepped-back upper floors,

to control scale, massing, aesthetics, and light penetration to surrounding sites, and to establish a comfortable pedestrian scale and microclimate at the Quad.

- .6 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment, promoting gathering, social interaction and transparency to internal activities.
- .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 building should articulate and address the importance of the Campus Quad and surrounding buildings with a sensitive edge and architectural landmark qualities.
- .9 Any encroachment into the Campus Quad will be at the discretion of SPPI and the University Architect.
- .10 Development should incorporate the creation of all key pathways and nodes within the Zone of Responsibility, including a portion of the Campus Quad. See further discussion in the Campus-wide Guidelines, and Section 4.
- .11 The facility should provide 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 The ZOR will extend to the ravine, adjacent buildings, across the width of the walkway to the creek crossing, to the face of the adjacent building, and across the walkway to the southern property.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.2 Pathways
 - 4.3 Edges
 - 4.4 Nodes
 - 4.5 Landmarks
- APPENDIX A Campus-Wide Guidelines

5.7 Residences / Senior Residences

Refer to Figure 5.7

Site Constraints

- .1 This site slopes on all edges; the north and west slope sharply to the creek ravine, the east toward undeveloped lands across the railway ROW, and the south toward the undeveloped campus lands. Environmental and geo-technical assessments should be undertaken prior to developmental planning, and mitigation strategies implemented where necessary.
- .2 The site is isolated to some degree from the academic campus to the west. Care must be given to create an integration between sites and facilities. The Creek Crossing is a major pathway link between the districts. Sufficient distance should be maintained to the walkway to allow full potential for sunlight at all seasons, landscaped verges, space that does not feel confined, and some views from the pathway to nearby and some distant facilities. The pathway should engender senses of continuity, anticipation, and integrity, without further encroachment or constraint from facilities.
- .3 The site will develop around a central activity node. Sufficient distance should be maintained to the node to allow full potential for sunlight at all seasons, landscaped verges, space that does not feel confined, and some views from to nearby and some distant facilities. The node should engender senses of continuity, anticipation, and integrity, without further encroachment or constraint from facilities.
- .4 The site's development must be planned carefully, because of the existing facilities' importance to the functioning of campus. A planned phasing of implementation will be needed.
- .5 The site has poor vehicular access, through a circuitous gravel roadway from 50 Street over the undeveloped

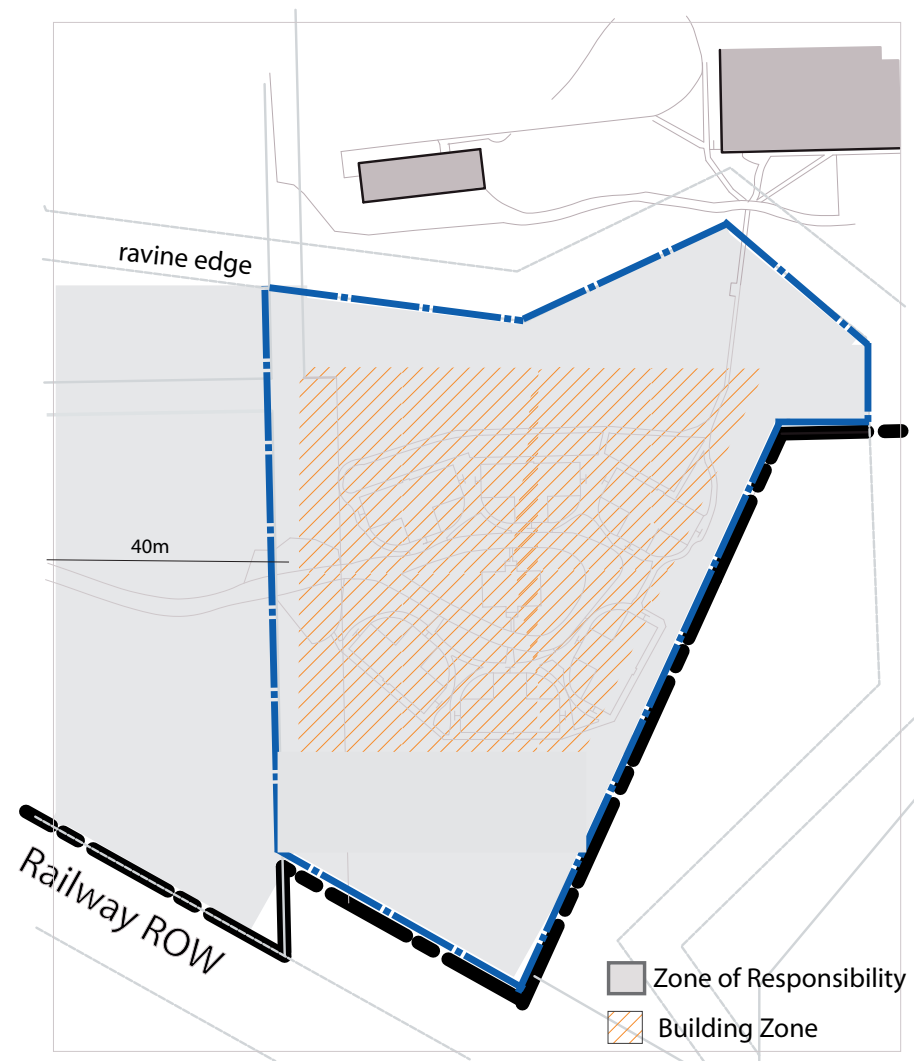


Figure 5.7

future expansion lands. Parking is currently distant from facilities, which leads to a questionable level of safety and security.

Site Opportunities

- .1 This site occupies an important location on Campus, along the creek ravine, occupying a secondary plateau to its east. It has significant views on all sides. Views should be exploited into the facilities particularly into significant spaces.
- .2 The site's physical separation from the academic district allows for the creation of a very different environment, engendering quiet, internal activity directed to residents, and a cloistered effect.
- .3 Future planning may consider the enclosure of the creek crossing bridge into internalized space that transitions from residence to academic life.

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. Above-grade FAR may range up to 2.0-2.5 and site coverage should range from 30-50%. Proposed building height may range from 4-6 storeys, depending upon consistency with the FAR and site coverage. The sensitive design of more storeys may be considered in consultation with and at the discretion of SPPI and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.
- .2 The site may be developed with one or a series of buildings, which should be architecturally responsive to the site and to the pedestrian scale of this environment.

Setbacks should be established to respect creek ravine edges, and should not encroach within unstable bank areas.

- .3 Consideration should be given to a base with stepped-back upper floors, to control scale, massing, aesthetics, and light penetration to all residences, and to establish a comfortable pedestrian scale and microclimate.
- .4 All entrances should be clearly visible and ground floor development should create a pedestrian-scaled environment, promoting gathering, social interaction and transparency that articulates and responds to the residence node and Creek Crossing. Entrances should be focussed toward the academic district, internalized node, or the driveway access.
- .5 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.
- .6 Use is discretionary, but should be limited to student residence, and support facilities for it.
- .7 Development should incorporate the creation of all key pathways and nodes within the Zone of Responsibility, including a portion of the Campus Quad. See further discussion in the Campus-wide Guidelines, and Section 4.
- .8 The facility should provide 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.
- .9 The building should articulate and address the importance of the Residence Quad with a sensitive edge and architectural landmark qualities.

- .10 If several buildings are constructed, then they all should be connected by a comprehensive pedway system, that transitions comfortably and legibly to the Creek Crossing. Ease of way-finding may be improved through the use of appropriate furnishings including seating, study areas, signs, colour themes, etc.
- .11 Setbacks of at least 10 metres should be provided to property lines that are not adjacent to the ravine. Larger setbacks are preferred. The south line may be extended at the discretion of SPPI and the University Architect.
- .12 The zone of responsibility will extend to the face of the ravine, and at least 40 metres south, at the discretion of the University Architect.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 4.3 Edges
- 4.4 Nodes
- 4.5 Landmarks

APPENDIX A Campus-Wide Guidelines

5.8 Campus Support / Parking Lot

Refer to Figure 5.8

Site Constraints

- .1 This site occupies an important location on Campus, at the intersection of 46 Avenue and 50 Street, and adjacent on both sides of the main entryway to Campus. Intrusion into the entryway is not permitted, and appropriate transition should be created from the driveway with its boulevards to the intended uses.
- .2 The easterly portion of the site abuts the playing field of Campus, which will remain for the next 10-15 years. Careful transition from parking to playing fields is needed.
- .3 The site is currently occupied by surface parking in a gravel lot. Planning must consider how to build new parking while retaining an adequate level of interim parking during construction.
- .4 The site abuts the edge of the academic district to its southern border. As the most visible transition on the Campus, this area should enhance the edge condition, and celebrate the entrance to campus.
- .5 The site slopes to the west. Slope stability should be investigated, and mitigation strategies should be implemented where required.
- .6 A portion of the site may be required for access to service nodes for academic facilities.
- .7 Pedestrians from 50 Street are likely to short-cut through the parking lot as the shortest route to the pathway network and entries to campus facilities. Conflict between vehicles and pedestrians should be reduced by planning for the movement.

Site Opportunities

- .1 Improved parking circulation and space definition can be planned within the context of the redevelopment.
- .2 Direct connections to pathway and node networks can be improved and clarified with redevelopment.
- .3 Improved Landscaping may be incorporated along the entry driveway limits to improve transition, as well as the entry and pedestrian experience and safety.

Site Specific Guidelines

- .1 This site has been identified for academic support, in the nature of surface parking for the next 10-15 years.
- .2 The site is surrounded on four sides by potential pedestrian movement. This movement must be respected and enhanced to create a comfortable, safe, aesthetic, and pedestrian-scaled environment.
- .3 The site should be developed to respect the intents of the Long Range Development Plan. Sensitive design should be undertaken in consultation with SPPI and the University Architect. Open dialogue is recommended in the early pre-design/ scope confirmation phase of the design project.
- .4 The development should be architecturally responsive to the site, to the pedestrian scale of this environment.
- .5 All entrances to parking should be clearly visible and should provide clear sight lines for pedestrians and drivers.
- .6 A secondary entrance to parking may be considered from

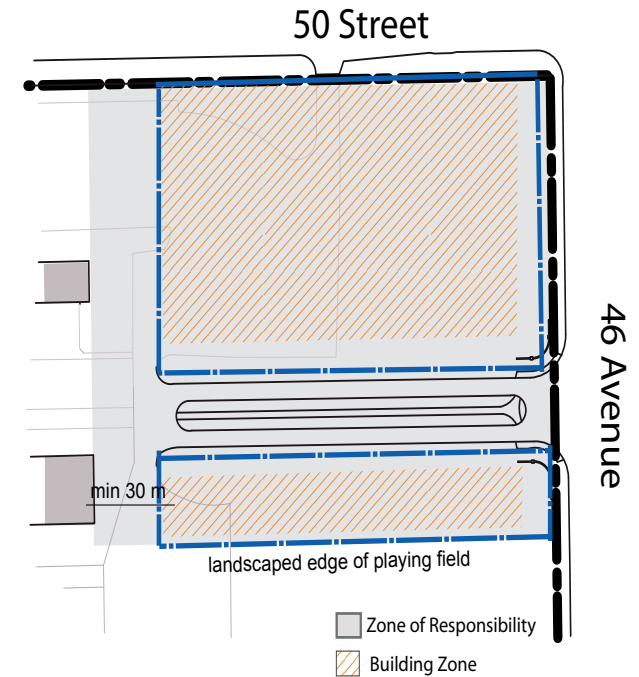


Figure 5.8

- .7 Service access that may be required through the parking area should be as direct and legible as possible. It should not interfere with the normal activity of parking, and should require slow movement of trucks into and through the parking area.
- .8 Sufficient setback should be created from 50 Street and 46 Avenue to permit a comprehensive transition to the streets, and landscaped areas to buffer the parking areas.

Similar planted buffers should be created to the adjacent academic facilities, and to the entry driveway.

4.5 Landmarks
APPENDIX A Campus-Wide Guidelines

- .9 Parking lot perimeters should consist of landscape development and the planting of five deciduous trees (min. 75mm caliper), five coniferous trees (min. 3.0m ht.), and 40 shrubs per 35 linear metres of landscaped yard. A landscape setback of 4 metres should be provided around the perimeter of the parking lot. The plant material should be grouped in planting beds not greater than 25m in length or 10m in width.
- .10 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.
- .11 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.
- .12 All parking lots should be safe and secure and incorporate CPTED principles.
- .13 The zone of responsibility should extend to the face of adjacent buildings, to the edge of the playing field, and across the main entry driveway.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
- 4.2 Pathways
- 4.3 Edges
- 4.4 Nodes

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 20

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

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 livability 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 a building in the Campus should not exceed 30% (Item 7.8.2 Open Space in Development Projects). The Sector Plan has 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:
 - b) To create a comfortable pedestrian environment, a maximum two 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.
 - c) 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.

- d) Materials and detailing should be articulated to distinguish upper storeys from the first two storeys. Upper storeys should be massed and oriented to enhance microclimatic conditions for pedestrians.
 - e) 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

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 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 each development. Conversely, funding can be assessed for each project and set aside in a designated fund for utility expansion.
- .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 may be developed. 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 may be recommended wherever feasible within the 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 20

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

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 (where available)
- Drainage Master Plans (where available)
- Heritage buildings inventory of the University
- City of Camrose 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

	Directly Conforms	Indirectly Conforms	Does Not Conform	N/A
General				
1) <i>The project supports and enhances the characteristics of, and vision for, the Sector.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) <i>The project conforms with land use pattern of the District and Sector.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) <i>The project integrates development within the District framework of pathways, nodes, edges and landmarks.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) <i>The project is architecturally integrated into the District and Sector.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) <i>The project is compatible with other existing and/or planned developments in the Sector and District.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) <i>Special studies have been carried out and support the project within the Sector, e.g. geotechnical, shadow, wind, and others.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) <i>The project conforms with the visual quality and design guidelines of the Sector Plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8) <i>The project conforms with the visual identifier and colour guidelines of the Sector Plan.</i> Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9) <i>The project conforms with and/or establishes the visual landscape treatment guidelines of the Sector Plan.</i> 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:

11) **The project conforms with and/or establishes the public art guidelines of the Sector Plan.**

Comments:

12) **The project conforms with and/or establishes the signing guidelines of the Sector Plan.**

13) **The project conforms with and/or establishes the lighting guidelines of the Sector Plan.**

Comments:

14) **The project conforms with and/or establishes the street amenities guidelines of the Sector Plan.**

Comments:

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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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 approvals.*

Sector Compliance Checklist Page 2

District

- 1) *The development achieves the district objectives of the Sector Plan.*

Comments:

- 2) *The development conforms with the district guidelines of the Sector Plan.*

Comments:

Pathways

- 1) *The development achieves the pedestrian pathway objectives of the Sector Plan.*

Comments:

- 2) *The development conforms with the pedestrian pathway guidelines of the Sector Plan.*

- 3) *The development achieves the vehicular/service pathway objectives of the Sector Plan.*

- 4) *The development conforms with the vehicular/service pathway guidelines of the Sector Plan.*

Comments:

Edges

- 1) *The development achieves the edge objectives of the Sector Plan.*

Comments:

- 2) *The development conforms with the edge guidelines of the Sector Plan.*

Comments:

Directly Conforms	Indirectly Conforms	Does Not Conform	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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:

- 2) ***The development conforms with the node guidelines of the Sector Plan.***

Comments:

Landmarks

- 1) ***The development achieves the landmarks objectives of the Sector Plan.***

Comments:

- 2) ***The development conforms with the landmarks guidelines of the Sector Plan.***

Comments:

Site Specific

- 1) ***The project conforms with site dimensions.***

Comments:

- 2) ***The project conforms and responds to the obligations associated with the zone of responsibility.***

Comments:

- 3) ***The project conforms with site coverage guidelines.***

Comments:

- 4) ***The project conforms with site height guidelines.***

Comments:

- 5) ***The project conforms with site Floor Area Ratio (FAR) guidelines.***

Comments:

- 6) ***The project conforms with setback requirements.***

Comments:

- 7) ***Building massing of the project is compatible with adjacent existing and planned development.***

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit B.2 Sector 20 Implementation Schedule: Activities, Responsibilities, and Time Lines

	Task	Purpose	Responsibility	Start	Complete
1	Travel Demand Management	To understand the travel needs of campus, especially parking.	SPPI		
2	Develop cost estimates and develop pro forma	To assess overall cost to develop, including all new/extended services, roads and pathways, parking, common green space, etc. so that proponents can be charged	SPPI		
3	Establish shared contribution account and structure,	To establish a mechanism whereby capital projects are charged for infrastructure services and obligations (eg green space) and to set up the organization for	SPPI		
4	Establish development	Where appropriate, to promote consistency in systems, in order to optimize costs	P&I		
5	Monitor overall development	To track development intensity against criteria on a campus basis, eg to the LRDP	SPPI		
6	Consider and review the potential for single-point	To minimize conflicts between pedestrian and vehicle, reduce traffic on campus	SPPI		
7	Significant landscape features	To inventory and support sector plan	SPPI		
8	Determine phasing for	To create orderly and prioritized development of the campus to meet need	P&I		
9	Identify clear thresholds for	To support further expansion plans, and to trigger development	P&I		
10	Infrastructure Master Plan	To support the sector plan and LRDP	P&I, Utilities, CNS		
11	Geotechnical studies	To determine developable area of campus, edges to ravines, slope stability	P&I		
12	Demolition plan	To support expansion in orderly and prioritized manner.	P&I		
13	Residence Review	To understand the need for student residence, and portion of enrolment to be	HFS		

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

APPENDIX C - GLOSSARY

Alumni Walk

A proposed walk within the Quad) articulated with special signage and features that celebrate alumni and enriches the lifelong connection between alumni and the University of Alberta.

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 (Augustana)

A key document for the University of Alberta that provides a vision for shaping and guiding future growth, development and redevelopment of the campus site.

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, or overhead—that provide connections between buildings.

Sector

A distinct development area (identified by the Long Range Development Plan) within the 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.

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.

Stormwater Management Facility

A dry or wet ponding area and environs, designed to accommodate stormwater and to serve as an aesthetic and recreational amenity.

Total Floor Area

The combined area of all floors, excluding basement and penthouse levels .

University Core Use

Research, teaching and support services development.

Zone of Responsibility

The area that each facility development or redevelopment is responsible to develop.