



UNIVERSITY OF
ALBERTA

sector plan 7

LONG RANGE DEVELOPMENT PLAN

MARCH 28, 2013

sector plan 7

LONG RANGE DEVELOPMENT PLAN

URBAN
systems
MARCH 2013

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Note:

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

SECTOR PLAN ORGANIZATION

For ease of use, Sector Plans used by the University are organized into five (5) sections, plus appendices.

1. Introduction

This section provides an overview of the process undertaken by the University to establish both a Long Range Development Plan and individual development and redevelopment Sector Plans for the University including the specific consultation activities undertaken for Sector 8.

This section also provides an overview of the underlying structure used to understand and identify existing elements of pattern within and between each Sector, including distinct pathways, edges, nodes, and landmarks.

2. Sector Characteristics & Vision

This section provides an overview of Sector 8's location within the Campus and its distinctive features. This section also presents the vision for the Sector and specific development and redevelopment strategies that will aid in achieving the vision.

3. Visual & Physical Inventory

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

4. Sector Specific Guidelines

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

- Development sites;
- Development opportunity in the Sector;
- Acceptable uses for those sites;
- Compatibility issues with surrounding development;
- Relationship to services;
- Physical linkages to adjacent Sectors;
- Transition/compatibility to adjacent lands;
- Required open space elements; and
- Wayfinding and signage.

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

5. Site Specific Guidelines

This section provides detailed guidelines for development and redevelopment within each existing and proposed site in the Sector. Figures within this section provide conceptual examples of the Site Specific Development Guidelines.

6. Appendix A - Glossary

7. Appendix B

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 Guidelines;
- Sustainability;
- Utilities; and
- Parking, Access and Loading/Maneuvering Areas.

8. Appendix C - 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.

9. Appendix D

- Related Documents
- Acknowledgements
- Consultation Activities

1.0 INTRODUCTION

1.1 Background

In June 2002, the Board of Governors of the University of Alberta adopted a Long Range Development Plan (LRDP) for the University, establishing a vision for shaping and guiding future growth, development and redevelopment at the four (4) Edmonton Campus sites of the University (North Campus, South Campus, Michener Park and Faculté Saint-Jean) to the year 2030.

The LRDP provides a flexible set of strategic planning principles that support the growth of new research, teaching and support facilities, as well as upgrades or replacement of existing structures, within the context of University lands. The LRDP also identifies how University lands and facilities should be developed and outlines initiatives and guidelines that direct appropriate and effective growth and development within the University. Through these principles, initiatives and guidelines, the LRDP has recognized the existing unique characteristics and attributes of the University and promotes 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 of the University; provides the flexibility to respond to future trends and growth; and recognizes the planning initiatives of its neighbours and partners.

Within the Edmonton Campus sites, nineteen (19) Sectors have been identified - eleven (11) Sectors within the North Campus, five (5) Sectors within the South Campus, two (2) Sectors in Michener Park and one (1) Sector at the Faculté Saint - Jean. The University has identified the need to establish more detailed Sector Plans for each of these Sectors.

The Sector Plans are intended:

- 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 each Sector.
- To identify the required physical linkages to adjacent Sectors and the interface with adjacent neighbours and University partners.

The University will use the Sector Plans, in conjunction with the LRDP, to assist future planning and development initiatives within each Sector and determine if individual development or redevelopment projects are consistent with the directions and guidelines provided.

1.2 Sector Structure

The character and physical qualities of each Campus of the University of Alberta is determined, influenced, and shaped by various components: the Campus as a whole, its distinct Sectors, people, and their activities. The visual quality or legibility of these components reinforces the recognition and organization of a coherent Campus and individual Sector “pattern”.

Sector structure is based on Kevin Lynch’s framework created in his study *The Image of the City*. He presented a method for evaluation of city form by observing how individuals perceive and navigate the urban landscape by forming mental maps with five elements: Districts, Pathways, Edges, Nodes, and Landmarks.

Legibility is a crucial concept in the building of a coherent Sector “pattern”. A legible Sector would be one whose districts (areas of recognizable and common character), pathways (urban channels - roads, walkways, greenway corridors, public transit, bicycle routes, etc.), edges (natural and built boundaries), nodes (focal points, plazas, quadrangles, courtyards and gardens) and landmarks (reference points) are easily identified and organized into an overall pattern. Throughout history, these elements have been used to harmonize, identify and characterize the urban environment and establish clear patterns of entry, movement, visual reference, character, social life and experience - in short - “sense of place”.

In order to create a distinctive “sense of place” for each University Campus and Sector, it is important to identify and rely on the existing and potential

interaction between districts, landmarks, nodes, edges and pathway development to establish a series of guidelines and overlays in a comprehensive and implementable format.

In regards to each Sector environment, existing notions of “sense of place” are physically and cognitively created through existing elements of “pattern”, including:

DISTRICTS

Districts include built form areas (e.g. faculties, research centres, student housing, recreational facilities, administration, operational facilities, parking structures, etc.) within each Sector, that integrate with natural features (e.g. river valley, open space, recreational areas, greenways, pedestrian oriented spaces - e.g. 89 Avenue, etc.) and social patterns of life (e.g. the concentration of perceived activity - learning, working and social experiences) to create areas of geographic and visual reference.

PATHWAYS

Pathways include key vehicular and pedestrian routes and their character, related to a Sector theme; spatial quality, landscape treatment; convergence (terminals, directional/wayfinding qualities and networks); and public transit routes, links, stations and stops.

EDGES

Natural boundaries (e.g. North Saskatchewan River Valley) and built form boundaries (e.g. the density, massing, setback and façade treatment of buildings; key roadway boundaries and seams; and streetscape features - treed boulevards, lighting, furnishings, etc.).

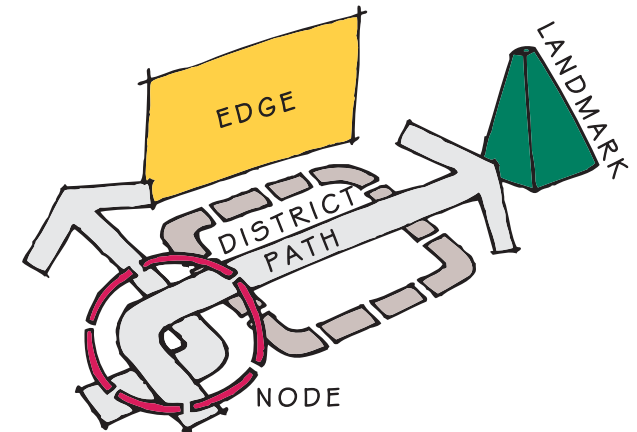


Figure 1.1 Sector Pattern



Figure 1.2 District - 111 Street divides Sector 8 (left) and Sector 7 (right)



Figure 1.3 Pathway - Corridor between Telus and Law

NODES

Nodes include landmarks; areas with a high concentration of activity (e.g. HUB Mall, Walter C. Mackenzie Health Sciences Centre, 89 Avenue transit corridor); actively used open spaces (e.g. plazas, quadrangles, and courtyards); key vehicular and pedestrian intersections; public transit links, stations and stops; and Bridge crossings (e.g. High Level bridge, Belgravia overpass).

LANDMARKS

Landmarks include natural features (e.g. North Saskatchewan River Valley, Research Farm); built form (e.g. Universiade Pavilion (Butterdome), Timms Centre, HUB Mall, Rutherford House, etc.) and other significant urban features (e.g. 87 Avenue and 110 Street entrance feature, etc.).

INTEGRATION OF SECTOR ELEMENT

Within each Sector, specific sites have been identified and assessed for their existing use and future development or redevelopment opportunities. Using the concepts of district, path, edge, node, and landmark, each site has been assessed and development and/or redevelopment guidelines may be provided that offer perspective on intended built form, character, site features, or other planning and design criteria.

Understanding and identifying these existing elements of pattern to define legibility, the perception and preference for the visual environment, and compatibility of each Sector with human purposes will establish a “sense of place”, and the relations, perceptions, attitudes and values that effectively connect people and place.



Figure 1.4 Edge - Saskatchewan Drive (north-east edge of north campus)



Figure 1.6 Landmark - Rutherford House



Figure 1.5 Node - HUB Mall entrance and pedestrian corridor

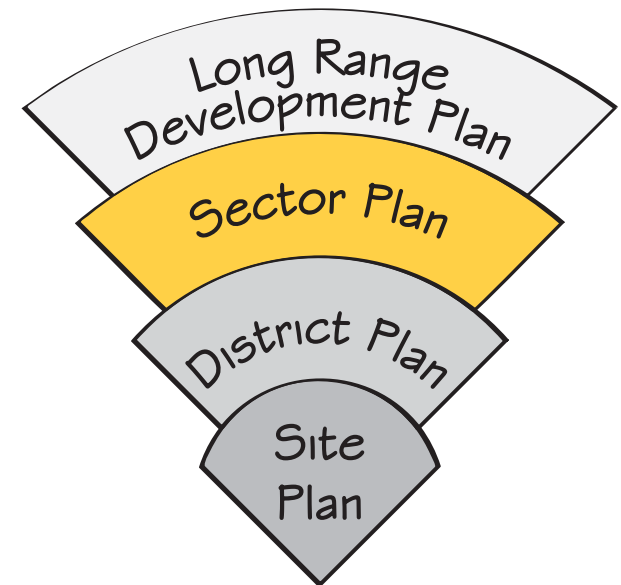


Figure 1.7 Strategic Planning Structure

2.0 SECTOR CHARACTERISTICS & VISION

2.1 Sector Characteristics

Sector 7 is located in the northeast section of the North Campus and is the eastern gateway into the North Campus Academic area. The Sector has a high density of development, which includes the Telus Centre, Timms Centre for the Arts, the Fine Arts Building, the Law Centre, HUB Mall and Humanities Centre. Currently, the central area of the Sector is a surface parking lot, providing 675 parking stalls. Rutherford House is located along Saskatchewan Drive, has a 'Provincial Historic Resource' designation and is operated and maintained by Alberta Culture through the Friends of Rutherford House Society.

The Sector boundary is formed by 87 Avenue (south), 111 Street (east), Saskatchewan Drive (north), and 112 Street and HUB Mall (west). This Sector is characterized by a 'grid' circulation pattern. 87 Avenue is a key vehicular and pedestrian artery into the University Campus. 111 Street provides the primary public access way into the sector and is the transitional zone between Sectors 7 and 8. Saskatchewan Drive is an important corridor within the Campus, offering formal access, pedestrian linkages and views into the North Saskatchewan River Valley. 112 Street is an important north-south artery into the North Campus. Its northern terminus is 89 Avenue allowing public access to various Academic buildings and egress from the Transit Mall. Hub Mall creates a barrier and built edge between Sector 7 and the rest of campus.

The pedestrian network in the area is comprised of a series of at-grade pedestrian walkways, service laneways, interior pedways and an internalized street (located in HUB Mall), which connect east-west and north-south through Sector 7, and provides linkages into adjacent Sectors and other areas. A pedway system on the building-level two complements the at-grade pedestrian network.



Figure 2.1 Location of Sector 7 within the University of Alberta North Campus

2.2 Sector Vision

Sector 7 will be developed to provide additional facilities for the University's growing academic needs. Key district redevelopment and enhancement strategies within Sector 7 include:

- Preserve the Sector's academic character and over time, convert existing surface parking lots into new academic facilities and open space areas.
- Enhance the Sector's roadway grid pattern to: identify and create distinct zones of development, movement, access and wayfinding; organize character development; accommodate a transitional interface with adjacent University Sectors; and provide opportunities for different levels of spatial quality and social activity.
- Enhance the existing north-south and east-west pedestrian network with the extension of new greenway corridors and open spaces that support Campus community linkages, interaction, animation, interpretation, accessibility, wayfinding, and activity within a safe, secure, attractive and pedestrian-scaled environment.
- Consider the improvement of existing academic and residential (HUB) edges and entrances through appropriate physical redevelopment and pathway, node and landmark enhancements.
- Promote and celebrate entry, activity and gathering within the Sector at key nodes and along key corridors.



Figure 2.2 The Law Centre - North along 111 Street



Figure 2.3 Open space feature at Humanities Centre



Figure 2.4 Telus Centre at the intersection of 111 Street and 87 Avenue



Figure 2.5 Pedestrian linkage between Telus Centre and Law Centre

3.0 VISUAL & PHYSICAL INVENTORY

3.1 Districts

Districts - Built form areas that integrate with open spaces and social patterns of life to create areas of geographic and visual references.

EXISTING INVENTORY

3.1.1 Southern District

The Southern District is an academic zone which includes the Timms Centre, Telus Centre, Fine Arts Building and Law Centre. These buildings integrate with the pedestrian movement through the Sector, defining the edge of the pedestrian areas (112 Street, 87, 88 & 89 Avenues - refer to 3.2 Pathways). This area has limited opportunity for future development.

3.1.2 Northern District

The Northern District is a combination of academic (Humanities Centre), and historic (Rutherford House). In this district, the built form defines the edge of the University property along Saskatchewan Drive and creates a cloister area on the south face of the Humanities building. This area has limited opportunity for future development.

3.1.3 Western District

The Western District is formed by HUB Mall, which is a mixed-use residential, commercial, academic and student services building. HUB Mall's integration into the Sector's open spaces and pedestrian linkages could be improved. This area has limited opportunity for future development.

3.1.4 Central District

The Central District is formed by two large surface parking lots (the N and U lots) which accommodate 675 vehicles. While the edges of the parking lots respect the east-west pedestrian movement through the Sector, north-south movements are less

supported and could be improved. This is the one district that is suited for future development and will provide the greatest opportunity to enhance and formalize strong pedestrian and placemaking opportunity.

ANALYSIS

3.1.5 Southern District

The Southern District establishes the beginning of a cohesive Academic area, but the buildings act as isolated entities. The area could be improved by enhancing a cohesive quality that would integrate the buildings into a distinctive district.

3.1.6 Northern District

The Northern District is distinct by the fact that it defines the northern face of the Sector. Rutherford House and the north face of the Humanities Centre create some visual reference, but could be better integrated with the balance of the Sector. A positive and unique quality of this district is its adjacency to the North Saskatchewan River Valley.

3.1.7 Western District

HUB Mall establishes a significant geographical and visual reference for the Campus, but it also creates a visual barrier that does not integrate well with this Sector's open spaces or pedestrian movement. While openings at the surface level allow east-west movement between adjacent Sectors, the definition of these movement opportunities could be improved.

3.1.8 Central District

The Central District is typical of a large surface parking lot. It is an expansive asphalt surface with modest landscape features to integrate it with its surroundings. North-south pedestrian movements through the area are limited and could be improved as development proceeds.

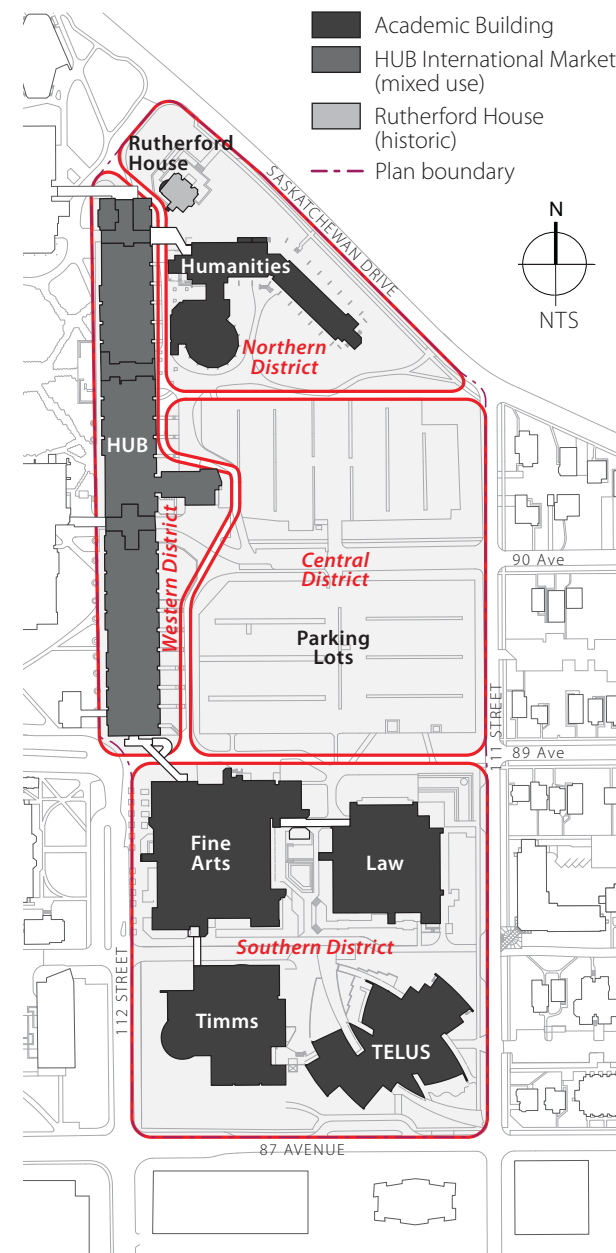


Figure 3.1 Districts - Existing Inventory

3.2 Pathways

Pathways - Key vehicular, pedestrian, and other active transportation routes.

EXISTING PATHWAYS

3.2.1 Pedestrian & bicycle access

The pedestrian and bicycle network is structured by the street system. A series of sidewalks and corridors channel significant east - west movement through the Sector.

- A primary entrance into the Campus is at 87 Avenue and 112 Street.
- A secondary entrance along 87 Avenue is at 111 Street.
- 87 Avenue provides a residential scale sidewalk.
- 88 Avenue: primarily a service vehicle access, but experiences pedestrian usage as well.
- 89 Avenue: service vehicle access along a landscaped corridor with major pedestrian traffic.
- 90 Avenue: primarily a service vehicle corridor with adjacent sidewalk on south side.
- There is evidence of north-south pedestrian traffic along the west side of 111 Street (a worn path in the turf).

3.2.2 Vehicular access

- 87 Avenue: a prominent traffic route that defines the south boundary of Sector 7.
- 111 Street: provides vehicular access into the Campus for parking and service vehicles. Entrances are on 87 Avenue and Saskatchewan Drive.
- Saskatchewan Drive: carries local traffic and defines the northern boundary of the North Campus. It provides service access to HUB Mall, Rutherford House and other Sectors. It also separates the Campus from the North Saskatchewan River Valley, a significant natural feature.
- 112 Street: Provides vehicular access into the southern portion of the Sector. It is also the egress from the transit loop.
- 90 Avenue: main vehicle access point to N and U surface parking lots.
- 88 Avenue provides service access to the buildings and is a secondary pathway for residents of East Campus Village.

3.2.3 Service access

There is ample service connection to all buildings in this Sector including three connections underneath HUB Mall.

3.2.4 Internal pedestrian routes

A central pedway system links the Humanities building with Business, HUB Mall, Rutherford Library, LRT Station, Fine Arts Building, Law Centre and Timms Centre. Telus Centre is currently connected to the Timms Centre via a shared underground parking garage.

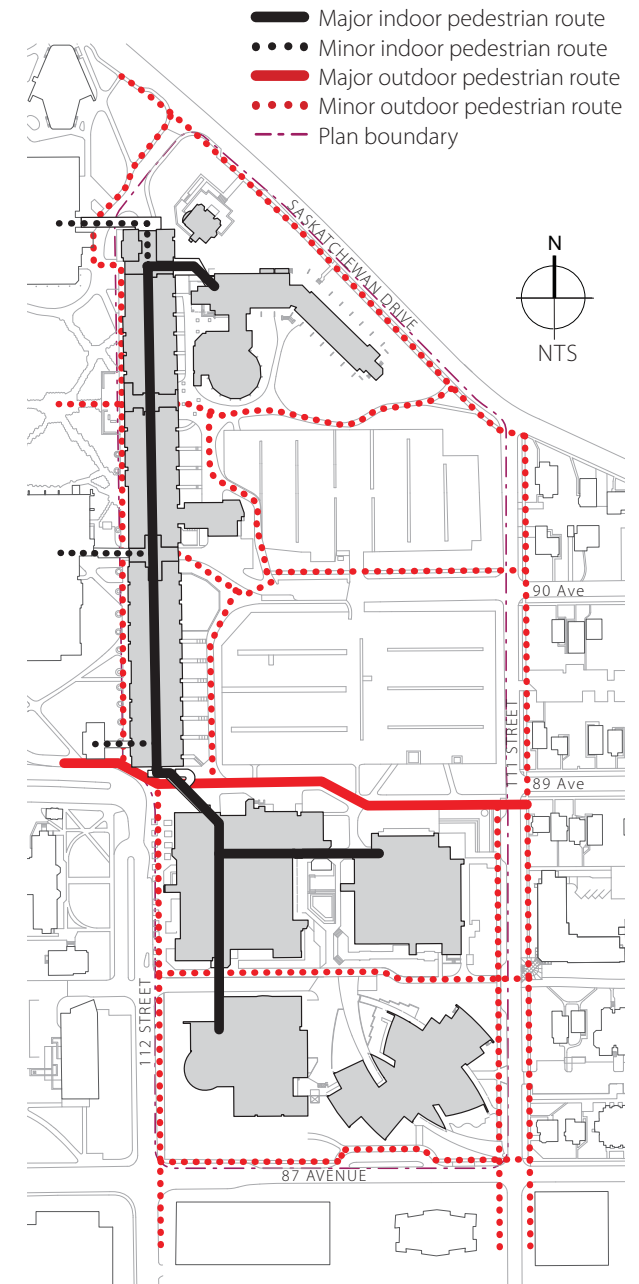


Figure 3.2 Pedestrian Pathways - Existing Inventory

ANALYSIS

While there is ample pedestrian access through this Sector, the quality of the pedestrian environment could be improved.

- 87 Avenue lacks distinction as a major edge.
- 88 Avenue is a significant link to the residential pedestrian street in Sector 8 and a direct link to the shops along 109 Street. Recent redevelopment has created a pedestrian commons between 100 and 111 Streets with restricted service access.
- 89 Avenue links the residential neighbourhood with the heart of the North campus, but pedestrian use can become secondary to service vehicles.
- Saskatchewan Drive lacks distinction as a major edge, and acts as a barrier to the North Saskatchewan River Valley.
- While HUB has several openings at the surface level into the building, it has very few that allow east-west pedestrian traffic to move between adjacent open spaces.
- North-south non-vehicular corridors for pedestrians and bicycles are poorly defined, and limited to the outer edges of the area.

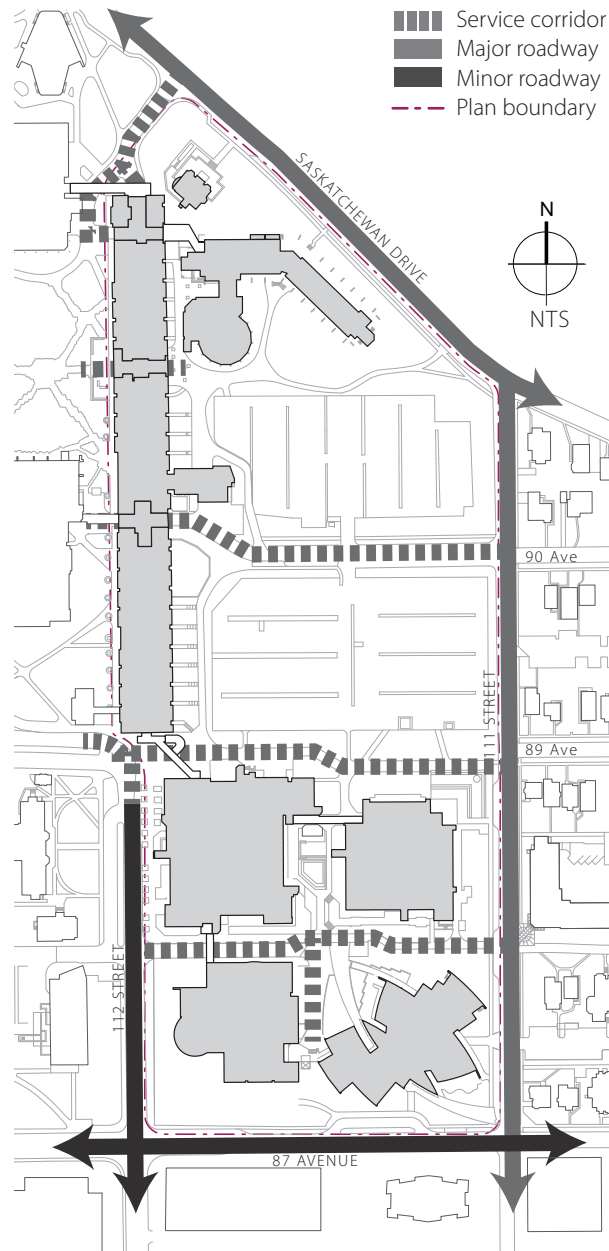


Figure 3.2 Vehicular Pathways - Existing Inventory



Figure 3.3 112 Street corridor looking north



Figure 3.4 Major pedestrian route on north side of Law and Fine Arts looking west

3.3 Edges

Edges - Natural and built form boundaries that form spaces.

EXISTING EDGES

3.3.1 North Edge

Saskatchewan Drive forms the north boundary of the Campus. It has an architectural edge formed by the Humanities Centre and Rutherford House and includes a narrow sidewalk with boulevard trees.

Adjacent land use: North Saskatchewan River Valley (City of Edmonton). Mature, dense planting, thick enough to screen views of the river valley from a pedestrian perspective. City of Edmonton pedestrian/bicycle trail system (the Laurence Decore Lookout) set back from north curb.

3.3.2 East Edge

An architectural edge is formed by the Telus Centre and the Law Centre, but the remaining edge is the informal undefined green spaces adjacent to the N and U parking lots.

Adjacent land use: University property. Single detached residential and mid density apartments (International House) with mature boulevard trees. Part of this edge is a recreational open space for student residents (the 88 Avenue pedestrian corridor).

3.3.3 South Edge

87 Avenue forms the southern boundary of Sector 7. The Timms Centre and the Telus Centre form the architectural edge, and mature boulevard trees begin to create a pedestrian edge to the Avenue.

Adjacent land use: commercial and high rise apartments to the south. There is a sidewalk and mature boulevard trees between the Timms Centre and Telus Centre, and 87 Avenue.

3.3.4 West Edge

An architectural edge of the Timms Centre and the Fine Arts Building defines 112 Street, but HUB, while forming an edge, also acts as a barrier between adjacent Sectors.

Adjacent land use: Academic use at the north end (Brain and Aging Research Building) and other Ownership along the south (St. Stephens College and Old St. Stephens College). North of 89 Avenue is bordered by the transit area, key open spaces, Rutherford Library, the School of Business and the Tory Lecture Theatre Complex.

ANALYSIS

Sector 7 has prominent edge conditions that define the Campus boundary (Saskatchewan Drive), a prominent entrance (112 Street and 87 Avenue) and separates an academic area from a residential area (111 Street). However, edge conditions do not celebrate or recognize their significance within the Campus and could be improved. HUB acts as a barrier between adjacent Sectors, with limited east-west through movements between sectors.

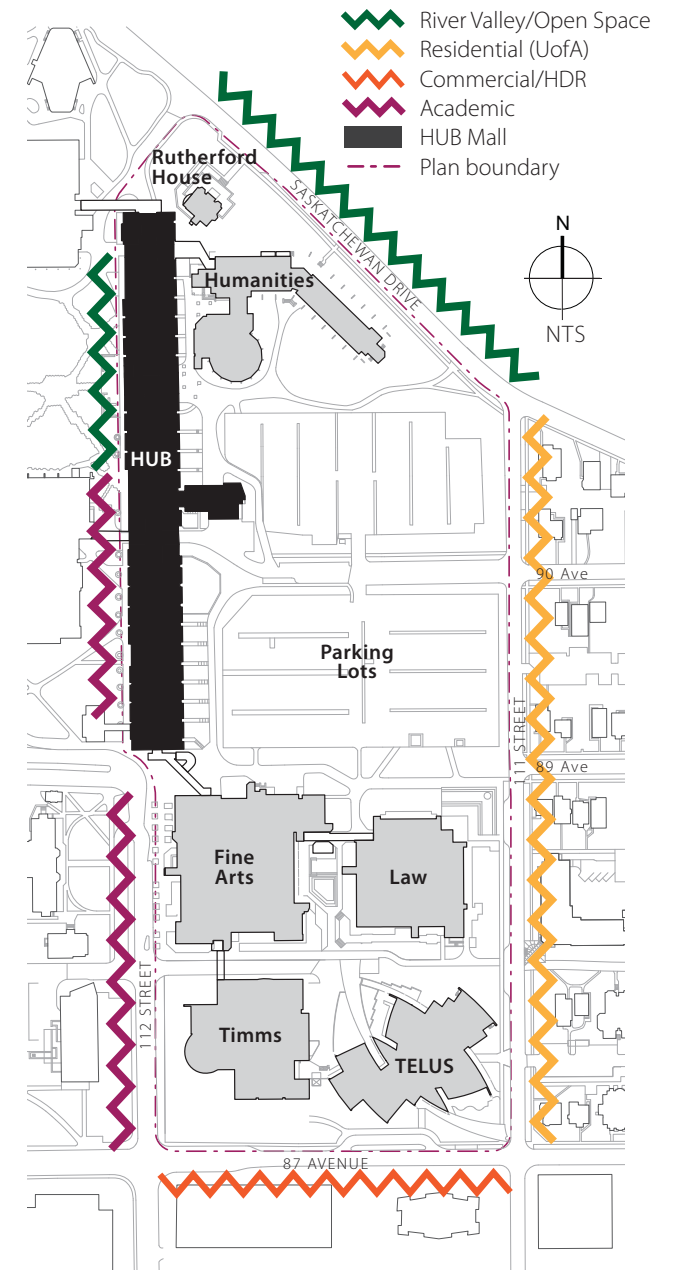


Figure 3.3 Edges - Existing Inventory

3.4 Nodes

Nodes - Areas with high concentrations of activity; key vehicular and pedestrian intersections; public transit links, stations and stops; and bridge crossings.

EXISTING NODES

3.4.1 Entrances

- 112 Street, where it intersects with 87 Avenue, is a prominent north - south entrance into the campus for both vehicular and pedestrian traffic from the south, east and west.
- 111 Street, where it intersects with 87 Avenue, is an entrance for both vehicles and pedestrians. It is a prominent vehicular entrance and exit into this Sector. The Telus Centre is a prominent building at this entrance.
- 111 Street, where it intersects with Saskatchewan Drive, is a secondary entrance for both vehicles and pedestrians.

3.4.2 Links between adjacent Sectors

- Nodes along 88 Avenue (112 Street, entrance to the Fine Arts courtyard, and crossing 111 Street).
- Nodes along the 89 Avenue pedestrian corridor (at HUB, entrance to Fine Arts courtyard, and crossing 111 Street).
- 90 Avenue and 111 Street (minor node)
- Links to other Sectors east - west through HUB

3.4.3 Vehicle/pedestrian intersections

- 87 Avenue and 111 Street has traffic lights and cross walks.
- 87 Avenue and 112 Street has traffic lights and cross walks.
- Other intersections are uncontrolled by lights and have varying levels of signage and cross walk markings.

ANALYSIS

Entrances into the campus, both vehicular and pedestrian/bicycle, are key nodes as they mark the threshold between the University and the surrounding city, as well as between the different Sectors on campus, and assist the public in “wayfinding”. However, the entrances in this Sector lack definition.

Links between adjacent Sectors create key nodes for circulation through the Campus. They provide an opportunity to reinforce and reorient movement through the Campus and act as wayfinding devices. While some of the nodes in this Sector provide Campus maps, they are not consistent, nor do they clarify travel and wayfinding through the Campus. Vehicle/pedestrian intersections need to be clearly marked in order to ensure public safety.

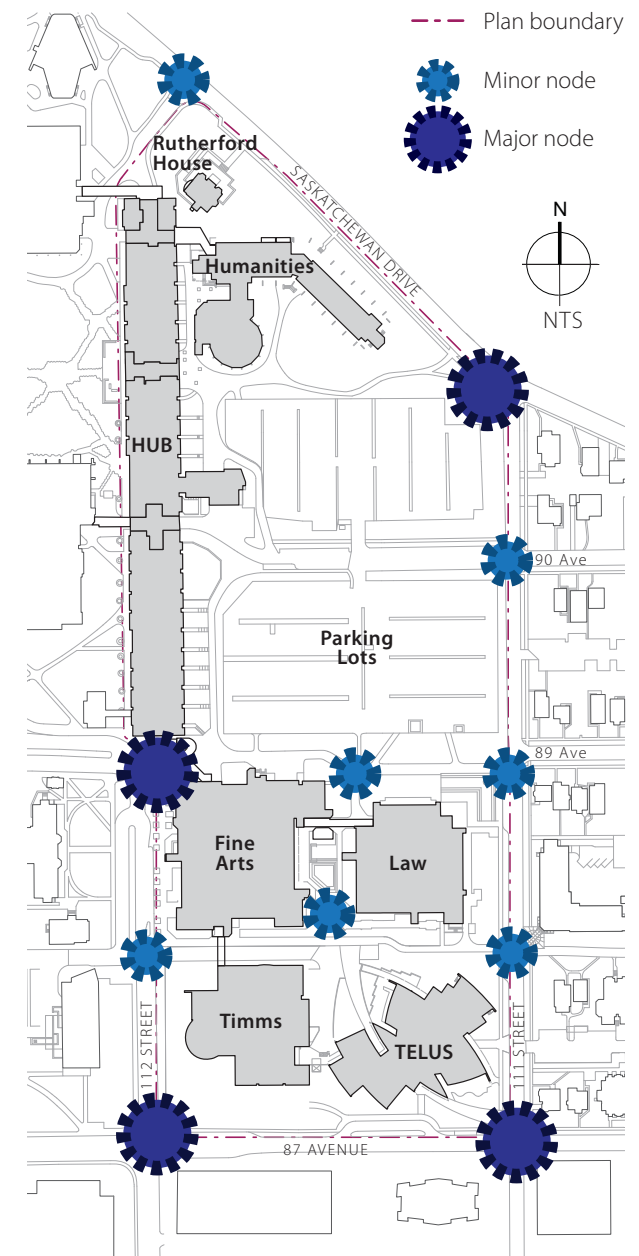


Figure 3.4 Nodes - Existing Inventory

3.5 Landmarks

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

EXISTING INVENTORY

3.5.1 Rutherford House

Rutherford House is a post-Edwardian style home built by the founder of the University of Alberta, Premier Alexander Cameron Rutherford (1911). The Province of Alberta has designated Rutherford House as a Provincial Historic Resource. The house is presently used as a Tea House, and provides for catered functions.

3.5.2 Historic Tree

This Sector is the site of the “Garneau Tree”, planted in 1874 by Laurent Garneau, the first resident in this area. It is located adjacent to the parking lot along 111 Street.

3.5.3 River Valley

The North Saskatchewan River Valley borders the northern boundary of Sector 7, and is within the boundary of the North Saskatchewan River Valley Bylaw of the City of Edmonton.

ANALYSIS

The landmarks within Sector 7 are merely individual components within the development of the Campus. They are not major focal points, and could be improved in their definition and interpretation.

Furthermore, there are ample opportunities to develop landmark sites within this Sector in order to define nodes and to link key pedestrian corridors.

Preserving and interpreting the “Garneau Tree” is an opportunity to maintain a link with the past. However, since these are living features, their health and structural quality should be assessed when development is scheduled around them.

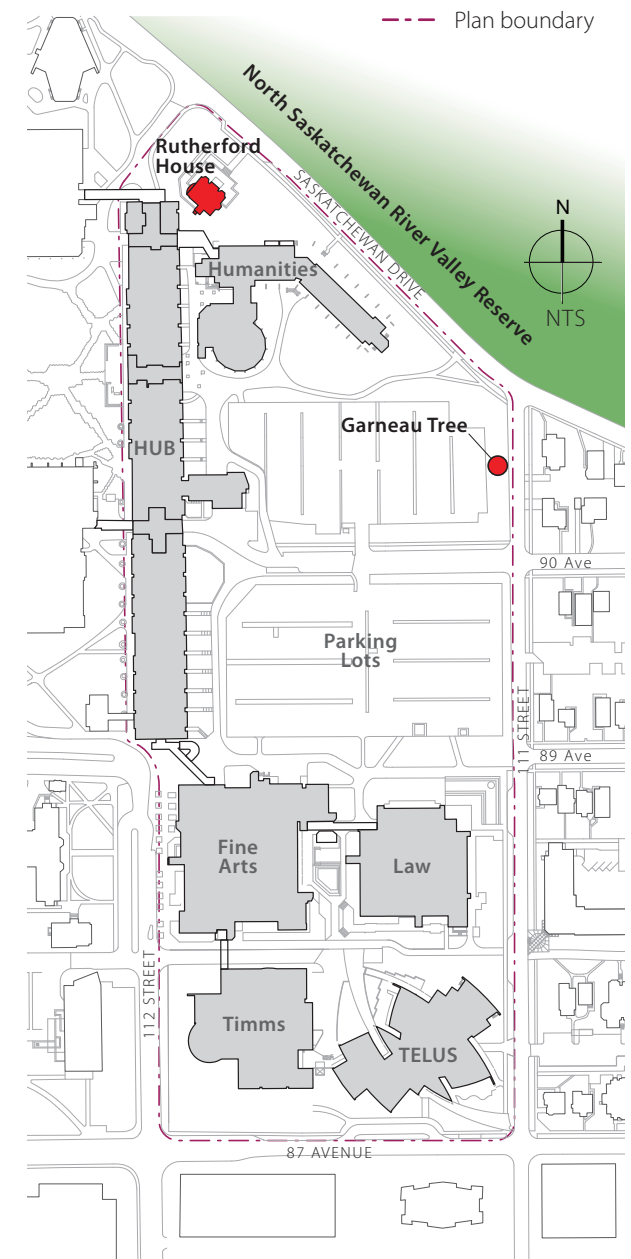


Figure 3.5 Landmarks - Existing Inventory

4.0 SECTOR SPECIFIC GUIDELINES

4.1 Districts

OBJECTIVES

To create connected, related districts to guide development in Sector 7:

- The Western District
- The Northern District
- The Central District
- The Southern District

These districts contain, and are linked through, existing and proposed roadways, greenway corridors and open space. Overall, the Sector should continue to develop as a pedestrian-oriented environment, and seasonality, safety, and multi-modal transportation (pedestrians, bicycles, skateboards, etc.) should continue to be considered in development and re-development.

As shown on the District Map (Figure 4-1), several districts have more than one existing or future development site. The following guidelines apply to the district only. Site specific guidelines for individual existing or future development sites are provided in Section 5.0.

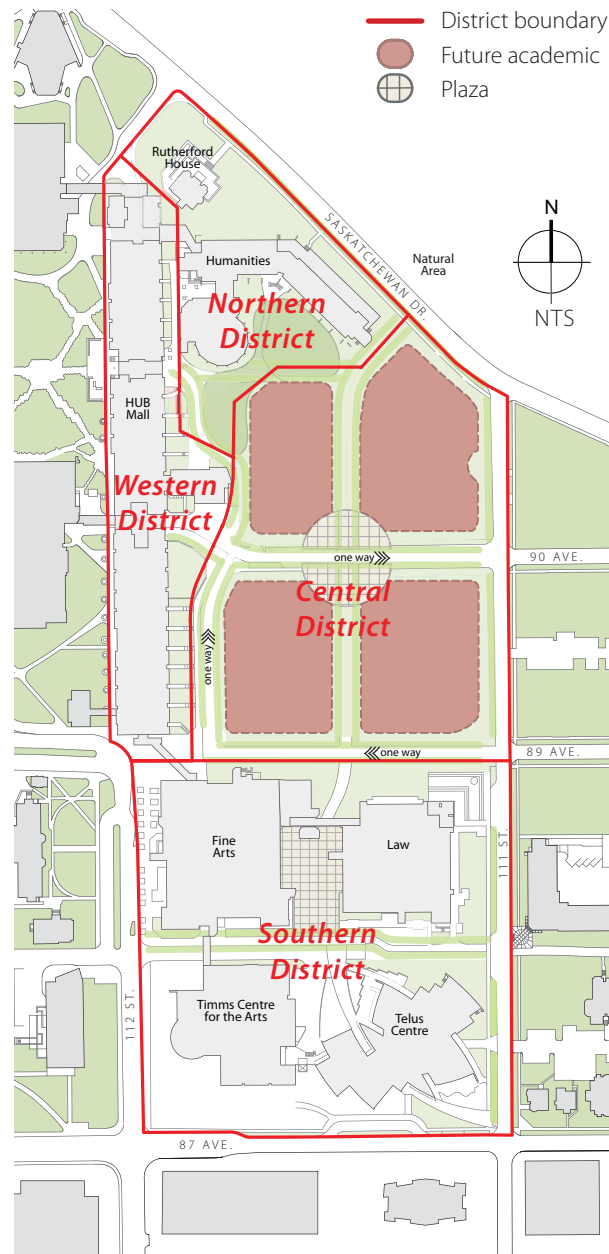


Figure 4.1 Districts

GUIDELINES

4.1.1 Western District

The HUB creates a strong, linear and structural commercial/residential edge to the western boundary of Sector 7. Constructed in 1972, the HUB houses six (6) shared floors of student apartments (850 units) and a commercial/retail corridor along the second floor, which includes some academic and student services. The HUB is an active interior centre for the North Campus. It has numerous pedestrian access points along its perimeter and five pedway connections to other facilities (Business, Humanities, Rutherford Library, LRT station and FAB). It is serviced through four access points and one central service/loading centre, located centrally on the east side of the building.

HUB Mall will be maintained as a mixed-use, student residence, and academic building. Overall, the ground level interface on east and south sides should be enhanced, pedestrian connections through HUB Mall could be improved, and consideration could be given to removing the existing south-end stairwell structure to improve view corridors.

Development Guidelines

- Consider improvement of at-grade entrance development at node locations:
 - architectural enhancements to clearly articulate through portals and nodes; and
 - defined access, gathering and movement conditions.
- Consider the creation of a soft and aesthetic pedestrian edge against the building exterior through foundation planting along the west façade.

- Explore the enhancement of the eastern edge of the HUB to provide an improved interface between the HUB façade/residential edge and adjacent secondary walkway corridor, using low fences or walls, plantings, etc.
- Maximize views and access, and minimize the impacts of its interface with existing service lanes and loading areas, through any improvements along the east edge of the HUB.
- Consider the architectural definition and aesthetic integration of portals through the HUB to emphasize entrance and define key approaches.
- Consider portals' possible role as staging points between adjacent quadrangles.
- Consider the removal of existing south-end stairwell to improve view corridors.

4.1.2 Northern District

This district includes Rutherford House, the Humanities Building, and a potential future open space development.

A special consideration of this district is Rutherford House. Rutherford House, built in 1911, was the residence of the founder of the University of Alberta, Premier A.C. Rutherford. It is presently operated by Alberta Culture in cooperation with The Friends of Rutherford House Society. Alberta Culture provides all programming and interpretive activities, while the Society operates visitor services within the site. The Province of Alberta has designated Rutherford House as a Provincial Historic Resource.

Development Guidelines

- Through liaison with Alberta Community Development, support the enhancement of Rutherford House to provide formal garden areas and maintain connections to Saskatchewan Drive and adjacent areas.
- As the formal garden area is used for outdoor programming (ex. teas, weddings, etc.), consider ways to ensure that it continues to support this programming.
- Maintain the Humanities Building for academic use.
- Consider the development of a quadrangle south of the Humanities building to create a shared open space for the surrounding existing and future buildings, as well as connect to the Arts quad west of HUB Mall.
- Consider incorporating the existing amenity area/water feature on the south side of the Humanities Building into the proposed new quad.
- Consider the creation of a major east-west pedestrian and bicycle connection along Saskatchewan Drive.

4.1.3 Central District

Moving forward, this district will see the most change. Currently the site of large surface parking lots, it is envisioned as a primary zone for new academic facilities, complemented by a new central park/plaza and underground parking.

Development Guidelines

- Consider the development of four new academic buildings within the existing surface parking lots (Lots U and N).
- Development of the NE lot for a new academic building taking advantage of the potential upper-floor views of the river valley.
- Develop the NW lot for a new academic building. It should reflect a scale respectful of HUB Mall and Humanities building, as well as the southern shadow cast on to the new open space created.
- Develop new academic buildings on the southern lot providing for strong pedestrian and vehicle movement.
- Explore connecting these buildings either below or above grade to each other and the existing buildings as appropriate.
- Integrate new academic development into the Sector, respecting and addressing the surrounding corridor networks, existing buildings and the river valley edge.
- Explore the accommodation of future vehicular parking underground
- Support a major north-south pedestrian and bicycle connection along 111 Street and a more pedestrian focus within the sector.



Figure 4.2 Central District - potential for new academic buildings



Figure 4.3 Northern District - potential for recreation opportunities in new quadrangle

4.1.4 Southern District

This district is an existing academic zone which includes the Timms Centre for the Arts, Telus Centre, the Fine Arts Building, and the Law Building. These buildings, and the District overall, will be maintained as academic and community amenity facilities. Development and redevelopment in this District should focus on ensuring the spaces between buildings draw them together in a cohesive way, as well as improvements to important roadway-adjacent areas (87 Avenue, and 112 and 111 Streets, in particular).

Development Guidelines

- Support streetscape improvements to create a significant entrance and activity node at 89 Avenue and 111 Street.
- Support streetscape improvements to 111 Street to create a main, multi-modal activity corridor.
- Ensure all development and re-development supports a major north-south pedestrian and bicycle connection along 111 Street and pedestrian movements within the sector.
- Consider the creation of open space opportunities along the north-south pedestrian and bicycle corridor between Fine Arts and Timms to the west and Law and Telus to the east.
- Consider an Arts Walk corridor along 87 and 88 Avenues to accommodate public art installations

- During any redevelopment efforts, consider undertaking streetscape improvements along the east side of 112 Street.
- Support the development of a major north-south pedestrian connection between the buildings to intersect with 89 Avenue that eventually connects this area to the Central and Northern Districts, as well as Saskatchewan Drive.
- Consider the removal of loading and waste removal structure from the north east corner of the Fine Arts building to support and enhance open space and north/south pedestrian and bicycle connections between 89 and 87 Avenues.

4.2 Pathways

OBJECTIVES

Develop a hierarchy of vehicular and pedestrian pathways that physically and visually link nodes, districts and sites within the Sector and surrounding Campus, neighbourhoods and natural areas.

The existing grid of Streets, Avenues, and lanes could be enhanced to:

- retain and define specific character zones and street frontage for varying development areas;
- create a well-structured separated vehicular and pedestrian-oriented environment;
- maintain existing mature tree boulevards;
- enhance the development of a strong physical and cognitive wayfinding pattern;
- define entrances, access, edges, intersection and pathway features; and
- integrate and reinforce the interface with Sector 8 and surrounding North Campus Sectors.

The hierarchy should be based on the following pathways:

- Promote pedestrian pathways within the sector.
- Enforcing pedestrian and bicycle pathways along edge of sector.
- Enhancement of 89 Avenue as a primary pedestrian bicycle area.
- Limiting public vehicles to “The Loop”.
- Maintain service vehicle access.
- Emphasize inter connections between sectors.

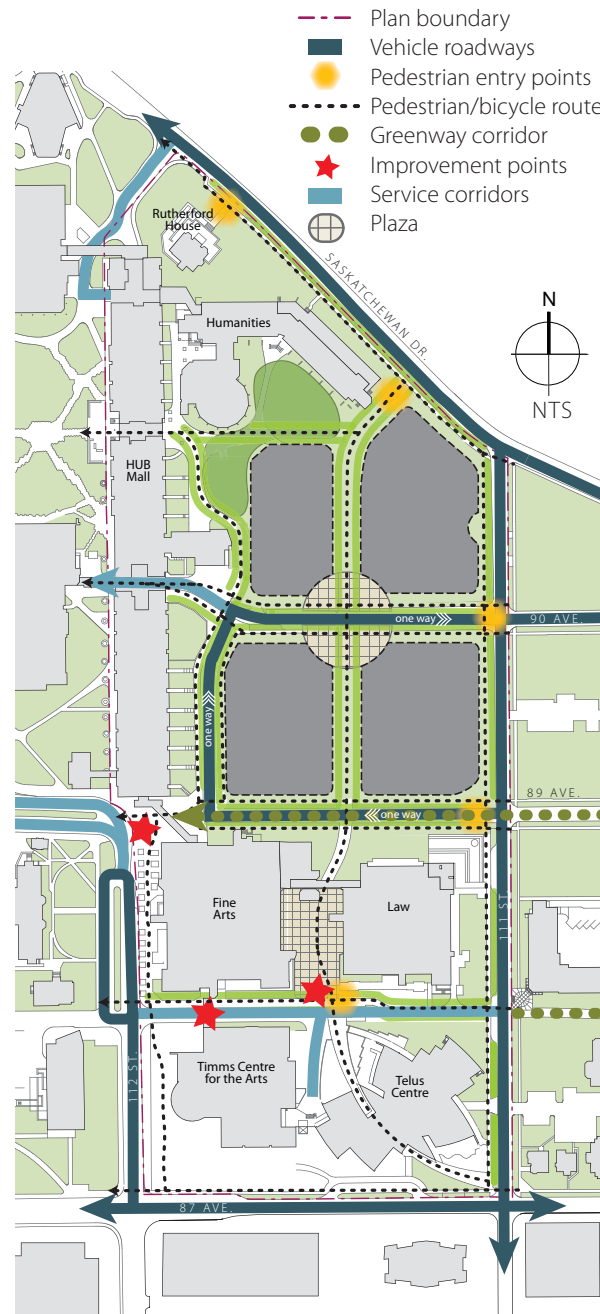


Figure 4.4 Pathways

GUIDELINES

4.2.1 112 Street

112 Street, which extends to 89 Avenue, is one of the main north-south arteries into the North Campus. Based on the ideas presented and illustrated in the University’s ‘Reconstruction of 89 Avenue – Development Plan’ (February 1992), 89 Avenue was redeveloped as a specific open space ‘precinct’ area within the North Campus. The improvement area included 112 Street. However, these improvements were not completed.

Key guideline development strategies include:

- Consider introducing boulevard tree planting along the Timms Centre edge, complete with raised tree/shrub beds (to reflect building architecture), seating areas, patterned walkways and tree grates, pedestrian scaled lighting and banners, and public art to soften and enhance public activity and gathering at this important intersection and Campus artery.
- Consider the implementation of the previously proposed new entrance into the Fine Arts building, at the northwest corner oriented toward the main LRT station, and create an outdoor gallery space.
- Consider the removal of the stairway under the HUB/ FAB elevated walkway to enlarge the width of the walkway between the two buildings. Note: Any future revisions to the pedway (elevated walkway) link should be assessed in relationship to future building redevelopment strategies.
- In any redevelopment, reflect 89 Avenue walkway widths and patterning to create an unobstructed pedestrian environment through this major spine of campus.
- Consider the development the intersection of 112 Street and 89 Avenue as key node in this Sector.

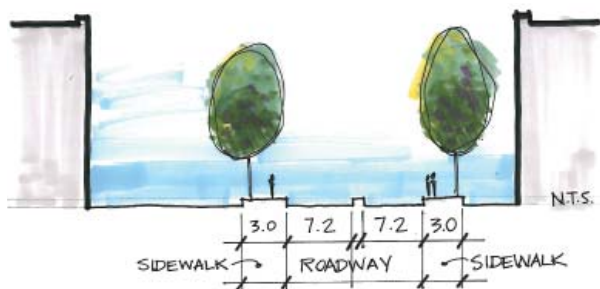


Figure 4.5 111 Street cross section - "The Urban Boulevard"

A focal element would mark the termination of 112 Street and a formal plaza would recognize prominent point along the 89 Avenue Greenway Corridor.

- When feasible, introduce site furnishings and signing consistent with 89 Avenue.
- When feasible, introduce kiosks, directories and wayfinding devices at key intersections.
- Consider the introduction of public art.

4.2.2 111 Street – "The Urban Boulevard"

Enhance 111 Street as a median separated "urban boulevard" that integrates east/west corridor nodes, existing and future building edges and streetscape improvements to provide a transitional zone between Sector 7 and Sector 8.

Key guideline development strategies include:

- Consider the provision of a 3.0 metre walkway width to ensure an unobstructed pedestrian/cyclist environment on both sides of the street.
- When feasible, introduce an integrated furnishings approach for entire length of 111 Street (e.g. benches, waste receptacles, bicycle racks, tree grates and guards, utility poles, boxes, etc.).
- When feasible, introduce kiosks, directories and wayfinding devices at key intersections or mid-block gathering or seating areas.

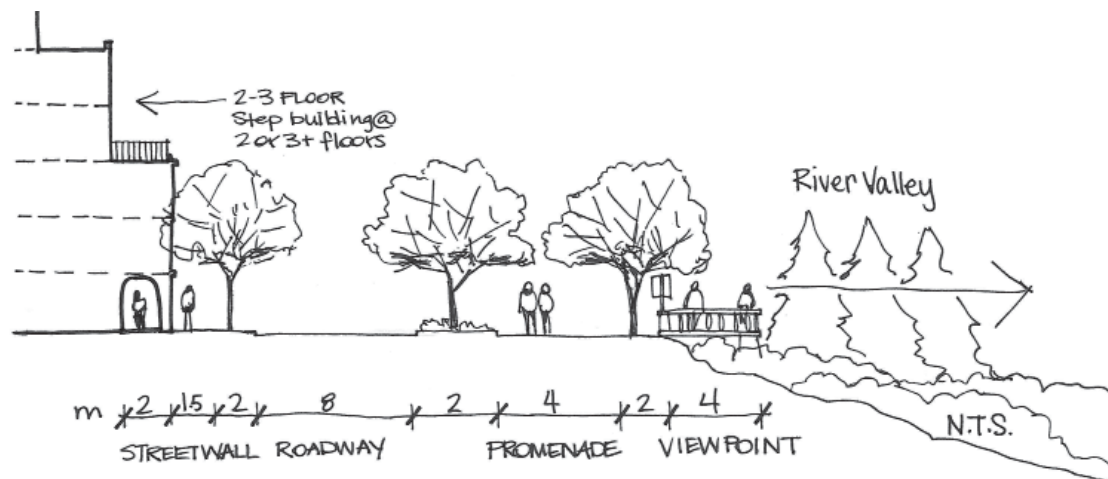


Figure 4.6 Proposed riverfront promenade development (illustrative only)

- When feasible, introduce banners and integrated signing.
- Preserve (if feasible) existing mature boulevard trees.
- Consider the introduction of public art.

4.2.3 Saskatchewan Drive – "The Riverfront Promenade"

Encourage promenade development along Saskatchewan Drive to define the boundary of the Campus and to connect scenic viewpoints along the North Saskatchewan River Valley.

Key guideline development strategies include:

- In coordination with the City of Edmonton, consider the provision of wide (3.0 m) boulevard walks to allow space for multi-use (e.g., pedestrian, bicycle, joggers, etc.) and site furnishings, signing and public art (e.g., historic 'University based' themed walk).
- Development of defined crosswalks. To the existing River Valley system.

- Connect to City of Edmonton bicycle network as appropriate.
- Encourage formal viewpoints, as appropriate.
- Introduce streetscape features (seating, receptacles, banners, etc.) and interpretive and directional signing, as appropriate.
- Preserve existing mature boulevard trees where feasible.

4.2.4 87 Avenue – "The Grand Avenue"

Support 87 Avenue as a "Grand Avenue", celebrating movement within the North Campus and encouraging street and sidewalk related activities, gathering features and social contact within a dynamic urban environment.

Key guideline development strategies include:

- Consider widening walkways (approx. 3 - 4 m) and introduce patterned surfaces
- Support the enhancement of intersections as appropriate (e.g., special surface treatments, visible public art landmarks, etc.), while maintaining clear sight lines for drivers and pedestrians.

- Integrate existing mature boulevard trees with new tree plantings to create an allée of trees.
- Considers the enhancement of plaza spaces around the Timms Centre and Telus Centre with tree and raised shrub bed plantings, seating areas, architectural elements (e.g., arcade), and public art, to promote gathering and activity.
- Introduce pedestrian-scaled lighting, banners and integrated signing, as appropriate.
- Consider the introduction of kiosks, directories and wayfinding devices at key intersections or mid-block gathering or seating areas.
- Consider the introduction of public art.

4.2.5 Service Corridors

Maintain service access and corridors to existing and new academic buildings.

Key guideline development strategies include:

- Where feasible, maintain, integrate and enhance existing service corridors and areas with future proposed district and site specific development and vehicular/pedestrian movement within the Sector.
- Where feasible, reduce existing roadway widths to the minimum width that allows two vehicles to pass.
- Incorporate separated pedestrian walkways to create a defined balance between vehicular and pedestrian use, safety and visibility.
- Incorporate separated pedestrian use and the proposed extension of the courtyard area, located between Fine Arts and Law, into the 88th Avenue service corridor. The service area should have vehicular access from 112 Street only.

- Consider the enhancement and screening of the area behind Telus, Timms and Fine Arts with foundation plantings and plaza extension additions (e.g., arcades, decorative fence lines, raised beds, public art, etc).
- Retain 90 Avenue's extension to the HUB, with defined, free flow vehicular and pedestrian access from 111 Street to the new academic buildings (C5, C6, C7, and C8).
- Consider raising pedestrian intersections along service corridors to create a visual and physical separation, and include wayfinding kiosks and/or markers, bollards, seating areas, and tree/shrub plantings.
- Preserve existing trees and shrubs (if feasible) and supplement, maintaining a safe, secure and vehicular/pedestrian friendly environment.
- Where appropriate, utilize screening features in service corridors (e.g., with plantings, fencing, land form, public art, etc.) to visually buffer storage, utility, and garbage areas while not affecting pedestrian safety or security.
- Consider the reduction or removal of existing parking over time in service corridor areas with the introduction of underground parking as part of the development of new academic buildings in Central District.
- Consider developing service corridors with formal and consistent type of entry feature (complete with vertical and/or gateway structure, plantings, themed signing, lighting, etc.) to create a visually coordinated pattern for service areas within the Campus, to clearly define edge and enclosure, and enhance the visual integrity of these functional spaces.

4.2.6 89 Avenue – “Greenway Corridor”

Transform the existing 89 Avenue corridor into a major greenway corridor, emphasizing a pedestrian oriented Sector and further formalize major east-west spine from 116 Street to 110 Street.

Key guideline development strategies include:

- Consider developing a formal patterned walkway centred within the Corridor, complete with an allée of trees similar to the recently completed 88 Avenue Commons in East Campus Village.
- Support the creation of direct walkway access to major building entrances.
- Consider developing the intersection of 112 Street and 89th Avenue as key node in this Sector. A focal element would mark the termination of 112 Street and a formal plaza would recognize prominent point along the 89 Avenue Greenway Corridor.
- Provide public gathering zones, site furnishings, kiosks, directories, Campus/ emergency telephone stations, and other interpretive and wayfinding signage, public art areas along the Corridor and at key node, intersections and building entrance locations, as appropriate.
- Allow the opportunity for ground floor building ‘spillover’ for commercial (e.g. outdoor cafe/ restaurant) use, especially in the area between 111 Street and 112 Street, where feasible.

4.2.7 Pedestrian Pathways

Support the development of a hierarchal network of pedestrian corridors to provide mid-block, east-west and north-west connections through the Sector that connect to surrounding areas. This network should maintain and expand upon existing interior and exterior pedestrian corridors to provide safe, secure, and strong linkages.

Key guideline development strategies include:

- Consider developing a mid-block secondary corridor, extending north-south through Sector 7, connecting the 88 Avenue service corridor with the edge of the North Saskatchewan River Valley. This connection could be visually and physically structured through the proposed addition of the courtyard between Fine Arts and Law and a pedestrian link along the 88 Avenue service corridor (east/west) and northward to the proposed open space area between Humanities and the future academic building development (C7 and C8) and the edge of the North Saskatchewan River Valley.
- Consider the development of a secondary corridor linkage along the eastern edge of HUB, including enhancements along the east façade of the HUB, to enhance existing and future nodes, plaza areas, building entrances and open space along this corridor.
- Provide pedestrian access east/west along the proposed 89 Avenue and 90 Avenue service corridors
- Preserve existing mature trees (if feasible) and incorporate additional tree and shrub plantings, primary and secondary walkway connections, public gathering zones, site furnishings, kiosks, directories, Campus/emergency telephone stations, and other interpretive and wayfinding signage, and public art areas.

- Consider the enhancement of pedestrian corridor entry points, especially at the intersection of: the 88 Avenue service corridor and proposed Fine Arts courtyard, the 89 Avenue greenway, 111 Street and 90 Avenue service corridor intersections, and Saskatchewan Drive/ Rutherford House connections, to create a recognizable pattern of pedestrian connection, access, movement and wayfinding.
- Support pedestrian corridors to be a maximum 3.6 metre and a minimum 2.5 metres in width, to provide multi-use opportunities and open, safe and secure sight lines.
- Consider the reflection of existing or future landscape development along pedestrian corridors. For example: 88 Avenue and 90 Avenue service corridors could have formally arranged landscape approach. The mid-block link between the 88th Avenue service corridor should have a formal (allée) walkway integrated with more 'natural' planting along future academic building (C5, C6, C7) edges.

4.2.8 Pedway Pathways

Link buildings with below and above pedway connections as appropriate.

Key guideline development strategies include:

- Support the design of pedways to minimize visual impacts (e.g. transparent, perpendicular to the street, separate structure, etc.).
- Maintain a maximum of one pedway (above grade) crossing within each roadway and green space block to minimize visual disruptions and microclimatic conditions.



Figure 4.7 Bicycle and Pedestrian Pathways

4.3 Edges

OBJECTIVES

Use existing and future edge development to provide defined borders to districts, paths and nodes within the Sector and to define the Campus boundary.

Edges within Sector 7 include:

- 87 Avenue - “The Grand Avenue”
- 112 Street
- 111 Street - “The Urban Boulevard”
- Greenways and Corridors (88 Avenue, 89 Avenue, 90 Avenue and the Pedestrian Corridor Along the East Face of HUB)
- Proposed Screening/landscape additions at the rear of Telus
- Proposed Fine Arts Courtyard
- Proposed Improvements Along the East Face of HUB
- Proposed new academic buildings in the Northern and Central District



Figure 4.8 Opportunity for edge improvements to HUB Mall



Figure 4.9 Potential for Fine Arts Courtyard

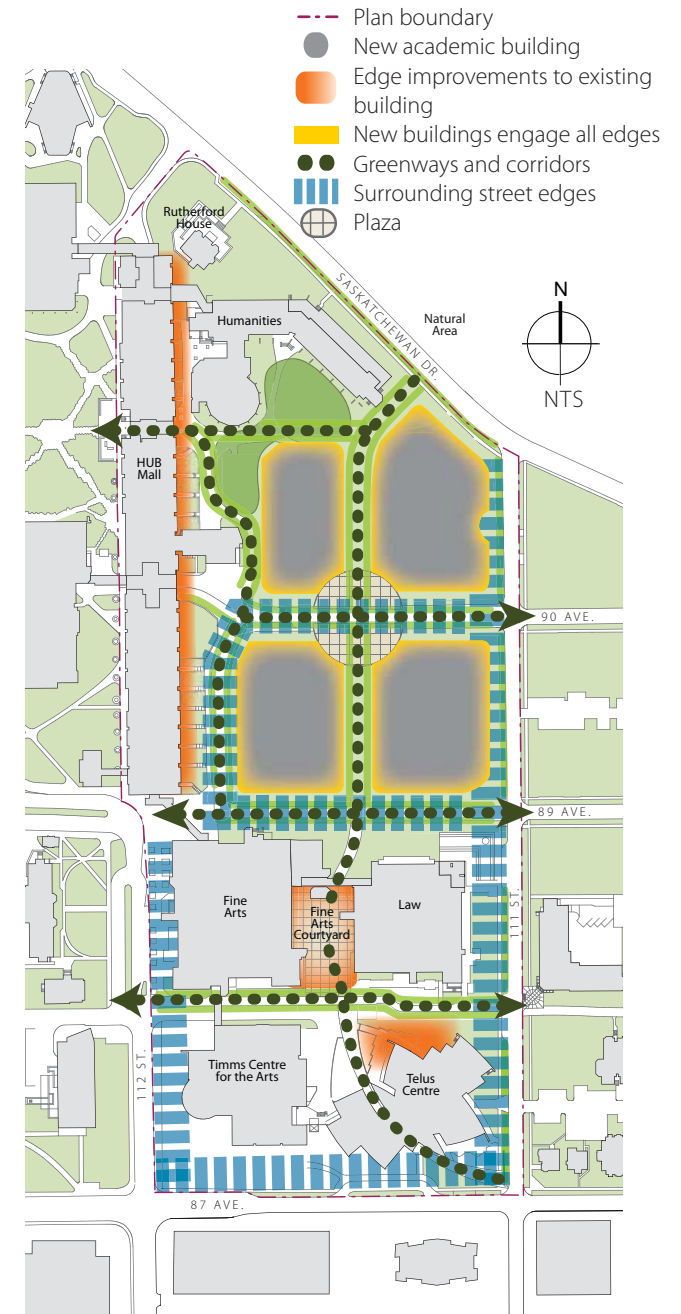


Figure 4.10 Edges

GUIDELINES

4.3.1 87 Avenue - “The Grand Avenue”

- Consider incorporating additional forecourt and plaza enhancements, along with “Grand Boulevard” development, to create a continuous street frontage, activity and sense of place.
- Support enhancement of plaza spaces around Timms Centre and Telus Centre to improve 87 Avenue edge conditions. Enhancements could include tree and raised shrub bed plantings, seating areas, architectural features (e.g., arcade), and public art, to promote gathering and activity.
- Ensure existing buildings and their entrances are inviting, visible and well defined through the use of streetscape additions, such as plantings, pedestrian scaled lighting, benches, outdoor furnishings, etc., where feasible.
- Assess and reflect seasonal and microclimatic conditions in any development and enhancement of street related frontages.

4.3.2 112 Street

- Consider enhancement of 112 Street to reflect the existing and proposed improvements provided.
- Support additional forecourt and plaza enhancements along the street to create a continuous street wall.

4.3.3 111 Street Boulevard

- Consider development of 111 Street as a boulevard. This access to the Central District could be architecturally defined and aesthetically integrated to emphasize key approaches (both pedestrian and vehicular) and surrounding existing and future proposed residential and academic development.

4.3.4 Greenways and Corridors (88 Avenue, 89 Avenue, 90 Avenue and the Pedestrian Corridor along the east face of HUB

- Consider the arrangement of academic blocks that face onto greenways and greenway/service corridors with a meandering and/or defined edge to reflect and animate open spaces.
- Allow greenway edges to offer a sense of enclosure and comfort while allowing for direct and open sight lines and access from adjacent streets, buildings, and greenway/open spaces.
- Maintain service lanes to provide parking and servicing while considering the opportunity for safe, secure and appropriate planting, buffering and pedestrian-oriented (e.g., lighting) additions.
- Incorporate landscape development (e.g., plantings, gateways, colonnades, free standing columns, lighting, trellises, etc.), where feasible, to provide visual continuity between streets and service areas.
- Introduce streetscape features (lighting, furnishings, signing, public art, etc.) to relate to the residential character of the HUB, where feasible.

4.3.5 Screening/landscape additions to rear of Telus

- Consider the enhancement of the rear of Telus Building to improve the 88th Avenue Service Corridor edge conditions and screen service areas. Enhancements could include tree and raised shrub bed plantings, while establishing a safe interface between pedestrians and service vehicles.

4.3.6 Proposed Fine Arts Courtyard

- Edges along the proposed Fine Arts Courtyard could offer a sense of enclosure and comfort while allowing for direct and open sight lines and access from adjacent nodes, buildings, and greenway/open spaces.

4.3.7 Improvements along the East Edge of HUB

- Consider the enhancement of the eastern edge of the HUB to provide an improved interface between the HUB façade/residential edge and adjacent secondary walkway corridor. Improvements should include low fences or walls, plantings, porches, bay windows, inset patios, etc.
- Improvements along the east edge of the HUB could maximize views and access, and minimize the impacts of its interface with existing service lanes and loading areas.
- Support the architectural definition and aesthetic integration of portals through the HUB to emphasize entrance and define key approaches.

4.3.8 Proposed new academic buildings in the Northern and Central District

- Support active edges on all sides of any new buildings.

4.4 Nodes

OBJECTIVES

Use existing and future visual features to emphasize and define key and secondary nodes within the Sector. Nodes should define entryways and enhance way finding through the Sector. Major node development areas include the intersections of:

- 111 Street and Saskatchewan Drive; and
- 112 Street and 89 Avenue
- 87 Avenue between 111 Street and 112 Street

Minor node development areas include entry points and intersections of:

- all greenways, greenway/service and secondary corridors;
- HUB entry/loading points; and
- along Saskatchewan Drive around the Humanities building and Rutherford House.

Key node development features should include:

- pedestrian scaled lighting;
- emergency phones;
- a consistent identifier and colour scheme to create an integrated visual quality;
- banners and integrated signing;
- kiosks, directories and wayfinding devices.
- integrated site furnishings (e.g. benches, waste receptacles, bollards, bus shelters & transit stops/stations, newspaper boxes, bicycle racks, tree grates and guards, etc.);
- public art;
- 'gateway' devices (e.g., pavilions, colonnades, arbors, trellises, formal tree plantings, monuments, etc); and
- intersection improvements (e.g., special surface treatments, corner (dedication) plaques, barrier-free ramps, visible public art landmarks, etc.) to identify nodes.

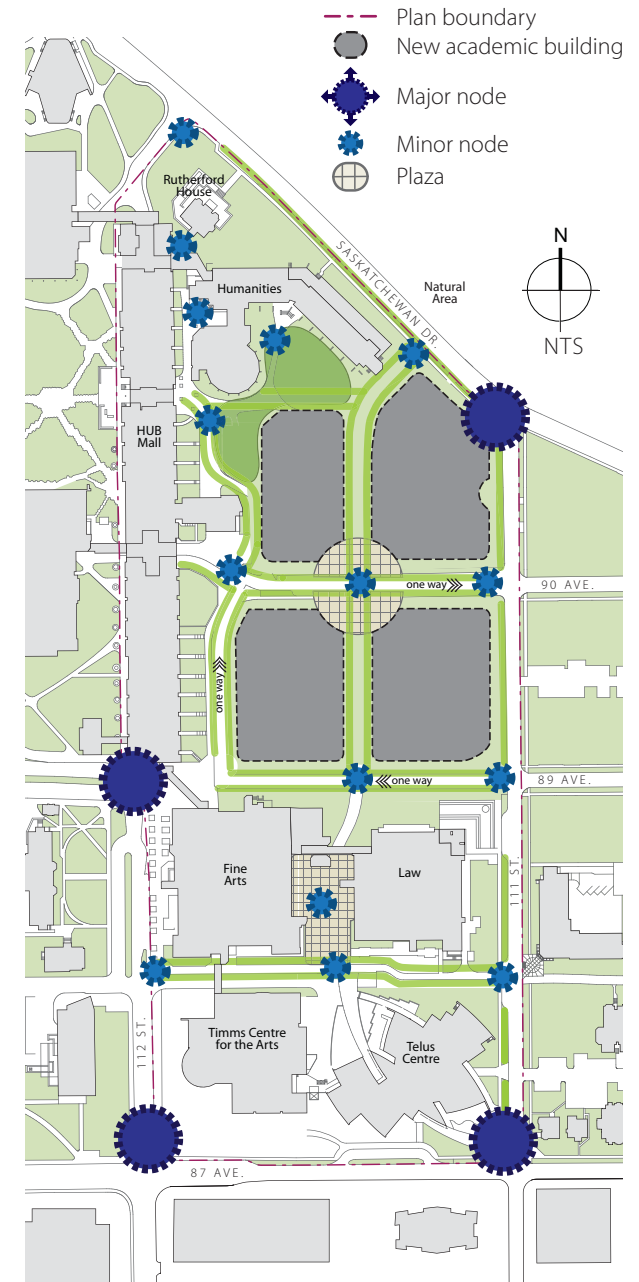


Figure 4.11 Nodes

GUIDELINES

4.4.1 111th Street and Saskatchewan Drive

- Articulate a sense of arrival and entrance.
- Provide visual reference and direction.
- Integrate with the boulevard character of 111th Street.
- Consider provision of pedestrian and bicycle links between pathways of campus and the City of Edmonton trail system.

4.4.2 89th Avenue (intersecting with north-south pedestrian traffic between the Fine Arts and Law buildings)

- Consider the provision of visual reference and direction for pedestrian traffic, including wayfinding signage and other node amenities.

4.4.3 Proposed Open Space Quadrangle south of the Humanities Building

- Create a shared open space for the surrounding existing and future buildings.
- Provide a sequential open space transition between the Arts Quadrangle (west of HUB) with North Saskatchewan River Valley.
- Consider the establishment of an active space for seasonal gatherings and recreational use (e.g. skating, special events, etc.).

4.4.4 Proposed Fine Arts Courtyard

- Consider the completion of the Fine Arts Courtyard between Fine Arts and Law

4.4.5 Nodes along 88th Avenue and 90th Avenue

- Review the provision of visual reference and direction for pedestrian traffic at intersections, as minor nodes along pedestrian and service corridors act as orientation devices and can enhance way finding through the sector.

4.4.6 Nodes along the east face of HUB

- Support the architectural definition and aesthetic integration of portals through the HUB to emphasize entrance and define key approaches.
- Ensure these portals act as staging points between adjacent quadrangles.

4.4.7 Nodes along Saskatchewan Drive

These nodes provide connections between the Campus and the adjacent North Saskatchewan River Valley and City of Edmonton trail systems.

- Consider the provision of pedestrian and bicycle links between pathways of the Campus and the City of Edmonton Trail system.



Figure 4.12 Opportunities for all-season outdoor activities



Figure 4.13 Potential gathering space at proposed Fine Arts Courtyard

4.5 Landmarks

OBJECTIVES

Use existing and future landmark development to provide a sense of movement and a linear and connective role within the Campus (e.g. wayfinding).

Consider the preservation and development of architectural landmarks which:

- correspond with the other Sector 7 guidelines,
- provide an aesthetic edge or corner conditions, and
- provide major focal points and reflect diversity of space within the Sector.

The use and development of key landmark features (e.g., architectural components, plaza space, monument, natural feature, etc.) could be used to emphasize major nodal points within Sector 7 and to create a strong sense of movement and connection throughout the North Campus.

Rutherford House and the North Saskatchewan River Valley should be preserved and interpreted.

Consider the use of public art within distinct zones of the Sector. Public art could range from individual sculptural pieces to works integrated with architectural treatment and landscape design. Public art could be interpretive and selected to represent various subjects (social, political, historical, cultural, etc.). Public art could be harmonious and provide a variety of form, height, massing and siting (especially at key gateway node intersections) to create visual interest



Figure 4.14 Campus landmark feature



Figure 4.15 Garneau Tree

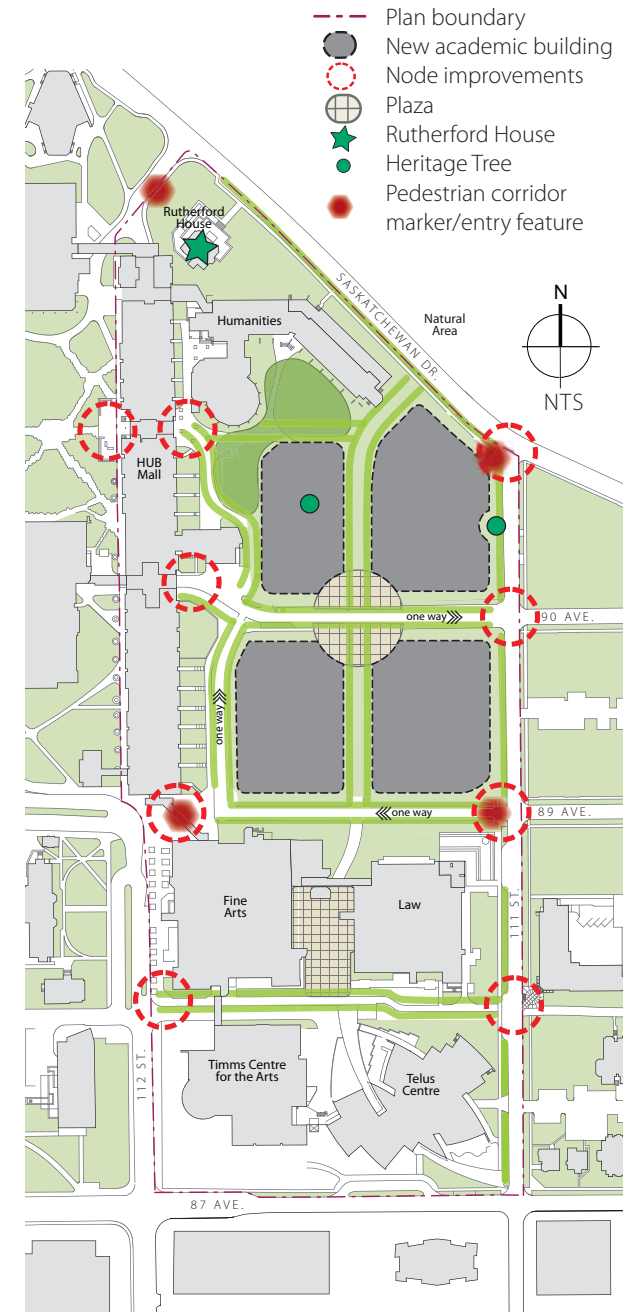


Figure 4.16 Landmarks

GUIDELINES

4.5.1 Landmark Features at Major Intersections

- Consider including a landmark feature at major intersections. Landmark features could provide visual reference and direction. Major intersections include Saskatchewan Drive & 111 Street, 87 Avenue and 111 Street, 89 Avenue and 111 Street, and 111 Street and 87 Avenue.

4.5.2 Key Landmark Feature at Major Node

- Consider the establishment of a landmark feature at the major Campus node of the intersection of 112 Street and 89 Avenue that:
 - celebrates its prominence;
 - articulates a sense of arrival and entrance; and
 - provides visual reference, direction and terminus.

4.5.3 Pedestrian Corridor Markers / Entry Features

- Support linking key pedestrian corridors with landmark features that create visual gateways and consistent identifiers/wayfinding devices in a consistent format throughout the Sector and Campus.

4.5.4 Rutherford House: Key Historic Building

- Continue to support the preservation and interpretation of Rutherford House to draw attention to its architectural and historical significance.

4.5.5 Historic Trees

- Consider the preservation and interpretation the “Garneau Tree” as an opportunity to maintain a link with the past.
- Assess its health and structural quality when development is scheduled around it.



Figure 4.17 Opportunity for landmarks at major intersections



Figure 4.18 Potential for public art as landmark feature

5.0 SITE SPECIFIC GUIDELINES

SITE SPECIFIC DEVELOPMENT GUIDELINES

The following Section identifies each existing facility and conceptual examples of proposed facilities within the Sector.

Refer to Appendix A: Campus Wide Guidelines for general development and redevelopment guidelines.

SECTOR 7 FACILITIES

- 5.1 (C1) Timms Centre for the Arts
- 5.2 (C2) Telus Centre
- 5.3 (C3) Fine Arts Building
- 5.4 (C4) Law
- 5.5 (C5) New Academic Building
- 5.6 (C6) New Academic Building
- 5.7 (C7) New Academic Building
- 5.8 (C8) New Academic Building
- 5.9 (C9) Humanities
- 5.10 (C10) HUB Mall
- 5.11 (C11) Rutherford House

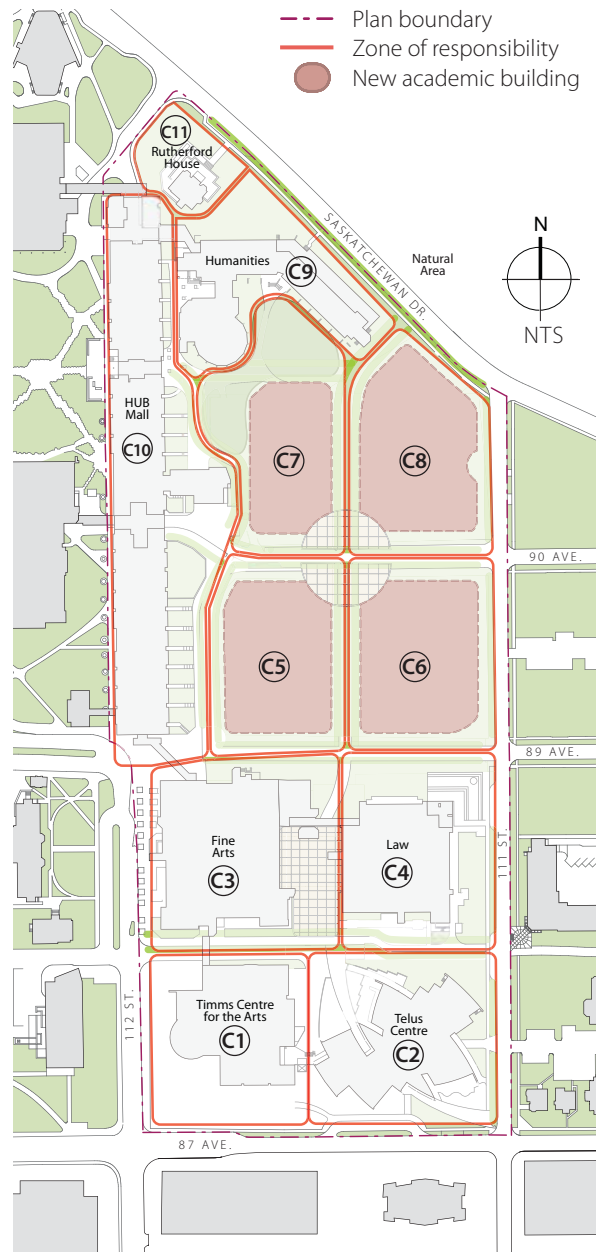


Figure 5.1 Existing and Proposed Facilities

5.1 (C1) Timms Centre for the Arts

SITE SPECIFIC GUIDELINES

Setback Requirement: Criteria A

Future enhancements to outdoor plaza on the south and southwest portion of the site.

- Consider the provision of improved edge conditions along 87 Avenue, including street level gathering and spill-out opportunities, in all expansion along the south edge.
- Respect the importance of the major node at the intersection of 87 Avenue and 112 Street mall expansion to the southwest.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

- 4.1.4 Southern District

4.2 PATHWAYS

- 4.2.1 112 Street
- 4.2.3 87 Avenue: - "The Grand Avenue"
- 4.2.5 Service Corridors
- 4.2.8 Existing Pedway Corridors

4.3 EDGES

- 4.3.1 87 Avenue - "The Grand Avenue"
- 4.3.2 112 Street
- 4.3.4 Greenways and Corridors (88 Avenue)

4.4 NODES

- 4.4.5 Nodes along 88 Avenue

4.5 LANDMARKS

- 4.5.1 Landmark features at Major Intersections
- 4.5.3 Pedestrian Corridor Markers/Entry Features

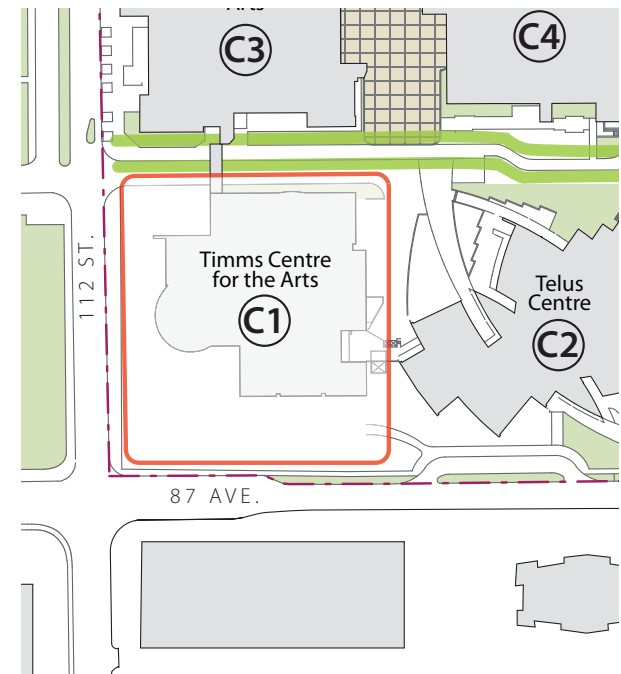


Figure 5.2 Zone of Responsibility

5.2 (C2) Telus Centre

SITE SPECIFIC GUIDELINES

Setback Requirement: Criteria A

- Consider the provision of additional planting and streetscape features (e.g. site furnishings, gathering areas, public art, etc) to soften the edge of the site and better accentuate movement into the building and node development at the intersection of 87 Avenue and 111 Street. These improvements could extend along the north, east and south face of the site. Future building expansion opportunities exist to the south and north.
- In all expansions along the south edge, consider improving edge conditions along 87 Avenue and could include street level gathering and spill-out opportunities and possible access into the building. Expansion to the south could respect the importance of the major node at the intersection of 87 Avenue and 111 Street and movement from this intersection into the Telus Centre.
- In all expansion along north edge, consider the relationship to the proposed greenway/service lane enhancements, servicing requirements and the future Fine Arts courtyard development between Fine Arts and Law.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

4.1.4 Southern District

4.2 PATHWAYS

4.2.2 111 Street

4.2.3 87 Avenue - "The Grand Avenue"

4.2.5 Service Corridors

4.2.7 Pedestrian Corridors

4.2.8 Pedway Corridors

4.3 EDGES

4.3.1 87 Avenue - "The Grand Avenue"

4.3.1 Plaza Improvements to 87 Avenue

4.3.3 111 Street

4.3.4 Greenways and Corridors (88 Avenue)

4.3.5 Screening/Landscape Addition to rear of Telus Centre

4.4 NODES

4.4.5 Nodes along 88 Avenue

4.5 LANDMARKS

4.5.1 Landmark Features At Major Intersections

4.5.3 Pedestrian Corridor Markers/Entry Features

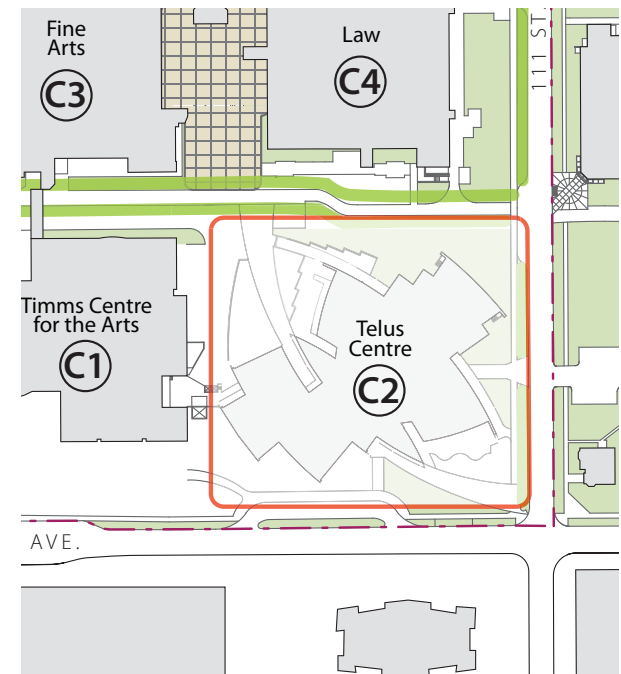


Figure 5.3 Zone of Responsibility

5.3 (C3) Fine Arts

SITE SPECIFIC GUIDELINES

Setback Requirement: Criteria A

- Consider completing previously proposed enhancements along 112 Street including the important nodal area between the HUB and Fine Arts.
- Consider completing proposed storage areas (south) and the Fine Arts Courtyard between Fine Arts and Law (east). Exterior development should integrate together with the proposed 89 Avenue Commons and the recently developed 88 Avenue Commons. The character (e.g. fine arts courtyard) of these spaces could extend northward towards the River Valley.
- In all future redevelopment of the building, consider the provision of entrances and edges that are clearly visible; create a sense of occupancy to the street or greenway/open space; and are accessible; highlighted and defined through the use of architectural and streetscape devices (e.g. lighting, benches, planting, etc.); visible, safe and inviting; and incorporate canopy additions or arcades to create a comfortable and seasonal pedestrian environment.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

- 4.1.4 Southern District
- 4.1.3 Central District

4.2 PATHWAYS

- 4.2.1 112 Street
- 4.2.6 89 Avenue - "Greenway Corridor"
- 4.2.5 Service corridor
- 4.2.7 Pedestrian Corridors
- 4.2.8 Existing and Future Pedway Corridors

4.3 EDGES

- 4.3.2 112 Street - "Extension of the 89 Avenue Precinct"
- 4.3.4 Greenways and Corridors (88 Avenue and 89 Avenue)
- 4.3.6 Proposed Fine Arts Courtyard

4.4 NODES

- 4.4.2 Intersection of 112 Street and 89 Avenue
- 4.4.4 Proposed Fine Arts Courtyard
- 4.4.5 Nodes along 88 Avenue and 90 Avenue

4.5 LANDMARKS

- 4.5.1 Key landmark Feature at Major Node
- 4.5.3 Pedestrian Corridor Markers/Entry Features

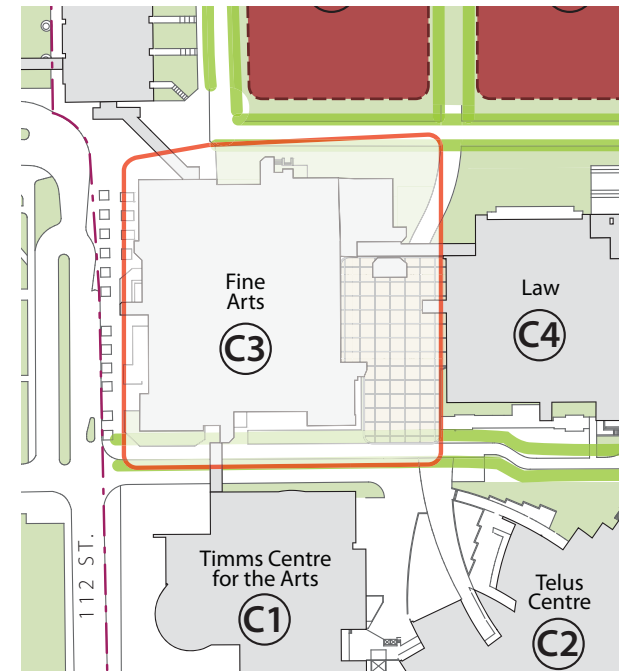


Figure 5.4 Zone of Responsibility

5.4 (C4) Law

SITE SPECIFIC GUIDELINES

Setback Requirement: Criteria A

- Consider improving edge conditions along 89 Avenue greenway through expansion along North edge of site and the inclusion of street level gathering and spill-out opportunities and access into building.
- Consider the enhancement of the Northwest corner of the building to provide improved movement between building and the campus.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

- 4.1.4 Southern District
- 4.1.3 Central District

4.2 PATHWAYS

- 4.2.2 111 Street - "The Urban Boulevard"
- 4.2.6 89 Avenue - "Greenway Corridor"
- 4.2.5 80 Avenue and 90 Avenue - Service Corridors
- 4.2.7 Pedestrian Corridors
- 4.2.8 Existing and Future Pedway Corridors

4.3 EDGES

- 4.3.3 111 Street: The Urban Boulevard
- 4.3.4 Greenways and Corridors (88 Avenue and 89 Avenue)

4.4 NODES

- 4.4.2 89 Avenue
- 4.4.4 Proposed Fine Arts Courtyard
- 4.4.5 Nodes along 88 Avenue

4.5 LANDMARKS

- 4.5.3 Pedestrian Corridor Markers/Entry Features

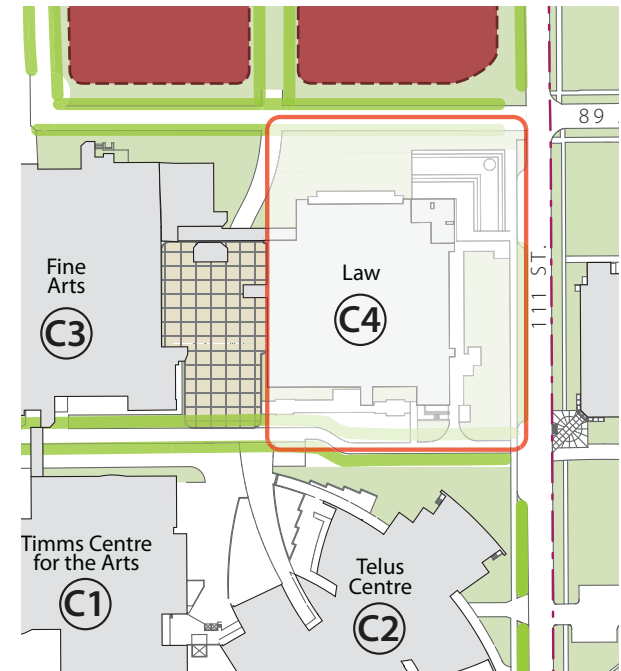


Figure 5.5 Zone of Responsibility

5.5 (C5) New Academic Building

SITE SPECIFIC GUIDELINES

- Consider developing Building C5 to create a sense of pedestrian scale along main and secondary pedestrian corridors and massed to minimize disruption to the street-wall and maximize visual nature of the building.
- Consider the architectural integration of Building C5 into the Sector, respecting and addressing the surrounding corridor networks and existing buildings.
- Consider the opportunity for the lower floors of C5 to develop commercial/ retail uses, especially along 89 Avenue greenway.
- Support accessing servicing via the loop.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

- 4.1.4 Southern District
- 4.1.1 Western District

4.2 PATHWAYS

- 4.2.6 89 Avenue - "Greenway" Corridor
- 4.2.5 90 Avenue - Service Corridors
- 4.2.7 Pedestrian Corridors
- 4.2.8 Existing and Future Pedway Corridors

4.3 EDGES

- 4.3.4 Greenways and Corridors (89 Avenue, 90 Avenue and the Pedestrian Corridor Along the East Face of HUB)
- 4.3.7 Improvements Along the East Face of HUB

4.4 NODES

- 4.4.2 89 Avenue (intersecting with Sculpture Garden development)
- 4.4.4 Proposed Fine Arts Courtyard
- 4.4.5 Nodes along 90 Avenue
- 4.4.6 Nodes along the east face of HUB

4.5 LANDMARKS

- 4.5.3 Pedestrian Corridor Markers / Entry Features

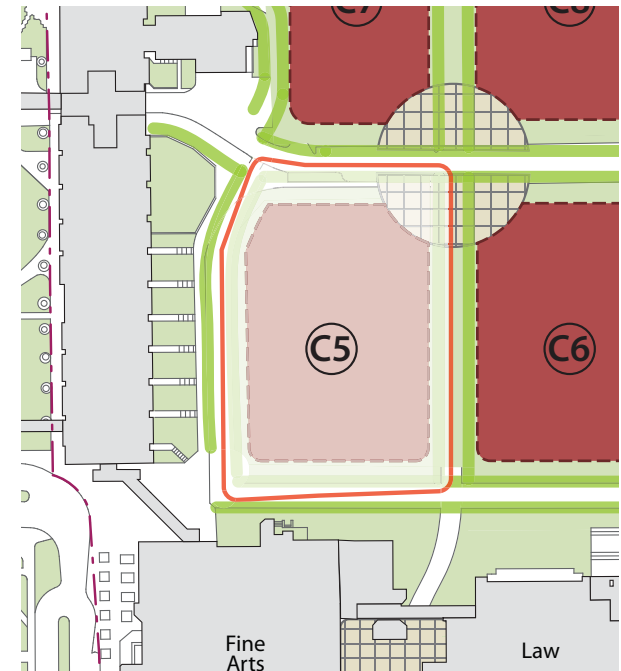


Figure 5.6 Zone of Responsibility

5.6 (C6) New Academic Building

SITE SPECIFIC GUIDELINES

- Consider architecturally integrating Building C6 into the Sector, respecting and addressing the surrounding corridor networks and existing buildings.
- Consider developing Building C6 to create a sense of pedestrian scale along main and secondary pedestrian corridors and massed to minimize disruption to the street-wall and maximize visual nature of the building.
- Consider the opportunity for the lower floors of C6 to develop commercial/ retail uses, especially along 89 Avenue greenway.
- Support accessing servicing via the loop.

THE *ZONE OF RESPONSIBILITY* INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

4.1.3 Central District

4.2 PATHWAYS

4.2.6 89 Avenue - "Greenway" Corridor

4.2.5 90 Avenue - Service Corridors

4.2.7 Pedestrian Corridors

4.2.8 Existing and Future Pedway Corridors (Covered, Uncovered, Underground & Above Ground Connectors)

4.3 EDGES

4.3.4 Greenways and Corridors (89 Avenue and 90 Avenue)

4.4 NODES

4.4.2 89 Avenue (intersecting with Sculpture Garden development)

4.4.5 Nodes along 90 Avenue

4.5 LANDMARKS

4.5.3 Pedestrian Corridor Markers / Entry Features

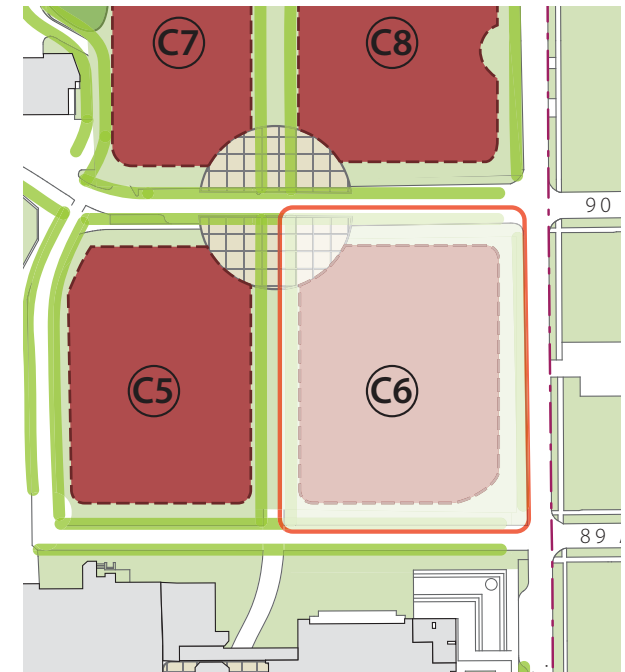


Figure 5.7 Zone of Responsibility

5.7 (C7) New Academic Building

SITE SPECIFIC GUIDELINES

It is feasible that the C7 building and site area may increase depending on the future upgrading or redevelopment (30+ years) decisions for HUB.

Development Guidelines:

- Consider the architectural integration of Building C7 into the Sector, respecting and addressing the surrounding corridor networks, open space and existing and proposed building.
- Support the development of Building C7 to reflect the natural open space qualities of the surrounding green space.
- Consider the development massed to minimize disruption to the street-wall, and to create a comfortable pedestrian environment and public open space.
- Support the reflection of the natural edge of the adjacent green space and provide opportunities for gatherings and passive use in all exterior development.
- Consider the introduction of a formal vestibule along the south façade to take advantage of microclimate conditions.
- Support accessing servicing via the loop.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

4.1.3 Central District

4.2 PATHWAYS

4.2.5 90 Avenue - Service Corridors

4.2.7 Pedestrian Corridors

4.2.8 Existing and Future Pedway Corridors (Covered, Uncovered, Underground & Above Ground Connectors)

4.3 EDGES

4.3.4 Greenways and Corridors (88 Avenue, 89 Avenue, 90 Avenue and the Pedestrian Corridor Along the East Face of HUB)

4.3.7 Improvements Along the East Face of HUB

4.4 NODES

4.4.3 Major Open Space Quadrangle

4.4.5 Nodes along 90 Avenue

4.4.6 Nodes along the east face of HUB
Plaza spaces adjacent to Humanities

4.5 LANDMARKS

4.5.3 Pedestrian Corridor Markers / Entry Features

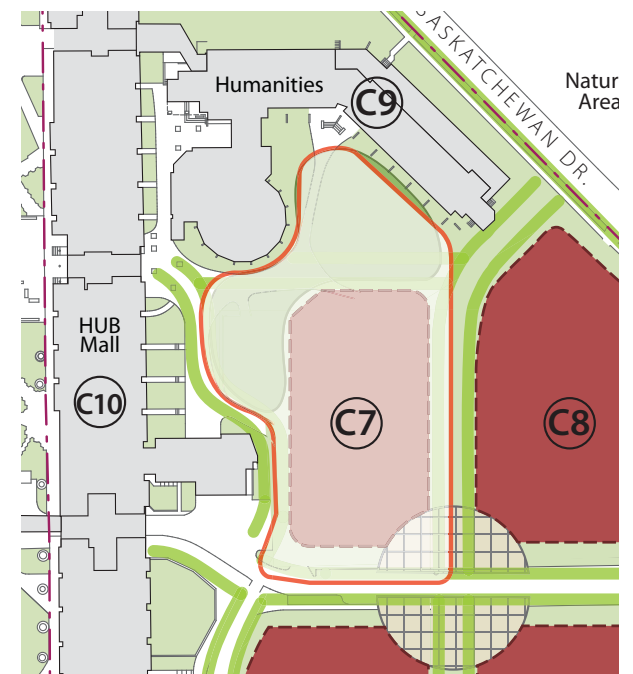


Figure 5.8 Zone of Responsibility

5.8 (C8) New Academic Building

(with possible upper floor student residential development)

SITE SPECIFIC GUIDELINES

- Consider the architectural integration of Building C8 into the Sector, respecting and addressing the surrounding corridor networks, open space and existing and proposed building. Specific attention could be given to the intersection of 111 Street and Saskatchewan Drive and the North Saskatchewan River Valley.
- Support the development of Building C8 to reflect the natural open space qualities of the surrounding green space and River Valley. Extended development setback and massed to minimize disruption to the street-wall and maximize visual nature of the building.
- Consider setting-back upper floors along the east, northeast and north, to respect the River Valley edge and provide opportunities for balcony/veranda development, which could correspond with the opportunities for upper floor development.
- Consider facing and enhancing building corners to all greenway corridor/open space areas and the intersection of 111 Street and Saskatchewan Drive.
- Support designing the ground level floor to extend the outdoors indoor and vice versa, particularly north and south.
- Consider developing exteriors to reflect the natural edge of the River Valley and provide opportunities for gatherings and passive use.
- Support the introduction of a formal vestibule area along the south façade to take advantage of microclimate conditions.
- Consider designing the northeast corner of the building with a formal plaza area, which could integrate the building with the intersection of 111 Street and Saskatchewan Drive, creating a strong gateway feature and gathering space along the River Valley edge.
- Ensure the secondary corridor (west) provides safe, secure, strong linkages along adjacent facades, preserving existing mature trees (if feasible) and incorporating additional tree and shrub plantings, public gathering zones, site furnishings, kiosks, directories, Campus/emergency telephone stations, and other interpretive and wayfinding signing, and public art areas, as appropriate.
- Consider the introduction of an arcade along 111 Street. The arcade and streetscape could maintain free flow movement and encourage street and sidewalk related activities, gathering features and social contact, while responding to proposed grade changes (e.g. parkade entry) and service access requirements.
- Support accessing services via the loop.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

4.1.3 Central District

4.2 PATHWAYS

4.2.2 111 Street - "The Urban Boulevard"

4.2.4 Saskatchewan Drive - "The Riverfront Promenade"

4.2.5 90 Avenue - Service Corridors

4.2.7 Pedestrian Corridors

4.2.8 Existing and Future Pedway Corridors (Covered, Uncovered, Underground & Above Ground Connectors)

4.3 EDGES

4.3.3 111 Street - "The Urban Boulevard"

4.3.4 Greenways and Corridors (90 Avenue)
Sculpture Garden development

4.4 NODES

4.4.1 111th Street, at the intersections
Saskatchewan Drive

4.4.3 Major Open Space Quadrangle

4.4.5 Nodes 90th Avenue

4.4.7 Nodes along Saskatchewan Drive

4.5 LANDMARKS

4.5.1 Landmark Features at Major Intersections

4.5.3 Pedestrian Corridor Markers / Entry Features

4.5.5 Historic Tree

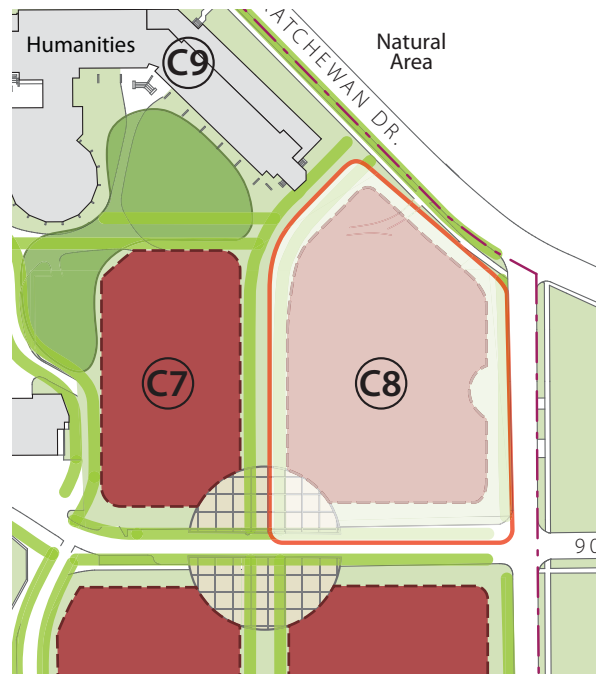


Figure 5.9 Zone of Responsibility

5.9 (C9) Humanities

SITE SPECIFIC GUIDELINES

- No significant opportunity for additional development.
- Consider the enhancement of exterior areas around Humanities with additional plantings, small plaza improvements (e.g., west and south side of building), and improvements (e.g., surface treatment, ceiling treatment, site furnishings, screens, banners, colour, etc) to existing arcade areas around the building to encourage gathering and social activities.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

- 4.1.2 The Northern District
- 4.1.1 The Western District

4.2 PATHWAYS

- 4.2.4 Saskatchewan Drive - "The Riverfront Promenade"
- 4.2.7 Pedestrian Corridors
- 4.2.8 Existing and Future Pedway Corridors (Covered, Uncovered, Underground & Above Ground Connectors)

4.3 EDGES

- 4.3.4 Greenways and Corridors (88 Avenue, 89 Avenue, 90 Avenue and the Pedestrian Corridor Along the East Face of HUB)
- 4.3.7 Improvements Along the East Face of HUB

4.4 NODES

- 4.4.3 Proposed Open Space Quadrangle
- 4.4.6 Nodes along the east face of HUB
- 4.4.7 Nodes along Saskatchewan Drive

4.5 LANDMARKS

- 4.5.3 Pedestrian Corridor Markers / Entry Features
- 4.5.4 Rutherford House: Key Historic Building

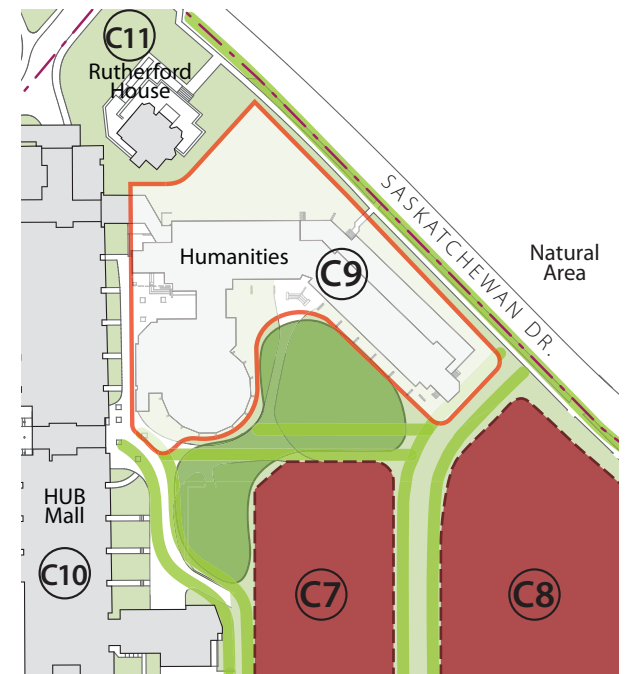


Figure 5.10 Zone of Responsibility

5.10 (C10) The HUB

SITE SPECIFIC GUIDELINES

- No significant opportunity for additional redevelopment.
- Consider the enhancement of HUB with improved at grade entrance development and exterior interface development, especially along the west and east facades.
- Support the completion of previously proposed enhancements along 112 Street including the important nodal area between the HUB and Fine Arts.

THE ZONE OF RESPONSIBILITY INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

4.1 DISTRICTS

- 4.1.2 The Northern District
- 4.1.1 The Western District

4.2 PATHWAYS

- 4.2.1 112 Street - Extension of the "89 Avenue Precinct"
- 4.2.6 89 Avenue - "Greenway" Corridor
- 4.2.5 88 Avenue and 90 Avenue - Service Corridors
- 4.2.7 Pedestrian Corridors
- 4.2.8 Existing and Future Pedway Corridors

4.3 EDGES

- 4.3.2 112 Street - Extension of the "89 Avenue Precinct"
- 4.3.4 Greenways and Corridors (88th Avenue, 89 Avenue, 90 Avenue and the Pedestrian Corridor Along the East Face of HUB)
- 4.3.7 Improvements Along the East Face of HUB

4.4 NODES

- 4.4.2 Intersection of 112 Street and 89 Avenue
- 4.4.5 Nodes along 88 Avenue and 90 Avenue
- 4.4.6 Nodes along the east face of HUB

4.5 LANDMARKS

- 4.5.2 Key Landmark Feature at Major Node
- 4.5.3 Pedestrian Corridor Markers / Entry Features

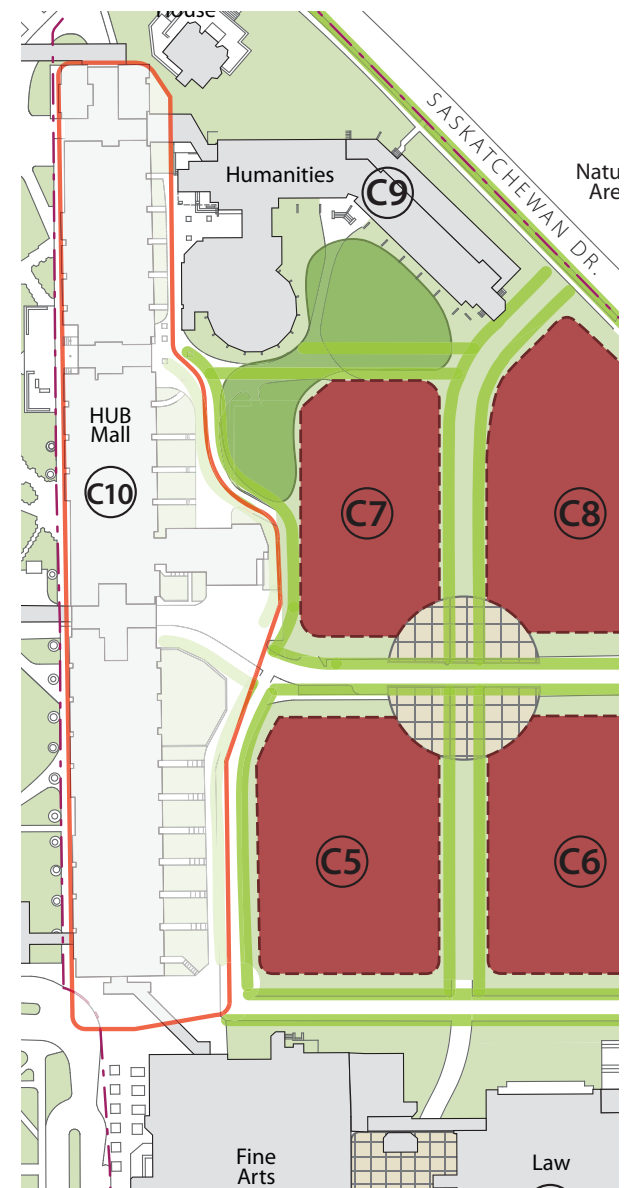


Figure 5.11 Zone of Responsibility

5.11 (C11) Rutherford House

SITE SPECIFIC GUIDELINES

- No significant opportunity for additional development.
- Consider the enhancement of the existing outdoor space around Rutherford House, including additional screening between Rutherford House and the HUB and Humanities, and an improved interface along Saskatchewan Drive.

THE *ZONE OF RESPONSIBILITY* INCLUDES THE FOLLOWING SECTOR REQUIREMENTS:

- 4.1 DISTRICTS**
 - 4.1.2 Northern District
- 4.2 PATHWAYS**
 - 4.2.4 Saskatchewan Drive - “The Riverfront Promenade”
- 4.4 NODES**
 - 4.4.7 Nodes along Saskatchewan Drive
- 4.5 LANDMARKS**
 - 4.5.3 Pedestrian Corridor Markers / Entry Features
 - 4.5.4 Rutherford House: Key Historic Building

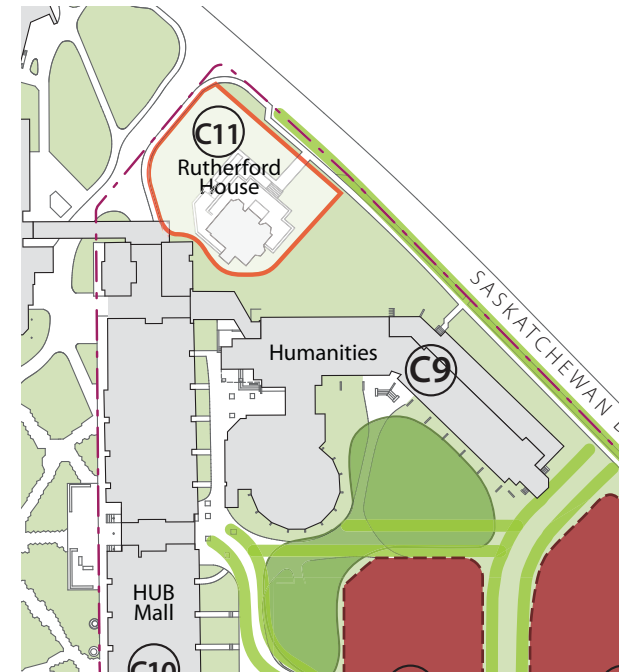


Figure 5.12 Zone of Responsibility

APPENDIX A: Glossary

PLANS AND PLAN ELEMENTS

Long Range Development Plan (LRDP)

The LRDP is the overall organizing framework for campus development and is approved by the Board of Governors as the guiding document for land use and future planning. This plan is periodically updated to accommodate changes in the institutional priorities and mandate.

Sector Plan

Similar to the LRDP, sector plans provide the next level of detail in the land and space planning process and builds off the LRDP as the basis for development and consultation. Sector plans provide specific information on nodes, landmarks, pathways, open space, roadways, and specific development zones. They illustrate intentions for the character of the public realm, land use, over-arching facility programming, architecture, infrastructure, transportation and relationships to surrounding neighbourhoods.

Sectors

Given the large expanse of lands held by the university, sectors are created to break down these large parcels into more manageable areas and generally reflect the concept of a university “neighbourhood”.

Districts

Districts are a further division of sectors. They generally are discrete multi-purpose development zones, and the edges are typically formed by major site features such as primary pedestrian corridors. They generally reflect the concept of a university “sub-neighbourhood”.

PLANNING ELEMENTS

Built Form

The physical shape and character of buildings. Built form is dependent upon aesthetic considerations as well as functional needs.

Compatible Uses

Land uses that interact positively with each other and generate similar levels of overall activity to adjacent land.

Development Density

The relative intensity of building and development. High density areas are characterized by a greater number of people and activities, and therefore typically larger buildings with less space between them than lower density areas.

Edges

Edges are the boundaries between two different development zones.

Greenspace

A term referring to formal and informal landscaped areas. This also includes natural areas.

Landmarks

Landmarks are visual markers that help identify a location as being unique. They help define a strong sense of place and arrival.

Nodes

These are strategic focal points of activity. They may be formal gathering places, locations where several paths cross, or locations where general activity can be concentrated.

Public Realm

This is the public interior and exterior space of campus, and is considered just as important a piece of infrastructure as campus buildings and facilities. The character and quality of the public realm is what provides the campus with its distinctive sense of place, important for both campus users and members of the public.

Urban Design

The physical shape and character of all elements of the campus environment, both of buildings and the open space between them.

Wayfinding

Elements of the campus environment intended to aid in investigation. This includes signage, campus gateways, landmarks and other elements that help orient campus users and visitors to their location and find their destinations.

LAND USE TYPES

Academic

Research, teaching space, administration and academic support buildings.

Commercial

Services or uses that do not include or are not intended to include, in whole or in part, the advancement or support of the educational, research or ancillary needs of a university, its staff or students.

Mixed Use

Mixed use development describes areas where buildings are designed to accommodate more than one type of use. For example, a building that accommodates the functions of academic, commercial, support services and/or residential.

Natural Areas

Lands that will remain in a relatively undisturbed state.

Open Space

A general term identifying spaces between buildings and/or areas of development. These spaces may consist of formal and informal elements including quads, plazas, gardens and walkways. They also include natural environments, whether existing natural areas are preserved or new naturalized spaces that are created.

Partner Lands

Lands identified for development for research and/or facilities that support the priorities and mandate of the University.

Residential

In the campus context, residential development can mean student housing, work force housing, or market housing. It can come in a variety of forms and densities, from single and semi-detached houses to townhouses and apartments.

- Student residences are developed for undergraduate, graduate or married students.
- Work force housing is developed specifically for staff and faculty.
- Market housing is developed for sale, lease or rental on the open housing market.

Shared Use

Land use where development supports university activities as well as proximal neighbourhoods and the greater community at large. These areas are generally kept to the edges of campus, as public multiple transportation modes would be utilized to facilitate functionality and access.

Storm Water Management

Land developed to accommodate storm flows. At South Campus, these are proposed to take the form primarily of constructed wetlands, dry ponds and bioswales.

- Bioswales are vegetated channels designed to convey storm water in a linear fashion.
- Constructed wetlands are storm ponds designed to mimic the natural systems of wetlands with respect to the filtration of storm water and habitat value for flora and fauna.

Support Services

Any services offered or provided to the students, faculty, or staff including parking and residential services, food and beverage, financial, daycare, health or campus life.

Transition

This describes land use/development zones generally between existing development and new development which is of a different use. Transition lands are used to accommodate intermediate compatible uses adjacent to existing development, or are left as open space.

Transit Oriented Development (TOD)

TOD is an approach to development that places relatively high density, mixed use development within a walkable distance of transit facilities and centers.

TRANSPORTATION

Community Linkages

Connections between campus and adjacent neighbourhoods, services or other city elements. These may take the form of pathways, and/or roadways.

Pathways

Outdoor linkages that are primarily focused on providing pedestrians access to, from and through campus. Non road certified vehicles (i.e.: golf carts) will utilize university pathways when service roads do not provide the needed access. From time to time vehicular traffic is allowed to access pathways for special events to gain access to campus amenities.

Multi Use Trails: Maintained, hard-surfaced paths, generally 3 meters in width, designed to be used by multiple non-motorized modes of travel, including pedestrians and cyclists. They may also provide service connections for university vehicles.

Sidewalks: Maintained, hard surface paths, generally 3 meters in width, designed specifically to accommodate pedestrian movements. Access for cyclists and university vehicles is discouraged.

Trails: Unmaintained, natural paths, generally narrow in width. These will be generally located to provide access to naturalized areas within or adjacent to the campus.

Roadways

Outdoor linkages that are primarily focused on providing vehicular and cyclist access to the various buildings and spaces within the campus. Given the pedestrian nature of a campus, road widths and speeds are minimized to mitigate the risk associated with pedestrian interactions.

Public: Generally intended for transit and public vehicle access, but can also be utilized by cyclists, service vehicles and emergency services. To the extent possible these roads are kept to the edges of the campus and shortcutting via the campus roadwork network is mitigated to the extent possible.

Service: Primarily for cyclists, university, service, and emergency vehicles to access and service buildings within the campus. These roads are not intended for public vehicles.

Travel Demand Management

A comprehensive approach to shifting travelers to and from U of A campuses out of single-occupant vehicles and into more sustainable modes of transportation, thus reducing overall traffic generation and parking demands.

APPENDIX B: Campus-Wide Guidelines

Visual Quality & Design

OBJECTIVE:

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

GUIDELINES:

- Incorporate appropriate building development and natural features to create distinct District characteristics, social life and experiences.
- Use existing and future landmark development to provide a sense of movement and connectivity.
- Enhance the overall Campus, integrating Sectors, Districts, and surrounding neighbourhoods through careful planning of edge development.
- Use existing and future visual features to emphasize and define primary, secondary, and tertiary nodes within the Sector.
- 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.

Sector Identifier & Colour(s)

OBJECTIVE:

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

GUIDELINES:

- Coordinate and develop an identifier program for each Sector and its Districts to enhance recognition and wayfinding.
- Coordinate and adopt a colour program to demarcate the Sector and provide year-round colour to key nodes, pathways, edges, landmarks and Districts.
- 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.)

Landscape Treatment

OBJECTIVE:

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

GUIDELINES:

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, provide seasonal variation, and where practical are edible.
 - 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).

Tree Plantings

- Design tree plantings in linear and continuous blocks parallel to key Sector pathways, creating strong allées and formal edge character where identified.

- 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.
- Complete allée and edge character sections within the Sector and each District in coordination with any future proposed roadway rehabilitation work or building development.
- Tree inventory and interpretive program should be established to identify unique and exotic species.
- Trees should be set back the following minimum distance from the components listed below (minimum distance in metres, 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: Tree planting within easements to be reviewed and approved by the University - SPPI.

Shrub/ Flower Plantings

- 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.
- 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.
- 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.

Natural Areas

OBJECTIVE:

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

Screening

OBJECTIVE:

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:

- 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.

Public Art

OBJECTIVE:

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

GUIDELINES:

- Adhere to policy, guidelines and best practices regarding the acquisition, use and maintenance of art as approved by the University and associated organizations.
- Ensure all public art acquisitions are coordinated and approved through the University of Alberta Art Acquisitions Committee.
- Ensure coordination and communication related to the integration of works of art within Sectors involves Museums and Collections Services, the Sector community and is in alignment with Campus Open Space Master Plan being developed concurrently.
- Public art can be incorporated 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, newsstands, tree grates, kiosks, etc.).

Signage

OBJECTIVE:

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.

GUIDELINE:

- 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.
- Implement a common signing nomenclature for the Sector that enhances way-finding and identifies University buildings and key pathways, nodes and open space.
- Utilize signage as a means to reflect history at the Campus and neighbourhood communities that celebrate achievement.

Lighting

OBJECTIVES:

- Utilize existing street lighting within the Sector to maintain traffic safety and enhance theme and character development.
- Introduce pedestrian-scale lighting.
- 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.

GUIDELINE:

- 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.
- Refer to City of Edmonton's lighting design and layout for city street within the University of Alberta, that has been developed with the University of Alberta.
- Refer to Section 3 of the University's lighting guidelines for power feeds and controls.
- Refer to Section 4 of the University's lighting guidelines for design element requirements.
- All lighting design should encourage the reduction/mitigation of light pollution through the use of sustainable and downward focussed equipment.
- Variances in lighting design (e.g. decorative lighting) in specialized districts or pathways must be assessed and approved by the University of Alberta

Street Amenities

OBJECTIVE:

Implement a common streetscape language for the Sector through the development of a 'Streetscape Furnishings Program', possibly incorporating a Public Art Program

GUIDELINE:

- 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:
 - Kiosks
 - Benches
 - Waste receptacles
 - Bus shelters & transit stops/stations
 - Campus/ emergency telephone stations
 - Telephone booths
 - Parking meters
 - Newspaper boxes
 - Bicycle racks
 - Tree grates & guards
 - Drinking fountain

Architectural and Open Space

OBJECTIVES:

- The Sector Plans for North Campus have identified Site Specific Development Guidelines for select existing and proposed building development within each Sector. The Site Specific Development Guidelines clearly identify the limitations in the building footprint area, site area, setbacks, and Zones of Responsibility for each site. These guidelines are to be the template used in assessing any future development or redevelopment within the Sector and the maximum area for site coverage.
- The Sector Plans have identified guidelines for each proposed District within the Sector. The District guidelines clearly identify the development limitations and Zone of Responsibility for each site. These guidelines are to be the template used in assessing any future development within the Sector and the maximum site coverage area.

GUIDELINES:

- All new development should be architecturally integrated into the Sector, respecting and addressing the surrounding pathway networks and existing buildings.
- Unless specifically noted in the Sector Specific Development Guidelines, the massing of all buildings should adhere to the following principles:
 - To create a comfortable pedestrian environment along the pathway right-of-way.

- Massing needs to consider reducing microclimactic impacts and provide an appropriate scale and visual relationship between the building and the pathway.
- 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.
- Materials and detailing should be articulated to distinguish upper storeys from the lower storeys.
- Encourage harmonious variety in building form and heights, massing, and siting to create visual interest consistent with the building envelopes specified.
- Develop architectural landmarks which:
 - Correspond with the specific character of the Sector (e.g., academic, residential, student services, etc.)
 - Provide an aesthetic edge condition, and
 - Provide major focal points and create areas of activity.
- Building entrances should:
 - Be clearly visible to create a sense of occupancy, activity and gathering to the street or greenway/open space, and should be accessible.
 - Be highlighted and defined through the use of architectural and streetscape devices (e.g. lighting, benches, planting, etc.).

- Be visible, safe and inviting.
- Incorporate canopies, arcades, colonnades, awnings, pergolas, porticos, etc. to create a comfortable and seasonal pedestrian environment in any season.
- Building corners should address and enhance Pathway and Node intersection development.
- The ground level should be designed to create the feeling of extending the outdoors indoor, and vice versa.
- 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.
- Key building development features should include:
 - The integration of existing mature trees with new tree plantings.
 - A seamless transition between pathways and building edge that promotes gathering and activity.
 - Pedestrian scaled lighting (e.g. building or street-based).
 - Banners and integrated signing.
 - Kiosks, directories and way-finding devices.
 - Integrated furnishings approach (e.g. benches, waste receptacles, telephone booths, newspaper boxes, bicycle racks, tree grates/guards, Campus/ emergency telephone stations, etc.).
 - Public art.

- 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.
- 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 aesthetic, practical and integrated with the architecture of the building.

Sustainability

OBJECTIVE:

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:

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)
- 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)
- Economic Performance (Life-Cycle Assessment, Capital Cost Accounting)

Energy

- Consider the use of passive and active renewable energy sources (e.g. solar heat and light, wind, and air resource).

Water

- Naturalized stormwater management facilities
 - Introduce aquatic vegetation
 - Designed ecosystems
- Water Conservation Plan & Audit
 - Conserve water during construction development and operational phases
 - Rainwater collection systems
 - Use of drought resistant plants (Xeriscaping)
 - Grey water systems

Landscape

- Protect or enhance the site's ecological integrity and biodiversity
- Ensure protection of site ecosystem
- Reduce or eliminate disturbance to water system

Materials and Waste

- Reduce disposal of waste materials to landfill
- Use composting facilities
- In new construction look to use sustainable products
- Look to salvage and re-use materials for homes being removed and incorporate into new construction

Economic Performance

- Balance cost of relocation and retention of current asset against rebuilding "in-kind"
- Create a livable attractive community who's value is captured in both proximity and function (minimize vacancy through demand)
- Look at balanced approach to consider social, environmental and economic costs

Construction Practices

- Prevent erosion during construction
- Minimize the disposal of construction waste
- Protect and conserve topsoil

Parking & Servicing

OBJECTIVE:

Establish a Goods and Service Network that consolidates operations, reduces impact on the pedestrian environment and the integrity of Pathways and open space, and creates a shared service strategy for future building development.

GUIDELINES:

- 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.
- Trash collection, open storage, outdoor service, vehicular service and loading/maneuvering areas which are visible from an adjoining site or public roadway should have screen planting. The location, size and height of the planting should be maintained to provide effective screening.

APPENDIX C: 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 space standards
- University of Alberta Design and Construction Standards and Guidelines
- Utilities Master Plans
- Drainage Master Plans
- Historically significant buildings inventory of the University
- City of Edmonton plans and initiatives (where applicable)

SECTOR PLAN ADMINISTRATION

The Sector Plan is administered through the portfolio of the Vice President, Facilities and Operations (F & O). It is the responsibility of F & O 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. The Sector Plan will be periodically updated as conditions warrant.

SECTOR PLAN INTERPRETATION

The University Architect 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.

The University Architect 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 for final approval.

SECTOR PLAN DISTRIBUTION AND ACCESS

Sector Plans and the Compliance Checklist area available through the F & O website (www.facilities.ualberta.ca/en/Planning_Project_Delivery).

APPENDIX D: References

RELATED DOCUMENTS

- Comprehensive Institutional Plan
- Long Range Development Plan (2002)
- Dare to Discover
- Dare to Deliver (2011-2015)
- The Image of the City, Kevin Lynch, MIT Press, 1988 (19th Printing)

CONSULTATION ACTIVITIES

The University of Alberta has been consulting with the community of Garneau on topics relating to the Long Range Development Plan, Sector 7 & 8 and East Campus Village since 2001. During the development of the LRDP, numerous consultative opportunities occurred between 2001 and 2002. Here is a chronology of the consultations:

- 3 Community Workshops:
 - September 12, 2001, November 20, 2001 and February 4, 2002
- 5 Open Houses:
 - September 26, 2001 and two on October 4, 2001 – First LRDP Open Houses
 - November 27, 2001 – Second LRDP Open House
 - February 25, 2002 – Third LRDP Open House
- 9 meetings where the LRDP was discussed at length
 - 8 University of Alberta Community Committee (UACC) meetings
 - 1 Garneau community meeting

After the LRDP consultation process the University of Alberta began to meet with the Garneau Community League representatives to discuss specific issues related to the LRDP that impacted their community.

- December 2003 – University distributed Historical and Architectural Assessment of the Houses in East Campus Village, University of Alberta
- February 4, 2004 – University held an Open House to review planning for Sectors 3, 4 and 8
- May 20, 2004 – Garneau Community representatives and the University of Alberta met to discuss outcomes of February 4, 2004 Open House

In 2005 the University of Alberta and the Garneau Community League agreed to conduct facilitated community dialogues, which then resulted in the creation of the Design Guidelines for Infill Development.

- 12 community dialogues occurred between March 2005 and September 2008:
 - March 12, 2005 – Garneau/UA Community Dialogue meeting – facilitated by Peter Faid
 - November 5, 2005 - Garneau/UA Community Dialogue – facilitated by Peter Faid
 - January 17, 2006 – Community Dialogue – Design Working Group meeting
 - January 19, 2006 – Community Dialogue – Reuse Working Group meeting
 - February 15, 2006 – Community Dialogue - Design Working Group meeting
 - April 25, 2006 – Community Dialogue – Design Working Group meeting
 - May 2, 2006 – Community Dialogue – Reuse Working Group meeting

- May 27, 2006 Community Dialogue
- January 27, 2007 – Community Dialogue
- April 21, 2007 Community Dialogue
- September 22, 2007 – Community Dialogue
- September 30, 2008 – Community Dialogue

Since the completion of the University of Alberta and Garneau community dialogues the university has met with representatives from Garneau to discuss Sector 7 & 8 and project specific topics such as the development of graduate residences in East Campus Village in 2009 and 2012. The final results of the community dialogues resulted in input to the open house materials.

- February 10 and June 25, 2009 – East Campus Village dialogues.
- August 5, 2009 – East Campus Village Open House.
- January 27, 2010 - East Campus Village project update with Garneau community.
- August 24, 2010 - tour of East Campus Village graduate residences.
- 3 Sector 7 & 8 dialogues on June 27 and November 21, 2011 and January 10, 2012.
- March 19, 2012 – Sector 7 & 8 Open House.
- 3 meetings to discuss East Campus Village project: April 3, 2012, April 16, 2012 and April 26, 2012.
- August 16, 2012 – East Campus Village project open house.
- September 12, 2012 – meeting to update Garneau UACC representatives on East Campus Village project (community reps did not attend).
- March 12, 2013 – proposed meeting to update Garneau focus group on current status of Sector 7 & 8.

sector plan 7

LONG RANGE DEVELOPMENT PLAN

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