



BUILDING
ON VISION
UNIVERSITY OF ALBERTA

SECTOR PLANS LONG RANGE DEVELOPMENT PLAN

SECTOR PLAN 10

September 2004

Prepared by
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SECTOR PLANS
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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.

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

1.0 INTRODUCTION

1.1 Background

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

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

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

Within the four Campus sites, 17 Sectors have been identified -11 Sectors within the North Campus, three Sectors within the South Campus, two Sectors in Michener Park and one Sector at the Faculté Saint – Jean. The University has identified the need to establish specific Sector Plans for each of these Sectors. The purposes for the Sector Plans are:

- 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 links to adjacent Sectors and the interface with adjacent neighbours and University partners.

The LRDP and Sector Plans are important components that guide future planning and development for the University. This document has been created for use by the University of Alberta and its design, planning and programming consultants and the construction industry. These plans are based on extensive public and faculty participation, and evaluation and approval by University Review Boards. The University, through Strategic Planning (a division of Planning and Infrastructure Department) (SPPI), will use the Sector Plans, in conjunction with the LRDP, to assess future planning and development initiatives within each Sector and to determine if individually proposed development or redevelopment projects comply with the directions and guidelines provided. Interpretation of these plans on behalf of the University is the responsibility of SPPI (Refer to Figure 1 for the Strategic Planning Structure used for all proposed development or redevelopment projects).

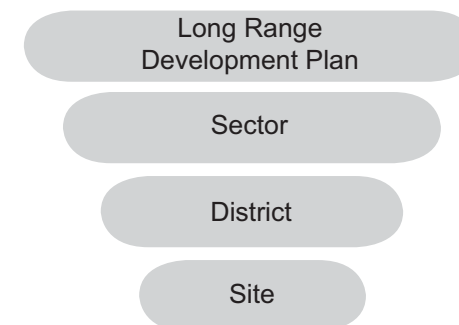


Figure 1 - Strategic Planning Structure

1.2 Sector Structure

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

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

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

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

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

Edges: Natural boundaries (e.g. a ravine or shelterbelt) and built form boundaries (i.e. the density, massing, setback and façade treatment of buildings; key roadway boundaries and seams; and streetscape features – treed boulevards, lighting, furnishings, etc.).

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

Landmarks: Significant natural, built form or other urban features.

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

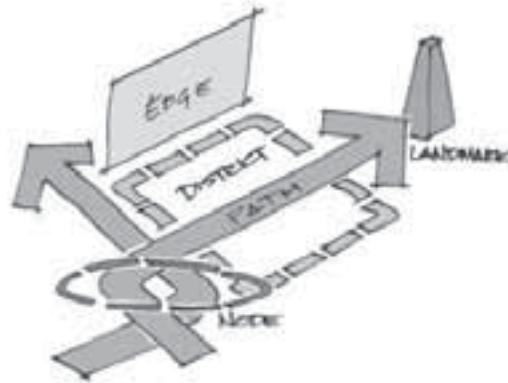


Figure 2 - Sector Pattern

1.3 Sector Plan Organization

The Sector Plan for Sector 10 has been organized into 7 sections:

1. Sector Characteristics & Vision

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

2. Visual and Physical Inventory

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

3. Sector Specific Development Guidelines

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

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

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

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

4. Site Specific Development Guidelines

This section provides detailed guidelines for select development and redevelopment sites within the Sector. Key items addressed include the following:

- Site dimensions and areas.
- Site coverage (%).
- Floor Area Ratio (FAR).
- Permitted building heights.
- Site specific development requirements.

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

5. Appendix A – Campus Wide Guidelines

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

- Visual Quality and Design
- Sector Identifier and Colour(s)
- Landscape Treatment
- Natural Areas
- Screening
- Public Art
- Signing

- Lighting
- Street Amenities
- Architectural and Open Space
- Sustainability
- Utilities
- Parking & Loading/Manoeuvring Areas

6. Appendix B – Sector Implementation

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

7. Glossary

This section provides a glossary of key Sector development terminology.

**Sector Characteristics,
Vision & Framework**

2.0 SECTOR CHARACTERISTICS & VISION

2.1 Sector Characteristics

Sector 10 is located in the south central section of North Campus and is the southern and major gateway into the North Campus and other Campus partner developments including the Walter C. Mackenzie Health Sciences Centre (WMC) and support facilities; Canadian Blood Services (CBS); the Jubilee Auditorium; and the Health Sciences LRT Station (HSSStn - refer to figure 3). The Sector is characterized by a high density of development--on both University lands and abutting neighbour sites--predominantly composed of health sciences teaching, research, clinics and patient care facilities. University owned facilities within the Sector include: Corbett Hall (CH), Clinical Sciences (CSB), the Research Transition Facility, Medical Sciences (MSB), the Health Research Innovation Facility (HRIF – west and east), the Heritage Medical Research Centre (HMRC), the National High Field Nuclear Magnetic Resonance Centre (NANUC), Zeidler Centre, and the Childcare Centre. The southern section of the Sector is open, consisting of recreational fields, the Corbett Hall ‘front lawn’ space and parking lots.

2.2 Sector Vision

Sector 10 will continue to accommodate integrated activities related to the health sciences including teaching, research, clinics and clinical training within a highly developed and complicated area of North Campus. The Sector will continue to be characterized by, and shaped by: multiple land owners, heavy pressure for new and large developments, and the introduction of the new Health Sciences LRT Station and LRT alignment, which will extend along the west edge of 114 Street. The Sector 10 Plan establishes guidelines for all University-owned property and remarks on potential guidelines for publicly or privately owned property to facilitate a coordinated approach to development. The vision for this Sector rests on the appropriate implementation of the guidelines through collaboration among the U of A, the City of Edmonton and all other University partners.

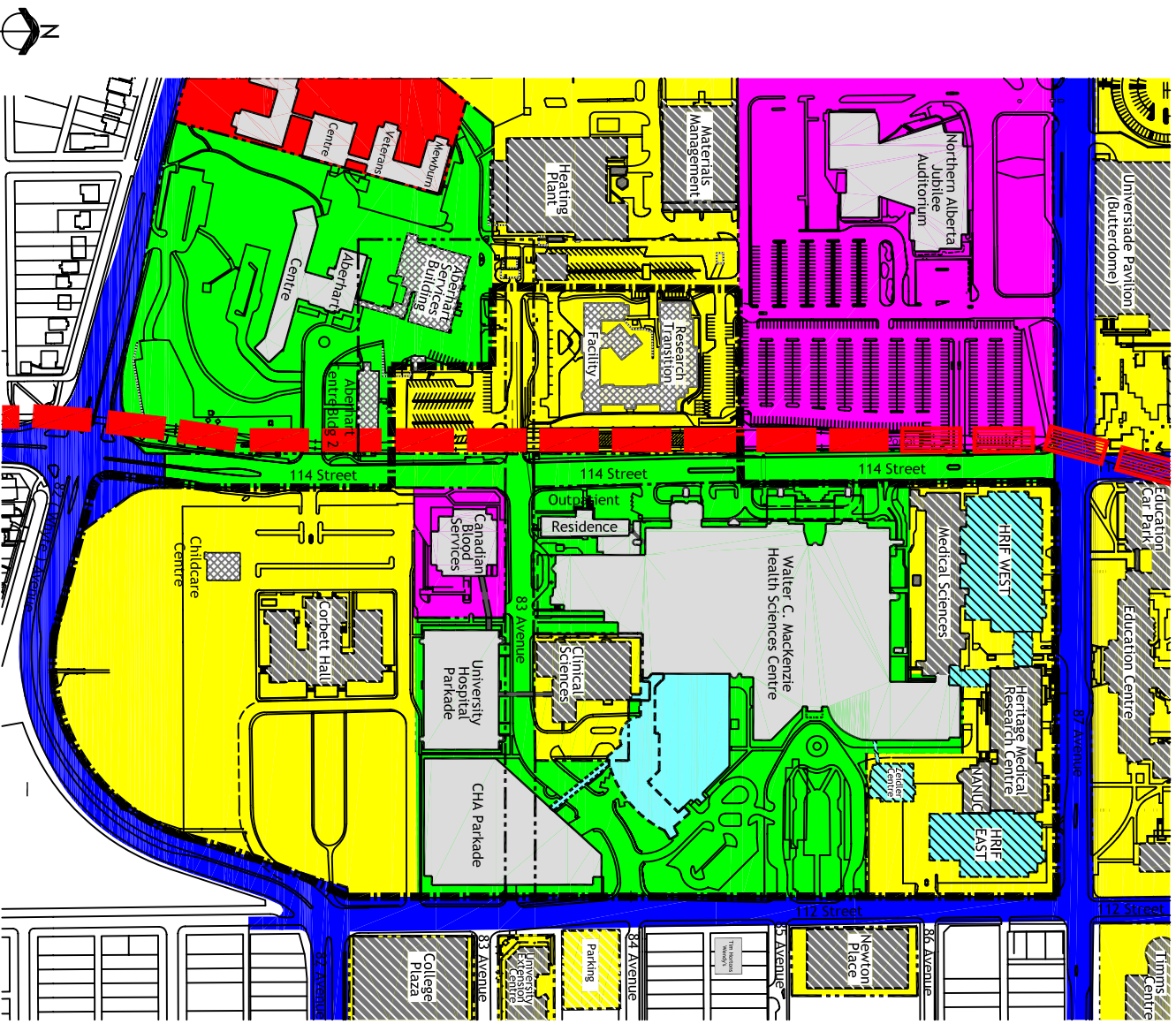
Sector 10 will continue to provide the opportunity for the integration of existing and future University and Campus partner developments into a coherent, healthy, and dynamic environment that celebrates unity and pride and provides a “good first impression” for those visiting the University Campus. Key Sector development strategies should include the following:

- The enhancement, extension and clarification of a comprehensive internal pathway system.
- The enhancement of 114 Street (“University Boulevard”) as the primary south access and gateway into the University North Campus - celebrating partnerships, creating a lasting positive impression, and accommodating a multi-modal thoroughfare (LRT, vehicular, pedestrian, bicycle).
- The continued enhancement of 87 Avenue (“Grand Avenue”) as a key multi-modal east-west pathway through the North Campus.

- Enhance the connection between Sector 10 and other academic Sectors to the north via an internal pedway link across 87 Avenue.
- Improvement of building frontage and streetscapes (e.g., wider sidewalks, site furnishings, pedestrian scaled lighting, etc.) to: define and unify the public realm and respect the surrounding context; create a human scaled environment; and provide a Sector that meets the needs of diverse user groups and their daily activities and events.
- Introduction of features, such as public art and way-finding kiosks, to: promote and celebrate the uniqueness of academic programs offered; and interpret the partnerships and research being undertaken in the Sector.
- Development of new pathways and reinforcing existing ones (internally and externally) within a hierarchy that creates: distinct zones for pedestrian and/or vehicular access and movement; ease of way-finding; desirable Campus character development; appropriate interfaces with other University Sectors and neighbourhoods.
- Introduction of pedestrian pathway, node and landmark enhancements that foster interpretation, accessibility, way-finding, activity and social interaction, within a safe, secure, attractive and human-scaled environment.
- Strengthening the southern edge of the Campus and its open space characteristics to enhance gateway development into the North Campus and establish a seamless transition with neighbouring communities.
- Implementation of the principles of sustainability, wellness, flexibility, adaptability, manageability, safety, and universal

accessibility in the design and development of Sector buildings, pathways and open space.

- Development of strong and meaningful visual and physical connections between interior and exterior space to define and enrich public space, create focal points, and enhance way-finding.



Legend

- | | |
|---|---|
| Property Ownership: | Development Footprint: |
| University of Alberta | Existing buildings to be removed for new development |
| Capital Health Authority | Non-University Buildings |
| City of Edmonton | Buildings under construction |
| Province of Alberta | University of Alberta Facilities/Support Service |
| Alberta Cancer Board | |

Note: Diagonal hatch indicates University of Alberta Facilities

LRT Right-of-Way (above & below ground)
(Owned by The City of Edmonton)

This figure is illustrative and intended for guideline purposes.

Figure 3 - OWNERSHIP

University of Alberta - North Campus Academic Sector 10

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

3.0 VISUAL & PHYSICAL INVENTORY

The following provides a 'snapshot' of key analysis and inventory information obtained for Sector 10. This information is presented and assessed based on Sector structure characteristics – Districts, Pathways, Edges, Nodes and Landmarks.



Figure 4 - CBS & WMC buildings along 114 Street looking north



Figure 5 - South face of HMRC and the future site of HRIF East

3.1 District

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

Existing Inventory

Key District areas include:

Health Sciences District:

Non-University:

- Walter C. Mackenzie Health Sciences Centre (WMC), including: the Stollery Children's Hospital, and numerous other health-related academic and clinical offices, divisions and departments--is the principle structure in the Capital Health Authority's (CHA) hospital group in this Sector. The WMC dominates and anchors this District, and is supported by, and has synergy with, additional health-related facilities and two parkades. (Refer to Figure 4).
- The Canadian Blood Services (CBS) Building is in the southwest corner of the District, north of Corbett Hall. (Refer to Figure 4).

University:

- University-based health sciences research is supported by the Heritage Medical Research Centre, and the National High Field Nuclear Magnetic Resonance Centre (NANUC). Teaching and research is supported by Medical Sciences (MSB). The Health Research Innovation Facility (HRIF East & West) and the Zeidler Centre (currently under construction) will support research and clinical training once completed. (Refer to Figures 5 and 6).
- Clinical Sciences supports health sciences teaching, research and clinics. The building is located centrally within the Sector, surrounded by CHA facilities. (Refer to Figure 7).
- On the west side of 114 Street, the Research Transition

Facility (RTF) houses a support research facility for U of A spin-off companies, as well as academic units for the Faculty of Medicine and Dentistry. (Refer to Figure 8).

South Gateway District

- Corbett Hall is a University heritage facility providing research, teaching and clinical activity. (Refer to Figures 9 and 10)
- Several University Support Service facilities are provided including: parking lots to the west, south and southeast of Corbett Hall (452 stalls), 18 metered parking stalls on the east-west roadway that provides access to Corbett Hall at the extreme north end of the District, 8 metered stalls in front of Corbett Hall. (Refer to Figure 11)
- The Childcare Centre southwest of Corbett Hall serves University and surrounding families.
- The District is approximately 6.5 hectares, of which approximately half (3.2 hectares) is 'green', providing open space in the form of sports fields and a formal 'front lawn' on the east side of Corbett Hall.

Analysis

Health Sciences District:

- The density and intensity of this District will continue to increase with planned development. As development increases, existing exterior space will be reduced, altered and compressed. As a result future planning should concentrate on maintaining integrity, aesthetic quality and legibility of exterior space.
- The mass of the WMC tends to overwhelm the pedestrian experience along 114 Street. The internalized pedestrian spaces and pathways are better planned than the exterior spaces and pathways. Indoor patterns of movement and open space become critical in this dense Sector.
- The Research Transition Facility will be removed for new development offering opportunities to create a strong,

integrated relationship with other Sector facilities.

- CSB is an isolated location of campus, linked positively to surrounding CHA facilities.

South Gateway District:

- The value of the existing open space in this District is heightened due to the relatively high density of development to the north.
- Corbett Hall is the anchor within the District. There is an opportunity to improve the environs of Corbett Hall, as a formal and/or informal gathering space, as well as a signature 'gateway' building on Campus.
- Existing fencing (mostly chain link) surrounding the parking lots and the south end of the District along Whyte Avenue detracts from the appearance of the area. (Refer to Figure 12).
- Existing parking lots in the area detract from Corbett Hall's presence and represent an opportunity for increased playing fields and facility development.



Figure 7 - Looking east along 83 Avenue



Figure 6 - North face of HMRC looking east along 87 Avenue



Figure 8 - RTF looking north along 114 Street



Figure 9 - Parking lot west of Corbett Hall



Figure 11 - Metered parking in front of Corbett Hall



Figure 10 - Corbett Hall and 'Front Lawn' looking west from 112 Street



Figure 12 - Chainlink fence perimeter along Whyte Avenue

3.2 Pathways

Pathways – key vehicular and pedestrian routes.

Existing Inventory

Primary Pathways (vehicular & pedestrian & LRT):

- 114 Street is a primary pathway and is the southern gateway into North Campus.
- 87 Avenue, as identified in other Sector Plans, is the primary east-west pathway on the North Campus.
- 112 Street is a primary pathway, from 82 Avenue to 87 Avenue, and continuing north into the heart of the Campus.
- The LRT alignment and station (currently under development) is an integral addition to the North Campus and 114 Street. The track alignment and station are located on the west side of 114 Street. The LRT track emerges from underground through a portal oriented north-south along 114 Street, south of 87 Avenue. The LRT tracks reach grade directly north of the Research Transition Facility. The station (HHS_{tn}) is located directly east of RTF. Leaving the station, the tracks continue southward along 114 Street toward the Neil Crawford Centre and South Campus.

Secondary Pathways (vehicular & pedestrian):

- 83 Avenue is a secondary pathway, connecting 114 Street and 112 Street, providing access to the two main WMC parkades and primary access to lands west of 114 Street.
- 82 Avenue (Whyte Avenue) curves to form the south boundary of the Sector from 112 Street to 114 Street, continuing further west to become University Avenue.

Tertiary Pathways:

- Pedestrian links are also provided through the recreational and lawn spaces to the east and south of Corbett Hall and via the east-west road and sidewalks north of Corbett Hall.

Service Roads, Emergency Access & Parking Access:

- Corbett Hall and the Childcare Centre are accessed via the parking lot entry from 114 Street.
- The Research Transition Facility loading access is currently on the west side via the Material Management area and service access coming off 114 Street to the north and south. HRIF, HMRC and NANUC are accessed mid-block on 87 Avenue; emergency access to these buildings is from the south-east via 112 Street and the WMC entry drive.
- Access to parking north and south of Corbett Hall is via the one-way (clockwise) loop road off Whyte Avenue.

Enclosed Pathways:

- An extensive system of interior pathways links most areas of the Sector together. Links exist to carry the pedestrian internally from 87 Avenue, south through HMRC to MSB, through WMC to CSB and to the two parkades south of 83 Ave. To this main spine will be linked the two wings of HRIF and Zeidler Centre and the HSS_{tn}. (all currently under construction).
- An above grade pedway links the University Hospital Parkade to the WMC through CSB.

Analysis

- 114 Street (from Whyte Avenue to 87 Avenue) lacks any unified articulation in the form of street furnishings (including lighting), signage and street trees. The visual experience of this busy street is disparate and uninviting. Similarly, 87 Avenue (from 114 Street to 112 Street) lacks distinction as the primary east-west pathway through North Campus.
- 112 Street (from Whyte Avenue to 87 Avenue) has trampled boulevards and unsightly hard and soft landscape development more commonly associated with 'commercial strip' development than a university campus. However, the landscaped area surrounding the recently completed

CHA Parkade provides a valuable precedent for future landscape development.

- The HSS_{tn} will provide a catalyst for the overall enhancement of 114 Street.
- Understanding the functioning and purpose of WMC's existing internal pathway network is critical for providing a comprehensive, logical and efficient system of pathways within the Sector. Similarly, an understanding of the internal pathways proposed for the evolving block of research facilities at the north end of the Sector is also essential.
- Pedestrian movement is more internalized and fragmented in the north half of the Sector due to the extent of existing and future building development. Attention should be given to more clearly defining and enhancing pathways moving through interior and exterior spaces.
- Potential exists in several areas to integrate service and parking access with pedestrian pathways while not subjugating pedestrian movement and experience to vehicles.

3.3 Edges

Edges – Natural and built form boundaries that form spaces.

Existing Inventory

- Health Sciences District: The agglomeration of WMC and the other health sciences buildings at the north end of the Sector creates a continuous built edge along the east side of 114 St., the south side of 87 Ave., the west side of 112 St. and the north side of 83 Ave. The west edge of 114 Street is fragmented with the Aberhart buildings, the Research Transition Facility and Jubilee Auditorium parking lot, with the Universities 'industrial' area (i.e. heating plant and stacks, etc) as a backdrop. (Refer to Figures 13, 14 and 15).
- South District: The cluster of buildings in the south end of the Sector creates another built 'block' with a continuous (albeit with more gaps than the north block) edge along the south side of 83 Ave., the west side of 112 St., the north and west sides of Corbett Lawn, the northwest corner of the recreational fields, and the east side of 114 St.
- Corbett Lawn Edge: The Corbett Lawn is set at a lower grade than the surrounding landscape. The effect of this grade change is that the south side of Corbett Lawn becomes an edge, defining the space of the expansive lawn, and giving prominence to Corbett Hall. (Refer to Figure 10).
- Whyte Avenue Edge: This edge is defined by Whyte Avenue and the chain link fencing defining the extreme south end of the Sector. (Refer to Figure 12).
- LRT Edge: This edge, yet to be fully realized, but already being formed by the east wall of the LRT portal on the west side of 114 Street will have a huge impact on 114 Street.

Analysis

Several spaces are formed by the edges identified above.

- The Education/Health Sciences Edge: This area is 'tired' and requires upgrading to reflect its importance as the main east-west pathway through the North Campus.
- The Sports Fields Area: A majority of the edge of this space is delineated in chain link fencing, which defines an ineffective and visually unattractive edge to the North Campus. Although this is a very large space, the surrounding fencing separates the space from adjoining areas, creating a physical and psychological barrier to its integration with the community.
- Corbett Lawn: The 'front lawn' of Corbett Hall should be enhanced to appropriately announce the University at the terminus of Whyte Avenue at 112 Street.
- 83 Avenue Edge: this relatively narrow corridor has a very 'urban' feel. One experiences a strong sense of enclosure in this corridor, further accentuated by the two pedways that cross 83 Avenue.



Figure 13 - WMC edge conditions north of 83 Avenue, looking south



Figure 14 - 87 Avenue edge conditions at 112 Street, looking west



Figure 15 - 114 Street edge conditions along the west side

3.4 Nodes

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

Existing Conditions

University Gateways:

- South Gateway, north of the Whyte Avenue/University Avenue/114 Street intersection: The entry into the University's North Campus, along 114 Street, is presently demarcated with a lay-by and directory kiosk. This area is 'open' on both sides of 114 Street (parking lot to the west; recreational space to the east), in sharp contrast to the more enclosed nature of 114 Street north of Canadian Blood Services. (Refer to Figure 4).
- Corbett Hall Gateway: The formal alignment of the front of Corbett Hall with Whyte Avenue is successful in creating a sense of anticipation and arrival in the North Campus area. The open, slightly depressed lawn in front of Corbett Hall is an oasis of calm in an extremely busy and congested part of the Campus and city. (Refer to Figure 10).
- Health Sciences LRT Gateway: This area is currently under development with the introduction of the LRT portal and HSStn.

Primary Nodes:

- The intersection of 87 Avenue and 114 Street (this node is not entirely within the Sector). This node straddles the corners of all four blocks composing the intersection and includes the entire plaza in front of the Butterdome. This node and the node at 112 Street and 87 Avenue are the main entry points into the heart of North Campus for pedestrians and vehicular traffic. (Refer to Figure 16).
- The intersection of 87 Avenue and 112 Street (this node is not entirely within the Sector). Like the node at 114 St. and 87 Avenue, this node straddles the corners of the

intersection and is an extremely busy node on Campus. (Refer to Figure 17).

Secondary Nodes:

- The intersection of 83 Avenue and 114 Street. As the main east-west vehicular pathway through the Sector, 83 Avenue carries a significant amount of traffic – especially bus traffic. 83 Ave. is the route by which many buses travel from the east to 114 St. and then north to the transit facility loop on 89 Avenue.
- The existing courtyard space between MSB and WMC. This space provides a semi-protected outdoor space for students, staff, patients and visitors. Set back from 114 Street the courtyard is linear with multi-level raised (sheltered and open) gathering areas. Ownership of the space is split down the middle, with one half owned by the University, the other by the Capital Health Authority. (Refer to Figure 18).

Tertiary Nodes:

- Whyte Avenue and pedestrian pathway at extreme south end of Sector (pedestrian crossing on Whyte Avenue).
- Service/pedestrian node north of Medical Sciences, between HRIF West and HMRC.
- 87 Avenue and the front of HMRC.

Other tertiary nodes do exist within the Sector, most notably along 112 Street (i.e., the two major pedestrian crossings at 84 and 85 Avenues). However, these nodes are not within University jurisdiction.

Analysis

University Gateways:

- More than any other entrances into Campus, the Gateways identified at 114 Street and 112 Street on Whyte Avenue have a sense of arrival because of the view toward University buildings (especially toward Corbett Hall from Whyte Ave.) and the large amount of open space that greets the viewer after experiencing the compressed linear spaces along 114 Street and Whyte Avenue. Still, gateway development could be further enhanced at both locations. For example, the entry from Whyte Avenue (westbound) at 112 Street is presently identified with a relatively small board sign (indicating the University of Alberta). This feature is hardly noticed, as it is totally out of scale with the importance of this entry and the surrounding buildings and open space.
- The proposed HSStn. and its integration into the Sector represent one of the most exciting and challenging gateway development opportunities on the University Campus.

Primary Nodes:

- The intersections of 87 Avenue and 114 Street, and 87 Avenue and 112 Street provide an opportunity for primary node enhancement. With respect to future enhancements, consideration should be given to incorporating all four 'corners' at each of the above nodes.

Secondary Nodes:

- 83 Avenue and 114 Street: Although this node is presently somewhat unremarkable and seemingly less significant than others in the Sector, future development will intensify activity at this node and increase its importance on Campus.
- The existing courtyard space between MSB and WMC should be reviewed between the University and the Capital Health Authority to assess the existing functionality and

'comfort' the space provides students, staff, patients and visitors.

Tertiary Nodes:

- Aside from the tertiary node identified west of Corbett Hall (related to future reconfigured access to the site west of Corbett Hall), all tertiary nodes in the Sector are related to relatively intense pedestrian movement. In the case of the nodes identified along Whyte Ave. and 112 St., these are intensively used pedestrian crosswalks.



Figure 17 - Looking south down 112 Street at 87 Avenue



Figure 16 - Looking south down 114 Street at 87 Avenue



Figure 18 - The courtyard between MSB and WMC

3.5 Landmarks

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

Existing Inventory

Primary Landmarks:

- Corbett Hall (east façade, in particular)

Secondary Landmarks:

- U of A Power Stacks – located outside of the Sector, but visible from within Sector.

Tertiary:

- Entrance directory/kiosk on 114 St., west of Corbett Hall.

Analysis

- Corbett Hall is a distinctive landmark not only for this Sector, but for the University and city at large. This structure was originally built in 1929 as the Edmonton Normal School and, for many years, was the most important institution for teacher training in Alberta. Extensive renovations in 1992 restored this building to its current immaculate condition (FCI of 3%). Corbett Hall is one of only seven University buildings on the City of Edmonton's 'A' list on the Register of Historic Resources in Edmonton. This building has its strongest visual impact approaching the University from the east, along Whyte Avenue.
- Numerous opportunities exist for introducing landmarks at various scales, with multiple functions, at several locations.
- Ineffective signage at the intersection of Whyte Avenue/112 Street and a well-designed directory kiosk on the east side of 114 Street are the only major exterior way-finding ('welcoming') street furnishings in the Sector.

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 10

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

4.0 SECTOR SPECIFIC GUIDELINES

Note: This section of Sector Plan has established guidelines for all University-owned property and suggests opportunities for other publicly or privately owned property. The vision for this Sector rests on the appropriate implementation of the guidelines through collaboration among the U of A, the City of Edmonton, Capital Health Authority and other University partners.

4.1 Districts

Objectives:

- .1 To establish two districts with integrated sub-districts to create and define the southern section of the University's North Campus (refer to Figure 19):
 - Health Sciences District
 - Health Sciences Ambulatory Learning Centre (HSALC) Sub-district
 - Health Sciences Research Sub-district (includes: HRIF west & east, HMRC, MSB, NANUC, the Zeidler Centre, and CSB).
 - South Gateway District
 - Corbett Hall and Front Lawn Sub-district
 - Special Opportunities Sub-district
 - Sports Fields Sub-district

Sector 10's Districts and Sub-districts are linked through a series of existing internalized building corridors, pathways and open space. These existing connectors do not currently integrate well with each other to provide a coherent and friendly atmosphere. With future development and redevelopment in the District, initiatives should include measures that enhance and better define circulation patterns, way-finding, the utilization and definition of open space, and establish stronger, more meaningful connections between interior and exterior spaces. These changes would impart a greater sense of connectivity and community and establish a more aesthetic, healthy and appropriate setting for study, work, socializing, celebration and recreation.

These objectives are supported by general guidelines for each District and additional guidelines related to pathways, edges and nodes in Sections 4.2 to 4.5, as well as Appendix A. Site specific guidelines are provided in Section 5.

4.1.1 Health Sciences District

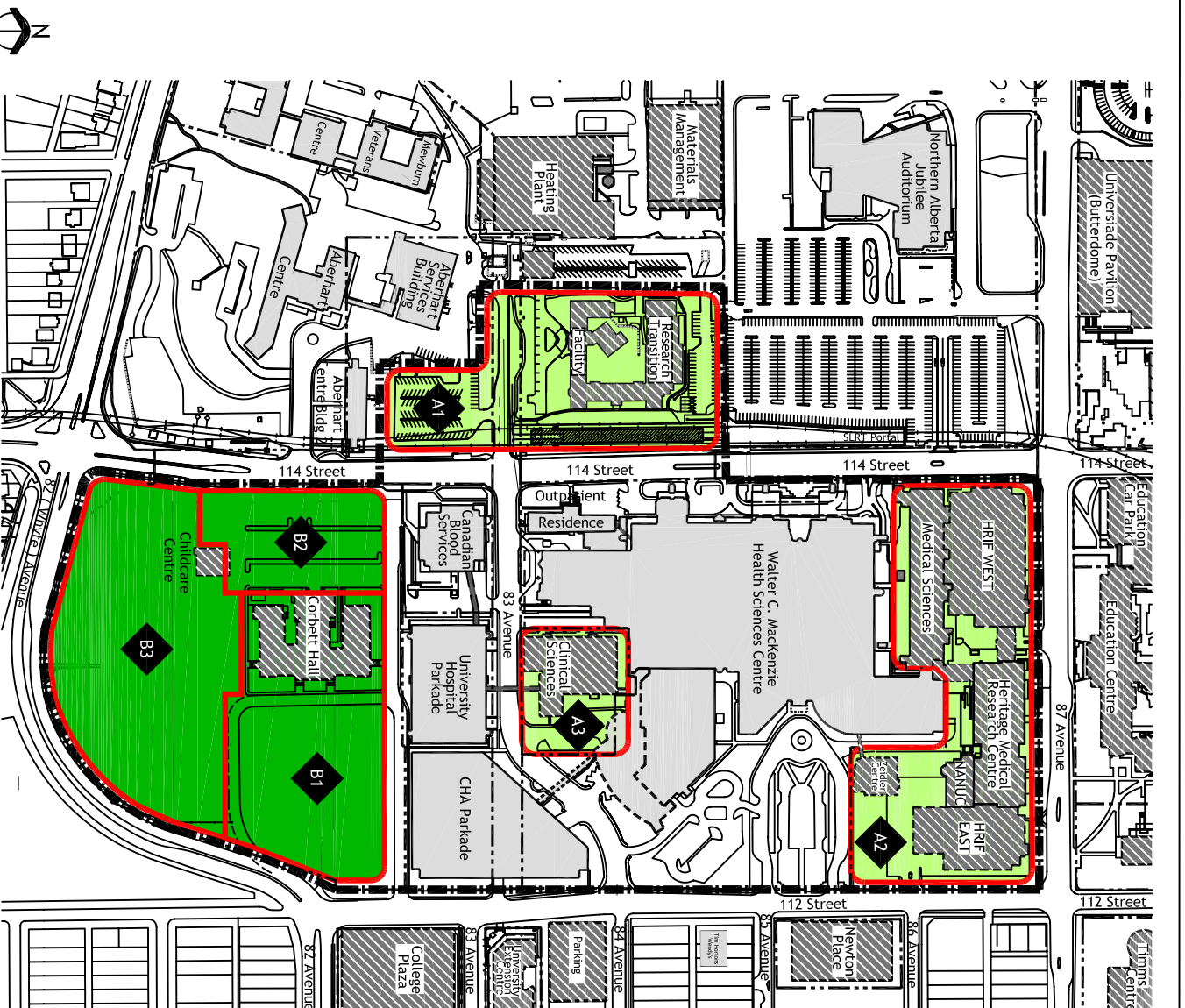
Objective:

- .1 To balance the existing high intensity of University and Campus Partner facilities and services in the Health Sciences District with a more comfortable, healthy, human-scaled pedestrian environment within engaging, well-defined and diverse open spaces.
- .2 To establish a well-integrated multi-modal pathway system and to create a comfortable, safe, pleasant internal pathway system that is visually and physically linked to the outside at key locations.
- .3 To develop a high degree of visual and geographic reference related to the Sector's role as a key southern gateway into the University's North Campus.

Guidelines:

- .1 Existing and future development (University and/or Campus Partners) should be integrated with open space and multi-modal pathway development with the aim of defining a more aesthetic character and a more distinctive and recognized role for the District as a University Campus 'gateway'.
- .2 Existing and future development (University and/or Campus Partners) should establish stronger visual and physical connections between interior and exterior space to enhance way-finding and connectivity, and to reduce the existing "inward looking" qualities of buildings and the resulting poor micro-climate conditions at street level. A move toward architectural 'transparency' and the extensive use of glazing may be one method for reducing the mass of development and also for ensuring sunlight penetration into both interior and exterior gathering spaces and pathways.

- .3 Existing and future development (University and Campus Partners) should integrate pedestrian and vehicular traffic in ways that are innovative, cost-effective and aesthetically pleasing. Service accesses and loading areas should be integrated to serve multiple facilities wherever possible, in order to free up more open space and pedestrian districts, and to improve connectivity, way-finding, and efficiencies of space.
- .4 Future development and redevelopment (University and/or Campus Partners) should incorporate design elements that create a well-defined, distinctive, seasonal, safe, secure, comfortable and aesthetically pleasing University Campus environment.
- .5 It is proposed that the existing RTF building be removed in the future and replaced with new facilities to establish a Health Sciences Ambulatory Learning Centre (HSALC). In planning for the future, the HSALC Sub-district should be developed with the following:
- Buildings should be architecturally distinguished, yet well-integrated into the District; aesthetically pleasing; oriented to minimize disruption to adjacent land uses; and should establish comfortable exterior and interior spaces (i.e., gathering areas, atria development, open, good micro-climate, etc). This Sub-district is situated in a prominent University Campus gateway location and its development character should highlight and reflect the vitality, diversity and aesthetics of the University.
 - Development should be designed to create a safe, secure and convenient pedestrian-friendly environment with a balance of pedestrian, bicycle and vehicular use related to the type and density of land use proposed.
- A facility or facilities that accentuate and integrate with other facilities and features to establish a strong and distinctive gateway into the North Campus.
 - Entrances into the facility or facilities that are visible and well demarked on all sides, especially along 114 Street where entry into the development should be integrated with the HSStn.
 - An engaging, pedestrian-scaled environment, with a high degree of transparency, along the proposed HSStn. and alignment.
 - Direct and enclosed multi-use above-grade pedway opportunities to the HSStn, WMC, and Corbett Hall Sub-district.
 - A main plaza at 114 Street and 83 Avenue.
 - The opportunity for food and retail/commercial services along 114 Street that support interior and exterior public gathering and an animated and interactive Sub-district.
- (Refer to Figures 20 to 22 for HSALC development concepts).
- .6 The Health Sciences Research Sub-district should be developed with:
- Elements that support the enhancement of 87 Avenue (such as those being introduced by the development of HRIF) as The “Grand Boulevard” (e.g., well-defined entrances, streetscaping, public art, etc).
 - Distinct node development at the intersections of 87 Avenue with 114 Street and 112 Street (such as those being introduced with the development of HRIF – Refer to Figure 23).
- An outdoor pedestrian-oriented service/emergency pathway, linking 87 Avenue with the main east entry into WMC (Refer to Figure 24).
 - An above-grade linkage across 87 Avenue to the Education building from HMRC to continue connectivity with the rest of North Campus.
- .7 The redevelopment of CSB can be developed through either:
- Renovation of the existing building, or
 - Removing the existing building for an entirely new development.
- The central, highly visible nature of this site within the District should be a key factor in decision-making regarding potential future development opportunities and the use of the site. While this location affords good opportunities for academic and academic support facilities, it also could be developed successfully for health-related support facilities.



Legend

- A - Health Sciences District
 - A1 - Health Sciences Ambulatory & Learning Centre Sub-District
 - A2 - Health Sciences Research Sub-District
 - A3 - Clinical Sciences Sub-district
- B - South Gateway District
 - B1 - Corbett Hall & Front Lawn Sub-district
 - B2 - Special Opportunities Sub-district
 - B3 - Sports Fields Sub-district

Development Footprint:

- University of Alberta Facilities/Support Service

This figure is illustrative and intended for guideline purposes.

Figure 19 - DISTRICTS

University of Alberta - North Campus Academic Sector 10

4.2.2 South Gateway Districts

Objective:

- .1 Maintain the District's open space and historic character, by preserving Corbett Hall and front lawn.
- .2 Expand the existing sports fields.
- .3 Introduce a Special Opportunity Sub-district west of Corbett Hall.

Guidelines:

- .1 Future buildings and open space development should respect the existing setting. No further building infill/encroachment on green space (i.e., front lawn and sports fields) should be permitted.
- .2 The existing open spaces should be enhanced with a hierarchy of well-designed pathways connecting to facilities in the District to other Sectors of North Campus, adjacent neighbourhoods and the HSStn.
- .3 Corbett Hall and Front Lawn Sub-district should be enhanced by:
 - a) Improved pedestrian pathway linkage through the redevelopment of Corbett Way. (Refer to Figure 25).
 - b) Additional (tree) planting to better define the front lawn area.
 - c) Improved signage (University and regulatory/traffic signage).
 - d) Streetscape enhancements incorporating additional screening improvements along the CHA and WMC parkade edges.

- e) Maintaining the existing short-term (8) and long-term (2 hour – 18) metered parking stalls based on continued high use.
- .4 The Special Opportunities Sub-district, west of Corbett Hall, provides the opportunity for a self-sufficient destination development on a prominent University gateway site that enhances the University's growth, reputation and character. Permitted Uses are concentrated on parking, as outlined in the LRDP. Discretionary Uses include: research, teaching and support services. The following guidelines apply to University Core Uses (i.e., research, teaching and support services). If the proposed development falls outside of these core uses and the University Act, the Municipal Government Act (MGA) may apply. Where the MGA is applied, these guidelines should be assessed and integrated in combination with City of Edmonton requirements.
 - a) Development should be: architecturally distinguished, yet well-integrated into the District; aesthetically pleasing; oriented to minimize disruption to adjacent land uses; and should establish comfortable exterior and interior spaces (i.e., gathering areas, atria development, open, good micro-climate, etc). This Special Opportunity Sub-district is situated in a prominent University Campus gateway location and its development character should highlight and reflect the vitality, diversity and aesthetics of the University.
 - b) Development should be designed to create a safe, secure and convenient pedestrian-friendly environment with a balance of pedestrian, bicycle and vehicular use related to the type and density of land use proposed.

- c) Open space and atrium development should be incorporated into the Special Opportunity Sub-district and linked to other public open spaces and pathways within the Sector.
- d) If a University Core Use is proposed, then parking (a and other development requirements will be reviewed and approved by the University. As a minimum, the SOD should accommodate parking for the 452 surface parking stalls presently provided by Lot L.
- e) Parkade and service vehicle access to the site should be from 114 Street via Corbett Way. Vehicular access should be provided while not compromising the proposed pedestrian-oriented character of Corbett Way. (Refer to Figure 26).
- f) The SOD should integrate the Child Care Centre and its outdoor play needs.
- .5 The Sports Fields Sub-district should be expanded in conjunction with SOD development and the relocation of the existing Child Care Centre. Key Sub-district improvements should include:
 - a) The existing 452 stalls in parking lot L should be accommodated in a new parkade development related to the SOD. Parking access to a parkade should be provided far enough from the street to avoid queuing onto 114 Street.
 - b) The development of playing fields complete with amenities.
 - c) Improved edge conditions along Whyte Avenue (e.g. tree/hedge plantings, decorative/ornamental fencing, public art, trail development, etc).

- .6 New developments within this district should be planned with internal linkages to existing facilities. Service access and loading should be designed to service more than one building, with good access to all buildings. (Refer to Section 4.2.6 for further guidelines regarding internal pathways).

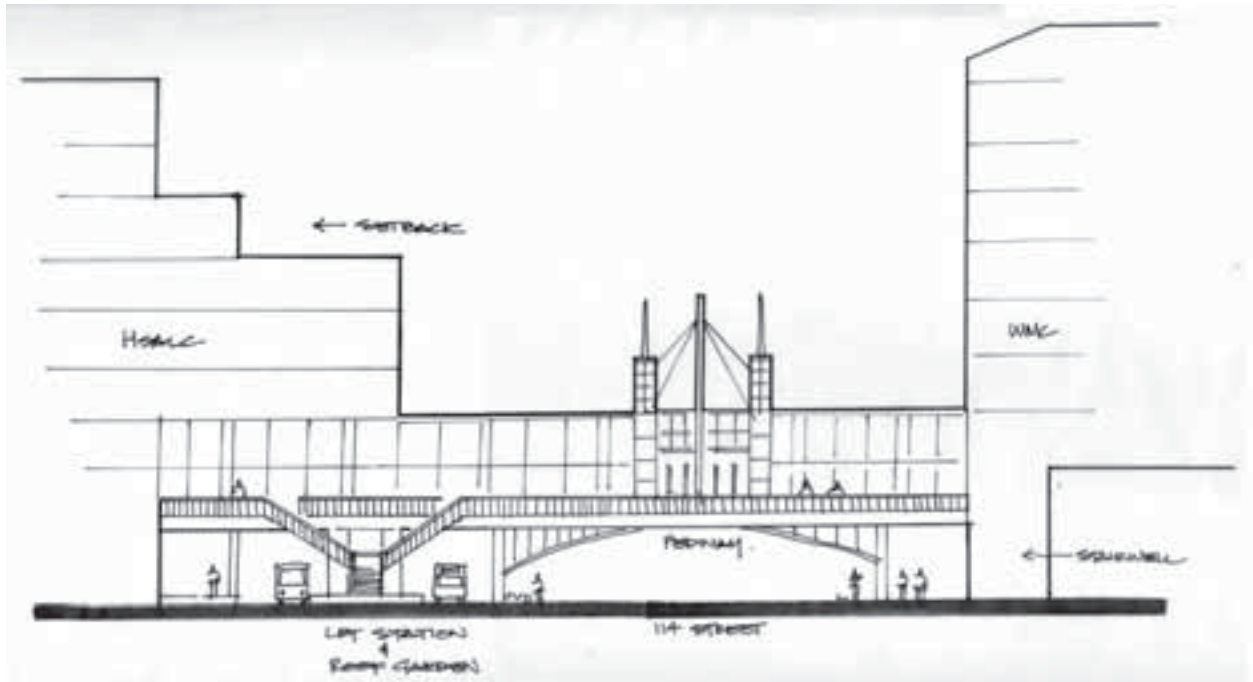


Figure 20 - Pedway concept elevation between HSALC and WMC along 114 Street



Figure 21 - Pedway precedent for HSALC - City Centre Pedway, Edmonton, Alberta



Figure 22 - Pedway precedent for HSALC - City Centre Pedway, Edmonton, Alberta

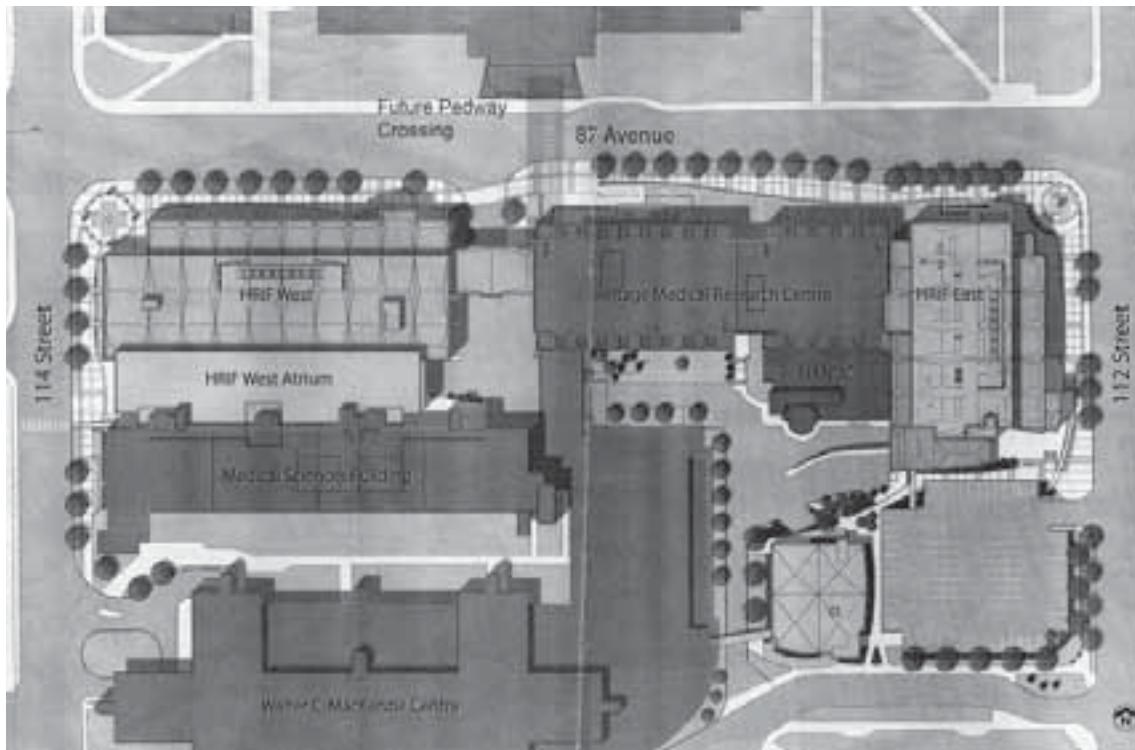


Figure 23 - Proposed HRIF Site Development

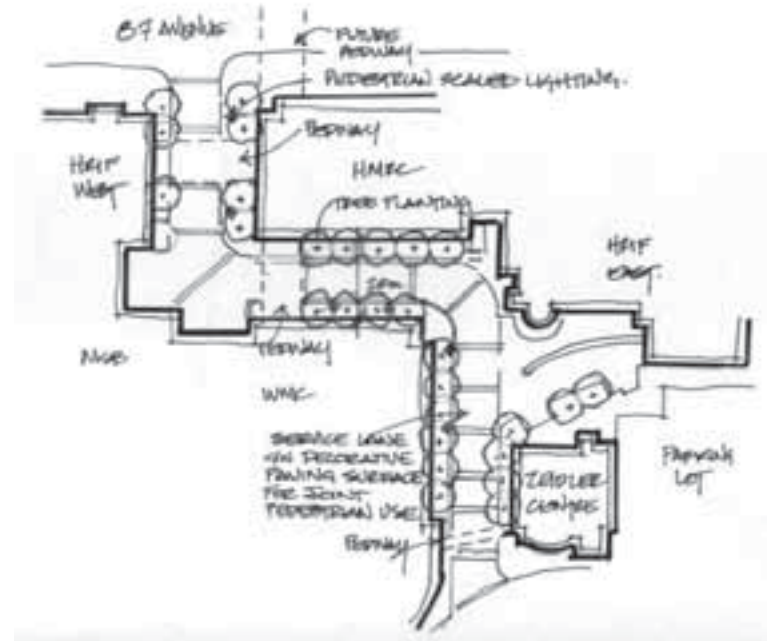


Figure 24 - Plan Concept of Pedestrian Integration between HMRC and WMC



Figure 25 - Concept Illustration of Corbett Hall and 'Front Lawn' Additions

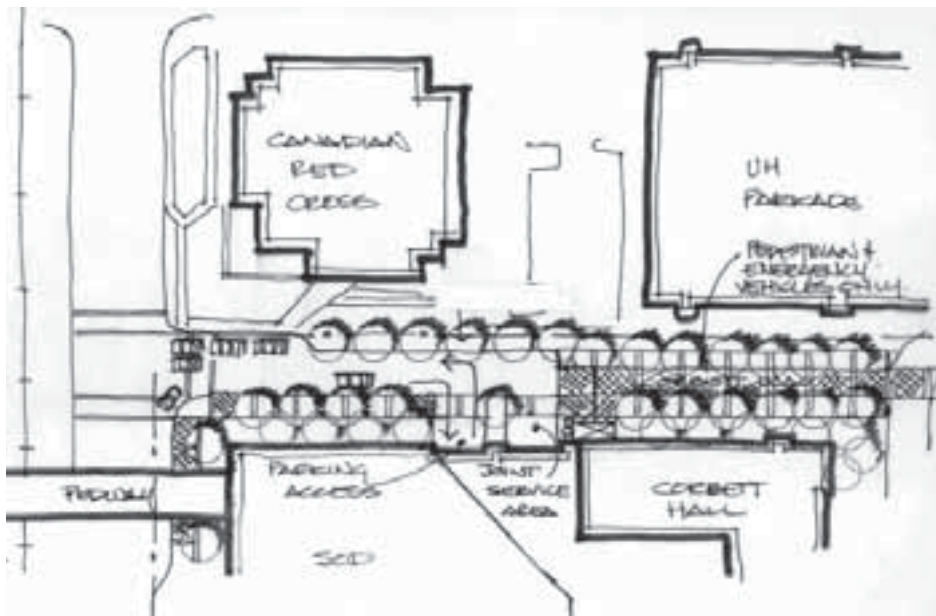


Figure 26 - Concept Plan of Service and Parkade Access to SOD and Corbett Hall

4.2 Pathways

Refer to note at beginning of Section 4.0.

Objective:

- .1 Encourage the development of a hierarchy of pathways (i.e. primary, secondary, tertiary) that physically and visually link key nodes, districts, and sites within the Sector to the surrounding Campus, Campus Partner lands and neighbourhoods.
- .2 Enhance existing roadways by establishing a more cohesive, interesting and unified street character that maintain and supplement mature street tree plantings and create a pedestrian friendly environment and 'sense of place.'

General Guidelines

- .1 The existing roadway grid (i.e., 114 Street, 112 Street, Whyte Avenue, 83 Avenue and 87 Avenue) should be enhanced, wherever possible, by:
 - establishing a more cohesive, interesting and unified street character;
 - integrating pedestrian-oriented pathways and bikeways with surrounding Sectors and neighbourhoods;
 - maintaining mature trees;
 - defining entrances, access, edges, intersections and pathway features; and
 - integrating with surrounding North Campus Sectors, Campus Partner lands and neighbourhoods.
- .2 The hierarchy of external and internal pathways should be established as shown in Figures 27, 28 and 29. A well-conceived external and internal pathway network is critical and intrinsic to this Sector, providing key linkages among buildings and to the outside pathways. The hierarchy of external and internal pathways is as follows:

Vehicular Pathways (Refer to Figure 27)

- Primary Pathways:
 - 114 Street (University Boulevard).
 - 112 Street.
 - 87 Avenue (The Grand Boulevard).
- Secondary Pathways
 - Whyte Avenue
 - 83 Avenue
- Tertiary Pathways
 - Corbett Crescent
- SLRT Alignment & HSStn.
- Service Vehicle Access

Pedestrian Pathways (Refer to Figure 28)

- Primary Pathways:
 - 114 Street (University Boulevard).
 - 112 Street.
 - 87 Avenue (The Grand Boulevard).
- Secondary Pathways
 - 83 Avenue
 - Corbett Way
- Tertiary Pathways
 - Pedestrian Only
 - Bikeways

Interior Pathways (Refer to Figure 29)

- Enclosed Pedways
 - Enclosed Pathways
- .3 Pathways should enhance movement, incorporate gathering spaces, and successfully integrate with, and highlight building entrances and nodes.
 - .4 The following considerations should be applied to pathway development:
 - Vandal-proof design.
 - Multi-use activity (walking, biking, in-line skating - external

- pathways only).
 - Pedestrian pathway integration along building service roads (e.g., patterned surfaces, planting, pedestrian scaled lighting, etc).
 - Physical and perceived safety, security, and comfort (CPTED).
 - Visual experience and aesthetics.
 - Optimum operations and maintenance.
 - Universal accessibility.
 - Flexibility.
 - Sustainability.
- .5 A pathway hierarchy should be developed within University lands to define specific pedestrian, vehicular, and service vehicle routes, and to integrate pedestrian and service pathways with an improved pedestrian-oriented structure and character. A proposed integrated University pathway hierarchy is illustrated in Figure 30.
 - .6 Pathway system networks should be clearly defined using strong and cognitive way-finding patterns.
 - .7 Where appropriate and desirable, external pathway materials should complement and extend the architectural character into, and along, the pathway/road right-of-way while accommodating all potential types of vehicle use. Where appropriate and desirable, internal pathway materials should complement and extend the architectural character of, and among, the linked facilities.
 - .8 The condition of existing shrub beds along pathways should be assessed and either rejuvenated or removed (in whole or in part) in relation to aesthetics, operation/maintenance capabilities and the way in which they contribute to, or detract from, the form and function of the space.

4.2.1 Primary Pathways

4.2.1.1 114 Street

Objective:

- .1 Establish 114 Street with an overall streetscape approach, recognizing its role as a major gateway to North Campus, (i.e., “University Boulevard” theme) that celebrates University partnerships, creates a lasting positive impression, and integrates with the development of a safe, secure and inviting multi-modal (LRT, vehicular, pedestrian, bicycle) thoroughfare. (Refer to Figure 31)

Guidelines:

Key guidelines include:

- .1 114 Street should be redeveloped in consultation with the City of Edmonton and other Campus Partners to establish an overall “University Boulevard” theme. This theme should extend along 114 Street from 87 Avenue to University Avenue. Key redevelopment components could include:
 - a) Streetscape furnishings (e.g., benches, bollards, etc.)
 - b) Boulevard tree plantings.
 - c) Decorative hard surface treatments (refer to Figure 30).
 - d) Public art and interpretive features (e.g. University/ health sciences-based).
 - e) Architectural treatment.
 - f) Improved signage.
 - g) Decorative lighting.
- .2 In collaboration with the City and other Campus Partners, future development and redevelopment should incorporate the proposed primary walkway development illustrated in Figure 30. Primary walks should be developed with a consistent row of boulevard tree plantings (8 to 10m o.c.

- suggested boulevard trees species include, but are not limited to: American Elm, Burr Oak, and Green Ash.

- .3 Consider the incorporation of a comprehensive street furnishings and lighting design upgrade with sidewalk improvements (refer to Campus-Wide Guidelines) to create a distinct pedestrian-scaled environment. This would include the use of consistent surface materials and patterns to create a common character.
- .4 Maintain the existing University Campus gateway directory feature and lay-by and incorporate additional University gateway development. Refer to Section 4.4 – Nodes.
- .5 Promote the introduction of intersection enhancements (e.g. special surface treatments, landmark features, etc.) and features (i.e. seating, way-finding features, public art, etc.) along 114 Street, while maintaining clear sight lines for drivers and pedestrians.
- .6 Preserve mature tree plantings and supplement with additional new succession tree plantings.

4.2.1.2 112 Street

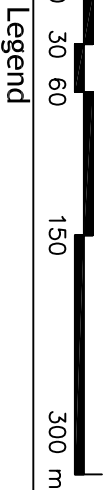
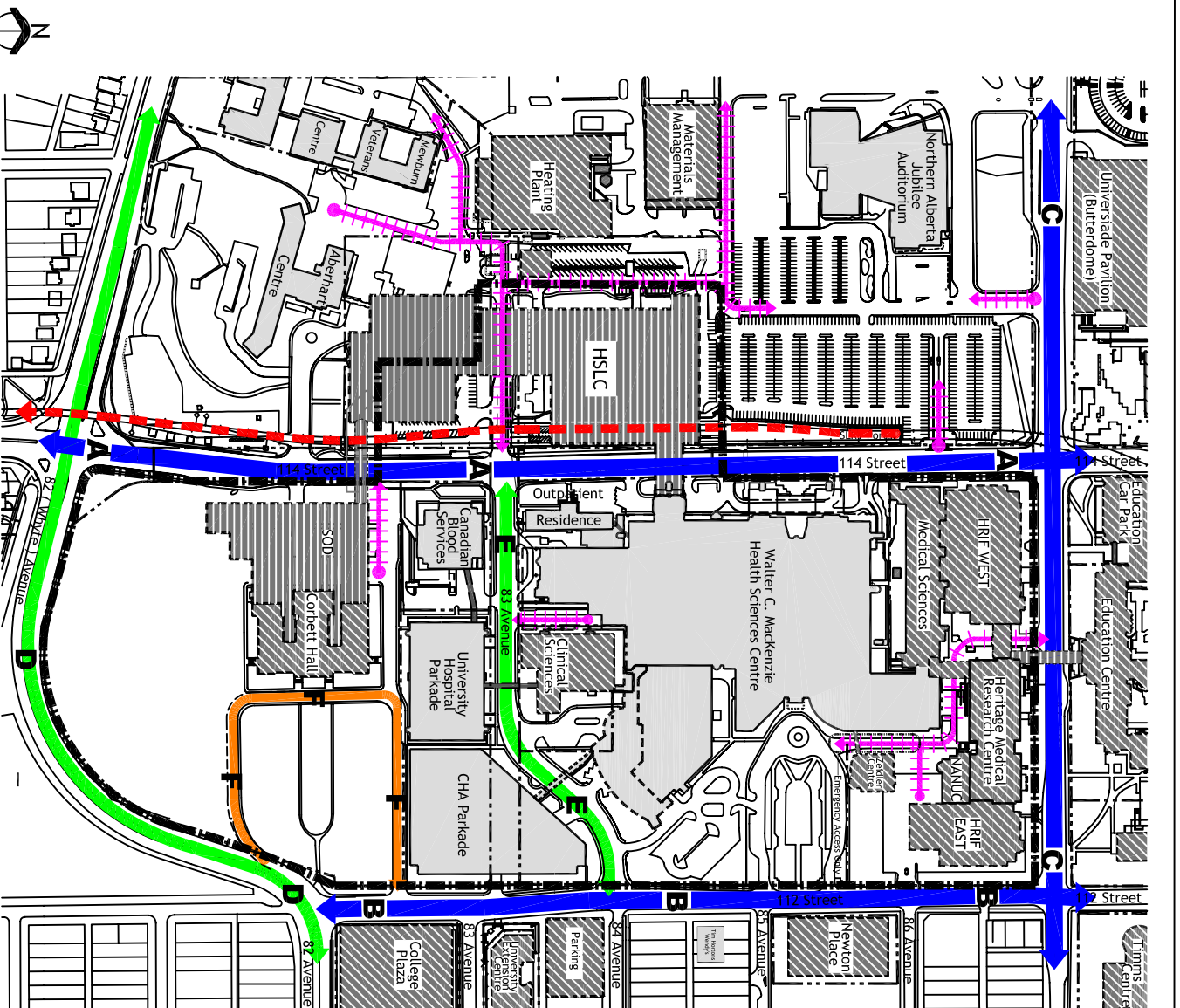
Objective:

- .1 Encourage enhancements along 112 Street to define the boundary of the greater North Campus site. Encourage other Campus Partners to acknowledge and emulate a single concept of enhancement that promotes and establishes a cohesive street character.

Guidelines:

Key guidelines include:

- .1 112 Street should be redeveloped in consultation with the City of Edmonton, other Campus Partners, and private land owners to establish a more cohesive and aesthetic character. Key redevelopment components could include:
 - a) Streetscape components.
 - b) Boulevard tree plantings
 - c) Decorative hard surface improvements (refer to Figure 30).
 - d) Public art and interpretive features
 - e) Architectural treatment.
 - f) Improved signage.
 - g) Decorative lighting.
- .2 Encourage the introduction of a comprehensive street furnishing and lighting design (refer to Campus-Wide Guidelines) to create a distinct pedestrian-scaled environment. Future development and redevelopment should incorporate the proposed primary walkway development illustrated in Figure 30 and 32. Primary walks should be developed with a consistent row of boulevard tree plantings (8 to 10m o.c. - suggested boulevard trees species include, but are not limited to: American Elm, Burr Oak, and Green Ash. This would include the use of consistent surface materials and patterns to create a common character.
- .3 Intersection/ crosswalk enhancements should be implemented (e.g. special surface treatments, landmark features, etc.) and features (i.e. seating, way-finding features, public art, etc.) along 112 Street, (at 82 Avenue, and 87 Avenue) while maintaining clear sight lines for drivers and pedestrians.

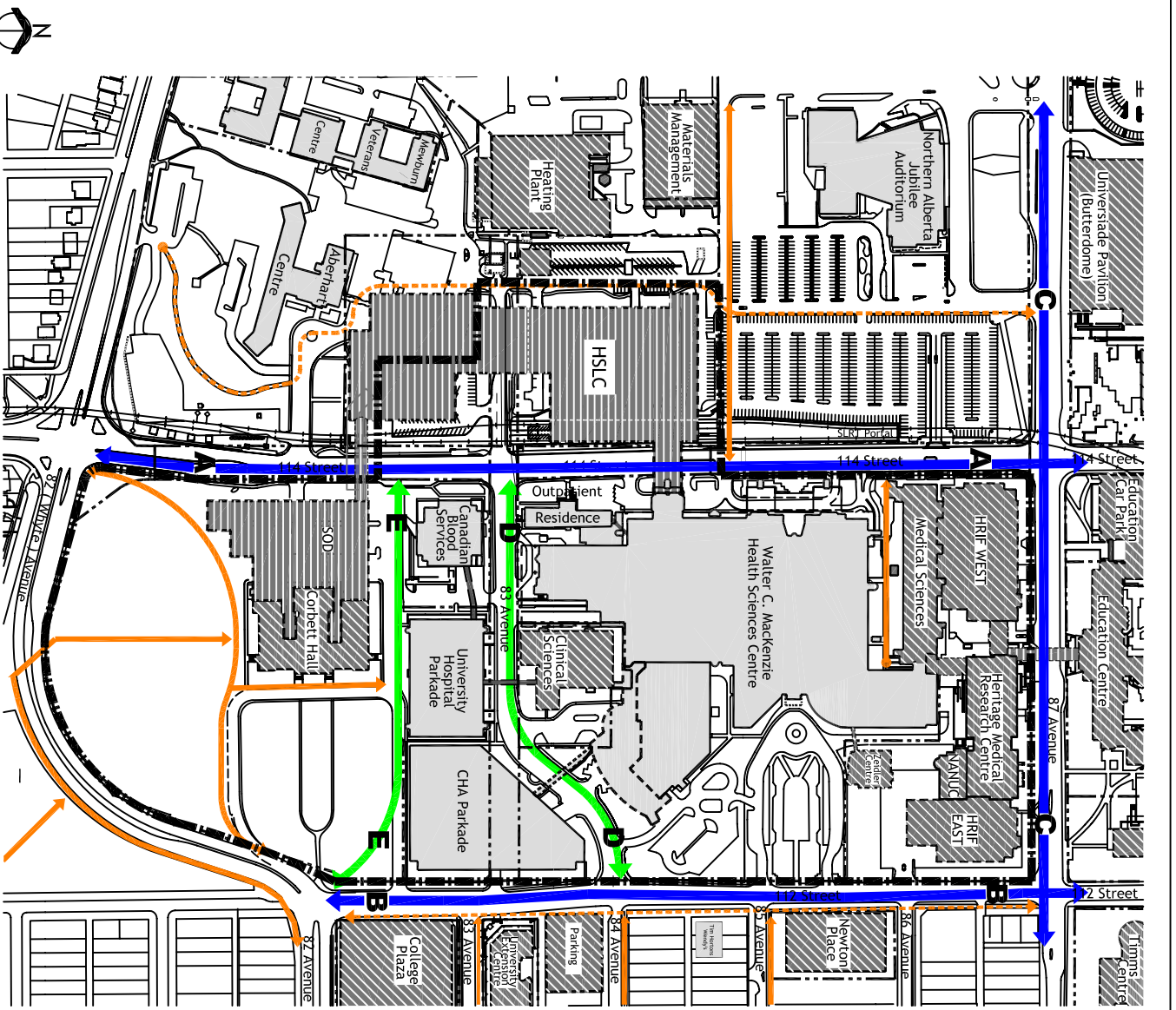


Legend

- █ Primary
 - A. 114 Street (University Boulevard)
 - B. 112 Street
 - c. 87 Avenue (Grand Avenue)
 - █ Secondary
 - D. 82 Avenue (Whyte Avenue)
 - E. 83 Avenue
 - █ Tertiary
 - F. Corbett Crescent
 - █ SLRT Alignment
 - █ Service (including parking lot access)
-
- Development Footprint:
 - University of Alberta Facilities/Support Services
 - Conceptual Future Development (U of A)

This figure is illustrative and intended for guideline purposes.

Figure 27 - PATHWAYS (Vehicular)

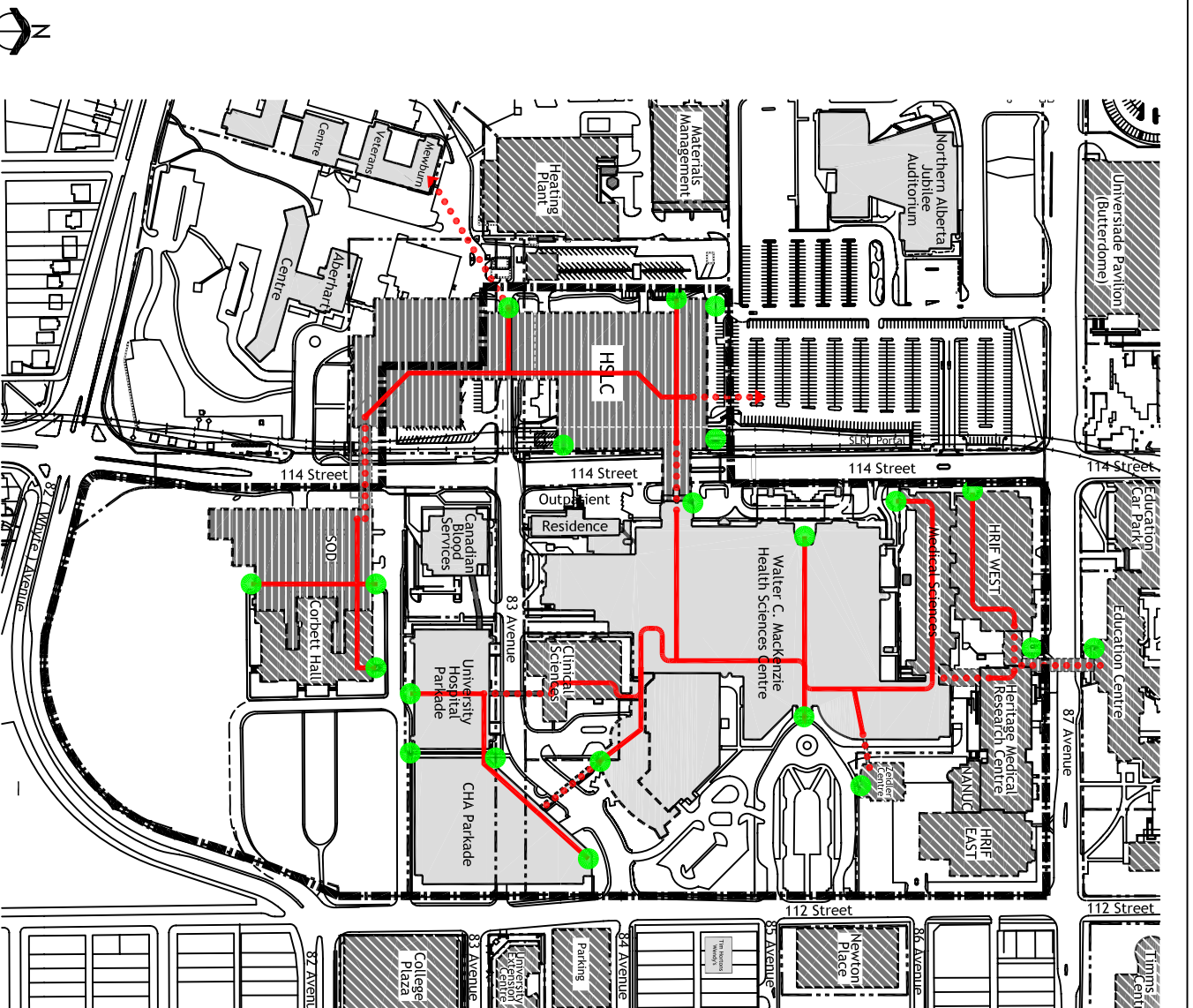


Legend

- █ Primary
 - A. 114 Street (University Boulevard)
 - B. 112 Street
 - C. 87 Avenue (Grand Avenue)
 - █ Secondary
 - D. 83 Avenue
 - E. Corbett Way
 - █ Tertiary
 - Pedestrian Only
 - Bikeways
-
- Development Footprint:
 - University of Alberta Facilities/Support Service
 - Conceptual Future Development (U of A)

This figure is illustrative and intended for guideline purposes.

Figure 28 - EXTERIOR PATHWAYS (Pedestrian)
University of Alberta - North Campus Academic Sector 10



Legend

- ● Enclosed Pedways
- Enclosed Pathways
- Exterior Pathway Connections

- Development Footprint:
- ▨ University of Alberta Facilities/Support Service
 - ▨ Conceptual Future Development (U of A)

This figure is illustrative and intended for guideline purposes.

Figure 29 - PATHWAYS (Interior)

University of Alberta - North Campus Academic Sector 10

- .4 Encourage the preservation of mature tree plantings and supplement with additional new succession tree plantings.

4.2.1.3 87 Avenue

Objective:

- .1 Enhance this portion of 87 Avenue within Sector 10 as part of the “Grand Avenue”, celebrating the dynamism of the North Campus and encouraging street and sidewalk related activities, gathering features and social contact within an energized urban environment.

Guidelines:

- .1 Existing monolithic walkways should be removed and replaced with the proposed primary walkway development illustrated in Figures 30, 33 and 34. This approach should extend the entire length of 87 Avenue through the University North Campus.
- .2 Intersection/crossing enhancements should be implemented (i.e., special surface treatments, visible public art landmarks, etc.) along 87 Avenue, (at 112 Street, mid-block between 112 Street and 114 Street, and at 114 Street) in collaboration with the City of Edmonton, while maintaining clear sight lines for drivers and pedestrians.
- .3 Preserve mature tree plantings and supplement with additional new succession tree plantings. Suggested boulevard trees species include, but are not limited to: American Elm, Burr Oak, and Green Ash (sp.).
- .4 The development of plaza/forecourt spaces along 87 Avenue at the Timms Centre, HRIF (west and East), HMRC, the Education Centre, and northwest corner of the Butterdome should be encouraged or enhanced to

promot

- .5 Pedest Avenue

- .6 A “Grar be esta charact devices

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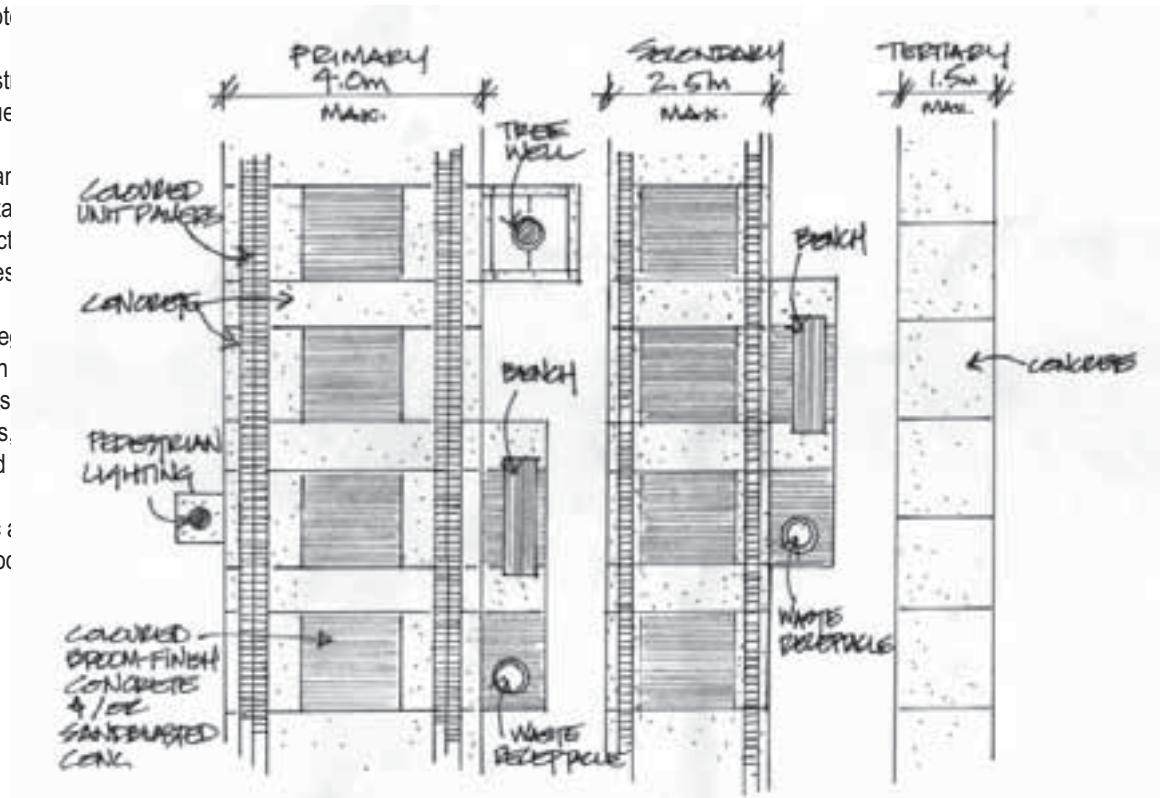


Figure 30 - Conceptual Sketch of Pedestrian Pathway Hierarchy

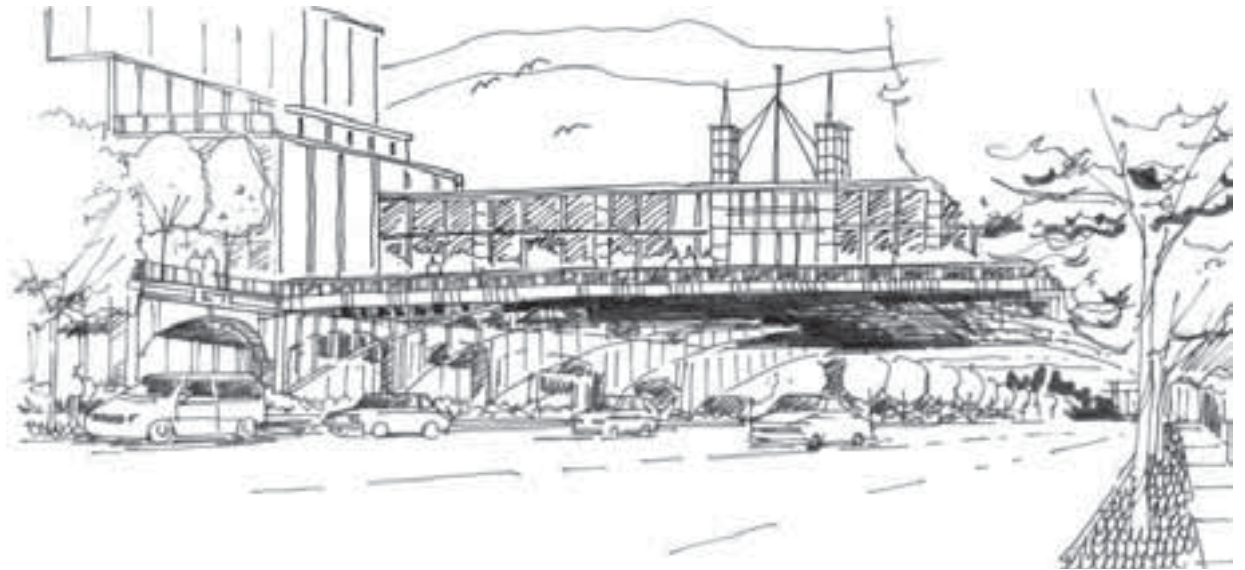


Figure 31 - Conceptual Sketch of 114 Street looking north



Figure 32 - Conceptual Sketch of 112 Street looking north and original photograph

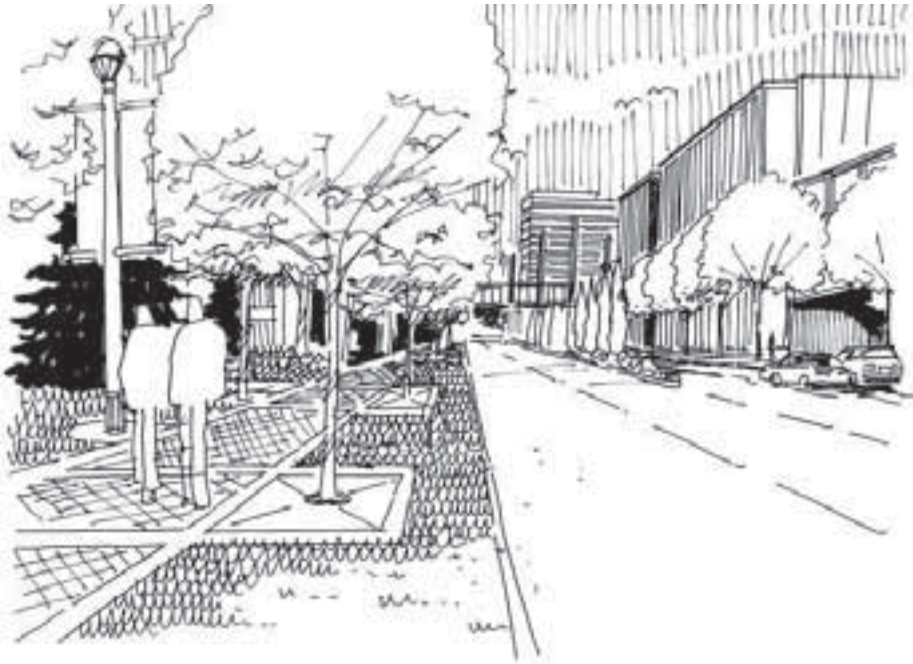


Figure 33 - Conceptual Sketch of 87 Avenue looking east and original photograph

Figure 34 - Conceptual Sketch of 87 Avenue looking east and original photograph

4.2.2 Secondary Pathways

4.2.2.1 Whyte Avenue

Objective:

- .1 To define and announce entry and the green edge of the University along Whyte Avenue.

Guidelines:

- .1 Edge conditions along Whyte Avenue should be improved. Key improvements include, yet are not limited to:
 - The removal of the existing chain link fencing and replacement with more decorative/ ornamental fencing.
 - The addition of hedging/shrub and tree planting along the fence line.
 - Intersection/crossing enhancements (i.e., special surface treatments, visible public art landmarks, etc) at 112 Street and mid-way along Whyte Avenue (accessing the Sports Fields Sub-district).
 - The extension of the 112 Street sidewalk to the Corbett Hall driveway to provide a safe and continuous pedestrian passage.

Refer to Figure 35.

4.2.2.2 Corbett Way

Objective:

- .1 Improve the connection and environment of the pathway north of Corbett Hall, between 112 Street and 114 Street, with the development of a formalized walk (i.e., Corbett Way) that serves a pedestrian-oriented use, while maintaining existing service vehicle and parking access.



Figure 35 - Conceptual Sketch of Whyte Avenue edge improvements and original photograph

4.2.3 Tertiary Pathways

Guidelines:

- .1 A formal pedestrian walk (i.e., Corbett Way) should be established north of Corbett Hall, between 112 Street and 114 Street, to provide direct, safe and secure pedestrian access from the east to the new development and HSStn. along 114 Street. This pathway would incorporate existing vehicular access and metered parking along Corbett Crescent and service vehicle/parkade access to the future Special Opportunities Sub-district proposed west of Corbett Hall. (Refer to Figure 25).
- .2 Corbett Way should incorporate site furnishings, signage/ way-finding devices, public art, lighting, and interpretive information, extending the tree dedication information provided in the Corbett Hall front lawn area.
- .3 Corbett Way should aid in strengthening the north edge of the Corbett Hall front lawn by preserving existing mature trees and supplementing with infill/succession street tree planting.
- .4 Corbett Way should be designed and constructed with a 2.5m width hard surfaced walkway. (Refer to Figure 30).
- .5 The condition of existing shrub beds along Corbett Way should be assessed. Shrub beds should either be rejuvenated or removed (in whole or in part) in relation to aesthetics, operation/ maintenance capabilities and the way in which they contribute to, or detract from, the form and function of the space.

4.2.3.1 Corbett Crescent

Objectives:

- .1 To retain and enhance the existing driveway alignment (Corbett Crescent) in front of Corbett Hall.

Guidelines:

- .1 The existing loop road in front of Corbett Hall (Corbett Crescent) should be retained and enhanced to aid in further defining Corbett Hall and the front lawn as a focal point and primary landmark within the North Campus. Key items that should be retained and/or enhanced include, yet are not limited to, the following:
 - Retain vehicular access to Corbett Hall and to the existing short (8 stalls) and long-term (18 stalls) metered parking.
 - Retain existing tree plantings and supplement with additional shade trees (e.g., American Elm, Burr Oak, Green Ash) along both sides of the roadway to further define the front lawn space without blocking the view of Corbett Hall from the Whyte Avenue and 112 Street intersection.
 - Close vehicular access along the north edge of Corbett Hall, between Corbett Crescent and the parking lot (future SOD site) west of Corbett Hall.
 - Extend Corbett Way along the north loop of the Crescent, preferably closing the outside sidewalk and establishing the walk on the inside edge of the Crescent. (Note: the area occupied by the existing walk should be in-filled with tree plantings to enhance screening of the parkades.)

4.2.3.2 Pedestrian Pathways and Bikeways

Objective:

- .1 Retain and establish pedestrian pathways for multi-use (e.g. pedestrian, bicycles, joggers, etc.), to connect Sector 10 with surrounding Sectors and neighbourhoods, and to enhance way-finding, connectivity and the pedestrian domain. Refer to Figure 28 for existing and proposed alignments.

Guidelines:

- .1 All pedestrian pathways should be developed with a 1.5m hard-surfaced central walkway (Refer to Figure 30).
- .2 Existing bikeways should be retained and enhanced with a 2.5m hard surface width (where feasible).
- .3 An integrated pathway system should be established with a visually clear and consistent sequencing of way-finding devices and node development to define their alignments.
- .4 All proposed improvements to pedestrian pathways should preserve mature trees.
- .5 All pedestrian pathways should incorporate site furnishings, signage, lighting, and public art consistent with the district or sub-district they traverse.

Note: Presently, there is a poor pedestrian link between Corbett Hall and WMC. Pedestrians must travel to 114 Street and then back to CSB/WMC, or are forced to navigate through the UH Parkade to the second floor pedway access across 83 Avenue (which is limited to the hours of 5 a.m. to 9 p.m.). A shortcutting route can be found by travelling over a landscaped embankment, through the CBS surface parking lot to the existing 83 Avenue cross-walk. This connection of the rest of

the sector to Corbett Hall should be reviewed and improved by the University and Campus Partners.

4.2.4 Service Vehicle Access

Objective:

- .1 Maintain and enhance existing service vehicle access within the Sector. Wherever possible, consider the consolidation of service loading zones to minimize the number of service vehicle access pathways required.
- .2 Close and/or modify segments of service vehicle access to better accommodate pedestrian-oriented pathway and open space/node development.

Guidelines: (Refer to Figure 27 for identified University service vehicle access pathways)

- .1 Where feasible, existing service vehicle roadway widths should be reduced to the minimum width that allows two vehicles to pass.
- .2 Provide sufficient room for service vehicle manoeuvres, while limiting surfacing required.
- .3 Pedestrian walkways should be integrated with service vehicular use, while maintaining safety and visibility.
- .4 Parking should be discouraged along service vehicle pathways.
- .5 Service road/ pedestrian intersections should be defined (i.e., raised – in effect, acting as a ‘speed bump’) to emphasize visually and physically the pedestrian crossing. These crossings should also include way-finding kiosks and/or markers, bollards, seating areas, and tree/shrub plantings. Sightlines for vehicles and pedestrians must be

uninterrupted. (Refer to Figure 36).

- .6 Existing trees should be preserved and supplemented, maintaining a safe, secure and vehicular/pedestrian friendly environment, following design principles of CPTED (Crime Prevention through Environmental Design).
- .7 Service areas should be developed aesthetically with plantings, decorative screens and other architectural features.
- .8 Surface treatments that differentiate service areas from other pathways should be considered to enhance safety and clearly demarcate service alignments and zones.
- .9 Future HSALC service vehicle routing and access should be located along the west side of the development or along 83 Avenue, while ensuring free flow movement for other traffic and enough space for manoeuvring service vehicles.

4.2.5 Health Sciences LRT Station and Alignment

Note: The City of Edmonton, in consultation with land owners in this Sector, has developed a landscape plan for the South LRT (SLRT) right-of-way. The following guidelines should be read in conjunction with those aforementioned.

Objective:

- .1 In collaboration with the City of Edmonton, the Sector should integrate the proposed LRT alignment and Health Sciences LRT Station (HSSStn) within identified district, sub-district, pathway and node development to establish a strong sense of entry and arrival into the University North Campus and to create a lively and dynamic environment.

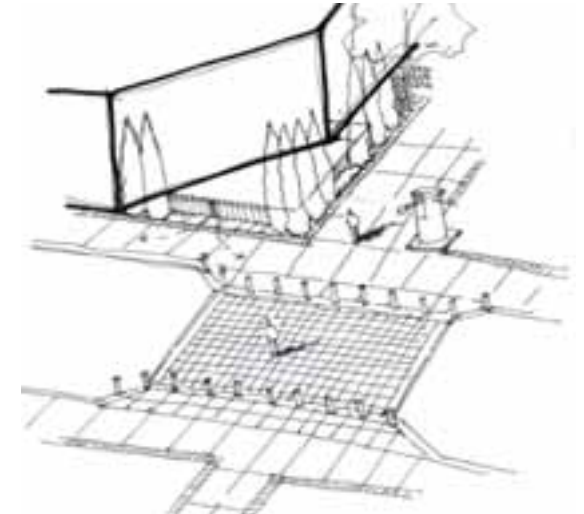


Figure 36 - Sketch of Service/ Pedestrian Crossing Concept

Guidelines:

- .1 The future development of the HSALC should include a well-articulated interface with 114 Street, with a high degree of transparency that integrates with the HS STN and WMC, and provides pedestrian-oriented linkages, gathering spaces, as well as service access.
- .2 A landscaped zone will be provided along the east edge of the LRT alignment through the current construction project. The landscape will provide:
 - a) A buffer from the LRT alignment, as well as visual interest and an improved micro-climate, for pedestrians along the west side of 114 St. while maintaining required safety sight lines.
 - b) Visual interest and an improved micro-climate for LRT patrons.
 - c) Visual interest for those in surrounding buildings; and
 - d) a ‘green edge’ along the west side of 114 St.

Other components that should be incorporated along the SLRT and at the HSStn, in conjunction with future HSALC development, include:

- a) Streetscape components.
- b) Decorative hard surface improvements.
- c) Public art and interpretive features.
- d) Way-finding features and signage.
- e) Decorative lighting.

- .3 Refer to Nodes - Section 4.4 for further HSStn and HSALC guidelines.

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

Objective:

- .1 Maintain, enhance, and expand internal building pathways and pedway connections to provide safe, weather-protected, efficient and convenient links between buildings within the Sector.
- .2 Develop pedways at key points to transition to buildings in other Sectors.
- .3 Develop clearly identifiable systems for way-finding and self-location within facilities.

Guidelines:

- .1 Where appropriate and desirable, existing internal pathways should be retained and enhanced to provide direct, spacious, day-lit pathways within, and between, buildings. They should be supported by a series of various gathering areas, complete with staff, student and visitor services (i.e., coffee shops, vending areas, etc).

- .2 Internal pathways should be easy to navigate and provide clarity in way-finding with well-placed landmarks that help the user to way-find.
- .3 Internal pathways should link seamlessly to the exterior at key nodes and pathways. These links should be developed to enhance and define building entrances and should utilize transparency (glazing) to create a strong visual relationship between interior and exterior space.
- .4 Wherever possible, internal pathways should provide transparent views to the exterior to assist in way-finding.
- .5 Pedways (above grade) should be designed to minimize their visual and climatic impact. This can be achieved by a combination of design elements (e.g. transparency, orientation/relationship to the circulation routes below, compatibility with existing architectural materials and form, etc.).
- .6 A maximum of one pedway (above grade) crossing should be permitted between nodes (major intersections of the Sector framework) to minimize visual disruption and create a favourable micro-climate.
- .7 Pedway and underground pathways should be safe, efficient and provide convenient pedestrian circulation and integration with building uses.
- .8 Future pedways may consider the potential of providing additional rooms or spaces (interior and exterior) to buildings, for reading, gathering, commercial/food services and other support opportunities.
- .9 The proposed future 114 Street pedway (between HSALC and WMC) should be aesthetically designed and contribute significantly to the perception of 114 St. as a gateway into the University. It should be designed with a

high degree of transparency (glazing) and could consider providing a comfortable multi-level 'room' that offers the opportunity to provide commercial/retail and food services, reading and gathering areas. (Refer to Figures 21 and 22).

- .10 The proposed 87 Avenue pedway, between HMRC and the Education Centre, is an important internal link to academic Sectors to the north. This pedway should be aesthetically designed and contribute significantly to the development of 87 Avenue as the "Grand Boulevard." It should be designed with a high degree of transparency (glazing) and could consider providing a comfortable multi-level 'room' that offers the opportunity to provide commercial/retail and food services, reading and gathering areas.

4.3 Edges

Refer to note at beginning of Section 4.0. and Figure 37

Objective:

- .1 To recommend ways of treating -- perhaps 'adding to'/ solidifying, or 'taking away from'/softening or 'greening' - edges that enhance the spaces they define, to provide a more cohesive, comfortable and aesthetic District.

Guidelines

.1 West Edge

The edge along 114 Street from University Avenue/ Whyte Avenue to 87 Avenue, is about to undergo a major transformation with the development of the HSStn, LRT alignment and HSALC. As the corridor evolves, edge conditions should be developed to articulate qualities that eliminate a tunnel-like corridor and support the development of inter-connected interior and exterior space at street and upper levels.

To support a pedestrian-oriented edge, the corridor should provide seating areas, an integrated streetscape approach and public art/interpretive features. Transparency along building frontages can provide visual penetration and connection between interior and exterior space.

Given its prominent location, HSALC should be architecturally unique on all sides, providing landmark/gateway features on its edges and in the development of the proposed pedway connection to WMC.

The west edge of HSALC should be well-articulated with a street-level, pedestrian-friendly frontage and architecturally unique façade. The edge should also maintain free flow vehicle access to service and parking lot areas west of HSALC along the extension of 83 Avenue. As a transition from

academic/public space to adjacent "industrial" uses (to the west), this edge requires careful and aesthetic consideration.

.2 North Edge

The north edge of the Sector should be enhanced to reflect the proposed Grand Avenue character and theme. Additional pathway, forecourt and plaza enhancements, along with "Grand Boulevard" development, should be incorporated to create and encourage street and sidewalk related activities, gathering features and social contact within a dynamic urban environment. This edge should be developed to create a seamless and welcoming transition into the remainder of North Campus. Existing and future buildings and their entrances should be inviting, visible and well-defined through the use of streetscape additions, such as plantings, pedestrian-scaled lighting, outdoor furnishings, etc. Seasonal and microclimatic conditions should be assessed and reflected in the development and enhancement of street related frontages. Key components in edge/ 87 Avenue enhancement should include, yet not be limited to, the following:

- a) Widening and development of patterned walkways (approx. 4 metres – refer to Figure 30).
- b) Intersection enhancements (i.e., decorative hard surface treatments, public art, landmarks, etc.)
- c) Integrating existing mature boulevard trees with new tree plantings.
- d) Enhancing plaza spaces around the HRIF/HMRC, to promote gathering, celebration and activity.
- e) Pedestrian scaled lighting.
- f) "Grand Avenue" identifier and colour scheme to create an integrated visual quality.
- g) Banners and integrated signing.
- h) Kiosks, directories and way-finding devices.
- i) Integrated furnishings approach for entire length of 87th Avenue (i.e. benches, receptacles, bus shelters & transit stops/stations, bicycle racks, tree grates

and guards, Campus/ emergency telephone stations, etc.).

- j) Public art.

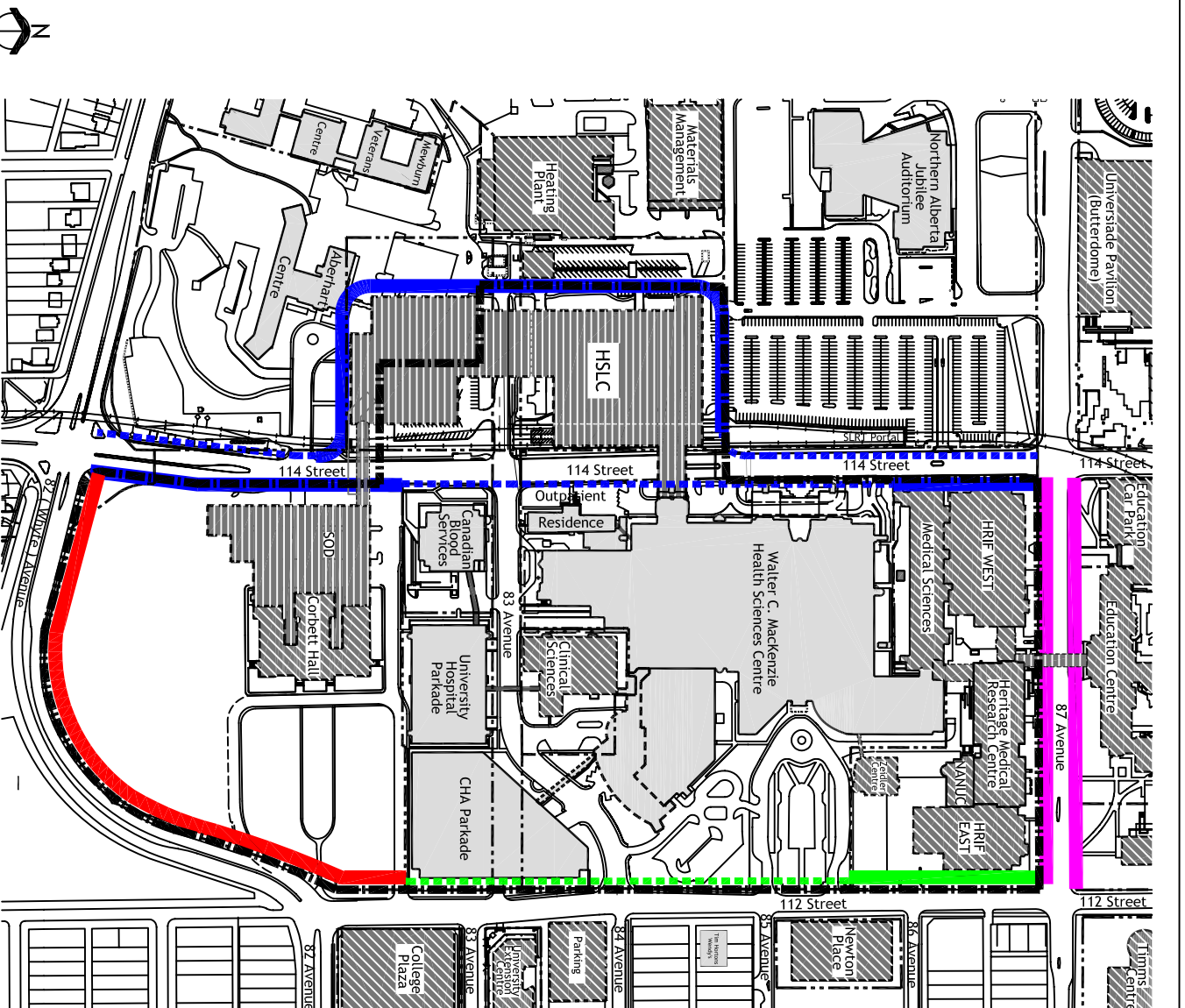
Note: Refer to other adjoining Sector Plans for corresponding edge guidelines.

.3 East Edge

The east edge of the Sector is formed by HRIF (east), which is currently under construction. The development will include a small corner node area, a treed boulevard edge along the west side of 112 Street, and surface parking area. This edge should be integrated into the proposed enhancements along 87 Avenue (refer to section above) and future City of Edmonton right-of-way improvements.

.4 South Edge

The south edge of the Sector is predominantly green with Corbett Hall as the main architectural focus. The lawn area in front of Corbett Hall provides a formal frontage to the building and enhances its landmark qualities. The edge of this space, along 112 Street, should be enhanced to accentuate the space and building. Key enhancements should include: the removal of traffic warnings signs and the standardized University sign (along the west edge of 112 Street) and replacement with more appropriate, celebratory aesthetic and dominant features that serve the same function. Increased tree planting/ screening along Corbett Crescent, Corbett Way, and the removal of parking lot L will create a stronger backdrop to the building and front lawn space. The southeast edge of Corbett Hall should be enhanced with a continuous sidewalk extending to the driveway. The sports fields area will continue to be used as recreational fields. The existing edge conditions around this space, along Whyte Avenue, should be enhanced with tree planting and the replacement of the chain link fencing with an ornamental (e.g., wrought iron) fence. (Refer to Figures 17



Legend

- North Edge
 - South Edge
 - East Edge
 - West Edge
-
- Development Footprint:
 - University of Alberta Facilities/Support Service
 - Conceptual Future Development (U of A)

Note: Dashed colour lines denote non-University edges.

This figure is illustrative and intended for guideline purposes.

Figure 37 - EDGES

and 18 in Section 3.0 and Figures 25 and 35 in Section 4.0)

.5 Internal Edges to Partner Facilities

Where University lands and buildings create edges to neighbouring partner facilities like WMC, a seamless integration should be enhanced. While it may be important to define where one building's ownership ends and another begins, the spaces should encourage easy and clear movement and way-finding, without barrier either physically or visually. Way-finding methods throughout should be integrated and such integration encouraged.

4.4 Nodes

Refer to note at beginning of Section 4.0 and Figure 38.

Objective:

- .1 Create a hierarchy, both internally and externally, of primary, secondary, and tertiary nodes to define entry, enhance way-finding, create gathering and activity areas, and reinforce the overall pedestrian-oriented character envisioned for the Sector.
- .2 Define existing gateways, and incorporate and develop new gateways at key locations, demarcating and celebrating entry into the University's North Campus.

General Guidelines:

- .1 Features that should be considered in relation to node development include:
 - Pedestrian-scaled lighting.
 - Barrier-free design.
 - Emergency phones.
 - The use of a consistent identifier and colour scheme through natural (trees) and built-form elements to create a distinct visual quality within each District and Sub-district.
 - Banners and integrated signage.
 - Kiosks, directories and way-finding devices.
 - Site furnishings (e.g. benches, receptacles, bus shelters, transit stops/stations, bicycle racks, tree grates/guards, bollards, etc.).
 - Public art.
 - 'Gateway' devices (e.g. pavilions, colonnades, arbours, monoliths, trellises, formal tree plantings, monuments, etc.).
 - Intersection treatments to identify nodes (e.g. decorative hard surface treatments, dedication plaques, public art, landmarks, etc.).

- .2 A hierarchy of nodes should be established as follows (Refer to Figure 38):

University Gateways:

- UG1: Health Sciences LRT Station (HS STN) Gateway
- UG2: South Gateway
- UG3: Corbett Hall (east lawn)

Primary Nodes:

- PN1: 114 Street and 87 Avenue
- PN2: 112 Street and 87 Avenue

Secondary Nodes:

- SN1: 114 Street and 83 Avenue
- SN2: Proposed HRIF West/MSB Atrium
- SN3: MSB/ WMC Courtyard
- SN4: Proposed SOD/ Corbett Hall Atrium

Tertiary Nodes

- Access to future Special Opportunities District, in the South Gateway Sub-district
- The south access into the sports fields (north of the Whyte Avenue cross-walk).
- Connection between HMRC/HRIF West and the Education Centre.

Note: the cross-walks (owned by the City of Edmonton) along 112 Street at 84 and 85 Avenue, are also considered as tertiary nodes, which could be enhanced to incorporate features that welcome and provide way-finding into the University Campus.

4.4.1 University Gateways

Objective:

- .1 Improve key gateway locations to celebrate entry into Sector 10 and the University's North Campus.

General Guidelines:

- .1 All 'gateway' additions should be developed to incorporate and consider all existing and future building and pathway development.

Guidelines:

- .1 Health Sciences LRT Station (HSStn) Gateway (UG1)

In collaboration with the City of Edmonton, it is anticipated that the HSStn will be incorporated into the development of HSALC. The integration of the HSStn and HSALC should be welcoming and colourful, with a strong sense of arrival, articulated by distinguished architecture, public gathering areas, landscape (tree and shrub plantings), signage, lighting, furnishings, and public art. The HSStn Gateway should be designed as an accessible, free-flowing, safe and secure environment with a pedestrian-oriented character, clear and intuitive way-finding, and a well developed relationship between interior and exterior space. Key features that could be considered include, yet are not limited to:

- Transparent platform and upper storey connections that allow views into and through the Station.
- Integration with the future HSALC building and multi-use pedway development, connecting with WMC.
- The integration of a plaza space.
- Landscape and streetscape development
- Roof top garden development.

Refer to Figures 20 and 31 for conceptual illustrations.

.2 South Gateway (UG2)

The intersection at 114 Street and Whyte Avenue should be enhanced with 'gateway' additions (eg. architectural columns, corner feature development, signage, banners, etc.) better to define formal and celebratory entry, and a sense of arrival, into the University North Campus. Refer to Figure 39.

.3 Corbett Hall Gateway (UG3)

This is a prominent entry point into the North Campus with Corbett Hall as the visual terminus to Whyte Avenue. This gateway should be enhanced to celebrate its prominence; articulate a sense of arrival; provide visual reference and direction; colour; and vibrancy. Key enhancements for the node could include, yet are not limited to:

- Removal of traffic and University signage along the west edge of 112 Street and replacement with more appropriate features that accentuate Corbett Hall and its front lawn area, while still announcing and celebrating entry into the University of Alberta. Refer to Figure 25.
- Intersection/ cross walk, entry and streetscape improvements (e.g., furnishings, lighting, signage, interpretive information and public art).
- Edge improvements as identified in Section 4.3.

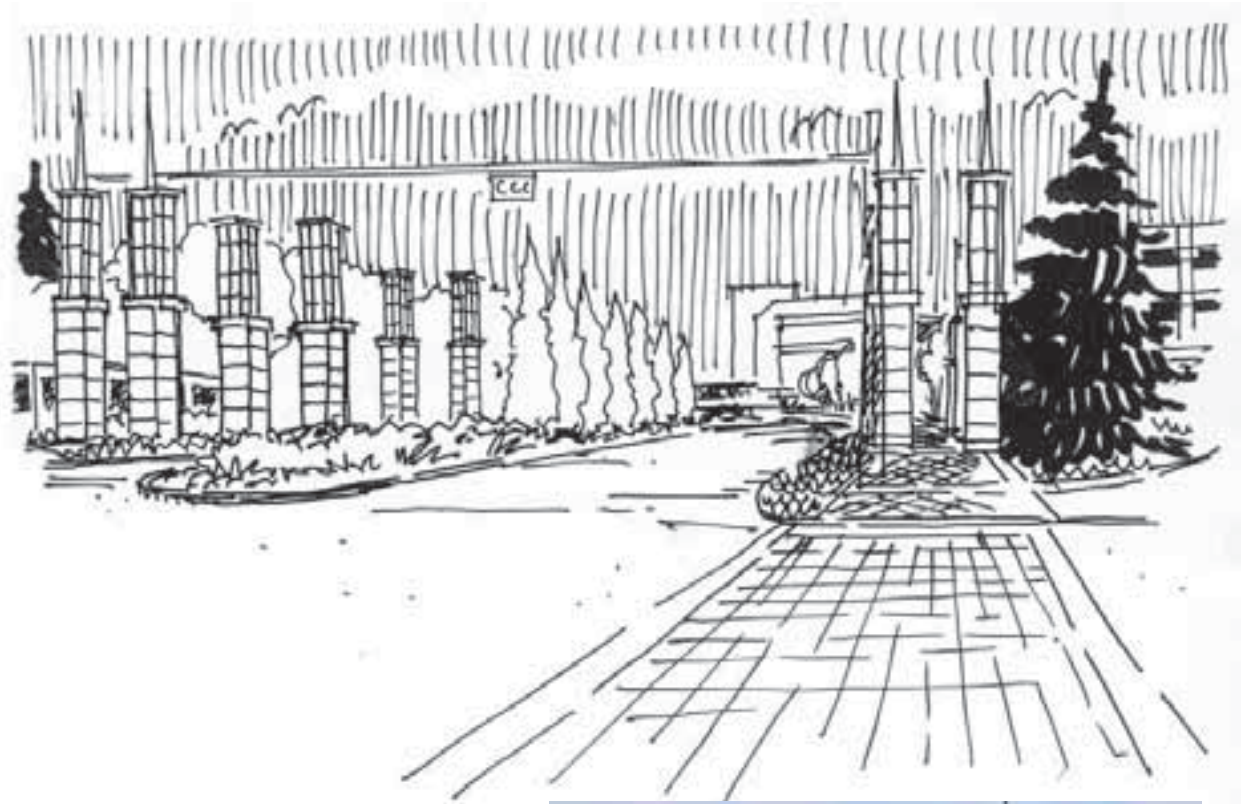


Figure 39 - Conceptual Perspective of the South Gateway along 114 Street, looking north from Whyte Avenue

4.4.2 Primary Nodes

Guidelines:

.1 Articulate primary node development in the following locations:

- 114 Street and 87 Avenue
- 112 Street and 87 Avenue

.2 114 Street and 87 Avenue (PN1)

This intersection should incorporate and enhance all four corners to present its importance as a primary node within Sector 10 and the North Campus. Key enhancements could include, but are not limited to:

- Enhancement of the existing plaza space on the northwest corner. See Sector 5.
- Establishing smaller nodes on the southeast and northeast (see Sector 6) corners of the intersection, incorporating seating, planting and public art/ landmark features that promote better pedestrian movement and views into and through the intersection.
- Intersection/ cross walk enhancements (i.e., decorative hard surface treatments, public art/ landmarks, etc) while maintaining clear sight lines for drivers and pedestrians.

.3 112 Street and 87 Avenue (PN2)

This intersection should incorporate and enhance all four corners to maintain and better articulate its importance as a primary node within Sector 10 and the North Campus. Key enhancements could include, but are not limited to:

- The existing plaza/frontage at the Timms Centre should

be enhanced to soften the 'concrete' and hard edged quality. Refer to Sector 7.

- Establishing smaller nodes on the southwest and northwest corners (Sector 5) of the intersection, incorporating seating, planting and public art/ landmark features, consistent with proposed future enhancements along 87 Avenue.
- Intersection/ cross walk enhancements (i.e., decorative hard surface treatments, public art/ landmarks, etc), that promote pedestrian movement into and through the intersection, while maintaining clear sight lines for drivers and pedestrians.

4.4.3 Secondary Nodes

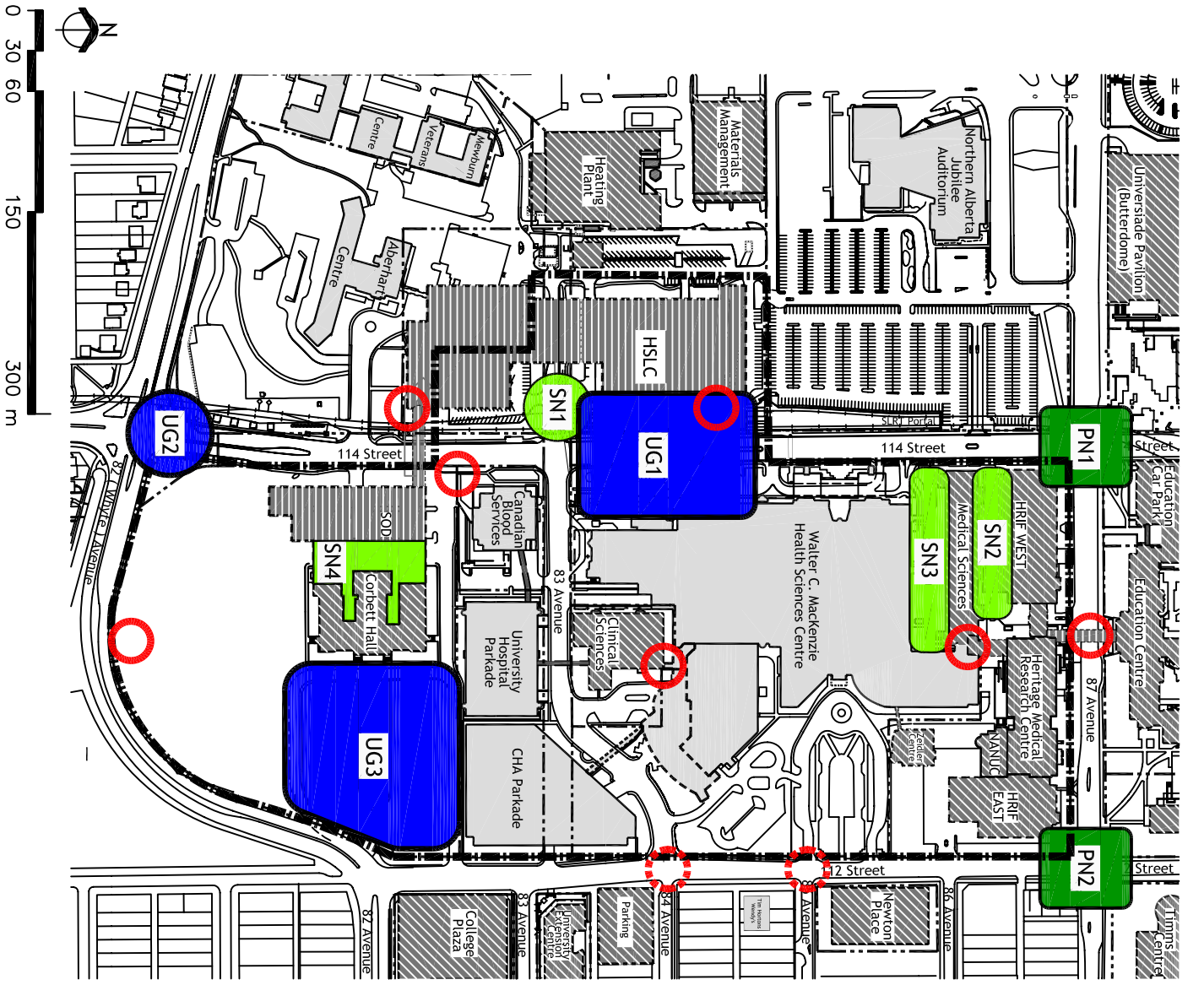
Guidelines:

.1 114 Street and 83 Avenue (SN1)

The development of the HS STN and HSALC, and the closure of the existing roadway (north of the existing Research Transition Facility), will increase the amount of traffic accessing the parking lot, Jubilee Auditorium and University "industrial" district to the west of 114 Street via 83 Avenue. This development will also increase the importance of this intersection as a secondary node within the Sector. Key design considerations that should be incorporated into this secondary node include: a public plaza space with landmark qualities/ elements that offers a smooth transition between exterior and interior space (provided by the HS STN and HSALC), a comfortable year-round micro-climate, a defined access and drop-off area/features (i.e. seating, shelter, directory/ signage, bicycle parking, etc.), coordinated architectural/ streetscape features, interpretive signage/features, tree plantings, and intersection/ cross walk improvements. The node should provide a safe, secure and aesthetic environment that combines vehicles, service vehicles, the LRT and pedestrian use. Ground floor building development should capitalize on the importance of the intersection and offer mixed-use retail/ commercial opportunities.

.3 HRIF West Atrium (SN2)

The HRIF West Atrium will offer an internalized node of activity in the Sector. It will incorporate transparency between internal and exterior spaces, provide large commons area for reading and gathering, create a day-lit space, and establish a strong relationship to activities both inside and outside the facility. It will link MSB and HRIF (West) while creating a major node along the internal pathway network linking points north of 87 Avenue to CSB.



Legend

- UG - University Gateways
- PN - Primary Nodes
- SN - Secondary Nodes
- University of Alberta Tertiary Nodes
- City of Edmonton Owned Tertiary Nodes
- Development Footprint:
- University of Alberta Facilities/Support Service
- Conceptual Future Development (U of A)

This figure is illustrative and intended for guideline purposes.

Figure 38 - NODES

4.4.4 Tertiary Nodes

.4 MSB/ WMC Courtyard (SN3)

The existing courtyard space between MSB and WMC should be enhanced to increase its existing functionality and 'comfort' for student, staff, patient and visitor use. Key opportunities include: increased plantings, accessibility, seating, lighting and public art additions/improvements.

.5 Proposed SOD/ Corbett Hall Atrium (SN4)

The proposed SOD/ Corbett Hall Atrium should be developed to offer an internalized node of activity in the southern edge of the Sector. The atrium should provide views out to Corbett Way and the sports fields (to the south), provide an area for reading and gathering, establish a day-lit space, and create a physical and functional link between the proposed SOD development and Corbett Hall (e.g., University program/ classroom uses, servicing, parkade development, etc).

Guideline:

- .1 Whether nodes are internal or external, tertiary nodes should be well articulated, providing visual reference and physical connection between districts (sub-districts), pathways and other primary and secondary nodes. The nodes should be functional and well defined through the incorporation of architectural and way-finding devices, furnishings, lighting, signage, interpretive information and public art.

4.5 Landmarks

Refer to note at beginning of Section 4.0 and Figure 40.

The landmarks included in these guidelines form an eclectic group of notable natural, built form and other urban features that play a significant role in providing a framework for way-finding; affecting our cognitive comfort (or discomfort) with spatial orientation; defining the character of memorable places; and contributing to a sense of the University's evolution and history. Not all landmarks make positive contributions to the overall fabric and experience of the University's North Campus. Consciously and subconsciously, landmarks play a role in our daily lives that is different for each individual. More than any other 'pattern element' (districts, pathways, edges and nodes), the significance and/or importance of landmarks is subjective.

Objective:

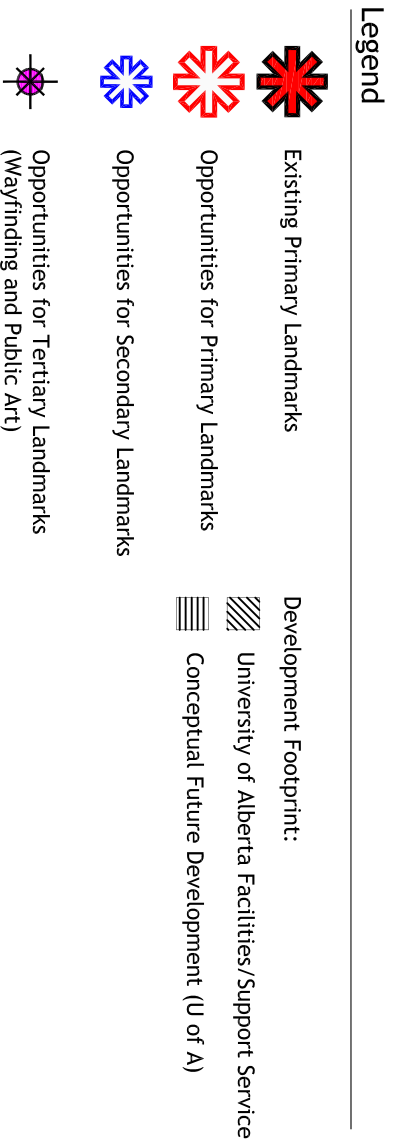
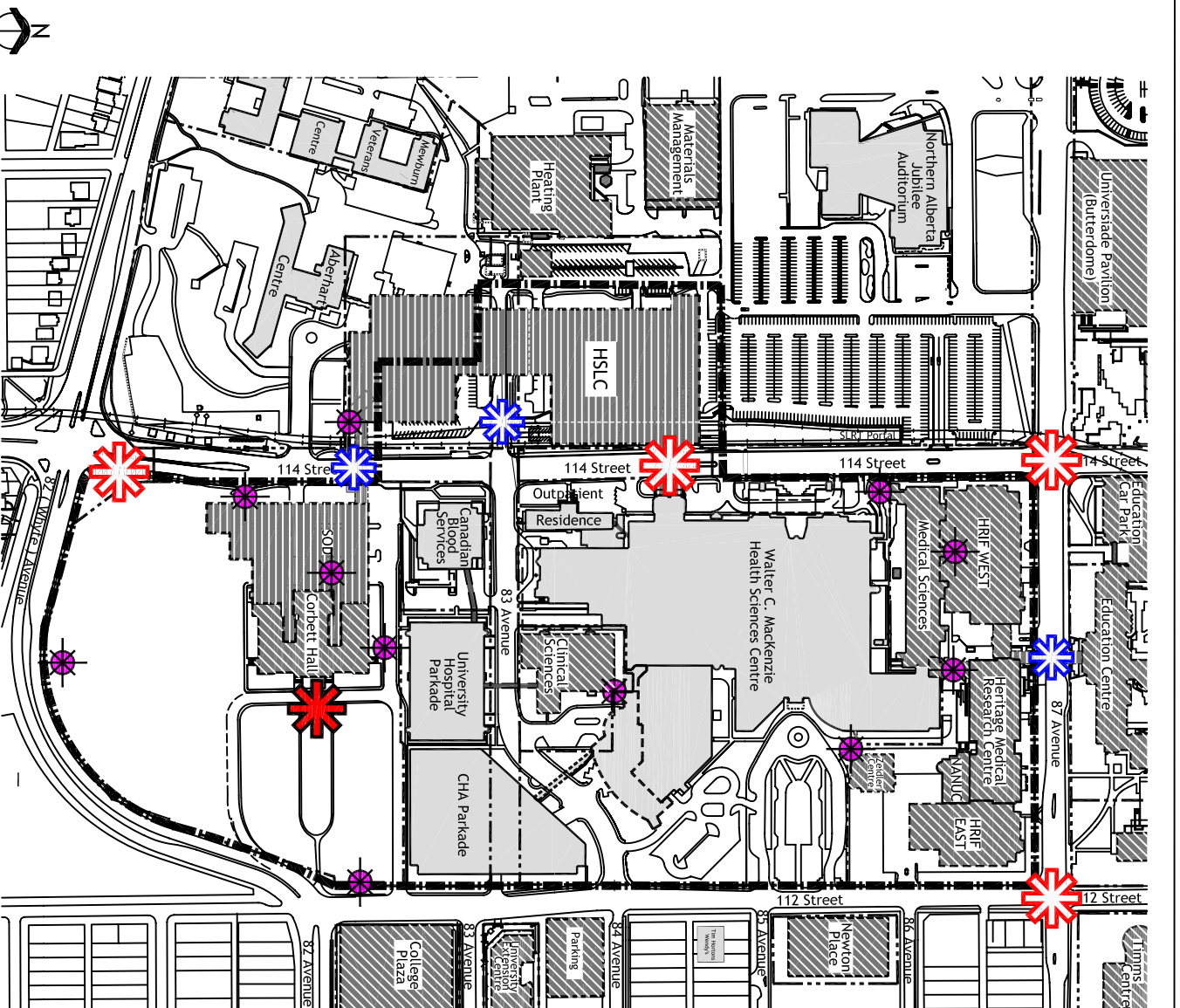
- .1 To recognize, celebrate, and establish a hierarchy of landmarks that promote a sense of movement and connection, as well as emphasize and enhance nodes within the Sector.
- .2 To recognize and celebrate the University's history and its heritage sites.

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

General Guidelines

- .1 Landmarks along 114 Street should be visible from one point to the next, creating a sense of connection, drawing the visitor into the central core of the north campus, or outward to the surrounding City.
- .2 Existing and future development should recognize and capitalize on opportunities for both indoor and outdoor landmarks that create a sense of connectivity between spaces, enhance way-finding, and celebrate the evolution and history of the University.
- .3 Primary landmarks should be recognized, celebrated and respected for their role in creating memorable experiences and/or legibility within the Campus. Their importance should be highlighted in future proposed pathway, node, and building development throughout Sector 10. Primary landmarks (existing and proposed) include:
 - Corbett Hall and front lawn. (existing).
 - South Gateway (proposed).
 - The HSALC and its pedway to WMC (proposed).
 - 114 Street and 87 Avenue intersection (proposed).
 - 112 Street and 87 Avenue intersection (proposed).
- .4 Secondary landmarks should be recognized, celebrated and respected for their role in defining and providing points of reference throughout Campus. Their importance should be highlighted in future proposed pathway, node and building development throughout Sector 19. Secondary landmarks (existing and proposed) include:
 - West side of 114 Street and 83 Avenue (proposed).
 - The HRIF/HMRC connection (at grade and pedway) with the Education Centre (proposed).
 - The proposed pedway connection between HSALC and the SOD development (adjacent to Corbett Hall).

- .5 Tertiary landmarks (i.e. public art, directories, way-finding devices, etc.) should be incorporated at key entry points and pathway intersections (exterior and interior) to establish a consistent identifier, way-finding and reference point.



This figure is illustrative and intended for guideline purposes.

Figure 40 - LANDMARKS
 University of Alberta - North Campus Academic Sector 10
 September 2004

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

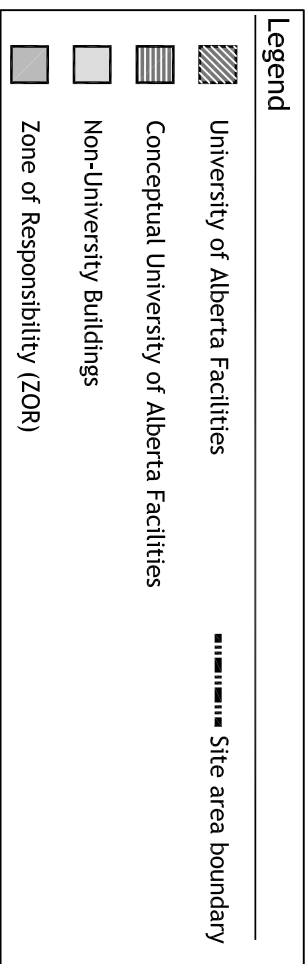
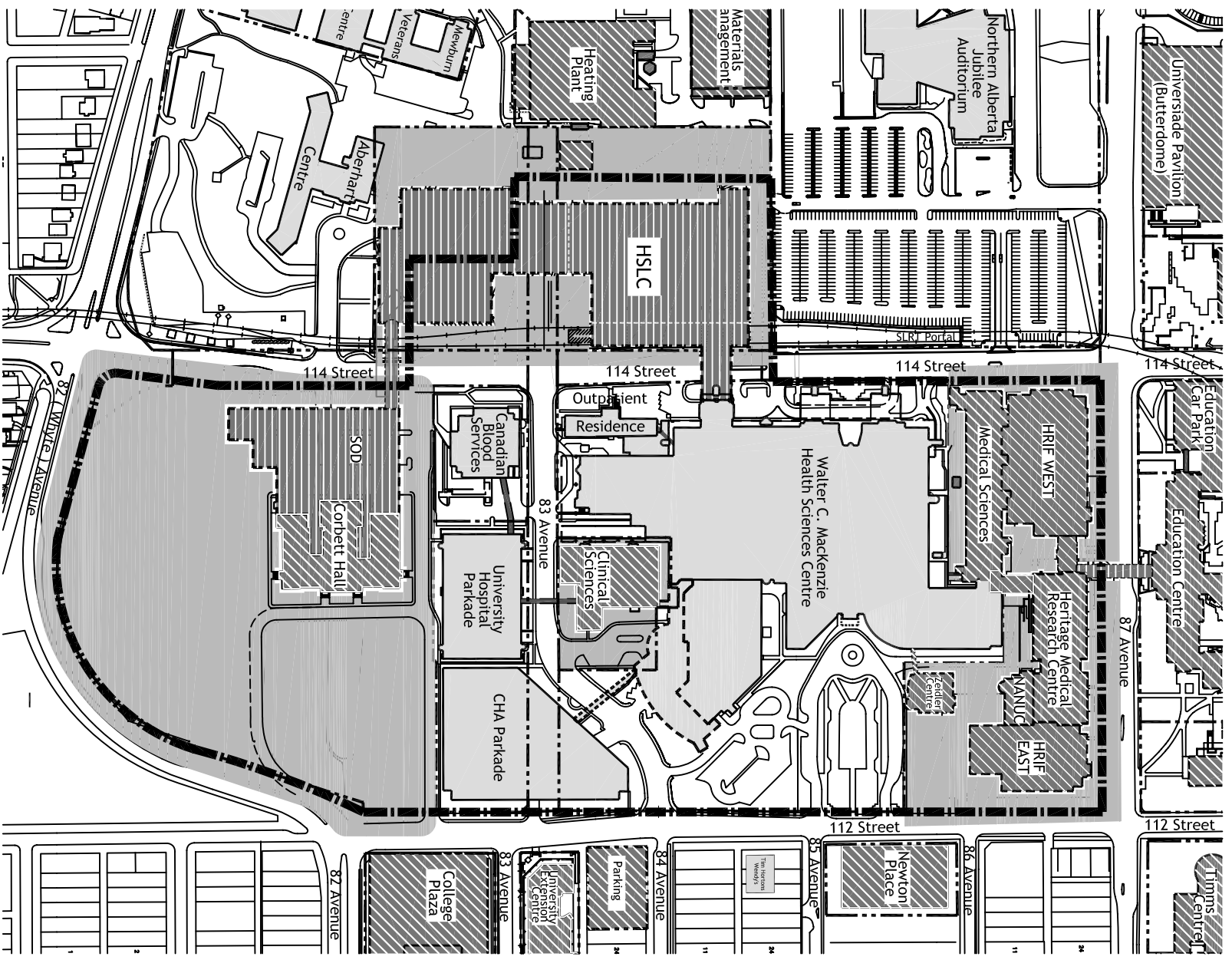


Figure 41 - Facilities and Lands
 University of Alberta - North Campus Academic Sector 10

This figure is illustrative and intended for guideline purposes.

Note: All dimensions in meters
 September 2004

5.0 SITE SPECIFIC DEVELOPMENT GUIDELINES

Site Specific Development Guidelines

The following section identifies those University facilities or lands in Sector 10 that could be developed or redeveloped in the future, and existing facilities and their development edges, zones of responsibility and related Sector Guidelines that should apply to any future renovations or additions. Each future development or redevelopment site is described under the following headings:

- Site Coverage
- Floor Area Ratio
- Related Sector Guidelines
- Setback Requirements
- The Zone of Responsibility

Refer to Appendix A: Campus-Wide Guidelines for general development and redevelopment guidelines that apply to all existing and future facilities and to Appendix B for a glossary of definitions.

Sector 10 Facilities and Lands: (Refer to Figure 41)

- 5.1 HRIF West, HRIF East, Medical Sciences, Heritage Medical Research Centre, Zeidler Centre, and NANUC.
- 5.2 Clinical Sciences
- 5.3 HSALC
- 5.4 Special Opportunities building (west of Corbett Hall)
- 5.5 Corbett Hall (and front lawn)
- 5.6 Sports Fields/ Childcare Centre

Definitions:

1. **Building Footprint Area:** main floor area (at-grade area)*
2. **Total Floor Area:** the combined gross area of all floors, excluding basement and penthouse levels*
3. **Site Area:** the site area for a building, used in calculating Site Coverage and Floor Area Ratio* (does not include ZOR area)
4. **Zone of Responsibility:** the area that each facility is responsible to develop*
5. **Site Coverage:** Building Footprint Area/Site Area
6. **FAR (Floor Area Ratio):** Total Floor Area : Site Area
7. **Setback Requirements:** Each site has individual setback requirements, which identify one of the following:

Criteria A:

All development or redevelopment is to maintain the existing setbacks for the site, including specific improvement requirements, unless otherwise identified.

Criteria B:

All development or redevelopment is to meet the specific setbacks identified for the site, including specific improvement requirements.

** Based upon information provided by Planning and Infrastructure (SPPI), University of Alberta.*

5.1 HRIF West, HRIF East, Medical Sciences, Heritage Medical Research Centre, Zeidler Centre and NANUC

Present conditions are as follows (note: several buildings under construction - Refer to Figure 42):

HRIF West:

Total Building Footprint Area (m ²)	5,051.8*
Total Floor Area (m ²)	33,261.2

HRIF East:

Total Building Footprint Area (m ²)	3,007.8
Total Floor Area (m ²)	20,059.1

Medical Sciences

Total Building Footprint Area (m ²)	3,198.3
Total Floor Area (m ²)	29,921.1

Heritage Medical Research Centre:

Total Building Footprint Area (m ²)	4,009.5
Total Floor Area (m ²)	22,323.5

Zeidler Centre:

Total Building Footprint Area (m ²)	810
Total Floor Area (m ²)	2,430

NANUC:

Total Building Footprint Area (m ²)	729
Total Floor Area (m ²)	729

Building Footprint Area (m ²)	16,806.4
<u>Site Area (m²)</u>	<u>31,388.1</u>
Site Coverage	53.5%

Total Floor Area (m ²)	108,723.9
<u>Site Area (m²)</u>	<u>31,388.1</u>
Floor Area Ratio (FAR)	3.46

Building Height (Floors) varies: 1-9

* Includes proposed atrium 1,103.1 m²

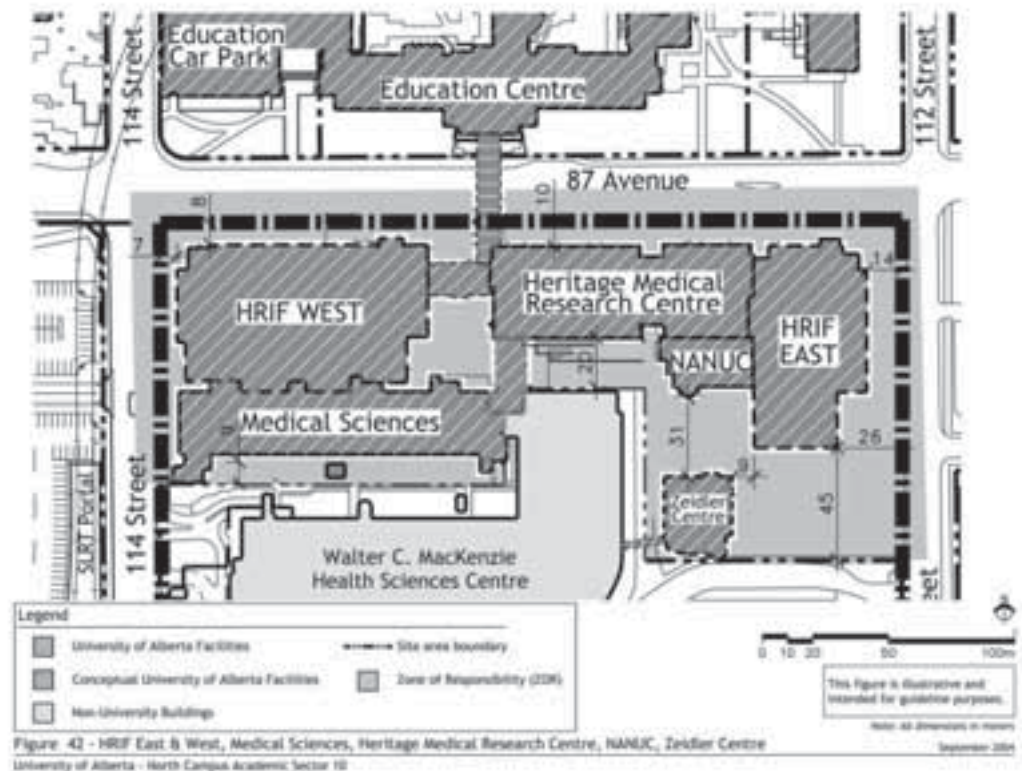


Figure 42 - HRIF, MSB, HMC, Zeidler Centre and NANUC

Site Specific Guidelines:

Note: As HRIF, Zeidler, and NANUC are all new facilities, it is unlikely that these will be replaced within the 30 year framework of the LRDP.

- .1 Development should enhance the frontage along the primary pathways (87 Ave., 112 St., and 114 St.) to provide a pedestrian-scaled environment and character. Street trees and streetscape features such as pedestrian-oriented lighting, seating, and decorative hard surface sidewalk treatments are essential components of the desired street character.
- .2 Landmark features should be developed within the nodes at the southeast corner of 114 Street /87 Avenue, and the southwest corner of 112 Street /87 Avenue. Any landmark/node development at these locations should recognize the high importance and visibility of these intersections within the University Campus, i.e., they are places of very concentrated pedestrian and vehicular traffic - and that these 'corners' are actually part of a larger node encompassing all four corner quadrants of each intersection. Landmarks at these locations will assist in the referent activity of drawing visitors through campus. Appropriate landmarks include public art and/or other built form that define and announce these intersections without detracting from the safety (sight lines) of pedestrians or motorists.
- .3 Land/Building Use – all land use is discretionary. Other uses enhancing opportunity and innovation will be considered. Development should be limited to the following types:

Primary Land/Building Uses:

- Academic
- Research

- University Support Services
 - Street Level Commercial
 - Parkade development may be considered.
- .4 Minimum setbacks—from the property line—for all building development shall be maintained at: 8 metres along 87 Avenue; 5 metres along 114 Street, and 8 metres along 112 Street.
 - .5 Any surface parking areas, apart from service areas, maybe short-term use and replaced in the future with buildings or a combination of building and open space (park) development.
 - .6 Building heights should be restricted to a maximum of 9 storeys (approx. 36m).
 - .7 A mid-block pedway from HMRC to the Education Centre should be developed to enhance the internal pathway system on North Campus. This pedway provides the opportunity to be developed as secondary landmark that integrates safely with street function while being a significant architectural feature that enhances and reinforces the proposed “Grand Boulevard” character of 87 Avenue. Consider the potential opportunity for developing gathering space and support commercial within the link.
 - .8 The mid-block central service corridor off 87 Avenue that runs south between HRIF West and HMRC, the north side of MSB and WMC, then south between the east side of WMC and the west side of the proposed Zeidler Centre should have a pedestrian-oriented quality and provide well-defined connections to key pathways and destinations (e.g., the HRIF West atrium, Zeidler Centre and the WMC), maintaining necessary pavement widths and turning radii for service and emergency vehicles.
 - .9 All developments (and proponents) are responsible for

the Zone of Responsibility (ZOR) and key district/sub-district, pathway, edge, node and landmark guideline improvements. Development responsibilities may include the actual implementation of the ZOR and/or financial contribution to its future development. The actual extent of ZOR development responsibility and/or financial contribution is at the discretion of SPPI.

- .10 Street level commercial uses (e.g., restaurants, cafés, etc.) should be encouraged along 112 Street with the aim of creating a more dynamic, interactive and colourful streetscape character. Design elements such as outdoor patios, seating, street trees, gathering places, pedestrian-oriented lighting and durable, decorative hard surface treatments are essential to the successful development of this street character.
- .11 The existing courtyard, south of the MSB, should be retained as a public space. Enhancements should be directed toward creating a more cohesive, comfortable outdoor space that accommodates those seeking quiet, contemplative space, within this densely developed Sector.
- .12 Links from the MSB/HRIF atrium to internal pathways should be provided and designed for accessibility and to provide a pedestrian-oriented quality with well-defined connections to key pathways and destinations.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.1 Health Sciences District
- 4.2 Pathways
 - 4.2.1 Primary Pathways
 - 4.2.1.1 114 Street
 - 4.2.1.2 112 Street
 - 4.2.1.3 87 Avenue

- 4.2.3 Tertiary Pathways
- 4.2.3.2 Pedestrian Pathways & Bikeways
- 4.2.4 Service Vehicle Access
- 4.2.6 Internal Pedestrian Pathways and Pedways
- 4.3 Edges
- 4.4 Nodes
- 4.4.1 University Gateways
- 4.4.2 Primary Nodes
- 4.4.3 Secondary Nodes
- 4.4.4 Tertiary Nodes
- 4.5 Landmarks
- 4.5.1 Primary Landmarks
- 4.5.2 Secondary Landmarks
- 4.5.3 Tertiary Landmarks
- Appendix A Campus-Wide Guidelines

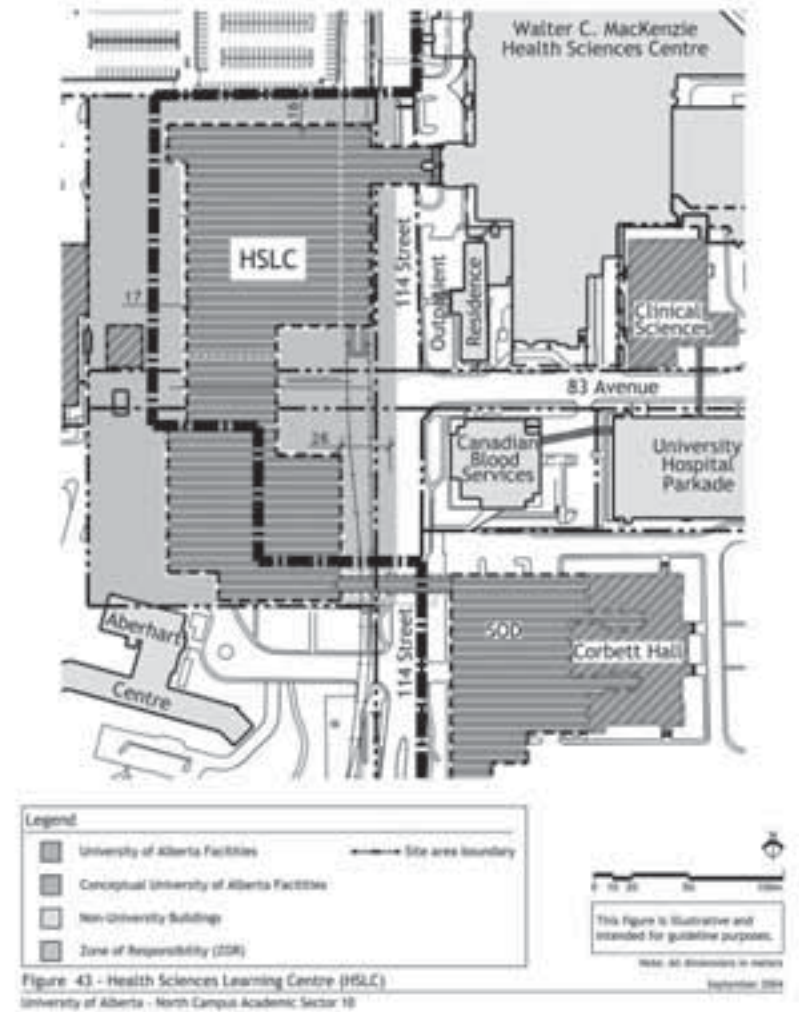


Figure 43 - Health Sciences Learning Centre (HSALC)
University of Alberta - North Campus Academic Sector 10

Figure 43 - Conceptual Plan of Future HSALC

5.2 Health Sciences Ambulatory Centre (HSALC)

The following building area, total floor area and site area calculations are conceptual only (Refer to Figure 43)

HSALC

1 & 2 floors (each - m2)	17,750.0	35,500.0
3 floor (m2)	22,000.0	22,000.0
4 floor (m2)	14,120.0	14,120.0
5 to 10 floors (each - m2)	13,500.0	81,000.0
Total Floor Area (m²)		152,620.0

Roof top garden and pedway included in third floor calculation. Site area includes an area of 6,400 m2 approx. outside the University/ Sector 10 boundary, the HSStn, the LRT alignment and the 83 Avenue right-of-way. The pedway is not included in the total site area.

Building Footprint Area (m2)	17,550.0
Site Area (m2)	34,800.0
Site Coverage	50.0%

Total Floor Area (m2)	152,620.0
Site Area (m2)	34,800.0
Floor Area Ratio (FAR)	4.33

Building Height (Maximum Floors) 10

Site Specific Guidelines:

- .1 HSALC should be integrated with the HSStn, accommodating the functional requirements of the LRT station and platform, in a unified architectural expression. The integration of HSALC and the HS STN should bring the northeast side of the building/station footprint closer to the edge of the sidewalk along the west side of 114 Street, allowing for a comfortable pedestrian environment.
- .2 The mass of the HSALC building should be stepped back or terraced, along the northeast and north sides, to soften the impact of the building on 114 Street, reduce shadowing and negative micro-climates, and to create an architectural focal point at the northeast corner of this building – especially as viewed from the approach southward, along 114 Street. Similarly, the south and southeast sides of the building should be terraced to create an architectural focal point as one approaches the building from the south and east. Terracing the building would prevent the creation of a ‘tunnel’-like effect on 114 Street. and also increase the amount of daylight reaching street level over a longer period of the day. In addition, the terracing would provide balcony space for indoor/ outdoor integration and use.
- .3 Green roof technology and “roof garden” development should be considered in terrace/ balcony areas and in the integration with HSStn and the WMC to create upper level public open space.
- .4 An enclosed pedway from HSALC to the WMC must be developed to enhance the internal pathway system in this Sector and to facilitate the strong anticipated synergy between HSALC and WMC. This pedway provides the opportunity to create a secondary landmark that integrates safely with street function while being a significant architectural feature that enhances and complements the proposed “University Boulevard” character of 114 Street and acts as a key element of the HSStn Gateway (UG1).
- .5 The pedway should provide for an interesting and comfortable passage between WMC and HSALC, providing views north and south down 114 Street. The pedway could be conceived as a multi-level ‘room’ accommodating areas for reading, socializing, as well as limited commercial development such as food services. The pedway environment should be augmented with internal plant materials.
- .6 Land/Building Use – all land use is discretionary. Other uses enhancing opportunity and innovation will be considered. Development should be limited to the following types:
 - Primary Land/Building Uses:
 - Instructional
 - Research
 - Clinics, Clinical research and clinical support services
 - University and Capital Health Support Services (as agreed by proponents)
 - Street and Pedway Level Commercial
 - Parkade development (underground)
- .7 Minimum setbacks—from the property line—for all building development should be: 20 metres from the east property line (114 Street - at ground level), which allows for the integration of the HSStn and LRT alignment and a minimum 5 metre clearance from the LRT edge; 10 metres from the north property line, and a maximum 40 metres from the west property line.
- .8 The building height should be restricted to a maximum of 10 storeys.
- .9 An enclosed pedway from HSALC to the proposed SOD development, west of Corbett Hall, should be developed to enhance the internal pathway system on North Campus. The pedway should also be a secondary landmark that integrates safely with street function while being a significant architectural feature that enhances and reinforces the proposed “University Boulevard” character of 114 St. and acts as an important element of the gateway into the North Campus.

- .10 Underground and surface parking facilities must be incorporated to meet the HSALC requirements and to accommodate displaced parking areas originally within the building site.
- .11 The HSALC site is presently divided by 83 Avenue. As shown in Figure 43, it is illustrated that upper storey (3+) development link the two separate parcels while maintaining free flow access along 83 Avenue. A minimum 2 storey clearance should be maintained over 83 Avenue to establish an open, well lighted, and safe connection between 114 Street (east) and the University's physical plant areas (east). This area should accommodate service vehicle access, pedestrian and bicycle movement.
- .12 The north segment of HSALC should be constructed first, including the pedway link to WMC.
- .13 Land acquisition, setbacks, and project collaboration will be required with Capital Health Authority, the City of Edmonton, and other project partners.
- .14 All developments (and proponents) are responsible for the Zone of Responsibility (ZOR) and key district/sub-district, pathway, edge, node and landmark guideline improvements. Development responsibilities may include the actual implementation of the ZOR and/or financial contribution to its future development. The actual extent of ZOR development responsibility and/or financial contribution is at the discretion of SPPI.
- .15 Commercial uses may be considered at street level, at the HSStn, and along pedways with the aim of creating a more dynamic, interactive and colourful character. Design elements such as patios, seating, planting, gathering places, pedestrian-oriented lighting and durable, decorative hard surface treatments should be considered in the development of these areas.

.15 HSALC should be developed with well-defined interior pathways and gathering areas that provide a safe, weather-protected, efficient and convenient environment through HSALC and to other buildings. Interior pathways and gathering areas should support way-finding, direct route development, spaciousness and day-lit qualities.

.16 The west edge of HSALC should be well-articulated with a street level - pedestrian friendly frontage. The west edge should also maintain free flow vehicle access to service and parking lot areas west of HSALC.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.1 Health Sciences District
- 4.2 Pathways
 - 4.2.1 Primary Pathways
 - 4.2.1.1 114 Street
 - 4.2.3 Tertiary Pathways
 - 4.2.3.2 Pedestrian Pathways & Bikeways
 - 4.2.4 Service Vehicle Access
 - 4.2.5 Health Sciences LRT Station and Alignment
 - 4.2.6 Internal Pedestrian Pathways and Pedways
- 4.3 Edges
- 4.4 Nodes
 - 4.4.1 University Gateways
 - 4.4.2 Primary Nodes
- 4.5 Landmarks
 - 4.5.1 Primary Landmarks
 - 4.5.2 Secondary Landmarks

Appendix A Campus-Wide Guidelines

5.3 Clinical Sciences (CSB)

Present conditions are as follows (Refer to Figure 44):

Building Footprint Area (m2)	2,837.1
<u>Site Area (m2)</u>	<u>6,579.7</u>
Site Coverage	43.1%

Total Floor Area (m2)	19,060.7
<u>Site Area (m2)</u>	<u>6,579.7</u>
Floor Area Ratio (FAR)	2.89

Building Height (Floors) 13

Site Specific Guidelines:

- .1 If the existing building is retained the existing access loop on the east side of the building should be redesigned so that it more adequately serves both CSB and the Heart Institute.

The following site specific guidelines would apply if the existing Clinical Sciences Building is demolished and the site is redeveloped with a new building.

- .2 New building development should recognize the centrality and strategic location of this site within the Sector.
- .3 Land/Building Use – all land use is discretionary. Other uses enhancing opportunity and innovation will be considered. Development should be limited to the following types:

Primary Land/Building Uses:

- Instruction
- Research
- Research and development
- Clinics, clinical research, and clinical support
- Medical offices
- University Support Services



Figure 44 - Clinical Sciences

- Street Level Commercial
 - Parkade development underground
- .5 Minimum setbacks—from the property line—should be : 2 metres along 83 Ave.; 27 metres from the east property line, 6 metres from the west property line.
 - .6 Building height should be restricted to a maximum of 13 storeys with the first three floors established along the setback and subsequent floors set back (5 metres minimum to 7 metre maximum). The building should be massed to reduce microclimatic impacts, and to provide appropriate scale and visual relationship between the building and edge of 83 Avenue.
 - .7 All developments (and proponents) are responsible for the Zone of Responsibility (ZOR) and key district/sub-district, pathway, edge, node and landmark guideline improvements. Development responsibilities may include the actual implementation of the ZOR and/or financial contribution to its future development. The actual extent of ZOR development responsibility and/or financial contribution is at the discretion of SPPI.
 - .8 Service vehicle access should be negotiated with Capital Health to utilize the loading zone provided in the adjacent underground area to the west.
 - .9 The main entrance to CSB (located on the east side of the building) should be retained and enhanced as a forecourt to both CSB and the Heart Institute, incorporating drop-off areas, short-term parking and a pedestrian-scaled seating/ landscape environment.

- .10 The building should enhance and (re-) establish internal links, gathering areas and pathway development between WMC and the Heart Institute. The internal links should provide a safe, weather-protected, efficient and convenient environment through the Clinical Sciences site to other buildings. Interior pathways and gathering areas should support way-finding, direct route development, spaciousness and day-lit qualities.

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.1 Health Sciences District
 - 4.2 Pathways
 - 4.2.3 Tertiary Pathways
 - 4.2.3.2 Pedestrian Pathways & Bikeways
 - 4.2.4 Services
 - 4.2.6 Internal Pedestrian Pathways and Pedways
 - 4.3 Edges
 - 4.4 Nodes
 - 4.4.1 University Gateways
 - 4.4.3 Secondary Nodes
 - 4.4.4 Tertiary Nodes
 - 4.5 Landmarks
 - 4.5.1 Primary Landmarks
 - 4.5.2 Secondary Landmarks
 - 4.5.3 Tertiary Landmarks
- Appendix A Campus-Wide Guideline

5.4 South Gateway Sub-district

Includes the proposed SOD development, Corbett Hall and Sportsfield Area (Refer to Figure 45)

Present conditions are as follows for Corbett Hall:

Building Footprint Area (m2)	3,815.0
Site Area (m2)	62,550.5

Site Coverage 6%

Total Floor Area (m2)	10,853.8
Site Area (m2)	62,550.5

Floor Area Ratio (FAR) .17

Building Height (Floors) 3

The following building area, total floor area and site area calculations are conceptual only (Refer to Figure 46 for conceptual cross-section of proposed SOD building)

SOD (includes proposed atrium space)		
1 to 3 floors (each - m2)	7,205.7	21,617.1
4 to 6 floors (each - m2)	6,530.7	19,592.1
Total Floor Area (m²)		41,209.2

SOD & Corbett Hall:

Building Footprint Area (m2)	11,020.7
Site Area (m2)	62,550.5
Site Coverage	17.6%

Total Floor Area (m2)	52,063.0
Site Area (m2)	62,550.5
Floor Area Ratio (FAR)	1.2

Building Height (Floors) varies: 3 to 6

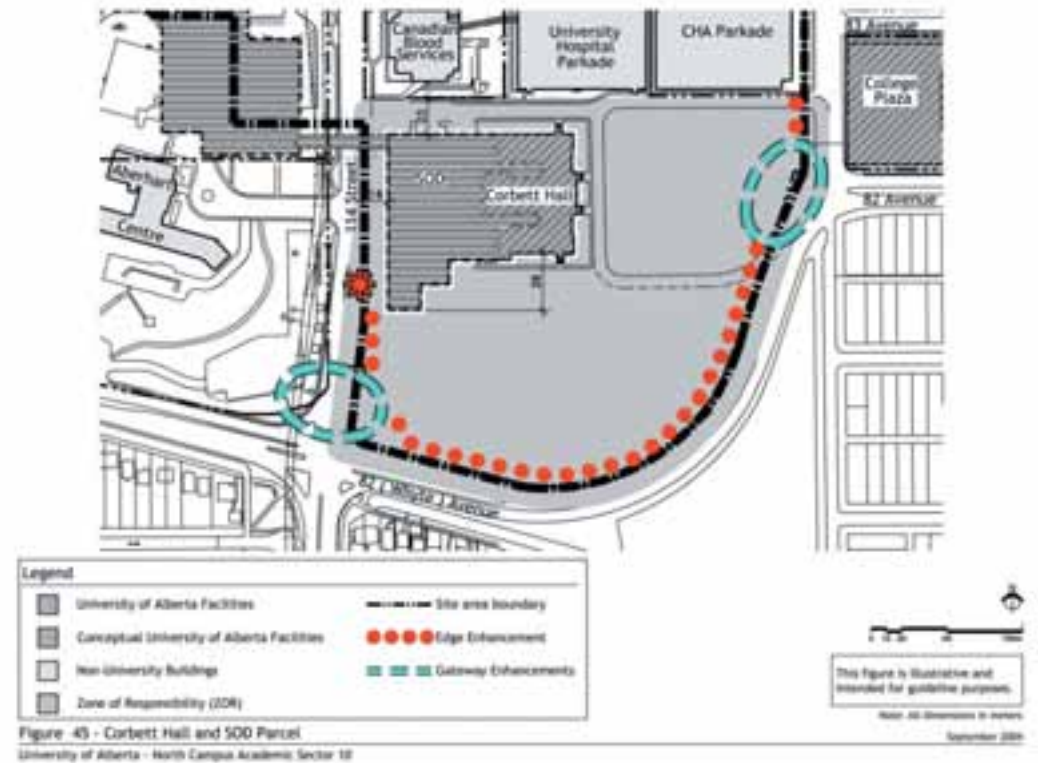


Figure 45 - South Gateway Sub-district

Site Specific Guidelines (SOD Development):

- .1 Corbett Hall is expected to be retained for the thirty years of the LRDP.
- .2 All land use is discretionary. Other uses enhancing opportunity and innovation will be considered. Special Opportunities Sub-district development should be limited to the following types of development:

Primary Land Uses

- Instruction, Research, University Support.
- “Partner” or Affiliated Association Offices.
- Research & Development (non-commercialized).
- Clinics, medical offices, clinical research.
- Child Care Centre (relocation of existing facility to SOD).
- Parkade Development (underground/ above ground).
- Wellness Centre.

Note: Uses that benefit the University may also be considered with the condition that they respond to the Sector guidelines.

- .3 Development on this site should respect the landmark qualities of Corbett Hall. The architecture and massing of any new development should complement, not upstage, Corbett Hall. It is suggested that the two buildings (SOD and Corbett Hall) be adjoined by an atrium space, providing a public access route and a ‘room’ accommodating areas for reading, socializing, as well as limited commercial development such as food services.
- .4 An enclosed pedway from the development to HSALC and to Corbett Hall should be developed to enhance the internal pathway system on North Campus. This pedway should be a secondary landmark that integrates safely with

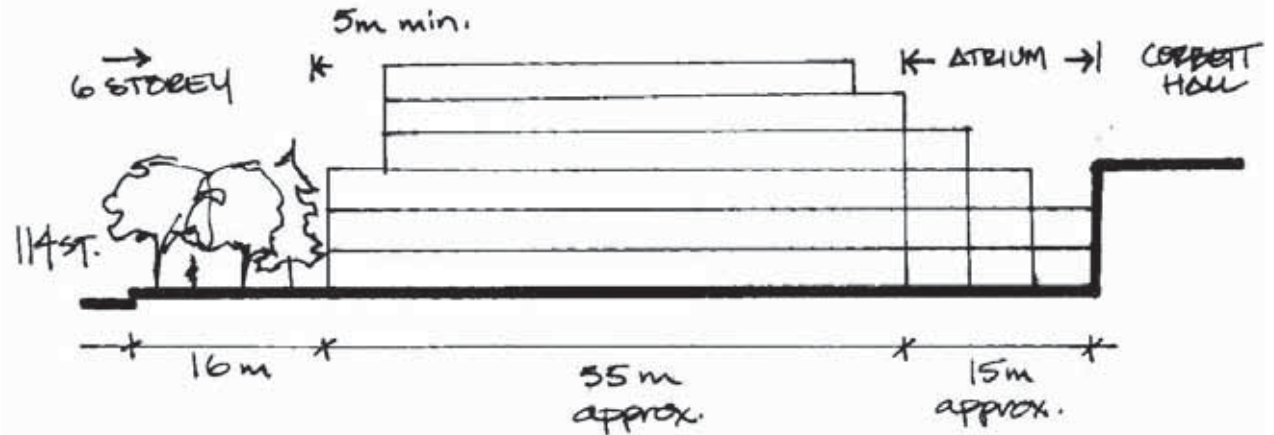


Figure 46 - Conceptual Cross-section of SOD and Corbett Hall

street function while being a significant architectural feature that enhances and reinforces the proposed “University Boulevard” character of 114 St. and acts as an important element of the Gateway.

- .5 Minimum setbacks—from the property line—for all building development should be: 16 metres from the west property line and 23 metres from the north property line. The setback to the south should be a minimum 20 metres from the playing fields to the south to maintain a useable area for sports activity.
- .6 The building height should be restricted to a maximum of 6 storeys with the first three floors along 114 Street established along the setback line and subsequent floors set back (5 metres minimum to 7 metre maximum). Stepping of the building back from the east edge of the

footprint should be considered, to lessen its impact on Corbett Hall. The building should be massed to reduce microclimatic impacts, and to provide appropriate scale and visual relationship between itself, Corbett Hall, the edge of 114 Street and pedestrian travel to the north. (Refer to Figure 46).

- .7 The building should include a parkade, not only to accommodate those who work in, and visit, the building, but also to compensate for parking stalls proposed to be eliminated in the Sports Fields District and this site (Lot L) when the existing playing fields are expanded. Given the number of stalls required (452 stalls), the parkade should have at least three levels.
- .8 A shared service access should be developed on the north side of the building to accommodate the needs of

the SOD and Corbett Hall. This area should also serve as the access to the proposed parkade development, while maintaining safe pedestrian access along Corbett Way.

- .9 All developments (and proponents) are responsible for the Zone of Responsibility (ZOR) and key district/sub-district, pathway, edge, node and landmark guideline improvements. Development responsibilities may in the actual implementation of the ZOR and/or financial contribution to its future development. The actual extent of ZOR development responsibility and/or financial contribution is at the discretion of SPPI.
- .10 The SOD should consider the relocation of the Child Care Centre and its required amenities. This should be located on the south side of the building to take advantage of the proposed expanded open space and sports fields.
- .11 As much as possible, existing mature plantings, in good condition, on the west side of the site should be retained and integrated with new development, including the existing gateway directory should be retained.
- .12 The building should establish internal links, gathering areas and pathway development between HSALC and Corbett Hall. The internal links should provide a safe, weather-protected, efficient and convenient environment through the SOD site to other buildings. Interior pathways and gathering areas should support way-finding, direct route development, spaciousness and day-lit qualities.

Site Specific Guidelines (Corbett Hall & Front Lawn)

- .1 Corbett Hall is considered one of the University's heritage sites and buildings. As a result, this building will not be replaced. Further, it should remain clearly visible, and kept in good condition.

- .2 No development should take place to the east or south, in the Sports Fields Sub-district of Corbett Hall, on University lands, that would interrupt views to the building from Whyte Ave. or 112 St. to its major "front" facades.
- .3 No additions or renovations to the exterior of the building should be approved. Only conservation and/or rehabilitation of the existing structure are permitted. Connection to a new significant facility to the west will be permitted.
- .4 Any new tree or shrub planting on or around the Corbett Hall Front Lawn should be aimed at further defining and enhancing this large, formal, open space. New plantings, walkways, furnishings or lighting, etc., should complement, and reinforce, the symmetry of the east façade of Corbett Hall and should augment the view toward the building from Whyte Ave. and 112 St.
- .5 Land/Building Use – all land use is discretionary. Other uses enhancing opportunity and innovation will be considered. Development should be limited to the following types:

Primary Land/Building Uses:
 - Instruction.
 - Research.
 - University Support Services.
 - Clinics associated with research.
- .6 Service access (shared by the proposed SOD development to the west) should be on the west side of the building and should have a pedestrian-oriented quality, providing well-defined connections to key pathways and destinations (e.g., south to Whyte Ave., north to Corbett Way and east to Corbett Crescent). Internal pathways should allow for easy movement of goods from the servicing areas to main points in the building. In order to achieve this, there must

be above-grade pedway linkages between the adjacent SOD (proposed) and the existing facility.

- .7 The building should provide pleasant and sizable gathering areas for students and staff, particularly in light of its comparative isolation from the rest of campus. These spaces should be day-lit, and offer some transparency to the outside, preferably to green/white space.
- .8 Internal pathways should be clearly defined and easy to follow. Linkages to adjacent buildings should be easy to find and use. Way-finding techniques should augment clarity of movement.
- .9 All developments (and proponents) are responsible for the Zone of Responsibility (ZOR) and key district/sub-district, pathway, edge, node and landmark guideline improvements. Development responsibilities may include the actual implementation of the ZOR and/or financial contribution to its future development. The actual extent of ZOR development responsibility and/or financial contribution is at the discretion of SPPI.

Site Specific Guidelines (Sports Fields Sub-district)

- .1 This sub-district is the largest open space within the Sector. It plays a key role in the perception, by some, that the University retains some of the more romantic aspects of the traditional campus structure and ambience. For those driving or walking by, this open space provides a much needed 'foil' or foreground to the intensity of development in the background. Although there is demand for development lands within the North Campus, this site must remain open. No building development, other than one-storey temporary sports fields related amenity structures should be allowed in this sub-district. Permanent facilities for storage and maintenance should be housed in the two adjacent facilities.

- .2 The existing playing fields should be expanded as parking is replaced in the SOD structure, and the area returned to green fields. The pathway linkage to and across Whyte Avenue should be retained.
- .3 The entire south edge of the sub-district, along Whyte Ave., should be developed into a well-defined green edge, structured by a linear street tree planting at approximately 8m o.c. 'Brandon' American elm is the suggested street tree, as this edge should integrate with Whyte Ave. and 114 St. (south of Whyte Ave.) where American elm is planted extensively.
- .4 To further reinforce and define the edge, a decorative, durable fence (not chain link) should be installed along the property line, parallel to the street. All existing chain link fencing should be removed. The new fencing should extend from the proposed gateway enhancement area along 114 Street (including the existing directory layby area) to the proposed gateway enhancement area at 112 Street and Whyte Avenue. (Refer to Figure 45).

- 4.2.4 Services
- 4.2.5 Health Sciences LRT Station and Alignment
- 4.2.6 Internal Pedestrian Pathways and Pedways
- 4.3 Edges
- 4.4 Nodes
 - 4.4.1 University Gateways
 - 4.4.2 Primary Nodes
 - 4.4.3 Secondary Nodes
 - 4.4.4 Tertiary Nodes
- 4.5 Landmarks
 - 4.5.1 Primary Landmarks
 - 4.5.2 Secondary Landmarks
 - 4.5.3 Tertiary Landmarks
- Appendix A Campus-Wide Guidelines

The Zone of Responsibility includes the following Sector guideline requirements:

- 4.1 Districts
 - 4.1.1 Health Sciences District
 - 4.1.2 South Gateway District
- 4.2 Pathways
 - 4.2.1 Primary Pathways
 - 4.2.1.1 114 Street
 - 4.2.1.2 112 Street
 - 4.2.2 Secondary Pathways
 - 4.2.2.1 Whyte Avenue
 - 4.2.2.2 Corbett Way
 - 4.2.3 Tertiary Pathways
 - 4.2.3.1 Corbett Crescent
 - 4.2.3.2 Pedestrian Pathways & Bikeways

SECTOR PLANS
LONG RANGE DEVELOPMENT PLAN
SECTOR PLAN 10

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

APPENDIX A - CAMPUS-WIDE GUIDELINES

1.0 Visual Quality & Design

Objective:

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

Guidelines:

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

2.0 Sector Identifier & Colour(s)

Objective:

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

Guidelines:

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

3.0 Landscape Treatment

Objective:

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

Guidelines:

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

- Qualities and forms that reflect the character of the Sector.
- Plant materials that are hardy and provide seasonal variation.
- Plant materials that enhance visual experiences and establish clear sight lines for motorists and pedestrians.
- Plant materials that promote the development of a safe, sustainable, and manageable environment based on maintenance efficiency and cost-effectiveness.
- Planting design that creates a safe and secure environment for pedestrians, following the guidelines of Crime Prevention Through Environmental Design (CPTED).

.2 Tree plantings:

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

Component measured from the centre of the tree trunk	Minimum Distance (m)
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.

.4 Shrub/ Flower Plantings

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

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

4.0 Natural Areas

Objective:

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

5.0 Screening

Objective:

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

Guideline:

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

6.0 Public Art

Objective:

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

profile and liveability of the Sector and its distinct Districts.

Guidelines:

- .1 Adhere to policy, guidelines and best practices regarding the acquisition, use and maintenance of art as approved by the University and associated organizations.
- .2 Ensure all public art acquisitions are coordinated and approved through the University of Alberta Art Acquisitions Committee.
- .3 Incorporate the principles of the Works of Art Funding for Capital Projects Policy into all new construction projects and all renovation projects.
- .4 Ensure coordination and communication related to the placement of works of art within Sectors involves Museums and Collections Services and the Sector community.
- .5 Works of art should be moved only after consultation with, and directly calling, the Museums and Collections Services (for copyright and risk management reasons).
- .6 Coordinate and utilize temporary exhibit spaces within the Sector to provide art 'events' and exhibits.
- .7 Incorporate public art and design into various Sector areas, such as:
 - Node and pathway areas
 - Campus boundary
 - Pedestrian bridge structures
 - Building walls
 - Signing
 - Lighting
 - Public streetscape features (e.g. benches, waste receptacles, bus shelters, telephone booths, news stands, tree grates, kiosks, etc.).

7.0 Signing

Objective:

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

Guideline:

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

8.0 Lighting

Objective:

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

the assessment and implementation of lighting on Campus.

Guideline:

- .1 Paint all existing and future street lighting and traffic poles a unified colour and apply Sector identifier, or
- .2 Introduce special light poles to define the Sector or Districts within the Sector. These could be supplemented with Sector specific features (e.g. sign blades, engravings, banners, etc.) and Sector specific identifiers/colour.
- .3 Assess and review opportunities for incorporating tree lighting within existing and future boulevard areas. Tree light colour should be consistent.
- .4 Assess and implement lighting based on the function of the area being developed or enhanced. Refer to classifications and details listed in the University lighting guidelines.
- .5 Refer to City of Edmonton’s lighting design and layout for city street within the University of Alberta, that has been developed with the University of Alberta.
- .6 Refer to Section 3 of the University’s lighting guidelines for power feeds and controls.
- .7 Refer to Section 4 of the University’s lighting guidelines for design element requirements.
- .8 Variances in lighting design (e.g. decorative lighting) in specialized districts or pathways must be assessed and approved by the University of Alberta.
- .9 All lighting design should encourage the reduction/ mitigation of light pollution through the use of sustainable and downward focussed equipment.

9.0 Street Amenities

Objective:

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

Guideline:

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

10.0 Architectural and Open Space

Objective:

- .1 The LRDP states that the maximum site coverage for buildings in the North Campus should not exceed 50% (item 7.8.2 open space in development projects). The Sector Plans for North Campus have identified Site Specific Development Guidelines for select existing and proposed

building development within each Sector. The Site Specific Development Guidelines clearly identify the limitations in the building footprint area, site area, setbacks, and Zones of Responsibility for each site. These guidelines are to be the template used in assessing any future development or redevelopment within the Sector and the maximum area for site coverage.

- .2 The LRDP states that the maximum site coverage for a building in the South Campus should not exceed 30% (Item 7.8.2 Open Space in Development Projects). The Sector Plans have identified guidelines for each proposed District within the Sector. The District guidelines clearly identify the development limitations and Zone of Responsibility for each site. These guidelines are to be the template used in assessing any future development within the Sector and the maximum site coverage area.

Guidelines:

- .1 All new development should be architecturally integrated into the Sector, respecting and addressing the surrounding pathway networks and existing buildings.
- .2 Unless specifically noted in the Sector Specific Development Guidelines, the massing of all buildings should adhere to the following principles:
 - a) To create a comfortable pedestrian environment, a maximum three (13.8m maximum) storeys should be developed along the Pathway right-of-way and subsequent higher storeys set back (5 metres minimum to 7 metre maximum) and massed to reduce microclimatic impacts, and to provide an appropriate scale and visual relationship between the building and the pathway.
 - b) Upper storeys should enhance and complement the

surrounding skyline through their articulation and massing. Unique architectural/sculptural forms, as well as various materials and lighting should be utilized to screen HVAC and other building systems/services.

- c) Materials and detailing should be articulated to distinguish upper storeys (3+) from the first three storeys. Upper storeys (3+) should be massed and oriented to enhance microclimatic conditions for pedestrians.
- d) As identified in Section 7.5.4 of the LRDP, environmental studies will be required to assess environmental impacts of all development and redevelopment. Tree inventories, geotechnical testing, as well as wind, sun, snow and light pollution studies and any other site-specific assessments identified, will be included. The development or redevelopment must respond accordingly to the results of these assessments.
- .3 Encourage harmonious variety in building form and heights, massing, and siting to create visual interest consistent with the building envelopes specified.
- .4 Develop architectural landmarks which:
 - a) Correspond with the specific character of the Sector (e.g., academic, residential, student services, etc.)
 - b) Provide an aesthetic edge condition, and
 - c) Provide major focal points and create areas of activity.
- .5 Building entrances should:
 - a) Be clearly visible to create a sense of occupancy, activity and gathering to the street or greenway/open

space, and should be accessible.

- b) Be highlighted and defined through the use of architectural and streetscape devices (e.g. lighting, benches, planting, etc.).
- c) Be visible, safe and inviting.
- d) Incorporate canopies, arcades, colonnades, awnings, pergolas, porticos, etc. to create a comfortable and seasonal pedestrian environment in any season.
- .6 Building corners should address and enhance Pathway and Node intersection development.
- .7 The ground level should be designed to create the feeling of extending the outdoors indoor, and vice versa.
- .8 Ensure that vehicle entrances and exits, as well as on-site traffic and pedestrian routes, are located and designed in a manner that provides a clearly-defined, safe, and efficient circulation pattern for traffic movements.
- .9 Key building development features should include:
 - a) The integration of existing mature trees with new tree plantings.
 - b) A seamless transition between pathways and building edge that promotes gathering and activity.
 - c) Pedestrian scaled lighting (e.g. building or street-based).
 - d) Banners and integrated signing.
 - e) Kiosks, directories and way-finding devices.
 - f) Integrated furnishings approach (e.g. benches, waste

receptacles, telephone booths, newspaper boxes, bicycle racks, tree grates/guards, Campus/ emergency telephone stations, etc.).

g) Public art.

.10 All pathways should provide safe, secure, strong links between adjacent façades, preserving existing mature trees (if feasible) and incorporating additional tree and shrub plantings, public gathering areas, site furnishings, way-finding/interpretive signage, Campus/ emergency telephone stations and public art areas.

.11 Bicycle storage should be accommodated at each building. The location of bicycle racks should be in a safe and secure location, without conflicting with movement around key building entrances. Bicycle storage should be aesthetic, practical and integrated with the architecture of the building.

11.0 Sustainability

Objective:

.1 Design and develop both buildings and sites in an environmentally responsible manner that incorporates 'green' technology in conjunction with the University Design and Construction Guidelines. Sustainability, safety, security, manageability, and universal design are all key development requirements in the design and development of buildings and sites.

Guidelines:

- .1 Set performance targets in the following areas:
- Energy (energy use, energy source, clean energy transport)

- Water (water use, water filtration, ground water recharge, human waste)
- Landscape (integrated pest management (IPM), green space, native plantings and wildlife habitat)
- Materials (materials that are: recycled, efficient, salvaged, local, durable and low maintenance)
- Waste (recycling and composting facilities)
- Construction Practices (construction waste, re-use of topsoil, vegetation and watercourse protection)
- Indoor Environmental Quality (air pollutant emission, ventilation effectiveness and air filtration, system commissioning and cleaning, day lighting)
- Economic Performance (Life-Cycle Assessment, Capital Cost Accounting)

.2 Energy

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

.3 Water

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

.4 Landscape

- .1 Protect or enhance the site's ecological integrity and biodiversity
- .2 Ensure protection of site ecosystem

.3 Reduce or eliminate disturbance to water system

.5 Waste

- .1 Reduce disposal of waste materials to landfills
- .2 Recycle
- .3 Use composting facilities

.6 Construction Practices

- .1 Prevent erosion during construction
- .2 Minimize the disposal of construction waste
- .3 Protect and conserve topsoil

.7 Indoor Environmental Quality

- .1 Ensure indoor air quality
- .2 Indoor Air Quality Construction Plan

12.0 Utilities (South Campus Academic Sector only)

Objective:

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

Guidelines:

- .1 Utility alignments and phasing should be coordinated based on the radial framework established, using Pathway rights-of-way and open space for underground servicing.
- .2 Primary and secondary utility infrastructure expansion costs should be borne by development applicants. This servicing approach promotes an orderly and cohesive phased development approach for the Academic Sector (Refer to Appendix B).

- .3 Incorporate sustainable utility development and stormwater management strategies and technologies (i.e. ditches, percolation areas, decentralization of stormwater management ponding areas into functional/aesthetic features, pervious pavement use, narrower roads, etc.) throughout the Sector in primary and secondary locations, where feasible.
 - .4 Provide a safe, adequate and reliable utility system to meet future Sector development sites, while exploring environmentally sound alternatives (i.e. reduce, reuse and recycle).
 - .5 As part of the overall development and servicing for the Sector, a stormwater management facility strategy must be developed. Presently, there are two larger stormwater management facilities that have been identified in the LRDP. These areas should be incorporated with future Sector development and secondary stormwater management facilities throughout the Sector. Stormwater management facilities should be landscaped at a rate of 75 trees per hectare with a 50% minimum coniferous composition. All trees should be a minimum size of 60mm calliper for deciduous trees and 2.8m height for coniferous trees.
- Screened with landscaping or shall be fully enclosed in a manner compatible with the character of the development and should not be visible from adjacent streets or buildings.
 - Sited such that all materials handling can be efficiently managed.
 - Designed such that turning vehicles do not interfere with traffic on adjacent circulation routes.
 - Designed with adequate area to accommodate all anticipated vehicle types.
- .2 Trash collection, open storage, outdoor service, vehicular service and loading/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, in conjunction with a change in grade or other natural or man-made features, be maintained to provide effective screening from the ground to height of 1.85m.

13.0 Parking, Access & Loading/Manoeuvring Areas

Objective:

- .1 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:

- .1 All loading/manoeuvring areas should be:

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S e c t o r
I m p l e m e n t a t i o n

APPENDIX B - SECTOR IMPLEMENTATION

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

The Sector Plan is used in conjunction with:

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

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

Sector Plan Administration

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

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

SPPI will periodically update the Sector Plan as conditions warrant.

Sector Plan Interpretation

SPPI is responsible for providing interpretation of the guidelines when asked by the proponent or the proponent's representative. Sector Plan guidelines may be interpreted or relaxed to provide design and development flexibility to a

capital project when required, as long as the interpretation or relaxation benefits the quality of the development and the University without negatively affecting the Sector Plan.

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

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

Sector Plan Conformance Checklist

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

Sector Plan Distribution and Access

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

Sector Plan Implementation

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

Sector Plan Compliance Checklist*

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

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

Exhibit B.1.

Sector Plan Compliance Checklist*

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

Exhibit B.1.

Sector 10 - Implementation Activities, Responsibilities, Time Lines

Exhibit B.2

Task	Purpose	Responsibility	Start	Complete
Design and construct Pedway between Education Centre and HMRC	To improve internal linkages	P&I		
Design/Construct/Complete North Campus Gateways at 114 St & at 112 St	To support Sector Plan	P&I		
University and City Walkway Theme co-ordination	To establish process and parameters for University Boulevard Theme on 114 Street to South Campus	P&I		
Partners co-ordination (CHC, AI, Blood Service, Cross)	To establish process and parameters for internal linkages/movements; compatible design/landscape guidelines; parking, etc.	P&I		
Complete North Campus Transportation Study	To support Sector Plan including parking generation estimates associated with new development sites and redevelopment	P&I		
Complete North Campus Way-finding Study	To support Sector Plan (including service vehicles)	P&I		
Develop cost estimates and development pro forma	Develop overall cost to develop including all new/extended services, roads and pathways, parking, common green space etc so that proponents can be charged their share	P&I		
Shared contribution account and supporting UA policy	To establish a mechanism whereby capital projects are charged for services and obligations (eg green space). To set up the structure to hold and spend the money.	P&I		
Establish standards	To allow uniformity where required in order to minimize cost to the University e.g. lamp posts	P&I/Utilities		
Development Monitoring	Set up an algorithm to track development against a campus target of 1.5 maximum	P&I		
Update Phys Ed plan for Corbett Hall Fields	To maintain current planning base	P&I		
Complete significant landscape features study	To support Sector Plan	P&I		
Informatics Master Plan (ind to South Campus)	To layout where fibre optics, etc to be located to complement sector plan	CNS/Utilities/P&I		
Detailed Utilities Assessment	Confirm capacities of all existing services and upgrades required to meet development of new and redevelopment sites	Utilities		
Utilities Master Plan	To layout trunks, utilidors, etc. locations for service development of "new sites"	Utilities		

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

APPENDIX C - GLOSSARY

Building Footprint Area

Main floor area of a building (at grade).

CPTED – Crime Prevention Through Environmental Design

Principles and strategies for the proper design and effective use of the built environment which can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.

CSB

Clinical Sciences Building.

Districts

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

Edges

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

FAR – Floor Area Ratio

Total Floor Area : Site Area.

Gateway

A major entrance into the Sector.

HMRC

Heritage Medical Research Centre.

HRIF (East & West)

Health Research Innovation Facility – composed of two separate buildings, HRIF East and HRIF West.

HSALC

Health Sciences Ambulatory Learning Centre.

HSStn

Health Sciences Light Rail Transit Station.

Land Use

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

Landmarks

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

LRDP – Long Range Development Plan

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

MSB

Medical Sciences Building.

Multi-use

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

Municipal Government Act

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

NANUC

National High Field Nuclear Magnetic Resonance Centre.

Nodes

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

Pathways

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

Pedway

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

Sector

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

Service Roads

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

Site Area

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

Site Coverage

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

SOD

Special Opportunity District. Strategic sites in the Sector that are open to development that sparks, nurtures and sustains the ongoing growth, innovation, and vitality of the University of Alberta.

SPPI - Strategic Planning – Planning and Infrastructure Department

The name of the department of the University of Alberta that oversees the planning and implementation of building development for the entire Campus.

Total Floor Area

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

University Boulevard

114 Street, between 82 Avenue and 87 Avenue.

University Core Use

Research, teaching and support services development.

WMC

Walter C. Mackenzie Health Sciences Centre.

ZOR - Zone of Responsibility

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