

Planning and Design Definitions – University of Alberta

Plans and Plan Elements

<i>Long Range Development Plan (LRDP)</i>	The LRDP is the overall organizing framework for campus development and is approved by the Board of Governors as the guiding document for land use and future planning. This plan is periodically updated to accommodate changes in the institutional priorities and mandate.
<i>Sector Plan</i>	Similar to the LRDP, sector plans provide the next level of detail in the land and space planning process and builds off the LRDP as the basis for development and consultation. Sector plans provide specific information on nodes, landmarks, pathways, open space, roadways, and specific development zones. They illustrate intentions for the character of the public realm, land use, over-arching facility programming, architecture, infrastructure, transportation and relationships to surrounding neighbourhoods.
<i>Sectors</i>	Given the large expanse of lands held by the university, sectors are created to break down these large parcels into more manageable areas and generally reflect the concept of a university "neighbourhood".
<i>Districts</i>	Districts are a further division of sectors. They generally are discrete multi-purpose development zones, and the edges are typically formed by major site features such as primary pedestrian corridors. They generally reflect the concept of a university "sub-neighbourhood".

Planning Elements

<i>Built Form</i>	The physical shape and character of buildings. Built form is dependent upon aesthetic considerations as well as functional needs.
<i>Compatible Uses</i>	Land uses that interact positively with each other and generate similar levels of overall activity to adjacent land.
<i>Development Density</i>	The relative intensity of building and development. High density areas are characterized by a greater number of people and activities, and therefore typically larger buildings with less open space between them than lower density areas.
<i>Edges</i>	Edges are the boundaries between two different development zones.
<i>Greenspace</i>	A term referring to formal and informal landscaped areas. This also includes natural areas.
<i>Landmarks</i>	Landmarks are visual markers that help identify a location as being unique. They help define a strong sense of place and arrival.
<i>Nodes</i>	These are strategic focal points of activity. They may be formal gathering places, locations where several paths cross, or locations where general activity can be concentrated.
<i>Public Realm</i>	This is the public interior and exterior space of campus, and is considered just as important a piece of infrastructure as campus buildings and facilities. The character and quality of the public realm is what provides the campus with its distinctive sense of place, important for both campus users and members of the public.
<i>Urban Design</i>	The physical shape and character of all elements of the campus environment, both of buildings and the open spaces between them.
<i>Wayfinding</i>	Elements of the campus environment intended to aid in navigation. This includes signage, campus gateways, landmarks and other elements that help orient campus users and visitors to their location and find their destinations.

Planning and Design Definitions – University of Alberta

Land Use Types

<i>Academic</i>	Research, teaching space, administration and academic support buildings.
<i>Commercial</i>	Services or uses that do not include or are not intended to include, in whole or in part, the advancement or support of the educational, research or ancillary needs of a university, its staff or students.
<i>Mixed Use</i>	Mixed use development describes areas where buildings are designed to accommodate more than one type of use. For example, a building that accommodates the functions of academic, commercial, support services and/or residential.
<i>Natural Areas</i>	Lands that will remain in a relatively undisturbed state.
<i>Open Space</i>	A general term identifying spaces between buildings and/or areas of development. These spaces may consist of formal and informal elements including quads, plazas, gardens and walkways. They also include natural environments, whether existing natural areas are preserved or new naturalized spaces that are created
<i>Partner Lands</i>	Lands identified for development for research and/or facilities that support the priorities and mandate of the University.
<i>Residential</i>	In the campus context, residential development can mean student housing, work force housing, or market housing. It can come in a variety of forms and densities, from single and semi-detached houses to townhouses and apartments. <ul style="list-style-type: none"> - <i>Student residences</i> are developed for undergraduate, graduate or married students. - <i>Work force housing</i> is developed specifically for staff and faculty. - <i>Market housing</i> is developed for sale, lease or rental on the open housing market.
<i>Shared Use</i>	Land use where development supports university activities as well as proximal neighbourhoods and the greater community at large. These areas are generally kept to the edges of the campus, as public multiple transportation modes would be utilized to facilitate functionality and access.
<i>Storm Water Management</i>	Land developed to accommodate storm flows. At South Campus, these are proposed to take the form primarily of constructed wetlands, dry ponds and bioswales. <ul style="list-style-type: none"> - <i>Bioswales</i> are vegetated channels designed to convey storm water in a linear fashion. - <i>Constructed wetlands</i> are storm ponds designed to mimic the natural systems of wetlands with respect to the filtration of storm water and habitat value for flora and fauna.
<i>Support Services</i>	Any services offered or provided to the students, faculty, or staff including parking and residential services, food and beverage, financial, daycare, health or campus life.
<i>Transition</i>	This describes land use/development zones generally between existing development and new development which is of a different use. Transition lands are used to accommodate intermediate compatible uses adjacent to existing development, or are left as open space.
<i>Transit Oriented Development (TOD)</i>	TOD is an approach to development that places relatively high density, mixed use development within a walkable distance of transit facilities and centers.

Planning and Design Definitions – University of Alberta

Transportation

<i>Community Linkages</i>	Connections between campus and adjacent neighbourhoods, services or other city elements. These may take the form of pathways, and/or roadways.
<i>Pathways</i>	Outdoor linkages that are primarily focused on providing pedestrians access to, from and through the campus. Non road certified vehicles (i.e.: golf carts) will utilize university pathways when service roads do not provide the needed access. From time to time vehicular traffic is allowed to access pathways for special events to gain access to campus amenities. <i>Multi-Use Trails:</i> Maintained, hard-surfaced paths, generally 3 meters in widths, designed to be used by multiple non-motorized modes of travel, including pedestrians, cyclists. They may also provide service connections for university vehicles. <i>Sidewalks:</i> Maintained, hard surface paths, generally under 3 meters in width, designed specifically to accommodate pedestrian movements. Access for cyclists and university service vehicles is discouraged. <i>Trails:</i> Unmaintained, natural paths, general narrow in width. These will be generally located to provide access to naturalized areas within or adjacent to the campus.
<i>Roadways</i>	Outdoor linkages that are primarily focused on providing vehicular and cyclists access the various buildings and spaces within the campus. Given the pedestrian nature of a campus, road widths and speeds or minimized to mitigate the risk associated with pedestrian interactions. <i>Public:</i> generally intended for transit and public vehicle access, but can also be utilized by cyclists, service vehicles and emergency services. To the extent possible these roads are kept to the edges of the campus and shortcutting via the campus roadwork network is mitigated to the extent possible. <i>Service:</i> primarily for cyclists, university, service, and emergency vehicles to access and service buildings within the campus. These roads not intended for public vehicles.
<i>Travel Demand Management</i>	A comprehensive approach to shifting travelers to and from U of A campuses out of single-occupant vehicles and into more sustainable modes of transportation, thus reducing overall traffic generation and parking demands.