



sector plan 8

LONG RANGE DEVELOPMENT PLAN

MARCH 28, 2013

sector plan 8
LONG RANGE DEVELOPMENT PLAN

URBAN
systems
MARCH 2013

TABLE OF CONTENTS

SECTOR PLAN ORGANIZATION	1	4.0 SECTOR SPECIFIC GUIDELINES	15
1.0 INTRODUCTION	2	4.1 Districts	15
1.1 Background.....	2	4.2 Pathways	18
1.2 Sector Structure	5	4.3 Edges	20
2.0 SECTOR CHARACTERISTICS & VISION	7	4.4 Nodes.....	21
2.1 Sector Characteristics	7	4.5 Landmarks	22
2.2 Sector Vision	8	5.0 SITE SPECIFIC GUIDELINES	23
3.0 VISUAL & PHYSICAL INVENTORY	9	5.1 Building Heights and Setbacks	23
3.1 Districts	9	5.2 Sector 8 Facilities	24
3.2 Pathways	10	APPENDIX A: Glossary	25
3.3 Edges	11	APPENDIX B: Campus-Wide Guidelines	28
3.4 Nodes.....	12	APPENDIX C: Sector Implementation	34
3.5 Landmarks	13	APPENDIX D: References	35

Note:

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

SECTOR PLAN ORGANIZATION

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

1. Introduction

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

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

2. Sector Characteristics & Vision

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

3. Visual & Physical Inventory

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

4. Sector Specific Guidelines

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

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

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

5. Site Specific Guidelines

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

6. Appendix A - Glossary

7. Appendix B

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

- Visual Quality and Design;
- Sector Identifier and Colour(s);
- Landscape Treatment;
- Natural Areas;
- Screening;
- Public Art;
- Signing;
- Lighting;
- Street Amenities;
- Architectural and Open Space Guidelines;
- Sustainability;
- Utilities; and
- Parking, Access and Loading/Maneuvering Areas.

8. Appendix C - Sector Implementation

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

9. Appendix D

- Related Documents
- Acknowledgements
- Consultation Activities

1.0 INTRODUCTION

1.1 Background

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

The LRDP provides a flexible set of strategic planning principles that support the growth of new research, teaching and support facilities, as well as upgrades or replacement of existing structures, within the context of University lands. The LRDP also identifies how University lands and facilities should be developed and outlines initiatives and guidelines that direct appropriate and effective growth and development within the University. Through these principles, initiatives and guidelines, the LRDP has recognized the existing unique characteristics and attributes of the University and promotes future development that fosters desirable Campus life; supports teaching and research; uses physical and financial resources efficiently and effectively; creates, preserves and enhances significant physical assets of the University; provides the flexibility to respond to future trends and growth; and recognizes the planning initiatives of its neighbours and partners.

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

The Sector Plans are intended:

- To identify potential development and redevelopment sites that address Faculty, University services and other expansion requirements.
- To outline guidelines for effective and compatible development and redevelopment activities within and between each Sector.
- To identify the required physical linkages to adjacent Sectors and the interface with adjacent neighbours and University partners.

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

CONSULTATION IN SUPPORT OF THE CREATION OF THE SECTOR 8 PLAN

Beginning with the creation of the LRDP, many consultations were held that ultimately informed and impacted the creation of this Plan. Please see Appendix D for a list of consultation activities related to the LRDP.

After the LRDP consultation process, the University met with Garneau Community League representatives to discuss specific issues related to the LRDP that impacted their community and would therefore impact the creation of the Sector 8 Plan:

- December 2003: The University distributed Historical and Architectural Assessment of the Houses in East Campus Village
- February 4, 2004: The University held an Open House to review planning for Sectors 3, 4 and 8

- May 20, 2004: Garneau Community representatives and the University of Alberta met to discuss the outcomes of February 4, 2004 Open House

In 2005, the University of Alberta and the Garneau Community League agreed to participate in facilitated community dialogues, which then resulted in the creation of the Design Guidelines for Infill Development – Garneau. Twelve dialogues between the University and the community occurred between March 2005 and September 2008 in support of the development of the Guidelines.

Following the University of Alberta and Garneau community dialogues, the University has met with representatives from Garneau to discuss Sector 7 & 8 and project specific topics such as the development of graduate residences in East Campus Village in 2009.

- February 10 and June 25, 2009: East Campus Village dialogues
- August 5, 2009: East Campus Village Open House
- January 27, 2010: East Campus Village project update with Garneau community
- August 24, 2010: tour of East Campus Village graduate residences
- Three Sector 7 & 8 dialogues on June 27 and November 21, 2011 and January 10, 2012
- March 19, 2012 – Sector 7 & 8 Open House

The final results of the community dialogues resulted in input to the Sector 8 Plan.

OTHER PLANS INFORMING THE DEVELOPMENT OF THE SECTOR 8 PLAN

Because of the nature of the Sector, the development of the Sector Plan took information and context from a number of other plans.

Comprehensive Institutional Plans

This document includes the University's academic and research plans and performance measures, Capital Plan, and both the 2011-2012 and 2012-2013 institutional budgets, and outlines the University's short-term and long-term plans, goals, and resource needs and implications.

The University of Alberta has a goal of accommodating up to 25 percent of its full time enrolment in purpose-built, supportive student residences for a number of reasons:

Academic Success – students living in purpose-built student residences with intentional programs tend to do better

Leadership Development – students living on-campus tend to demonstrate a higher sense of civic involvement and giving back to the community

Engagement – students living on-campus tend to have more quality interactions with peers, faculty and staff and develop life-long support and commitment to their alma mater

Retention – on-campus community living programs have a significant impact on ensuring students complete their studies

Recruitment – the University is leveraging its residence capacity to attract international, rural, Aboriginal peoples and graduate students

This housing goal directly impacts East Campus Village, one of the few opportunities to accommodate new student housing and benefiting from close proximity to neighbourhood amenities. The ultimate development anticipates a total bed count of 1500 once Sector 8 is fully developed.

Design Guidelines for Infill Development -Garneau

Understanding that Sector 8 is going to experience significant redevelopment in the coming years, this guiding document establishes a planning and design framework for architectural and landscape elements in future development. As outlined above, the outcomes and principles of the *Design Guidelines for Infill Development - Garneau* are a direct result of the Garneau community's dialogue with the University, and were developed through a joint effort by the University and Garneau community representatives. The Guidelines were adopted in December 2007 and revised in May 2008.

The development of the Guidelines had a number of goals, including the creation of:

- Guidelines for the University's goals and objectives for residential development
- Performance requirements for new development and redevelopment
- Design parameters to balance creativity with campus planning objectives
- Planning and design framework for architectural and landscape elements
- Communication requirements in the planning and development of Sector 8

The creation of these goals allowed the University and Garneau community to agree to a set of goals and ensure that each group respected the others' perspective.

Key design parameters coming out of the development of the Guidelines were to:

- maintain the scale and general character of existing neighbourhood in terms of height, infill, transition, materials, accessibility, and security;

- ensure services for students in the surrounding neighbourhood;
- ensure consistency and compatibility with planned development in Sector 7;
- create a high quality living environment for all residents;
- provide student housing designed for flexibility and adaptation; and
- incorporate a variety of facilities, including community use spaces.

During the community dialogues, a number of topics emerged about which community wanted assurance from the University. The feedback included the following:

- Continued communication with Garneau community
- Revise Sector 8 in the LRDP and integrate it with the planning of Sector 7
- Importance of history and the need to preserve heritage buildings and their related character
- Preservation of street grid and pedestrian connections
- Maintain functional green space and respect the existing mature landscaping
- Minimize increased vehicular parking congestion and traffic while mitigating impacts on community
- Aesthetics and built form of new development should respect the scale of the existing community
- Security and safety
- Compatibility of land use
- Minimize disruption to north Garneau residents during construction of new development

The creation of the Sector 8 Plan has incorporated these concerns from the community, where possible, and the University remains committed to respecting

this feedback. Further, as part of the Guidelines process, the University committed to the following:

Communication

- stakeholder involvement
- open and transparent communication
- collaboration
- give and take

Design

- respect existing character
- support community
- compatible design
- fiscally-responsible development
- Diversity of Development
- transition of building heights
- range of housing
- student access to services within community

Traffic and Parking

- future vehicular parking needs and locations to be addressed
- maintaining one-way street flows on 110 Street and Saskatchewan Drive

Preservation

- certain buildings
- architecture
- pedestrian grid and streetscape

The Design Guidelines were consulted in the preparation of the Sector 8 Plan, and the intent and spirit has been mirrored in this Plan.

Preservation Plans

Historical, Architectural and Condition Index Assessment

This Assessment aimed to draw a balance between the utilization of existing infrastructure and the integration of new development. An evaluation matrix was used to identify University-owned homes for removal, relocation, or to remain in-situ. When completed in 2006, the Preservation Plan identified nine homes as historically significant with a goal to preserve where possible.

East Campus Housing Evaluation

In 2011, a more comprehensive viability evaluation was undertaken by the University in East Campus Village/Sector 8. The evaluation was based on 5 key criteria:

1. Historical Integrity
2. Street Presence/Symbolic Value
3. Financial and Operational Viability
4. Impact to Site Development Potential
5. Overall Building Condition

The evaluation recommended the retention of 18 buildings in-situ, possible relocation of 5 buildings to other sites within the Sector, and demolition of 29 buildings. Given the limited functionality and adaptability of the potentially-relocated buildings to their new required uses, consideration will also be given to building new homes that reflect the history and architecture of the area. This will:

- Provide lower long-term operational costs
- Maintain the historical context of the neighbourhood
- Minimize disruption of residences and business units occupying existing homes
- Allow for integrated infill as/when required



Figure 1.1 - 2006 Historical, Architectural and Condition Index



Figure 1.2 - 2011 East Campus Housing Evaluation Assessment

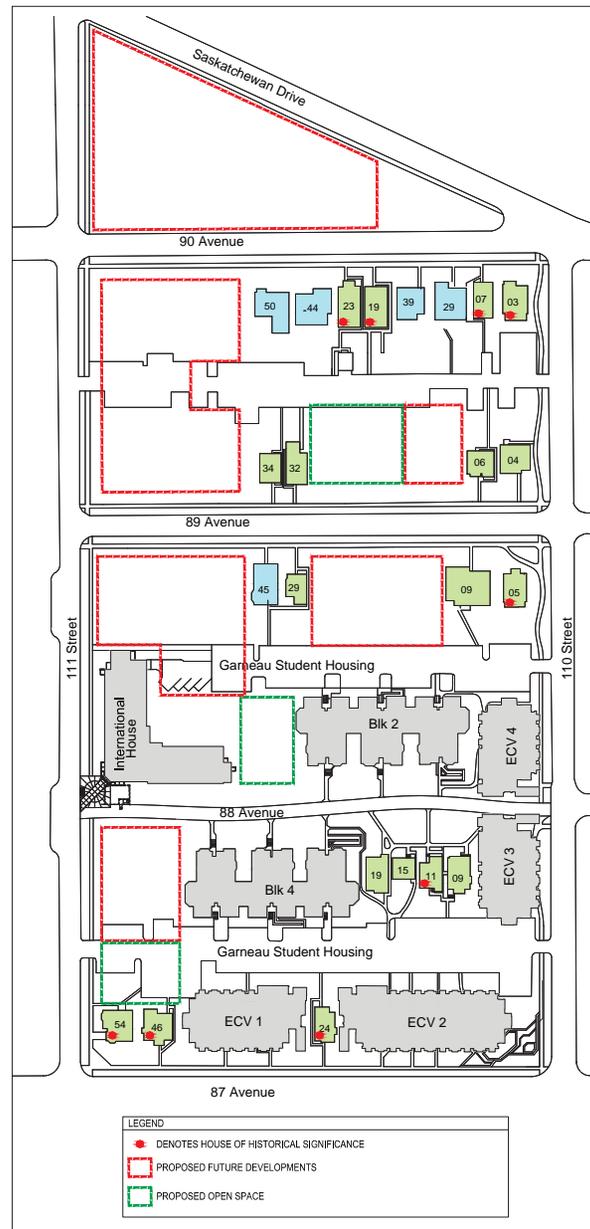


Figure 1.3 - 2011 East Campus Housing Evaluation Development Sites

1.2 Sector Structure

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

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

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

In order to create a distinctive "sense of place" for each University Campus and Sector, it is important to identify and rely on the existing and potential interaction between districts, landmarks, nodes,

edges and pathway development to establish a series of guidelines and overlays in a comprehensive and implementable format.

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

DISTRICTS

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

PATHWAYS

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

EDGES

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

NODES

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

LANDMARKS

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

INTEGRATION OF SECTOR ELEMENT

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

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

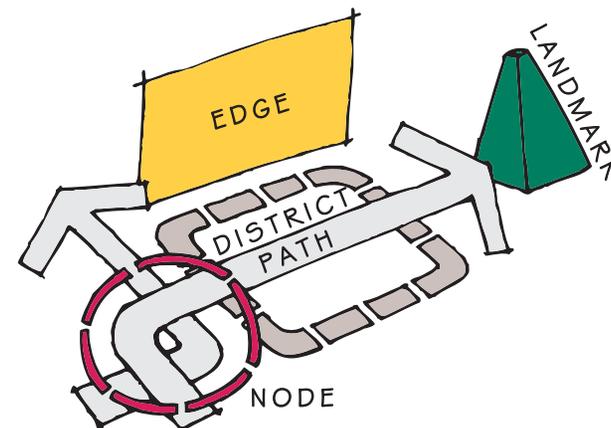


Figure 1.4 - Sector Pattern

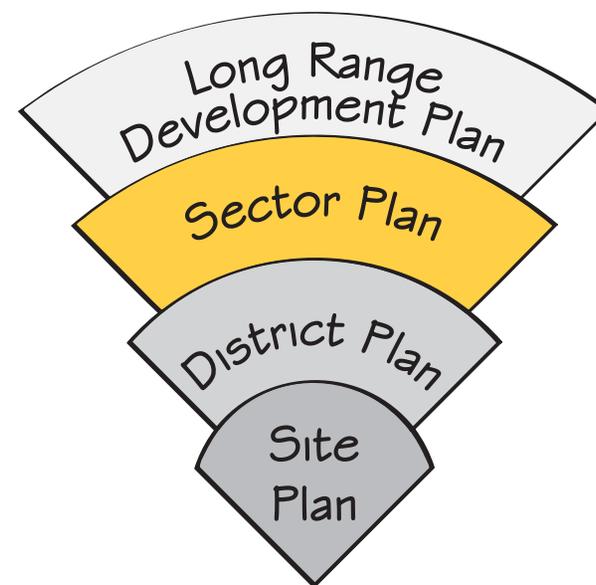


Figure 1.5 - Strategic Planning Structure

2.0 SECTOR CHARACTERISTICS & VISION

2.1 Sector Characteristics

Sector 8 is located in the northeast section of the North Campus and is the eastern gateway into the North Campus Academic area. It is currently characterized by tree lined boulevards, bungalow and two-story architecture built in the early 1900s, and its proximity to the North Saskatchewan River Valley and the Garneau neighbourhood. It contains International House, East Campus Village 2 and 4 (the walk-ups), the four new Graduate Student Residences and Emily Murphy House, a Provincial Historic Resource, and redeveloped 88 Avenue Commons.

The Sector boundary is formed by 87 Avenue (south), 110 Street (east), Saskatchewan Drive (north), and 111 Street (west). It is characterized by a 'grid' circulation pattern, and 87 Avenue is a key vehicular and pedestrian artery into the University campus, extending from 109 Street (east) to Groat Road (west). 111 Street provides a transition between Sector 8 and the Academic area of Sector 7. Saskatchewan Drive is an important corridor within the campus, offering formal access, promenade and views into the river valley. 110 Street is a one-way local road that provides a transition between East Campus Village and the Garneau Neighbourhood.

The pedestrian network is based on the original 'grid' pattern of lanes and roads, with the 88 Avenue Commons currently providing an inviting open space, with a dedicated a pedestrian/bicycle-only route that allows for occasional service access.



Figure 2.1 - Location of Sector 8 within the University of Alberta North Campus

2.2 Sector Vision

Sector 8 will be developed as a vibrant and integrated student-residential neighbourhood, while meeting the student residence needs of the University (1500 beds) and respecting the character of the neighbourhood. In order to meet this vision, Sector 8 will include:

- increased student residences at sufficient densities;
- minimized vehicular access to and within area;
- preservation and enhancement of street/avenue grid network;
- open space of differing types and sizes;
- diversity of residents;
- supporting student services in the surrounding neighbourhood;
- affordable housing in terms of capital, operating, maintenance, and student rental; and
- integration and connectivity between Sectors 7 and 8

These elements will support place-making in a campus context. The University will celebrate the area's social history and ensure that new development is sensitive to the East Campus Village's aesthetic character, and maintains the existing grid system and mature landscaping along corridors.



Figure 2.2 - Districts - Existing Inventory

3.0 VISUAL & PHYSICAL INVENTORY

The East Campus Village/Sector 8 Visual and Physical Inventory is divided into five sections: Districts, Pathways, Edges, Nodes and Landmarks as described in Section 1.3 of this Plan. Analysis are based on mapping information, previous plans, and team site visits.

3.1 Districts

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

EXISTING INVENTORY

Northern

Adjacent to the North Saskatchewan River Valley and Adair Park, this district has seven period homes of which five are suited for potential relocation or use a form for potential rebuild into the other districts within the sector.

Neighbourhood District

The District's current built form is primarily domestic bungalows and two-storeys, built in the early 1900s. There are a few vacant sites scattered throughout the District.

There exist a potential to create a strong Neighbourhood that reflects the history and character of the area through selective demolition and relocation, renew and/or rebuild of homes within the sector.

Central District

The defining feature of the Central District is the inward-orientation of buildings toward the 88 Avenue Common. This district is home to three university residences: International House and East Campus

Village 2 and 4. Emily Murphy House, a provincially designated historic site, is also located in this District.

Edge District

An example of the application of the *Design Guidelines for Infill Development*, the Southern District contains four higher-density, townhouse style Graduate Student Residences with 234 beds and three fully detached, two-storey buildings. Three houses with heritage value have been retained in this District. Buildings in this District are oriented outwards, towards 87 Avenue or 110 Street.

ANALYSIS

Northern - Neighbourhood Districts

Boulevards with mature Elm, Ash and Manitoba Maple trees create a very pleasant streetscape environment. As noted above, gaps in the building pattern exist due to vacant lots. The absence of fences and private property create an opportunity for more north/south pedestrian and bicycle connections. Strengthen neighbourhood character and quality reflective of the areas' past while still supporting student housing outcomes.

Central District

The 88 Avenue Commons is unique, retains the original boulevard trees and is an amenity to be protected. There are opportunities in this Sector to recognize Emily Murphy House through improved signage and to support this District as the 'heart' of East Campus Village.

Edge District

The street-oriented, townhouse style residences create and 'urban village' feel along 87th Avenue, and reflect the density of apartment developments on the south side of 87 Avenue.

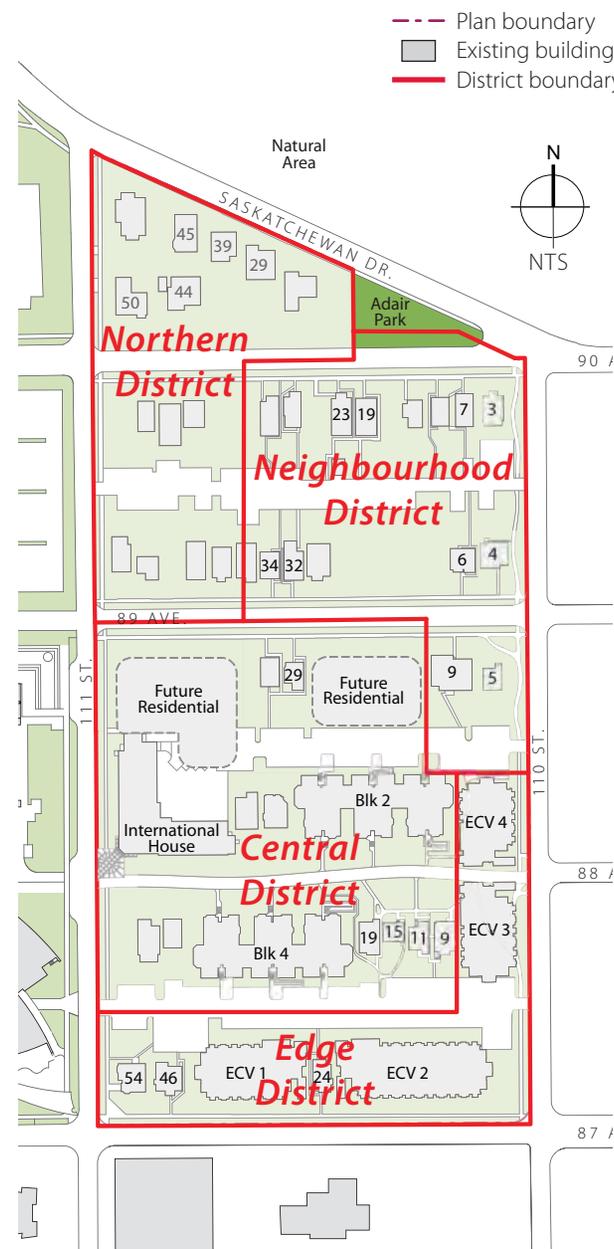


Figure 3.1 - Districts - Existing Inventory

3.2 Pathways

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

EXISTING PATHWAYS

Pedestrian and Bicycle (Active)

There are numerous east-west pedestrian pathways. Major routes include 87 Avenue, the 88 Avenue Commons and the Saskatchewan Drive multi-use trail. Secondary routes include 90 Avenue and 89 Avenue. There are few north-south pedestrian connections. North-south connections are needed, as official mid-block connections are non-existent and north-south short-cutting has left well-worn paths in the grass.

Primary bicycle routes include 110 Street (contra-flow bike lane), the 88 Avenue Corridor, the Saskatchewan Drive multi-use trail and 110 Street, south of 88 Avenue.

Vehicular Pathways

87 Avenue is a main gateway to the University and sees heavy traffic at peak times. A series of one-way roads restrict vehicle access into Sector 8 and the Garneau neighbourhood. To access the parking lots N and U in Sector 7, vehicles circle north on 111 Street and west on 90 Avenue through Sector 8. Parking is restricted to passholders on almost all roads except for Saskatchewan Drive, which is metered. Resident parking lots and service entrances are built in the pattern of the original back lanes.

ANALYSIS

Pedestrian/Bicycle Pathways (Active)

While numerous east/west connections exist (including bike lanes), they vary in quality and safety. There are few north-south connections, impacting pedestrian/bicycle movements through the Sector. Connections to the River Valley trail system and High Level Bridge could be improved to facilitate access and connection. While there are a few opportunities for bike storage, the provision, quality and safety of the storage, could be reviewed to ensure support of these modes of travel.

89 Avenue closure needs to be further reviewed as this has a major benefit to the Sector and an integral part of the overall Campus Pathways Plan.

Vehicular Pathways

As the adjacent Sector 7 and East Campus Village redevelop, vehicle access and traffic will need to be re-assessed. In order to maintain the aesthetic of East Campus Village, vehicle parking, surface parking in particular, should be minimized in redevelopment.

Utilize North-South streets with the goal to reduce, if no eliminate short-cutting through Sector 8.

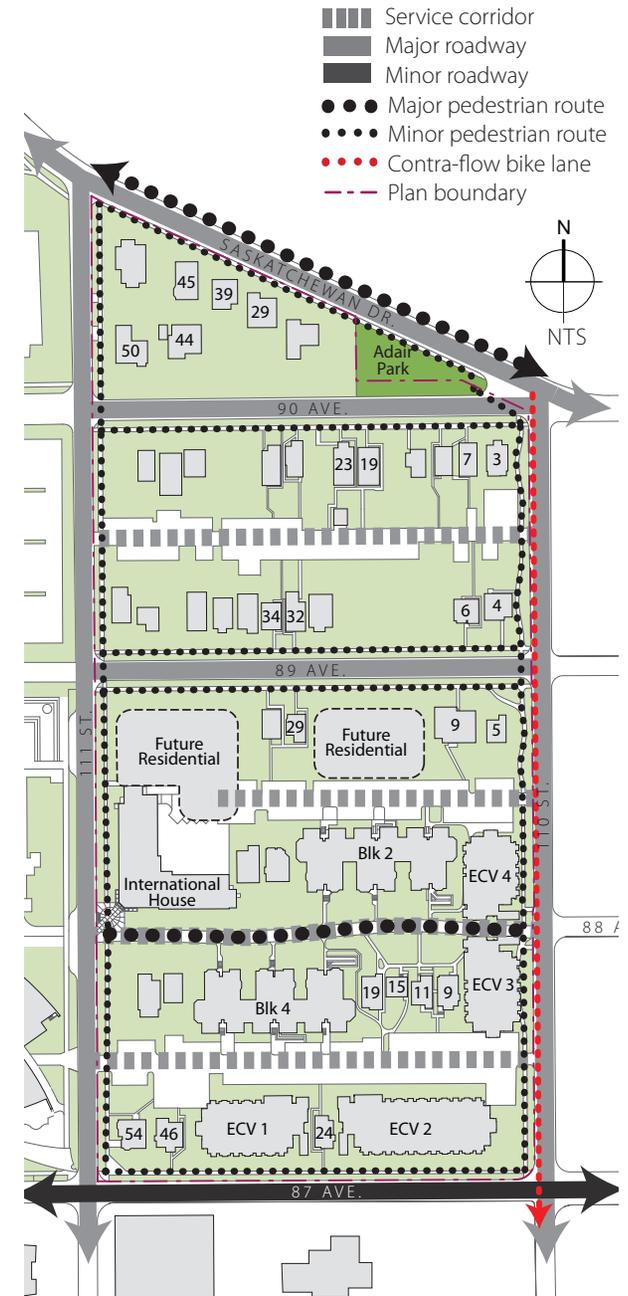


Figure 3.2 - Pathways - Existing Inventory

3.3 Edges

Edges - Natural and built form boundaries that form spaces.

EXISTING EDGES

North

Saskatchewan Drive establishes the north edge of the Campus. The sidewalk along the south side of Saskatchewan Drive is a mono-walk with metered parallel parking. On the north side, tall trees block out most pedestrian views of the river valley and create a 'tree wall'.

East

The east edge of the campus, and the sector, is defined by 110 Street. A separated sidewalk with mature boulevard trees runs north-south on the west side of 110 Street.

South

The south edge is marked by 87 Avenue, which is a main corridor into the University. Multi-story, townhouse style residences give this edge an 'urban village' atmosphere, whereas a mix of medium and high-rise residential and single family homes lines the south side of 87 Avenue.

West

111 Street forms the western boundary of East Campus Village. Within the boundary of the Sector, the west edge is varied, including vehicle intersections/crossings, parking lot and service corridor entrances, sideyards, and International House. Across 111 Street and outside the Sector boundary are larger-scale buildings (Telus and Law) and parking lots (N and U).

EDGE ANALYSIS

Sector 8 is a transition area that bridges the larger-scale academic buildings and structures of Sector 7 to the west, with the medium- and low-density residential to the east. Students, staff, and visitors filter through Sector 8 by foot, on bike or by car. Its gateway function could be enhanced with signage and wayfinding. Connections through the edges, particularly the west and north could be improved to take advantage of East Campus Village's location.

We look to support amenities that need to be located in places that are logical and convenient to local residents and also limit vehicle penetration into the Campus.

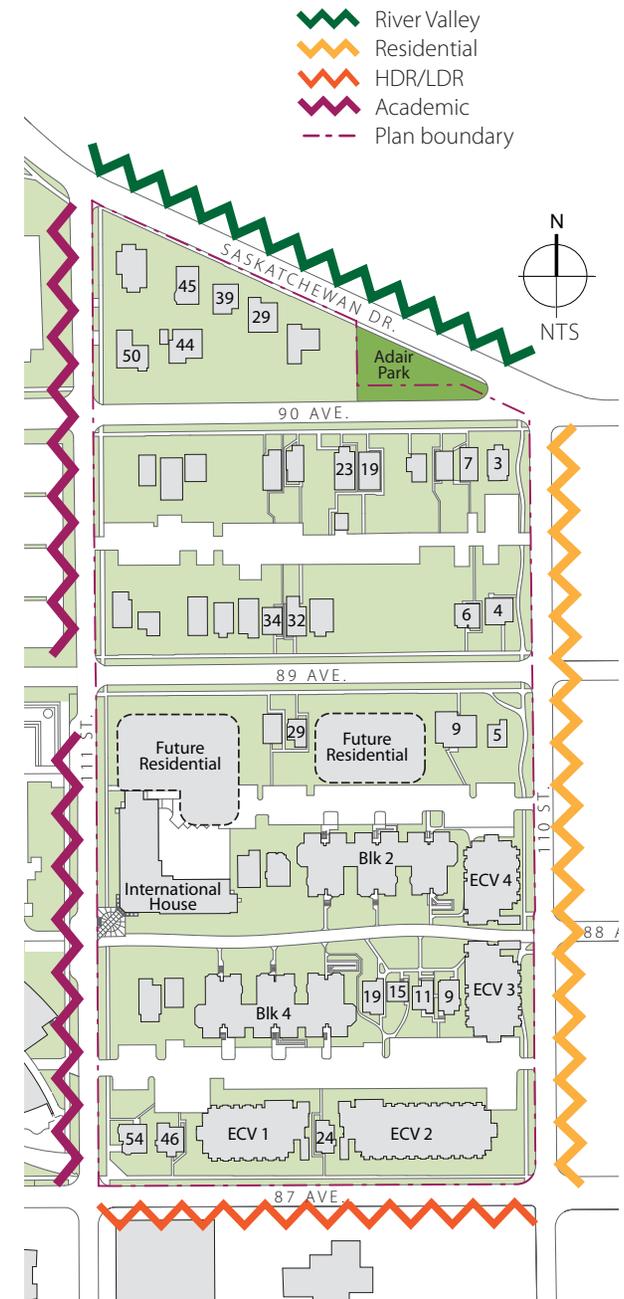


Figure 3.3 - Edges - Existing Inventory

3.4 Nodes

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

INVENTORY

Due to the history of its built form (smaller scale domestic buildings with no specific gathering or activity spaces), there are relatively few active nodes in Sector 8, especially when compared with other areas on campus.

Entrances

87 Avenue is a main access into the University, and the 110 Street and 111 Street intersections are significant points with welcome signage and significant active and vehicle traffic. The Saskatchewan Drive and 111 Street intersection is a secondary entrance and is one of two routes that lead to the surface parking lots in Sector 7.

Activity

International House is an activity node in the area, as it is a gateway to the 88 Avenue Commons and houses student residences and services.

Pedestrian/Vehicle Intersection

The 110 and 111 Street intersections with the 88 Avenue pedestrian corridor are major pedestrian-vehicle interfaces. Crosswalks with lights exist where 87 Avenue meets 110 and 111 Streets. Other intersections are uncontrolled by lights and have varying degrees of signage and crosswalk markings.

ANALYSIS

The 87 Avenue/110 Street intersection marks a major entry point into the University. It is marked with University signage but improvements could include wayfinding material and improved signage lighting. Wayfinding between nodes could also be improved throughout East Campus Village and pedestrian connections with Sector 7 could be strengthened with better signage at nodes. Better crosswalk marking may improve safety along 111 Street, particularly at the 88 Avenue pedestrian corridor intersection.

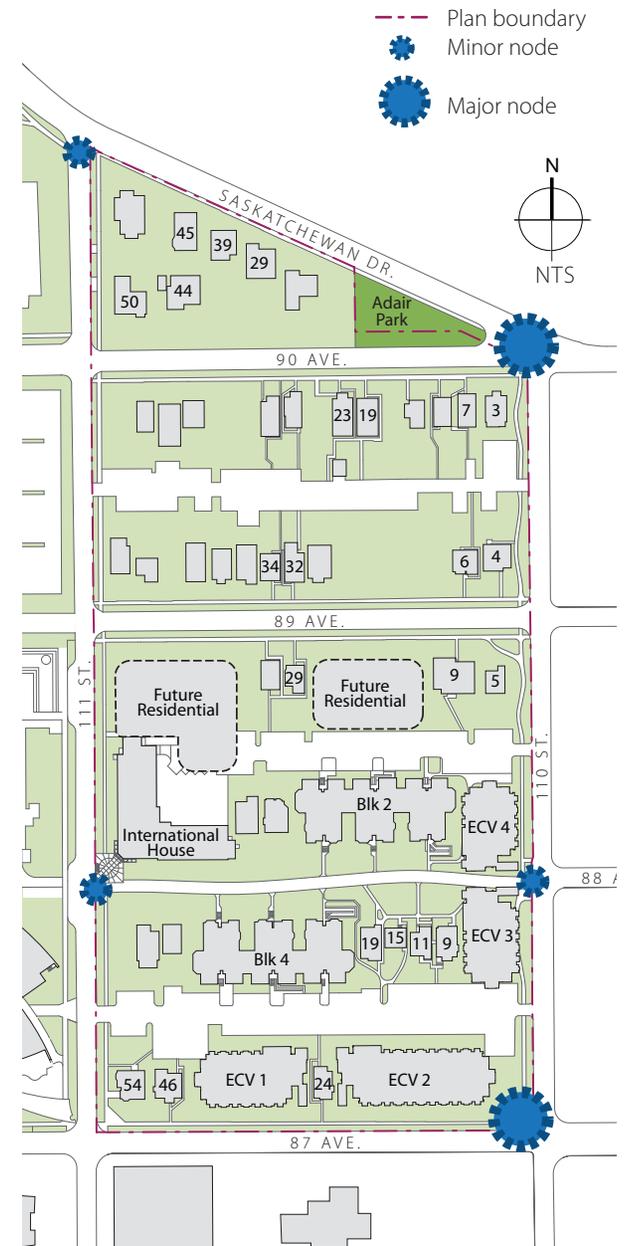


Figure 3.4 - Nodes - Existing Inventory

3.5 Landmarks

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

INVENTORY

Historic Resources

East Campus Village has one provincially-designated historic resource. Emily Murphy House is located on the eastern end of the 88 Avenue Commons. There are a number of buildings in the area built during the early era of Edmonton's history. Lastly, the mature elm trees that line the boulevards on 90 Avenue between 110 and 111 Street are recognized by the Heritage Tree Foundation. Plaques are posted at either end in recognition.

Natural Resources

The North Saskatchewan River Valley borders the northern boundary of East Campus Village, but is the property of the City of Edmonton. Adair Park is also property of the City, but is a landmark related to East Campus Village (just outside the north-east boundary).

Nearby

The High Level Bridge is a major City landmark within easy walking/biking distance.

Built Landmarks

Graduate Student Residences

Located along 87th Avenue and 110th Street (on either side of 88th Avenue), these four new graduate student residential structures have 234 beds, consisting of bachelor and two-bedroom units. The buildings have a townhouse/hall style and have direct street access for the lower two levels and double

loaded corridors for the upper two floors. Each building has an amenity/social space that includes a lounging area, exercise room, and laundry facilities. The complex features an outdoor patio space for special events and community socializing.

International House

Built in 2004, this residence is part of International Houses Worldwide, an affiliation of 15 International Houses across three continents. The organization's mission is:

to provide students of different nationalities and diverse cultures with the opportunity to live and learn together in a community of mutual respect, understanding and international friendship.

Located on the northeast corner of 111 Street and 87 Avenue, International House is a five storey structure with 154 beds total and common areas and kitchen facilities on each floor.

East Campus Village (Blk 2 and 4)

Built to accommodate athletes participating in the 1983 Universiade Games, these two four storey structures on either side of 88th Avenue contain 43 units total. Each unit has one to six unfurnished bedrooms with shared central laundry facilities. Most units have balconies.

Community Garden

Started in 2003, this 300 m² organic, shared-plot garden is located on the north side of 89th Avenue, between 110 and 111 Street and operated by the Students Union and Alberta Public Interest Research Group.

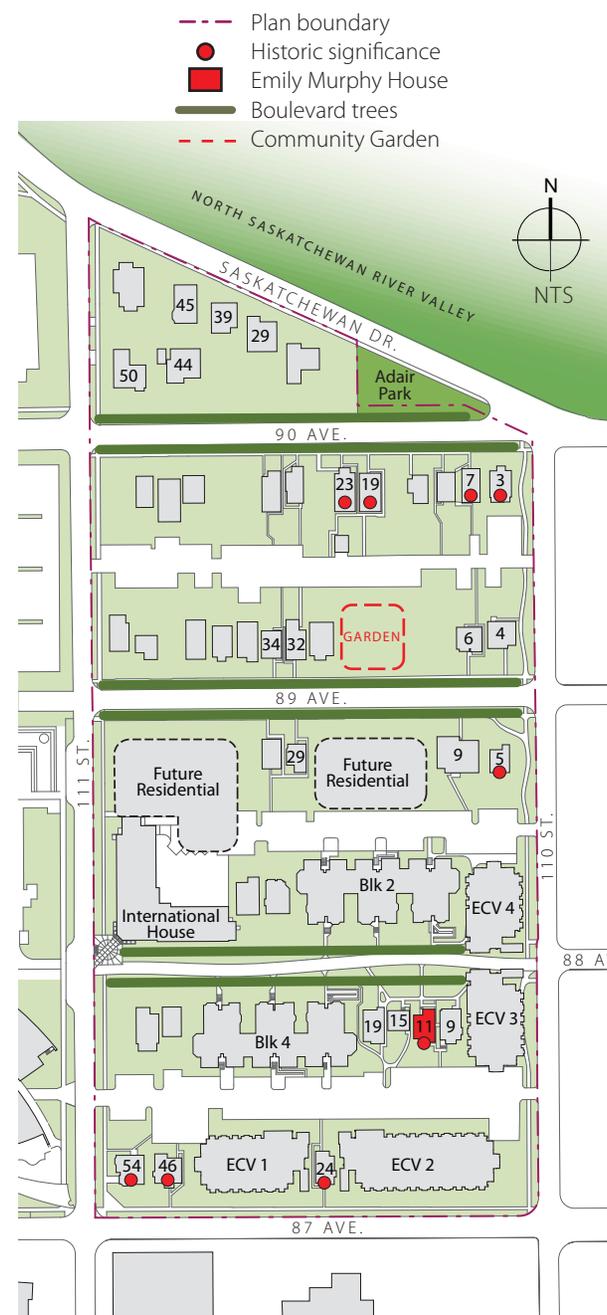


Figure 3.5 - Landmarks - Existing Inventory

ANALYSIS

The continued redevelopment of East Campus Village provides the opportunity to further establish the area's identity and interconnect and recognize landmarks. Specific opportunities include wayfinding signage, pedestrian scale improvements, trails and landscaping.



Figure 3.6 - Boulevard tree on 90 Avenue



Figure 3.7 - Community garden on 89 Avenue



Figure 3.8 - Emily Murphy House

4.0 SECTOR SPECIFIC GUIDELINES

In considering future development, the Sector has been divided into five districts to acknowledge and respect the different characters of each as they are redeveloped.

As described above, the following Sector Specific Guidelines are divided into five components: Districts, Pathways, Edges, Nodes and Landmarks. Each component begins with an objective.

4.1 Districts

OBJECTIVE

Delineate districts that each form logical, cohesive units and, as a group, contribute to a rich sense of place and rewarding experience for East Campus Village residents and visitors.

GUIDELINES

4.1.1 Western District

This District forms the western edge. As of the writing of this Plan (2013), one identified redevelopment site is under construction.

Based on existing development and analysis, this district has the most opportunity for redevelopment for student residences. Its access opportunities to the River Valley and rest of North Campus (through Sector 7), make it the most appropriate for redevelopment to student residences and appropriate amenities to serve the community. It also is well-located near surrounding amenities and could provide excellent views of and connection to the river valley.

89 Avenue should be considered for closure to allow for the development of a pedestrian/bicycle connection, similar to 88 Avenue Common and connect to existing 89 Avenue “Main Street” of Campus west of 110 Street.

Development Guidelines:

- Consider the closure of 89 Avenue to vehicular traffic and redeveloped as pedestrian/bicycle corridor to tie into the existing 89 Avenue corridor from 111 Street to 116 Street;
- Develop three new sites in the District, including:
 - residential development between 90 Avenue and 89 Avenue; and
 - residential development between 89 Avenue and International House (currently under construction).
 - An amenity building to support student residences in particular but to greater University and Garneau communities as well.
- Require new development to:
 - be pedestrian friendly at grade and include ancillary uses wherever possible;
 - front both the streets and the avenues;
 - be harmonious with the architecture of the area;
 - higher density development that transforms from the academic buildings located along west side of 111 Street and the neighbourhood and central district located to the east;
 - integrate internally and externally, including 111th Street and Sector 7, the North Saskatchewan River Valley, Adair Park and the adjacent East Campus Village Districts through pathway connections, signage, architecture, landscaping and public art;
 - consider the *Design Guidelines for Infill Development – Garneau* as incorporated into this Plan; and
 - provide landscaping elements and setbacks that respect the existing street character of the avenues.

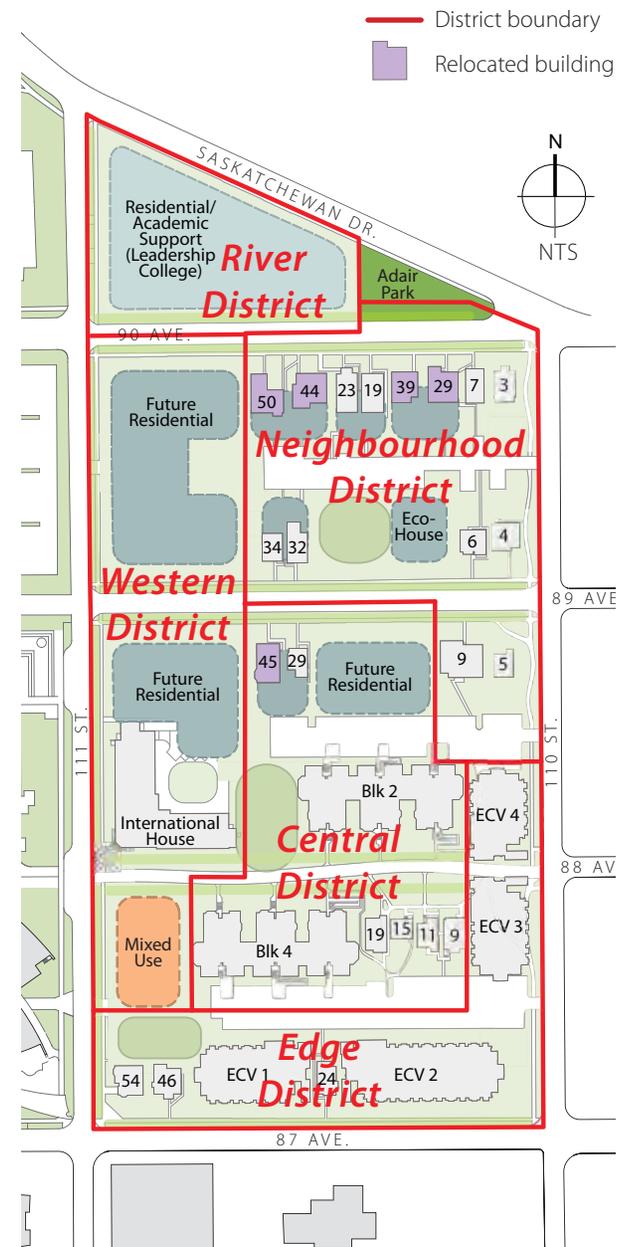


Figure 4.1 - Districts

4.1.2 Neighbourhood District

This District forms the eastern edge of the current Northern District.

Based on its location and analysis, this District will act as a buffer between the Garneau Community and redevelopment of the other Districts. Any redevelopment should respect the area's history and character, and consider the *Design Guidelines for Infill Development – Garneau*, as incorporated into this Plan.

89 Avenue should be considered for closure to allow for the development of a pedestrian/bicycle connection, similar to 88 Avenue Common.

Development Guidelines:

- Consider the closure of 89 Avenue to vehicular traffic.
- Develop a Community Garden north of 89 Avenue, midblock and adjacent to the EcoHouse redevelopment, to provide green space and opportunity for community interaction, research and food production.
- Support development of a townhouse-style residence south of 89 Avenue, midblock. (currently under construction)
- Ensure all new development complements the existing street character of the avenue with respect to setbacks and mature boulevard trees with pathways located between them where possible.
- Maintain existing boulevard trees.
- Consider the repurposing of existing surface parking areas
- Preserve the community garden.
- Consider complementary additions to existing homes (i.e. additions to the rear of existing buildings) that consider the *Design Guidelines for Infill Development – Garneau*, as incorporated into this Plan.
- Integrate this District internally and externally including 110 Street and the Garneau neighbourhood, the North Saskatchewan River Valley, Adair Park and the adjacent East Campus Village districts through pathway connections, signage, architecture, landscaping and public art.
- Undertake the planning and development of the park site in conjunction with the other two other proposed Sector parks including establishing vision, goals and needs.



Figure 4.2 - 90 Avenue looking west



Figure 4.3 - 89 Avenue looking east

4.1.3 Central District

The Central District includes most of the 88 Avenue Commons and borders a portion of 111 Street.

There is one identified development site in this District to accommodate an amenity building to host a range of student-focused uses. As with the proposed development along 111 Street in the Western District, this building could, at maximum, transition from 6 storeys along 111 Street to four storeys internal to the block.

Development Guidelines:

- Fundamentally developed out.
- Transition between Community and Western District.
- Consider the repurposing of existing surface parking areas.
- Develop a park space between International House and existing development on the north side of 88 Avenue Commons.
- Support 88 Avenue Commons as the core of the District.
- Support pedestrian/bicycle connections to 111 Street and Sector 7 to the east, particularly at 88 Avenue.
- Undertake the planning and development of the park site in conjunction with the other two proposed Sector parks including establishing vision, goals and needs.

4.1.4 Edge District

This Sector is entirely developed with graduate student housing and is envisioned to maintain this use for the foreseeable future in its current form. Along with graduate student residences built in 2011, it currently houses three historically significant buildings of domestic architecture, which will be

maintained. It is characterized by its location along 87 Avenue and southern edge of 110 Street. The potential does exist for the development of a small park space, as well as a reconsideration of its surface parking areas.

Development Guidelines:

- Undertake the planning and development of the park site in conjunction with two other proposed Sector parks including establishing vision, goals and needs.
- Consider the re-purposing of the surface parking areas.
- Focus on graduate students.
- Use multiple street entries.
- Develop with Community in mind, respectful of density and height.

4.1.5 River District

This northwest corner has been chosen as a potential development site for a mixed-use leadership college, an honours student residence, with housing and support space for 300-400 students with 150-200 residents. It also is well-located near surrounding amenities and could provide excellent views of and connection to the river.

Development Guidelines:

- Integrate internally and externally, including 111th Street and Sector 7, the North Saskatchewan River Valley, Adair Park and the adjacent East Campus Village Districts through pathway connections, signage, architecture, landscaping and public art.
- Leverage existing parks and open spaces and river valley access points.
- Major node and gathering place.
- Student housing and support space for 300-400 students and 150-200 residents as part of Leadership College.



Figure 4.4 - 88 Avenue Commons looking west



Figure 4.5 - 87 Avenue looking east

4.2 Pathways

OBJECTIVE

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

The Sector's pathways should be well integrated with pathways in Sector 7 as well as those beyond North Campus including the North Saskatchewan River Valley and City of Edmonton pedestrian and bicycle network.

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

- support the role of East Campus Village as the eastern 'gateway' to North Campus, particularly for pedestrian and bicycle transportation and adjacent community;
- create a well-structured, pedestrian-oriented environment;
- retain and define sense of place for redevelopment areas, including setbacks and landscaping (existing and proposed);
- maintain existing mature tree boulevards;
- enhance the development of a strong physical and cognitive wayfinding pattern;
- define entrances, access, edges, intersection and pathway features; and
- improve the interface with Sector 7.

The above elements should be considered in relation to the location and potential impact of the path under consideration.

GUIDELINES

4.2.1 111 Street – “The Urban Boulevard”

- Support development guidelines from the Sector 7 Plan that enhances 111 Street as a median separated “Urban Boulevard” that integrates east/west corridor nodes, existing and future building edges and streetscape improvements to provide a transition zone and connector between Sector 7 and East Campus Village.
- Ensure new development along 111 Street in East Campus Village considers Sector 7 development guidelines and redevelopment potential in relation to 111 Street.
- Retain adequate building setbacks that can be utilized to strengthen north/south pedestrian movement and the urban streetscape.

4.2.2 110 Street

- Maintain 110 Street as a one-way to promote local traffic only.
- Maintain the one-way contra-flow bike lane on 110 Street.
- Maintain open and safe pedestrian corridor.

4.2.3 87 Avenue – “The Grand Avenue”

- Recognize 87 Avenue as major entrance pathway to North Campus.
- Respect existing setbacks and create an open and safe pedestrian corridor.

4.2.4 88 Avenue Commons

- Maintain and enhance 88 Avenue Commons as east-west pedestrian/bicycle transportation corridor and gathering space.
- Integrate 88 Avenue Commons and the development of the new park site.

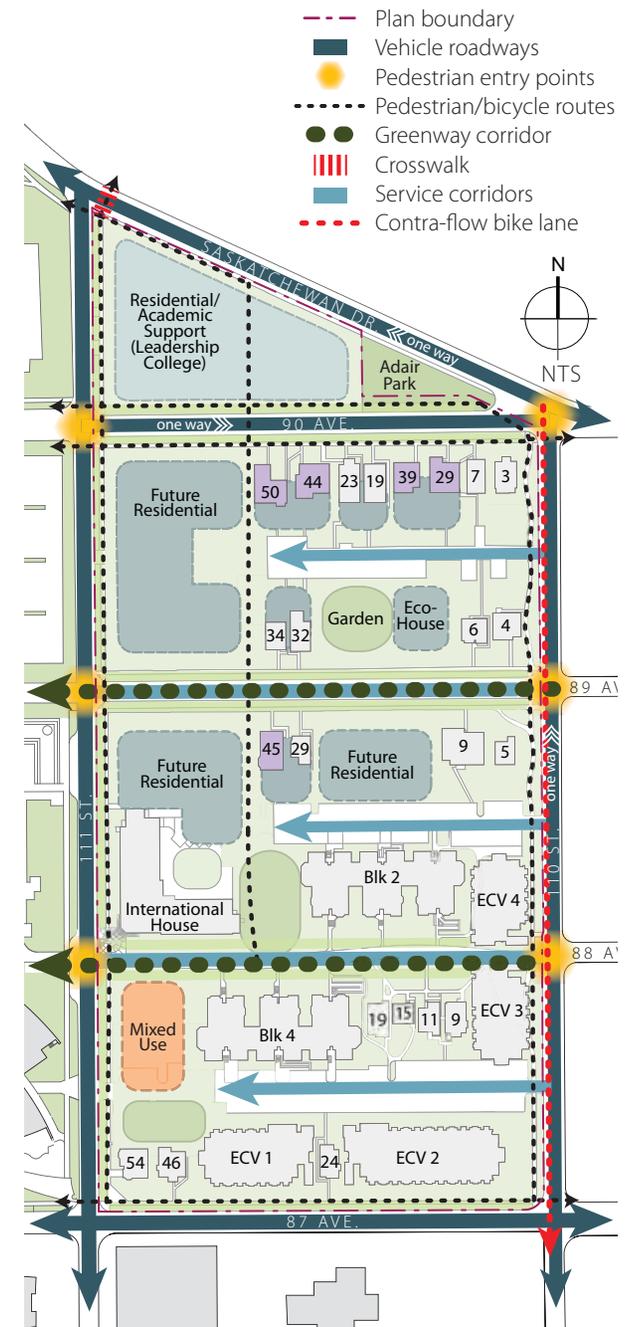


Figure 4.6 - Pathways

- Consider using the 88 Avenue Commons project as a standard by which to develop a strong urban linkage between housing developments as well as other campus pedestrian routes.

4.2.5 89 Avenue

- Consider the closure of 89 Avenue to vehicular traffic to provide a continuous and primary east/west pedestrian/bicycle transportation corridor from 110 Street to 116 Street with connections to the transit centre.
- Develop similar to 88 Avenue Common, creating an active space for residence to use year round.

4.2.6 90 Avenue

- Maintain the streetscape along the south side of 90 Avenue, including setbacks, massing, and boulevard trees.
- Consider creating a one-way east to limit traffic on 110 Street and service area from 111 Street.

4.2.7 Saskatchewan Drive

- Encourage promenade development along south side of Saskatchewan Drive to define the boundary of the Campus and to connect scenic viewpoints along the North Saskatchewan River Valley.
- Coordinate with the City of Edmonton the provision of wide (3.0 m) boulevard walks for multi-use (e.g., pedestrian, bicycle, joggers, etc.) and site furnishings, signage and public art, and a defined crosswalk across Saskatchewan Drive from the Leadership College site.
- Explore options for connecting to City of Edmonton bicycle network.
- Encourage formal viewpoints.

- Consider the introduction of streetscape features (seating, receptacles, banners, etc.) and interpretive and directional signing.
- Maintain open and unrestricted access to Adair Park for local community (University and Garneau) use and enjoyment.

4.2.8 General Pathways

- Develop and enhance north-south pedestrian/bicycle transportation connection for both 110 Street and 111 Street from 87 Avenue to Saskatchewan Drive.
- Enhance nodal points at the intersections along 110 Street and 111 Street
- Create a recognizable pattern of pedestrian connection, access, movement and wayfinding.
- In all pathways development and re-development, consider the following elements:
 - Wider sidewalks and surface treatments
 - Intersection and crosswalk enhancements and improvements
 - Plazas and outdoor seating
 - Enhanced, pedestrian-scaled lighting
 - Signage-based identifiers and colour schemes
 - Banners, kiosks and directories
 - Common street furnishing style
 - Additional plantings
 - Gateway devices



Figure 4.7 - 110 Street looking south (with contra flow bike lane)



Figure 4.8 - 88 Avenue Commons

4.3 Edges

OBJECTIVE

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

Edges within Sector 8 include:

- 87 Avenue - “The Grand Avenue”
- 110 Street
- 111 Street - “The Urban Boulevard”
- Corridors 89 Avenue, 90 Avenue and (Saskatchewan Drive)
- Improvements to existing buildings
- Proposed new buildings

GUIDELINES

4.3.1 87 Avenue - “The Grand Avenue”

- Ensure existing buildings and their entrances are inviting, visible and well defined through the use of streetscape additions, such as plantings, pedestrian scaled lighting, benches, outdoor furnishings, etc. if needed.
- Assess and reflect seasonal and microclimatic conditions in the enhancement of street related frontages.

4.3.2 110 Street

- Acknowledge 110 Street as the boundary between East Campus Village and the Garneau neighbourhood.
- Maintain the separated boulevard walk on the west side of 110 Street.

4.3.3 111 Street - “The Urban Boulevard”

- Support the development of 111 Street as a boulevard, as detailed in the Sector 7 Plan. This access to East Campus Village should be architecturally defined and aesthetically integrated to emphasize key approaches (both pedestrian and vehicular) and surrounding existing and future proposed residential and academic development.

4.3.4 Avenue Corridors

- Maintain current setbacks and general frontage edge conditions on the south side of 90 Avenue, and the north and south sides of 89 Avenue.
- Minimize non local traffic and short cutting through the communities.
- Create environments that support pedestrian movement and accommodate servicing of buildings.

4.3.5 Improvements to Existing Buildings

- When improvements to existing buildings are planned, consider the impact of edge conditions on the building’s surroundings (style, scale, setbacks).

4.3.6 Proposed New Buildings

- Consider active engagement and pedestrian friendliness at grade-level of any new buildings.
- Ensure the edges of new buildings consider the provision of an appropriate transition for height, setback, and massing along edges with which they share with other forms of development

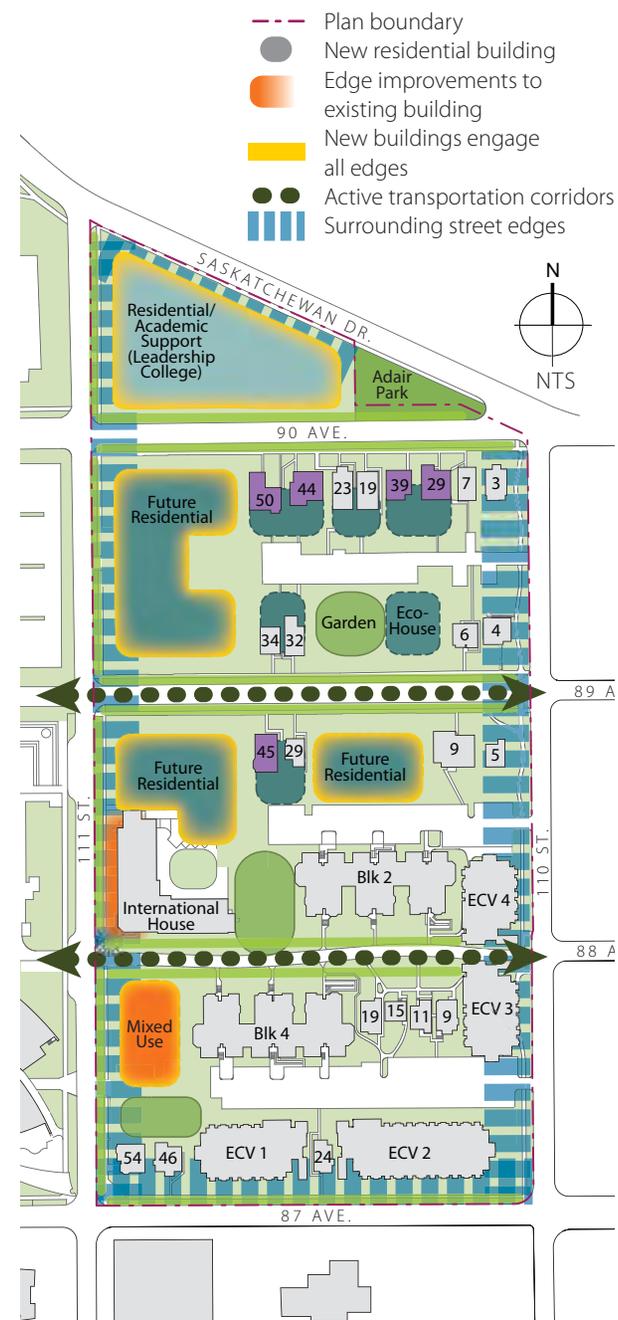


Figure 4.9 - Edges

4.4 Nodes

OBJECTIVE

Use existing and future visual features to emphasize and define major and minor nodes within the Sector.

There are four major nodes proposed, one each for 87 Avenue entry, 88 Avenue Commons, 89 Avenue, and Adair Park as part of open space redevelopments. The purposeful development of minor nodes would provide activity and interest to the area for students, residents, and those that travel through East Campus Village.

Minor node development areas include:

- the intersections of 88 Avenue and 111 Street, the proposed north/south pedestrian/bicycle corridor in consideration, and 110 Street; and
- the intersections of 89 Avenue (is in consideration to be closed to vehicular traffic) and 111 Street, the proposed north/south pedestrian/bicycle corridor, and 110 Street.
- the intersections of 87 Avenue, 90 Avenue and Saskatchewan Drive at 111 Street.

Key node development features could include:

- pedestrian scaled lighting;
- emergency phones;
- a consistent identifier and colour scheme to create an integrated visual quality;
- banners and integrated signing;
- kiosks, directories and wayfinding devices;
- integrated site furnishings;
- permanent outdoor art;

- ‘gateway’ devices (e.g., pavilions, colonnades, arbors, trellises, formal tree plantings, monuments, etc);
- intersection improvements (e.g., special surface treatments, barrier-free ramps, visible public art landmarks, etc.) to identify nodes; and
- Covered areas in large public gathering areas.

GUIDELINES

- Consider minor node development amenities during development and redevelopment of parks, pathways, and buildings.
- Emphasize node development at the intersection of 111 Street and 88 and 89 Avenues, as significant opportunities to link Sector 7 and East Campus Village and provide activity nodes.
- Emphasize node development at the intersection of 110 Street and 88 Avenue as a significant opportunity to provide a Campus entry and activity node.
- Consider the development of clustered amenities that serve sector residences and those passing through for orientation, sense of place, and wayfinding.

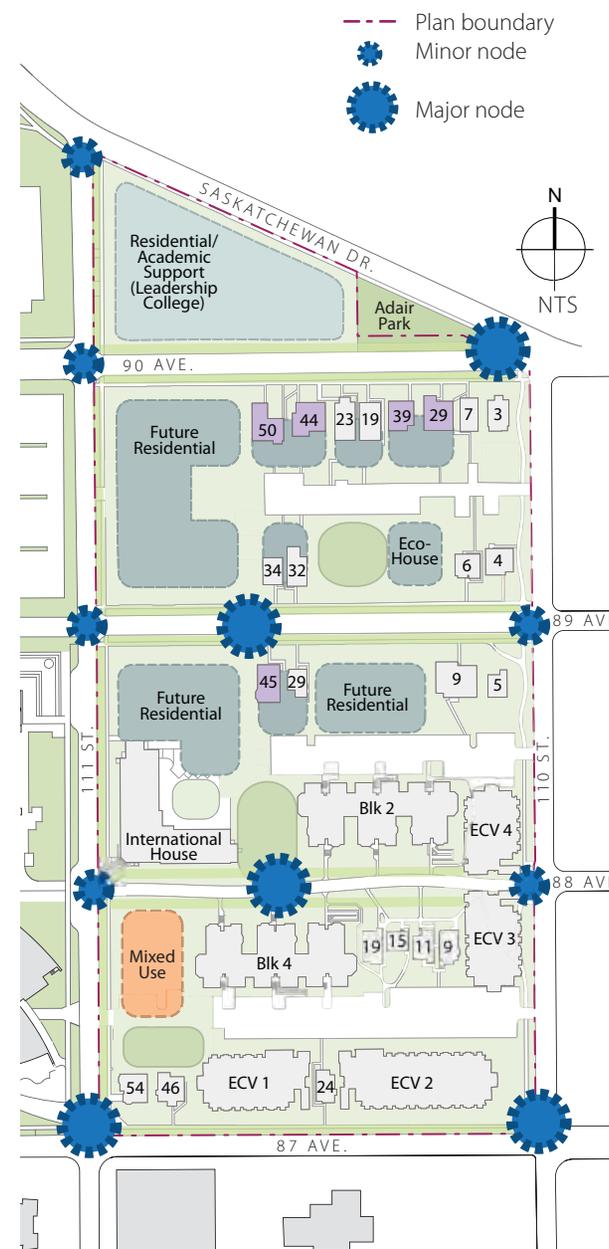


Figure 4.10 - Nodes

4.5 Landmarks

OBJECTIVE

Develop and support landmarks that positively contribute to identity, character and wayfinding.

GUIDELINES

Preserve and interpret landmarks which:

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

4.5.1 Historic Resources

- Preserve and interpret Emily Murphy House to draw attention to its historical significance.
- Preserve where possible mature elm trees that line existing boulevard.
- Build off large pockets of existing homes to remain as part of the history of the area.

4.5.2 Natural Resources

- Encourage and support connections to existing built and natural resource landmarks, particularly Adair Park, the North Saskatchewan River Valley, and the High Level Bridge.
- Preserve mature landscaping/trees wherever possible

General Landmarks

- Consider linking key pedestrian/bicycle corridors with landmark features that create visual gateways and consistent identifiers/wayfinding devices in a consistent format throughout East Campus Village and Campus.
- Maintain the community garden.

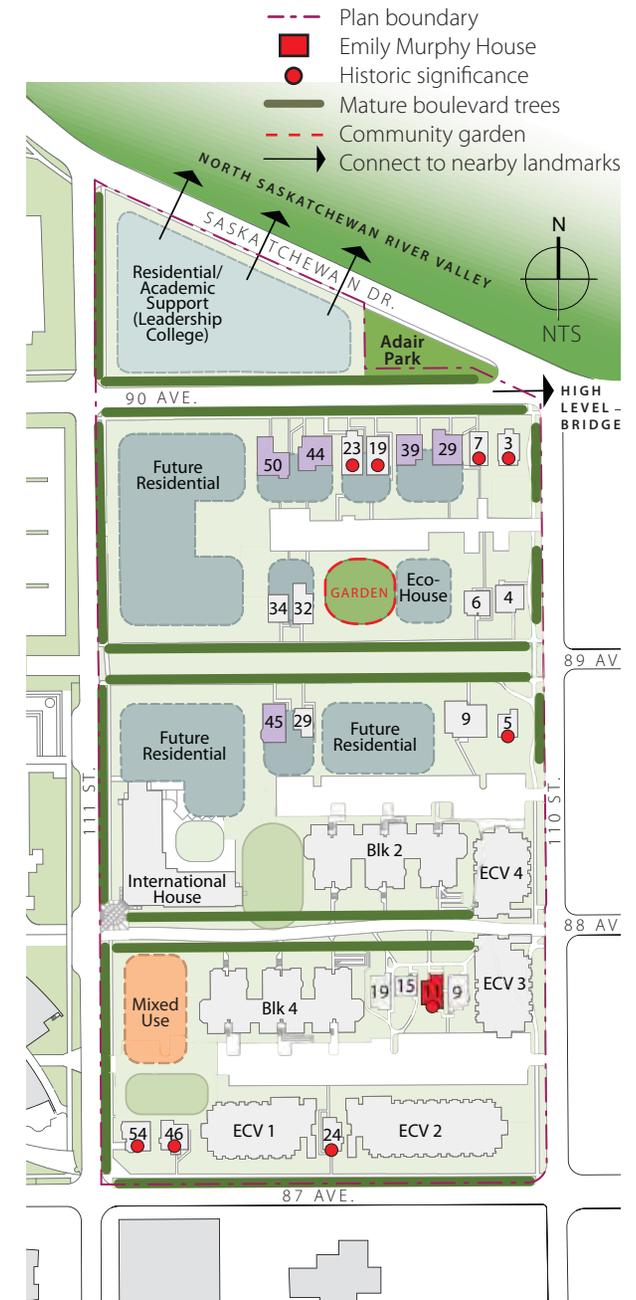


Figure 4.11 - Landmarks

5.0 SITE SPECIFIC GUIDELINES

Respect the following guidelines from *Design Guidelines for Infill Development – Garneau* in all development and redevelopment in East Campus Village in order to maintain the scale and general character of the existing neighbourhood:

OVERALL

- Trees are to be preserved as much as possible, or replaced when diseased or aged, particularly those lining the avenues and streets.
- All effort shall be made to transition scale from the east to west to respect the scale of the neighbouring community.
- Setback of the building should fall within a zone that is consistent with a line coincident with the existing structures closest to the street and a line coincident with existing structure furthest from the street.
- Additional landscape will enhance and protect the existing assets and will not alter the predominantly east-west pattern of landscape development.
- Maximum building height should be limited to 3-4 storeys on the easterly 2/3 of the block and to 4-5 storeys on the westerly 1/3 of the block.
- The design team should articulate any transition zones to be compatible with the architectural vocabulary of the proposed building. Large flat walls and incompatible materials are to be avoided.
- The scale of a new building needs to consider the average height and setback of existing construction (houses). Where portions of new construction exceed these limits, architectural articulation must effectively address these scale differences.
- Exemplify design excellence by incorporating, translating, and interpreting key principles to the greatest extent possible, consistent with best contemporary practices.
- The combination of existing and new buildings shall safeguard the existing “grain” of development through the use of the dormers, terraces, porches, balconies, front entrances, building articulation, and roof detail.
- Careful measures should be taken to ensure the sensitive blend of new and old;
- Future building proposals should be contextual (referencing the scale of this community, its established architectural styles and materials and colour choices).
- Windows should also be contextual; large expanses of glazing (evocative of institutional buildings) should be avoided where possible but can be used to define space typically not residential in nature (i.e. Amenities Building and support space for communities).
- A high standard of architectural literacy is required in the development of plan, site plan, elevations, and landscape development particularly with respect to massing, proportion details, use of materials.

5.1 Building Heights and Setbacks

HEIGHTS

Smaller Scale Infill Housing

(refer to *Guidelines for Illustrations*)

- It is permissible to run the roof ridge either east-west or north-south.
- Raised first floor is recommended (either a basement level with windows at grade or a plenum to continue the existing floor level to remain contextual with surroundings). This also creates the opportunity to integrate wheelchair accessibility into the site design (incorporating planters, seating, lighting and other elements).

Building Heights: Larger Scale Infill Housing

(refer to *Guidelines for Illustrations*)

- A raised first floor is recommended.

SETBACKS (REFER TO GUIDELINES FOR ILLUSTRATIONS)

BUILDING SETBACKS (REFER TO GUIDELINES FOR ILLUSTRATIONS)

Front and Rear Facade Articulation

- When a larger scale infill project is proposed, the front and rear facade should be articulated to reference the community’s residential scale and rhythms.

TERRACES

- When proposed, outdoor terraces should be sized to be truly useable. A depth of six feet minimum is recommended (from face of terrace door or glazing, moving forward).

ACCESS TO INDIVIDUAL SUITES

- Multiple entrances from the street are encouraged for multi-unit dwellings to reduce apparent scale and provide a more welcoming sense of arrival for those homes adjacent to community.
- Where single or municipal street entrances are proposed (for denser developments) consideration on how the building can portray a similar street scale should be considered.

5.2 Sector 8 Facilities

- (C1) Retain or rebuild Historically significant homes (as necessary)
- (C2) East Campus Village Graduate Student Residences (1, 2, 3, 4)
- (C3) New Mixed Use Amenity Building
- (C4) East Campus Village (2 and 4)
- (C5) International House
- (C6) New Residential Building
- (C7) New Residential Building
- (C8) New Residential Building
- (C9) Build an Eco-House for living and learning with community garden
- (C10) Retained, relocated, and/or rebuild existing homes
- (C11) New Residence/ Academic Support (Leadership College) Building
- (C12) Retain and create new Open Space for community use



Figure 5.1 - Facilities

APPENDIX A: Glossary

PLANS AND PLAN ELEMENTS

Long Range Development Plan (LRDP)

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

Sector Plan

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

Sectors

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

Districts

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

PLANNING ELEMENTS

Built Form

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

Compatible Uses

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

Development Density

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

Edges

Edges are the boundaries between two different development zones.

Greenspace

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

Landmarks

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

Nodes

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

Public Realm

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

Urban Design

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

Wayfinding

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

LAND USE TYPES

Academic

Research, teaching space, administration and academic support buildings.

Commercial

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

Mixed Use

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

Natural Areas

Lands that will remain in a relatively undisturbed state.

Open Space

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

Partner Lands

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

Residential

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

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

Shared Use

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

Storm Water Management

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

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

Support Services

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

Transition

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

Transit Oriented Development (TOD)

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

TRANSPORTATION

Community Linkages

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

Pathways

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

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

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

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

Roadways

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

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

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

Travel Demand Management

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

APPENDIX B: Campus-Wide Guidelines

Visual Quality & Design

OBJECTIVE:

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

GUIDELINES:

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

Sector Identifier & Colour(s)

OBJECTIVE:

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

GUIDELINES:

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

Landscape Treatment

OBJECTIVE:

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

GUIDELINES:

General Landscape Treatments

- Enhance and improve the existing Sector landscape by employing/considering:
 - Existing and future boulevard trees, plantings, and shrub/flower beds to enhance and maintain Sector edge continuity, accent and rhythm
 - Qualities and forms that reflect the character of the Sector.
 - Plant materials that are hardy, provide seasonal variation, and where practical are edible.
 - Plant materials that enhance visual experiences and establish clear sight lines for motorists and pedestrians.
 - Plant materials that promote the development of a safe, sustainable, and manageable environment based on maintenance efficiency and cost-effectiveness.
 - Planting design that creates a safe and secure environment for pedestrians, following the guidelines of Crime Prevention Through Environmental Design (CPTED).

Tree Plantings

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

- Conserve, preserve and enhance existing boulevard tree species. Species selection should consider the Sector, District and nature of existing tree plantings within the area, their seasonal variation, and the desired visual experience and sight lines.
- Complete allée and edge character sections within the Sector and each District in coordination with any future proposed roadway rehabilitation work or building development.
- Tree inventory and interpretive program should be established to identify unique and exotic species.
- Trees should be set back the following minimum distance from the components listed below (minimum distance in metres, measured from the centre of the tree trunk):
 - Shallow underground utilities 1.5
 - Deep underground utilities (sanitary sewer, storm sewer and water mains) 1.8
 - Underground power cable 1.0
 - Surface power hardware 3.5
 - Light poles 3.5
 - Fire hydrants 3.5
 - Stop signs 3.5
 - Yield signs 3.5
 - Other signs 2.0
 - Transit zones 3.5
 - Private property boundary 3.0
 - Edge of driveway 1.5
 - Edge of sidewalk 0.5

Note: Tree planting within easements to be reviewed and approved by the University - SPPI.

Shrub/ Flower Plantings

- Utilize tree/shrub/perennial (including grasses) and annual plantings prudently in open space areas to enhance gateway, node, pathway, edge, landmark, and District development. All proposed shrub beds should be carefully assessed with respect to their operations/ maintenance implications and the way in which the shrub bed detracts from, or adds to, the aesthetics, form and function of the space.
- To determine if they should be rejuvenated/ enlarged or decreased/removed, etc., existing shrub beds should be assessed as to their physical condition, operations/maintenance implications, and the way in which the shrub bed detracts from, or adds to, the aesthetics, form and function of the space.
- In key, highly visible gathering areas, consideration should be given to creating intensely planted, colourful and detailed “garden” spaces that contrast with the relatively simpler plantings of trees, shrubs and turfgrass that predominate on Campus.

Natural Areas

OBJECTIVE:

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

Screening

OBJECTIVE:

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

GUIDELINE:

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

Public Art

OBJECTIVE:

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

GUIDELINES:

- Adhere to policy, guidelines and best practices regarding the acquisition, use and maintenance of art as approved by the University and associated organizations.
- Ensure all public art acquisitions are coordinated and approved through the University of Alberta Art Acquisitions Committee.
- Ensure coordination and communication related to the integration of works of art within Sectors involves Museums and Collections Services, the Sector community and is in alignment with Campus Open Space Master Plan being developed concurrently.
- Public art can be incorporated into various Sector areas, such as:
 - Node and pathway areas
 - Campus boundary
 - Pedestrian bridge structures
 - Building walls
 - Signing
 - Lighting
 - Public streetscape features (e.g. benches, waste receptacles, bus shelters, newsstands, tree grates, kiosks, etc.).

Signage

OBJECTIVE:

Create a hierarchy of signing that:

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

GUIDELINE:

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

Lighting

OBJECTIVES:

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

GUIDELINE:

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

Street Amenities

OBJECTIVE:

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

GUIDELINE:

- Prepare and implement a 'Streetscape Furnishings Program' for the North Campus or each Sector and assess and coordinate the program with those areas that have a current furnishing program. Key furnishing components should include:
 - Kiosks
 - Benches
 - Waste receptacles
 - Bus shelters & transit stops/stations
 - Campus/ emergency telephone stations
 - Telephone booths
 - Parking meters
 - Newspaper boxes
 - Bicycle racks
 - Tree grates & guards
 - Drinking fountain

Architectural and Open Space

OBJECTIVES:

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

GUIDELINES:

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

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

- Be visible, safe and inviting.
- Incorporate canopies, arcades, colonnades, awnings, pergolas, porticos, etc. to create a comfortable and seasonal pedestrian environment in any season.
- Building corners should address and enhance Pathway and Node intersection development.
- The ground level should be designed to create the feeling of extending the outdoors indoor, and vice versa.
- Ensure that vehicle entrances and exits, as well as on-site traffic and pedestrian routes, are located and designed in a manner that provides a clearly-defined, safe, and efficient circulation pattern for traffic movements.
- Key building development features should include:
 - The integration of existing mature trees with new tree plantings.
 - A seamless transition between pathways and building edge that promotes gathering and activity.
 - Pedestrian scaled lighting (e.g. building or street-based).
 - Banners and integrated signing.
 - Kiosks, directories and way-finding devices.
 - Integrated furnishings approach (e.g. benches, waste receptacles, telephone booths, newspaper boxes, bicycle racks, tree grates/guards, Campus/ emergency telephone stations, etc.).
- Public art.
- All pathways should provide safe, secure, strong links between adjacent façades, preserving existing mature trees (if feasible) and incorporating additional tree and shrub plantings, public gathering areas, site furnishings, way-finding/ interpretive signage, Campus/ emergency telephone stations and public art areas.
- Bicycle storage should be accommodated at each building. The location of bicycle racks should be in a safe and secure location, without conflicting with movement around key building entrances. Bicycle storage should be aesthetic, practical and integrated with the architecture of the building.

Sustainability

OBJECTIVE:

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

GUIDELINES:

Set performance targets in the following areas:

- Energy (energy use, energy source, clean energy transport)
- Water (water use, water filtration, ground water recharge, human waste)
- Landscape (integrated pest management (IPM), green space, native plantings and wildlife habitat)
- Materials (materials that are: recycled, efficient, salvaged, local, durable and low maintenance)
- Waste (recycling and composting facilities)
- Construction Practices (construction waste, re-use of topsoil, vegetation and watercourse protection)
- Economic Performance (Life-Cycle Assessment, Capital Cost Accounting)

Energy

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

Water

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

Landscape

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

Materials and Waste

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

Economic Performance

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

Construction Practices

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

Parking & Servicing

OBJECTIVE:

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

GUIDELINES:

- All loading/manoeuvring areas should be:
 - Screened with landscaping or shall be fully enclosed in a manner compatible with the character of the development and should not be visible from adjacent streets or buildings.
 - Sited such that all materials handling can be efficiently managed.
 - Designed such that turning vehicles do not interfere with traffic on adjacent circulation routes.
 - Designed with adequate area to accommodate all anticipated vehicle types.
- Trash collection, open storage, outdoor service, vehicular service and loading/maneuvering areas which are visible from an adjoining site or public roadway should have screen planting. The location, size and height of the planting should be maintained to provide effective screening.

APPENDIX C: Sector Implementation

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

The Sector Plan is used in conjunction with:

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

SECTOR PLAN ADMINISTRATION

The Sector Plan is administered through the portfolio of the Vice President, Facilities and Operations (F & O). It is the responsibility of F & O to make all proponents of capital projects occurring on University lands aware of the existence of Sector Plans as well as all other documentation that guides the planning and development of capital projects. The Sector Plan will be periodically updated as conditions warrant.

SECTOR PLAN INTERPRETATION

The University Architect is responsible for providing interpretation of the guidelines when asked by the proponent or the proponent's representative. Sector Plan guidelines may be interpreted or relaxed to provide design and development flexibility to a capital project when required, as long as the interpretation or relaxation benefits the quality of the development and the University without negatively affecting the Sector Plan.

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

SECTOR PLAN DISTRIBUTION AND ACCESS

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

APPENDIX D: References

RELATED DOCUMENTS

- Comprehensive Institutional Plan
- Long Range Development Plan (2002)
- Sector Plan 7
- Design Guidelines for Infill Development – Garneau
- Dare to Discover
- Dare to Deliver (2011-2015)
- The Image of the City, Kevin Lynch, MIT Press, 1988 (19th Printing)

CONSULTATION ACTIVITIES

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

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

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

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

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

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

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

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

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

sector plan 8
LONG RANGE DEVELOPMENT PLAN

URBAN
systems

Urban Systems Ltd.
Suite 200, 10345 - 105 Street NW
Edmonton, AB T5J 1E8
T: 780.430.4041
www.urbansystems.ca

2962.0001.01



UNIVERSITY OF
ALBERTA

