



COLLEGE QUARTER MASTER PLAN

UNIVERSITY OF SASKATCHEWAN • FINAL REPORT January 2010

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Preface

The College Quarter Master Plan provides a strategy for the incremental development of the University of Saskatchewan's College Quarter lands over the coming years. In contrast to the traditional university campus model which congregates all university facilities into one campus area, College Quarter integrates university uses with a dynamic range of public, commercial, residential and recreation uses built in partnership with the private and public sector.

The College Quarter Master Plan provides the University with a strong physical framework within which future development can occur. The framework establishes a street and block pattern; a series of linked dynamic public spaces; building massing; an open space system; tree-lined pedestrian and bicycle circulation networks; and design standards that will result in a visionary, sustainable campus environment unrivalled in Canada.

Adherence to the Master Plan vision and Performance Standards will ensure that a development process, which may extend

over decades and involve multiple campus-builders, will result in a unified, high quality campus. At the same time the Master Plan provides sufficient flexibility to allow the University and its partners the ability to consider a range of land-use and built form scenarios as opportunities arise. To demonstrate this flexibility, options have been prepared which illustrate potential development scenarios that can be considered within the Master Plan framework.

The Master Plan demonstrates the ability to provide over 200,000 square metres of new building uses within low and mid-rise buildings in addition to the 55,000 square metres of existing development at College Quarter. Within this mix of uses there is potential to provide between 2,000 and 3,000 new student resident beds. This total area of 255,000 square metres does not consider the future potential development of lands that are presently used for agricultural research in the south-east area of College Quarter. These lands will be subject to further study as part of the Endowment Lands planning process.

College Quarter will become a seamless extension of the main campus. As such, the plan is based on creating a series of pedestrian-friendly links between the main campus and College Quarter. The backbone of this linking system will be realized with the "GreenWay" - a tree-lined walkway lined with active building uses that will create a sheltered path system that is well lit, active, safe and beautiful. The GreenWay extends the full length of College Quarter and connects its buildings, outdoor spaces and activities together. At-grade pedestrian crossings on College Drive are proposed to be improved to ensure safe pedestrian passage and traffic calming measures. A new grade-separated pedestrian bridge extending from Stadium Parkade to a future building site on the main campus will provide an additional weather-protected link.

The concept plan presented in this document proposes a mix of uses throughout the College Quarter Lands, including the creation of a new "Village Centre" at the southeast corner of College Drive and Cumberland Avenue,

directly south of the main campus. The College Quarter Village combines a dynamic mix of uses that will serve both the University population, visitors and the surrounding community. Potential facilities include shops, bookstores, restaurants, cafés, academic buildings, offices, student residences, a hotel, meeting facilities, a performing arts centre, senior's housing, condominiums, medical clinics and a range of public and recreational spaces all of which contribute to a vibrant and enriched quality of life.

The exciting vision for College Quarter embodies the progressive spirit of the University of Saskatchewan as an institution prepared to address the important role of the University in defining the quality of the communities which it serves.



Aerial of College Quarter and surrounding neighbourhoods.

1 Background

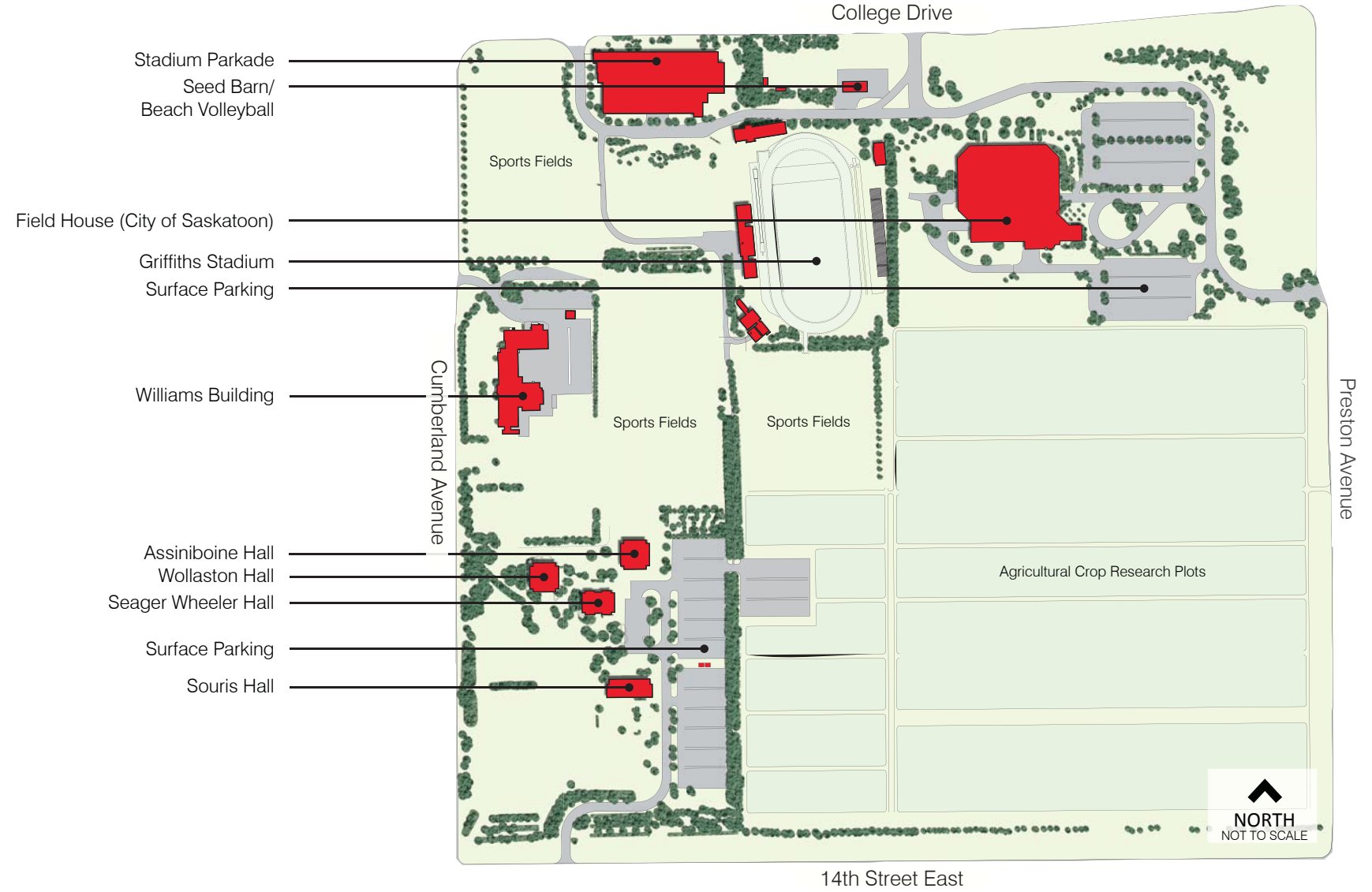
1.1 Introduction

The following document has been prepared for the University of Saskatchewan (U of S) as a Master Plan to guide the development of the southern portion of its campus lands known as the College Quarter. The University will develop this area as an extension of the main campus but in a manner which draws together a multiplicity of uses and places that collectively create a holistic community setting that will attract both campus users and the surrounding community.

This 'academic and mixed-use village' will share many characteristics of the main campus. Its design prioritizes pedestrian use and comfort, mandates human-scaled buildings that use high-quality materials,

and demonstrates architectural excellence and environmental sustainability. However, College Quarter will differ from the main campus in the rich mixture of uses, experiences and settings which it provides as a means of creating a dynamic place where the campus and surrounding communities can come together.

The College Quarter Master Plan is presented in the following document through chapters which provide an overview on the background to the plan; a description of the Master Plan; and, a series of performance standards to guide development projects. It is anticipated that the development of College Quarter will be incrementally built over time.



1.2 Description

College Quarter is a 59 hectare (146 acre) land area owned by the University of Saskatchewan located south of the main campus area. It is bounded on the north by College Drive; the west by Cumberland Avenue; the south by 14th Street East; and the east by Preston Avenue. On its west and south sides it is framed by the established residential communities of Varsity View, and Grosvenor Park.

The present land uses on College Quarter serve a diversity of university functions including student residences, athletics and recreation, crop research for the College of Agriculture and Bioresources, the Centre for Continuing and Distance Education and campus parking. While all of the land is owned by the University, a major City-owned recreation facility - the Saskatoon Field House - is built on leased land.

The following list summarizes the current uses on College Quarter.

- McEown Park Residences:
Seager Wheeler Hall, Assiniboine Hall, Wollaston Hall & Souris Hall.
- Williams Building
- Griffiths Stadium
- Potash Corporate Park
- Sports Fields
- Stadium Parkade
- Agricultural Research Plots
- Seed Barn
- Beach Volleyball Courts
- Saskatoon Field House
- Surface Parking Lots

College Quarter Today

College Quarter, in its present configuration, has a sense of being far-removed from both the university campus and the surrounding community. A central issue for those living in the McEown Park residence tower buildings at the south end of the site is the isolation from the university. This sense of isolation is compounded by a long walk through open fields that, especially in the winter months, can be a harsh experience, devoid of shelter and interest. The positioning of the McEown residences, setback from the surrounding streets and neighbouring community, reinforces the isolation of these buildings.

The other uses of the site: Williams Building; sports fields; Griffiths Stadium; Stadium Parkade; and City-owned Field House; while closer in distance to the campus, suffer from

the same sense of discontinuity. This is in part a result of the physical separation of these uses and the fact that each use operates independently of the other.

For College Quarter to be successful it must function as part of the main campus. It must be connected by a continuous pedestrian pathway system consistently lined with trees, lighting and buildings that provide animation, shelter and safety for those walking between College Quarter and the main campus. This pathway system should be conceived as both a 'place to move-through' and a 'place to linger' – a beautiful and dynamic public space that fulfils an important function supporting informal socializing and the 'serendipitous encounter and exchange' that is the hallmark of successful campus design.

1.3 Planning History

College Quarter has been considered an important component of the Core Campus area in past planning studies as a focal area for the College of Agriculture and Bioresources, and Kinesiology, university and community athletics and student residences.

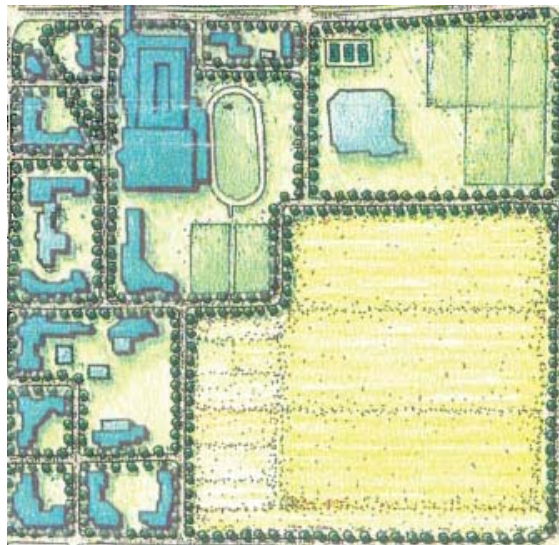
Both the 1999 Land Use and Urban Design Study and 2003 Core Area Master Plan identified the need to create better linkages to the main campus and an improved student experience through infill development that would create a campus village atmosphere.

Despite a pressing need to provide a substantial increase in on-campus student housing, the University had been unable to develop new residences either on the main campus and in the College Quarter area. In 2008 a more comprehensive vision for College Quarter was developed by the Vancouver developer and architect Stanley Kwok. The Kwok proposal advanced the public/private project delivery model as a means of catalyzing new residence development. This in turn led to the release

of a developer Request For Proposal (RFP) in the summer of 2008 to design and construct an 800-bed residence which was awarded in 2009.

The Kwok proposal also advanced the concept of a comprehensive redevelopment with a mix of university and market uses of the entire 59 hectare (146 acre) College Quarter area including lands currently used by the College of Agriculture and Bioresources as field research plots. While the proposal

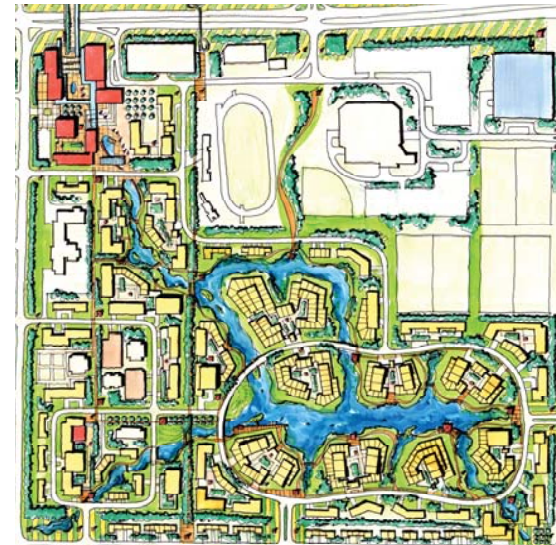
was speculative in its vision as to the potential re-purposing of the field plots - it was reflective of the University's current investigations related to potential new sources of revenue from its land base. This direction is reflected in the President's Message "Renewing the Dream: University of Saskatchewan Strategic Directions 2002", which identifies a new strategic priority to "Enhance our revenue opportunities (through the)... creative use of Endowment Lands...."



University of Saskatchewan - Land Use & Urban Design Study, 1999.



University of Saskatchewan - Core Area Master Plan, 2003.



Stanley Kwok College Quarter Proposal, 2007



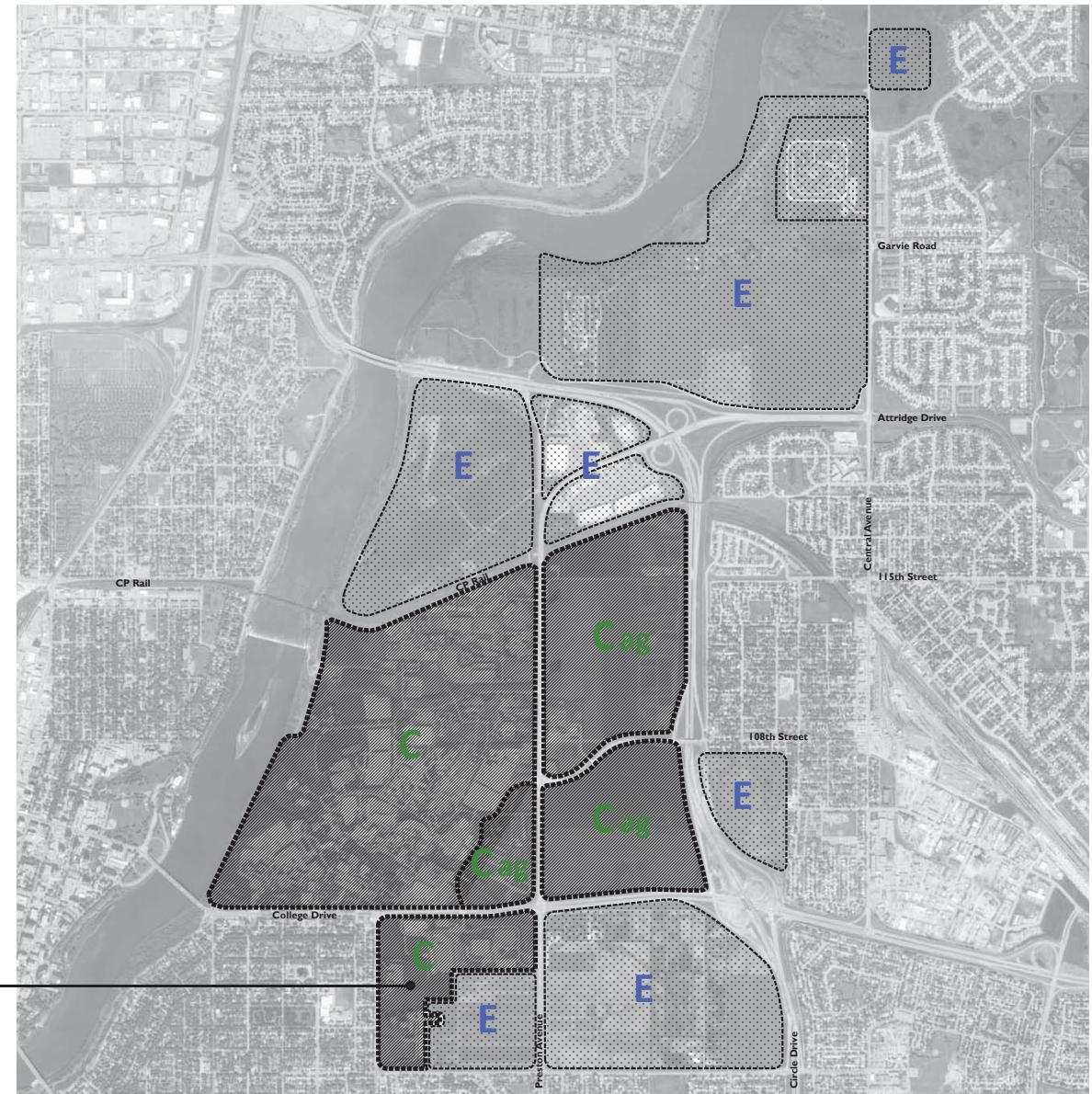
As a result of the Kwok proposal and concerns raised related to the land use decision-making process, a University Land Use Task Force was established in 2007 to make recommendations on a coordinated, consultative approach to land use decisions. A key component of the Task Force's recommendations requires that decisions are based on a thorough evaluation of the cost/benefits of a proposed land use including the impacts of displacing present land uses. Where land uses are displaced, transition planning and phasing strategies should be identified before final decisions on new land uses are made.

Two concurrent planning initiatives resulted from the Task Force recommendations. First, the University undertook a broad review of the strategic role of its lands over the next fifty-plus years. Entitled 'Vision 2057: University Land Use Planning' the key objective of the study is to recommend a land designation system to identify university lands as either Core or Endowment Lands. Core Lands will continue to serve as a resource in the University's mission to provide excellence in teaching, research and

community service. Endowment Lands may provide an indirect role in supporting the University's core mission by providing additional sources of revenue which will fund a University Endowment to be used for strategic projects and initiatives. Lands in the Endowment category will likely continue to be used for their current purpose for decades to come - but would be available for consideration for other uses as opportunities arise. The Vision 2057 designation system was approved by the Board of Governor's in October of 2009. College Quarter consists of both Core and Endowment Lands. The portion currently used as crop research plots is identified as Endowment Lands and will therefore be subject to future review.

The second initiative spawned by the Task Force was the preparation of the College Quarter Master Plan. The College Quarter Master Plan will assist in both preparing a comprehensive long-term vision for the College Quarter while concurrently providing the framework for the near-term development of new student residences (identified as Block E in Section 2 of this document).

College Quarter



The Land Use Designation Plan from the Vision 2057 Study (C = Core, Cag = Core - Agricultural focus, and E = Endowment Lands).

1.4 Consultation Summary

Throughout the College Quarter Master Plan process, BMI/Pace facilitated and participated in a number of consultation and workshop sessions with a variety of stakeholders, including University faculty and staff, the University Steering Committee, and City of Saskatoon staff.

Much of the on-going discussions have revolved around the mix of uses and the location of uses within the College Quarter lands. Most feel that the northwest corner of the College Quarter site should become a new “hub” for student and community activities and services, such as a bookstore, Student Commons, and food services. The uses within this corner could also have a more community-oriented or public role, such as a hotel, senior’s housing or office uses. It could be possible to relocate some University uses to the College Quarter lands, for example, office facilities for Administration, or clinics for the College of Medicine.

Much of the College Quarter lands are planned for student residences, including undergraduate and graduate housing. It is imperative that all new residences have easy,

safe and comfortable access to the Core Campus. The walk from College Quarter to the Core Campus is currently quite uncomfortable in the winter, because of the vast open spaces, and feels quite isolated. As the lands redevelop, a large concentration of people using the space will make the area more vibrant and the tight fabric of buildings will improve microclimate conditions.

The importance of compatibility and complementary forms with the surrounding residential neighbourhoods was raised as a key issue. House-form buildings along Cumberland Avenue and the extension of the existing road network will help make the College Quarter lands feel like an integral part of the overall community. Facilities or uses that would serve the neighbouring communities would also be beneficial (e.g. park spaces, meeting rooms, daycare).

The input from consultation has been used to develop and refine design concepts for the College Quarter lands. The Master Plan Concept in this document is reflective of the feedback from these later consultation sessions.



The Williams Village



Main Campus

College Quarter



1.5 The College Quarter Opportunity

Through the incremental redevelopment of College Quarter, undertaken in accordance with the Master Plan and Performance Standards provided in this document, the University has a unique opportunity to bring together its education and residence needs with a series of uses that serve the University and the surrounding community. A principal objective of this development program is to provide a significant increase in student residence accommodation on campus potentially adding approximately 2,500 - 3,000 new beds in the coming years.

Due to its size and location, College Quarter has the potential to contribute to this residence program within a vibrant community setting that incorporates multiple uses and users. These include new academic buildings, sports facilities, shops, restaurants, cafés, bookstores, small grocery stores, offices, clinics, a hotel, recreation activities, cultural destinations, apartments, seniors' facilities, community services, parks, open spaces, and many other uses.

This strategy serves multiple objectives. First, it provides a texture of activities that support a rich and inspiring lifestyle which will attract students and faculty to the

University. This 'Village Centre' setting will also be a highly desirable destination for non-university users because of its pedestrian culture, urban ambiance and attributes as a 'people-place'. As a result the sense that both the campus and the existing McEown Park residences are a somewhat isolated 'island' in the fabric of Saskatoon will be dispelled.

Secondly, this project has all of the ingredients to be a success on many levels. It has a highly accessible and visible location which makes it viable for compatible commercial development that can draw from both the University and the surrounding communities. It enjoys a 'captive-market' in the sense that the students, faculty and staff of the University will support its various functions and enterprises. As a result, the financial resources required to build this vision can rely on a balance of university and private sector resources as this project will attract potential partners in many sectors including the retail, food, hotel, office, recreation and residential industries. As such, the project provides a unique opportunity for the University to partner with multiple private-sector and government partners in bringing this vision to reality.



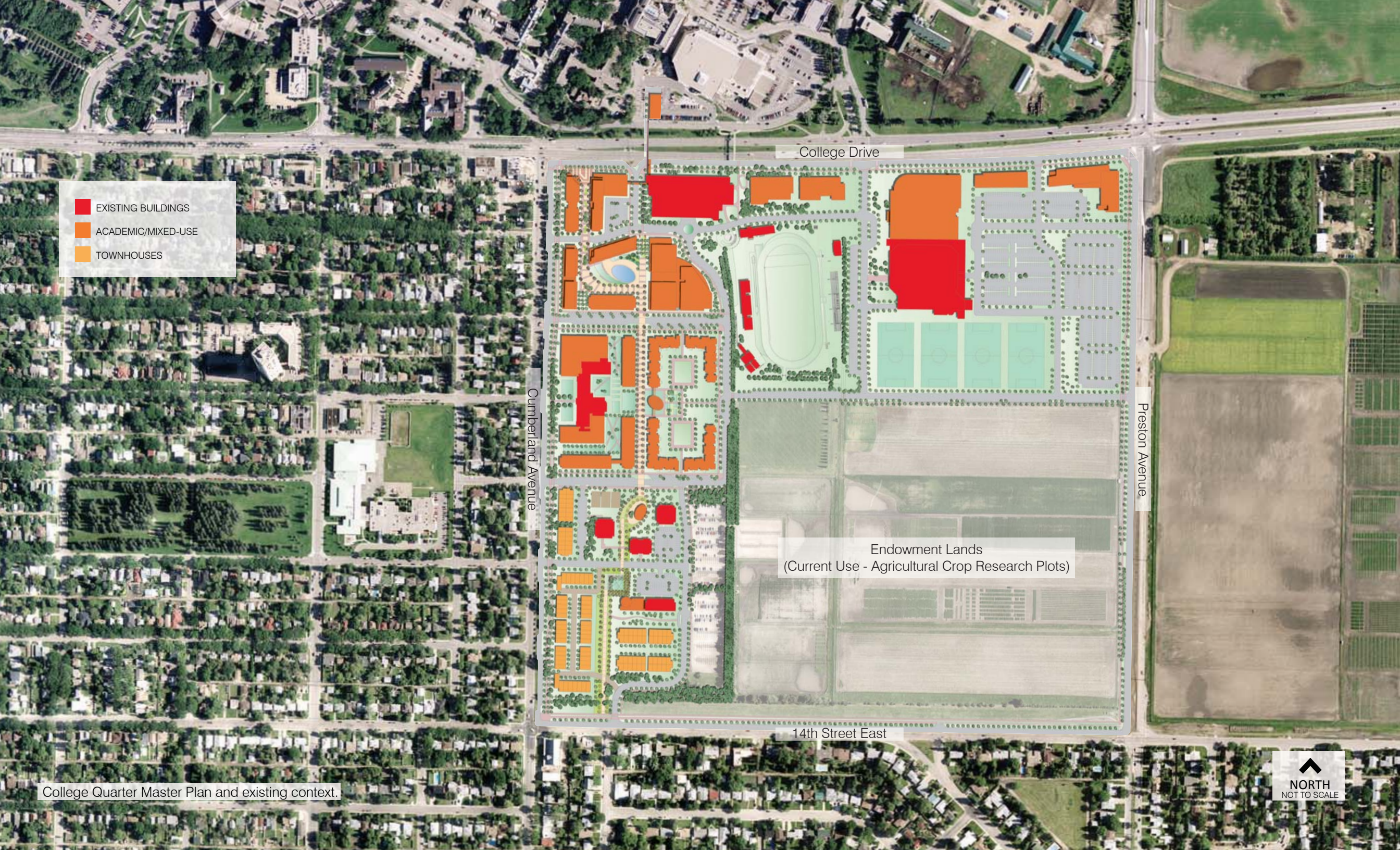
Proposed College Quarter Master Plan.

2

Master Plan Concept

2.1 Introduction

The following section provides a detailed 'block-by-block' description of the proposed uses, densities and design characteristics of the College Quarter Master Plan.



- EXISTING BUILDINGS
- ACADEMIC/MIXED-USE
- TOWNHOUSES

College Drive

Cumberland Avenue

Preston Avenue

Endowment Lands
(Current Use - Agricultural Crop Research Plots)

14th Street East

College Quarter Master Plan and existing context.



2.2 Student Residence Program

The University of Saskatchewan currently houses 1,175 students, or 6% of 19,600 students. This includes:

- 550 students currently living at Voyageur Place; and
- 625 students currently live at McEown Park.

Potential new residences include:

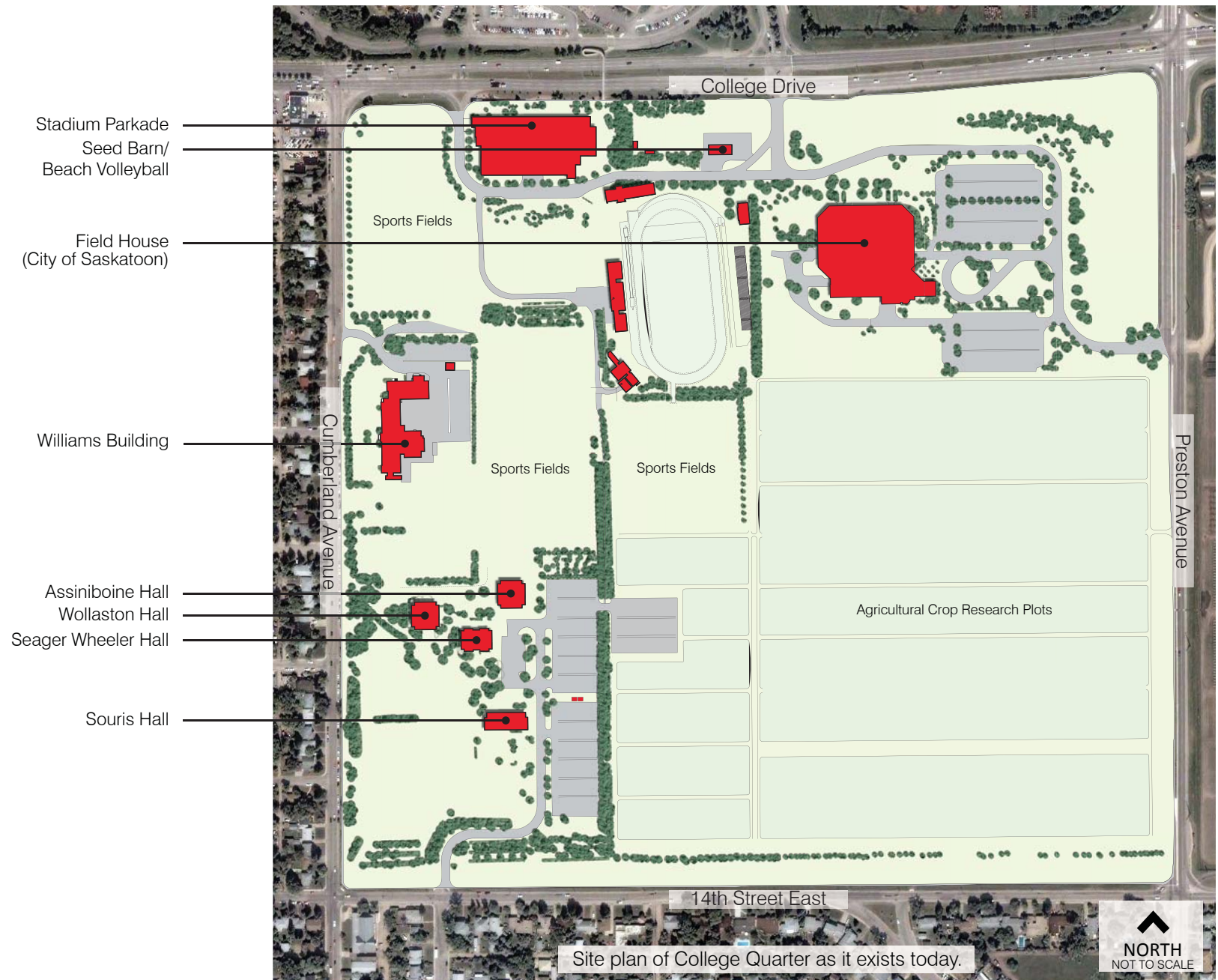
- 46 dormitory beds converted from office space at Saskatchewan Hall
- 67 reconditioned units at Souris Hall
- 500 dorm or apartment residences on the main campus (north of College Drive)
- College Quarter Master Plan which can provide 2,000 to 3,000 beds

Total: 3,788 to 4,788 beds (approximately 19 - 25% of students)

The Stanley Kwok proposal identified up to 3,000 new student beds in College Quarter, which could be a combination of University-owned and market-owned buildings.

The current proposal for the College Quarter West area identifies options that yield approximately 2,000 to 3,000 new residence beds, as well as a variety of retail, office, residential and academic uses.

If additional residences were required, this use could be incorporated into the Village Centre area at the northern end of the College Quarter West area. In the options presented in this document, the Village Centre is not identified for use as dedicated student residences. Market residential buildings could also potentially be available for rent by students.



2.3 Master Plan Structure

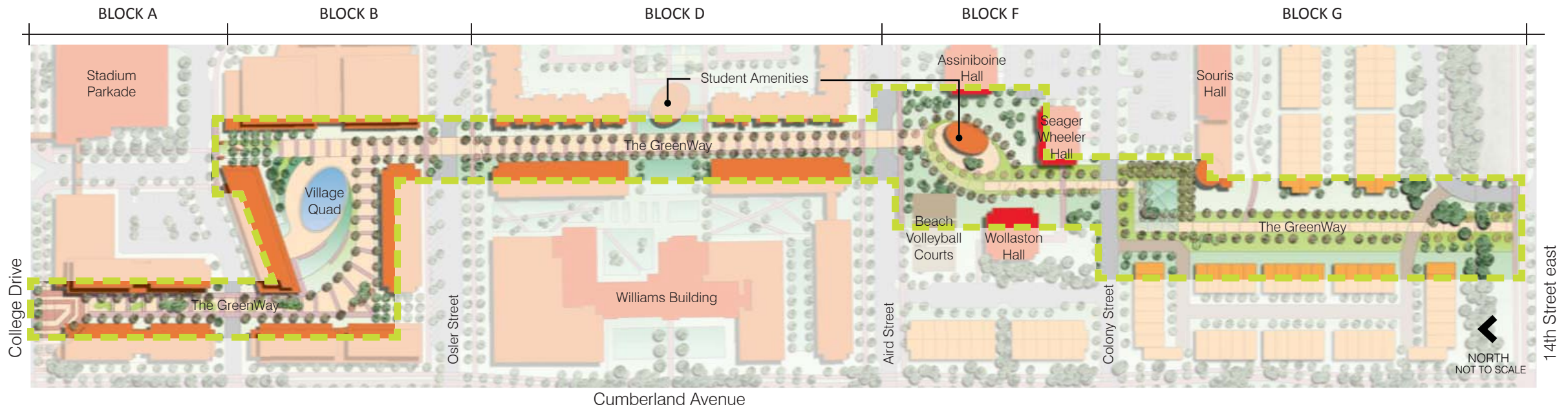
The Master Plan for College Quarter was founded on an iterative design process. The layout of blocks and buildings were developed based on the structuring of important existing conditions - surrounding road patterns, adjacent uses, natural features, existing buildings and uses, open spaces, etc.

The following diagrams illustrate several of these important structuring elements.

The GreenWay

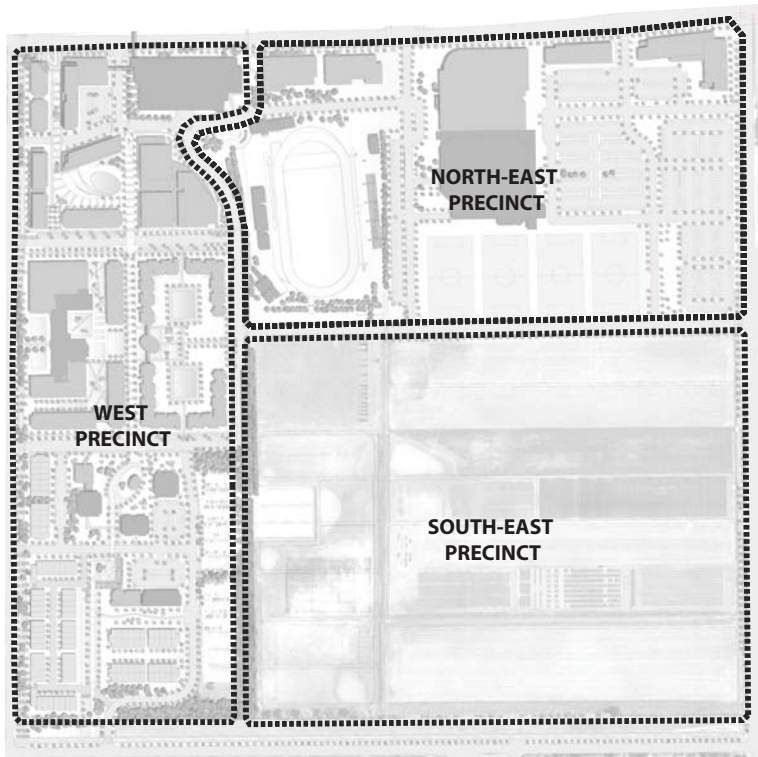
The GreenWay is the major structuring 'public realm' element of the College Quarter area. It is the central pedestrian "spine" that links the proposed buildings and spaces together, from north to south, and connects the College Quarter lands to the main campus.

The GreenWay is described further in Section 2.4.1.1



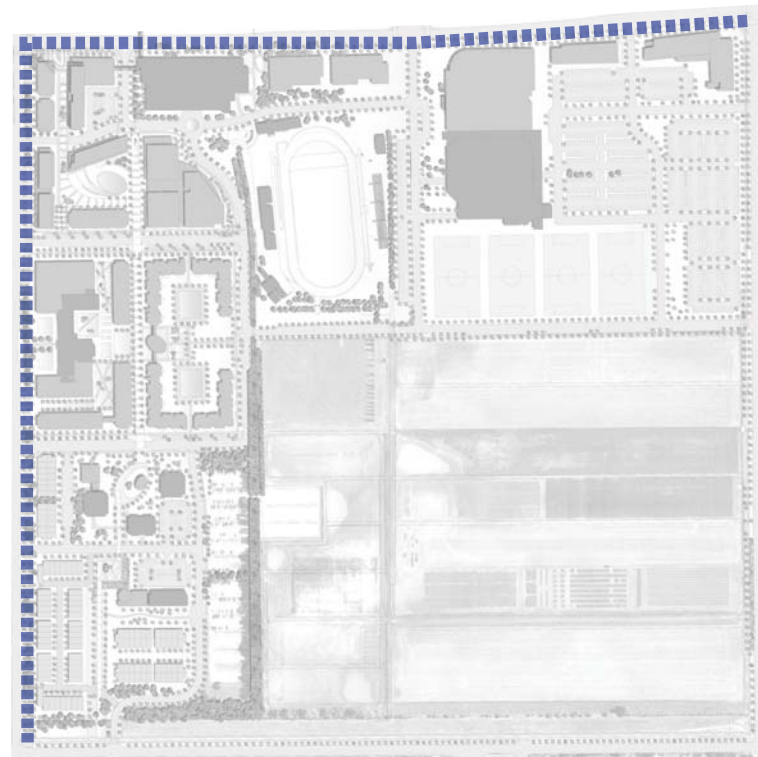


The GreenWay



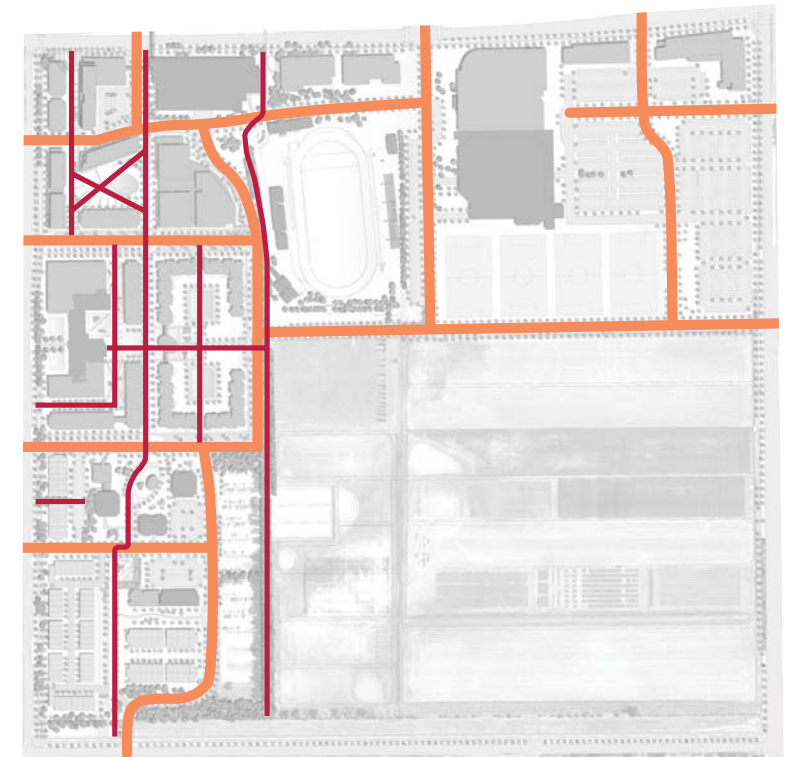
Precincts

The plan is structured into three sub-districts or precincts. The West College Quarter Precinct focuses on the creation of a Village Centre which is an extension of the main University campus combining student residences with a range of retail, commercial and university related uses. The North-East Precinct is primarily a centre for recreation and athletic uses with additional development potential for university facilities. The South-East Precinct is primarily used for agricultural research and is designated as Endowment Lands.



Campus Edge

A strong campus edge will be created consisting of well-designed, animated building façades and tree-lined sidewalks. Initially these edges will frame College Drive and Cumberland Avenue. This strategy is a means of improving the integration of the College Quarter with both the University and surrounding community - and contrasts with the pattern of College Quarter today - where buildings are isolated as a result of large setbacks and separation from the surrounding urban fabric.



Enhanced Connections

A network of streets and paths provides improved connectivity between College Quarter, the main campus and surrounding community. The alignment of new streets is based on the extension of the existing street network. The design incorporates tree-lined sidewalks, bike lanes, on-street parking and a new enclosed pedestrian bridge linking the Stadium Parkade to the Core Campus.

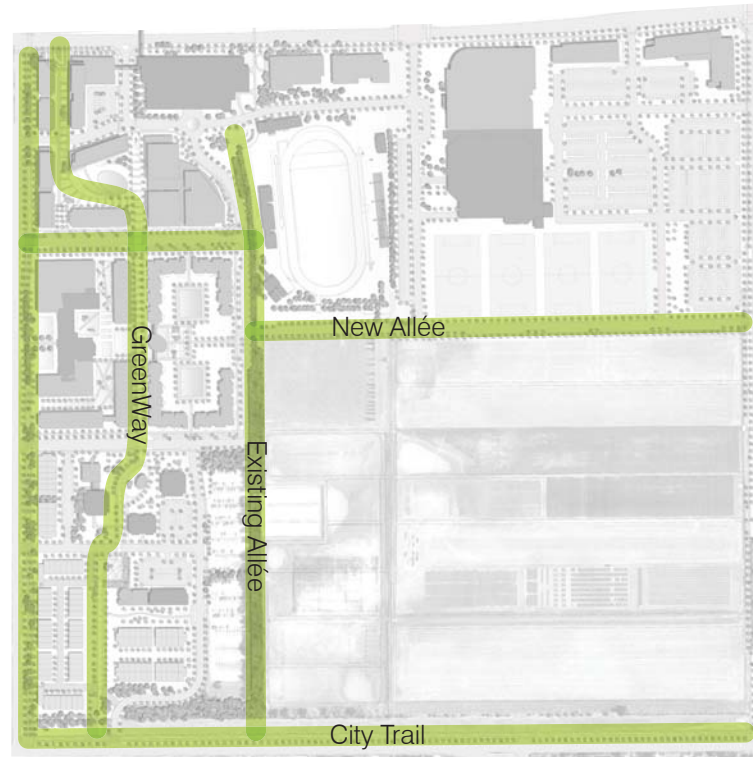
■ Internal Streets
 ■ Pathways





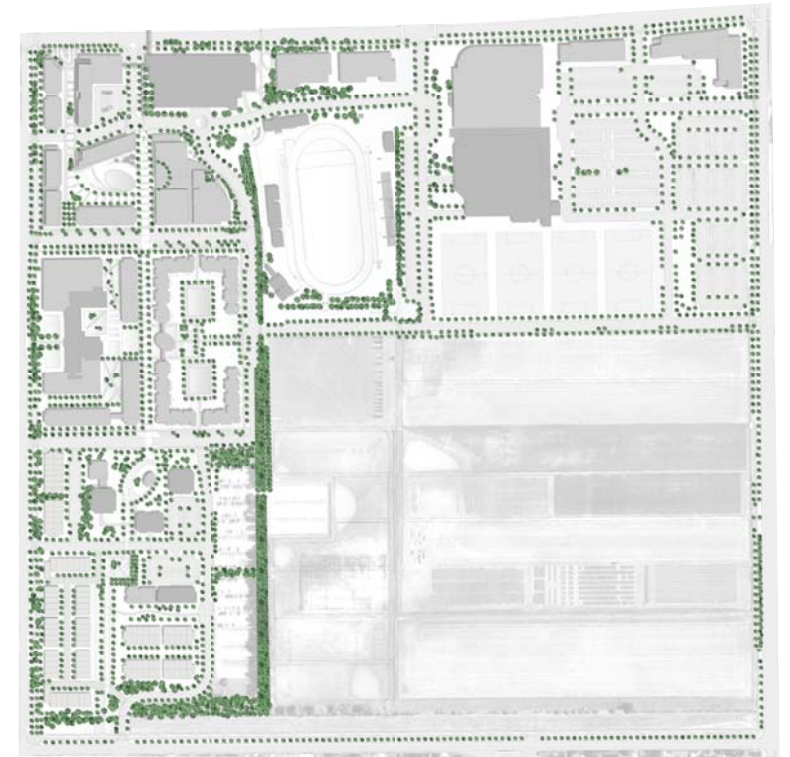
Existing Trees

The plan is structured to integrate existing healthy mature trees which are found throughout College Quarter. Where possible, new development should avoid displacing existing trees; however some removals will be required.



Allées

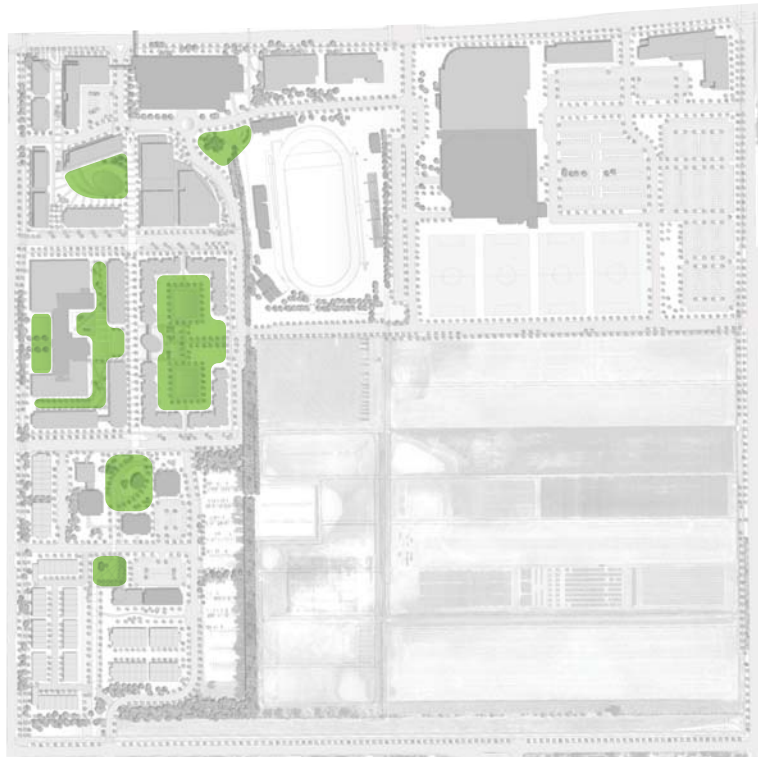
College Quarter's tree-lined corridors will be preserved as pedestrian walkways - or allées. This existing network will be augmented with new allées providing a series of sheltered paths through the site. The primary allée - called the GreenWay - provides the central structuring element that links existing and new buildings in the West College Quarter Precinct.



New Trees

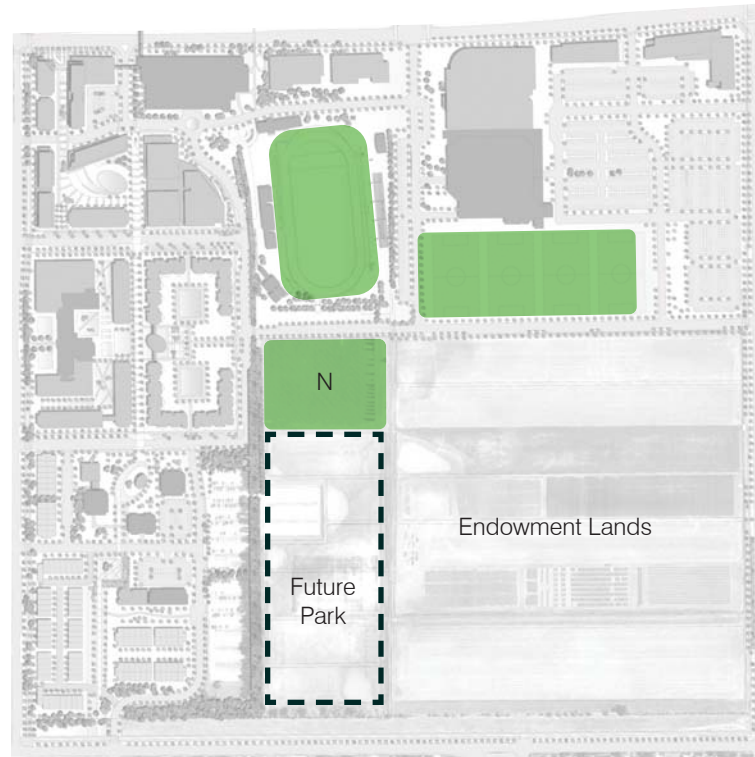
All new development initiatives for College Quarter, whether building projects, new infrastructure or roadways should result in the planting of a significant number of new trees. Existing stands of trees should be evaluated and new planting phased in over time to allow for succession of existing stands, shelter belts, and street trees.





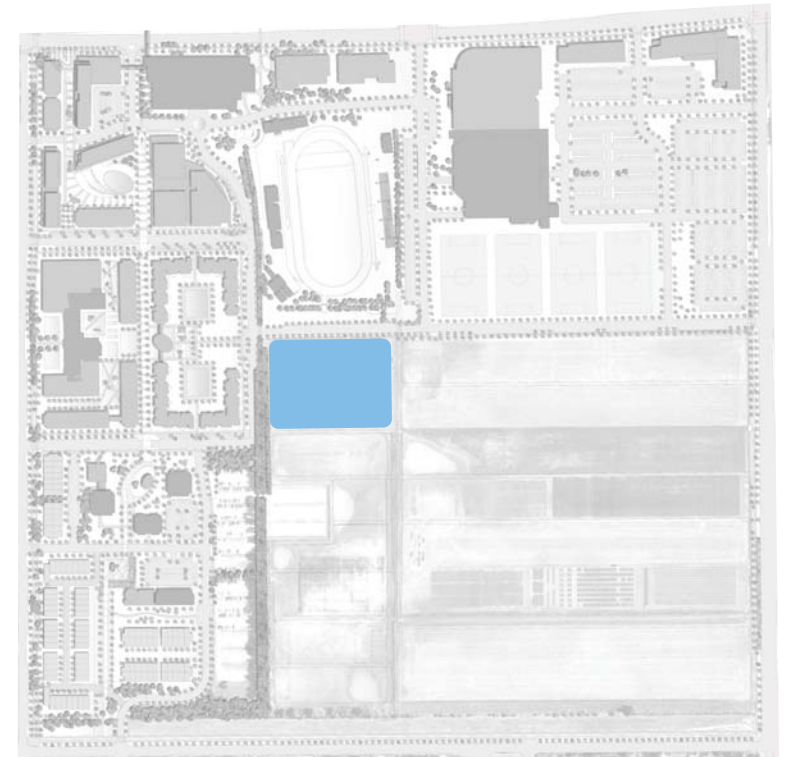
Quads

New buildings are configured to create a series of courtyards and quads that replicate the pattern of traditional college and university campuses. These sheltered spaces will be designed as gardens and informal play areas as extensions of the activities of the surrounding buildings.



Open Spaces

The existing sports fields are consolidated in the North-East Precinct into an area that can be easily managed and maintained by the College of Kinesiology. This area could incorporate artificial turf and a bubble as a means of extending the field season. A large green space is reserved at the centre of College Quarter as a central park (Block N). Initially this area will be limited to the parcel immediately south of Griffiths Stadium. If future development expands into the Endowment Lands area, the central park space could extend southward to 14th Street East.



Storm Water

A portion of the central park area slopes gently downwards approximately two metres to create a basin that will act as a storm water retention area. This grassed area is fully usable as a recreation area except after a major rainstorm. Fill excavated from these areas will be used to raise the grades in the north-west corner of the College Quarter site.



2.4 Master Plan Precinct Description

The following section outlines the potential building uses and configuration in Blocks A through N for the entire College Quarter, according to the three precinct areas. For several of the Blocks, a variety of options are illustrated for both the building configuration and uses. This information is provided so that the University has a plan that is flexible and can respond to its long-term needs as the College Quarter lands develop.

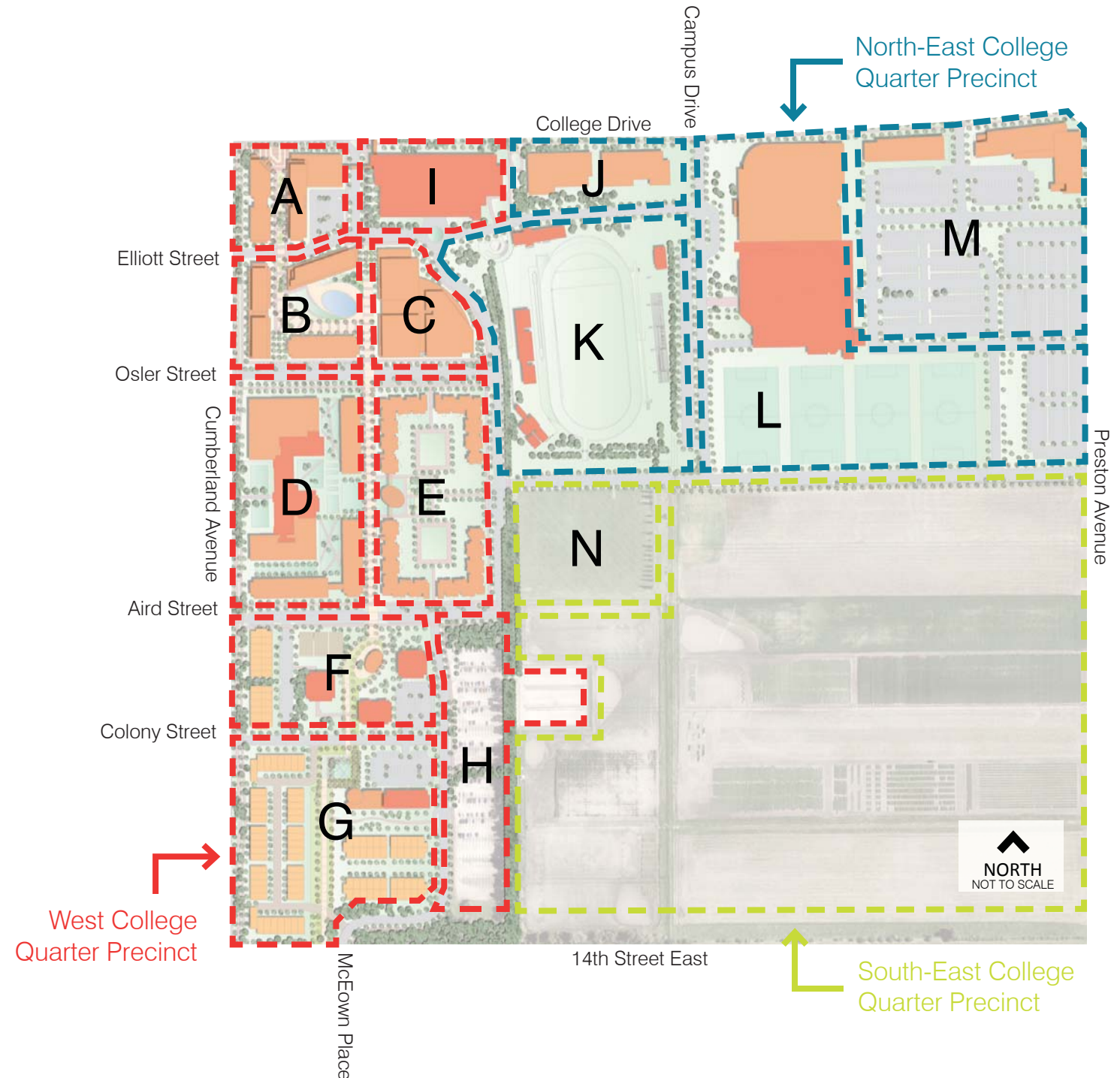
Below are definitions of the possible uses or building types identified in the College Quarter Plan:

Mixed-Use Building: Mixed-use buildings generally include retail uses at-grade, (assuming approximately 70% of the ground floor is dedicated to retail use, with the remainder for service and circulation space that supports upper levels). Floors above grade in a mixed-use building could fall into any of the following uses: offices, condominiums, university residences, academic, medical clinics, seniors residences, or some combination.

Academic Facility: Academic facilities may include uses such as lecture halls, classrooms, studio spaces, meeting rooms, faculty and university administration offices, or university services. Some of the options illustrate locations for a potential Performing Arts Centre (typically identified with a larger building footprint), or other university uses that bring together and engage both the university community and the public.

Hotel: Hotel uses are based on approximately 200 rooms with retail uses at-grade. Retail uses would include both commercial and hotel-related uses. For sites with larger building footprints, additional space may be available for conference or event / function spaces.

University Residences: University Residence buildings provide accommodation for undergraduate and graduate students, and other university-related housing. They may take the form of single/double units, apartment units and townhomes suitable for married students, families and faculty.

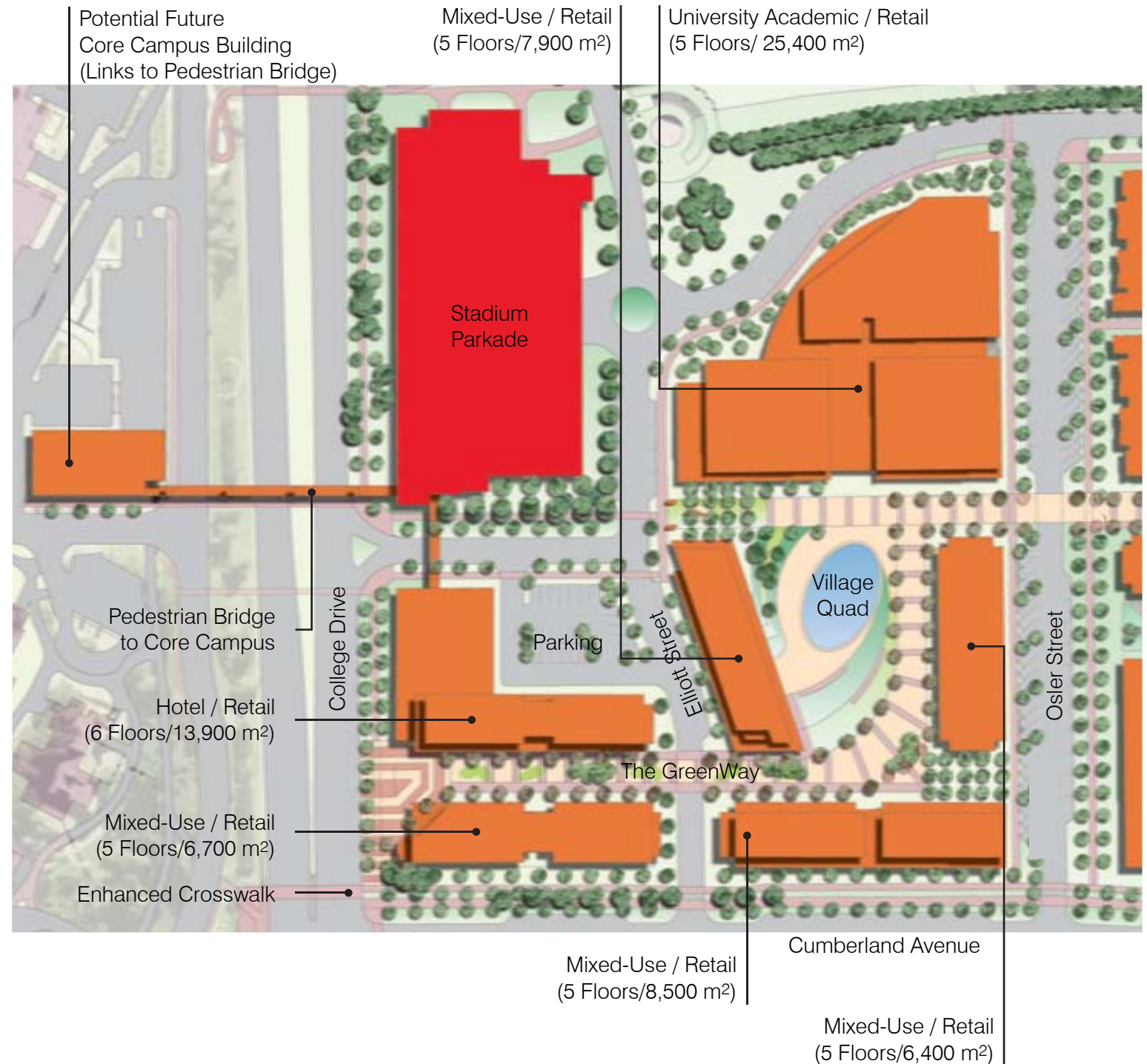


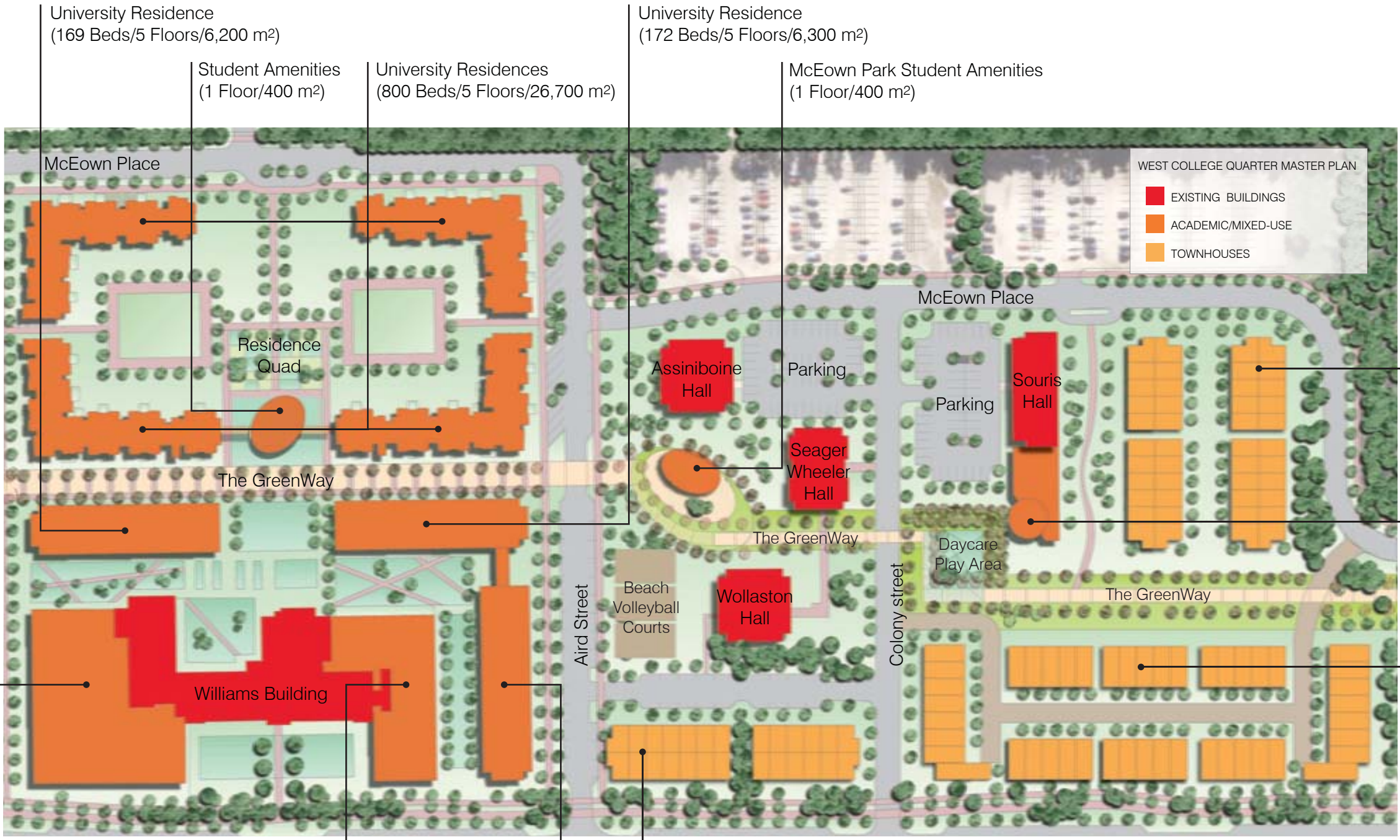
2.4.1 West College Quarter Master Plan

Precinct Floor Area Ratio = 1.05

The College Quarter Master Plan provides a strategy for developing the University's lands incrementally in the coming years. The "backbone" of the plan is a physical framework consisting of streets and blocks, circulation systems, public spaces and development sites. Qualitative characteristics of future development are defined in the Performance Standards and should be applied to all development projects to ensure that a consistently high standard of campus design, landscape and architecture are achieved. Within this framework exists flexibility to consider a range of scenarios for the type and form of development. To illustrate this flexibility, options have been prepared which vary in terms of building size and use.

The plan at right represents one potential option. The following pages describe this option in greater detail, as well as providing a range of potential building configurations and uses for each individual block.





University Residence
(169 Beds/5 Floors/6,200 m²)

University Residence
(172 Beds/5 Floors/6,300 m²)

Student Amenities
(1 Floor/400 m²)

University Residences
(800 Beds/5 Floors/26,700 m²)

McEown Park Student Amenities
(1 Floor/400 m²)

14th Street East

Mews Townhomes
(264 Beds, 3 Floors/8,500 m²)

McEown Park Daycare
(1 Floor/600 m²)

Rear Lane Townhomes
(276 Beds, 3 Floors/13,000 m²)

McEown Place

Residence Quad

The GreenWay

Assiniboine Hall

Parking

McEown Place

Souris Hall

Parking

Seager Wheeler Hall

The GreenWay

Daycare Play Area

The GreenWay

Aird Street

Beach Volleyball Courts

Wollaston Hall

Colony street

Williams Building

Cumberland Avenue

University Academic
(3 Floors/4,900 m²)

University Academic
(4 Floors/11,100 m²)

University Residence
(173 Beds/5 Floors/6,300 m²)

University Townhomes
(156 Beds, 3 Floors/5,000 m²)



2.4.1.1 The GreenWay

College Quarter is planned to become an integral part of the main campus. As such, it is designed with a pedestrian-focus. People will be able to walk in all seasons from the main campus to College Quarter and within College Quarter to a variety of destinations. A key move of the College Quarter plan is the creation of the 'GreenWay' - a tree-lined walkway lined with active building uses that creates a sheltered path system that is well lit, active, safe and beautiful. The GreenWay extends the full length of College Quarter and links its buildings, outdoor spaces and activities together.

The GreenWay is the "linear nerve centre" of College Quarter - along which village services, amenities and a myriad of uses congregate.

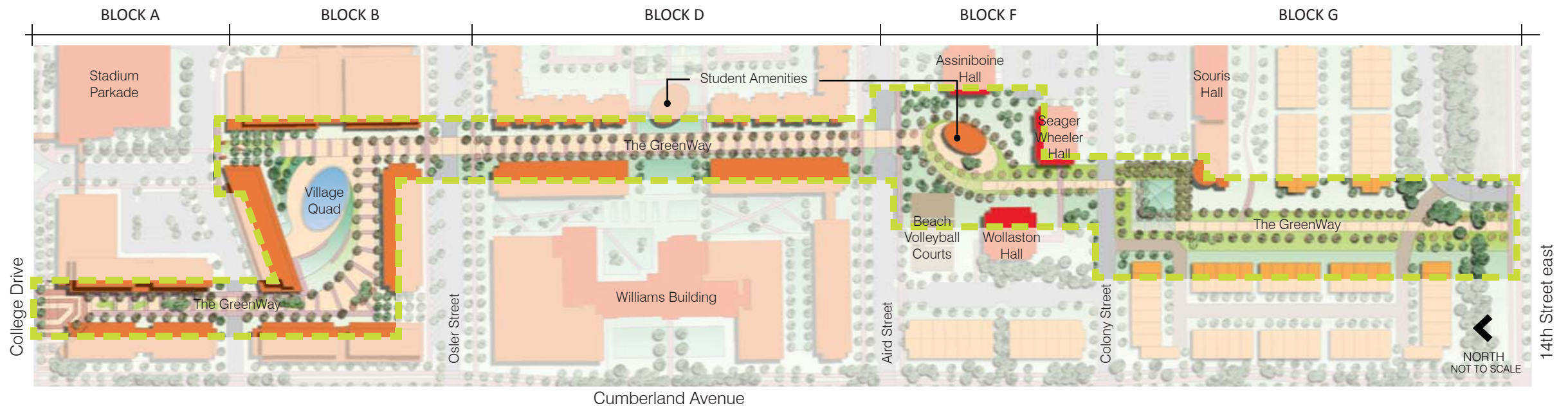
In the northern segment of College Quarter, the GreenWay is lined with building edges and varies in width from 15 metres to 20 metres. The GreenWay is designed to create an intimate tree-lined setting tightly lined with building edges containing shops, cafés, restaurants, student amenities and other 'public' uses. Principal building entrances are located on the

GreenWay. Collectively they create a sense of lively animation 24 hours a day / 7 days a week.

The width of the GreenWay is designed to create a sheltered micro-climate that will make an outdoor walk to campus in the winter a viable and pleasant experience. The ground floors of residence buildings flanking the GreenWay should either include interior corridors positioned to look onto the pathway system (i.e. on the building side as opposed to centre corridors) or frequent "front porch" entrances to individual units.

The GreenWay has a social function as a meeting place supported by sitting areas, benches, pedestrian lighting, shade structures, trees and amenities such as the water feature and skating rink in Block B. For homecoming, orientation, convocation and other events the GreenWay can be transformed into a festival area with outdoor vending, markets, concerts and displays.

In McEown Park the GreenWay is defined by building edges, tree-lined walkways and free-standing shade structures.





The GreenWay is designed as a shared pathway for pedestrians and cyclists



The GreenWay is designed to allow for access to emergency service vehicles





The Village Centre

2.4.1.2 Village Centre (Blocks A, B & C)

The Village Centre is the three-block nucleus of College Quarter extending from College Drive to Osler Street. The Village Centre is located at the southeast corner of College Drive and Cumberland Avenue. This area has enormous redevelopment potential by virtue of its visibility, which makes it an attractive location for university and compatible commercial or residential uses. These uses can take advantage of the site's high public profile and the strong demand for commercial services from the student residence village to the south, the University and the surrounding residential community.

The mix of possible uses appropriate for the Village Centre include - shops, restaurants, cafés and pubs; offices, residential developments as part of mixed-use buildings; university facilities; condominiums or senior's housing; services for both public and university users, including a bookstore, medical, dental clinics and travel agencies; a hotel; and university-related academic uses - that leverage a high level of public interface on a daily basis - such as a University Performing Arts Centre or similar use.

The Village Centre could become a highly engaging 'village' setting that brings the public and the University together. As such, the University has an opportunity to both strengthen its image and redefine the manner in which the campus engages with the surrounding community. Blocks A, B and C represent a unique opportunity for the University to partner with a developer to provide a dynamic range of uses to create this Village Centre, including a potential University Performing Arts Centre.

The University has recently received a report outlining the opportunities and building programme for a Performing Arts Centre in the report titled "The Clarion Project - An Artful Vision" (2009). This study identifies a requirement for approximately 15,000 gsm for this facility, including space for each of the associated department's teaching and research programmes, various shared and presentation spaces, including a theatre, recital hall, and teaching gallery. Options reviewed for Blocks A, B and C illustrate a number of potential locations for such a facility.



Block A

1.09 hectares (2.69 acres)

Provides a potential mix of commercial and university-related uses focused on a shop-lined pedestrian street.

Block A is the most visible location in College Quarter, and therefore highly desirable for a variety of uses, including commercial development. Three options are illustrated for Block A.

Option 1 proposes a mid-rise building along the Cumberland Avenue frontage, potentially accommodating University or commercial

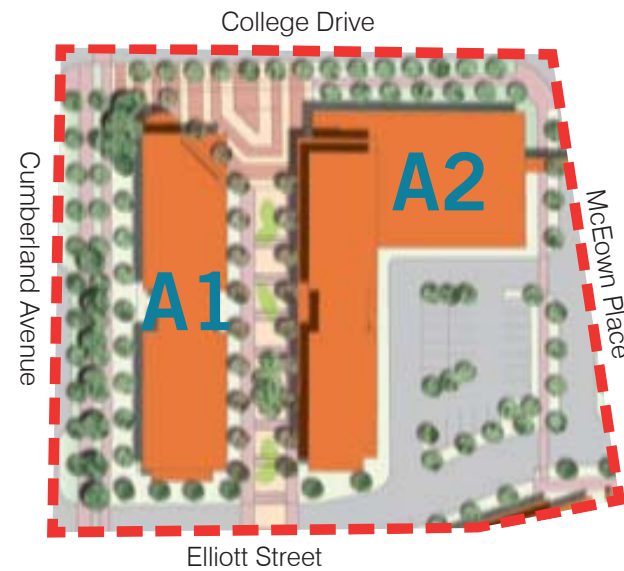
office spaces, or residential uses with retail at-grade. Building A2 could potentially be used as a hotel use, with convenience surface parking to serve the hotel and retail uses. Additional parking will be provided in below-grade structures and the Stadium Parkade, which can be linked to Building A2 via a pedestrian bridge.

Option 2 locates either a hotel or a mixed-use building adjacent to Cumberland Avenue (A1) with an Academic Facility, such as a Performing Arts Centre, facing College Drive (A2).

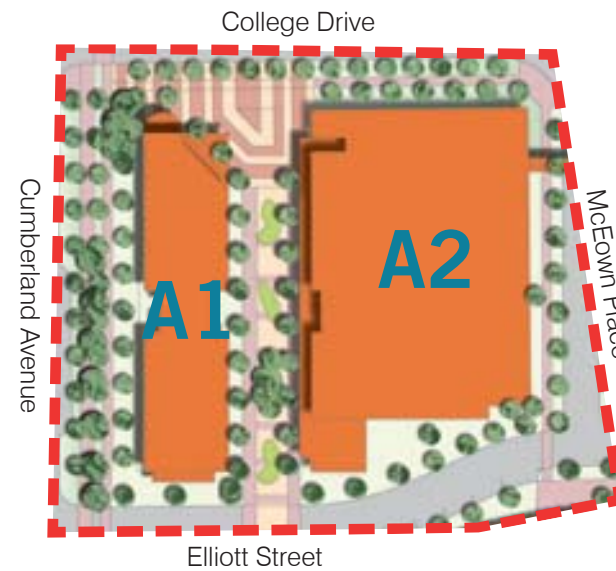
Option 3 illustrates where an Academic Facility could be located at the intersection of College Drive and Cumberland Avenue (A1). Building A2 in this option could be developed as either a hotel

or other commercial uses. In Option 3, the location of the GreenWay is shifted further east, which may decrease its level of use as a north-south connector.

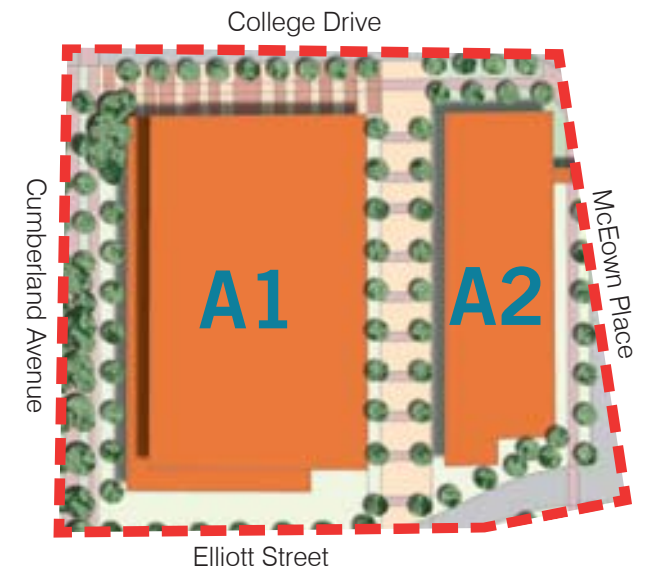
Option 1



Option 2



Option 3



Option 1

Building	Description	Beds	Floors	Built Floor Area (m ²)
A1	Mixed Use / Retail	--	5	6,700
A2	Hotel / Retail	--	6	13,884
Total				20,600

Option 2

Building	Description	Beds	Floors	Built Floor Area (m ²)
A1	Hotel / Retail	--	5	6,700
A2	University Academic / Retail	--	4	14,100
Total				20,800

Option 3

Building	Description	Beds	Floors	Built Floor Area (m ²)
A1	University Academic	--	4	14,256
A2	Retail / Hotel	--	5	7,450
Total				21,700

Parking

Block A requires 383 parking spaces to accommodate new buildings. Parking will be supplied by on-site surface parking (in Option 1 only), the creation of below-grade parking structures, nearby on-street parking (23 spaces), other surface parking, and structured parking (Stadium Parkade).

Block B

1.41 hectares (3.48 acres)

Provides a variety of mixed-uses clustered around the Village Quad and GreenWay.

Block B contains a cluster of mid-rise buildings around a large central open space, called the Village Quad. The plaza incorporates a central water feature, which can be used as a skating rink in the winter. This area would provide an amenity for both those living in the immediate vicinity and visitors to the Village Centre. The GreenWay connects this central open space to the Blocks both north and south of Block B.

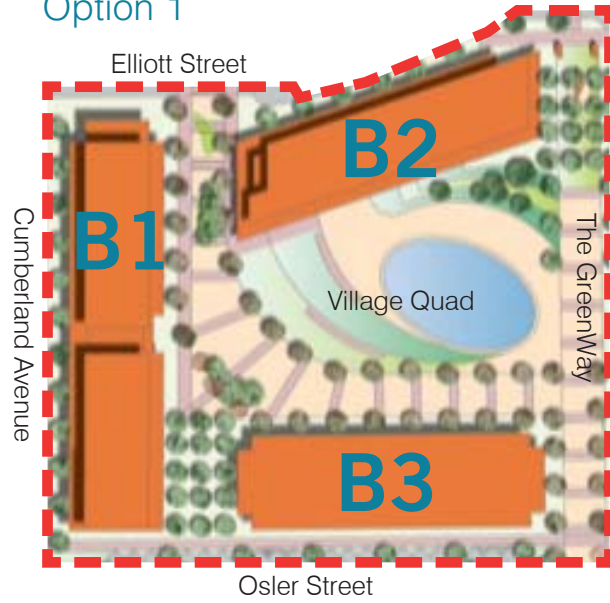
Option 1 illustrates a cluster of mixed-use buildings with retail at-grade framing the Quad. In Options 2 and 3, sites are identified for a potential University Academic building, such as a Performing Arts Centre. Block B Option 3 should be reviewed in association with Block A Option 3, which locates the GreenWay further east.

Option 3 illustrates a scenario in which a hotel could be located adjacent to the central plaza.

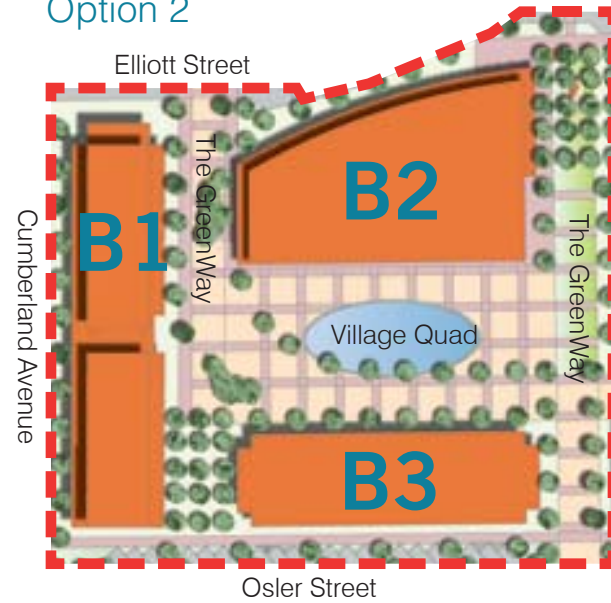


The Village Centre

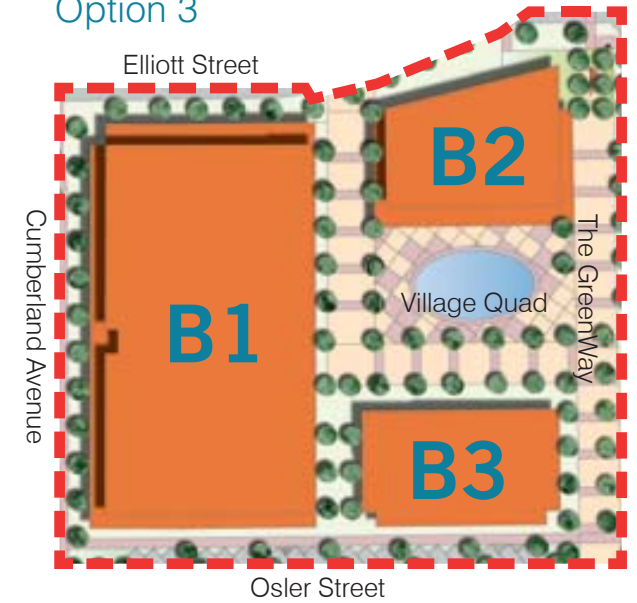
Option 1



Option 2



Option 3



Proposed Block A and B and context.

Option 1

Building	Description	Beds	Floors	Built Floor Area (m ²)
B1	Mixed Use / Retail	--	5	8,525
B2	Mixed Use / Retail	--	5	7,850
B3	Mixed Use / Retail	--	5	6,375

Option 2

Building	Description	Beds	Floors	Built Floor Area (m ²)
B1	Mixed Use / Retail	--	5	8,525
B2	University Academic / Retail	--	4	8,672
B3	Mixed Use / Retail	--	5	6,375
Total				23,600

Option 3

Building	Description	Beds	Floors	Built Floor Area (m ²)
B1	University Academic / Retail	--	4	16,892
B2	Mixed Use / Retail	--	5	4,895
B3	Mixed Use / Retail	--	5	5,230
Total				27,000

Parking

Block B requires 426 parking spaces to accommodate new buildings. Parking will be supplied through the creation of below-grade parking structures, nearby on-street parking (25 spaces), and the Stadium Parkade.

Block C

1.15 hectares (2.84 acres)

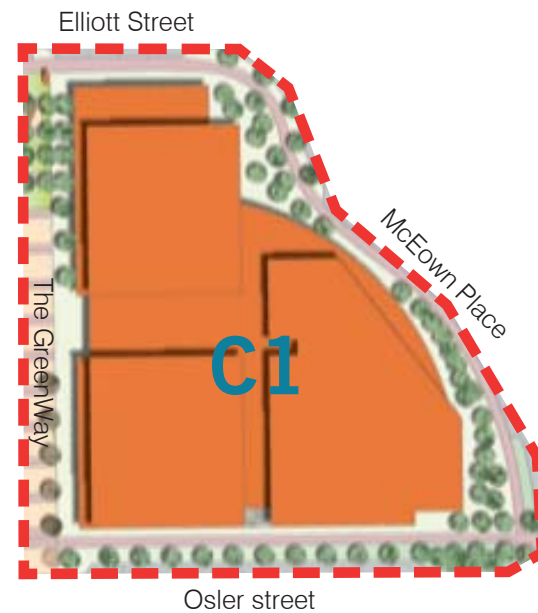
Provides a variety of mixed-uses in a large block adjacent to the Parkade and GreenWay.

There are two options illustrated for Block C.

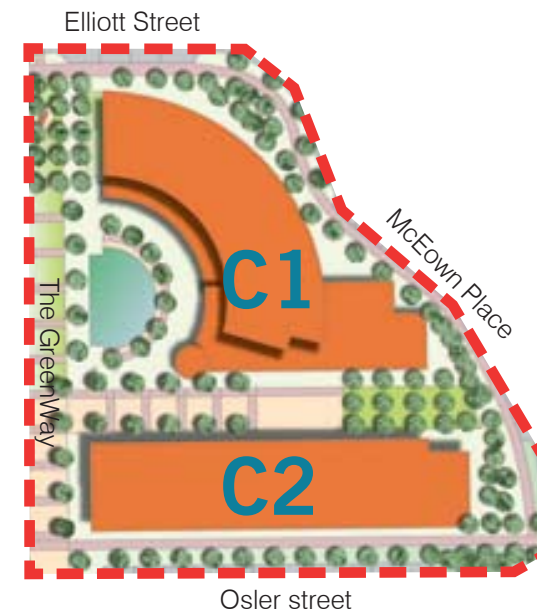
Options 1 consists of a 4-storey University Academic building (potentially a University Performing Arts Centre), offices and support spaces.

Option 2 illustrates two buildings ranging from 6 to 9 storeys, providing either Senior's housing and associated medical clinics or market condominiums.

Option 1



Option 2



Option 1

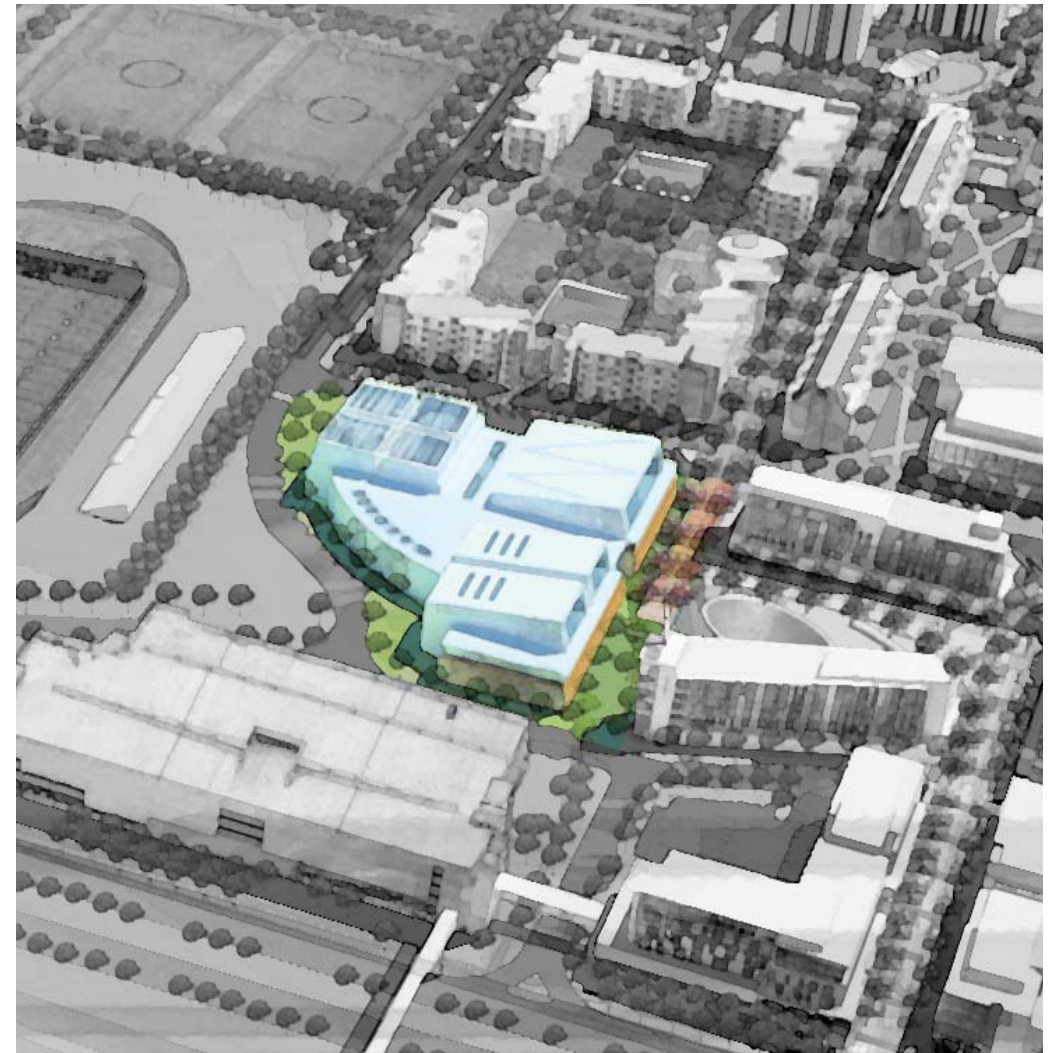
Building	Description	Beds	Floors	Built Floor Area (m ²)
C1	University Academic / Retail	--	5	31,745
Total				31,745

Option 2

Building	Description	Beds	Floors	Built Floor Area (m ²)
C1	Mixed Use / Retail	--	9	21,213
C2	Mixed Use / Retail	--	9	15,219
Total				36,400

Parking

Block C requires 564 parking spaces to accommodate new buildings. Parking will be supplied through the creation of below-grade parking structures, nearby on-street parking (25 spaces), surface parking, and structured parking (Stadium Parkade).



Proposed Block C and context.

2.4.1.3 Williams Village (D & E)

Block D

2.84 hectares (7.01 acres)

Block D consists of several residence clusters sited in proximity to the Williams Building that create a series of intimately scaled courts and quads. Two additions to the Williams Building for Academic Expansion are illustrated in the plan as part of its potential future renewal. This is a place of close interface between the University and community. Through its life-long learning programs, the Williams Building is well situated to provide College Quarter with a healthy balance of learning activities within an otherwise residentially focused area.

Three residence buildings are identified in Block D, two of which flank the GreenWay. The height and massing of these buildings are intended to mirror the undergraduate residence buildings in Block E. The buildings that are adjacent to Cumberland Avenue and frame the Williams Building will provide a dignified address to the neighbourhood.

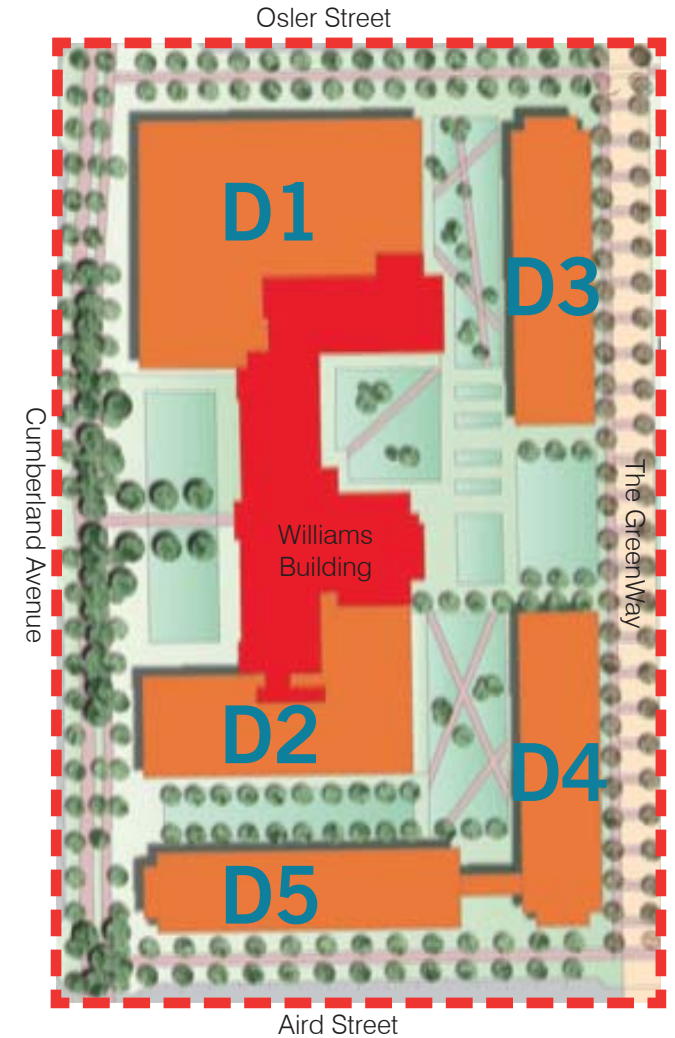
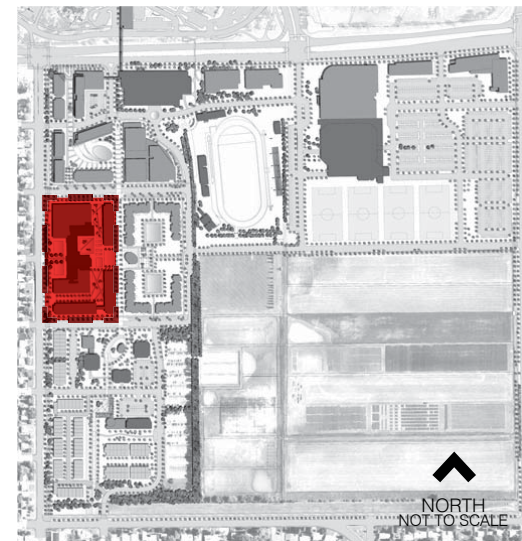
The GreenWay extends north-south along the eastern edge of Block D and acts as the central organizing element between Blocks D and E and the building entrances and common areas should overlook and flank the GreenWay ensuring its activity, safety and role as a social space.

Combines new student residence buildings with an academic expansion to the Williams Building.

Building	Description	Beds	Floors	Built Floor Area (m ²)
D1	University Academic	--	4	11,124
D2	University Academic	--	3	4,905
D3	University Residence	169	5	6,165
D4	University Residence	172	5	6,290
D5	University Residence	173	5	6,330
Total		514		34,900

Parking

Block D requires 526 parking spaces to accommodate new buildings. Parking will be supplied through the creation of below-grade parking structures, nearby on-street parking (26 spaces), structured parking (Stadium Parkade), and parking lot U.





Proposed Block D and context.

Block E

2.58 hectares (6.37 acres)

Will house the new Undergraduate residences, with mid-rise buildings and large courtyards.

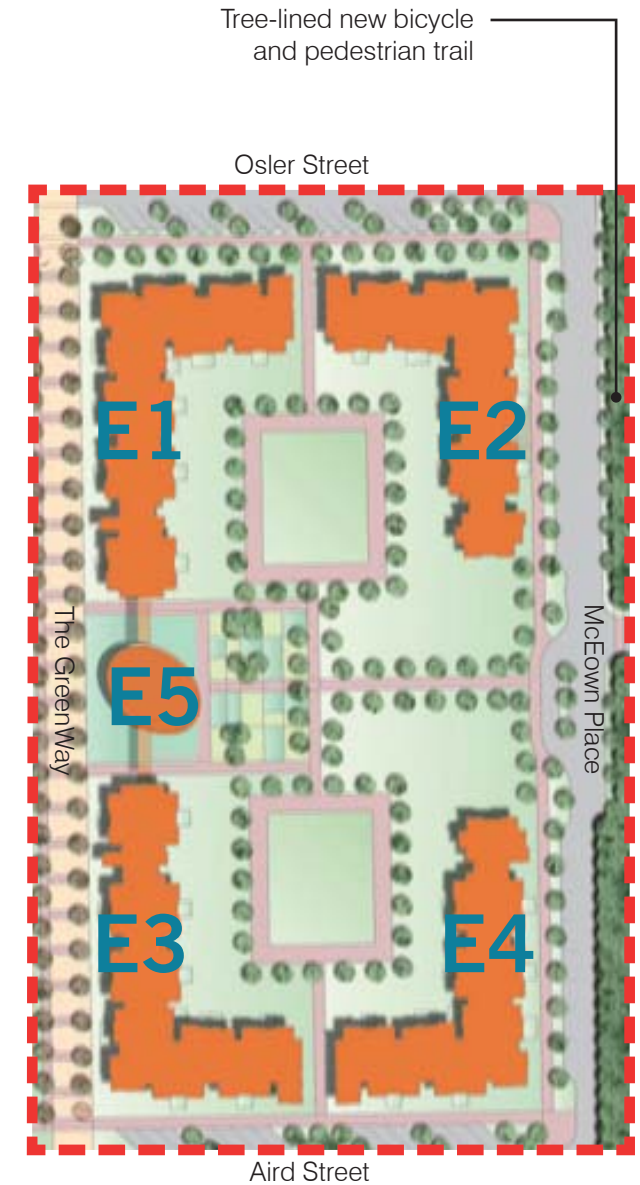
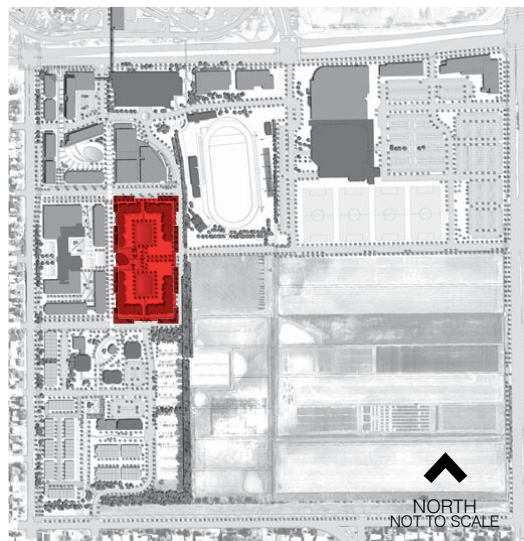
Block E is the site of a new 800-bed undergraduate residence project that is currently being developed. Block E consists of four 5-storey buildings, organized to frame the GreenWay and new streets to the east, south and north. Within the centre of this site is a large, open, green space intended for use by the undergraduate students who reside in these buildings, as well as other university users. A revitalized tree-lined pedestrian and bike pathway spans the length of the block (north to south) east of McEown Place.

Along the GreenWay and between buildings E1 and E3 is the site of a future Student Amenities building.

Building	Description	Beds	Floors	Built Floor Area (m ²)
E1	University Residence	200	5	6,980
E2	University Residence	200	5	6,355
E3	University Residence	200	5	6,980
E4	University Residence	200	5	6,355
E5	Student Amenities	--	1	1,115
Total		800		27,785

Parking

Block E requires 267 parking spaces to accommodate new buildings. Parking will be supplied through on-street parking (45 spaces), structured parking (Stadium Parkade), and parking lot U, which is nearby to the south in McEown Park.





Proposed Block E and context.

2.4.1.4 McEown Park (F, G, H & I)

Block F

1.93 hectares (4.76 acres)

The three residence towers will remain in Block F, and the surrounding underutilized open space and parking will be rationalized to create useful, attractive amenity space.

A new block of townhome residences frame Cumberland Avenue, suitable for married students and families. This form also creates an appropriate transition to the residential neighbourhood to the west.

The open space north of Wollaston Hall is identified as a potential location for the replacement of the beach volleyball courts currently located in block J.

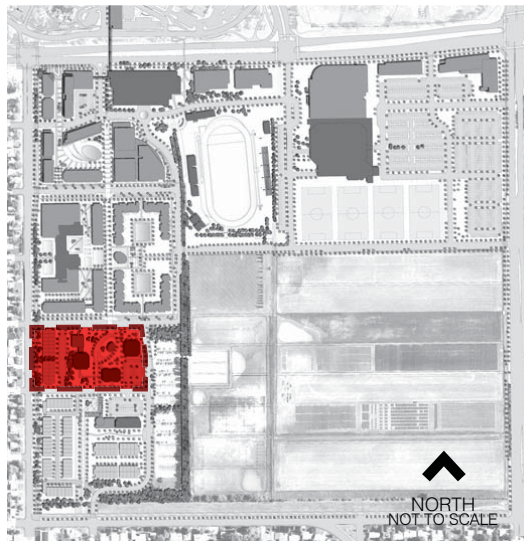
Provides new town home student residences and a student amenities addition to McEown Park.



Building	Description	Units	Floors	Built Floor Area (m ²)
F1	University Townhomes	39	3	4,956
F2	McEown Park Student Commons	--	1	393
Total		39		5,300

Parking

Block F requires 39 parking spaces to accommodate the townhomes (1 per unit) which will be supplied through below-grade garages directly under the townhomes. Additional parking will be supplied though nearby on-street parking.





Proposed buildings and open spaces within Block F.

Block G

3.52 hectares (8.69 acres)

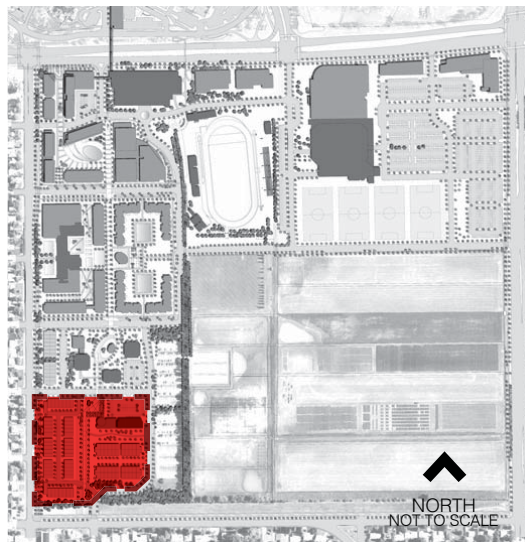
Incorporates new townhome student residences and a Daycare addition to Souris Hall.

Rear-lane townhomes (G1) are proposed to be built along Cumberland Avenue sited to preserve many of the existing street trees. These 3-1/2 storey 'house-form' residences assist in normalizing and integrating McEown Park into the fabric and scale of the surrounding neighbourhood. A grouping of "Mews" townhomes (G2) are located south of Souris Hall.

The McEown Park Daycare Centre (G3) is proposed as an addition to Souris Hall, adjacent to an outdoor play area.



Proposed buildings and open spaces within Block G.



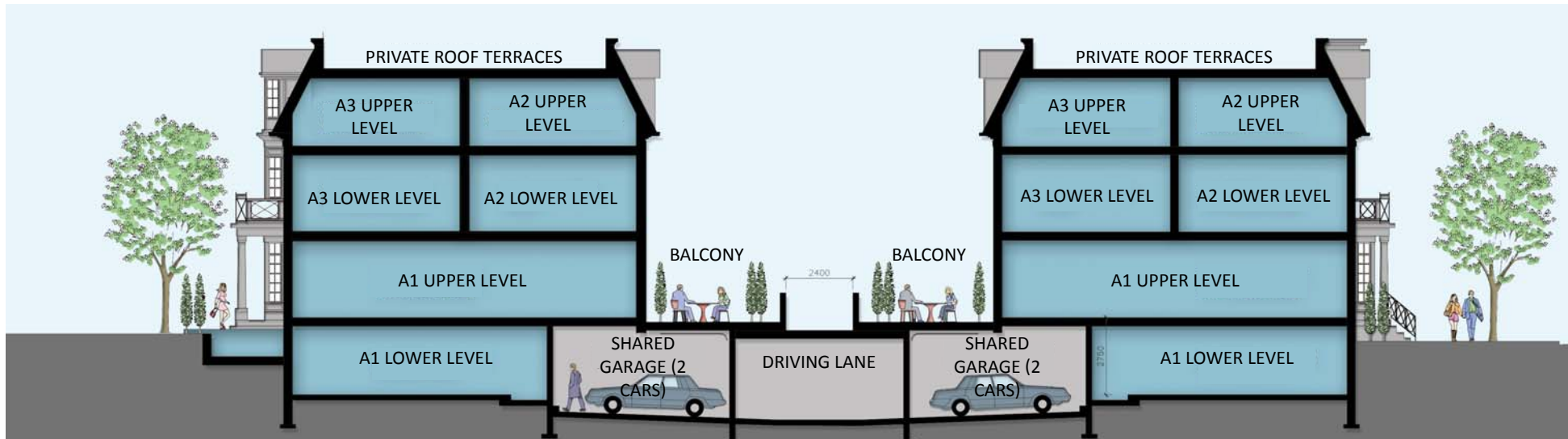
Building	Description	Units	Floors	Built Floor Area (m ²)
G1	Rear Lane Townhomes	62	3	13,062
G2	Mews Townhomes	44	3	8,520
G3	McEown Park Daycare	--	1	568
Total		106		22,100

Parking

Block G requires 106 parking spaces to accommodate new townhomes (1 per unit), which will be supplied through garages developed as part of the townhomes. Additional parking will be supplied through nearby on-street parking.



Section through G1 Rear-Lane University Residence Townhomes.



Section through G2 Mews University Residence Townhomes.

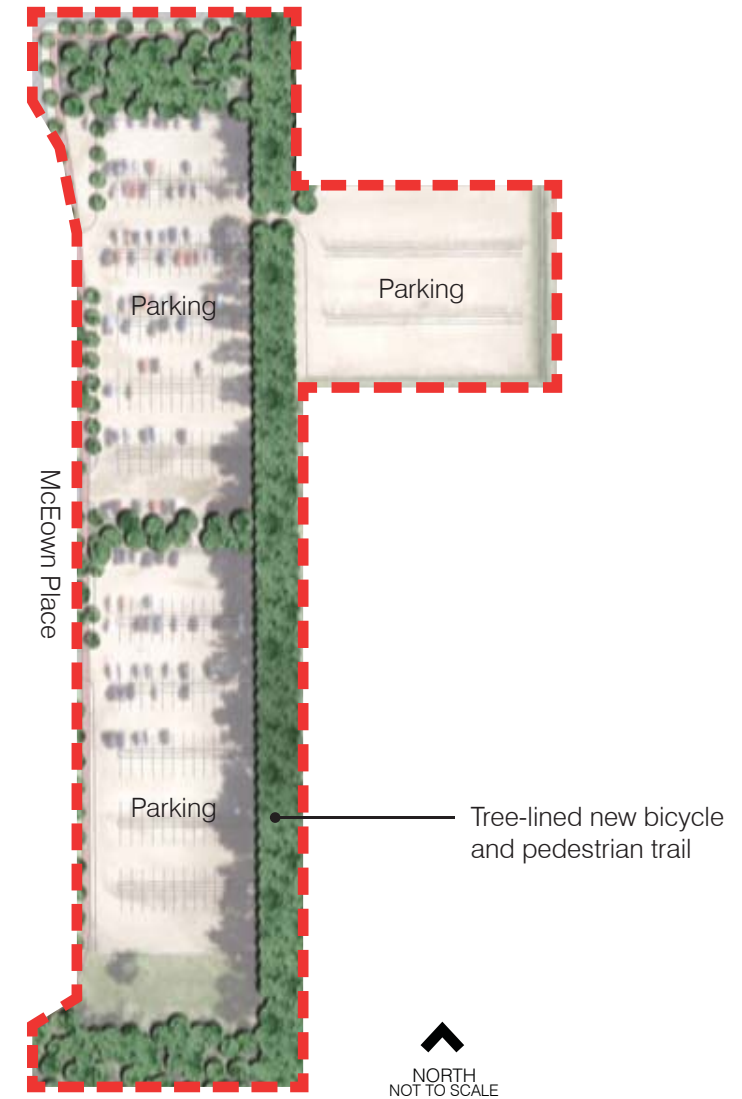
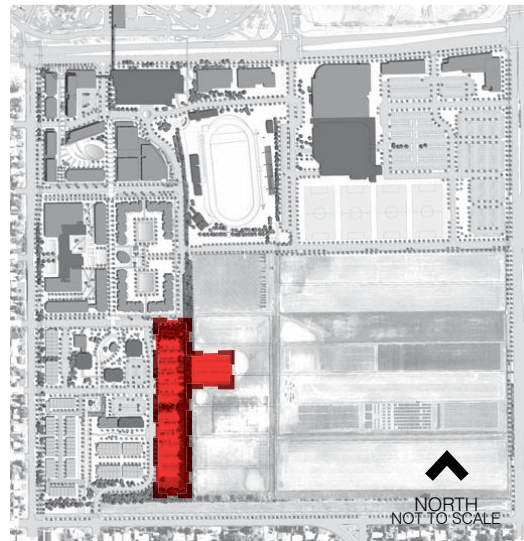
Block H

2.12 hectares (5.24 acres)

Provides surface parking stalls for the residents of College Quarter.

Approximately 415 parking stalls are provided in Block H for the residents of existing and new buildings at College Quarter. The 'greening' of this parking lot through the incorporation of tree-planting and naturalized drainage swales will give it a more park-like character.

A revitalized tree-lined pedestrian and bike pathway spans the length of the block (north to south). The pathway will include improved surface conditions, culling and the replacement of some existing trees.



Block I

1.27 hectares (3.14 acres)

The Stadium Parkade will become an increasingly valuable parking resource for College Quarter.

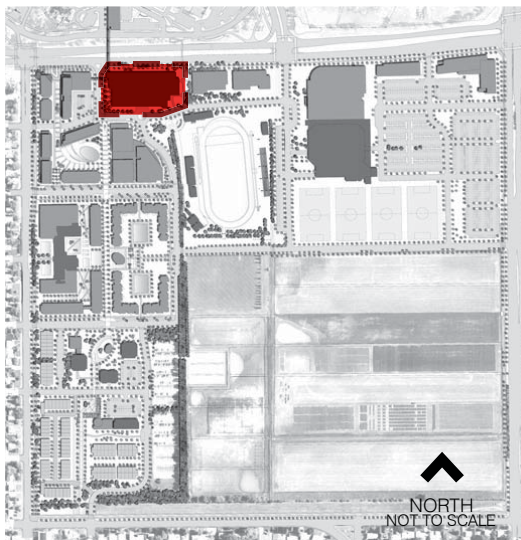
The Stadium Parkade provides 860 parking spaces and, with the provision of additional structural supports, could accommodate an additional level of parking if demand permits. Significant surplus capacity exists in the Stadium Parkade. As new development is constructed in the College Quarter area it is expected that the Parkade will provide a significant source of high-quality, convenient parking for these developments. As a result, utilization and revenues will increase.

It is proposed that the Parkade will provide pedestrian connectivity to the main campus via a “plus 15” bridge connection. This will be contingent on the creation of a new

building on the main campus where the bridge would connect the two buildings. Another above-grade level is proposed between the Parkade and a new building to the west in the Village Centre area (Block A).

Additionally, an at-grade pedestrian crossing is proposed in this location. Options for safe pedestrian crossing at this location will be studied further by both the University and City.

Building	Description	Beds	Floors	Built Floor Area (m ²)
I1	Stadium Parkade	--	1	6,200
Total				6,200



The above-grade crossings should be of the highest quality design, particularly given its visibility from College Drive.

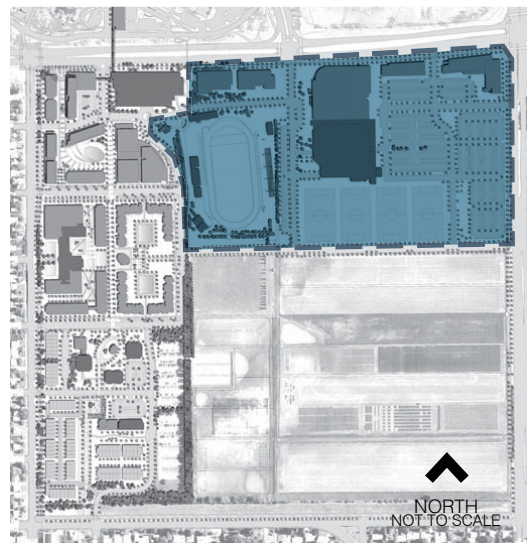


2.4.2 North-East College Quarter Master Plan

Precinct Floor Area Ratio = 0.12

NORTH-EAST COLLEGE QUARTER MASTER PLAN

- EXISTING BUILDINGS
- ACADEMIC/MIXED-USE
- TOWNHOUSES

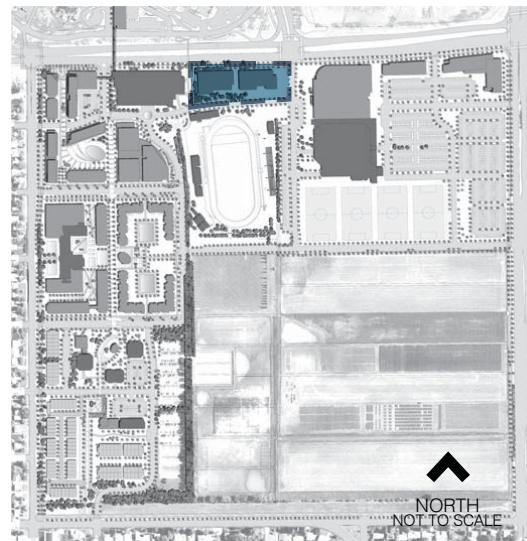


Block J

1.08 hectares (2.66 acres)

Will provide additional university office and academic space.

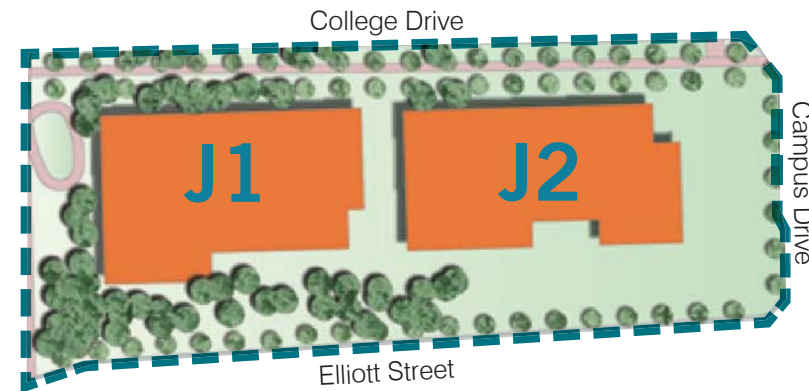
This site is presently the location of the beach volleyball court and the seed barn. Given its proximity to the main campus and adjacency to the existing pedestrian bridge, eventually this site should be used for the expansion of university uses including administration, teaching and research functions. At the time of redevelopment, the existing student recreation uses are proposed to be relocated to a site closer to new residences in Blocks D,E,F, and G.



Building	Description	Beds	Floors	Built Floor Area (m ²)
J1	University Academic	--	4	7,824
J2	University Academic	--	4	7,200
Total				15,000

Parking

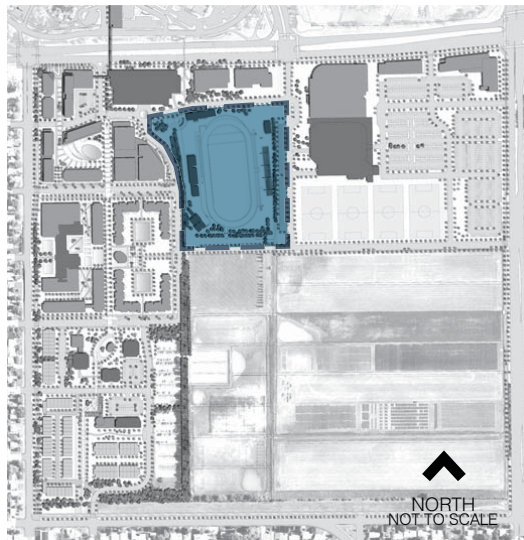
Block J requires 182 parking spaces to accommodate new buildings. Parking will be supplied through nearby on-street parking, below-grade parking, and the Stadium Parkade.



Block K

4.91 hectares (12.13 acres)

The plan does not propose any alterations to the Griffiths Stadium area with the exception of a tree-lined bicycle and pedestrian path on the west side and additional convenience parking on the east side. The new north-south road along the west side of the Stadium is configured to allow for the extension of the plaza space at the northwest corner providing additional gathering space for event attendees.

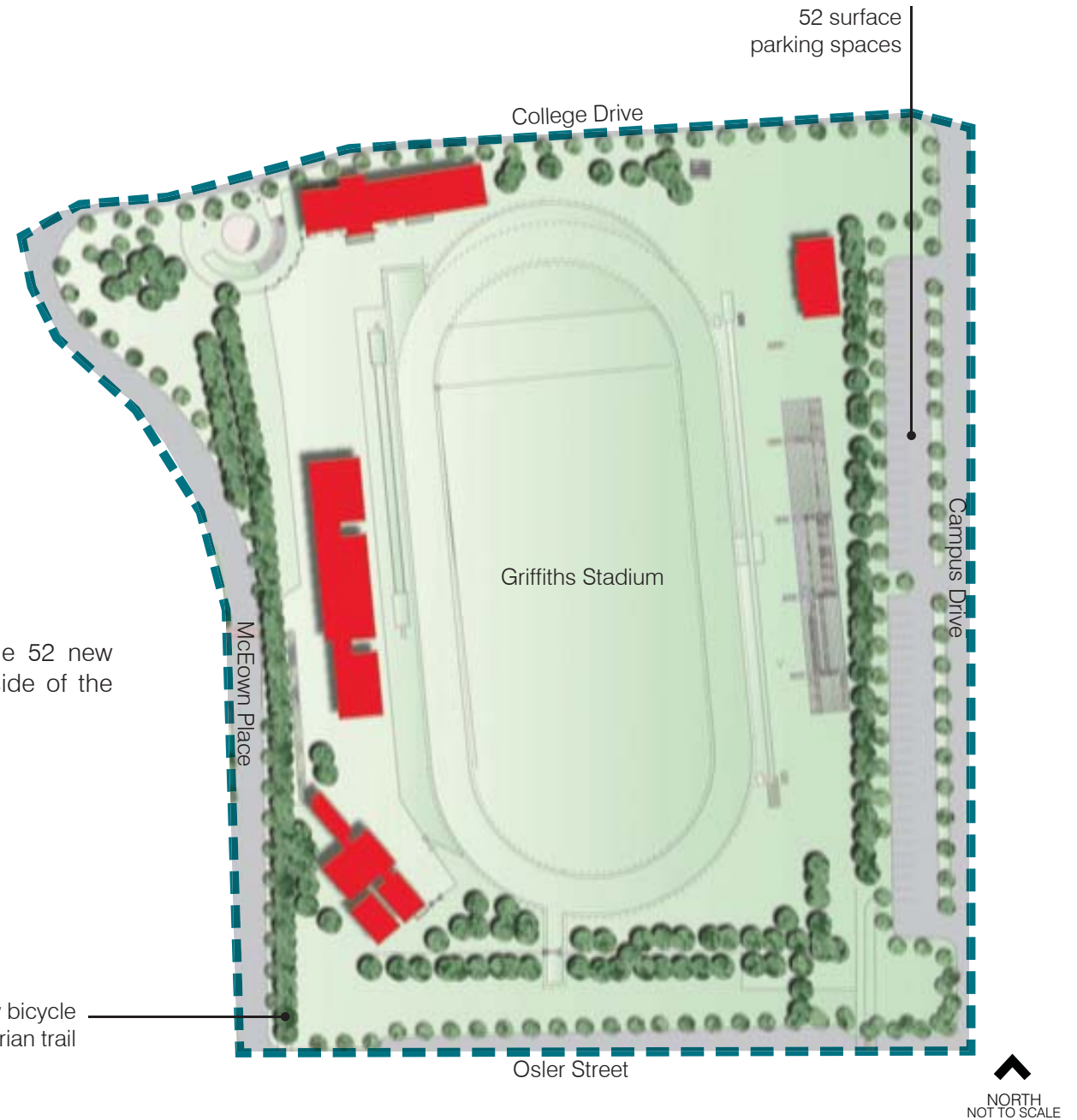


Griffiths Stadium

Parking

The Griffiths Stadium area will provide 52 new surface parking spaces on the east side of the Stadium.

Tree-lined new bicycle and pedestrian trail



Block L

6.85 hectares (16.92 acres)

Will become a centre of excellence for athletics and recreation with a new Twin-Pad Ice Arena and consolidated Playing Fields.

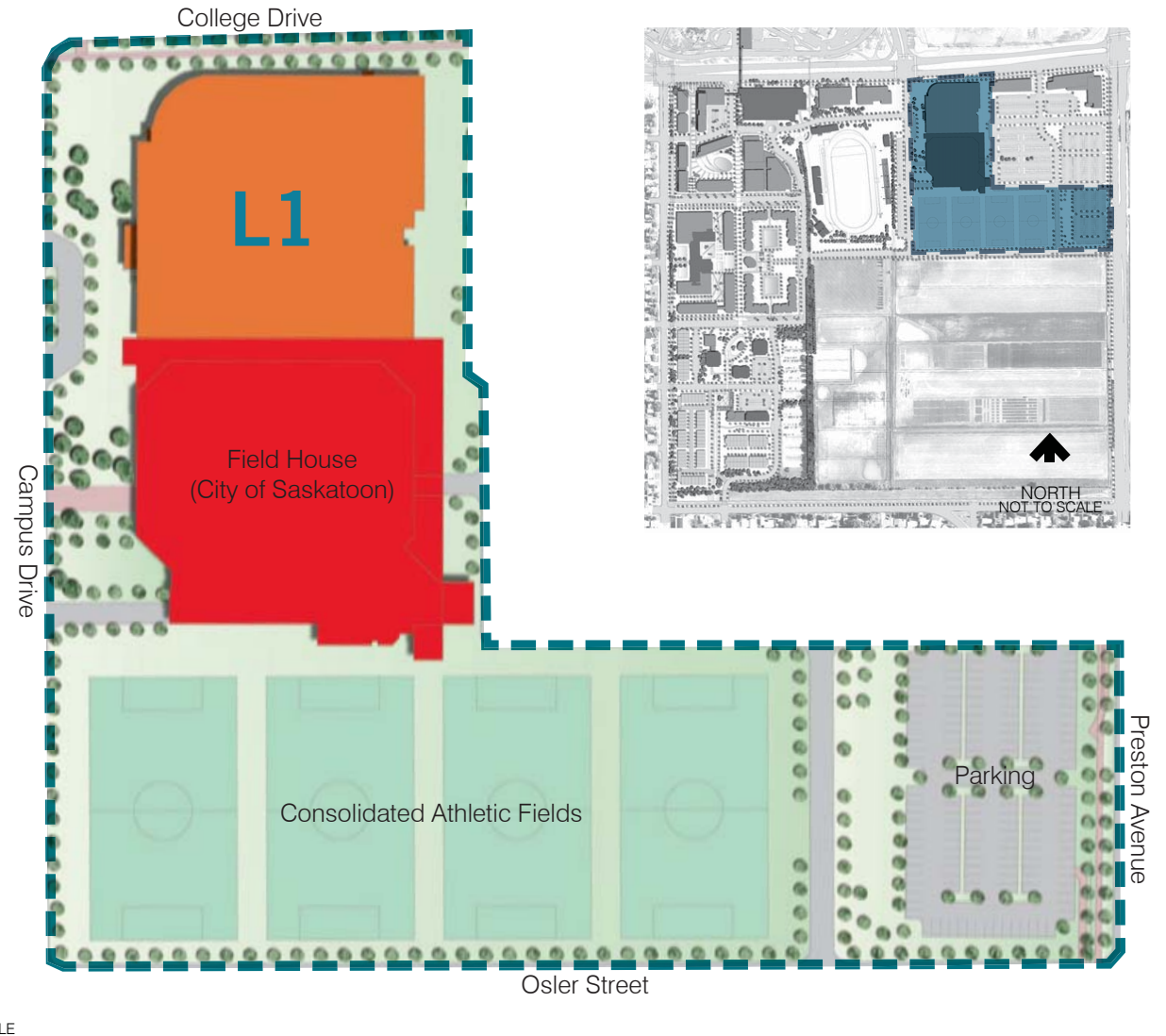
Block L is presently underutilized. Large areas of lawn should be infilled with new athletic facilities including the University Twin-Pad Arena and a consolidated Playing Field facility. These new uses are proposed to be joined to the existing City-owned Field House to provide a truly integrated centre for university and community recreation. The Twin-Pad Ice Arena is proposed to be built to the north of the Field House with a glazed

walkway atrium linking the two facilities. Change rooms and support facilities for the consolidated Playing Fields can be provided in this expanded facility. A portion of the playing fields should be built with artificial turf which can be covered with an air-supported structure during the winter months as a means of extending field use on a year-round basis.

Building	Description	Beds	Floors	Built Floor Area (m ²)
L1	Twin-Pad Ice Arena	--	1	8,344
Total				8,344

Parking

Block L provides 162 surface parking spaces and is adjacent to Block M, which provides 642 surface parking spaces. Additionally, new buildings will be served by nearby on-street parking and structures.



Block M

4.65 hectares (11.49 acres)

Provides Commercial Office and Retail Development at the College Drive/Preston Avenue intersection.

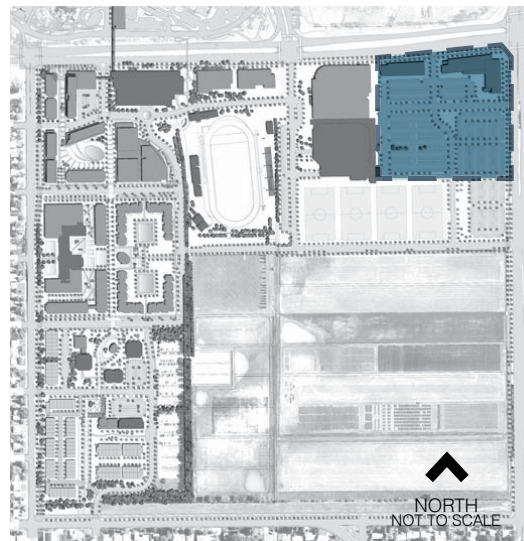
Block M presents an opportunity to integrate uses, such as commercial offices with retail at grade, close to the athletic and recreational uses in the North-East College Quarter Precinct, while taking advantage of this highly visible location.

Alternatively, these new buildings could incorporate a mix of uses, including academic uses.

Building	Description	Beds	Floors	Built Floor Area (m ²)
M1	Commercial Office / Retail	--	4	6,480
M2	Commercial Office / Retail	--	4	13,816
Total				20,300

Parking

Block M requires 451 parking spaces to accommodate new buildings. There are 642 surface parking spaces in this block to serve Buildings M1 and M2, as well as the athletic and recreational activities in Block L. Additional parking should be provided through below-grade parking structures.

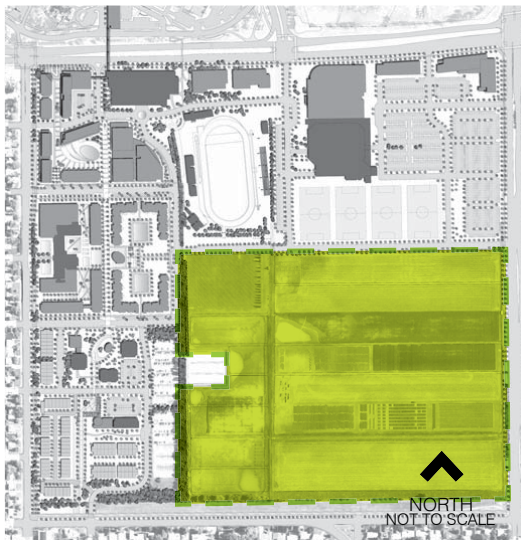


2.4.3 South-East College Quarter Master Plan

The South-East College Quarter Precinct is presently used by the College of Agriculture and Bioresources for research uses and is designated as Endowment Lands in the University's Land-Use Plan. The boundaries of the west side of the field plots are irregular as a result of the lot U parking area and two playing fields which are in the northwest corner of this area. If the consolidated Playing Field facility is developed in Block N and the

agricultural research uses remain functional during this time a sliver of land may be required at the northern edge of the fields.

The College Quarter Master Plan does not propose an amendment to the current agricultural research uses. The potential future uses of these lands will be reviewed as part of the University's on-going review of the Endowment Lands.



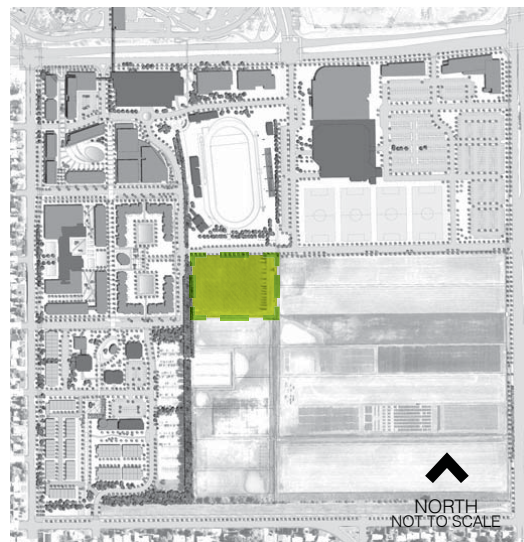
Block N

6.04 hectares (14.92 acres)

Block N is identified in the plan as an open space amenity for the College Quarter lands.

Block N will be designed as an active open space. The area may also function as a dry pond for stormwater management. The remaining South-East Precinct lands, currently used for agricultural research, are identified as Endowment Lands in the University's Land-Use Plan and will be subject to further study. The lands immediately south of Block N should be reviewed as a potential extension of this central park area as scenarios are studied.

Provides a green open space for the College Quarter lands.



14th Street East

2.4.4 Development Areas Charts

Option 1

	Block	Building	# of Floors	Building Area (sm)											Block Total Building Area (sm)	Block Total Open Space (sm)	Total Block Floor Area Ratio
				Building Footprint (sm)	Total Building Area (sm)	Sports Facility (sm)	Senior's Facility (sm)	Student Residences (sm)	Residences Beds	Student Amenities (sm)	Academic Uses (sm)	Retail (sm)	Market Residences (sm)	Market Offices (sm)			
NEW	A	A1	5	1,340	6,700							938		5,762	20,584	1,712	1.89
		A2	6	2,314	13,884							1,620		12,264			
	B	B1	5	1,705	8,525							1,194	7,332		22,750	4,771	1.62
		B2	5	1,570	7,850						6,751	1,099					
		B3	5	1,275	6,375							893		5,483			
	C	C1	5	6,349	31,745						31,745				31,745	490	2.70
	D	D1	4	2,781	11,124						11,124				34,814	7,220	1.23
		D2	3	1,635	4,905						4,905						
		D3	5	1,233	6,165			6,165	169								
		D4	5	1,258	6,290			6,290	172								
		D5	5	1,266	6,330			6,330	173								
	E	E1	5	1,396	6,980			6,980	200						27,785	11,538	1.08
		E2	5	1,271	6,355			6,355	200								
		E3	5	1,396	6,980			6,980	200								
		E4	5	1,271	6,355			6,355	200								
		E5	2	558	1,115												
	F	F1	3	1,652	4,956			4,956	156						5,349	5,495	0.27
		F2	1	393	393					393							
	G	G1	3	4,354	13,062			13,062	276						22,150	7,432	0.63
		G2	3	2,840	8,520			8,520	264								
G3		1	568	568					568								
H	PARKING																
I	PARKADE													24,800		1.96	
J	J1	4	1,956	7,824						7,824				15,024		1.39	
	J2	4	1,800	7,200					7,200								
K	GRIFFITHS STADIUM														18,144		
L	L1	1	8,344	8,344	8,344									8,344	20,554	0.12	
M	M1	4	1,620	6,480						6,480				6,480	17,767	0.13	
	M2	4	3,454	13,816					13,816								
N															8,860	N/A	
	Subtotal Area				208,841	8,344		71,993	2,011	961	89,845	5,743	7,332	11,245	12,264	219,825	103,983
EXISTING	D	D6	4		10,817					10,817					10,817		
	F	F3	12		8,688			8,688	130						8,688		
		F4	14		8,498			8,498	236								
		F5	12		8,688			8,688	125								
	G	G4	10		6,640			6,640	134					6,640			
	I	I1	1														
	K		1		2,000	2,000								2,000			
	L	L2	1		9,428	9,428								9,428			
	Subtotal Area				54,759	11,428		32,514	625		10,817	0	0	0	0	37,573	
New & Existing Total Building Area					263,600	19,772		104,507	2,636	961	100,662	5,743	7,332	11,245	12,264	257,398	

Option 2

	Block	Building	# of Floors	Building Area (sm)										Block Total Building Area (sm)	Block Total Open Space (sm)	Total Block Floor Area Ratio		
				Building Footprint (sm)	Total Building Area (sm)	Sports Facility (sm)	Senior's Facility (sm)	Student Residences (sm)	Residences Beds	Student Amenities (sm)	Academic Uses (sm)	Retail (sm)	Market Residences (sm)				Market Offices (sm)	Hotel (200 rms) (sm)
NEW	A	A1	5	1,340	6,700							938			5,762	20,800	1,723	1.91
		A2	4	3,525	14,100						11,633	2,468						
	B	B1	5	1,705	8,525								1,194	7,332		23,572	3,703	1.67
		B2	4	2,168	8,672						7,154	1,518						
		B3	5	1,275	6,375							893		5,483				
	C	C1	9	2,357	21,213		19,563						1,650			36,432	2,711	3.17
		C2	9	1,691	15,219								1,184	14,035				
	D	D1	4	2,781	11,124							11,124				34,814	7,220	1.23
		D2	3	1,635	4,905							4,905						
		D3	5	1,233	6,165			6,165	169									
		D4	5	1,258	6,290			6,290	172									
		D5	5	1,266	6,330			6,330	173									
	E	E1	5	1,396	6,980			6,980	200							27,785	11,538	1.08
		E2	5	1,271	6,355			6,355	200									
		E3	5	1,396	6,980			6,980	200									
		E4	5	1,271	6,355			6,355	200									
		E5	2	558	1,115													
	F	F1	3	1,652	4,956			4,956	156							5,349	5,495	0.27
		F2	1	393	393					393								
	G	G1	3	4,354	13,062			13,062	276							22,150	7,432	0.63
G2		3	2,840	8,520			8,520	264										
G3		1	568	568					568									
H	PARKING																	
I	PARKADE														24,800		1.96	
J	J1	4	1,956	7,824							7,824				15,024		1.39	
	J2	4	1,800	7,200							7,200							
K	GRIFFITHS STADIUM															18,144		
L	L1	1	8,344	8,344	8,344										8,344	20,554	0.12	
M	M1	4	1,620	6,480							6,480				6,480	17,767	0.13	
	M2	4	3,454	13,816							13,816							
N																8,860	N/A	
	Subtotal Area				214,566	8,344		71,993	2,011	961	70,136	9,843	7,332	19,518	5,762	225,550	105,147	
EXISTING	D	D6	4		10,817						10,817				10,817			
	F	F3	12		8,688			8,688	130							8,688		
		F4	14		8,498			8,498	236									
		F5	12		8,688			8,688	125									
	G	G4	10		6,640			6,640	134						6,640			
	I	I1	1															
	K		1		2,000	2,000										2,000		
	L	L2	1		9,428	9,428										9,428		
	Subtotal Area				54,759	11,428		32,514	625		10,817	0	0	0	0	37,573		
New & Existing Total Building Area					269,325	19,772		104,507	2,636	961	80,953	9,843	7,332	19,518	5,762	263,123		

Option 3

	Block	Building	# of Floors	Building Area (sm)											Block Total Building Area (sm)	Block Total Open Space (sm)	Block Total Floor Area Ratio	
				Building Footprint (sm)	Total Building Area (sm)	Sports Facility (sm)	Senior's Facility (sm)	Student Residences (sm)	Residences Beds	Student Amenities (sm)	Academic Uses (sm)	Retail (sm)	Market Residences (sm)	Market Offices (sm)				Hotel (200 rms) (sm)
NEW	A	A1	4	3,564	14,256						11,761	2,495				21,716	1,589	1.99
		A2	5	1,492	7,460							1,044			6,416			
	B	B1	4	4,223	16,892							13,936	2,956			27,017	3,086	1.92
		B2	5	979	4,895							685		4,210				
		B3	5	1,046	5,230							732		4,498				
	C	C1	4	6,349	25,396							25,396				25,396	490	2.70
	D	D1	4	2,781	11,124							11,124				34,814	7,220	1.23
		D2	3	1,635	4,905							4,905						
		D3	5	1,233	6,165			6,165	169									
		D4	5	1,258	6,290			6,290	172									
		D5	5	1,266	6,330			6,330	173									
	E	E1	5	1,396	6,980			6,980	200							27,785	11,538	1.08
		E2	5	1,271	6,355			6,355	200									
		E3	5	1,396	6,980			6,980	200									
		E4	5	1,271	6,355			6,355	200									
		E5	2	558	1,115													
	F	F1	3	1,652	4,956			4,956	156							5,349	5,495	0.27
		F2	1	393	393						393							
	G	G1	3	4,354	13,062			13,062	276							22,150	7,432	0.63
		G2	3	2,840	8,520			8,520	264									
G3		1	568	568						568								
H	PARKING																	
I	PARKADE														24,800		1.96	
J	J1	4	1,956	7,824							7,824				15,024		1.39	
	J2	4	1,800	7,200							7,200							
K	GRIFFITHS STADIUM															18,144		
L	L1	1	8,344	8,344	8,344										8,344	20,554	0.12	
M	M1	4	1,620	6,480							6,480				6,480	17,767	0.13	
	M2	4	3,454	13,816							13,816							
N																8,860	N/A	
Subtotal Area					207,891	8,344		71,993	2,011	961	102,442	7,913	0	8,708	6,416	218,875	102,175	
EXISTING	D	D6	4		10,817						10,817				10,817			
	F	F3	12		8,688			8,688	130							8,688		
		F4	14		8,498			8,498	236									
		F5	12		8,688			8,688	125									
	G	G4	10		6,640			6,640	134						6,640			
	I	I1	1															
	K		1		2,000	2,000									2,000			
	L	L2	1		9,428	9,428									9,428			
Subtotal Area					54,759	11,428		32,514	625		10,817	0	0	0	37,573			
New & Existing Total Building Area					262,650	19,772		104,507	2,636	961	113,259	7,913	0	8,708	6,416	256,448		



Northwest corner of the College Quarter Master Plan.

3 Performance Standards

3.1 Performance Standards

The following design guidelines have been prepared to assist those involved in the design of future campus buildings to contribute to the creation of a cohesive, high-quality campus image.

The following twenty-three Performance Standards should be used as a general guiding framework for the College Quarter area.

- | | | | | | |
|-----------|---|------------|---|------------|--|
| #1 | Architectural Character | #9 | Pedestrian-Oriented Development | #17 | Public Transit / University Shuttle |
| #2 | Building Massing | #10 | Pedestrian Street (The College GreenWay) | #18 | Public Art |
| #3 | Building Materials | #11 | Pedestrian Crossings | #19 | Campus Sustainability Initiatives |
| #4 | Building Base Design | #12 | Pathways | #20 | Internal Road Network |
| #5 | Village Centre Retail | #13 | Bicycle Access & Storage | #21 | Surface Parking |
| #6 | Building Entrances | #14 | Open Spaces | #22 | Structured Parking |
| #7 | Building Façade | #15 | Landscaping | #23 | Universal Design |
| #8 | Pedestrian Shelter on the GreenWay | #16 | Tree Preservation | | |

Performance Standard #1

Architectural Character

The built-form and architectural integrity of a campus can greatly enhance the identity of an institution, attract faculty and students, and provide an environment conducive to academic advancement and lifelong learning.

Building details are the crafted pieces that compose the larger elements. The quality of these details, and how they fit together, contribute to the building's visual interest and its ability to convey a human scale. Building details should be well resolved and should reflect the greater building vision.



- New buildings should reinforce and enhance the architectural integrity of the campus, without resorting to historic replication. Instead, they should establish a timeless architectural context and aspire to design excellence and innovation. The objective should be to achieve a level of campus continuity, through the consistent use of building elements and materials within a common palette. All new buildings should adhere to the College Quarter's Master Plan concepts, such as the strong interface between buildings and outdoor spaces, with views, pedestrian shelter, transparency, and active uses on the ground floor, etc.
- Architectural elements are components of a structure that add to or change its main volume, such as windows, doors, and massing. These elements reinforce the building's architectural style, but also enhance the quality of life for the building's occupants. Architectural elements should provide a formal building function and should never be simply applied façade treatments.
- The architecture of campus buildings should fit with the future 'campus village' vision and integrate pathway-oriented building design that frames open spaces.

- Buildings should be designed with versatility in mind. Many older structures that have been built to higher standards are now valued for their ability to accommodate conversions in program and uses. They also have expansion capabilities.
- Building depths should be narrow where possible, to ensure access to natural light, particularly for residential uses.
- Where possible, buildings with longer floor plates should be arranged around courtyards to provide shelter from wind and create intimate spaces.
- Architectural detailing should be used to highlight window and door frames, cornices and corners.
- Atriums should be introduced in larger floor plates for the provision of natural light, visual orientation and seasonal relief.
- Corridors shall have access to natural day-lighting.



Primary circulation areas, especially on the ground floor, should be located to overlook open spaces and pedestrian walkways - such as the 'GreenWay'.

Performance Standard #2

Building Massing

The scale and massing of buildings impact one's sense of place within the campus.

The height, mass, roof line, proportion and composition of a building affects the overall built form, and when consistent, a high degree of unity between buildings on the main campus and College Quarter can emerge, even among buildings of differing architectural style.

Both the footprint and the massing of a building should reflect the role it will play in the larger composition of buildings in the College Quarter.



- Where possible, building massing should articulate transitions from a pedestrian scale and give expression to the building at higher floors through the use of step-backs.
- Building heights above three storeys should step back a minimum of 1.2 metres to mitigate the impact of height and shadow.
- Mechanical penthouses and service areas should be incorporated as part of the building design, composition and massing.
- Shadow studies should be undertaken for all new building projects to ensure that adequate sunlight is available to pedestrians.
- Larger or excessively long buildings should introduce articulations in massing to provide variation that is scaled to the surrounding buildings.
- Large and tall buildings should be highly articulated and designed to reduce their perceived mass, imparting a human scale to the campus. All buildings should have an articulated base, to address the street and create a pedestrian scale at ground level.
- Feature building elements should be located at key focus areas, such as entrances, to establish landmarks.

- Occasionally, taller landmark and tower elements are encouraged to extend above the height of buildings, thereby articulating highly visible strategic sites, entrances or key public areas of the building. The location of these higher elements can correspond to axial views, primary frontages, main entrances or a combination of these. This pattern of landmark elements will enhance the sense of place, orientation and connectivity of College Quarter.
- The design of taller buildings should respect adjacent properties and public spaces. This can be achieved through a design sensitivity that does not overshadow, overlook or create wind tunnel effects on adjacent properties, open spaces and streets. Overall building height should be appropriate to the type and form of adjacent development.

- New developments should be designed to provide a height transition to surrounding lower scale developments and public open or green space to minimize impacts of taller buildings, including shadowing and wind acceleration. These transitions or step-backs should generally be at the height of adjacent buildings or one additional floor.

RESIDENCE BUILDINGS IN THE VICINITY OF THE WILLIAMS BUILDING

- Any building façade longer than 20 metres in length shall incorporate building setbacks in both the horizontal and vertical plane of the façade to provide visual interest and reduce the perception of building mass.
- These setbacks can be achieved through projecting bays, colonnades, building roof overhangs, recessed façades, setback of floors etc.

Performance Standard #3

Building Materials

The choice of building material is integral to the appearance of new buildings.

Building materials should be selected to convey an image of quality, durability and permanence. Suitable primary materials include brick (preferably red), and natural stone. Visual interest should be created by the articulation of planes and volumes.

Building materials should convey a sense of prestige and permanence and capital budgets must provide adequate resources to ensure that high-quality, durable materials and building components are used.



- Buildings should be designed for permanence. High-quality materials and construction methods should be used.
- The use of colour and high-quality materials in the composition of façades should generally convey a sense of permanence and dignity, and be timeless in their appeal.
- New additions and renovations should incorporate a material palette and composition in keeping with, or complementary to, the existing structure.
- The use of clear, high-efficiency glazing should be encouraged wherever possible. Minimal tinting should be used in glazing to promote visual connection between buildings and outdoor areas and to provide a sense of the interior life and activity within the buildings.
- Building materials and finishes/accents that are incorporated into building façades facing onto or visible from streets and public spaces shall not include synthetic siding systems, mirrored/heavily tinted glass panels and/or unadorned concrete block.
- Where possible, exterior materials should continue into entrance lobbies to aid in pedestrian orientation and navigation.
- Service areas should be designed and clad in materials that complement the architectural character of the structure.

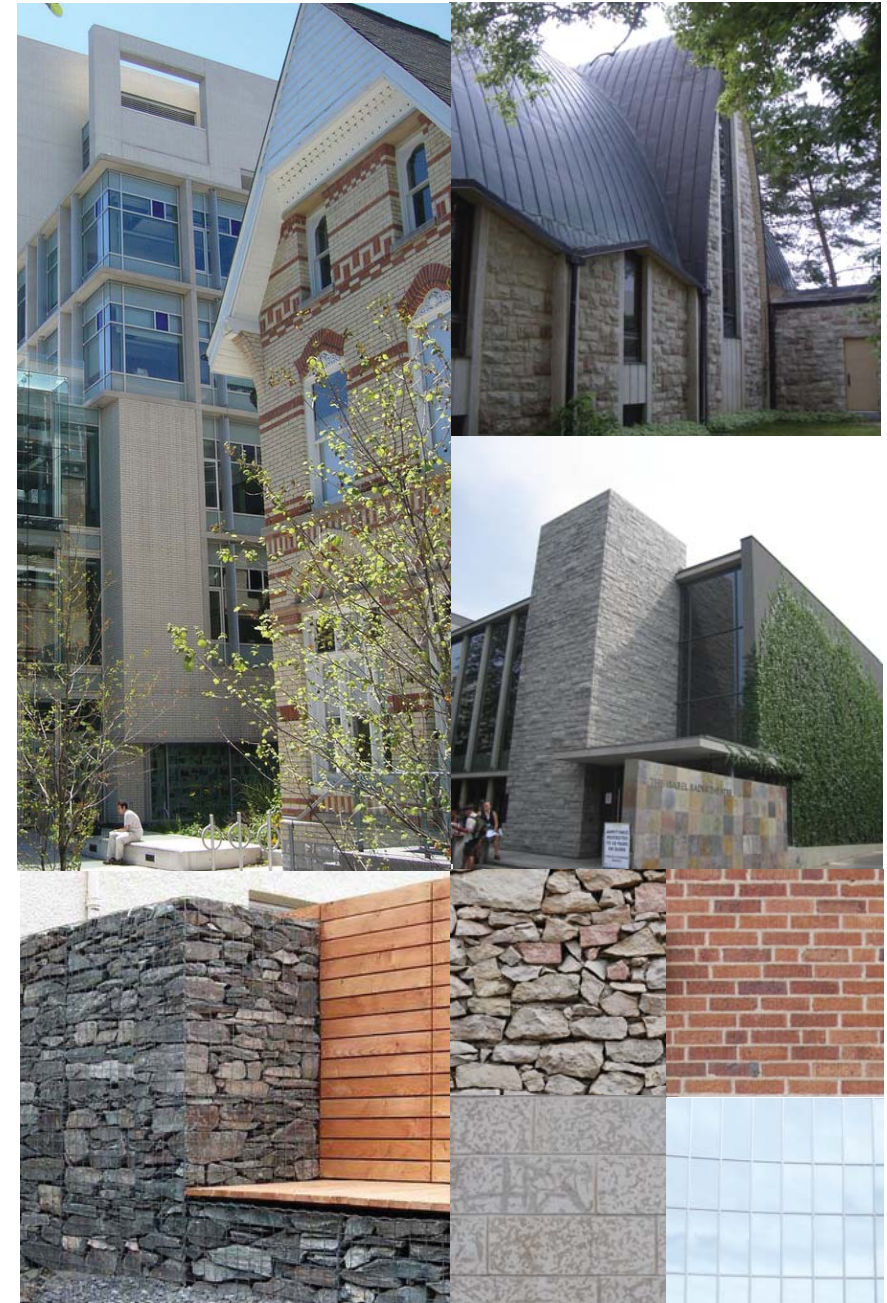
- Strong colours with “character” should be used sparingly at strategic locations where they may be seen as identifiers to architectural elements, such as entrances and circulation paths to aid in pedestrian orientation and navigation.
- All new buildings and developments should have high-quality building materials at the ground floor that are of a pedestrian scale and respond to the existing surrounding buildings.
- Mechanical penthouses should be considered integral to the architectural massing, composition and design of the building. They should be clad in materials that are attractive and complement the architecture of the building.

RESIDENTIAL BUILDINGS

- The primary recommended building material for new residential buildings is high quality red brick with matching coloured mortar. Bricks should be consistent in colour.
- Accent materials should include stone, pre-cast concrete, and high-quality materials including copper and zinc.
- High quality metal window systems should be used and include operable windows for residential units.

APPROVALS

- Material samples, specifications and colour palettes will be submitted to the University for approval prior to the final design or tenders. Approval submissions will include coloured plans and elevations noting material and colours.



High quality building material that are readily available in Saskatchewan should be used in new development.

Performance Standard #4

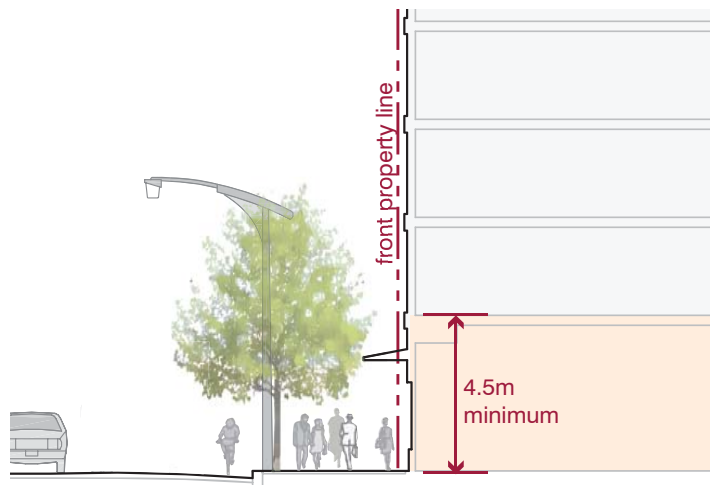
Building Base Design

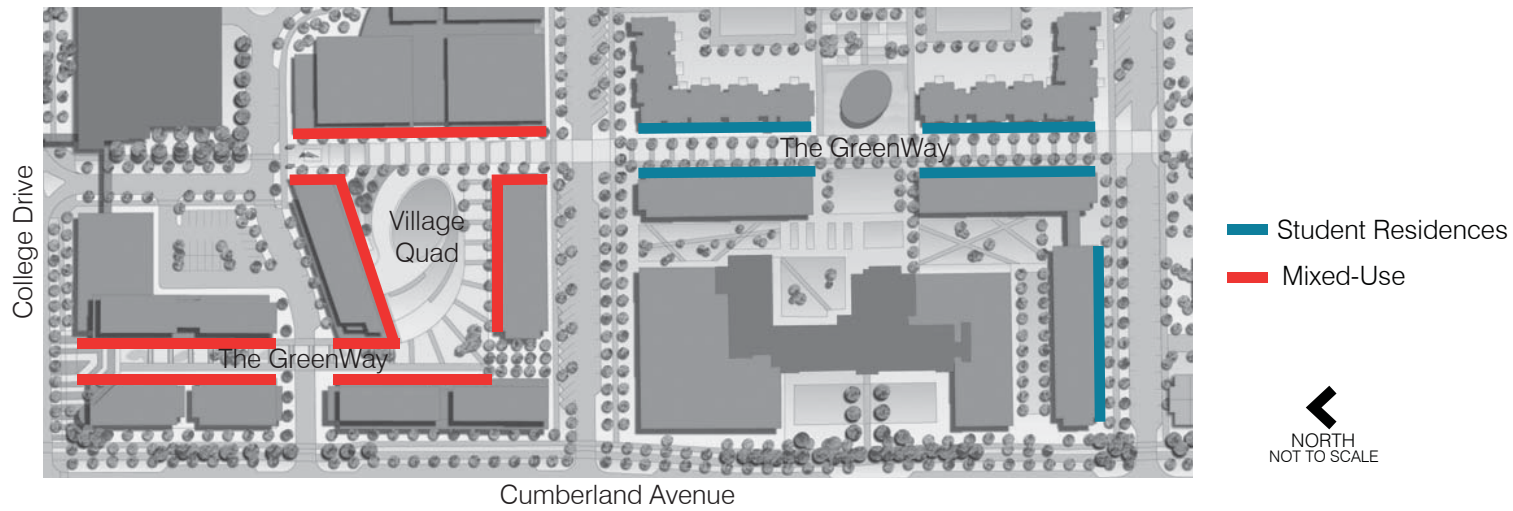
Buildings should be designed with active ground-floor uses to support pedestrian vibrancy.

A well designed building adds visual interest to the street and responds to the existing streetscape conditions through its architectural expression. It is recommended that a variety of building base conditions be created with clearly defined semi-private transition zones. The following are guidelines that contribute to the creation of a vibrant public realm through a well designed building base.



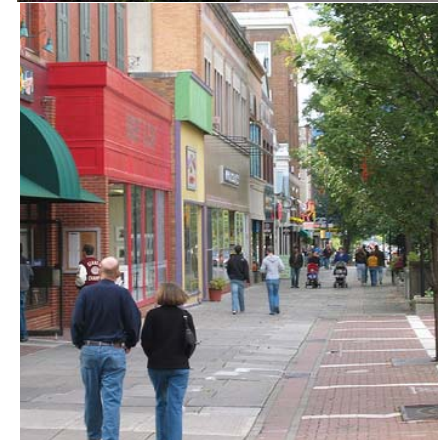
- Buildings need to be permeable, with multiple public entrances, to appear open and welcoming to visitors and day-to-day users. In particular, some buildings may require façades that are animated or articulated on all sides.
- Front doors and entrances should be designed to respond to the open space and pedestrian system.
- Pedestrian pathways and active building uses, such as offices, lounges, food areas and interior circulation routes, should be placed to visually and/or physically connect with the GreenWay and open spaces, and to provide increased animation, surveillance and safety.
- Informal areas for socializing or studying should be easily accessible from main circulation corridors and provide views of the outdoors to encourage informal interaction and engagement.
- Principal pedestrian entrances should be located on the GreenWay, streets and open spaces.
- Buildings at ground level should be highly engaging, transparent and incorporate pedestrian-sheltering elements, such as canopies, breezeways and colonnades.





- Blank building walls (without windows) should be avoided to the greatest extent possible, at the ground-floor level. Where necessary, they should be located to minimize exposure to public areas of the campus, particularly paths, streets and open spaces, including the GreenWay. Landscape screening should be used to mitigate the appearance of blank walls. Where blank walls currently exist, steps should be taken to introduce new glazing and entrances, especially adjacent to public open spaces.
- New buildings and developments should maximize opportunities to create new public pedestrian routes throughout the site to connect with the public sidewalk network and the proposed green space connections. These connections will help to achieve greater connectivity and encourage pedestrian activity throughout the area.

- Building ground floor heights of commercial/institutional uses are generally higher than a typical residential floor. A taller floor to ceiling height at-grade will provide a flexibility of grade level uses. A minimum floor to floor height of 4.5 metres is recommended for the ground floor of all new buildings.
- Residence buildings fronting onto the GreenWay should locate entrances and ground floor circulation to overlook the GreenWay, to as great an extent as possible.



Ground floors should be highly transparent and visible to encourage informal interaction.

Performance Standard #5

Village Centre Retail

The “Village Centre” is located at the southeast corner of College Drive and Cumberland Avenue. It is an ideal location for highly active and visible uses. A mix of possible ground floor uses is appropriate, for the Village Centre; including shops, restaurants, cafés and pubs, etc.



The retail environment in the Village Centre should be based on a traditional main street.

- **Ground Floor Retail**

The ground floor of all buildings fronting onto the GreenWay in the Village Centre area should have retail uses and services for general use by university and public users alike. For instance, a hotel development or a university arts centre could dedicate the majority of the frontage facing the GreenWay to retail uses (potentially for lease to third party operators). Uses which are administrative in nature (offices); which cater to university users only; or which are used intermittently (theatre lobby) should be placed on upper floors of the buildings or in an area of the ground floor otherwise unsuitable for a retail use.

The floor-to-floor height of the ground floor of all buildings should be a minimum of 4.5 metres (14'-9”).

- **Village Centre**

The northern segment of the GreenWay should be conceived as a “niche retail” environment supporting a number of small retail establishments that cater to a pedestrian clientele and do not depend on the adjacency and ‘convenience’ of large surface parking lots. Similar to a successful main street – a multiplicity of eclectic retail uses should line the sides of this pedestrian street. Traditional main streets often have store fronts of 6.0 metres (20 feet) in width. In a given city block, the pedestrian can experience dozens of separate stores, cafés, and restaurants each with their own character. Restaurants, cafés and shop uses should provide terraces that expand onto the pedestrian street during the summer and shoulder months.

This fine-grain pattern maintains a balanced retail environment – with no one establishment dominating the street – and sustains a high level of interest and engagement for the pedestrian – ensuring there is ‘something for everyone’. This pattern also encourages the creation of a ‘community of business-owners’ who will work together in marketing campaigns, events, theming and maintaining a high level of amenity in the adjoining public spaces.

- **Strategy**

This retail strategy suggests a preference for non-chain tenants, or those retailers who can adapt their retailing strategies to a village scale. To attract innovative and unique retailers that are attractive to an eclectic student market - the retail strategy should also consider designating some space for reduced rent tenants – to attract young entrepreneurs and creative businesses that may not initially be able to afford market rents. While this site could potentially be attractive to large retailers such as a national chain drug-store – this type of use would be better located at the corner of Preston Avenue and College Drive.

- **Mix**

The retail mix should include university-themed retail uses such as a university bookstore and Huskies shop that will appeal to alumni, university visitors and the general public.



The retail environment in the Village Centre should mimic a main street scale.

Performance Standard #6

Building Entrances

Building entrances are distinguishing elements in a building's elevation.

Entrances provide buildings with a legible hierarchy, indicating principal façades and orienting movement to and through the building.



- The design of entrance doors should be consistent with the quality and materials used on the building façades.
- Entrances should generally be highly transparent either through glazed doorways or solid doorways with a glazed surround.
- Entrances should have a clear and prominent architectural expression to aid both orientation and campus identity.
- Entrances should be located and designed to reinforce a visual terminus, key open space or gateway.
- Entrance structures should project from, or be recessed within, the main building wall to further articulate the façade and create shadow lines.
- Architectural elements, such as special light fixtures, signage, porches, canopies and colonnades that reinforce the identity of entrances, should be utilized.



Building entrances should be articulated to help with orientation.

Performance Standard #7

Building Façade

The façade and its composition provide buildings with an identity and visual appeal.

Although a building's interior spaces may be planned on a repetitive module of classrooms, offices or residences, the exterior façade should have a dialogue with and respond to its adjacent exterior space. At a fundamental level, a façade is articulated through a pattern of windows and entries. However, architectural character emerges and the relationship to exterior spaces is enhanced through a vocabulary of design elements that include the composition of materials, cornice lines, pronounced porticos, colonnades, awnings, stairways, and masonry detailing. Although architectural style may vary, new building design should respond to and incorporate a common façade vocabulary to strengthen the visual unity of the campus.



- Window glazing should facilitate two-way visual connections between indoor and outdoor areas. Window and doorway compositions that incorporate a combination of clear and frosted glazing should be encouraged. The use of dark tinting, smoked and mirrored glass should be avoided, as it limits visibility from the outdoors.
- Blank walls should incorporate detailing, such as material variety, projecting brick patterns and other techniques for articulation. Dated cornerstones, dedications, building names and other inscriptions add to the visual appeal and provide the campus with historical meaning.
- Building façades should provide a minimum of forty percent window to wall ratio with a much higher ratio at the ground floor.
- Mechanical penthouses and service areas should be screened utilizing attractive materials that complement the overall building design.
- Buildings façades should incorporate, where appropriate, projections that assist in the articulation of the façade and provide relief to long, flat surfaces. These projections or bays should coincide with public areas of buildings (lounges, key meeting rooms, cafés and food areas, stair and elevator towers, the ends of corridors) and integrate high levels of glazing to facilitate two way views. These interior areas should be painted utilizing vibrant colours to enhance their visibility from the outdoors.



Building façades should provide a high percentage of glazed area.

Performance Standard #8

Pedestrian Shelter on the GreenWay

A continuous system of sheltered pedestrian walkways should be integral to all new student residence buildings along the GreenWay.

The pedestrian circulation system should be located at-grade alongside the GreenWay in College Quarter. The system can, at times; take the form of glazed corridors located at the ground floor exterior edge of buildings, or can run alongside or between buildings through breezeways or a combination of both. Pedestrian tunnels or overhead bridges should generally be avoided, except where it is necessary to traverse roadways and assist with accessibility.



- Breezeways or projecting roofs above the ground floor should be located adjacent to public spaces, streets and other major pedestrian traffic corridors to create a continuous semi-sheltered pathway.
- As primary circulation corridors, their design should be accessible to people with disabilities and incorporate ramping at key points of entry and egress.
- Where possible, breezeways should bridge buildings of close proximity.
- Where shelter elements are added to existing buildings, the architectural language and materials should complement and enhance the existing structure.
- Elevated pedestrian walkways (“plus 15”) should be avoided where possible as they tend to draw activity away from street level. Exceptions include a potential pedestrian bridge linking the Stadium Parkade to the Core Campus (see Block I).



A continuous system of sheltered pedestrian walkways should be incorporated as part of the GreenWay.

Performance Standard #9

Pedestrian-Oriented Development

The College Quarter Master Plan strives to provide a compact pedestrian-oriented campus that is safe, welcoming, user-friendly and accessible to all.

A pedestrian focus will improve the quality of life on campus by offering users a lifestyle that is rooted in conviviality and accessibility, while offering respite, interest and stimulation. Academic pursuits will be encouraged, reshaped, and strengthened by a myriad of opportunities for formal and informal interaction. A well-populated campus with well thought-out lighting and signage will create a safer campus.



- Building ground floor use and design should be pedestrian oriented.
- The safety and viability of pedestrian movement through the campus is key. Crosswalks should have paving treatments that delineate access points and pedestrian paths should be clearly marked and lit.
- New buildings and developments should maximize opportunities to create new public pedestrian routes through the site that will connect with the College GreenWay and with other established pedestrian walkways to achieve greater connectivity and a highly pedestrianized environment throughout the campus.
- A comprehensive Signage and Wayfinding Strategy should be prepared. The primary objective of signage and maps should be to shorten distances by encouraging the use of short cuts and to increase predictability by supplying information on average walking distances and walk times.
- Pedestrian routes and roads should be lined with consistent rows of tree planting where possible. Trees should generally provide a high canopy to promote visibility and safety.
- The creation of transit or shuttle routes through the campus could increase access between College Quarter and the main campus. Routing and stops should be considered by the University as the College Quarter lands build out.



A high degree of visibility between buildings and open spaces will create more interesting and safe pedestrian environments.



The scale and orientation of buildings will help define pedestrian paths and contribute to a pedestrian-oriented campus.



Performance Standard #10

Pedestrian Street (The GreenWay)

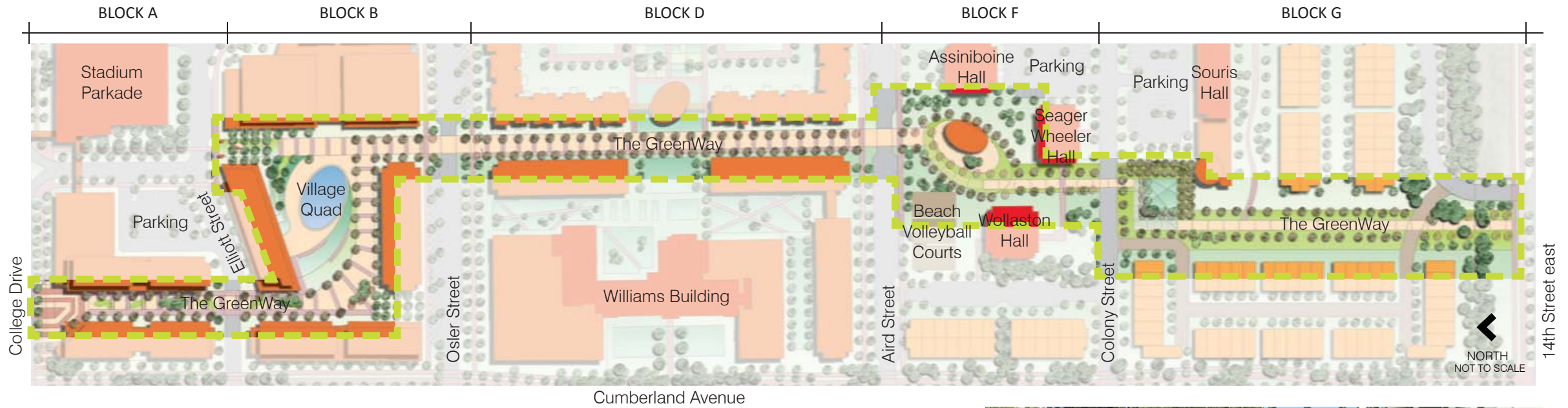
The ability for people to walk easily and safely between the main campus and College Quarter is an important feature in creating an inviting and functional pedestrian-friendly campus.



Buildings lining the GreenWay should have active uses.



- A tree-lined walkway will provide some level of weather protection, but wherever possible, new buildings (or additions to existing buildings) should provide protected breezeways, semi-weather protected walkways and interior circulation systems that flank the GreenWay and any open spaces.
- Where possible, sheltered walkways should link buildings of close proximity along the GreenWay, either as a continuous enclosed corridor or as a covered connection.
- Pedestrian paths should be placed to visually or physically connect with streets and open spaces, and to provide increased animation, surveillance and safety.
- The GreenWay should allow for restricted vehicle access for service and emergency vehicles.



- The width of the north segment of the GreenWay (Blocks A, B, C, D and E) should average 15 metres.
- Buildings lining the GreenWay should have active uses to encourage a lively, animated environment 24 hours a day/7 days a week.
- The south segment of the GreenWay may be less defined by building edges but should have an allée of trees and a series of trellises.
- The primary paving material for the GreenWay should be unit-pavers.

- There should be public amenities – sitting areas, benches, pedestrian lighting, shade structures, trees – to support the social function of the GreenWay.
- Principal building entrances should be located on the GreenWay.
- Interior corridor spaces should be positioned to look onto the GreenWay system to provide for weather protected walking and a connection between the interior activities of the building and outdoor pathway.



There should be public amenities to support the social function of the GreenWay.

Performance Standard #11

Pedestrian Crossings

Improvements to the at-grade crossing along College Drive will be fundamental to achieving viable pedestrian connections between College Quarter and the main campus.

In considering the integrity of this pathway system - College Drive in its present context may appear to present an insurmountable obstacle. Past proposals have recommended a land-bridge to augment the existing pedestrian bridge east of the Stadium Parkade. This plan proposes an emphasis on improving the at-grade crossings of College Drive while providing an enclosed pedestrian bridge linking the Stadium Parkade to the Core Campus. The intersection of Cumberland Avenue and College Drive should be improved with an enhanced paving treatment to signal to drivers that this is a pedestrian-priority intersection. Additional intersection crossing to the east and west should also be considered (see diagram on opposite page).

The College Quarter plan is based on the foundation that pedestrian connections should generally remain at-grade in order

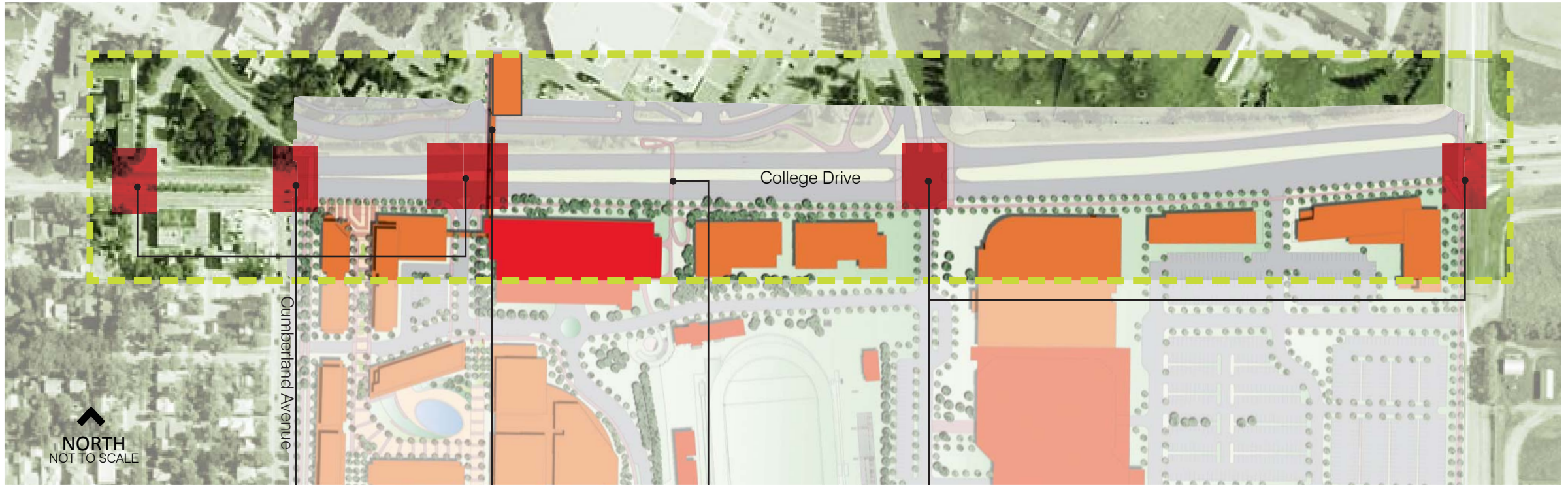
to achieve a better balance between at-grade crossings and vehicular traffic. If appropriately conceived as part of the campus circulation network - the College Drive crossing at Cumberland Avenue can be transformed to act as another element in a series of linking devices that safely fuse the Campus together.

An additional at-grade crossing is proposed from the west edge of the Parkade across College Drive (described in Block I). This crossing should be supplemented by another "Plus 15" that connects the Parkade to a new building on the Core Campus. Additionally, an above-grade crossing could connect the Parkade with a new building to the west.

Any new at-grade crossings on College Drive will have to be studied further by both the University and City.



- Improvements to the College Drive - Cumberland Avenue intersection could include:
 - Special paving colour and textures to demarcate a pedestrian priority zone at the crossing;
 - A potential scramble crossing configuration;
 - A raised pavement crosswalk; and
 - Special lighting.
- A series of traffic calming measures is encouraged leading up to the intersection to ensure that vehicles move at safe speeds. The island configuration of the northbound dedicated right-turn lane on Cumberland Avenue is recommended to be eliminated as it presents a hazard for pedestrians.
- The internal sidewalk system of College Quarter should continue across main roadways (i.e. College Drive). These pedestrian crossings should utilize the same colour and sidewalk building materials across the roadways to identify the walkways that connect the Core Campus with College Quarter. An option to increase pedestrian safety may include the use of raised sidewalks to highlight pedestrian crossing locations and to serve as traffic calming features.



Enhanced at-grade Crossings Enclosed Pedestrian Bridge Existing Pedestrian Bridge Enhanced at-grade Crossings



Special pavement at crossings aid in traffic calming and demarcate pedestrian priority.



Precedent image of scramble crossing configuration.

Performance Standard #12

Pathways

Pathway conditions in College Quarter should provide the highest level of urban design treatment to create beautiful pedestrian environments.

Pathway design plays as important a role as the design of buildings in enhancing the campus and promoting strong pedestrian-oriented streets. Elements such as trees, lighting, street furniture, pavement materials and public art should all be used to animate the street and provide visual interest. The arrangement and location of pathway amenities, should allow for comfortable and easy circulation and navigation for all persons including persons with disabilities.



- Consider a variety of pathway widths that reflect levels of use (balanced with the need for emergency vehicle access routes). Widths as narrow as 1.5 metres may be considered (the minimum to accommodate snow removal equipment) but the likelihood of potential conflicts between pedestrians and cyclists may dictate a greater minimum width.
- The minimum width of the GreenWay shall be 6.0 metres and shall be designed for both pedestrian and restricted vehicle use.
- Longitudinal grades should not exceed 5% without ramping, rails or other mitigating measures to meet accessibility requirements.
- No steps should be built along a route unless a convenient alternative route without steps is also provided.
- A variety of surface textures and materials, appropriate to site, function and landscape context should be provided.
- Trees shall be planted alongside pathways and adjacent to walkways facing a street and open space.
- Seating areas should be provided at appropriate locations along lengthy routes.
- Pedestrian-scaled lighting should be incorporated along pedestrian/cyclist routes to provide personal safety.
- Crossings should be located near road intersections. Otherwise, a marked and/or raised pedestrian road crossing is required.



A well designed streetscape will enhance the campus and promote strong pedestrian-oriented streets.

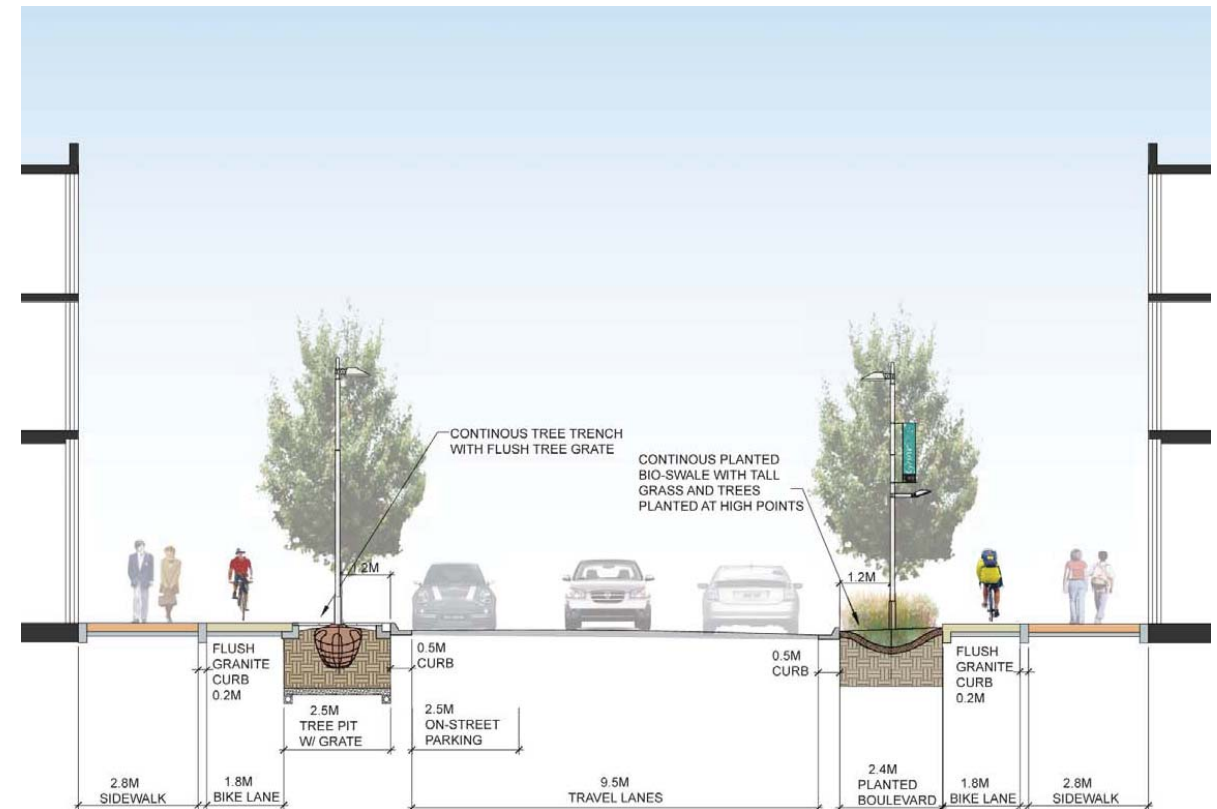
Performance Standard #13

Bicycle Access & Storage

The College Quarter lands should provide dedicated, clear cycling routes and convenient bike parking / storage.

Currently, many students and staff use their bicycles to get to, from and around the campus. In order to make the College Quarter lands more connected to the main campus, alternative transportation modes - such as cycling - should be promoted. The College Quarter lands should provide dedicated cycling routes and cycling amenities that are necessary to make cycling safe and comfortable.

- Bicycle lanes should be dedicated and separated (i.e. separated by a curb or within the boulevard). See sample street section at right.
- Bicycle racks should generally be installed at regular intervals on all streets, particularly in highly active pedestrian areas (i.e. the GreenWay) to promote non-motorized transportation.
- The placement of bicycle racks along sidewalks, the GreenWay, and other pedestrian routes should not impede pedestrian movement.
- All buildings should have permanent bicycle parking areas within 15 metres of the main entrance to maximize convenience for cyclists.
- Bicycle parking should be sheltered wherever possible.
- Long-term bicycle parking for residential buildings should be secure and weather-protected.
- The number and configuration of bike parking at a location should be evaluated and provide the requirements as set out in the LEED Reference Package For New Construction & Major Renovations LEED Canada-NC Version 1.0, Sustainable Sites Credit 4.2 - Alternative Transportation: Bicycle Storage & Changing Rooms. As per this LEED credit, commercial or institutional buildings should provide secure bicycle storage with convenient changing/shower facilities (within 183 metres of the building) for 5% or more of regular building occupants. For residential buildings, covered storage facilities for securing bicycles should be provided for 15% or more of building occupants.
- The post-and-ring design, constructed of aluminium or galvanized steel, is encouraged as larger units can impede pedestrian movement and snow clearing.



In some locations, cycling lanes may be integrated into the boulevard design, as illustrated above.

Performance Standard #14

Open Spaces

A key objective of the College Quarter plan is to provide a range of pedestrian oriented open spaces that fulfill a range of roles.

A series of new open spaces are proposed throughout College Quarter. These shared spaces are central to the Plan. Each shared space is oriented to provide outdoor amenities for future buildings. New open spaces provide the central organizing feature around which new buildings are situated. All new and existing open spaces are to be usable in all seasons and fully accessible, with covered walkways and cleared paths where required.

The open space system should be viewed as the key structuring element of College Quarter's environment. It is this system which provides the links between and among buildings; it reinforces linkages with the main campus and broader community; it establishes the physical and visual context for buildings; it facilitates efforts aimed at enhancing campus sustainability; it creates outdoor gathering places, recreation spaces and pedestrian connections critical to a livable campus; and it is a key component of the overall campus image as perceived by those from within and beyond the University community.

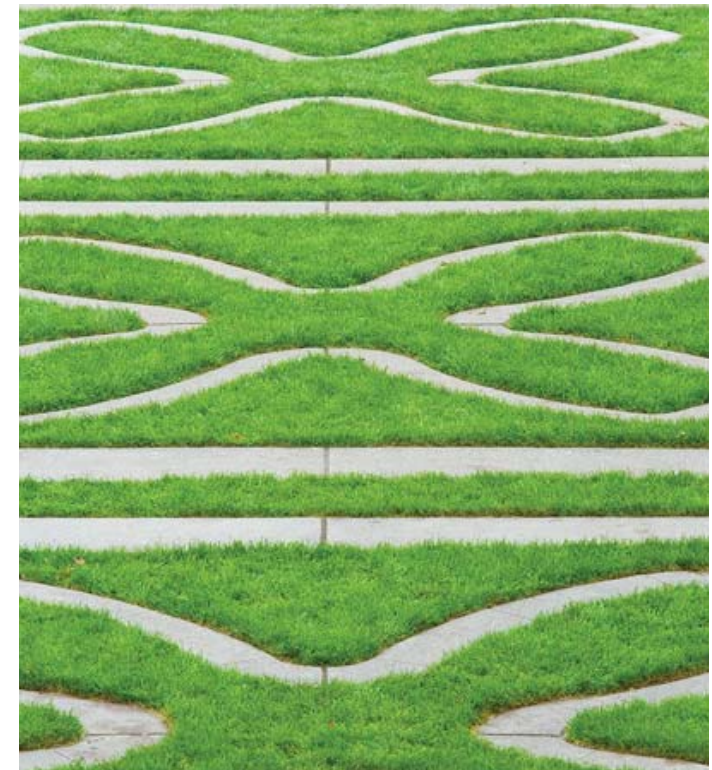


- A key design strategy for the creation and enhancement of a pedestrian oriented campus is for new buildings to establish a strong, linear and interconnected system of exterior spaces that will define travel patterns within the campus.
- Landscapes and open spaces should promote use during all seasons of the year, particularly in the winter months. Protection from wind and precipitation will be key factors in ameliorating the outdoor environment in the winter.
- Open spaces should be useful and meaningful, relating to a theme or concept that ties into the campus culture. Spaces should generally be perceived as public and not private, being open and easily accessed both physically and visually.
- Accessibility should rank high among campus-development objectives.
- More residential buildings are proposed as part of the new development in College Quarter. New and existing open spaces should respond to the potential increase in usage by provisioning for different kinds of program elements, which could provide places to go and things to do in the evenings and on weekends. Students with families and small children should also be considered in the design of these spaces.
- Infrastructure and amenities for cycling should be integrated into all new and existing campus open spaces.



Open spaces on campus should be useful and meaningful.

- Open spaces should include a full range of complementary site furnishings such as site lighting, benches, trash units/ash urns, bicycle racks and site signage.
- New buildings or developments should fulfill a required community function or use within a portion of the building or site. To achieve greater and more functional pedestrian areas, the community use could include a required public outdoor space, civic plaza or public mews. Emphasis should be placed on creating animated spaces that are usable year-round.



Redesigned courtyard at Trinity College (GH3 Architects).

Performance Standard #15

Landscaping

Areas not being used for vehicle access, pathways, sidewalks, or parking should be soft surfaced landscaped.

The landscape character of the campus can contribute to the campus aesthetic by providing a comfortable, safe and beautiful campus environment that responds in a variety of ways to the range of natural and constructed features that exist today.

Site improvements should be part of the planning and design of all new buildings or renovations to any existing building. Landscape design is an integral step in the creation of an engaging environment inside and outside, connecting College Quarter to its larger setting, and to rationalize and clarify wayfinding.



- New landscape treatments should be coordinated with the existing mature trees that exist in College Quarter.
- Street trees should be planted with appropriate soil volume in continuous tree trenches to allow for full growth and to ensure their long-term viability.
- Plant material should be selected to minimize maintenance costs. Often, these results in the selection of native plant materials that are well-adapted to the local climate or species that are proven to withstand salt and other chemicals introduced through clearing of snow and ice.
- Where occasional compaction of planting soil is anticipated, a three dimensional structured soil should be considered (e.g. Silva Cells).
- Ornamental plantings are also useful to signify main entrances, transition between different neighbourhoods or community areas and can be employed as wayfinding tools.
- Tree planting should vary in species, age and size to ensure a consistent tree canopy throughout the life cycle of trees.
- Seasonal appeal, especially in the winter months should be considered for all planting.



New landscape treatment should be coordinated with the existing mature trees on campus.

Performance Standard #16

Tree Preservation

New buildings and roads should be sited in a manner to allow for the preservation of existing mature tree stands.

To as great an extent as possible, existing mature tree stands should be maintained and new buildings and roads sited in a manner to allow for their preservation. Linear tree stands and clusters are a key attribute of the site and should be preserved in the following areas:

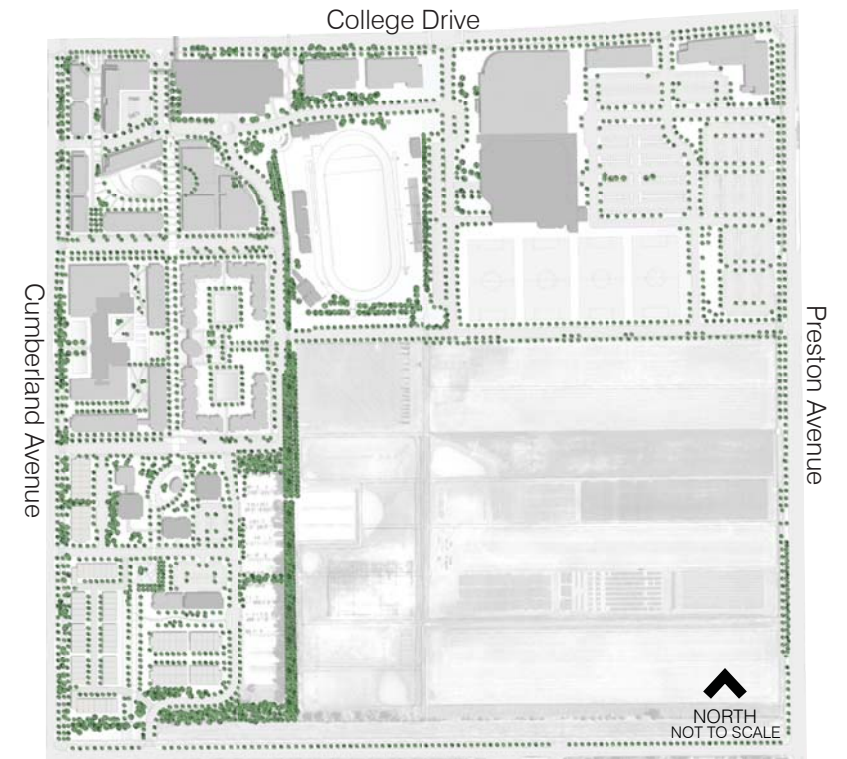


- The row of mature trees that flanks the east side of Cumberland Avenue and is setback from the sidewalk at various distances. The undulating rows of trees provide an attractive edge to the west side of College Quarter and will require that new buildings be set back at various dimensions from Cumberland Avenue. This is an appropriate means of providing a transitional green space between College Quarter and the adjacent residential neighbourhood.
- A wide shelter belt is located along the north side of the City-owned open space and trail flanking 14th Street East. It provides a green buffer between McEown Park and the adjacent neighbourhood.
- The north-south allée of trees located between the agricultural fields and McEown Park and extending northward to Griffiths Stadium forms the east border of a linear park system extending from 14th Street East to Griffiths Stadium.
- Other shelter belts and tree clusters identified in the Tree Canopy Plan should be preserved.



Existing Tree Canopy.

Where possible the existing tree canopy should be maintained.



Tree Canopy Plan

14th Street East

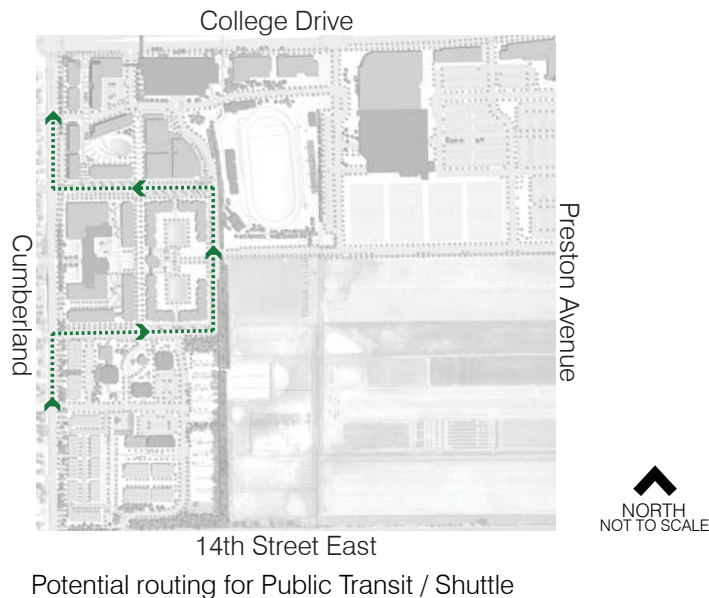
Performance Standard #17

Public Transit / University Shuttle

The College Quarter lands should provide for and encourage access to public transportation.

As the College Quarter lands build out, and the population in this area increases, access to public transportation must be considered. The site is currently served by two existing routes along College Drive, two routes along Cumberland Avenue and one route along Preston Avenue.

Easy and convenient access to transit will help integrate the College Quarter community with the main campus and the city as a whole, and will support new residential, retail and academic uses in the area. The use of transit will be supported by well located and carefully-designed stops and shelters.



- City Transit generally avoids routes through private lands (although City Transit provides service within the main University campus), College Quarter adds sufficient density and creates strong transit demand, to the extent that City Transit may consider on-site service. One routing option is shown at left. An alternative to City Transit service could be a university shuttle service through the College Quarter lands.
- The design of new roads within the College Quarter lands should anticipate future use by shuttle buses or City Transit and associated stops or platforms.
- Transit stops should be easily accessible from main entranceways of buildings, with a walking distance of not more than 400 metres.
- Sidewalks and crosswalks should connect directly to transit shelters to encourage active transit use and ensure safety and convenience.
- Transit stops should have barrier-free access and be located in a way that does not interfere with pedestrian circulation.
- Transit stops should include a shelter for weather protection.
- Transit stops / shelters located on the sidewalk or boulevard should be located at an adequate distance from the curb (typically 1 metre minimum).
- Transit shelters should include amenities such as benches, lighting and waste receptacles.

Performance Standard #18

Public Art

Public art can animate open spaces all year round.

Siting of outdoor public art should be carefully considered to showcase the work to its best advantage; work should be placed against a backdrop of textured planting, at a view terminus, or atop a plateau.



Public art should be installed in areas of high foot traffic.

- Public art locations include public plazas, street intersections, courtyards, gardens and in front of buildings.
- Outdoor lighting should appropriately illuminate work.
- Outdoor art should be incorporated into the plan so that it acts as signage and enhances the pedestrian experience.
- Public art should not be installed where few opportunities for casual surveillance exists. Conversely, pieces should benefit from adequate visibility from adjacent buildings and/or streets.
- Sites should be reserved for groupings of complementary pieces, included temporary installations.
- For new work, contracts with artists should specify maintenance and installation requirements of the work, whether the work is permanent or temporary.
- Public art should support the trademark or branding of the University.
- Public art pieces should be surrounded by appropriate paving materials that complement the piece.
- Opportunities should be sought to celebrate historic events and figures of local, national and international relevance with public art installations.
- Benches should be located nearby to allow for passers-by to better admire the piece.

Performance Standard #19

Campus Sustainability Initiatives

For the implementation of sustainable guidelines to be effective, a comprehensive, systematic and strategic approach must be pursued. This means that every process and activity on campus is reviewed for its environmental impact, taking into account social and economic implications.

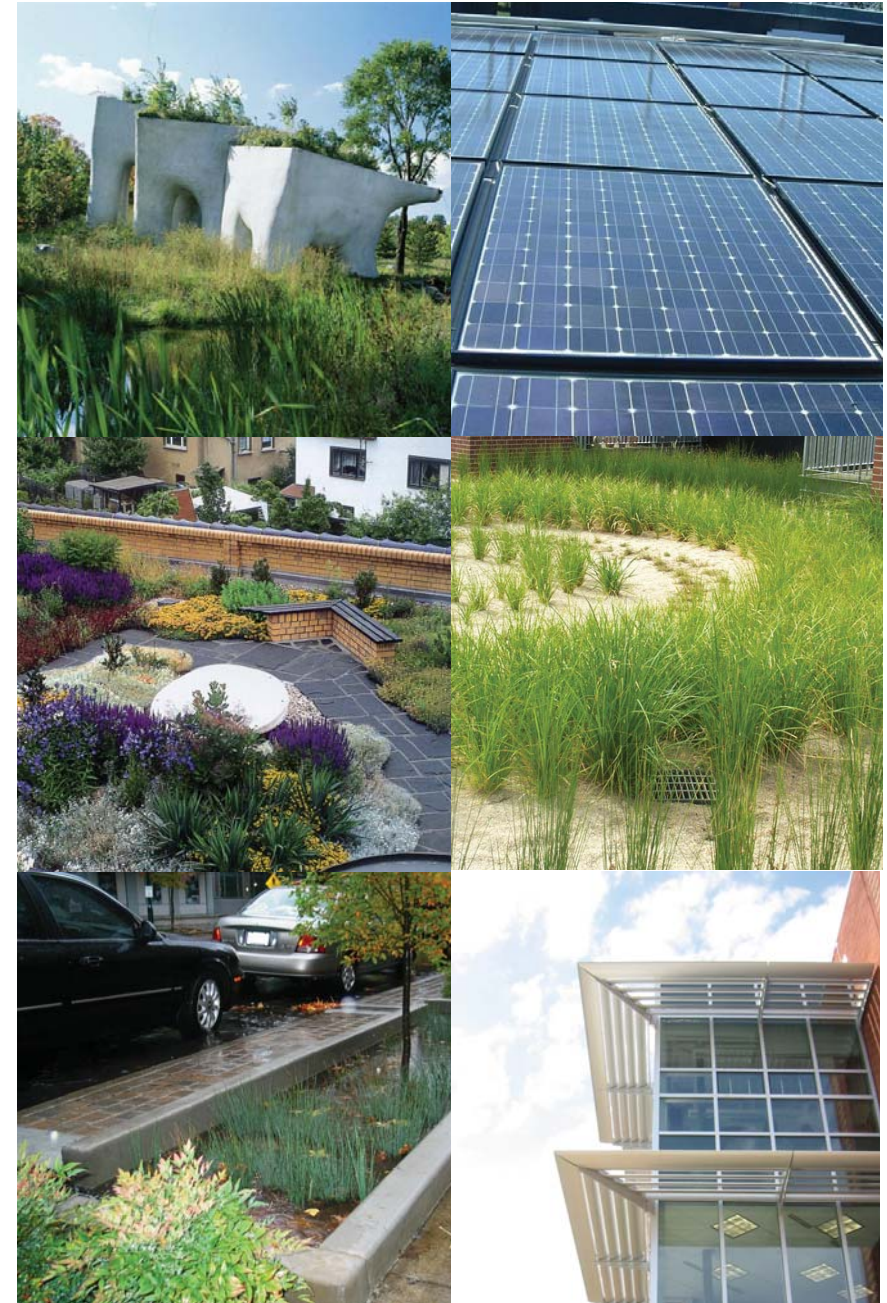
Future campus growth should incorporate principles and practices of sustainability. This is understood as financial sustainability (building for the long term, considering the life-cycle cost of campus elements), social sustainability (creating a diverse, welcoming and accessible campus, knitting strong ties to the community in which it operates), and environmental sustainability (using resources responsibly, striving to minimize impact on the local and global environments).

In every community, in which they are located, academic institutions are seen as catalysts for change, acting as a source and champion of innovation in the development and application of knowledge, technology and ethics. As a prominent community leader, employer and educator in the City of Saskatoon, the University of Saskatchewan's influence ranges from the community to the national scale.



- New processes developed specifically to achieve sustainability must be adopted: lower thermostats in the winter; minimize the use of chemicals that have impacts on the local environment and human health; and, explore economizing process, such as duplexers in printers that allow double sided printing etc.
- Buildings should adhere to principles of sustainability in their location, construction and day-to-day operations.
- Roof gardens should be encouraged as they minimize heat absorption to reduce “heat islands” on site, reduce storm sewer loads by collecting, filtering and storing rain water for on-site use.
- Roof drainage should flow, in part or fully, into landscaped areas on site where lot size and soil conditions are adequate to absorb such runoff. Several downspouts should be provided to better distribute storm water run-off into various areas of the adjacent landscape. Rain barrels or cisterns can be designed into new buildings to accommodate grey water irrigation.

- Where appropriate, open spaces should have plant species that require less maintenance and are typical of Saskatchewan's native vegetation.
- University of Saskatchewan can make progress in the following waste-reduction and management areas:
 - Favouring goods with minimal packaging;
 - Work with local suppliers to reduce the amount of packaging used;
 - Reduce the packaging used for food services on campus; and,
 - Explore opportunities for on-campus composting and use (e.g. in grounds maintenance).
- Through their construction, maintenance and operation, buildings have a significant impact on the environment. The LEED model is the most popular emerging standard for the design and construction of buildings. LEED can help minimize the building's impact on the site and reduce energy and water consumption during construction and throughout the building's life. New development should achieve a minimum Silver LEED certification.
- Clean water requires energy to produce and transport, while waste water must be treated at great expense. Hot water requires energy to produce. Some opportunities for better water efficiency include:
 - Low-flow faucets and shower heads in existing and new buildings;
 - Low-flow toilets in existing and new buildings;
 - An effective process to report and repair leaks as they occur;
 - Selection of plants that require less watering;
 - Water-saving watering practices.
 - Rainwater collection; and,
 - Runoff reduction through permeable surfaces, green roofs and filtration swales or ponds.



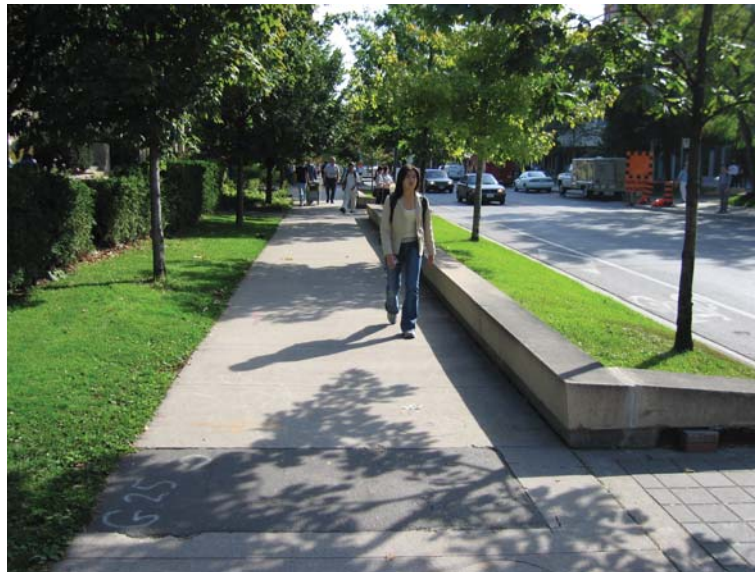
Where possible, the University of Saskatchewan should incorporate principles and practices of sustainability.

Performance Standard #20

Internal Road Network

Roads play a key part in facilitating open space connections and creating continuity throughout the campus, as they provide the spines that anchor campus infrastructure, including trees and sidewalks.

The new road network will fully connect the main campus with College Quarter and the surrounding neighbourhoods. Pedestrian and cyclist are a major component of the plan and their needs should be addressed with the design of the internal road network.



All roads should be lined with a variety of trees, be well lit and have wide sidewalks.

- In College Quarter and at its fringe, conflicts among pedestrians, cyclists and motor vehicles should be minimized through sensitive, appropriate road design.
- All roads should have a pedestrian-friendly character: lined with a variety of trees, pedestrian-scaled light standards, and sidewalks.
- Where possible the existing east-west road network should be continued within College Quarter.
- The streets within the campus should be considered as components of the Open Space network that contribute to the viability of a pedestrianized core. Streets should be connected with the GreenWay at points throughout.
- College Quarter should remain permeable for vehicles that must access the buildings for safety, service, loading and delivery, and accessibility reasons. Service vehicles, safety vehicles, and special access transit vehicles should have 24-hour access to all areas of College Quarter.
- Major roads into the campus should provide sidewalk separation from the roadway through the use of sidewalks that are a minimum of 2.5 metres in width and incorporate street trees.
- Where possible, major roads should provide dedicated and marked bicycle lanes (1.5 metres in width) within the roadway.



The streets in College Quarter should be designed to minimize pedestrian, cyclist and motor vehicle conflicts.

- Pedestrian crossings of roadways should be clearly designated through a combination of treatments including the use of special paving materials, raised crossings, signage and lighting.
- Traffic calming at pedestrian crossings should be encouraged through the narrowing of roadway curb-to-curb dimensions.



Performance Standard #21

Surface Parking

While the car must be accommodated, it should not be the central force behind planning efforts.

The needs of the pedestrian are at the heart of the College Quarter Master Plan. Academic and social exchange among students, faculty, staff, and the community at large are fundamental to the success of the institution. These exchanges are most likely to take place in comfortable, attractive, and meaningful spaces on campus. However, as more and more land is relegated to parking lots, spaces for interaction fragment or disappear, landscapes degrade due to environmental stress, and the scale of the campus life subtly shifts from that of the pedestrian to the car.

New campus development should promote a reduction of vehicle infiltration into the West College Quarter Precinct. Instead, parking areas should be arranged along the edges as much as possible. However, a parking area is still considered a significant open space and should receive a high level of design that provides for pedestrian comfort.

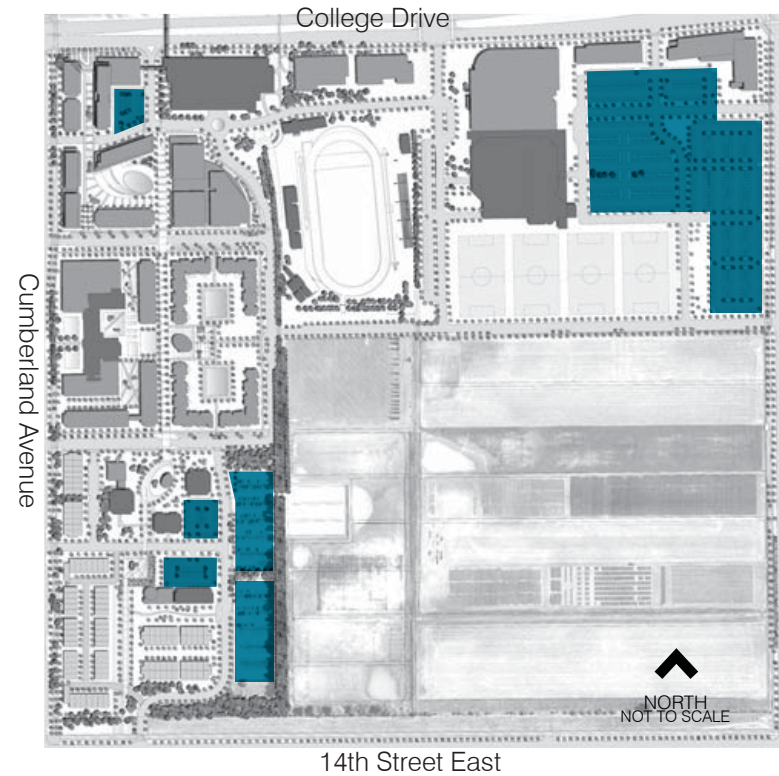


- On street metered parking should be provided in a variety of key locations in order to facilitate visitor, barrier-free and short-term parking.
- Each building should have parking spaces nearby for frequent users and disabled drivers. At least two spaces should be available in the vicinity of each building for drop-off of materials, equipment and samples.
- When possible, the University should encourage alternative modes of transportation by restricting parking supply. This can eliminate the need for new parking lots.
- By relegating a proportion of parking to structures and to the periphery of the GreenWay, and by providing drop-off locations and barrier-free lots and service access to the College Quarter, acres of lifeless vehicular storage space can be freed for use by people.
- The provision of centralized and shared off-site parking areas for new and existing developments should be considered to provide required parking spaces that cannot be accommodated on-site.
- Parking areas should be designed to include the following features:
 - Lighting;
 - Directional signage;
 - Pedestrian networks that can also be identified in the winter months;
 - Landscaping – shade trees, island planting, storm-water management;
 - Emergency beacons;
 - Snow-storage and melt-filtration areas;
 - Storm water management;
 - Drop-off loops for areas with high volume drop-off and pick-up requirements; and,
 - Dedicated parking for alternative energy and auto-share vehicles, motorcycles, mopeds and bicycles.

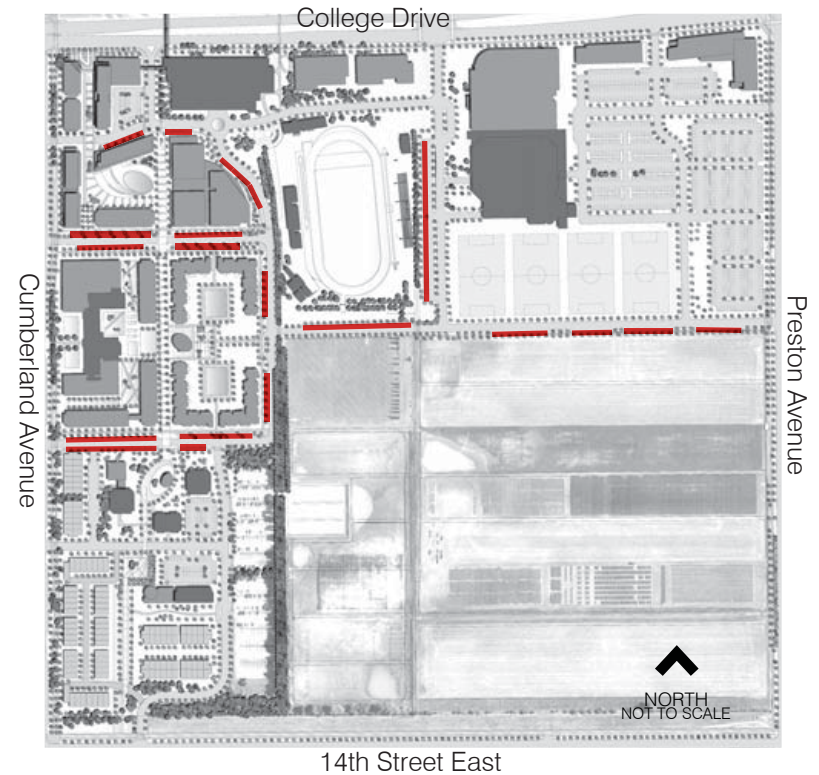


Surface parking is a significant open space and should receive a high level of design.

- All new buildings and developments shall locate all new surface parking areas at the rear of buildings to ensure the sidewalks/pathways and building façades effectively define the street edge and open spaces. In situations where it is impossible to accommodate surface parking areas behind buildings, parking areas may be provided along the side(s) of buildings. In both scenarios, the parking areas shall be appropriately screened from view. Long term surface parking areas located in front of buildings, between the building façade and street, are prohibited. Surface lots at the street edge will be considered to be future building sites and should be sized appropriately.



Surface Parking



On-street parking

Performance Standard #22

Structured Parking

New development will likely require structured parking to accommodate proposed densities and heights.

Within the College Quarter Master Plan, the opportunity exists to incorporate structured parking in buildings one level below-grade. Although structured parking is a more expensive option than surface parking, it represents a more efficient use of land, and allows for parking requirements to be incorporated into building designs. An important objective is to provide safe parking structures that are hidden from view, and that do not interrupt the landscape.



- Below-grade parking structures are the recommended alternative to surface parking.
- Whenever possible, vehicular access should be provided via side streets and rear lanes where the possibility of interaction with pedestrian will be less.
- Pedestrian access to structured parking should be clearly demarcated, highly visible and incorporated into the overall design of the building.
- All new above-grade parking structures associated with new development should be completely integrated into the buildings on-site, and form part of the overall development scheme so as to 'blend-in' with the surrounding buildings and not 'read' as a parking facility.
- In the future, parking should be considered as an amenity that should pay for itself, and generate revenues.



Vehicular access should be provided via secondary streets to minimize the interaction with pedestrians.

Performance Standard #23

Universal Design

Design for universal access, or providing access regardless of physical ability, should be integral to all new development.

Barrier-free design should permeate all aspects of College Quarter, not only making it possible for students with disabilities to access buildings and rooms, but also as convenient as possible. For example, library stacks should not be dead-ended and sloped sidewalks are preferable to ramps. The objective is to provide full public access to the physical campus. Within the realm of physical design, considerations other than mobility exist, particularly for visually impaired students. To this effect, design guidelines often aim at making the environment predictable and hence safe.



- The principles of Universal design should be incorporated into the plan where appropriate.
- Barrier free design should be embedded in an original design rather than as a retrofit to ensure significant savings.
- Buildings should be designed to be fully accessible to all people, with ramps, tactile materials and automatic doors.



Accessible design should be incorporated through College Quarter.

Acknowledgements

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