

CAMPUS PLAN (2003): ISSUES

As we move into the redevelopment of the Campus Plan (2003), there are a number of issues which need to be considered and brought to the attention of the Consultant Planners. Some of the issues are simple and involve the recognition of the construction and vehicle and pedestrian route changes that have occurred over the past decade or so. Others, however, speak to the future and raise questions that need to be resolved as we proceed through the planning process.

UPDATES

1. Recognition of construction/refurbishment which needs to be recognized in footprint changes on the plan
 - Aquatic Centre
 - Trades and Technology
 - Animal Health Technology
 - CAC
 - Refurbishment of the 'Old Main'
 - Field houses
2. Recognition of existing road patterns, footpaths, parking lots
 - Dalhousie extension still exists
 - Ring road
 - Parking lot siting driven by personal safety considerations
 - Landscape design elements driven by personal safety considerations
3. Imminent changes to road configurations adjacent to the campus
4. Recognize any changes in topography which have resulted from construction activity

EMERGENT ISSUES

1. The location of parking lots will be changing over the next couple of years in response to construction activity (see below). Some of these changes may be temporary but the permanent changes need to be recognized.
2. Eventually, the university will need to construct a parkade on campus. Its siting will be dictated by the need to generate revenue to cover its cost and by personal safety issues.
3. What is the number of parking spaces we should be planning for in each of the phases and how does this number relate to strategies to enhance the use of public transport?
4. The university wants to retain its pedestrian focus and the siting of roads and parking lots needs to reflect this. We need a well delineated walking/bike trail on campus which will attract people to use the campus and provide recreation opportunities of staff and students.

5. The Hillside Drive extension around the northwest and north of the campus could well be built in the next few years. The potential for access onto the undeveloped bench needs to be explored.
6. The location of the ring road on the north side of campus and the construction of an overpass access across Summit needs to be explored.
7. The development of those portions of the university's property which lie to the north and north east, below the benchland on which most of the campus is built, needs to be addressed.
8. The potential for 3P relationships with adjacent landowners to construct a 'university village' and technology park facilities should be explored.
9. Functional integration of the campus into the surrounding community and reflecting the spirit of the McGill Corridor project.
10. Development of the parcel on the corner of University Drive and McGill Road – do we want a 'signature' building and what would its function be?
11. Currently, the design guidelines stipulate a three story height limit for buildings. Since we want to retain as much open space as possible, we are considering relaxing this guideline. If the guideline is changed we will want clarity as to where 3 story building heights should be retained and where and under what conditions we might go to 5 or 6 stories.
12. Are we to have a uniform landscape plan for the entire campus or are we to have a zoned approach with each zone having its own special characteristics?
13. Guidelines for entrance features need to be delineated.
14. Will there be sculptural elements or water features set in the landscape and, if so, what are the appropriate design guidelines?
15. Traffic flow around the ring road and in the campus core needs to be considered.
16. Need to reflect the location of buildings/road configurations which will/may be constructed in the short to medium term, including:
 - International Building
 - Student residences
 - Library
 - Bus terminus
 - Sportsplex.
18. As new classroom buildings are constructed, existing buildings will be needed to house expanded activity. Some consideration needs to be given to what will be optimum uses. For example, when the new library is built, the existing building will be converted into a Health Sciences building.
19. Consideration needs to be given to student travel times between buildings. Does this imply infilling between current buildings? How do we balance centripetal and

centrifugal forces in the various phases of campus development? Which will be the first building to be put up on the bench? What are the drivers for that decision?

20. How do we support the concept of a sustainable campus through our campus plan?