SOUTH CAMPUS LONG RANGE DEVELOPMENT PLAN

WHAT IS A LONG RANGE DEVELOPMENT PLAN?
The LRDP is responsive to the University’s Academic Plan, Strategic Research Plan and the Strategic Business Plan. It is a flexible document rather than a rigid template.

The LRDP identifies a set of Strategic Planning Principles that should form the basis for achievements of the goals, objectives and strategies expressed in the Academic, Research and the Business Plans. It identifies as well how the University lands and facilities should be developed in response to these plans and it outlines the operational planning initiatives and guidelines that will direct development.

The LRDP is the overall organizing framework for development and is approved by the Board of Governors as the guiding document for physical planning.

SOUTH CAMPUS
South Campus will accommodate growth of the University of Alberta for the next thirty years. Over time, it may accommodate faculties and other activities from North Campus, as well as new faculties and new areas of teaching, research and development.

Architectural guidelines will encourage a diversity of quality architecture. Significant open space will be created as an amenity to those on-site and in the adjacent communities.

Development will be graduated from lower density at the edges of campus to higher density in the center. South Campus will be developed based upon a series of Smart Growth and Planned Communities Principles that will ensure the creation of an exemplary campus community.

LAND USE PATTERN
The land use pattern follows five fundamental strategies:
1. Faculty-specific sectors will be accommodated to the extent practical;
2. A higher density main street will be developed connecting the LRT station in the north east corner of the site with an improved gateway feeding to the center of the sector;
3. Lower density uses will be located toward the periphery of the site to reduce the impact on surrounding neighbours;
4. The campus will be pedestrian-oriented with distributed formal points of access from vehicles with sufficient parking on the periphery; and
5. Creation of a university support area in the southern portion of Sector 12 with direct vehicular access from 60 Avenue.

Developments will occur with consideration to suitable land use transitions and adjacent uses as determined at the sector plan level of detail.

TRANSPORTATION
Road access to Sector 12 (South Campus) will be from 122 Street at 63 Avenue and from 60 Avenue at 115 Street in the short/medium term; additional access points will be from 116 Street via Belgravia Road and from 65 Avenue via 113 Street in the longer term.

PARKING
Parking will be accommodated on-campus through a combination of surface and structured parking facilities located at the entrances to the campus. Initially, parking will be designed as surface lots. As development progresses and land is required, parking will be designed in structured facilities.

PEDESTRIAN & BICYCLE CIRCULATION
The campus street will be the major intra-campus spine for pedestrian and bicycle traffic.

CAMPUS-WIDE LAND USE AND DESIGN GUIDELINES (PER 3.3 OF SECTOR PLAN)
The site selection and site plan for the RCFR have to meet the following guidelines which are explained in further detail on boards 4 & 5:

Continuity of Open Space: To be a coherent and harmonious campus, the open space must be continuously and universally accessible, combined with equally accessible interior space that complements the exterior locations.

Character of the Public Realm: South Campus will be a pedestrian campus. The pedestrian nature of movement throughout this area of development requires that considerable attention be paid to the scale of development and of components in the Public Realm. It is essential to firstly design the Public Realm and only thereafter the buildings that make up the campus. In other words, all control of building massing, interface, access and materiality are in place to work positively for the Public Realm and not against it.

Transportation: Accommodation for parking, parking structures will be made on the periphery of the site. Once vehicles have been parked in these locations, navigation continues on foot. The entire scale of development, the architecture, site planning and signage is geared to this fact.

Wayfinding: South Campus will extend the reach of the approaches outlined in the 2007 Campus Wayfinding Strategy and the Campus Exterior Signage Standards.

Land Use Plan: To be consistent with Appendix XIX:
South Campus Long Range Development Plan (amendment June 2013)

Continuity within and between districts: The following elements will be activated integratively to provide continuity and coherence:

Building Orientation – buildings shall be oriented in a manner that provides maximum potential for the capture of solar energy comparable with the requirements for LEED.
Caverns – Where distances between buildings would be less than 30 metres, buildings shall not be placed where parallel sides exceed 20 metres in length. This ensures a minimum acceleration of wind in confined outdoor areas.
Juxtaposition of Scale – adjacent buildings should have compatible scales.
Impact on the Public Realm – buildings are expected to enhance the exterior spaces into which there are placed.
Public Realm Access to Sunlight – buildings shall be oriented to minimize the impact on sunlight access for the Public Realm in areas where this has been identified as essential.
Transparency of Credit – it is the ability of the people to see that activity that helps define place, anchor memory and provide character.
Complementarities of the Public Realm and Internal Space – external spaces must be visible from and functionally integrated with adjacent internal space within buildings.

Development Controls: the three basic controlling parameters for the districts will be:
1. Site Coverage – the percentage of the designated development parcel that will be allowed to be covered by the building footprint.
2. Floor Area Ratio – the amount of gross building floor area that will be allowed to be built on the designated development parcel.
3. Building Edge Performance – this refers to the interface of a building with the Public Realm of the campus. The performance criteria indicate a requirement for the edge that could include: where the interface is expected to occur in a specific location and/or where the interface is required to exhibit a particular property (such as transparency).