

University of Guelph

Campus Master Plan | Guelph Campus | Volume 2

Design Guidelines and Precinct Plan



January 2013



Volume 2: Design Guidelines and Precinct Plans

Volume 2 is an integral part of the master plan, serving as an implementation manual for the Volume 1 plan. It provides design direction for new development and initiatives to ensure they are implemented within the larger campus planning framework. Volume 2 is intended to assist project managers, decision makers and members of the university community to make decisions around development, project implementation and other initiatives.

Volume 2 consists of two parts: building design guidelines and precinct plans. The building design guidelines provide widely applicable built form direction to ensure campus developments are built to an appropriate standard. The Precinct Plan divides the campus into precincts in order to provide place-based development direction and establish specific parameters for each development site.

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The building design guidelines provide detailed design direction for all campus developments. The intent is to ensure the development of high quality and durable buildings that respond to the campus setting and follow a cohesive pattern of campus growth.



Building Design Guidelines 6



The following guidelines provide general design direction for all campus development, including buildings, associated landscapes and parking facilities. Site specific direction and detailed development parameters for all development sites are provided in Section 7, Precinct Plans. The intent of both the general and site-specific guidelines is to ensure the creation of high quality, durable buildings and complementary landscaping that respond to the campus setting and reinforce a cohesive pattern of campus growth. An overarching goal is to create safe, attractive, interesting and comfortable spaces, both indoors and outdoors, by maintaining high standards of architecture, landscape and urban design, and construction.

Building Orientation and Massing

The placement, massing and uses of buildings shall work together to frame and animate streets, pathways and open spaces and shall reinforce the spatial structure of the campus. New buildings should have setbacks from streets and key pedestrian pathways that are consistent with those of neighbouring buildings.

The location and orientation of buildings shall consider integration with existing and future development on surrounding development parcels. Consideration shall be given to pedestrian connectivity, views, utility efficiencies, and opportunities for shared open space, other amenities and servicing facilities.

Long buildings and those with large floor-plates shall be designed to provide visual interest and break up the building massing to reduce the perceived size of the building. Exterior walls should be articulated and varied through stepbacks, varied facades and changes in material.

Stepped building heights and/or articulated roof lines, particularly for larger buildings, should be considered to provide variation in massing.



1. Sensitive integration within existing context - Thornborough Addition

2. Building stepbacks to break up mass - Alexander Hall



1

Buildings shall be designed with high quality, durable and visually distinctive materials, as exemplified by many of the existing buildings on campus.

New buildings generally shall respect the low-rise and mid-rise scale and general character of development on the campus. The precinct plans identify high profile development sites, which may depart from the established campus character.

Consistent with the university's image of accessibility and openness, and to contribute to safety, there should be a high degree of transparency on the ground floors of buildings and upper floors should be well fenestrated. Blank, opaque facades should be avoided, particularly at ground level and adjacent to streets, open spaces and pathways.

Building entrances shall be highly visible and directly accessible for pedestrians, and should be at grade to minimize the need for ramps. Primary entrances shall be located on the primary building frontage on a street or pedestrian pathway. Entrances should be designed as a focal point for the building frontage through the use of varying heights, changes in material, signage and other means.

Weather protection in the form of canopies or other appropriate means shall be provided at and around primary pedestrian entrances and in transit waiting areas. They shall also be considered for amenity areas adjacent to buildings and over outdoor connections between a primary building and associated structures.

Exterior spaces and the landscaping associated with a building should contribute to the campus's green character, soften and complement the appearance of the building, enhance adjacent streetscapes and pathways, and buffer private spaces from the public realm.

Exterior lighting, signage and walkway surfaces should be designed to incorporate the needs of the visually impaired.

The site planning, landscaping and architecture of buildings shall consider opportunities to incorporate public art, including temporary installations by University of Guelph students. Installations shall be integrated with their settings to reinforce the spatial structure and character of the campus.



2

1. Integrated design of landscape, pedestrian paths and building entrances - UC San Diego

2. Highly transparent building frontage - CIGI (Waterloo)

Building Interiors

Building design should encourage casual surveillance of outdoor spaces (“eyes on the street”). Communal spaces within a building should be adjacent to and visible from the public realm of the campus.

Larger academic buildings should be organized around an indoor pedestrian network that includes spacious indoor “pedestrian streets” flanked with communal uses or reception areas. The indoor network should be linked to the larger campus pedestrian network and provide public access through the building, wherever possible.

Buildings should be organized so that study, communal and classroom functions heavily used by students are on the floors linked by or close to the primary indoor circulation network. Restricted departmental uses, offices and private labs should be located on upper floors.

Parking and servicing, storage uses, and other uses that do not require daylight should be located below grade, where possible, to minimize the mass of the building and optimize its relationship to the public realm.

Sustainability

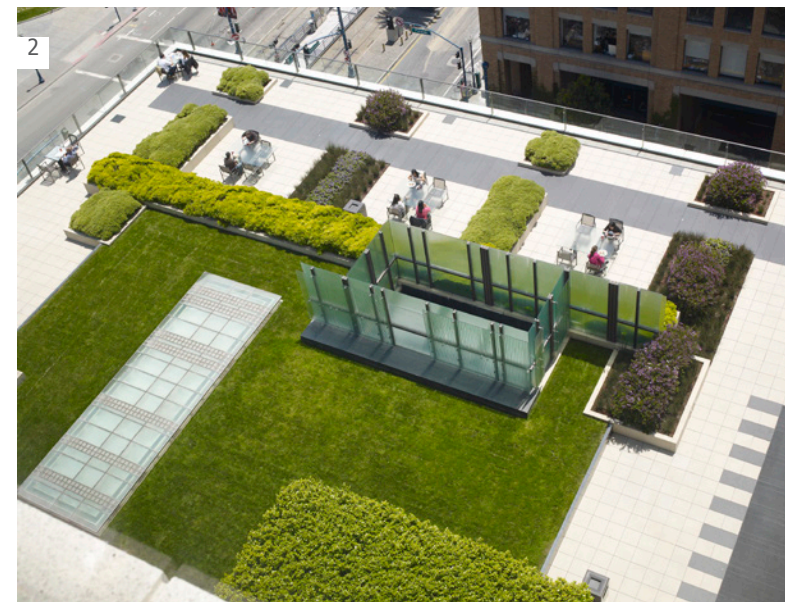
New buildings should be designed to minimize their environmental impacts and contribute to the overall sustainability of the campus. To this end, the university will consider applying high standards for sustainability, such as LEED™, to new development proposals.

Buildings should be designed for flexibility, adaptability and longevity to ensure they continue to support the University’s evolving mission.

Significant new buildings should be designed to support sustainable roofs, such as ‘green’ or ‘white’ roofs. Roofs can also be designed to accommodate small-scale green energy infrastructure, such as photovoltaic or solar hot water, where appropriate.

Wherever possible, HVAC systems should be integrated with the campus district energy distribution system and central energy plant.

New buildings should be designed to reduce stormwater impacts, and could incorporate, or contribute to, rainwater capture and re-use systems.



1. Ground floor active uses along an internal ‘pedestrian street’ - University of Toronto Scarborough - Science Atrium 2. Active green roof - San Francisco

Servicing and Utilities



Service access will be situated and designed to reduce the impact of the vehicles and activities while providing safe and convenient access. Specific locations and routes for loading are identified in the Precinct Plans. Loading and servicing facilities should be screened from view through landscaping or other means. Where possible and appropriate, loading could be located below grade to reduce visual impacts and minimize disruption to the building facade.

Parking and service entrances to buildings shall be located away from building frontages and screened from view to minimize physical and visual disruptions. Garbage, recycling, gas storage and other similar uses should be located in loading areas and screened from view.

Mechanical equipment and other building systems will be designed to minimize its visual impact and protect the design integrity of the building. Mechanical equipment should be located below-grade, where possible. If located on the roof, it should be screened and/or enclosed to minimize noise and visual impacts.

Visual impacts from substations, transformers, telecommunication boxes and other similar equipment should be minimized by locating them in buildings, wherever possible. Where exterior to a building, they should be integrated into the landscape design.



1. Integrated loading area - Science Building

2. Rooftop mechanical equipment integrated into building design - Brock University (Image: Brock University)

Parking

Surface parking areas shall incorporate high quality landscape design that:

- Breaks up large parking areas into smaller lots;
- Screens parking areas from public views from streets and key pedestrian pathways while maintaining safety;
- Includes generous tree planting around and within parking areas, to mitigate visual impacts and provide shade that reduces heat island effects;
- Considers opportunities for bio-swales and other innovative stormwater management techniques; and
- Ensures the provision of safe, convenient, accessible and highly landscaped pedestrian travel routes to and through surface parking areas.

Above-grade parking structures shall be designed to minimize adverse impacts on the campus environment. They should be integrated with, and located behind, other uses and buildings, particularly along key campus streets and pathways. At a minimum, parking structures should have active uses at grade along their frontages. The potential to accommodate a portion of structured parking below grade shall be considered.

Driveways and access points for surface parking lots, structured parking facilities, pick-up and drop-off areas, and building servicing facilities should be carefully designed to minimize visual impacts and reduce the potential for pedestrian and vehicular conflicts.



1. Landscaped surface parking lots - Ramapo College (New Jersey)

2. Parking structure with active uses at grade - York University



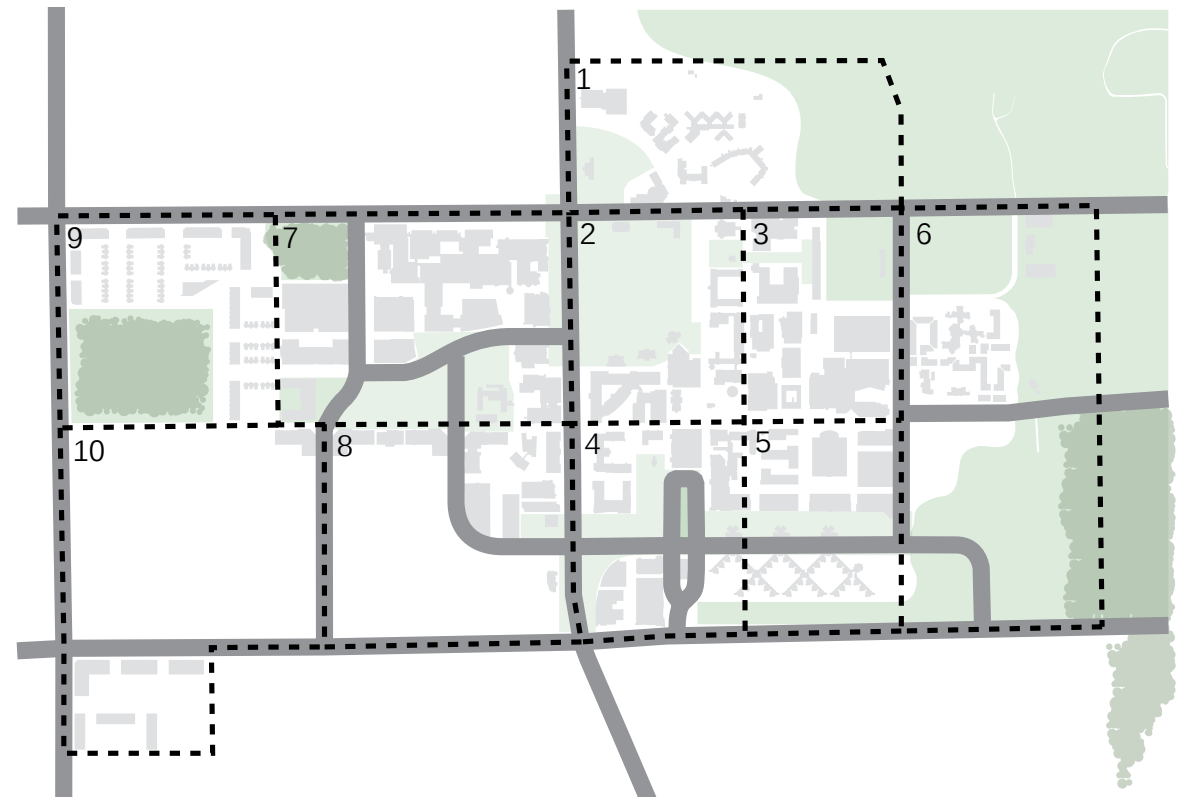
The Precinct Plans are an important tool for implementing the Campus Master Plan. While illustrating the inter-related nature of the campus environment, they consolidate the opportunities and requirements for campus evolution for each renewal and development site on a place-by-place basis.

Precinct Plans 7



7.1 Overview of the Precinct Plans

The precinct plans provide a convenient and simplified framework in which to plan and evaluate campus projects within the comprehensive guidelines of the Master Plan. For the purposes of project planning and master plan implementation, the campus has been divided into ten precincts (Figure 1).



Precincts

- | | | | |
|-----------------|----------------|-----------------------|----------------|
| 1. North Campus | 4. South Entry | 7. Veterinary College | 10. Stone Road |
| 2. Johnston | 5. South Lawn | 8. West Campus | |
| 3. Trent Lane | 6. East Campus | 9. Dairy Bush | |

Figure 1: Campus Precincts

The precinct plans operate in two ways: first, they describe the role, use and form of specific places on campus at a scale at which more detailed recommendations can be best illustrated and understood; and second, they describe these places holistically, addressing building form, views, circulation, servicing and parking and other aspects of the physical environment.

While each precinct has its own character and corresponding pattern of buildings, open space and circulation, they all play an important role in supporting Guelph's mission. The growth and evolution of each individual precinct will contribute to achieving the vision for the larger campus. Constantly relating back to the campus vision and master plan objectives, the precinct plans provide detailed implementation guidelines for growth and physical improvement in each part of campus.

The precinct plans essentially establish the rules for development and identify the enabling and coordinated projects that must be considered in new building and renewal projects. They provide direction for the entire campus, with specific focus on areas of change, including both development and renewal projects.

How the Precinct Plans Work

Each precinct plan consists of four major components, all of which are illustrated with existing conditions images and model illustrations.

1. The **General Guidelines** include an overview of the precinct and bulleted guidelines to define the character of the area and clarify investments in open space and movement networks.

2. The **Development Guidelines** provide specific direction for the development sites, including renewal, redevelopment and new construction.

3. The **Development Framework Map** locates development and renewal parcels within the context of the master plan. It identifies development sites, site planning considerations for each development site, major open space initiatives, and movement infrastructure and initiatives. Figure 2 shows the development framework map for the entire campus, and a detailed description of the components of the framework map is included in Section 7.2

4. The **Development Matrix** complements the precinct plan development framework map, providing a comprehensive table of development parameters and other considerations for each development and renewal site. Development parameters include minimum and maximum lot coverages, building heights and gross floor areas (in some cases, residential uses may exceed permitted building heights). Permitted land uses are also indicated, with required land uses shown in bold. Enabling projects are those projects and initiatives that must be completed before development takes place, such as replacement or removal of current uses that occupy the site. Coordinated projects are larger projects and initiatives, typically University Projects, that should be considered and addressed in the design of the site. Figure 3 shows a sample development matrix for Precinct 3: Trent Lane.

Where large parcels are to be developed in phases or with multiple buildings, a phasing and development plan should be created for the entire parcel in conjunction with detailed site planning for the proposed development. This will ensure coordination of pedestrian and vehicular circulation and address impacts to the larger open space and movement networks. Phasing Plans should also be considered where development sites are adjacent or share important infrastructure such as service areas.

The precinct plans should be referred and adhered to during all pre-construction phases of project planning, including site selection, programming, schematic and detailed design. They establish the ground rules for development while outlining the enabling and coordinated projects that must be considered to ensure the intended structure and function of campus is achieved. Proposals that depart significantly from the precinct plans will be subject to a review process where they must demonstrate that they achieve the principles, objectives and general intent of the campus master plan.



Figure 2: Development Framework Map







Development Parameters										Permitted Uses	Development Parameters	
Parcel	Project Type	Retained Building Capacity (m²)	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 3: Trent Lane												
3A	New Development/ Facility Renewal MAIDS HALL	1,298	5,696	70%	90%	3	6*	11,962	30,758	<ul style="list-style-type: none">academicadministrativeresidentialbelow-grade parking	<ul style="list-style-type: none">Demolish 1, 10 Trent Lane and potentially the Hersey Building, and relocate displaced usesProtect or integrate Maids Hall into new developmentAccommodate or relocate existing utilities	<ul style="list-style-type: none">Stadium Green landscape initiativeCollege Avenue streetscape initiative
3B	New Development/ Facility Renewal TRENT BUILDING	971	8,072	70%	90%	3	6*	16,951	43,589	<ul style="list-style-type: none">academicadministrativeresidentialbelow-grade parking	<ul style="list-style-type: none">Demolish Physical Resources Building, Paint Shop and potentially Hersey Building; relocate displaced usesRelocate oil tanks and accommodate generators in developmentProtect or incorporate Trent Building into new developmentProtect adjacent infrastructure tunnel/ service ductAccommodate or relocate existing utilities	<ul style="list-style-type: none">Stadium Green landscape initiativeAlumni Walk renewal
3C	New Development/ Facility Renewal BLACKWOOD HALL	4,220	3,998	75%	100%	3	6	8,996	23,988	<ul style="list-style-type: none">academicadministrativeresidential	<ul style="list-style-type: none">Demolish Fire Hall and south addition to Blackwood Hall; relocate displaced usesIntegrate Blackwood Hall into new developmentProtect adjacent infrastructure tunnel/ service ductAccommodate or relocate existing utilities	<ul style="list-style-type: none">Alumni Walk renewalLocal green/court initiative
3D	New Development		2,819	75%	100%	3	6	6,343	16,914	<ul style="list-style-type: none">academicadministrativeresidential	<ul style="list-style-type: none">Demolish Vehicle Services Building; relocate displaced usesProtect adjacent infrastructure tunnel/ service ductAccommodate or relocate existing utilities	<ul style="list-style-type: none">Local green/court initiative
3E	Planned Capital Project ALUMNI STADIUM		3,649							<ul style="list-style-type: none">stadium and related uses		<ul style="list-style-type: none">Stadium Green landscape initiative
3F	Planned Capital Project		1,068							<ul style="list-style-type: none">stadium and related uses	<ul style="list-style-type: none">Relocate/compensate for displaced parking	<ul style="list-style-type: none">East Ring Road streetscape initiative
3G	Planned Capital Project		6,454							<ul style="list-style-type: none">athletics/ recreation	<ul style="list-style-type: none">Relocate/compensate for displaced parking	<ul style="list-style-type: none">East Ring Road streetscape initiativeImplement coordinated pedestrian access and servicing strategy for Mitchell Centre, Powell Building and Field House
Total		6,489	31,756					44,251	115,249			

* indicates a maximum building height for academic uses, measured from Powerhouse Lane. Residential uses may exceed maximum building heights.

Figure 3: Sample Development Matrix (Precinct 3: Trent Lane)

7.2 Precinct Plan Framework Map Elements

The following elements are illustrated in the framework maps and listed in the supporting legend for each precinct area.

-  **Primary Pedestrian Connection** – These are major pedestrian walks, trails and other connections that establish the underlying framework for the campus pedestrian network. Design guidelines will ensure consistency in all major pedestrian walks, including such elements as paving materials, furniture and lighting. Where applicable, front entrances of buildings should be located on primary pedestrian connections.
-  **Pedestrian Mediation Area** – These are areas where the pedestrian priority zone interfaces with vehicle routes. Mediation measures are required to ensure safety and indicate pedestrian priority. Measures can include more frequent and safer crossings, enhanced landscape treatment and other means.
-  **Cycling Route** – The network of dedicated on-street bicycle routes on campus and city roads. Generally, all primary campus streets will also serve as cycling routes. Major bicycle parking facilities should be conveniently accessible from cycling routes.
-  **Parking and Service Access** – These are routes that support vehicular access to loading areas and large-scale parking lots. They generally do not contribute to the larger street network. In some cases, these access routes are shared with important pedestrian corridors (e.g. Trent Lane). In these cases, access routes should be designed primarily as pedestrian routes with the potential to accommodate service and loading traffic.
-  **Structured Parking** – This indicates development sites that have the potential to accommodate a large parking structure. Site planning should protect for high-volume vehicular access routes in and around parking structures.
-  **Loading and Service Zone** – These are areas around buildings that must accommodate vehicular traffic for service and loading purposes. They should generally be located away from primary entrances and shielded from view. These areas also offer opportunities for small-scale strategic parking lots for people with disabilities and high-profile visitors.

7E **Development Parcel** – These are the sites where new development may be located. The development parcels do not necessarily indicate the total floor area of development. They also include landscaping, courtyards, walkways, service/loading areas or other features that extend beyond the walls of the building. The development matrix indicates the specific parameters for parcel coverage.

2A **Renewal Site** – These are existing buildings that require significant investment to restore building and space conditions. Due to the inappropriateness of space for current uses, some renewal sites should be renewed to accommodate new uses. In some cases, renewal sites may also accommodate building additions where they are sensitively designed and do not adversely impact historic structures.

— **Key Building Frontage** – Building frontages should generally be aligned with the key building frontage line to create a consistent streetwall. Primary entrances should be located along key building frontages, and loading areas should avoid building frontages.

▲ **Primary Entrance** – These are the recommended locations for building entrances, which are generally located along the highest order pedestrian route. While there is some flexibility in the location of primary entrances, they should be located along key building frontages. In some cases, such as select building sites along Gordon Street, buildings should have two primary entrances.

☼ **Gateway** – These are important points of transition between the city and campus. Gateways will feature a consistent approach to landscape, street and pedestrian network design to signify arrival at campus and assist with wayfinding.

L3 **Open Space Initiative** – These are University Projects (landscape) that represent specific improvements to the open space network. They are identified in Section 4.3 of Volume 1 of this Plan, and the full list of initiatives is listed in Section 7.3.

••• **L7 Streetscape Initiative** – These are University Projects (landscape) that represent specific improvements to

streetscapes. They are identified in Section 4.3 of Volume 1 of this Plan, and the full list of initiatives is listed in Section 7.3.

■ **Local Court or Green** – These are smaller open spaces that support local placemaking by providing amenity and setting for adjacent buildings. New development will reinforce a relationship to these open spaces.

M2 **Movement Initiative** – These are University Projects that represent specific improvements to the movement network. They are identified in Section 4.4 of Volume 1 of this Plan, and the full list of initiatives is listed Section 7.3.

U1 **University Services and Amenities Initiative** – These are University Projects that represent specific improvements to university services and amenities. They are identified in Section 4.2 of Volume 1 of this Plan, and the full list of initiatives is listed Section 7.3.

7.3 Cross Reference to the University Projects

The Precinct Plans refer to the University Projects as described in Section 5.2 of Volume 1 of this Plan. These projects play a direct role in improving the larger campus environment and achieving the vision for the plan. Due to their scale and complexity, implementation of these projects will largely be the responsibility of the university administration, rather than through individual capital projects.

Figure 4 illustrates the following University Projects. These projects are illustrated in the framework maps and relevant projects are included in the coordinated project list for each precinct area.

Landscape:

- L1** Johnston Green Renewal
- L2** The Pastures
- L3** South Mall
- L4** Entry Plaza
- L5** Branion Plaza Renewal
- L6** Winegard Walk Extension and Renewal
- L7** Reynolds Walk Extension and Renewal
- L8** Alumni Walk Renewal
- L9** South Entry Walk
- L10** Gordon Street
- L11** College Avenue
- L12** Smith Lane
- L13** East Ring Road
- L14** Stadium Green

Movement:

- M1** Extension of Chancellors Way to McGilvray Street
- M2** Extension of South Ring Road north to McGilvray Street
- M3** Conversion of Macdonald Street to local access
- M4** Removal of through access on Reynolds Walk
- M5** Extension of Powerhouse Lane to South Ring Road
- M6** Bus loop and transit improvements
- M7** Parking structure
- M8** University Welcome Centre

University Services and Amenities

- U1** Dairy Barn Re-purposing
- U2** University Centre Re-purposing and Administration Re-location

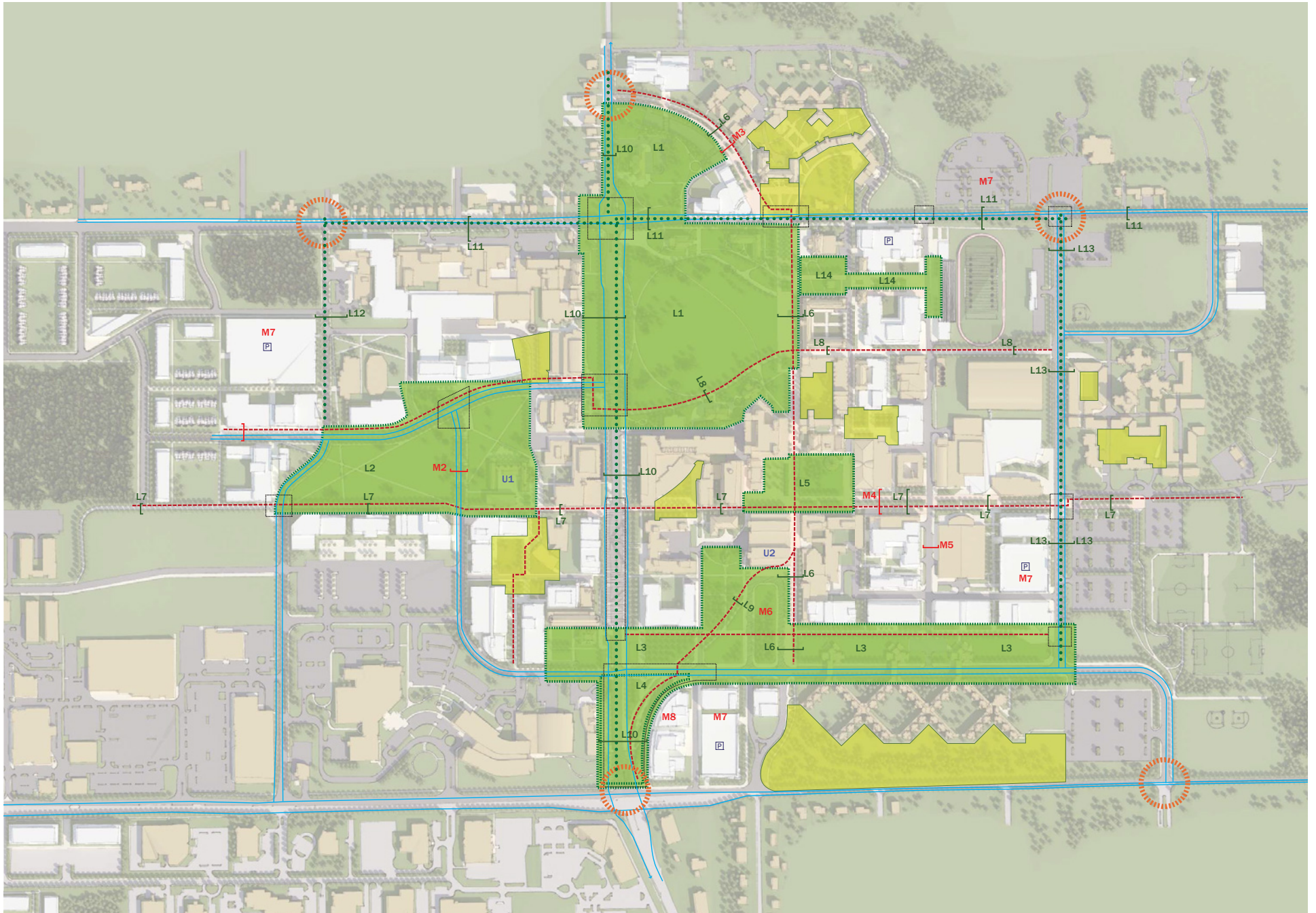
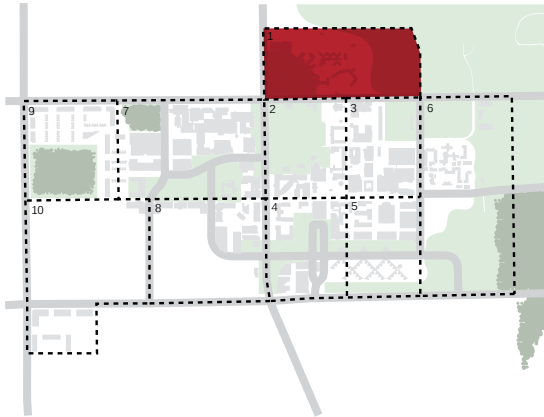


Figure 4: University Projects

Precinct 1: North Campus



General Guidelines

The North Campus is primarily residential in use and form, but supports several large academic buildings around the expanded Johnston Green landscape. The overall character and uses in this Precinct will not change. The Johnston Green landscape initiative will enhance the overall setting for the Precinct, including improvements to the existing surface parking in the centre. The extension of Winegard Walk will knit together the two sides of College Avenue. The eastern edge of the precinct is characterized by a protected woodlot and an open valley, with views extending out over the city of Guelph.

- The relationship to the eastern open space will be enhanced, and natural heritage features will continue to be protected through appropriate buffers and other means.
- The majority of Macdonald Street will be closed to support the extension of Winegard Walk. Use of similar materials, lighting and street furniture will reinforce the consistency of this important walk as it extends into North Campus. The north end of Macdonald Street will continue to provide local access to surface parking and loading.

- The existing surface parking lot partially displaced by the proposed CME building should be reconstructed as a very green and well-landscaped parking lot.
- The University may consider construction of a parking structure on the existing surface lot on the north side of College Avenue at Powerhouse Lane (P19). This would address potential parking deficiencies in this Precinct and could provide events parking for major events in Alumni Stadium.
- Several small greens and courts will be protected and enhanced, including the area north of Macdonald Hall and Lambton Hall. Service access and pedestrian routes should be assessed to minimize conflict and address front to back relationships.



Precinct 1: North Campus

Development Guidelines

Largely built-out and mature, the North Campus Precinct can only absorb a small amount of new academic growth. New development opportunities will strengthen and grow the cluster of academic functions. Existing residential buildings can be renewed and upgraded, but there is little capacity for new residential development. In the long-term, the status of the house-form buildings on the south side of University Avenue should be assessed to minimize deferred maintenance spending and ensure they continue to be appropriate for university use.

- Parcel 1A is a high profile location and should feature a showcase university building. Care should be taken to ensure appropriate transition to the surrounding low-rise residential uses, including a maximum two-storey building height directly facing University Avenue.
- Parcel 1B will be a pavilion-like building within the expanded Johnston Green landscape, and should be carefully designed to aesthetically fit with this open space on all facades.
- In conjunction with the new building on

College Avenue, Macdonald Hall (Parcel 1C) will be renewed and re-purposed for academic uses. With the removal of the drop-off loop at its front door, the building will feature a welcoming front lawn, aligned along the Winegard Walk axis.



The North Campus Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 1: North Campus

Coordinated Project List

Landscape Initiative

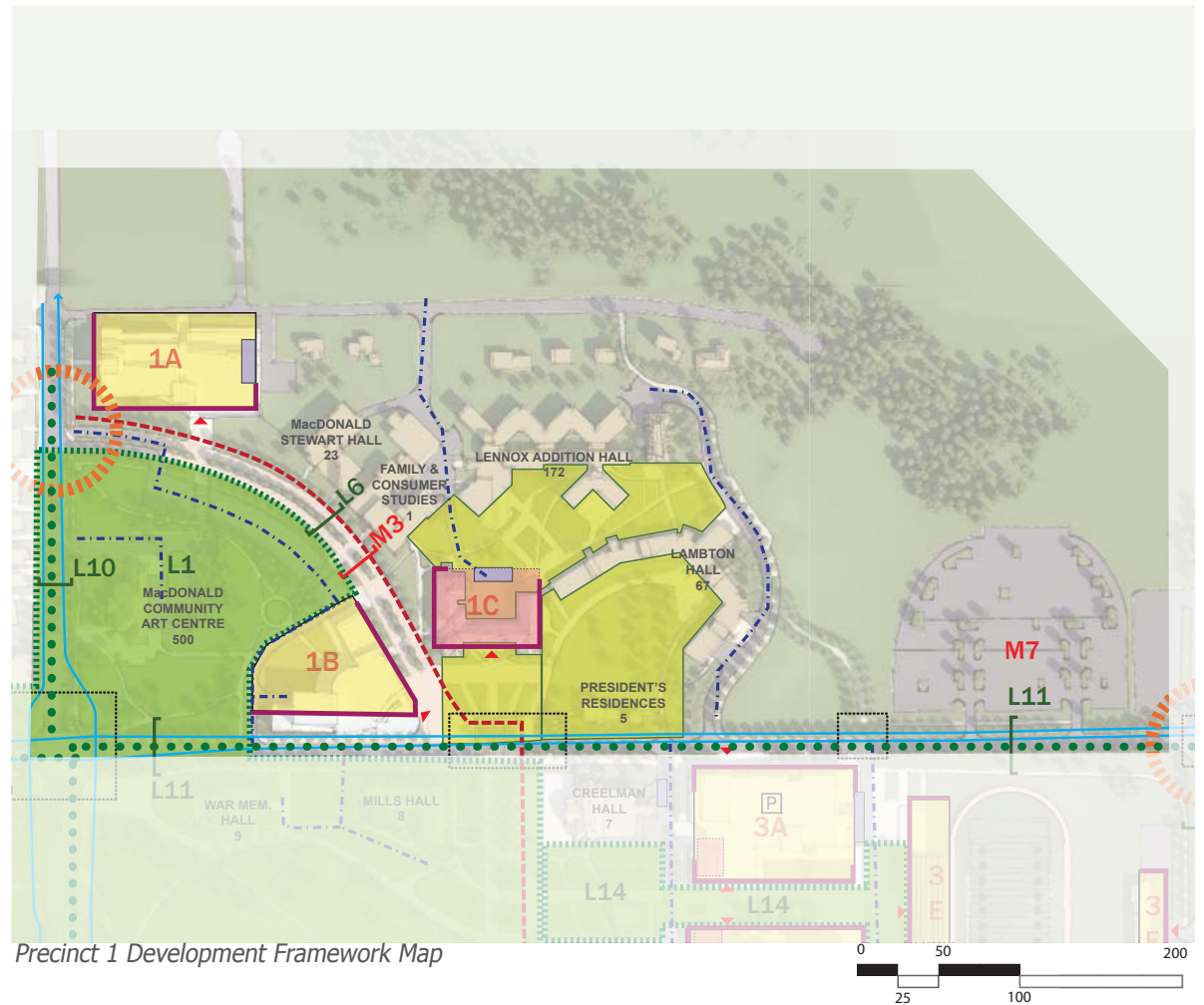
- L1** Johnston Green Renewal
- L6** Winegard Walk Extension and Renewal
- L10** Gordon Street Renewal
- L11** College Avenue Improvement

Movement Initiative

- M3** Convert Macdonald Street to local access

Legend

- | | |
|---|---|
| --- Primary Pedestrian Connection | Development Parcel |
| Pedestrian Mediation Area | Renewal Site |
| --- Cycling Route | Key Building Frontage |
| -.-.- Parking and Service Access | ▲ Primary Entrance |
| P Structured Parking | ⊗ Gateway |
| Loading and Service Zone | Open Space Initiative |
| Local Courts and Greens | ... Streetscape Initiative |

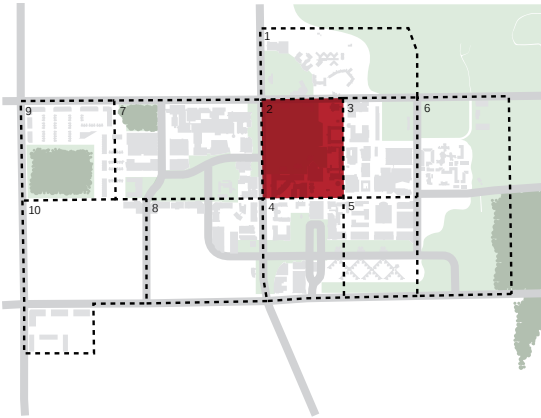


Precinct 1 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m ²)	Parcel Footprint (m ²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m ²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 1: North Campus												
1A	New Development		5,616	60%	80%	2	3	6,739	13,478	<ul style="list-style-type: none">academicperformance centre	<ul style="list-style-type: none">Demolish 346 Gordon Street and 5-7 University Street; relocate displaced usesMunicipal servicing capacity should be determined prior to development.	<ul style="list-style-type: none">Johnston Green renewalMacdonald Street conversionNorth Gateway
1B	Planned Capital Project		4,628	50%	75%	3	4	6,942	13,884	<ul style="list-style-type: none">academic	<ul style="list-style-type: none">Relocate/compensate for displaced parking	<ul style="list-style-type: none">College Avenue streetscape initiativeJohnston Green renewalWinegard Walk extensionMacdonald Street conversion
1C	Facility Renewal/ Planned Capital Project MacDONALD HALL	3,424	2,996					3,424	3,424	<ul style="list-style-type: none">academic	<ul style="list-style-type: none">Relocate displaced residential uses	<ul style="list-style-type: none">College Avenue streetscape initiativeJohnston Green renewalWinegard Walk extensionMacdonald Street conversionLocal green/court initiative
Total		3,424	13,240					17,105	30,786			

Precinct 1 Development Matrix

Precinct 2: Johnston



General Guidelines

The Johnston Precinct is one of the historic features of the campus and considered by alumni and the current university community to be one of the most sacred places at the university. The Precinct is characterized primarily by the original buildings that border the historic Johnston Green, most notably the iconic Johnston Hall. Implementation of the Gordon Street landscape initiative will fully integrate the historic Johnston Green with the street to enhance this important public face of the campus.

Winegard Walk extends through the Precinct, passing into Branion Plaza. At the intersection of Winegard and Reynolds Walk, Branion Plaza is considered the heart of campus. Branion Plaza supports a concentration of services and amenities that serve the university community and accommodates some of the highest pedestrian volumes. It will see renewal to support its integral role in the campus structure.

- The historic Johnston Green is an iconic landscape to be preserved. The Johnston Green landscape initiative will include a coordinated planting strategy to ensure

consistency across the landscape and restore the original intention for the green. The ceremonial path across Johnston Green will be upgraded using high quality paving materials to allow use in all weather conditions and support snow removal in winter. Care will be taken to minimize impacts on the use of the Green for recreational purposes.

- Streetscape improvements within the Gordon Street corridor will provide a cohesive landscape along the entire length of the Precinct and ensure a seamless transition between the street and Johnston Green. These projects should be coordinated to ensure landscape consistency from the front door of the historic OVC Main Building through to Johnston Hall. Pedestrian and bicycle improvements within and across the right-of-way will further strengthen this relationship.
- Branion Plaza will be renewed as one of the most important open spaces on campus. Enhanced hardscaping and a cohesive planting strategy will ensure the plaza develops as single, consolidated open space.



Precinct 2: Johnston

Development Guidelines

The Johnston Precinct is built-out. There is no additional capacity for development, aside from small-scale renovations and potential additions that do not adversely impact historic character. However, many of the small-scale historic buildings will see renewal and re-purposing to ensure they remain relevant to the academic mission. Many of these facilities could accommodate administrative uses displaced from the University Centre.

- The historic buildings that border Johnston Green will not see significant external change. However, many will see extensive renewal and, in some cases, re-purposing to address building condition and align space with appropriate uses. Massey Hall, MacLachlan Building and Reynolds Building (Parcels 2A, 2B and 2C) will be renewed to support administrative and other similar uses.
- Zavitz Hall (Parcel 2D) will be renewed and re-purposed to reflect its important position within Branion Plaza. It will be re-purposed to accommodate central services, which may include student services and amenities, library functions or front-line administrative uses. Intended uses will depend on space needs

resulting from the relocation of administrative uses from the University Centre and the demand for library space.

- Displaced academic uses from the historic buildings will be accommodated in more appropriate facilities, likely in surrounding precincts such as Trent Lane.
- Implementation of the planned Library Space Master Plan will see the continued evolution of the McLaughlin Library. Active library uses that do not require immediate proximity to the library's physical holdings may be accommodated in nearby facilities, such as Zavitz Hall.



The Johnston Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 2: Johnston

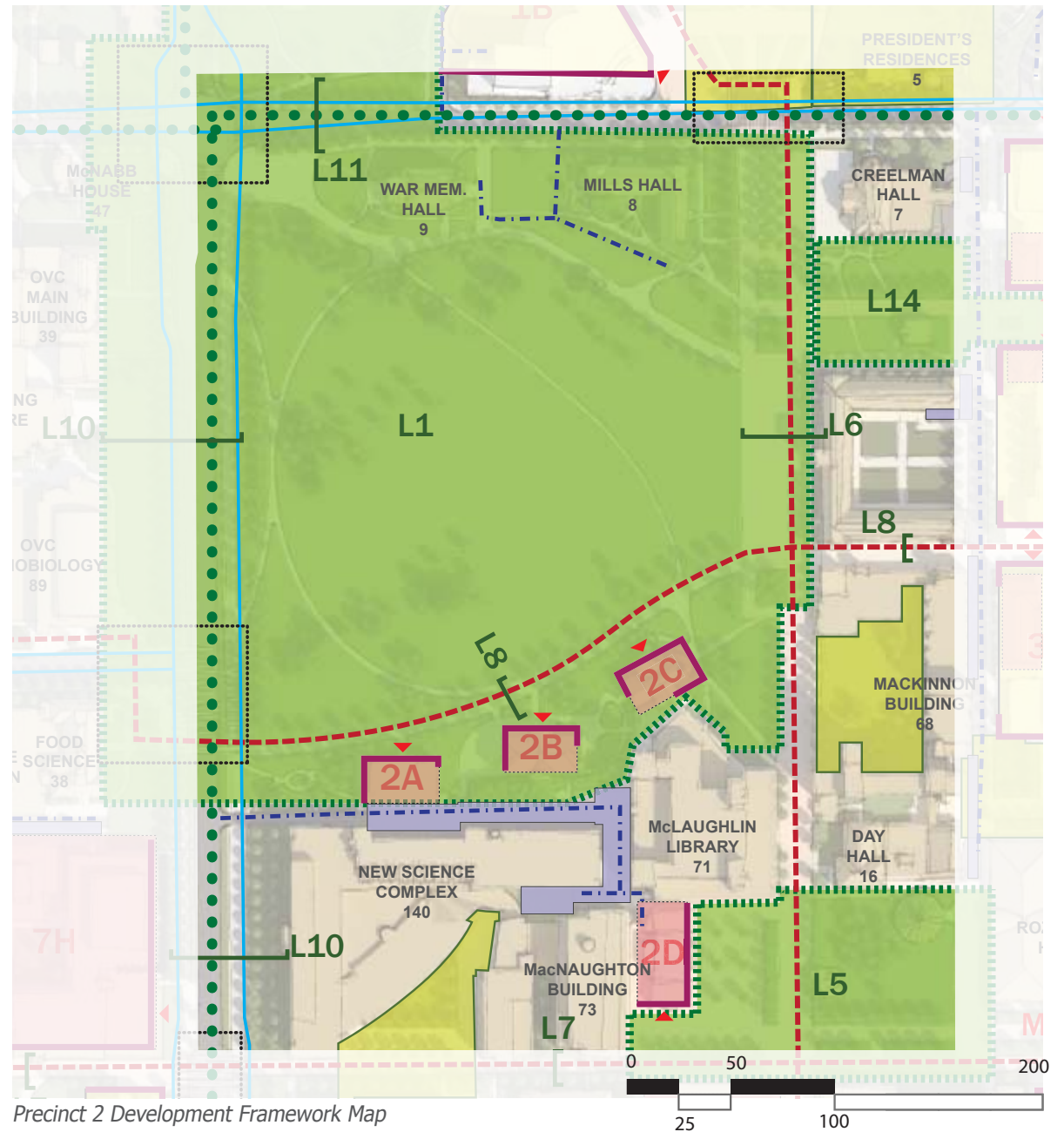
Coordinated Project List

Landscape Initiative

- L1** Johnston Green Renewal
- L5** Branion Plaza Renewal
- L6** Winegard Walk Extension and Renewal
- L7** Reynolds Walk Extension and Renewal
- L8** Alumni Walk Renewal
- L10** Gordon Street Renewal
- L11** College Avenue Improvements
- L14** Stadium Green

Legend

- | | |
|--|---|
| — Primary Pedestrian Connection | Development Parcel |
| Pedestrian Mediation Area | Renewal Site |
| — Cycling Route | Key Building Frontage |
| - - - Parking and Service Access | ▲ Primary Entrance |
| P Structured Parking | ⊗ Gateway |
| Loading and Service Zone | Open Space Initiative |
| Local Courts and Greens | ●●● Streetscape Initiative |

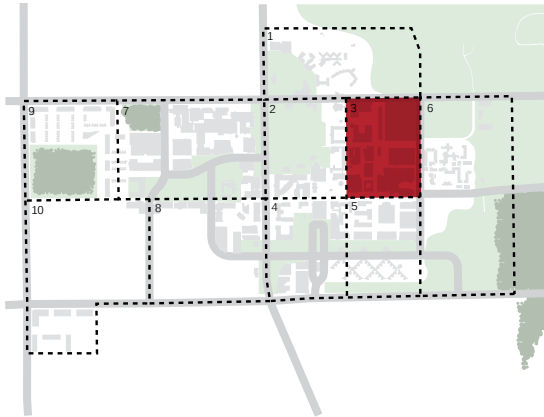


Precinct 2 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m²)	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 2: Johnston Green												
2A	Facility Renewal REYNOLDS BUILDING	1,597	726					1,597	1,597	<ul style="list-style-type: none">academicadministrative	<ul style="list-style-type: none">Relocate displaced academic uses, if applicable	<ul style="list-style-type: none">Johnston Green renewalAlumni Walk renewal
2B	Facility Renewal J.D.MacLACHLAN BUILDING	1,279	726					1,279	1,279	<ul style="list-style-type: none">academicadministrative	<ul style="list-style-type: none">Relocate displaced academic uses, if applicable	<ul style="list-style-type: none">Johnston Green renewalAlumni Walk renewal
2C	Facility Renewal MASSEY HALL	874	726					874	874	<ul style="list-style-type: none">student service/amenityadministrative	<ul style="list-style-type: none">Relocate displaced academic uses	<ul style="list-style-type: none">Johnston Green renewalAlumni Walk renewal
2D	Facility Renewal ZAVITZ HALL	2,153	1,139					2,153	2,153	<ul style="list-style-type: none">student service/amenityadministrativeactive/public uses at grade	<ul style="list-style-type: none">Relocate displaced academic uses	<ul style="list-style-type: none">Branion Plaza landscape initiative
Total		5,903	3,317					5,903	5,903			

Precinct 2 Development Matrix

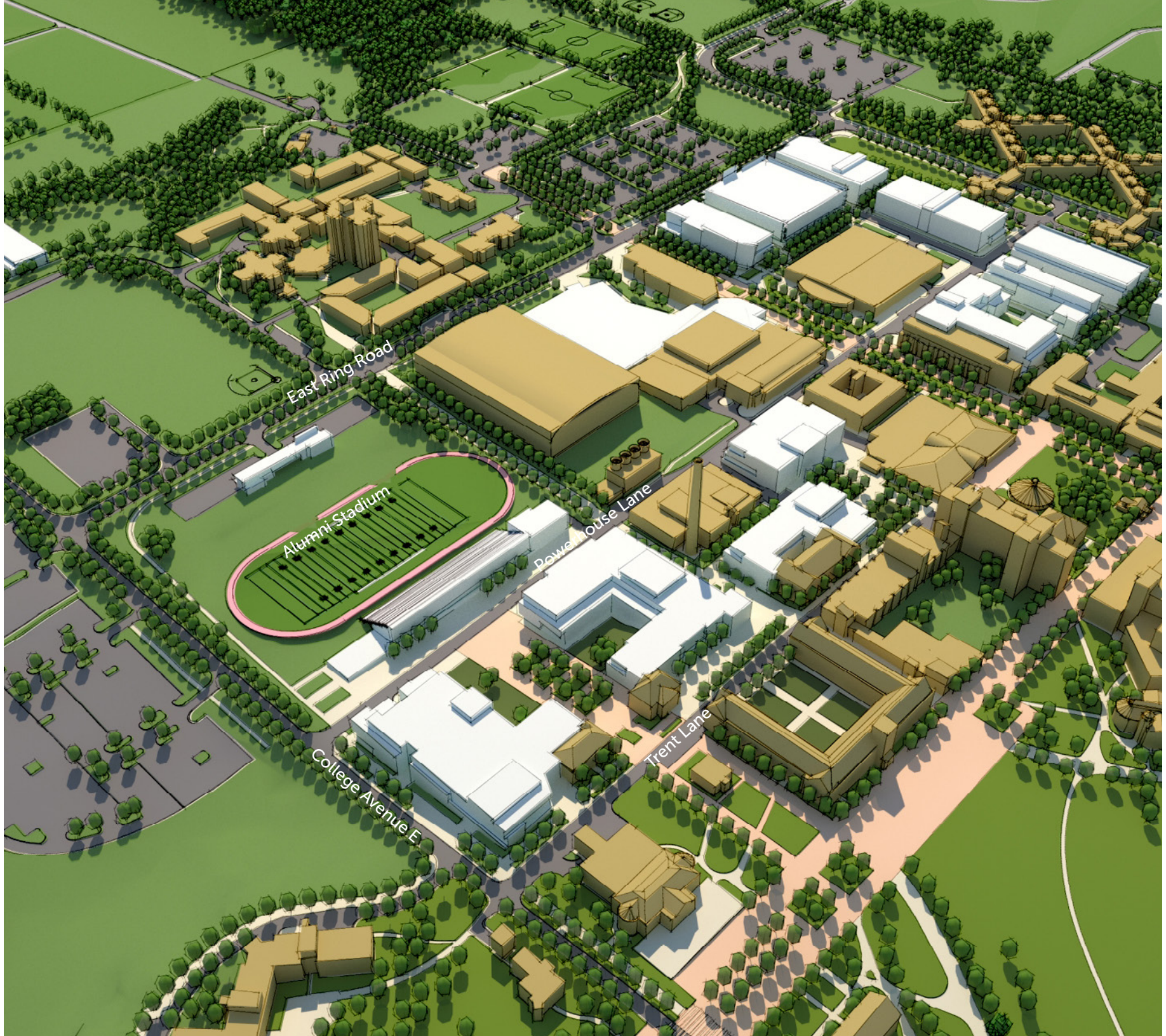
Precinct 3: Trent Lane



General Guidelines

The Trent Lane area behind Johnston Hall is dramatically different than nearby academic areas. Characterized in large part by small service buildings, it has none of the formality and sense of place that is found around Johnston Green. These conditions, combined with its location near the heart of the university, create an immense opportunity for placemaking and new development. Alumni Stadium and other sports and recreational uses give this Precinct the potential to become an important area and entry into campus for the surrounding community.

- Trent Lane should be improved as a pedestrian walk that can accommodate service vehicles if required.
- Stadium Green, a new open space, will extend from Alumni Stadium through to Johnston Green. As a small open space with extensive hardscaped areas, it can support tailgating and other athletics-related celebrations. Significant grade changes should be addressed in the detailed design of the open space.
- In tandem with new development, the College Avenue and East Ring Road streetscape improvements and the East Ring Road North Gateway should be prioritized to clearly mark this Precinct as an important place within the larger campus.



Precinct 3: Trent Lane

Development Guidelines

With several large redevelopment sites, new development in the Trent Lane Precinct will create a completely new focal point for campus activity. The overall character and intention of the Precinct should be reinforced early on to ensure consistency and place-making. Generally, the large-scale development potential will allow the Precinct to accommodate a range of uses, including academic and residential, and new large-scale classroom facilities would be appropriate. Loading and service access should be oriented toward Powerhouse Lane.

- Many of the small-scale service facilities in the Trent Lane area will be removed to make way for new development. The Central Utilities Plant and Generator Building will remain in place, though the oil tanks may be relocated.
- Parcels 3A and 3B have the potential to accommodate buildings with very large floorplates, including research buildings. They are also well-positioned to provide university housing as part of a larger development and ideally located above academic uses. Building heights along Trent Lane should not overpower the existing historic buildings,

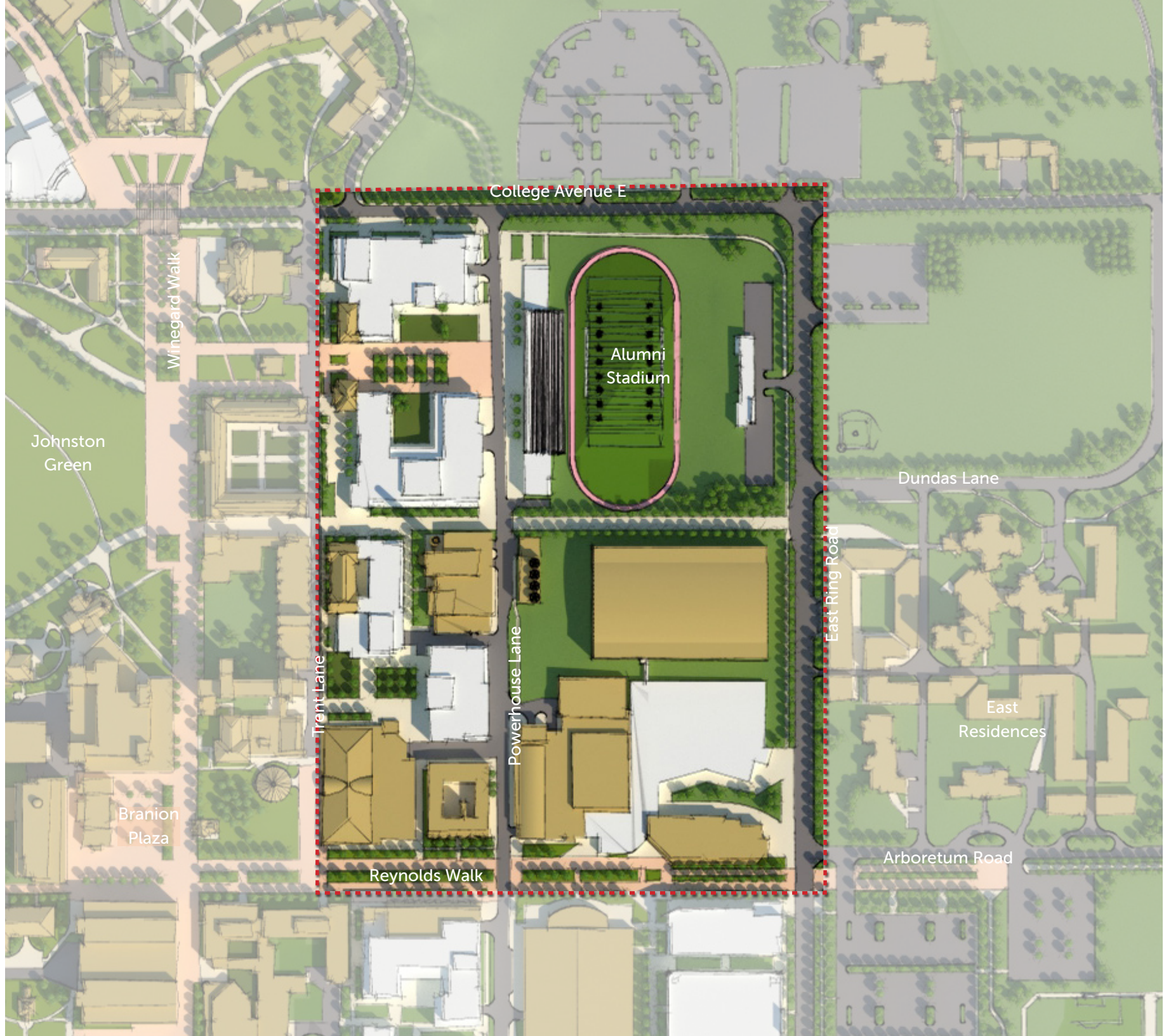
especially Johnston Hall. Development on Parcel 3B should ensure that views of Johnston Hall from Johnston Green are generally protected.

- The significant change in elevation along the east edge of the Precinct and the convenient location next to Alumni Stadium support the potential construction of structured parking in the base of buildings on Parcels 3A and 3B. Parking access should be provided from Powerhouse Lane.
- Heritage structures, including Blackwood Hall, Trent Building and Maids Hall, will be integrated into new developments.
- Full implementation of the Athletics Master Plan will see improvements to Alumni Stadium. Renewal of the main stadium building (Parcel 3E) should protect for and orient toward the planned Stadium Green.
- Redevelopment of Parcels 3C and 3D will ensure buildings are oriented toward a central court.



The Trent Lane Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 3: Trent Lane

Coordinated Project List

Landscape Initiative

- L5** Branion Plaza Renewal
- L7** Reynolds Walk Extension and Renewal
- L8** Alumni Walk Renewal
- L11** College Avenue
- L13** East Ring Road
- L14** Stadium Green

Movement Initiative

- M4** Remove through access on Reynolds Walk

Legend

- | | |
|---|--|
| — Primary Pedestrian Connection | Development Parcel |
| Pedestrian Mediation Area | Renewal Site |
| — Cycling Route | Key Building Frontage |
| - - - Parking and Service Access | ▲ Primary Entrance |
| P Structured Parking | ⊗ Gateway |
| Loading and Service Zone | Open Space Initiative |
| Local Courts and Greens | ... Streetscape Initiative |



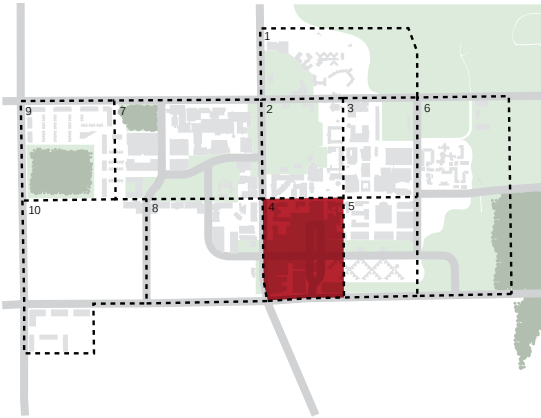
Precinct 3 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m ²)	Parcel Footprint (m ²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m ²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 3: Trent Lane												
3A	New Development/ Facility Renewal MAIDS HALL	1,298	5,696	70%	90%	3	6*	11,962	30,758	<ul style="list-style-type: none">academicadministrativeresidentialbelow-grade parking	<ul style="list-style-type: none">Demolish 1, 10 Trent Lane and potentially the Hersey Building, and relocate displaced usesProtect or integrate Maids Hall into new developmentAccommodate or relocate existing utilities	<ul style="list-style-type: none">Stadium Green landscape initiativeCollege Avenue streetscape initiative
3B	New Development/ Facility Renewal TRENT BUILDING	971	8,072	70%	90%	3	6*	16,951	43,589	<ul style="list-style-type: none">academicadministrativeresidentialbelow-grade parking	<ul style="list-style-type: none">Demolish Physical Resources Building, Paint Shop and potentially Hersey Building; relocate displaced usesRelocate oil tanks and accommodate generators in developmentProtect or incorporate Trent Building into new developmentProtect adjacent infrastructure tunnel/ service ductAccommodate or relocate existing utilities	<ul style="list-style-type: none">Stadium Green landscape initiativeAlumni Walk renewal
3C	New Development/ Facility Renewal BLACKWOOD HALL	4,220	3,998	75%	95%	3	6	8,996	22,789	<ul style="list-style-type: none">academicadministrativeresidential	<ul style="list-style-type: none">Demolish Fire Hall and south addition to Blackwood Hall; relocate displaced usesIntegrate Blackwood Hall into new developmentProtect adjacent infrastructure tunnel/ service ductAccommodate or relocate existing utilities	<ul style="list-style-type: none">Alumni Walk renewalLocal green/court initiative
3D	New Development		2,819	75%	95%	3	6	6,343	16,068	<ul style="list-style-type: none">academicadministrativeresidential	<ul style="list-style-type: none">Demolish Vehicle Services Building; relocate displaced usesProtect adjacent infrastructure tunnel/ service ductAccommodate or relocate existing utilities	<ul style="list-style-type: none">Local green/court initiative
3E	Planned Capital Project ALUMNI STADIUM		3,649							<ul style="list-style-type: none">stadium and related uses		<ul style="list-style-type: none">Stadium Green landscape initiative
3F	Planned Capital Project		1,068							<ul style="list-style-type: none">stadium and related uses	<ul style="list-style-type: none">Relocate/compensate for displaced parking	<ul style="list-style-type: none">East Ring Road streetscape initiative
3G	Planned Capital Project		6,454							<ul style="list-style-type: none">athletics/ recreation	<ul style="list-style-type: none">Relocate/compensate for displaced parking	<ul style="list-style-type: none">East Ring Road streetscape initiativeImplement coordinated pedestrian access and servicing strategy for Mitchell Centre, Powell Building and Field House
Total		6,489	31,756					44,251	113,204			

* indicates a maximum building height for academic uses, measured from Powerhouse Lane. Residential uses may exceed maximum building heights.

Precinct 3 Development Matrix

Precinct 4: South Entry



General Guidelines

Development of the South Entry Precinct represents an opportunity to establish a new face and front door for the university at Stone and Gordon. Existing development is primarily located along the Reynolds Walk corridor, with a series of back doors and service entrances facing into the Precinct. The Conservatory greenhouse and surrounding gardens are located in the centre of the Precinct, but is relatively disconnected from surrounding activities. Arrival to campus occurs primarily at the intersection of Stone and Gordon, which is characterized by a large lawn and surface parking lot. New development and open space investment will create a prominent front door for the university and connect the campus with the surrounding urban fabric.

- The South Mall open space will serve as the major open space and focal point for the southern part of campus. It will be the focal point for new development in this Precinct. The open space will integrate a number of smaller landscapes, including the Entry Plaza, Conservatory Garden and UC Green, to create a large space that extends from the east athletic fields to Gordon Street. A signature public art installation could be accommodated where the South Mall faces onto Gordon Street.
- The Entry Plaza will be an integral component of this important gateway and the primary entry sequence into campus. Enhanced paving of pedestrian crossings at this intersection will clearly identify entry into the campus 'territory', and design of the plaza will be coordinated with development on Parcel 4C and with streetscape improvements to Gordon Street.
- The South Entry Walk will be extended to the University Centre and the heart of campus. Landscape improvements will ensure the bus loop area plays an important role in the larger landscape as UC Green.
- Local bus transit is expected to stay in the bus loop, though regional transit may shift elsewhere. If rapid transit investments bring a change in the overall structure and function of transit on campus, the bus loop/UC Green area will continue to form part of the South Mall open space.



Precinct 4: South Entry

Development Guidelines

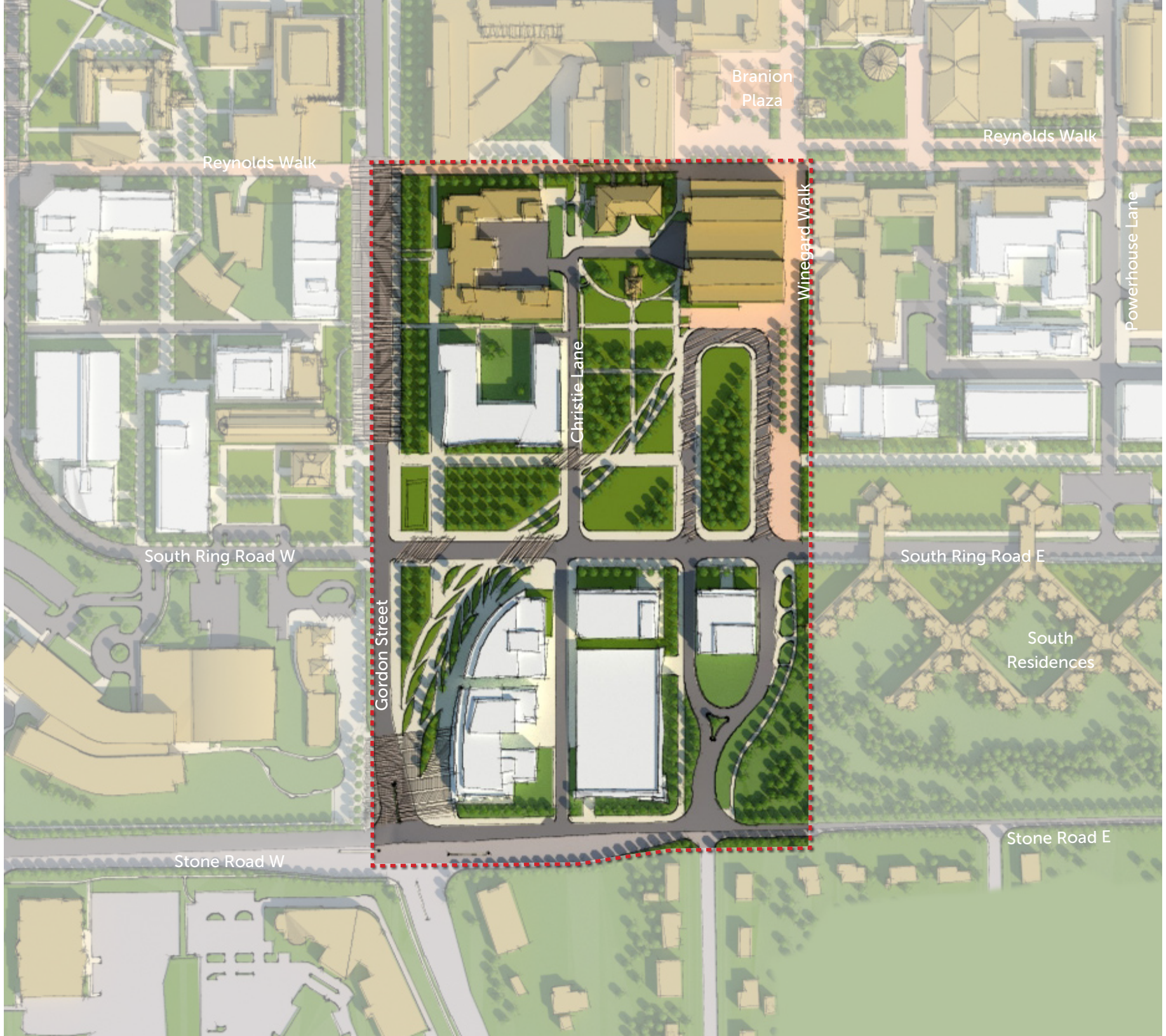
Development opportunities in the South Entry Precinct will be coordinated with major investment in new campus landscapes. Large floorplate development sites can accommodate a wide variety of academic uses, large-scale activities such as laboratory, conference centre and structured parking uses. The high profile nature of the sites could also support major public uses, such as a performing arts space and conference centre, benefiting from proximity to a planned parking structure and nearby hotel.

- Parcel 4A will be developed in a manner consistent with the built form of Alexander Hall. Primary building entrances will be provided on both east and west frontages, and Gordon Street
- With the re-purposing of the University Centre (Parcel 4B), a stronger presence can be established onto the South Lawn landscape. Pedestrian circulation improvements will activate all sides of the building, including a potential pedestrian bridge over the service area to minimize barriers, support the new South Entry Walk and reduce visual impacts due to the service function.
- Parcel 4C is an important front door for the university and forms part of the Stone and Gordon Gateway. Built form and uses should reflect this important role, and the building should be designed to direct visitors into the campus.
- Parcel 4D will remain a surface parking lot until it is required for structured parking. At this time, programmed space should be built facing onto South Ring Road to screen the parking lot and reinforce a pattern of continuous academic activities at the edge of the open space. This would make a good location for a university welcome centre.
- The Stone Road entry to campus must be reconfigured prior to developing Parcel 4E. The exact nature of the street network will be determined at that time and will consider transit service requirements and access to the planned parking structure on Parcel 4D.
- Development on Parcels 4C and 4D will require comprehensive site planning for both parcels to coordinate servicing, pedestrian circulation and other shared functions.



The South Entry Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 4: South Entry

Coordinated Project List

Landscape Initiative

- L3** South Mall
- L4** Entry Plaza
- L5** Branion Plaza Renewal
- L6** Winegard Walk Extension and Renewal
- L7** Reynolds Walk Extension and Renewal
- L9** South Entry Walk
- L10** Gordon Street Renewal

Movement Initiative

- M6** Bus loop and transit improvements
- M7** Parking structure
- M8** University Welcome Centre

University Services and Amenities Initiative

- U2** University Centre Re-purposing and Administration Relocation

Legend

- Primary Pedestrian Connection
- Pedestrian Mediation Area
- Cycling Route
- Parking and Service Access
- P Structured Parking
- Loading and Service Zone
- Local Courts and Greens
- Development Parcel
- Renewal Site
- Key Building Frontage
- ▲ Primary Entrance
- ⊗ Gateway
- Open Space Initiative
- ... Streetscape Initiative

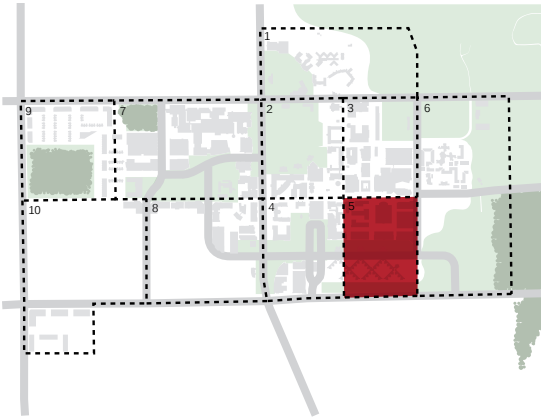


Precinct 4 Development Framework Map

Parcel	Project Type	Retained Building Capacity	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 4: South Gate												
4A	New Development		5,652	70%	90%	3	6	11,869	30,521	<ul style="list-style-type: none">academicperformance centreresidential	<ul style="list-style-type: none">Demolish Federal Building and Annex, Hagen Aqualab and Axelrod Institute, and relocate displaced usesAccommodate or relocate existing utilities	<ul style="list-style-type: none">Gordon Street renewalGordon Street transit improvementsSouth Mall landscape initiative
4B	Facility Renewal UNIVERSITY CENTRE	27,370	4,346					27,370	27,370	<ul style="list-style-type: none">Student service/ amenitystudent-related administrativeactive/public uses at grade	<ul style="list-style-type: none">Implement coordinated administrative relocation project	<ul style="list-style-type: none">South Mall landscape initiative (University Common)Branion Plaza landscape initiativeReynolds Walk landscape initiativeSouth Entry Walk
4C	New Development		6,644	70%	90%	3	6	13,952	35,878	<ul style="list-style-type: none">academicconference centreperformance centrewelcome centre	<ul style="list-style-type: none">Relocate displaced parking from western edge of lot	<ul style="list-style-type: none">Gordon Street landscape initiativeEntry Plaza landscape initiativeStone/Gordon GatewaySouth Entry Walk
4D	New Development		7,758	70%	90%	3	6	16,292	41,893	<ul style="list-style-type: none">academicparking structuretransit facilitywelcome centre	<ul style="list-style-type: none">temporarily relocate displaced parking	<ul style="list-style-type: none">South Mall landscape initiativeEntry Plaza landscape initiative
4E	New Development		2,282	75%	95%	3	6	5,135	13,007	<ul style="list-style-type: none">transit facilitywelcome centre	<ul style="list-style-type: none">Reconfigure Stone Road entryAccommodate or relocate existing utilities	<ul style="list-style-type: none">South Mall landscape initiative
Total		27,370	26,682					74,618	148,669			

Precinct 4 Development Matrix

Precinct 5: South Lawn



General Guidelines

The South Lawn Precinct is an undefined place, characterized in large part by the South Residences and large surface parking lots. At its north edge, academic and athletic uses line Reynolds Walk, establishing a link to the heart of campus. With limited pedestrian circulation opportunities and large areas dedicated to parking and servicing, South Residences feels disconnected from the rest of campus. Areas of conflict between vehicles and pedestrians are common, and the South Residence entry buildings/dining areas sit within service and parking areas.

- The South Mall landscape initiative will improve the setting and front door for the South Residences and create a new front door for development sites that face the South Residences. A continuous pedestrian walk will line the north side of the open space, providing direct connectivity from East Ring Road to Winegard Walk.
- To ensure efficient servicing access to new development, Powerhouse Lane will be extended south through to South Ring Road. Service access will be concentrated along this new service street.
- Pedestrian activity will be directed away from Powerhouse Lane to minimize conflict by enhancing of two important pedestrian corridors, one east of the Engineering complex and the other east of the Gryphon Centre arena.
- The lawn between the South Residences and Gordon Street will be strategically improved to support recreational opportunities, provide better pedestrian infrastructure and create a more inviting landscape along this face of the university.
- A consolidated service strategy for the South Residences is required to implement the South Mall landscape initiative. Required servicing areas should be screened from view and should minimize impacts on the pedestrian and open space networks.
- Unsignalized pedestrian crossings should be considered at each main entry to the South Residence building, and sidewalks should be considered on the south side of South Ring Road.



Precinct 5: South Lawn

Development Guidelines

With significant opportunities for new development, this Precinct will see a major transformation to become an important place on campus. The development potential can be unlocked by resolving the issues related to pedestrian and vehicular circulation, parking supply and landscape setting.

- New development and renewal along Reynolds Walk (Parcels 5A and 5F) will contribute to the enhancement of this important corridor, including the removal of east-west vehicular traffic.
- Parcel 5A supports the renewal of the original Crop Science Building in conjunction with new development. The parcel could be developed as one large facility or broken up into multiple buildings, with the primary frontage on Reynolds Walk and secondary frontage along the west facade.
- The three development sites that line the north edge of South Lawn (Parcels 5C, 5D and 5E) provide opportunities for large floor-plate academic buildings, but also have the potential for residential growth, particularly on parcel 5E.
- Small-scale improvements to the at-grade conditions of the South Residences will create a more attractive face and entry to each building. Improvements should be coordinated with a consolidated service strategy.
- With development overtaking some many important surface parking areas on campus, a structured parking location is protected on Parcel 5F. Programmed space should be built facing onto Reynolds Walk to screen the parking lot and reinforce active uses along this important axis.



The South Lawn Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 5: South Lawn

Coordinated Project List

Landscape Initiative

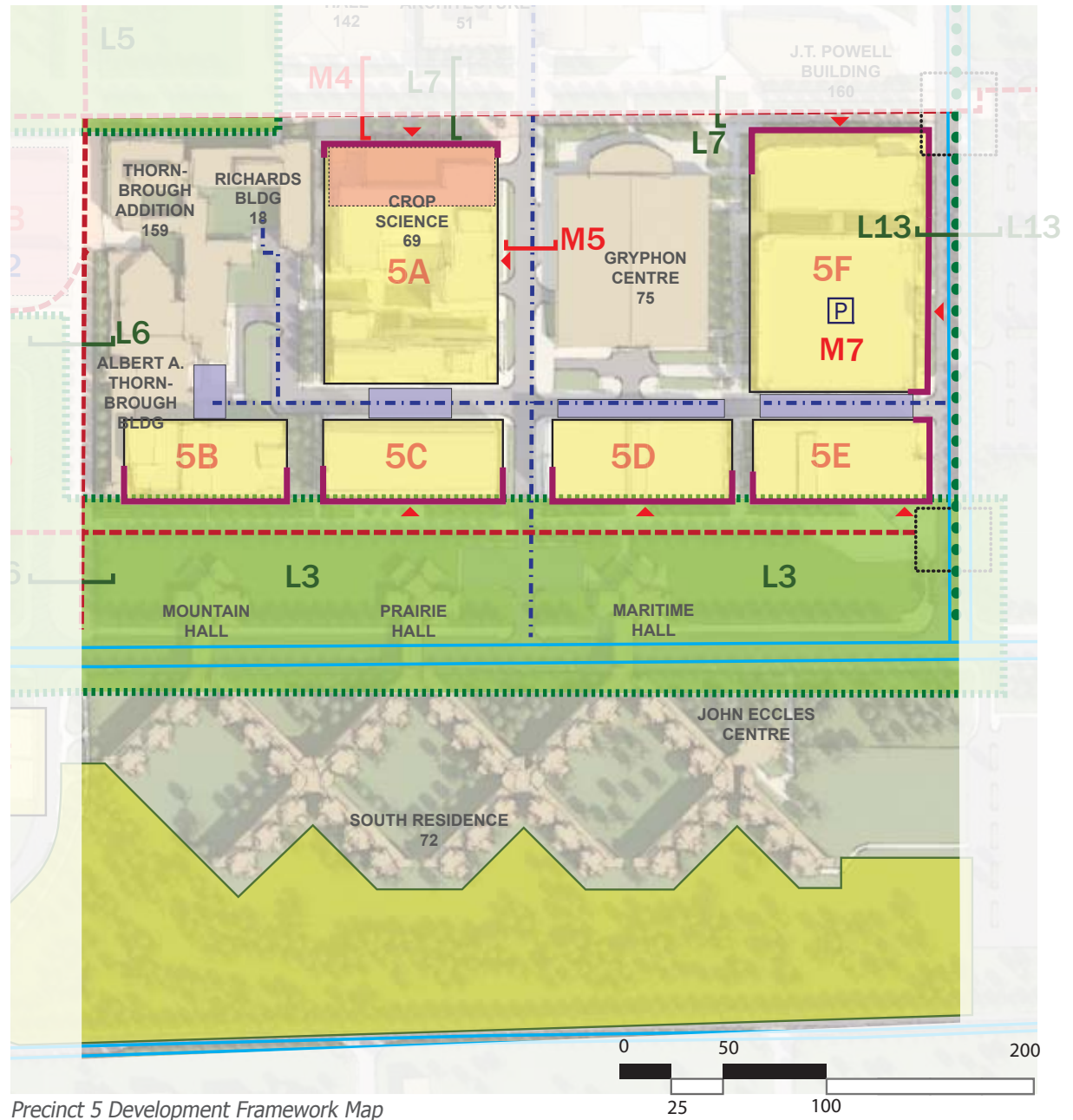
- L3** South Mall
- L5** Branion Plaza Renewal
- L6** Winegard Walk Extension and Renewal
- L7** Reynolds Walk Extension and Renewal
- L13** East Ring Road

Movement Initiative

- M4** Remove through access on Reynolds Walk
- M5** Extension of Powerhouse Lane to South Ring Road
- M7** Parking structure

Legend

- Primary Pedestrian Connection
- ⋯ Pedestrian Mediation Area
- Cycling Route
- ⋯ Parking and Service Access
- P Structured Parking
- Loading and Service Zone
- Local Courts and Greens
- Development Parcel
- Renewal Site
- Key Building Frontage
- ▲ Primary Entrance
- ⊗ Gateway
- ▤ Open Space Initiative
- ⋯ Streetscape Initiative

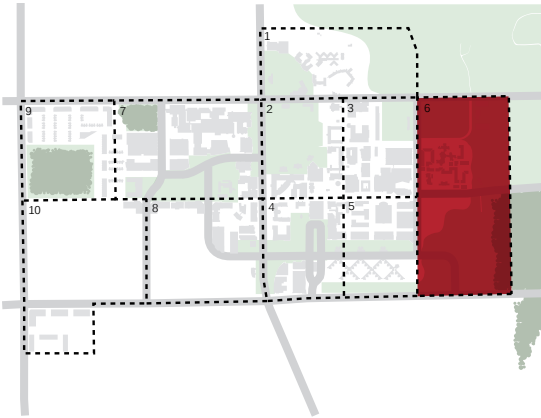


Precinct 5 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m ²)	Parcel Footprint (m ²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m ²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 5: South Lawn												
5A	New Development/ Facility Renewal CROP SCIENCE	11,536	9,153	60%	90%	3	6	16,475	49,426	<ul style="list-style-type: none">academicactive/public uses at grade	<ul style="list-style-type: none">Demolish rear addition to Crop Science Building and relocate displaced usesRelocate displaced parkingIntegrate original Crop Science Building into new developmentAccommodate or relocate existing utilities	<ul style="list-style-type: none">Reynolds Walk landscape initiativeRemove through access on Reynolds WalkPowerhouse Lane extension
5B	New Development (Addition)		2,995	75%	95%	3	6	6,739	17,072	<ul style="list-style-type: none">academic	<ul style="list-style-type: none">Relocate/compensate for displaced parkingRelocate/ integrate current usesProtect adjacent infrastructure tunnel/ service duct	<ul style="list-style-type: none">South Mall landscape initiative
5C	New Development		3,263	75%	95%	3	6	7,342	18,599	<ul style="list-style-type: none">academicresidential	<ul style="list-style-type: none">Relocate/compensate for displaced parkingProtect adjacent infrastructure tunnel/ service duct	<ul style="list-style-type: none">South Mall landscape initiativePowerhouse Lane extension
5D	New Development		3,271	75%	95%	3	6	7,360	18,645	<ul style="list-style-type: none">academicresidential	<ul style="list-style-type: none">Relocate/compensate for displaced parkingProtect adjacent infrastructure tunnel/ service duct	<ul style="list-style-type: none">South Mall landscape initiativePowerhouse Lane extension
5E	New Development		3,234	75%	90%	2	4	4,851	12,289	<ul style="list-style-type: none">academicresidential	<ul style="list-style-type: none">Relocate/compensate for displaced parkingProtect adjacent infrastructure tunnel/ service duct	<ul style="list-style-type: none">South Mall landscape initiativeEast Ring Road streetscape initiative
5F	New Development		10,328	70%	90%	2	4	14,459	37,181	<ul style="list-style-type: none">academicathletic/recreationparking structureactive/public uses at grade	<ul style="list-style-type: none">Relocate/compensate for displaced parking (if applicable)	<ul style="list-style-type: none">Reynolds Walk landscape initiativeEast Ring Road streetscape initiative
Total		11,536	32,244					57,226	153,212			

Precinct 5 Development Matrix

Precinct 6: East Campus



General Guidelines

The East Campus Precinct is largely undeveloped, serving as an important location for athletic fields and large surface parking lots while providing a threshold to the Arboretum. The East Residences and surrounding facilities occupy a small but intensively developed portion of this Precinct. Located at the terminus of Reynolds Walk and Alumni Walk, the East Residences, Alumni House, and Child Care and Learning Centre enjoy convenient proximity to the heart of the campus while benefitting from the quiet and green setting. While the Precinct offers some development opportunities, its character will continue to be defined by fields, open spaces and surface parking lots. This role will ensure the continued existence of a buffer that protects the Arboretum from the intensively developed academic core.

- Use of naturalized landscaping is encouraged throughout the Precinct to support its role as a buffer to the Arboretum. Landscape treatment of the gateway at Stone Road should reflect this approach. The recent naturalized landscape project within the southern athletic fields is a model for future landscape investments.
- Reynolds Walk improvements will extend across East Ring Road to reinforce pedestrian linkages to the residences, Arboretum, athletic fields and other functions.
- As an extension of Reynolds Walk, Arboretum Road will be reinforced as a pedestrian axis. This will welcome pedestrians and cyclists into the Arboretum while discouraging vehicular traffic.
- Streetscape improvements along East Ring Road will improve landscape quality and pedestrian experience while clearly delineating the transition from academic core to the more undeveloped East Campus Precinct.
- Continued implementation of the Athletics Master Plan will be supported, including updates to athletic fields and minor infrastructure and facilities required to support field activities.
- This Precinct will continue to accommodate surface parking in the long term, with pedestrian and landscape improvements supporting walkability and creating a sense of place. Similar to other uses in the Precinct, naturalized landscaping methods are encouraged.



Precinct 6: East Campus

Development Guidelines

While the East Campus Precinct has limited development potential, there are opportunities for strategic projects to support additional activities. The primary opportunity is the creation of a facility and yard to support the activities of the Physical Resources group and other Campus Services that will be displaced in from the Trent Lane Precinct and other areas of campus. This development will provide a consolidated area for operations, fleet parking and maintenance, and materials storage. Ongoing renewal and investment in the East Residences and adjacent uses will generally maintain these uses in their current form.

- Parcel 6A can support space intensive, back-of-house Campus Services functions displaced from the Trent Lane area. The building and yard should be sustainably designed to minimize impacts on the nearby Arboretum, including impacts from lighting, stormwater and other factors. Works yards should be screened from public streets by the building.

- The East Residences will continue to evolve to meet the needs of the university. Intensification of low-rise buildings may be considered in areas that are not adjacent to the Arboretum.
- Subject to coordination with the Arboretum Master Plan, the extension of Reynolds Walk/ Arboretum Road could support an enhanced Arboretum gateway, visitor centre or other prominent feature. This could be supported by a larger landscape investment to create a welcoming entry and transition into the Arboretum.
- Alumni House will be protected as an important heritage and cultural resource. Interior and landscape investments may be implemented to ensure its continued relevance for Alumni and the campus population.



The East Campus Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 6: East Campus

Coordinated Project List

Landscape Initiative

- L3** South Mall
- L7** Reynolds Walk Extension and Renewal
- L11** College Avenue
- L13** East Ring Road

Legend

- | | | | |
|--|-------------------------------|--|------------------------|
| | Primary Pedestrian Connection | | Development Parcel |
| | Pedestrian Mediation Area | | Renewal Site |
| | Cycling Route | | Key Building Frontage |
| | Parking and Service Access | | Primary Entrance |
| | Structured Parking | | Gateway |
| | Loading and Service Zone | | Open Space Initiative |
| | Local Courts and Greens | | Streetscape Initiative |

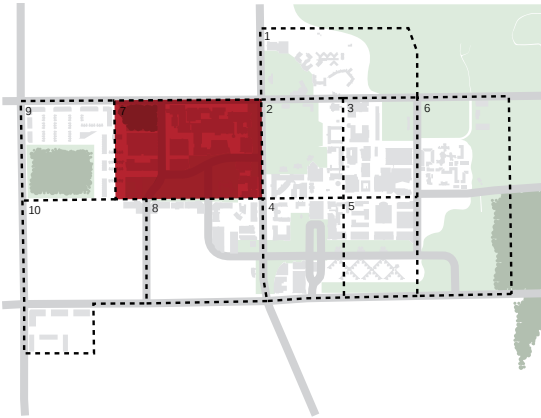
Precinct 6 Development Framework Map



Parcel	Project Type	Retained Building Capacity (m²)	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 6: East Campus												
6A	New Development		8,100	25%	50%	2	3	4,050	12,150	<ul style="list-style-type: none">Back-of-house administrative and Campus Services functions	<ul style="list-style-type: none">Develop coordinated relocation strategy for Trent Lane facility service functionsRelocate displaced parking, if requiredWater, sanitary and stormwater connections required from East Ring Road	<ul style="list-style-type: none">College Avenue landscape initiative
Total			8,100					4,050	12,150			

Precinct 6 Development Matrix

Precinct 7: Veterinary College



General Guidelines

The Veterinary College Precinct is largely characterized primarily by the sprawling OVC hospital and academic facilities, which together act like a campus within the campus. As a functioning hospital, the Precinct has experienced the typical hospital development pattern of clustering and connecting buildings to create a large super complex. Continued implementation of the 2009 OVC Master Plan will support the evolution and consolidation of the hospital, but new open space and circulation improvements will enhance the hospital's relationship to the rest of campus and create new opportunities for OVC development or other uses. The future relocation of large animals from the campus provides new opportunities for placemaking, including implementation of the Pastures landscape and re-purposing of the Dairy Barn.

- The new Pastures landscape will serve as the focal point for the Precinct, with long-term development projects fronting onto the open space and convenient pedestrian access throughout.

- Streetscape improvements within the Gordon Street corridor, including pedestrian and cycling investments, will ensure a cohesive landscape along the entire length of the Precinct and reinforce the relationship to Johnston Green.
- Gateway enhancements at the Smith Lane entrance will create profile for OVC through landscape and wayfinding improvements and will reinforce this location as an important entry to campus. Brown's Woods will be protected from development and form part of the Smith Lane gateway experience.
- The Cowpath will be reinforced as a primary corridor through campus, but will be supplemented by enhanced pedestrian circulation opportunities through the Pastures landscape and within the southern area of the OVC complex.
- Both South Ring Road and Chancellor's Way will be extended north to create an improved circulation network for vehicles, pedestrian and cyclists and connect this part of campus with the surrounding campus and city setting. Where the streets cross the Cowpath/ Reynolds Walk, design treatment and other cues should indicate pedestrian priority.



Precinct 7: Veterinary College

Development Guidelines

This plan supports the implementation of the OVC Master Plan to allow for the continued evolution of the hospital facility. Previously planned development includes a new animal hospital on College Avenue (Parcel 7A) and the large consolidation project that will better integrate and connect various existing OVC facilities (Parcel 7B). Additional development sites have been protected to accommodate OVC growth in the long-term, and some sites may offer opportunities for residential and parking structure uses.

- Parcels 7A and 7B will continue to support the implementation of the OVC Master Plan. Parcel 7E provides additional opportunities to support growth and establish a new front door for OVC facing onto the Pastures landscape.
- Parcel 7C and 7F have the potential to accommodate academic or residential uses, which should be designed as an integrated part of the planned residential community to the west. Development on Parcel 7F should be carefully designed to respond appropriately to its many faces, including Reynolds Walk/ Cowpath, the Pastures, McGilvray Street and the residential area to the west.

- A large portion of parcel 7C should be protected for a large parking structure that may be required in the long term. Programmed space should be protected on the south side to screen the parking lot and reinforce a pattern of continuous academic activities at the edge of the open space.
- Development of Parcel 7D requires coordination with the Large Animal Isolation Unit and Primary Healthcare Facility, including relocation of the facility's dog run. Careful site planning will address any concerns related to activities in the Isolation Unit.
- With the relocation of large animals, the Dairy Barn's role in supporting the OVC's mission will no longer be relevant. The Dairy Barn (Parcel 7G) will be preserved for its important heritage attributes and transformed as a centrally-located western hub for student activity. This will provide much needed facilities on this part of campus and reinforce the Reynolds Walk mixed use corridor.
- The long-term renewal of Animal Science and Nutrition (Parcel 7H) will see wet laboratory uses replaced by dry laboratory or similar uses. Improvements to the east and south

edges of the building, including a more prominent entrance and courtyard, will create stronger relationships to Reynolds Walk and Gordon Street.

- All development sites will likely require accommodation or relocation of existing utilities and infrastructure. Municipal servicing capacity should be determined prior to significant development.



The Veterinary College Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- Demolition (Due to Site Underutilization)



Precinct 7: Veterinary College

Coordinated Project List

Landscape Initiative

- L2** The Pastures
- L7** Reynolds Walk/Cowpath Renewal
- L10** Gordon Street
- L11** College Avenue
- L12** Smith Lane















Movement Initiative

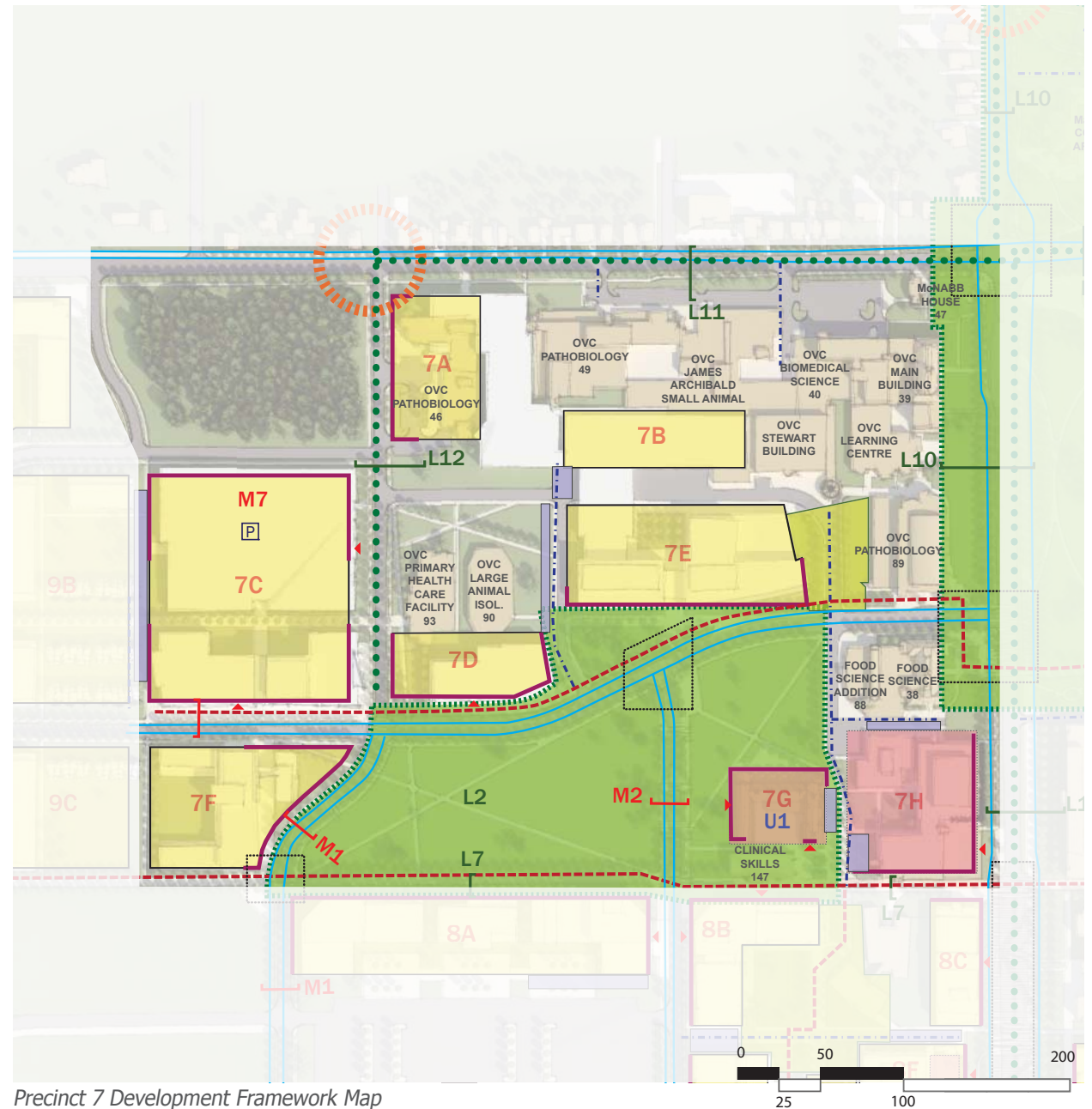
- M1** Extension of Chancellors Way to McGilvray Street
- M2** Extension of South Ring Road to McGilvray Street
- M7** Parking structures

University Services and Amenities Initiative

- ## U1 Dairy Barn Re-purposing

Legend

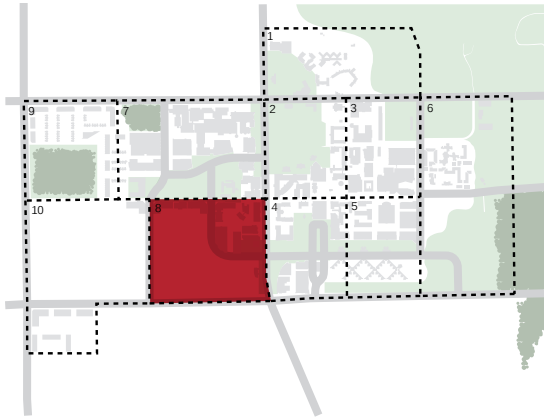
- | | | | |
|---|-------------------------------|---|------------------------|
|  | Primary Pedestrian Connection |  | Development Parcel |
|  | Pedestrian Mediation Area |  | Renewal Site |
|  | Cycling Route |  | Key Building Frontage |
|  | Parking and Service Access |  | Primary Entrance |
|  | Structured Parking |  | Gateway |
|  | Loading and Service Zone |  | Open Space Initiative |
|  | Local Courts and Greens |  | Streetscape Initiative |



Parcel	Project Type	Retained Building Capacity (m ²)	Parcel Footprint (m ²)	Min/Max Coverage	Min/Max Height (Floors)	Min/Max Gross Floor Area (m ²)	Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 7: Veterinary College									
7A	Planned Capital Project		6,121				<ul style="list-style-type: none"> Continued implementation of the OVC master plan 	<ul style="list-style-type: none"> Continued implementation of the OVC master plan 	<ul style="list-style-type: none"> Smith Lane Gateway College Avenue streetscape initiative Smith Lane streetscape initiative
7B	Planned Capital Project		5,261				<ul style="list-style-type: none"> Continued implementation of the OVC master plan 	<ul style="list-style-type: none"> Continued implementation of the OVC master plan 	<ul style="list-style-type: none"> College Avenue streetscape initiative
7C	New Development		22,423	50%	90%	2 5	<ul style="list-style-type: none"> academic parking structure residential 	<ul style="list-style-type: none"> Relocate displaced parking (if applicable) Protect adjacent infrastructure tunnel/service duct 	<ul style="list-style-type: none"> Smith Lane streetscape initiative The Pastures landscape initiative
7D	New Development		15,600	70%	90%	3 5	<ul style="list-style-type: none"> academic (OVC) 	<ul style="list-style-type: none"> Implement coordinated large animal program relocation Integrate with Companion Animal Hospital, if applicable 	<ul style="list-style-type: none"> Smith Lane streetscape initiative The Pastures landscape initiative
7E	New Development		12,021	70%	90%	3 6	<ul style="list-style-type: none"> OVC academic 	<ul style="list-style-type: none"> Relocate/accommodate displaced uses 	<ul style="list-style-type: none"> The Pastures landscape initiative
7F	New Development		6,492	70%	90%	2 6	<ul style="list-style-type: none"> academic residential 	<ul style="list-style-type: none"> Implement coordinated large animal program relocation Protect adjacent infrastructure tunnel/service duct 	<ul style="list-style-type: none"> The Pastures landscape initiative Chancellors Way extension
7G	Facility Renewal DAIRY BARN	3,489	3,543				<ul style="list-style-type: none"> student service/amenity active/public uses at grade administrative 	<ul style="list-style-type: none"> Implement coordinated large animal program relocation 	<ul style="list-style-type: none"> Reynolds Walk/Cowpath landscape initiative Pastures landscape initiative South Ring Road extension
7H	Facility Renewal ANIMAL SCIENCE / NUTRITION	19,573	9,068				<ul style="list-style-type: none"> academic active/public uses at grade 	<ul style="list-style-type: none"> Relocate wet laboratory uses to more appropriate facility 	<ul style="list-style-type: none"> Reynolds Walk landscape initiative Gordon Street streetscape initiative
Total		23,062	80,529				112,578 294,136		

Precinct 7 Development Matrix

Precinct 8: West Campus



General Guidelines

This Precinct has historically accommodated agriculture-related academic uses that do not require a strong relationship to campus. As a peripheral area of campus, the Precinct has a less dense pattern of development and accommodates several surface parking lots. Generally, circulation and open space patterns are not yet in place to support major development. The large OMAFRA office and research complex has some research relationships to the university, but its pattern of built form and parking lots serve as barriers to connectivity. Significant place-making investments will unlock the development potential of this area.

- Streetscape improvements within the Gordon Street corridor will ensure a cohesive landscape along the entire length of the Precinct, which will be reinforced by new development along the street. The open space outside of the Bovey Laboratory will be designed as a connected and contributing feature of the streetscape.
- A new north-south pedestrian walk through the Precinct will support pedestrian circulation and will serve as an internal focal point for new development. The pedestrian walk will

connect through to Reynolds Walk and the repurposed Dairy Barn, and conflict with service lanes will be minimized.

- Both South Ring Road and Chancellor's Way will be extended north to create an improved circulation network for vehicles, pedestrian and cyclists and connect this part of campus with the surrounding setting. Where the streets cross Reynolds Walk/Cowpath, design treatment and other cues should indicate pedestrian priority.



Precinct 8: West Campus

Development Guidelines

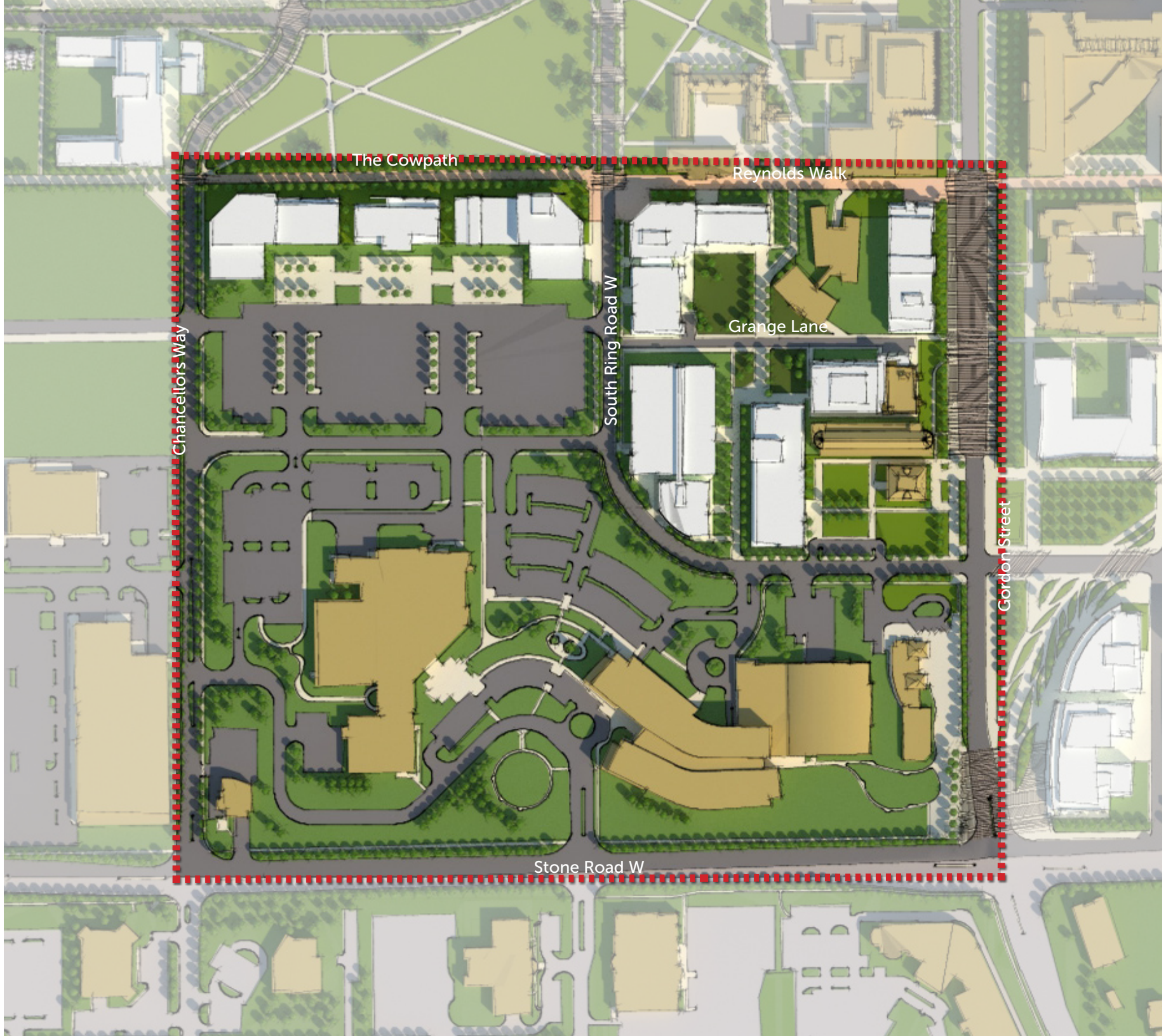
With the potential to accommodate future development and enhanced connectivity across Gordon Street, the Precinct will likely play a more important role in accommodating university development. Improvements to the movement network and demolition of small facilities will create large, relatively unconstrained development sites.

- Development of Parcel 8C will create a strong urban presence along Gordon Street and will be coordinated with the Gordon Street and South Mall landscape initiatives.
- Parcels 8B, and 8D offer significant development potential. Developments should have primary entrances and frontages on both South Ring Road and the internal planned green/court.
- Development on Parcel 8A will be oriented toward Reynolds Walk/Cowpath and the Pastures landscape to ensure pedestrian-oriented development and strengthen the importance of this major pedestrian walk.
- Parcel 8E and 8F are complex development sites that require coordination with the Bovey Laboratory and Administration Building. A consolidated service court will minimize impacts on the adjacent landscape.
- Parcel 8F will also integrate with Graham Hall to better utilize the existing building as part of a larger development.
- Development at the edges of university-owned land should generally protect for future connectivity to surrounding lands, including building entrances, pedestrian routes and landscaping facing onto these lands. In particular, the evolution of the OMAFRA site may allow for an increased university presence and new development on the site, which would benefit from connectivity to the university.



The West Campus Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 8: West Campus

Coordinated Project List

Landscape Initiative

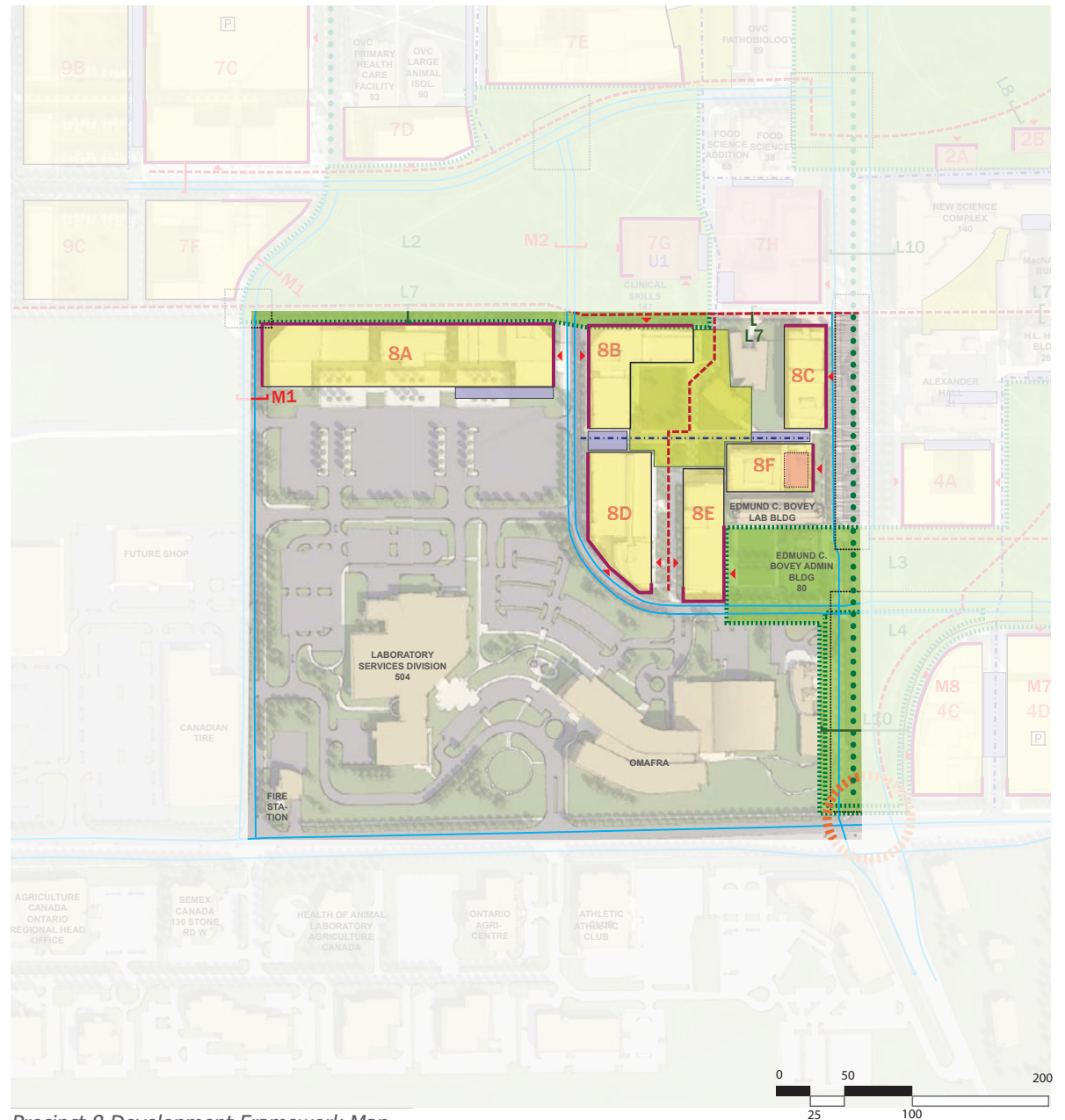
- L2** The Pastures
- L3** South Mall
- L4** South Entry Plaza
- L7** Reynolds Walk Extension and Renewal
- L10** Gordon Street Renewal

Movement Initiative

- M1** Extension of Chancellors Way to McGillvray Street
- M2** Extension of South Ring Road to McGillvray Street

Legend

- | | | | |
|--|-------------------------------|--|------------------------|
| | Primary Pedestrian Connection | | Development Parcel |
| | Pedestrian Mediation Area | | Renewal Site |
| | Cycling Route | | Key Building Frontage |
| | Parking and Service Access | | Primary Entrance |
| | Structured Parking | | Gateway |
| | Loading and Service Zone | | Open Space Initiative |
| | Local Courts and Greens | | Streetscape Initiative |

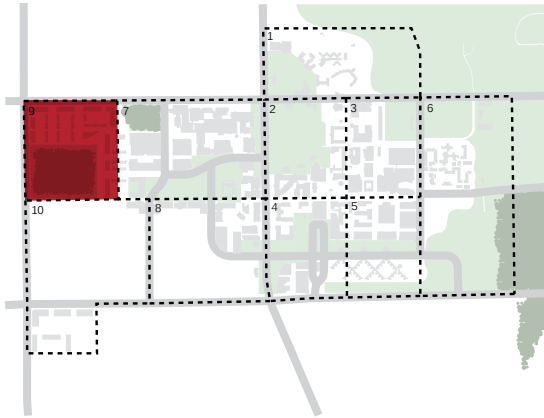


Precinct 8 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m ²)	Parcel Footprint (m ²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m ²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 8												
8A	New Development		13,570	50%	80%	3	5	20,355	50,888	<ul style="list-style-type: none">academicresidential	<ul style="list-style-type: none">Relocate displaced parkingWater, sanitary and stormwater connections requiredAccommodate or relocate existing utilities (east side)	<ul style="list-style-type: none">Reynolds Walk/Cowpath landscape initiativePastures landscape initiativeChancellors Way extensionSouth Ring Road extension
8B	New Development		5,050	75%	95%	3	6	11,363	28,785	<ul style="list-style-type: none">academicactive/public uses at grade	<ul style="list-style-type: none">Relocate displaced parkingDemolish Zoology Annex 4 and Relocated displaced usesAccommodate or relocate existing utilities	<ul style="list-style-type: none">Reynolds Walk/Cowpath landscape initiativeSouth Ring Road extension
8C	New Development		3,164	75%	95%	3	6	7,119	18,035	<ul style="list-style-type: none">academicstudent service/amenityactive/public uses at grade	<ul style="list-style-type: none">Demolish Zoology Annex 2 and relocate displaced usesProtect adjacent infrastructure tunnel/service duct	<ul style="list-style-type: none">Reynolds Walk landscape initiativeGordon Street streetscape initiativeGordon Street transit improvements
8D	New Development		5,602	70%	90%	3	6	11,764	30,251	<ul style="list-style-type: none">academic	<ul style="list-style-type: none">Demolish research greenhouses and relocate displaced uses	<ul style="list-style-type: none">South Ring Road extension
8E	New Development		4,508	70%	90%	3	6	9,467	24,343	<ul style="list-style-type: none">academic	<ul style="list-style-type: none">Demolish Plant Growth Facilities Building and relocate displaced uses	<ul style="list-style-type: none">South Mall landscape initiative
8F	New Development/ Facility Renewal	1,862	3,002	70%	90%	3	6	6,304	16,211	<ul style="list-style-type: none">academic	<ul style="list-style-type: none">Demolish Environmental Biology Annex 1 and Bio Control Building, and relocate displaced usesIntegrate Graham Hall into new development	<ul style="list-style-type: none">Gordon Street renewal initiativeGordon Street transit improvements
Total		1,862	34,896					66,372	168,512			

Precinct 8 Development Matrix

Precinct 9: Dairy Bush



General Guidelines

The Dairy Bush Precinct is a largely undeveloped area that is characterized by rolling hills and the large Dairy Bush forest. The West Residences (College Avenue Family Residences) are somewhat isolated in current location, though the area to the south is beginning to fill in quickly. Anticipating the redevelopment of the West Residences, planning and design for the Precinct can virtually start from scratch. Protection of natural heritage resources will be a high priority in all new developments.

- The Dairy Bush will continue to be a defining characteristic of this Precinct and will be protected and enhanced in the development of this Precinct. Natural corridors between the Dairy Bush and nearby Brown's Woods should be created in new development to support the continued health of these ecosystems.
- The street network illustrated in this Precinct should be further studied and refined. Detailed design of the street network will enhance connectivity, including linkages to the academic core. Street network design should ensure protection of the Dairy Bush and ensure development faces onto the Bush rather than backing against it. A portion of

McGilvray Street could be removed to reduce local traffic and support Smith Lane's role as the primary entrance to this part of campus.

- While not part of the academic core, the streetscape along College Avenue and Edinburgh Road should reflect the character of campus and generally indicate that this is part of the university territory.
- Given its distinct location from campus, an open space and recreational strategy should be provided to ensure space to serve the anticipated residential community.
- Pedestrian infrastructure investments should connect the entire Precinct to the Reynolds Walk/Cowpath as the primary east-west pedestrian axis through campus.



Precinct 9: Dairy Bush

Development Guidelines

Located outside of the academic core, the Precinct will be developed primarily for residential uses in low-rise and mid-rise forms. There are some opportunities for higher density housing and mixed uses at the intersection of Edinburgh Road and College Avenue, though large-scale retail development is not appropriate.

- New development in the Precinct should be guided by natural heritage planning, including consideration of the Dairy Bush management plan, to minimize adverse impacts on the Dairy Bush.
- Redevelopment of the West Residences (Parcels 9B and 9C) provides an opportunity to create more diverse built form at a potentially greater intensity. A range of housing types can be explored to accommodate university housing needs, which may include international graduate family housing displaced from a redeveloped Wellington Woods.
- The Dairy Bush Precinct lies at the west end of the Reynolds Walk/Cowpath. Development of Parcel 9C should be carefully designed to respond appropriately to this important pedestrian walk and its other many faces.
- A detailed development plan should be established for the Precinct to ensure coordinated infrastructure and servicing for all planned development.
- Municipal servicing capacity should be determined prior to significant development.



The Dairy Bush Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)

















Precinct 9: Dairy Bush

Coordinated Project List

Landscape Initiative

L7 Reynolds Walk Extension and Renewal



- | | | | |
|---|-------------------------------|---|------------------------|
|  | Primary Pedestrian Connection |  | Development Parcel |
|  | Pedestrian Mediation Area |  | Renewal Site |
|  | Cycling Route |  | Key Building Frontage |
|  | Parking and Service Access |  | Primary Entrance |
|  | Structured Parking |  | Gateway |
|  | Loading and Service Zone |  | Open Space Initiative |
|  | Local Courts and Greens |  | Streetscape Initiative |

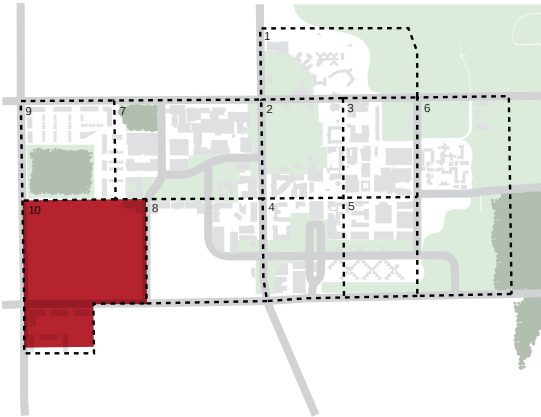


Precinct 9 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m ²)	Parcel Footprint (m ²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m ²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 9: Stone Road												
9A	New Development		30%	60%	3	5	39,957	133,191	88,794	<ul style="list-style-type: none">residentialretail at-grade	<ul style="list-style-type: none">Develop appropriate site servicing and street infrastructureAccommodate or relocate existing utilities	
9B	New Development		50%	75%	3	6	21,681	65,043	65,043	<ul style="list-style-type: none">residential	<ul style="list-style-type: none">Relocation/ replacement of College Avenue ResidencesProtect adjacent infrastructure tunnel/ service duct	
9C	New Development		50%	75%	3	6	11,549	34,646	34,646	<ul style="list-style-type: none">residential	<ul style="list-style-type: none">Relocation/ replacement of College Avenue ResidencesProtect adjacent infrastructure tunnel/ service duct	<ul style="list-style-type: none">Reynolds Walk/Cowpath landscape initiative
Total			66,550					73,187	232,880			

Precinct 9 Development Matrix

Precinct 10: Stone Road



General Guidelines

The Stone Road Precinct has evolved rapidly in recent years to support significant retail development. The northern portion of the Precinct supports third-party residential development near Edinburgh. To the east of this, research park activities are planned in what is referred to as Research Park North. The lands continue to remain in university ownership, and will revert back to the university in the very long term. Developed primarily as box stores that are set back from the street with large surface parking lots, the Precinct has the potential to evolve over time to support a greater mix of uses and enhanced place-making and pedestrian circulation. South of Stone Road, the Wellington Woods international family townhouses are inconsistent with the surrounding urban fabric.

- A new vehicular and pedestrian circulation network will support the redevelopment of Wellington Woods and ensure connectivity to and integration with surrounding uses.
- Reynolds Walk/Cowpath remains an important pedestrian walk on this end of campus, in part due to the concentration of student housing.

Development along the north edge of this Precinct should respond to the pedestrian walk to support connectivity.

- Pedestrian circulation improvements throughout the Precinct should generally support a comprehensive grid-like pedestrian circulation network.



Precinct 10: Stone Road

Development Guidelines

The majority of this Precinct is not included in the Campus Master Plan study area. However, careful development of these lands will ensure appropriate integration with the campus lands and will support the successful redevelopment of the Wellington Woods residences. Generally, development and infrastructure investments should be designed and planned to support the long-term intensification of the Precinct.

- The Wellington Woods residences (Parcel 10A) will be redeveloped for higher density and a more appropriate mix of uses. The mixed-use development could accommodate office, retail and even high density residential uses. Generally, residential uses should be located internal to the site or above non-residential uses in the lower levels. Development may be phased to allow some existing residents to remain on-site while the site is redeveloped.
- Planning for the development of Research Park North has already been undertaken. Development should ensure appropriate north-south pedestrian connectivity through the site, especially between the residential areas to the north and the retail areas to the

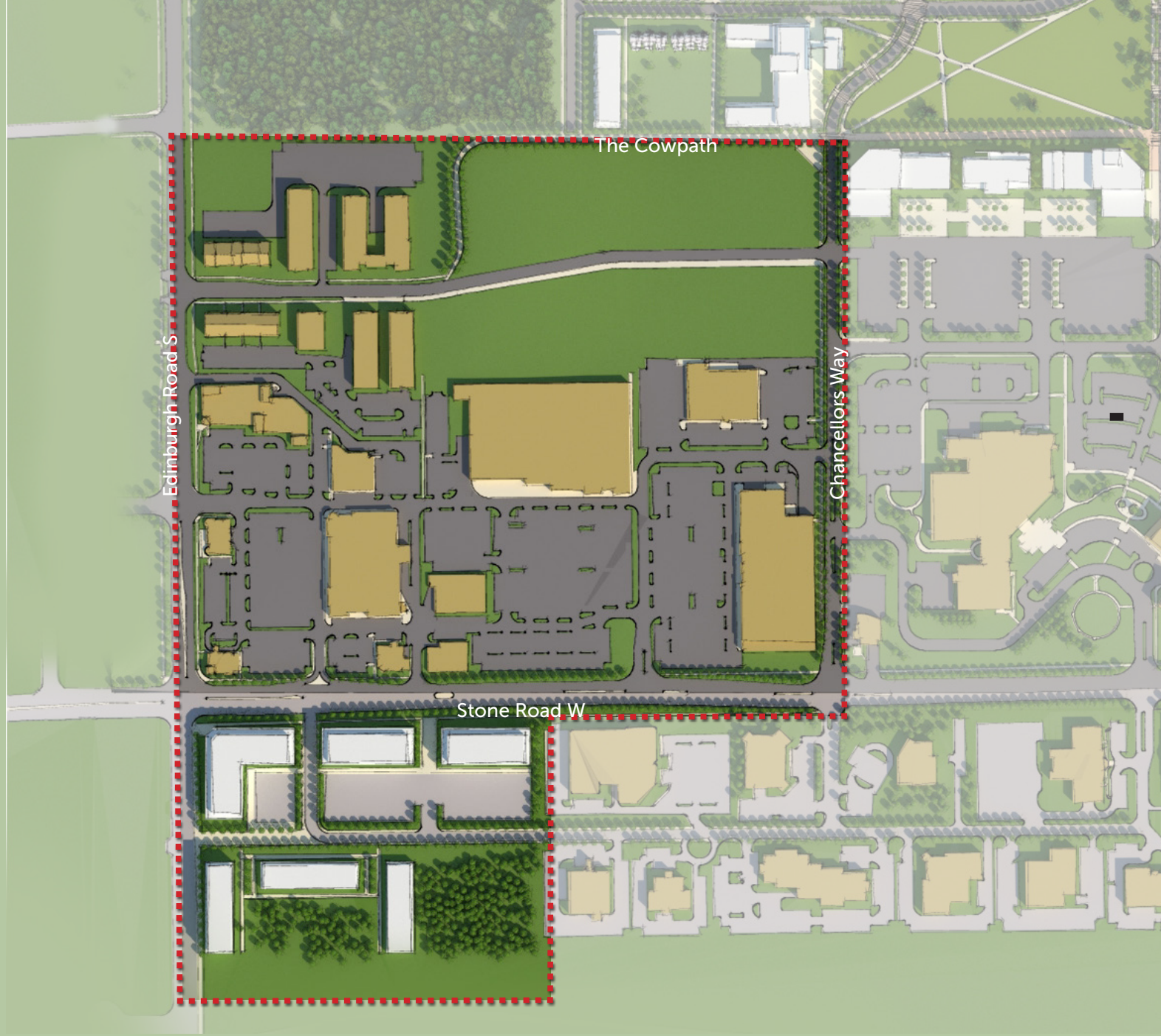
south. With the redevelopment of Wellington Woods for additional non-residential uses, accommodation of displaced residential uses could be explored where such uses could abut existing residential developments.

- Further development and intensification within the retail areas is recommended to support additional land uses and to support place-making. Parking management will be a critical factor in making intensification work.
- Municipal servicing capacity should be determined prior to significant development



The Stone Road Precinct Today

- Precinct Boundary
- Extent of University Owned Lands
- Demolition (Due Fit-to-Function and/or Condition Issues)
- ▨ Demolition (Due to Site Underutilization)



Precinct 10: Stone Road

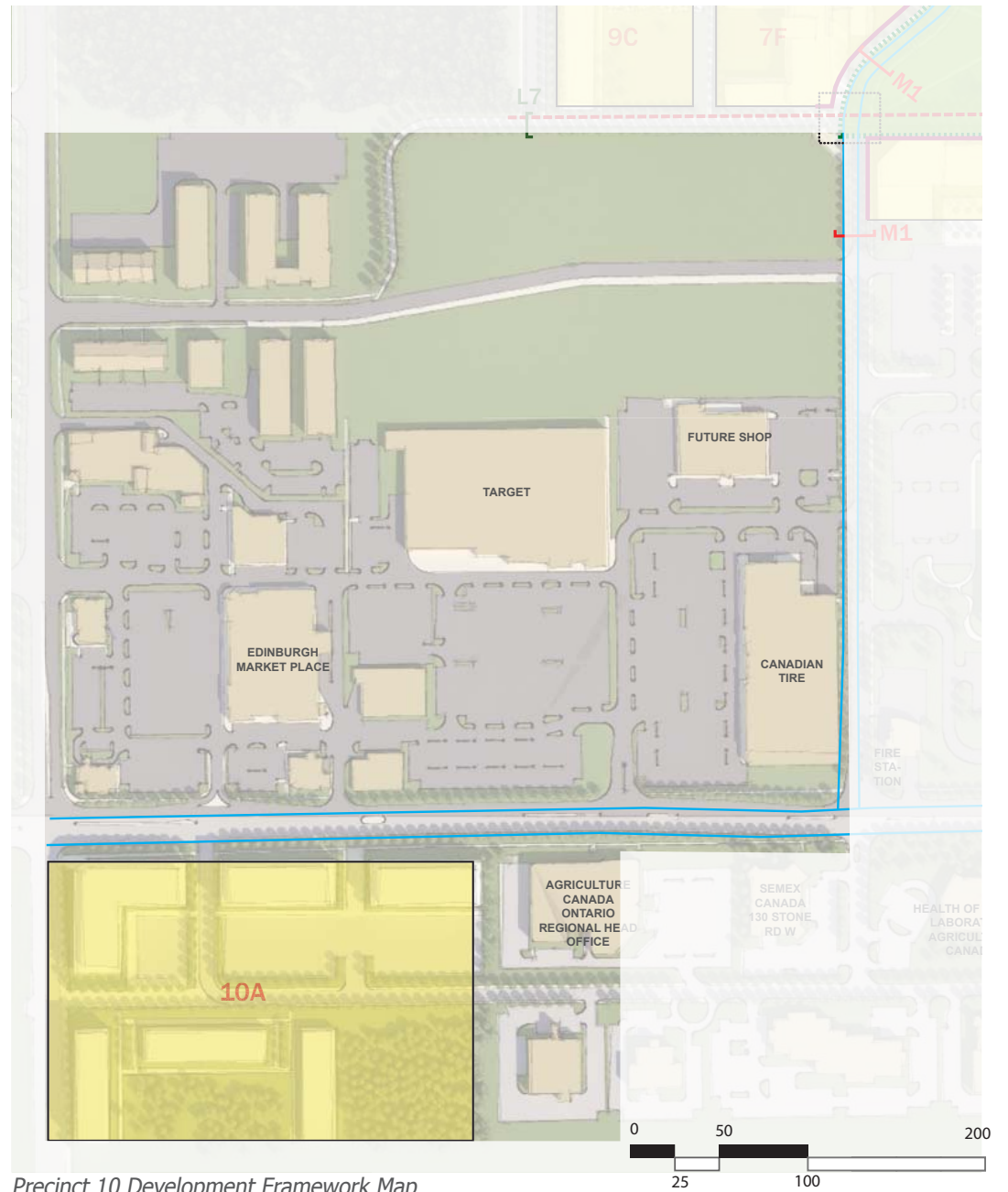
Coordinated Project List

Landscape Initiative

L7 Alumni Walk Renewal

Legend

- | | | | |
|--|-------------------------------|--|------------------------|
| | Primary Pedestrian Connection | | Development Parcel |
| | Pedestrian Mediation Area | | Renewal Site |
| | Cycling Route | | Key Building Frontage |
| | Parking and Service Access | | Primary Entrance |
| | Structured Parking | | Gateway |
| | Loading and Service Zone | | Open Space Initiative |
| | Local Courts and Greens | | Streetscape Initiative |



Precinct 10 Development Framework Map

Parcel	Project Type	Retained Building Capacity (m²)	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Floors)		Min/Max Gross Floor Area (m²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 10: Dairy Bush												
10A	New Development		51,221	30%	60%	4	6	61,465	184,396	<ul style="list-style-type: none">• office/research park• retail at grade• residential	<ul style="list-style-type: none">• Relocation/ replacement of Wellington Woods residences• Site servicing and street infrastructure• Address City of Guelph Official Plan considerations	
Total			51,221					61,465	184,396			

Precinct 10 Development Matrix