

A decorative graphic consisting of five red squares of varying sizes and shades. One square is on the left, one is on the right, and three are arranged in a cross-like pattern below the main text box.

Queen's University

Campus Master Plan • Part 2





Precinct Plans

9

9.1 Overview

The Precinct Plans are an important tool for implementing the Campus Master Plan. The plans provide a convenient and simplified framework in which to plan and evaluate campus projects within the comprehensive guidelines of the 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.



► Figure 9-1
Precinct Boundaries

Main Campus Precincts

1. North of Union Precinct
2. Tindall Precinct
3. Queen's Quadrangle Precinct
4. Stuart Precinct
5. Healthcare Precinct

West Campus Precincts

6. Deleted
7. West Campus Square Precinct
8. Athlete's Village Precinct
9. Johnson Street Precinct

Main and West Campus have been divided into nine precincts in total (illustrated in Figure 9-1), each with their own plan consisting of detail guiding future development, open space, and mobility investments. 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.

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.

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 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.

9.2 Precinct Plan Components

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

Precinct-Specific Guidelines

These include an overview of the precinct and bulleted guidelines to define the character of the area and clarify investment in open space and movement networks. They also provide specific direction for the development sites, including renewal, redevelopment and new construction

Development Framework Map

The Development Framework Map locates development 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. The elements referred to in each Development Framework Map is detailed on the following spread.

Development Parcel and Type of Project		Development Parameters							Permitted Land Uses	Enabling and Coordinated Projects	
	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses (required in bold)	Enabling Projects	Coordinated Projects
Precinct 1 North of Union											
1A	New Development	6,426	50%	75%	2	4	6,426	19,278	<ul style="list-style-type: none">libraryacademicadministrative	<ul style="list-style-type: none">Protect and/or integrate historic homes into new development	
1B	Planned Development/ Facility Renewal	10,322	75%	100%	4	6	30,966	58,835	<ul style="list-style-type: none">active/public uses at gradebelow-grade parkingacademic	<ul style="list-style-type: none">Protect and/or integrate historic Deutsch University Center, and Physical Education Center Facade	
1C	Planned Capital Project	5,993	50%	75%	4	8	1,745	35,958	<ul style="list-style-type: none">academicadministrativebelow-grade parking	<ul style="list-style-type: none">Protect and/or integrate historic homes into new development	
1D	New Development	2,793	75%	100%	2	4	4,190	11,172	<ul style="list-style-type: none">residential		
1E	Planned Capital Project	1,163	75%	100%	2	4	1,745	4652	<ul style="list-style-type: none">residential		
Total		28,418					55,051	128,443			

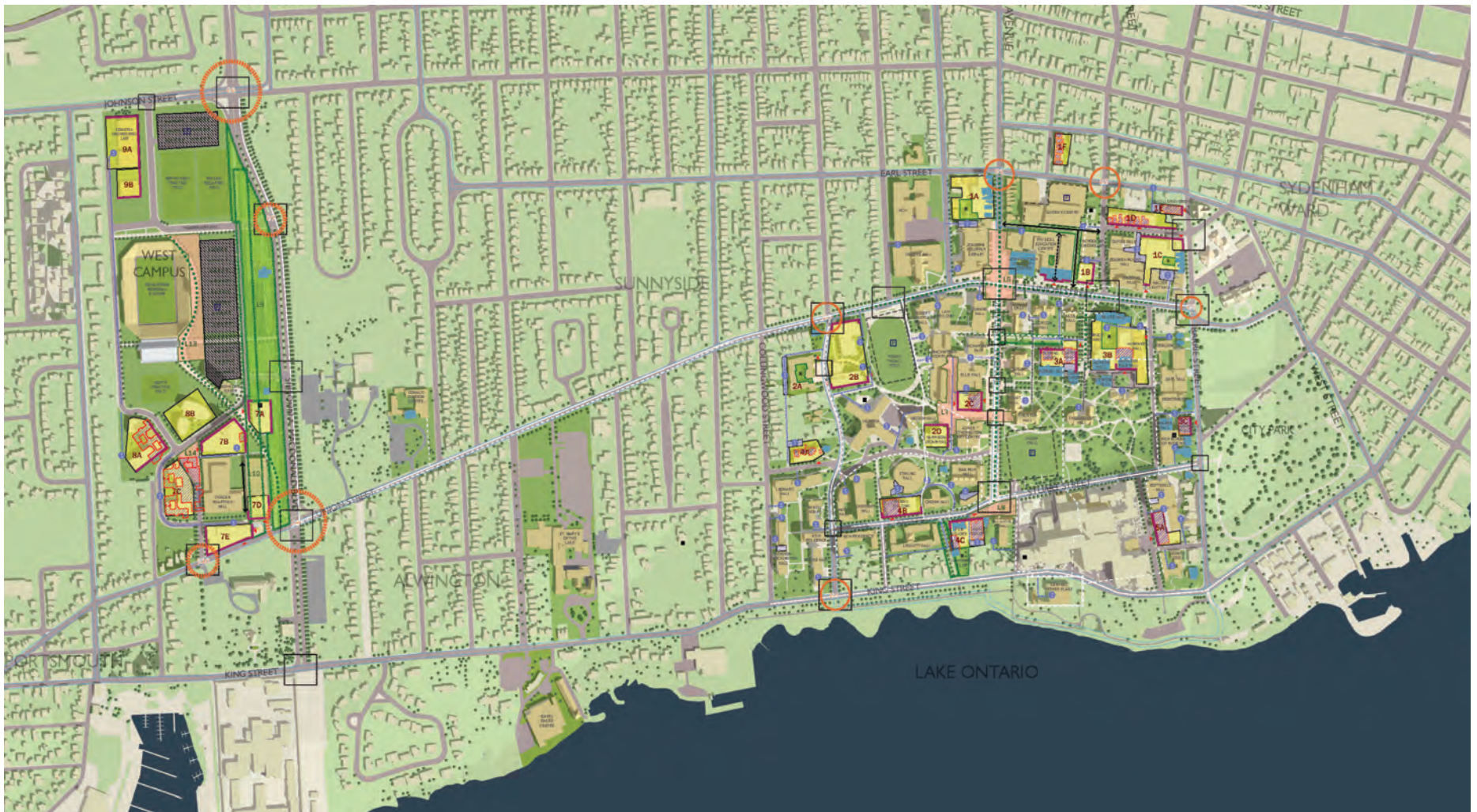
▲ Figure 9-2 **Development Matrix**

Development Matrix

The Development Matrix complements the precinct plan development framework map, providing a comprehensive table of development parameters and other considerations for each development site. **Development parameters** include minimum and maximum lot coverages, building heights and gross floor areas. 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.

- Development Parcel
- Key Building Frontage
- Historic Building
- Building Demolition
- Courtyards or Plazas
- Loading and Service Zone
- Parking, Servicing & Loading Access
- Existing Underground Parking
- Surface Parking
- Small Green
- Intersection Improvement
- Cycle Route
- Streetscape Initiative
- Gateway
- Site Boundary
- Primary Entrance
- Utilities: Steam
- Utilities: Gas
- Utilities: Substation / Proposed



▲ Figure 9-3
Precinct Plan Overview

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

1A

Development Parcel

These are sites where new development may be located. The development parcel overlay indicates the location of the building footprint as well as areas for 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.

Key Building Frontage

These are areas to which buildings should be built to in order to reinforce the spatial continuation and hierarchy of campus open spaces. Primary entrances should also be oriented toward the key frontages and should feature a high degree of glazing.

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.

Building Demolition

This indicates where existing buildings must be demolished to allow for new development. Buildings to be demolished include underutilized buildings or buildings facing a backlog of deferred maintenance that are not considered historically significant.

Historic Buildings

This indicates buildings or portions of buildings that are considered historically significant and will be retained as part of any renewal or redevelopment.

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.

Picturesque Landscapes

Picturesque landscapes are expansive open spaces, typically characterized by lush, informally placed plantings and meandering walkways.

Courtyards and Plazas

These are smaller open spaces framed by development on some or all sides, typically consisting of hard surfaces and containing ample opportunities for resting and socializing.

Small Green

Small greens are smaller open spaces that add to campus sense of place and may provide an environment for passive activities.



Streetscape Initiative

These are improvements to streetscapes to be co-ordinated with the City. Improvements may include new or enhanced tree and shrub plantings, special pavement treatments, or the installation of street furniture.



Intersection Improvements

These indicate intersections where new or upgraded traffic crossings should be installed. Types of enhanced crossings may include signalized intersections, pedestrian-activated crossings, paint strips or speed tables.



Cycle Route

Indicates a dedicated on-street bicycle routes on roads. Generally, all campus streets will also serve as cycling routes. Major bicycle parking facilities should be conveniently accessible from cycling routes.



Parking, Servicing and Loading Access

These are routes that support vehicular access to loading areas and large-scale parking lots but do not contribute to the larger street network. In some cases, these access routes are shared with important pedestrian routes. In these cases, access routes should be designed primarily as pedestrian zones with the potential to accommodate service and loading traffic.



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.



Underground Parking

This indicates existing underground parking facilities.



Surface Parking

This indicates areas for surface parking.



Utilities

This indicates underground Utility lines that must be considered in the design of any new development.

9.3 Coordinated Landscape and Infrastructure Projects

The Precinct Plans are cross-referenced with Landscape and Movement Projects as described in Chapters 6 and 7 of Part 1 of this Plan. These projects are illustrated in the framework maps and relevant projects are included in the coordinated projects list for each precinct matrix.

Landscape Projects:

Main Campus Walks, Streets and Plazas

- L1** Chown Hall Walk
- L2** Fleming Walk
- L3** University Avenue Streetscape
- L4** Union Street Streetscape
- L5** Fifth Field Company Lane Streetscape
- L6** Library Square
- L7** Arts Square
- L8** McLaughlin Square

West Campus Walks, Streets and Plazas

- L9** West Campus Green
- L10** West Campus Walk
- L11** Ceremonial Trail
- L12** West Campus Square
- L13** Athlete's Plaza
- L14** Mascot Plaza

Main Campus Gateways

- G1** University Avenue / Earl Street Gateway
- G2** Division Street / Earl Street Gateway
- G3** Union Street / Barrie Street Gateway
- G4** King Street / Albert Street Gateway
- G5** Union Street / Albert Street Gateway

West Campus Gateways

- G6** Sir John A. Macdonald Blvd. / Johnston Street Gateway
- G7** Sir John A. Macdonald Blvd. / Coach's Lane Gateway
- G8** Sir John A. Macdonald Blvd. / Union Street Gateway
- G9** Deleted
- G10** Union Street / West Campus Blvd. Gateway

Movement Projects:

Campus-Wide

- M1** University Shuttle

Main Campus

- M2** Union / University Intersection Improvements
- M3** Union / Division Intersection Improvements
- M4** King / Albert Intersection Improvements
- M5** University Avenue Pedestrian Crossings Improvements

West Campus

- M6** Extension and Realignment of West Campus Blvd.
- M7** Coach's Lane / Sir John A. Macdonald Blvd. Intersection
- M8** Water Tower Lane / Sir John A. Macdonald Blvd. Intersection Improvements
- M9** Deleted



▲ Figure 9-4
Landscape Initiatives Overview

9.4 Precinct Plans

Main Campus Precinct 1

North of Union

Precinct-Specific Guidelines

The North of Union Precinct is characterized by contemporary teaching and student life facilities, including some of the University's most frequented spaces: Stauffer Library, the Athletic and Recreation Centre (ARC), and the Physical Education Centre (PEC). Containing two of Main Campus' few remaining large development opportunities, this precinct will continue to be the location of larger-scale contemporary development (these larger parcels also provide opportunities for the incorporation of below-grade parking facilities). The siting and layout of these new facilities should be designed in a way that strengthens pedestrian connections from the campus core to the residential neighborhood north of campus. Co-ordinated public realm improvements should aim to unify and beautify the Union Street streetscape. The intersection of University Avenue and Union Street, the future Library Square, will receive public realm improvements to facilitate gathering and social interaction. Intersection improvements at University Avenue, Division Street, and Barrie Street will mitigate disruption to pedestrian movement.



1. New development should align internal hallways and building entrances with existing pedestrian routes to facilitate continuous and co-ordinated movement patterns. The renewal of the PEC (Parcel 1B) should ensure its pedestrian routes are aligned with the ARC's existing entrances.
2. The pedestrian experience along Union Street at University Avenue will be enhanced through the implementation of new seating, public art, and pavement treatments in line with Project L6, Library Square (detailed in Part 1, Section 5.4.3).
3. To create a continuous and co-ordinated streetscape, new tree plantings and pavement widening east should be considered along Union Street east of the Division Street and Fifth Field Company Lane.
4. Development at the edge of campus will respect adjacent low-rise neighbourhoods through compatible buildings heights and/or the incorporation of historic houses to maintain the historical street characters.

► Figure 9-5
Precinct 1
Perspective





▼ Figure 9-6

Precinct 1 Proposed and Existing Conditions



Main Campus Precinct 1

North of Union

	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects
Precinct 1 North of Union											
1A	New Development	6,426	50%	75%	2	4	6,426	19,278	<ul style="list-style-type: none">• academic• library• below-grade parking	<ul style="list-style-type: none">• Protect and/or integrate historic homes along University Avenue into new development• Integrate loading and services uses along Alfred Street	<ul style="list-style-type: none">• University Avenue Streetscape Improvements• University Avenue / Earl Street Gateway• Union / University Intersection Improvements
1B	Planned Capital Project	1,020	75%	95%	4	6	3,060	5,814	<ul style="list-style-type: none">• academic• athletic/recreation• student life spaces (student government offices, club spaces, and student-run services, etc.)• below-grade parking	<ul style="list-style-type: none">• Integrate active-uses at grade	<ul style="list-style-type: none">• Union Street Streetscape Improvements• Library Square• Union / University Intersection Improvements• Union / Division Intersection Improvements• Athletes Walk• Innovation Way
1C	Planned Capital Project	5,993	50%	75%	4	8	11,986	35,958	<ul style="list-style-type: none">• academic• below-grade parking	<ul style="list-style-type: none">• Protect and/or integrate historic homes along Barrie Street into new development• Integrate loading and services uses off of existing Clergy Street West lane• Relocate/compensate for displaced parking	<ul style="list-style-type: none">• Union Street Streetscape Improvements• Other Projects for Consideration: Barrie Street / Clergy Street Gateway
1D	New Development	2,793	75%	95%	2	4	4,190	10,613	<ul style="list-style-type: none">• student residence• administrative	<ul style="list-style-type: none">• Demolish buildings along Clergy Street and relocate displaced uses	<ul style="list-style-type: none">• Division Street / Earl Street Gateway
1E	New Development	989	75%	95%	2	4	1,484	3,758	<ul style="list-style-type: none">• student residence• administrative	<ul style="list-style-type: none">• Demolish MacGillivray Brown Hall and relocate displaced uses	<ul style="list-style-type: none">• Other Projects for Consideration: Barrie Street / Clergy Street Gateway
1F	New Development	950	75%	95%	2	4	1,425	3,610	<ul style="list-style-type: none">• student residence• administrative	<ul style="list-style-type: none">• Demolish buildings along Aberdeen Street and relocate displaced uses	
Total		18,171					28,571	79,031			



▲ Figure 9-7

Main Campus Precinct 1

Tindall Precinct

Precinct-Specific Guidelines

The Tindall Precinct consists of a number of academic buildings from a variety of eras. Development sites, consisting of underutilized parcels and buildings with critical deferred maintenance, provide a range of opportunities for new facilities and open space enhancement. The east portion of the precinct contains a number of the University's older academic and administrative buildings and redevelopment here will reinforce existing open space and movement patterns. The western portion of the precinct contains larger-scaled buildings and open spaces. Development sites in this area provide new opportunity to strengthen the image of this quieter part of campus and are suitable for academic buildings and student residences.

1. As a high profile location, Parcel 2B should incorporate a distinct gateway feature into its design at its northwest corner, and be coordinated with a distinctive landscape treatment that signals entry to campus. This parcel can support two new academic

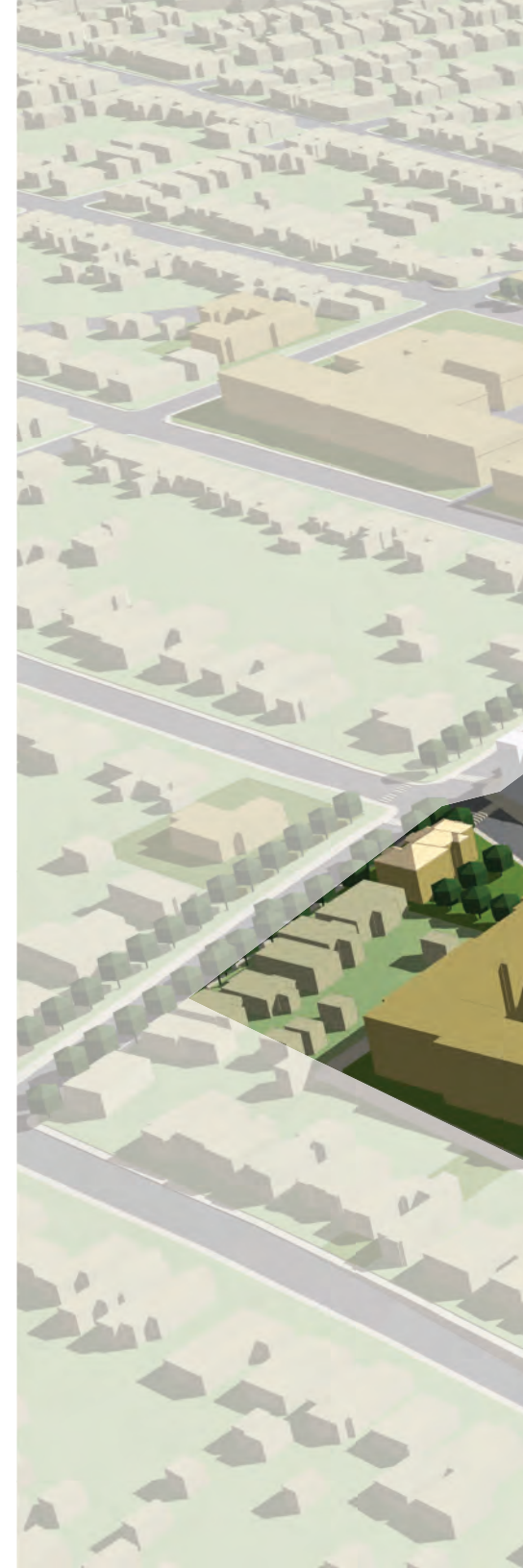
buildings, which should be integrated with landscape enhancements on all sides of the new development to beautify the area around Tindall Field. New development here may contain a lawn for passive recreation fronting Albert Street or may be built closer to the street's edge.

2. As sites at the edge of campus, Parcels 2A and 2B should consider their adjacency to low-rise neighbourhoods in their design and transition appropriately in height and massing.
3. The redevelopment of Jeffery Hall and Harrison-LeCaine Hall should be coordinated with the installation of Arts Square, a new intimate square that can feature public art and street furniture.



► Figure 9-8

Precinct 2
Perspective





▼ Figure 9-9

Precinct 2 Proposed and Existing Conditions



Main Campus Precinct 2

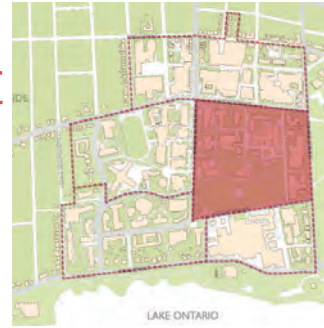
Tindall Precinct

	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects
Precinct 2 Tindall Precinct											
2A	New Residence Project Under Construction	4,829	50%	75%	2	4	4,829	14,487	<ul style="list-style-type: none">• academic• administrative• student residence	<ul style="list-style-type: none">• Demolish buildings along Albert Street and Collingwood Street, and relocate displaced uses• Relocate/compensate for displaced parking	<ul style="list-style-type: none">• Union Street Streetscape Improvements• Union Street / Albert Street Gateway• Other Projects for Consideration: Tindall Woods
2B	New Development	8,707	50%	95%	4	6	17,416	49,636	<ul style="list-style-type: none">• academic• welcome centre• below-grade parking• athletic and related facilities	<ul style="list-style-type: none">• Expand Tindall underground parking structure• Integrate parking access ramp off of Union Street into new development	<ul style="list-style-type: none">• Union Street Streetscape Improvements• Union Street / Albert Street Gateway• Other Projects for Consideration: Tindall Woods
2C	New Development	1,843	75%	95%	4	6	5,528	10,504	<ul style="list-style-type: none">• academic	<ul style="list-style-type: none">• Demolish Jeffery Hall and relocate displaced uses• Integrate loading and services uses away from the Arts Square, adjacent to Ellis Hall loading zone	<ul style="list-style-type: none">• Arts Square• University Avenue Streetscape Improvements• University Avenue Pedestrian Crossing Improvements
2D	New Development	2,000	75%	95%	4	6	6,000	11,400	<ul style="list-style-type: none">• academic	<ul style="list-style-type: none">• Demolish Harrison-Lecaine Hall and relocate displaced uses• Integrate loading and services uses away from the Arts Square, adjacent to Victoria Hall loading zone	<ul style="list-style-type: none">• Arts Square• Other Projects for Consideration: Chown Hall Green
Total		17,380					33,773	86,026			



▲ Figure 9-10

Main Campus Precinct 2



The Queen's Quadrangle Precinct contains the historic core of campus as well as a large portion of its eastern edge. Change here will be modest, with development opportunities located mainly to the rear of or between existing buildings. These sites provide opportunity for new academic uses and should also contain new student life spaces. New development in this precinct must be particularly mindful of its historic setting, with building massing that gives prominence to historic structures. New movement and landscape projects will improve movement patterns and the functionality of the historic core's internal pathways.

1. The redevelopment of Fleming Annex and Clark Hall (Parcel 3A) provides an opportunity to reconfigure the existing pathways and open space between Douglas Library and Ontario Hall through the realization of the Fleming Walk landscape project. This Walk will consolidate open space and create a view corridor

2. Enhancements to Fifth Field Company Lane should be integrated with the redevelopment of Parcels 3A and 3B. The redesign of this corridor will create a more beautiful and safer pedestrian environment in this area of campus and better integrate service and delivery uses with the pedestrian movement network. This redevelopment should be co-ordinated with intersection improvements at Union Street and Division Street.
3. The redevelopment of the Cataraqi building (Parcel 3B) will continue to reinforce the pedestrian connection between Arch Street and Barrie Street and should consist of glazing on its north side that will contribute to activating this walk. As part of the Old Sydenham Ward Heritage Conservation District and with a prominent frontage on City Park, the form and heights of this redevelopment will respond to the low-scale housing form of Barrie Street.
4. All new development should strive to include st life space such as cafés, student club space or a LINQ facility as well as athletic facilities to support the recreational uses of the Queen's Quadrangle.



► Figure 9-11
Precinct 3
Perspective



Main Campus Precinct 3

Queen's Quadrangle Precinct



	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects
Precinct 3 Queen's Quadrangle Precinct											
3A	New Development	3,287	50%	95%	4	6	6,574	18,736	<ul style="list-style-type: none">• academic• student life spaces (student government offices, club spaces, and student-run services, etc.)	<ul style="list-style-type: none">• Demolish Fleming Annex and Clark Hall and relocate displaced uses• Integrate new development with Fleming Hall and Carruthers Hall• Integrate access to underground parking	<ul style="list-style-type: none">• Fleming Walk• Fifth Field Company Lane reconfiguration and streetscape Improvements
3B	New Development	11,184	50%	75%	4	8	22,368	67,104	<ul style="list-style-type: none">• academic• administrative• student life spaces (student government offices, club spaces, and student-run services, etc.)	<ul style="list-style-type: none">• Demolish the rear portion of Kathleen Ryan Hall and relocate displaced uses• Protect and/or integrate historic Kathleen Ryan Hall facade with new development	<ul style="list-style-type: none">• Fifth Field Company Lane reconfiguration and streetscape Improvements
3C	New Development	831	75%	95%	4	8	2,493	6,316	<ul style="list-style-type: none">• academic• administrative• student life spaces (student government offices, club spaces, and student-run services, etc.)	<ul style="list-style-type: none">• Demolish Cataraqui Building and relocate displaced uses	<ul style="list-style-type: none">• Other Projects for Consideration: Professor's Walk, Tindall Woods
Total		15,302					31,435	92,156			



▲ Figure 9-13

Main Campus Precinct 3

Stuart Precinct



Precinct-Specific Guidelines

The Stuart Precinct consists of the majority of Queen's residences, as well as a number of administrative and academic buildings. Change here will be minor in the form of redevelopment of existing structures. Located at the water's edge, new development should enhance access to King Street and Waterfront Park, a connection that will grow in importance as the Isabel Bader Centre for the Performing Arts is completed and more university programming is located there. New development fronting Alfred Street will respect neighbouring properties to the West through compatible built form. New linear pathways connecting to Waterfront Park and a plaza at the foot of University Avenue will contribute to diversifying and enhanced Main Campus' open space network.

1. As the location of the majority of first year residences, new development should include student life services and other non-faculty specific uses.
2. Parcel 4A presents an opportunity to consolidate the multiple properties located at the intersection of Alfred Avenue and Queen's Crescent. As an historically significant building, 96 Queen's Crescent should be retained and incorporated as a defining part of this redevelopment.
3. Parcel 4C illustrates a development opportunity that may occur with the redevelopment of McLaughlin Hall and renewal of the University Club. This redevelopment provides opportunity for two University projects: Chown Hall Walk and McLaughlin Square. Chown Hall Walk will provide an enhanced physical connection to Waterfront Park as well as a view corridor from Chown Hall and should be lined by trees to provide visual buffers to adjacent private residential uses. McLaughlin Square will provide a new gathering space to complement the Queen's Quadrangle, but will be contemporary in nature and smaller in size to accommodate more intimate encounters and smaller scale gatherings.
4. The redevelopment of the Rideau Building will build upon the adjacent parking lot, encompassing a larger building footprint than it currently situates., The building should address Stuart Street with key frontages.





Precinct 4 Proposed and Existing Conditions



Main Campus Precinct 4

Stuart Precinct

	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects (required in bold)
Precinct 4 Stuart Precinct											
4A	New Development	2,601	50%	75%	2	4	2,601	7,803	<ul style="list-style-type: none">academicstudent life spaces (student government offices, club spaces, and student-run services, etc.)	<ul style="list-style-type: none">Protect 96 Queen's Crescent building and consider displacing and relocating uses to integrate building into new developmentDemolish 119, 123 and 127 Queen's Crescent buildings and relocate displaced uses	<ul style="list-style-type: none">Other Projects for Consideration: Albert Street / Bader Lane Gateway
4B	New Development	2,859	75%	95%	4	6	8,578	16,297	<ul style="list-style-type: none">academicadministrativestudent life spaces (student government offices, club spaces, and student-run services, etc.)	<ul style="list-style-type: none">Demolish Rideau Building and relocate displaced uses	<ul style="list-style-type: none">Other Projects for Consideration: St. Lawrence Walk
4C	New Development	3,577	50%	75%	4	6	7,154	16,097	<ul style="list-style-type: none">academicstudent life spaces (student government offices, club spaces, and student-run services, etc.)below-grade parking	<ul style="list-style-type: none">Protect historic portion of the University ClubDemolish Film Studies Building, La Salle Building, rear portion of the University Club and 140 Stuart Street and relocate displaced uses	<ul style="list-style-type: none">Chown Hall WalkMcLaughlin Square
Total		9,037					18,333	40,197			



▲ Figure 9-15
Main Campus Precinct 4

Healthcare Precinct

Precinct-Specific Guidelines

The Healthcare Precinct occupies a significant spot on campus as the entryway from Downtown Kingston. All new development in this area will be evaluated in consultation with Kingston General Hospital.

1. A new Gateway feature at the intersection of King Street and Barrie Street, such as signage, public art, or special landscaping will contribute to strengthening the University's image and sense of arrival.
2. The renewal of the Louise D. Acton building (Parcel 5A) provides an opportunity for a contemporary building, suitable for uses complementary to the Health Sciences facilities in the area. The plans for Phase Two of Etherington Hall should be considered and/or incorporated with this development.
3. Height allowances on the 5A parcel need to be considered based on adjacencies; Botterell Hall, 9 storeys tall and north of parcel, Waldron Tower, 11 storeys and directly south of the parcel, as well as the 4 storey Cancer Research Institute to the east and historic Barrie Street houses beyond that. Due to these adjacencies, a building with varying heights between 6 - 12



storeys should be considered to optimize site potential and create cohesion with neighbouring properties. Due to these adjacencies, the following varying heights are recommended:

- Adjacent to Botterell Hall - 9 storeys
 - Adjacent to Barrie Street Houses - 6 storeys
 - At the corner of George and O'Kill - 12 storeys
4. Respecting adjacencies with other buildings and recognizing the need for a multi-function, integrated Health Science Complex; where possible, limiting floor-ceiling height on non-research floors will be incorporated to limit building height.
 5. The houses on Barrie Street are considered historically significant and will be retained. It is recommended these buildings current uses be reconsidered. In particular, they may be considered for interior renovation to restore their use as residences for visiting faculty or mature students.
 6. The converting of O'Kill Street to a pedestrian only area should also be considered a part of the Louise D. Acton renewal.

► Figure 9-16
Precinct 5
Perspective







Main Campus Precinct 5

Healthcare Precinct

	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects (required in bold)
Precinct 5 Healthcare Precinct											
5A	New Development	2,268	75%	95%	6	12	10,206	20,730	<ul style="list-style-type: none">academicstudent residence	<ul style="list-style-type: none">Demolish Louise D. Acton Building and relocate displaced uses	<ul style="list-style-type: none">converting O'Kill Street into a linear open space.
Total		2,268					10,206	20,730			



▲ Figure 9-18

Main Campus Precinct 5

Deleted

Deleted

West Campus Square Precinct

Precinct-Specific Guidelines

Together with the Parkfront Precinct, The West Campus Square Precinct provides a great opportunity for change at Queen's with a number of new development, landscape and movement opportunities that will improve quality of place at West Campus. With the Parkfront Precinct providing the preferred location for private development on West Campus, the West Campus Square Precinct will be West Campus' Academic core, consisting of the majority of West Campus' faculties, schools, and residences. The precinct's centrepiece is West Campus Square, which will be a new urban, vital place that offers the Queen's and Kingston communities a new hub of activity and a place to gather. New road alignments and new public spaces will activate the public realm, framing contemporary new development.

1. The installation of new walks illustrated in Part 1, Figure 6-10 will be implemented as the West Campus Square Precinct develops overtime. West Campus Walk will be considered a primary pedestrian connection. All development adjacent to West Campus Walk should contain sufficient glazing at grade with entrances oriented toward this corridor. Where possible, development should incorporate a "spill-out" uses that enhance the pedestrian experience, such as cafés and services.

2. The design and installation of West Campus Square will be co-ordinated with development on Parcels 7D and 7E. The square will consist of hardscaping and may contain a kiosk or pavilion containing a complementary use, such as a welcoming centre, convenience kiosk, or transit information services. Both developments will have key frontages facing this square, as well as to the streets they are situated on.
3. As Jean Royce Hall is redeveloped, West Campus Boulevard will be re-configured to align with its extension south of Union Street. The new right-of-way should contain generous sidewalks lined by trees. .
4. The Ceremonial Trail will be a memorable linear green extending from the east side of Duncan McArthur Hall and bisecting the campus to arrive at Athlete's Plaza, a new space for gatherings located in the Athletic Core. Development of Parcels 7A and 7B should contain key frontages adjacent to the Ceremonial Trail and be designed to address the space through orientation and design. Mascot Plaza, located south of Parcels 7A and 7B should be incorporated into the design of the Ceremonial Trail.
5. The development of Parcel 7B must account for the relocation of the existing utility infrastructure.



► Figure 9-19
Precinct 7
Perspective

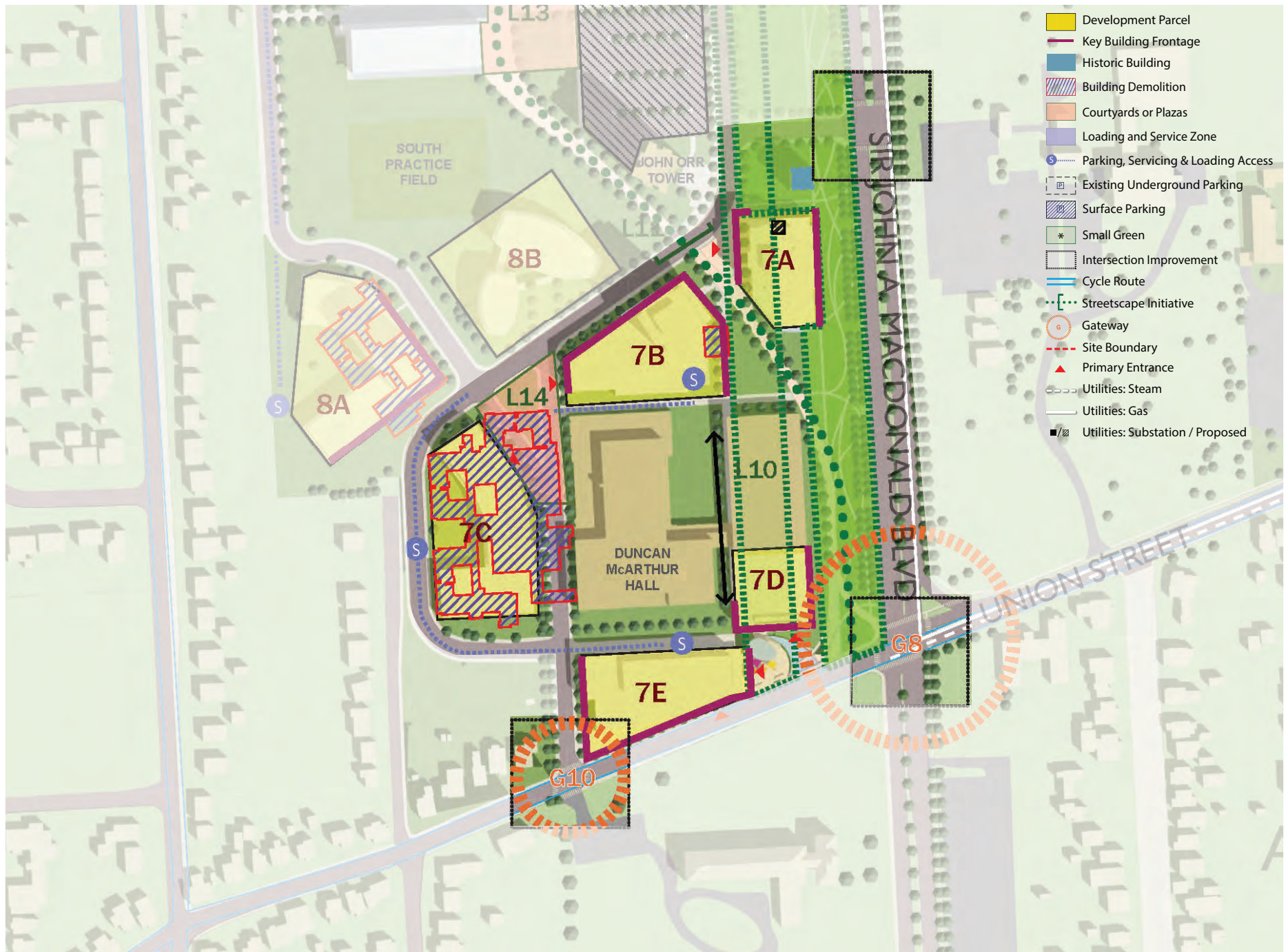


West Campus Precinct 7

West Campus Square Precinct



	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects (required in bold)
Precinct 7 West Campus Square Precinct											
7A	New Development	2,064	50%	75%	4	12	4,128	18,576	• academic	• Protect and/or integrate Water Tower into new development	• West Campus Green • West Campus Walk • Ceremonial Trail • Sir John A. Macdonald Blvd. / Union Street Gateway
7B	New Development	3,656	75%	95%	4	16	10,968	55,571	• academic	• Integrate building around refrigeration plant	• West Campus Green • West Campus Walk • Ceremonial Trail • Mascot Plaza
7C	New Development	4,736	50%	75%	4	12	9,472	42,624	• academic • student residence	• Demolish Jean Royce Hall and Social Centre and relocate displaced uses	• Mascot Plaza
7D	New Development	1,646	75%	95%	4	8	4,938	12,510	• academic • library • student life spaces (student government offices, club spaces, and student-run services, etc.)	• Relocate/compensate for displaced parking	• West Campus Green • West Campus Square • Union Street Streetscape Improvements • West Campus Walk • Ceremonial Trail • Sir John A. Macdonald Blvd. / Union Street Gateway
7E	New Development	3,504	75%	95%	4	8	10,512	26,630	• academic • library • student life spaces (student government offices, club spaces, and student-run services, etc.) • below-grade or structured parking	• Relocate/compensate for displaced parking	• West Campus Square • Union Street Streetscape Improvements • West Campus Walk • Sir John A. Macdonald Blvd. / Union Street Gateway • Union Street / West Campus Blvd.
Total		15,606					40,018	155,911			



▲ Figure 9-21
West Campus Precinct 7

Athlete's Village Precinct

Precinct-Specific Guidelines

The Athlete's Village Precinct will continue to be the location for new athletic facilities, including a new stadium that is currently in the planning stages. The precinct's southern portion contains two potential development sites, suitable for new academic buildings or student residences. The West Campus Green and Athlete's Plaza will provide new gathering places for West Campus while new walks, pathways and roads will provide an expanded movement network. An expanded surface parking lot will be installed overtime as surface parking on Main Campus is displaced as a result of new development.

1. Ensure new development considers the location of new pedestrian paths and outdoor recreation facilities, and addresses these spaces through design, glazing, and the installation of lighting to increase safety in these areas.
2. The stadium redevelopment may incorporate the design and construction of Athlete's Square, a gathering spot and social space to meet before games.
3. Expanded surface parking may be necessary as Main Campus parking is displaced for new development. This installation will provide opportunities for improvements to the surface parking lot, and should include rows of trees that frame pedestrian walkways to buffer pedestrians from moving vehicles and provide shade.
4. As surface parking is expanded, new street connections to Sir John A. Macdonald Boulevard will be required to facilitate movement in and out of the lot. These should be integrated with the design of Sir West Campus Green, providing clearly demarcated pedestrian crossings. These new roads should contain tree-lined sidewalks to buffer pedestrians from moving traffic.



► Figure 9-22
Precinct 8
Perspective





▼ Figure 9-23

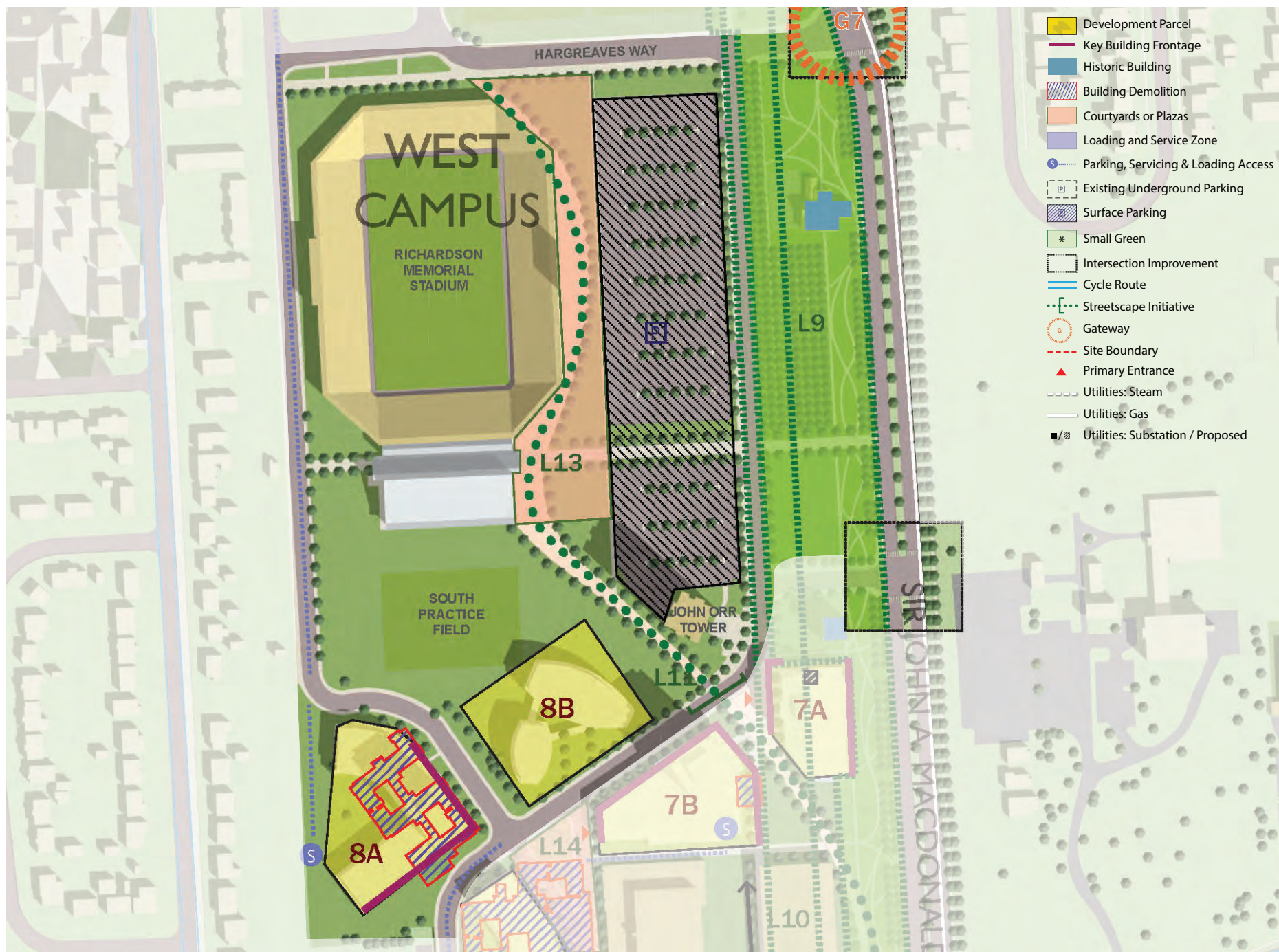
Precinct 8 Proposed and Existing Conditions



West Campus Precinct 8

Athlete's Village Precinct

	Project Type	Parcel Footprint (m ²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m ²)		Permitted Uses	Enabling Projects	Coordinated Projects (required in bold)
Precinct 8 Athlete's Village Precinct											
8A	New Development	5,388	50%	75%	4	12	10,776	48,492	<ul style="list-style-type: none">• academic• student residence• athletics/recreation	<ul style="list-style-type: none">• Demolish Jean Royce Hall and Social Centre and relocate displaced uses	<ul style="list-style-type: none">• Mascot Plaza
8B	New Development	4,226	50%	75%	4	6	8,452	19,017	<ul style="list-style-type: none">• academic• student life spaces (student government offices, club spaces, and student-run services, etc.)• athletics/recreation	<ul style="list-style-type: none">• Reconfigure south practice field	<ul style="list-style-type: none">• Mascot Plaza
Total		9,614					19,228	67,509			



▲ Figure 9-24

West Campus Precinct 8

Johnson Street Precinct

Precinct-Specific Guidelines

As the most northern portion of West Campus, the Johnson Street Precinct is the gateway to Queen's University from those arriving from the Sir John A. Macdonald Boulevard Highway 401 exit. While only a modest amount of new development is envisioned in this precinct, it will contain a number of new open space features that provide a sense of arrival and more varied visual interest to West Campus.

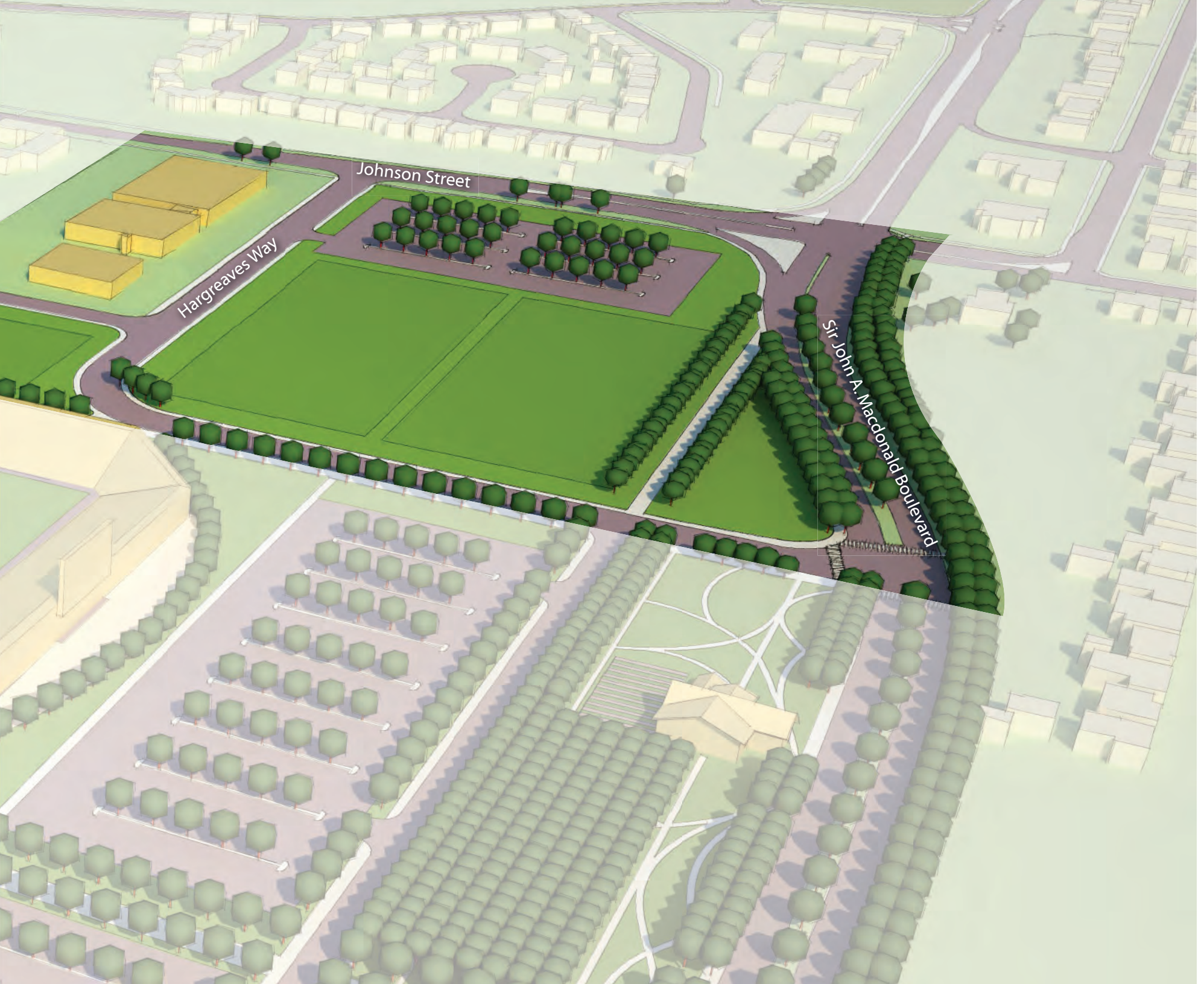
1. An enhanced gateway at the intersection of Sir John A. Macdonald Boulevard and Johnston Street should be installed, consisting of distinct landscaping and the existing or enhanced signage.
2. Improve lighting of the sports fields, pathways, and open spaces in this precinct. Explore ways to integrate such improvements with the design of new development or investment in gateway improvements.

3. As the only pedestrian access point to West Campus from Johnson Street, the northern entryway to the West Campus Green should feature a wide opening with prominent landscaping that signals entry to West Campus.
4. Parcel 9A and 9B are appropriate locations for athletic facilities, research facilities, or administrative offices that do not require close proximity to the nuclei of Main and West Campus activity. Located adjacent to the Portsmouth neighbourhood, development heights should be no more than six storeys for parcel 9A and four storeys for 9B. Landscaping should buffer facilities from adjacent residential properties.



► Figure 9-25
Precinct 9
Perspective





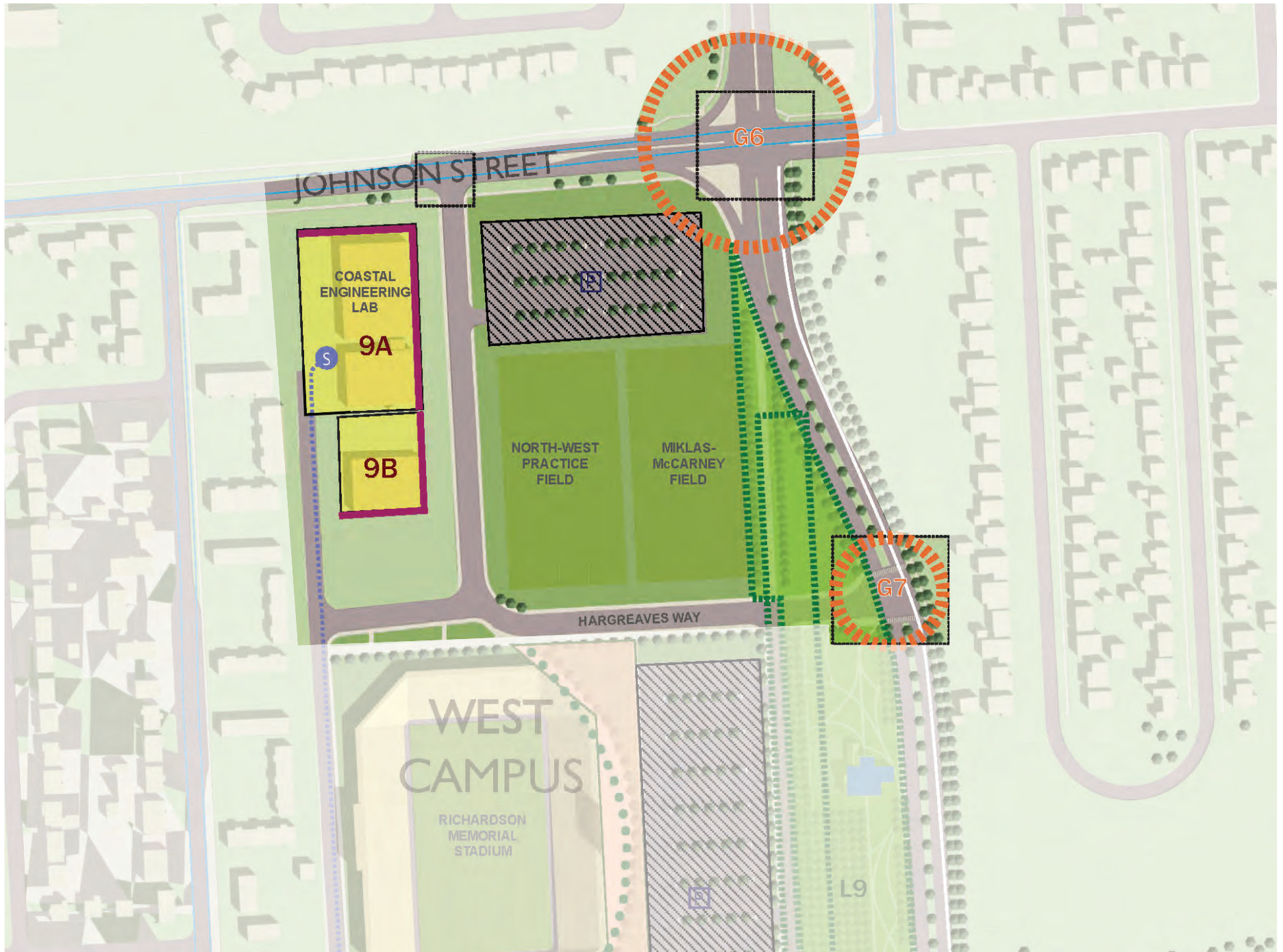
Precinct 9 Proposed and Existing Conditions



West Campus Precinct 9

Johnson Street Precinct

	Project Type	Parcel Footprint (m²)	Min/Max Coverage		Min/Max Height (Storeys)		Min/Max Gross Floor Area (m²)		Permitted Uses	Enabling Projects	Coordinated Projects (required in bold)
Precinct 9 Johnson Street Precinct											
9A	New Development	6,824	50%	75%	4	6	13,648	30,708	<ul style="list-style-type: none">• athletic/recreation• administrative• research	<ul style="list-style-type: none">• Demolish Coastal Engineering Lab and relocate displaced uses	
9B	New Development	1,800	50%	75%	1	4	900	5,400	<ul style="list-style-type: none">• athletic/recreation• administrative• research	<ul style="list-style-type: none">• Relocation of access road	<ul style="list-style-type: none">• implementation of sidewalks on site
Total		8,624					14,548	36,108			



▲ Figure 9-27

West Campus Precinct 9

The page features a decorative arrangement of red squares. A small square is at the top left. A larger square is positioned below it, containing the text. To the right of this square, there is a vertical column of three squares: a light red one at the top, a medium red one in the middle, and a dark red one at the bottom.

Queen's University

Campus Master Plan • Appendix

Documents that have informed the development of the Campus Master Plan

- Campus Master Plan 2002
- Library and Archive Master Plan 2013
- An Active Transportation Strategy for Queen's University 2013
- Siting and Massing Study for Residences 2013
- Prison for Women Study 2012 – 2013
- VFA and FCI reports from Physical Plant Services 2013
- Capital Budget and Space Allocations 2013
- Academic Plan 2013
- Signage Policy 2002
- Third Juncture – Some Thoughts on the Past Present and Future of Queen's University Over the Next Decade 2012
- Climate Action Plan for Queen's University 2013
- Major Capital Projects Approval Process 2014
- COU space management and allocation report 2013
- Heritage Study 1998
- Departmental Strategic Plans 2013
- Queen's Parking Strategy 2013
- City of Kingston Master Transportation Plan 2012 – 2013
- City of Kingston Williamsville Study 2013
- City of Kingston Housing Strategy 2012-2013
- City of Kingston Recreation and Leisure Master Plan
- City of Kingston Town and Gown Strategic Plan
- City of Kingston Official Plan 2013
- KGH Phase 1 and 2 Redevelopment Plans
- **Principal's Implementation Committee on Racism, Diversity, and Inclusion - Final Report 2017**
- **Report on The Conversation 2020**
- **Extending the Rafters: Truth and Reconciliation Commission Task Force Final Report**